



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone: (212) 533-5300 - Fax: (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Susan Stetzer, District Manager

Gigi Li, Board Chair

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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at info@cb3manhattan.org for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: 11/26/12

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.

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 180 Ludlow St.

Cross streets: Houston + Stanton

Name of applicant and all principals: Ludlow Hotel Food + Beverage, LLC

Richard Born, Ira Druker, Eric Goode, Sean MacPherson

Trade name (DBA): Ludlow Hotel

PREMISE:

Type of building and number of floors: Commercial, 20 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: See attached

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate of occupancy for back or side yard intended for commercial use? Yes No In progress
Indoor Certificate of Occupancy 150 Outdoor Certificate of Occupancy 25
(fill in maximum NUMBER of people permitted)

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

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

C4-4A

Is this premise wheel chair accessible? Yes No

PROPOSED METHOD OF OPERATION:

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?

Hotel, lobby + restaurant

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

If yes, please describe what type: Hotel business

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 24 hours/ day

Number of tables? 25 Number of seats at tables? 100

How many stand-up bars/ bar seats are located on the premise? 2
(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): See attached

Any food counters? Yes No If Yes, describe: _____

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

What are the hours kitchen will be open? 24 hours

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

How many employees will there be? 100

Do you have or plan to install French doors accordion doors or windows? NO

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No To be discussed

Will there be TVs/monitors? Yes No (If Yes, how many?) (not in public spaces)

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: In progress - Not built yet

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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans.

Bellmen will direct traffic to and from hotel.

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

one guard per shift 24 hrs/day

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

Do you have or plan to install sound-proofing? NO.

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: See attached

Address: _____ Community Board # _____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

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 Bowery Hotel + Gemma - hotel + restaurant
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 licensed establishments are within 500 feet? _____

Is premise within a 500 foot radius of 3 or more establishments with OP licenses? Yes No

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

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

COMMUNITY OUTREACH:

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information.

Please 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).

SLA Licenses Held by Principals of Ludlow Hotel Food & Beverage, LLC

Richard Born, Ira Drukier, Sean MacPherson & Eric Goode

Maritime F&B, LLC dba La Bottega
Hudson River Inn, LLC dba The Maritime Hotel
Bowery Hotel, LLC dba The Bowery Hotel
Bowery F&B, LLC dba Gemma
Jane Street Hotel, LLC dba The Jane Hotel

Richard Born & Ira Drukier

Hotel Chandler
BD Gorham
377 Greenwich
35th Street Hotel Corp.
The Mercer
Elysee Management
BD NY Hotels
Greenwich Hotel Restaurant
West 57th Street Hotel
Pod 39 Hotel

Eric Goode & Sean MacPherson

Chelsea Park, LLC dba The Park
Waverly Restaurant, LLC dba The Waverly Inn

Eric Goode

Garden Café Associates dba B Bar & Grill

Sean MacPherson

Salt Beach Inc., dba Crow's Nest (Montauk)

LUDLOW HOTEL

Breakfast

Pastry Basket	9
Toast with Butter and Jam	3
Bagel with Cream Cheese	4
Croissant with Butter and Jam	4

EGGS

Baked Eggs with Tomato and Avocado	11
Two Eggs Any Style with Toast	8
Soft Boiled Eggs and Soldiers	7
Steak and Eggs	19

CLASSICS

Fresh Fruit	10
Pancakes with Seasonal Fruit	10
French Toast with Berry Compote	10
Steel-Cut Irish Oatmeal	9
Granola with Milk	8
Bagel Platter with Lox	12

LUDLOW HOTEL

Lunch

SALADS

Arugula , Grape Tomatoes, Parmigiano	9
Artichokes, Parmigiano, Truffle Vinaigrette	12
Baby Beets, Mizuna, Goat Cheese, Pistachios	9
Kale, Tuscan Beans, Red Onions	9
Shrimp, Calamari, Red Bell Peppers	11
Seared Sirloin, Arugula, Tomatoes	12

PANINI

Prosciutto, Fontina, Mizuna	9
Eggplant, Tomato, Parmigiano	9
Prosciutto, Mozzarella, Arugula	11
Grilled Chicken, Emmental, Tomato	9
Mushroom and Fontina	9

PASTA

Tagliolini al Limone	13
Linguini Frutti di Mare	19
Rigatoni with Peas and Prosciutto	14
Orecchiette with Sausage and Broccoli Rabe	15
Penne alla Norma	14

