



Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- ~~Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)~~
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 12/22/2020

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 167 Orchard Street, New York NY

Cross streets: SouthWest corner of Orchard Street and Stanton Street

Name of applicant and all principals: Jonathan Morr & Joseph Betesh

Trade name (DBA): Orchard Flavor Partners LLC

PREMISE:

Type of building and number of floors: Masonry and Steel Construction; 3 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?
(includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any
back or side yard use? Yes No What is maximum NUMBER of people permitted? _____

Do you plan to apply for Public Assembly permit? Yes No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> -
please give specific zoning designation, such as R8 or C2):

C4-4A

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Monday-Friday 5PM-12 Midnight

Saturday-Sunday 12PM-12 Midnight

Number of tables? 20 Total number of seats? 72

How many stand-up bars/ bar seats are located on the premise? 10

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): L Shape - 20 Feet - At entrance

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu

Asian Fusion Cuisine

What are the hours kitchen will be open? Mon-Fri 11AM-11:30PM; Sat-Sun 10AM-11:30PM

Will a manager or principal always be on site? Yes No If yes, which? Manager

How many employees will there be? 48

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: _____

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed? Yes No

If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: Japond Restaurant LLC

Address: 6 Bond Street, New York NY 10012 Community Board # _____

Dates of operation: 1997-Present

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? _____

How many On-Premise (OP) liquor licenses are within 500 feet? _____

Is premise within 200 feet of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. ~~Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).~~

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I will operate a full-service restaurant, specifically a (type of restaurant) Casual Asuan Concept _____, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ___ DJs / promoted events per ___, more than ___ private parties per _____.
4. I will play ambient recorded background music only.
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

ATTENTION RESIDENTS & NEIGHBORS

Company/DBA Name and Contact Number for Questions

Plans to open a

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, January 11, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

Monday, January 11, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

Monday, January 11, 2021 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org

Establishments within 2 blocks of 167 Orchard Street:

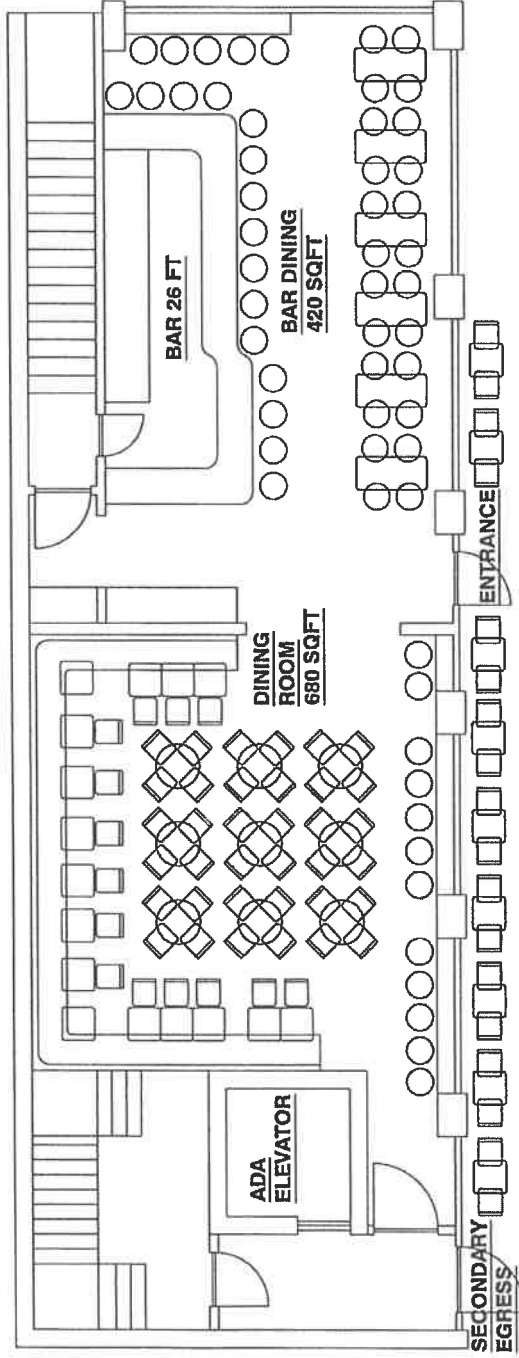
Full Liquor Licenses:

Arlene's grocery - 95 Stanton (B)
El sombrero - 106 Stanton (R)
San loco - 111 Stanton (R)
Souvlaki grill - 116 Stanton (R)
Epsteins - 82 Stanton (B)
The slipper room – Above proposed location (B)
Hair of the dog - 166 orchard (B)
Contra - 138 orchard (R)
WildAir -142 Orchard (R)
Lucky jacks - 129 orchard (B)
Russ and daughters - 127 orchard (R)
The skinny - 174 orchard (B)
Claw daddy's - 185 orchard (R)
Blue ribbon sushi - 187 orchard (R)
Karaoke boho - 152 orchard (B)

Beer & Wine Licenses:

SushiMai - 112 Stanton (R)

GROUND FLOOR



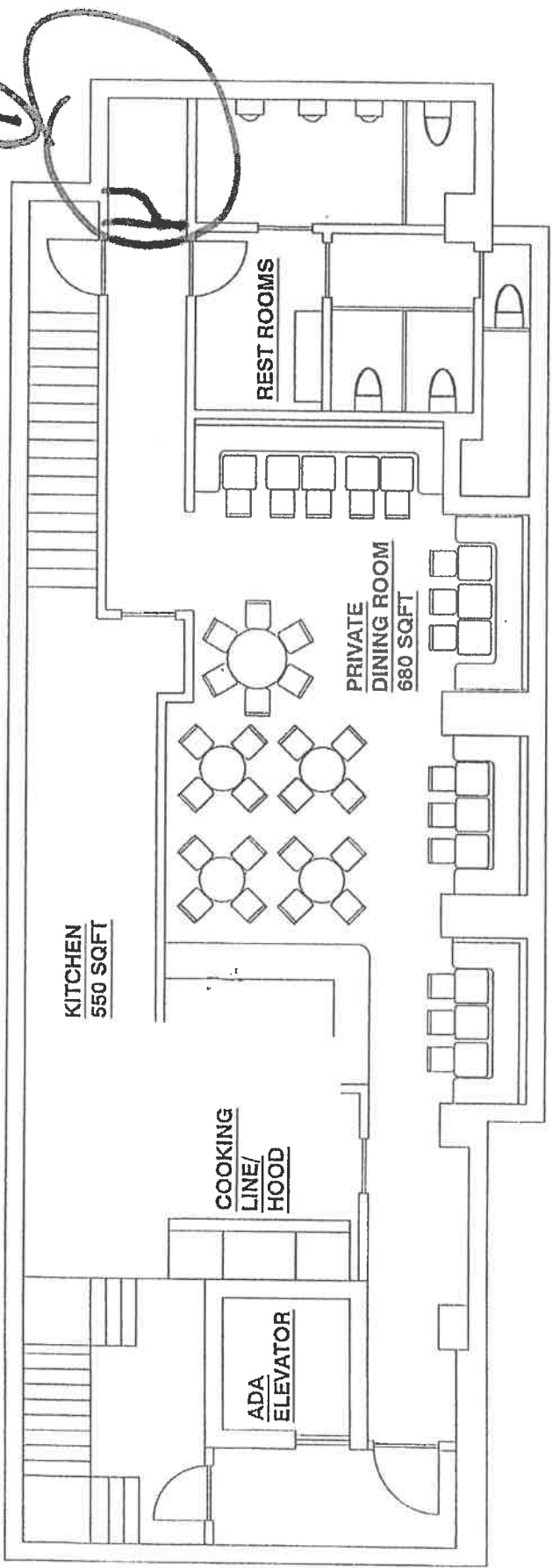
BIG BANG DESIGN

577 BROADWAY
NEW YORK, NY
917.535.3777
mortignett@ymda.com

Lower Level Diagram (Basement)
Tethon LLC
167 Orchard Street
New York, NY 10003

LIVING STORAGE

LOWER LEVEL



G BANG DESIGN

A-101

BROADWAY
YORK, NY
535.3777
tignette@gmail.com

Certificate of Occupancy

CO Number: 120035924F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00416	Certificate Type: Final
	Address: 167 ORCHARD STREET	Lot Number(s): 56	Effective Date: 02/28/2020
	Building Identification Number (BIN): 1005524	Building Type: Altered	
This building is subject to this Building Code: 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	1-E	(1968 Code designation)
	Building Occupancy Group classification:	A-2	(2014/2008 Code)
	Multiple Dwelling Law Classification:	None	
	No. of stories: 3	Height in feet: 40	No. of dwelling units: 0
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **120035924F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	57	OG	A-2		6	EATING AND DRINKING ESTABLISHMENT WITH NO DANCING & KITCHEN
001	125	100	A-2		6	EATING AND DRINKING ESTABLISHMENT WITH NO DANCING
002	150	100	A-2		6	EATING OR DRINKING ESTABLISHMENT WITH MUSICAL ENTERTAINMENT WITH NO DANCING
003	50	100	A-2		6	EATING OR DRINKING ESTABLISHMENT WITH MUSICAL ENTERTAINMENT WITH NO DANCING
0						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT



Buildings

PLACE OF ASSEMBLY CERTIFICATE OF OPERATION

Certificate Number: 122540526

Borough: MANHATTAN

Premises Address: 167 ORCHARD STREET

Block/Lot: 416 / 56

Issued On: 10/22/2015

BIN: 1005524

Related NB/A1 Job No: 120035924

Name of Establishment: JETHOU LLC DBA PIZZA BEACH LES

Floors: CEL, 001

Occupancy Classification and Description:

Number of Persons

A-2 EATING OR DRINKING ESTABLISHMENT Not a cabaret

182

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

This permit copy created on 12/23/2020 reflects the Commissioner(s) as of such date.