PIZZA

Margherita	12
Funghi	13
Prosciutto and Arugula	13
Sausage and Onion	12

LUDLOW HOTEL

Dinner

ANTIPASTI

Burrata Caprese	12
Fritto Misto	13
Carpaccio di Manzo	15
Polpettine	10

PASTA

Tagliolini al Limone	18
Linguini Frutti di Mare	21
Rigatoni with Peas & Prosciutto	15
Cappellaci	15
Fusilli all'Amatriciana	15

SECONDI

Pollo al Mattone	22
Saltimbocca alla Romana	28
Branzino al Forno	24
Bistecca	29
Cacciucco alla Livornese	27
Salmone alla Griglia	23
Melanzane al Forno	15

SALADS

Kale, Tuscan Beans, Red Onions	9
Watercress, Pears, Gorgonzola	9
Shaved Fennel and Pink Grapefruit	12

PIZZA

Margherita	13
Funghi	14
Prosciutto and Arugula	14
Four Seasons	15

The New York Times

NEW YORK, MONDAY, NOVEMBER 26, 2012

OL. CLXII • No. 55,967

"All the News That's Fit to Print"

EGYPT TUMULT, A RIFT EMERGES IN MORSI'S TEAM

SPECIAL URGES RETREAT

By DAVID D. DRAPER
CAIRO — Cracks appeared on Monday in the government of Mohamed Morsi, the Egyptian president, as a rift emerged between him and a senior adviser who is seeking to elevate his status to the rank of a cabinet minister.

Mr. Morsi's adviser, who is a former member of the military, has been urging Mr. Morsi to retreat from his position and to allow a new election to be held. The adviser, who is a former member of the military, has been urging Mr. Morsi to retreat from his position and to allow a new election to be held.

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People displaced by fighting in North Korea have taken refuge in the provincial capital, Chongju.

Congo Slips Into Chaos Again as Rebels Gain

Deep Wounds of Past, Unhealed, Produce New Violence

By JEFFREY GETTLER
CONGO — The fighting in the eastern Congo has resumed, and it is more intense than ever. The rebels, who are backed by the United States, have taken control of several key areas, and the government forces are struggling to hold their ground.

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COURTS DIVIDED OVER SEARCH OF CELLPHONE

Senate John Doherty
 Laws Governing
 Trail of Data
 by several justices
 the Supreme Court has
 been divided over the
 search of cellphones
 without a warrant. The
 justices are split 5-4
 on the issue, with the
 majority favoring the
 government's right to
 search cellphones.

U.S. Is Shaping A Force to Stay In Afghanistan

WASHINGTON — The United States is shaping a new force to stay in Afghanistan, according to a senior Pentagon official. The force is expected to be deployed in the coming months and will consist of several thousand troops.

Privacy Act Reveals

Senators John Doherty
 Laws Governing
 Trail of Data
 by several justices
 the Supreme Court has
 been divided over the
 search of cellphones
 without a warrant. The
 justices are split 5-4
 on the issue, with the
 majority favoring the
 government's right to
 search cellphones.

ATTENTION RESIDENTS & NEIGHBORS

BYDLOW HOTEL FOOD + BEVERAGE, LLC
 Company/DBA Name and Contact Number for Questions

Plans to open a

HOTEL + RESTAURANT + LOBBY BAR
 Bar/Restaurant/Cafe/Grocery/Liquor Store/Wholesaler,
 Please indicate if there will be a Sitewalk Cafe or Backyard Garden