MENU

APPETIZERS

Avocado Lettuce Cups \$9
Chop Chop Salad \$8
Veggie Wontons \$8
Spiced Tofu \$8
Green Curry Cauliflower Tempura \$9
Crispy Almond Shrimp \$10
Chocolate Chicken Wings \$8
Summer Veggie Wraps \$9
Peanut Noodles \$8

BAO

Eggplant Miso \$11
Fried Fish Filet \$12
Pork Hoisin Sauce \$12

NOODLES

Green Tea Noodle Salad \$16
Veggie Tofu Glass Noodles \$16
Pad Thai \$18
Chicken Shrimp Yakisoba \$18
Shrimp & Spicy Pork Sausage \$18
Ginger Beef \$18
Ramen (no broth) \$17

SOUP NOODLES

Veggie Wonton Noodle Soup \$16
Seafood Kariage Noodle Broth \$17
Sour Coconut Fish Soup \$18
Chicken Lime Soup \$17
Spicy Beef Soup \$18

RICE

Mushroom Donburi W/ Black Rice \$18
Miso Glazed Salmon W/ Toasted Coconut Rice \$20
Chili Smoked Hangar Steak \$22

DRINK LIST

MOCKTAILS \$8 / COCKTAILS \$12

(Mocktails are mixed cocktail style drinks made with no alcohol)

Mai Thai (Rum)

Shanghai Rose

Asian mango and Coconut (Rum)

Ginger and Basil

Chinese Fire Bolt

Lemongrass Ginger and Lime

Thai Pearl Milk Asian Pear Mojito

3 Red Wines (Merlot, Cabernet Sauvignon, Malbec)

3 White wines (Sancerre, Pinot Grigio, Chablis)

8 Types of Sake

12 Asian Beers

Soft Drinks and Juices

JONATHAN MORR

Shortly after graduating from Les Roches, hotel management school in Crans, Switzerland, Morr acquired invaluable experience and managerial expertise in the food and beverage industry. After holding positions as General Manager of the fine dining restaurant at the Hilton Short Hills, Food and beverage director at the Stanhope Hotel, NY and lastly director of F&B operations at “44”, the highly acclaimed restaurant at the Royalton hotel, Jonathan was ready to embark on his first solo act as proprietor.

With the creation of his first restaurant Republic, an Asian noodle concept in Manhattan’s Union Square Morr immediately made his mark on the NY restaurant scene. Republic was very successful in combining fast, delicious, affordable food and conventional restaurant. Republic was in operation from 1995 till it closed in December of 2017.

Through the nineties JM developed various projects such as the Jonathan Morr Espresso Bar, which became noted as one of the first in New York City. He was key in the conception and realization of the eminent Bondst, a sleek multi level Japanese restaurant that ultimately became a classic in the NY restaurant scene since it’s opening in 1998.

Remaining true to his first love of hotels, he opened the Townhouse hotel in South Beach Miami in 1999. His first introduction to South Beach was through Ian Schrager, while he was an integral part of the opening team of the Delano Hotel. That followed with other hotel openings, amongst them the Condesa DF in Mexico city, the Roger Williams hotel in Manhattan NY and a food and beverage concept at the Oceana hotel in Santa Monica CA.

In 2012 he was granted two concessions in Times Square, one for a high end hotdog concept and one for a 50’s style retro burger concept. He was recently recommissioned by the Times Square Alliance to create a new progressive eating and dining concept for Times Square, scheduled to open in May of 2021.

In 2018 GoFish was established, a grab-and-go sushi concept he developed for Urban Space, with two locations currently in Manhattan NY.

Upcoming project will go full circle, with the reopening and recreation of his first restaurant Republic, on the Lower East Side in Manhattan NY.

ATTENTION RESIDENTS & NEIGHBORS

Orchard Flavor Partners LLC

Company/DBA Name and Contact Number for Questions

Plans to open a

Restaurant

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Date/Time/Location

Jonathan Morr, 917-664-6873

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org



ATTENTION RESIDENTS & NEIGHBORS

ATTENTION RESIDENTS & NEIGHBORS

From the Office of the Managing Director
at the University Heights
This notice is being posted to inform you of the
status of the University Heights
Market District (UHD) in the
area of the University Heights
Market District. The University Heights
Market District is a designated
area of the University Heights
Market District.

IN STATION



PIZZA BEACH

PIZZA BEACH
1002 25379 ACTON ST
01538
HATE BOOK
ASC

ATTENTION RESIDENTS & NEIGHBORS

Please be aware that the following businesses are currently closed to the public due to the COVID-19 pandemic. We will be re-opening our doors to the public as soon as it is safe to do so. We will be re-opening our doors to the public as soon as it is safe to do so.

There will be no in-person services until further notice. We will be re-opening our doors to the public as soon as it is safe to do so. We will be re-opening our doors to the public as soon as it is safe to do so.

For more information, please visit www.rockwell.com or call us at 800-875-2222.

Rockwell Construction Company, Inc.
1000 Rockwell Drive, Suite 100
Rockwell, NJ 07866
www.rockwell.com

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Rockwell, NJ 07866
www.rockwell.com