at the following location

130 LUDLOW ST
 Street Number and Street Name

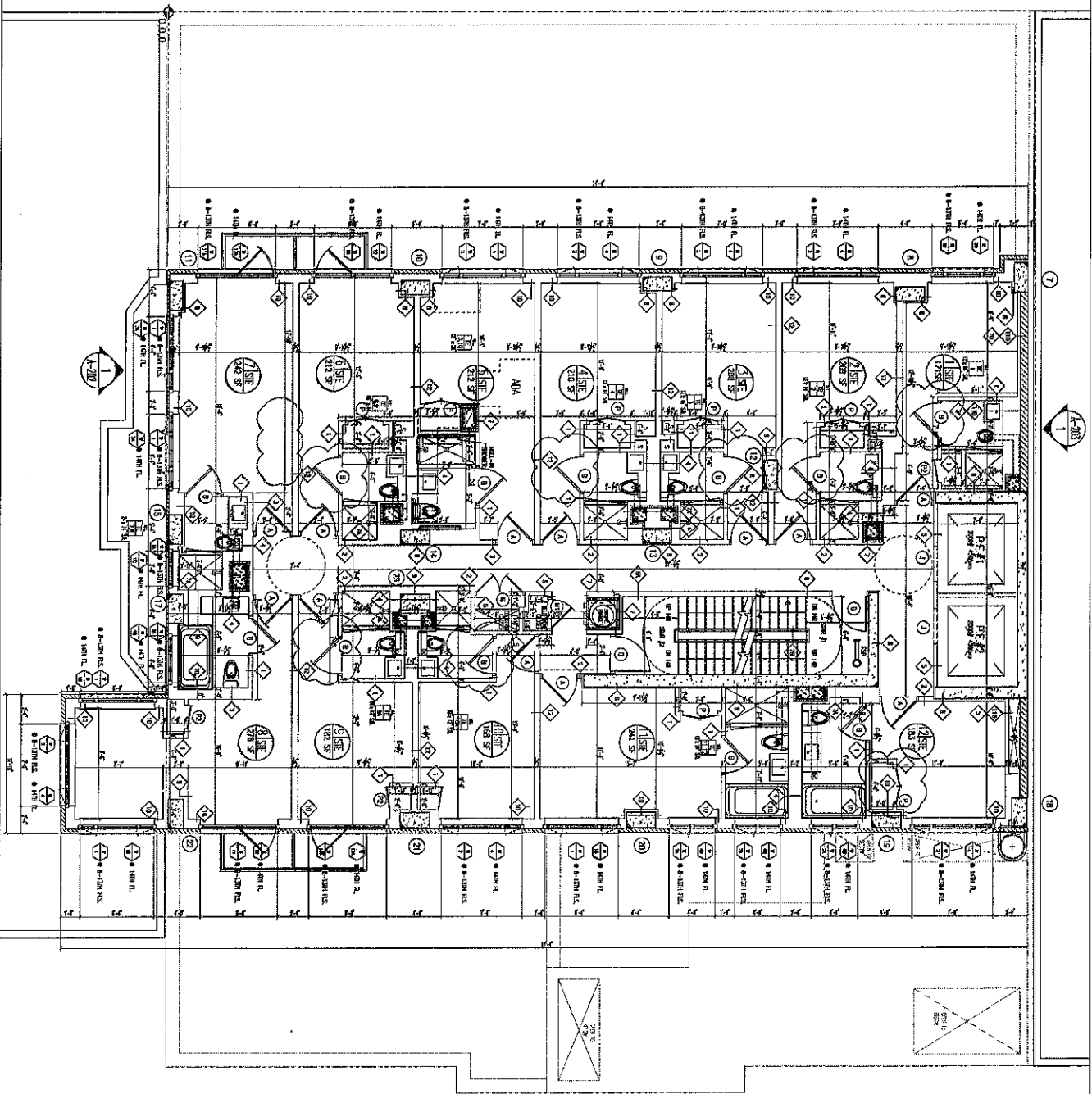
This establishment is seeking a license to serve

BEER, WINE & LIQUOR
 Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on
 Monday, December 10, 2012 at 6:30PM
 JASA/GREEN Residence at 200 East 5th Street
 (at corner of Bowery)

BYDLOW HOTEL FOOD + BEVERAGE, LLC
 Applicant Contact Information

At COMMUNITY BOARD 3
 SLA & OCA Licensing Committee Meeting
 info@cb3manhattan.org • www.cb3manhattan.org

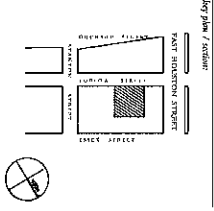


H.T.O.

REGISTERED FIRM
 578 2nd Ave
 New York, N.Y. 10011
 212 693 1111
 www.htoarchitect.com

Contract Architect:
 Robert Shuman Associates
 82 Park Avenue
 New York, N.Y. 10017
 212 693 5616
 212 693 5600 fax

Architect:
 Extinger Engineering Associates
 225 5th Avenue
 New York, N.Y. 10018
 212 693 5616
 212 693 5600 fax



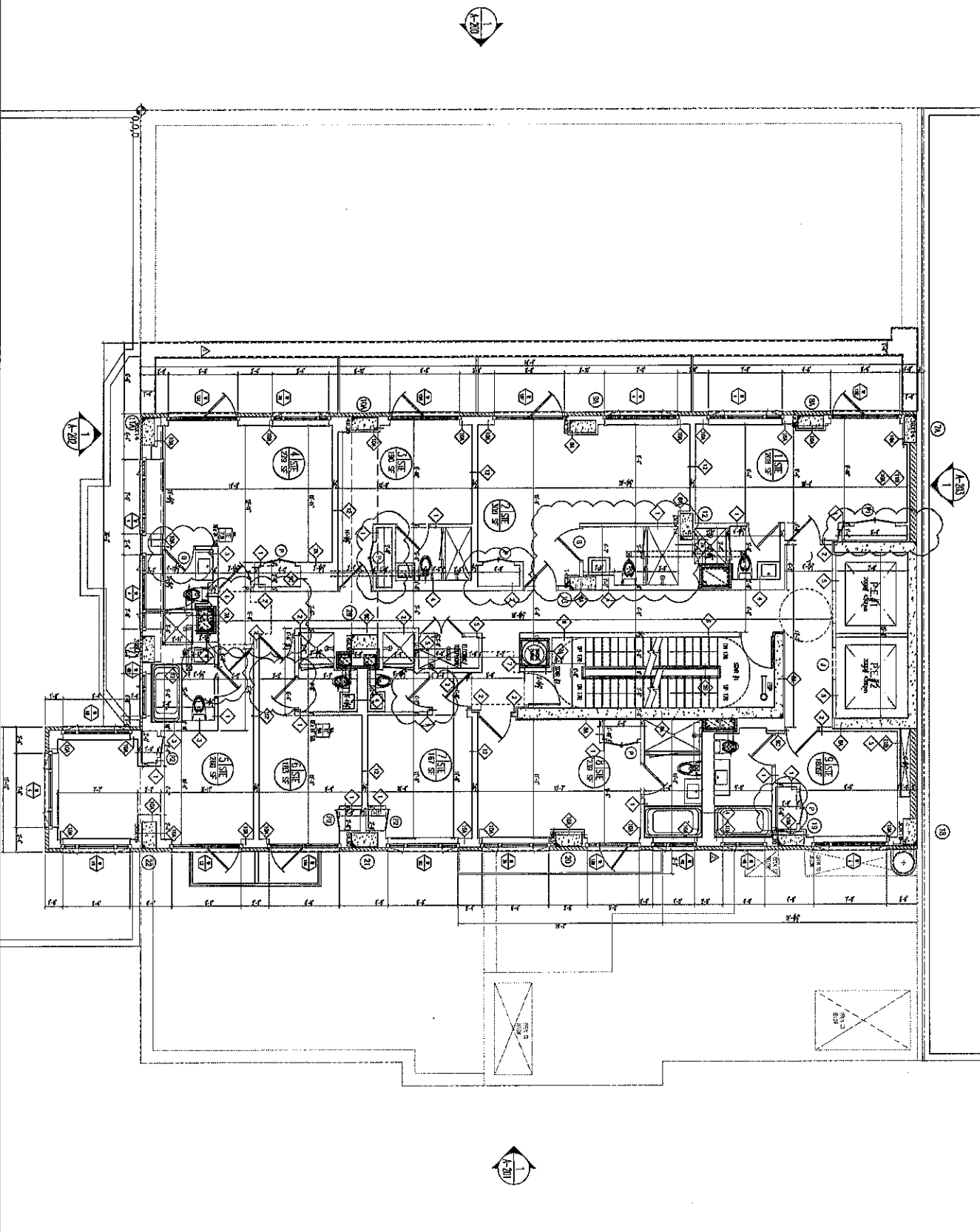
Legend

100/101	EXIST. AIR SHOWER
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8TH-10TH FLOOR PLAN

LUDDLOW HOTEL
 178-184 Ludlow Street
 New York, NY

DATE: 10/1/05
 PROJECT: 100-105
 SHEET: A-105



H T O

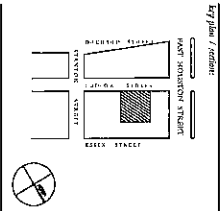
ARCHITECTS, P.C. 330 7th Ave.
New York, NY 10014
Tel: 212 692 3111
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Specialty Engineer
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Revisions:

NO.	DATE	DESCRIPTION
1	11/20/12	ISSUED

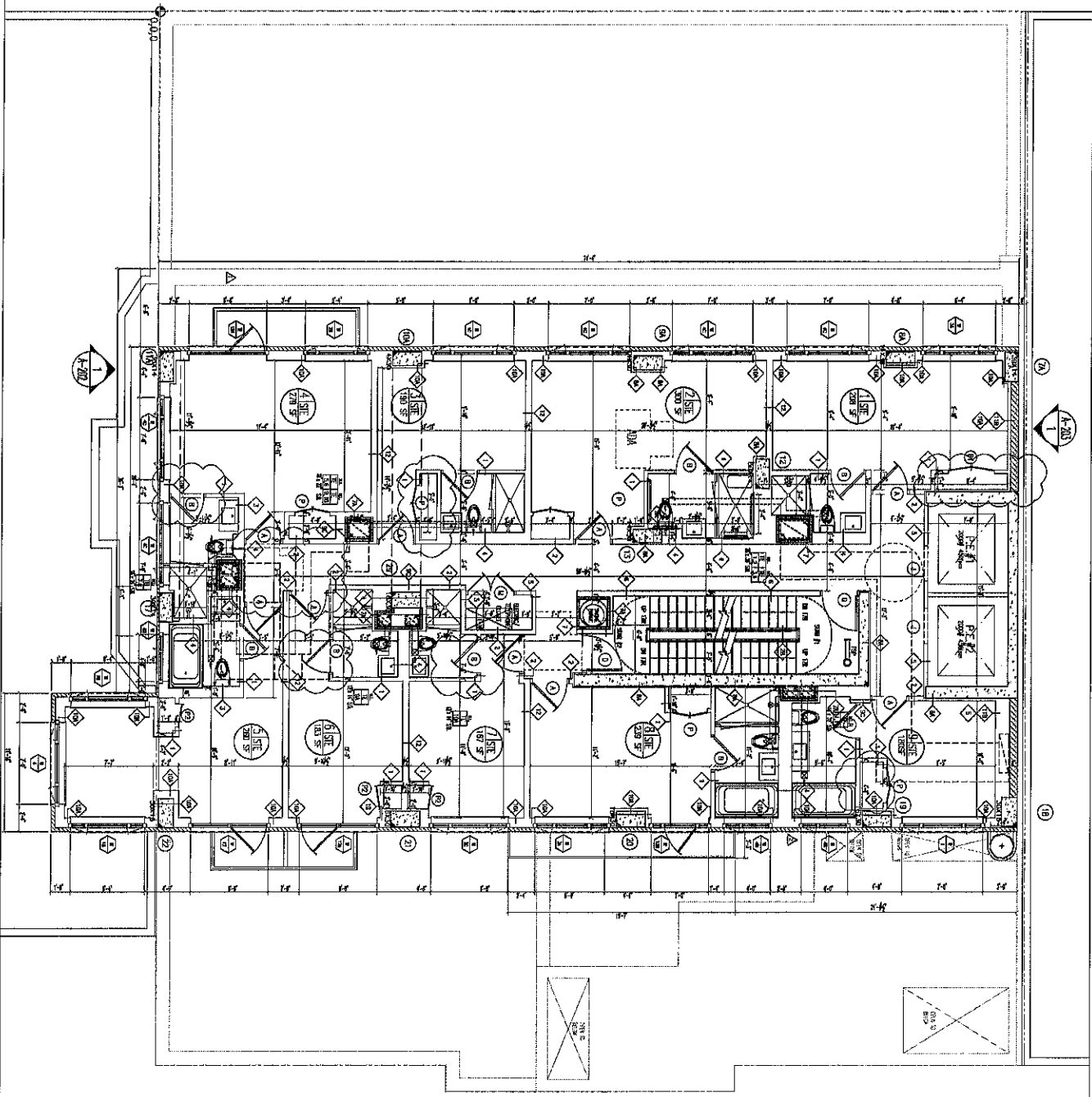
Legend:

01/24/11	SHADE THE ROOM
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PROJECT
LUDLOW HOTEL
15th Floor
New York, NY

15TH FLOOR PLAN

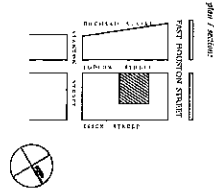
A-108



HTO
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370 5th Ave.
New York, N.Y. 10001
www.htoarchitects.com

Prepared by:
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Asst. Engineer:
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New York, NY 10022
212 444 1400
www.eea.com



Revised:

DATE	BY	REVISION
11/19/13	RS	ISSUED

Notes:

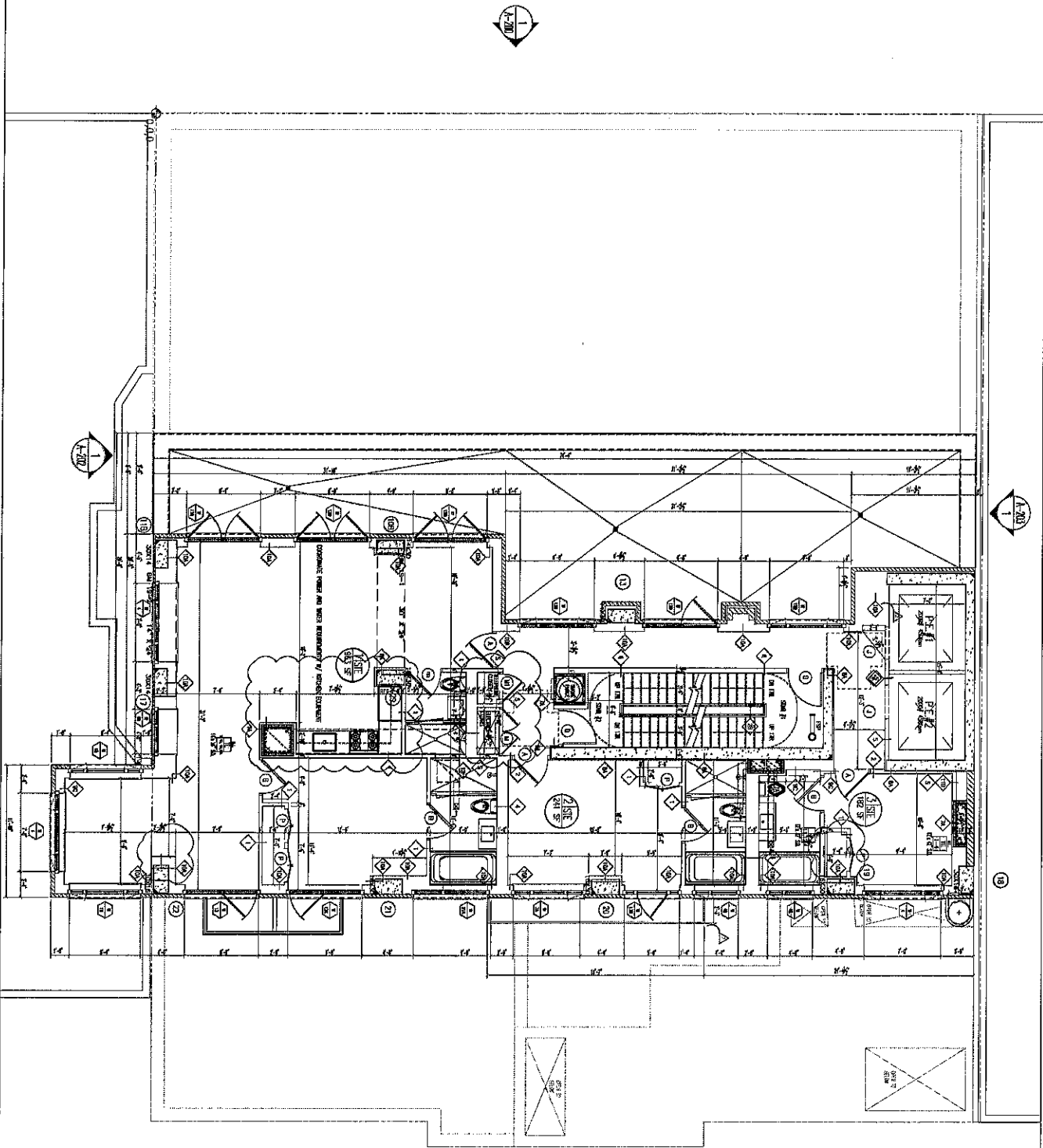
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LUDLOW HOTEL
140-151 Ludlow Street
New York, NY

16TH FLOOR PLAN

NO.	DATE	BY	REVISION
1	11/19/13	RS	ISSUED

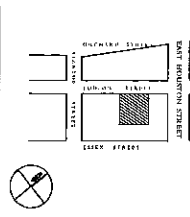
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H.T.O.

27th, 28th, 29th
 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

Key plan / section:

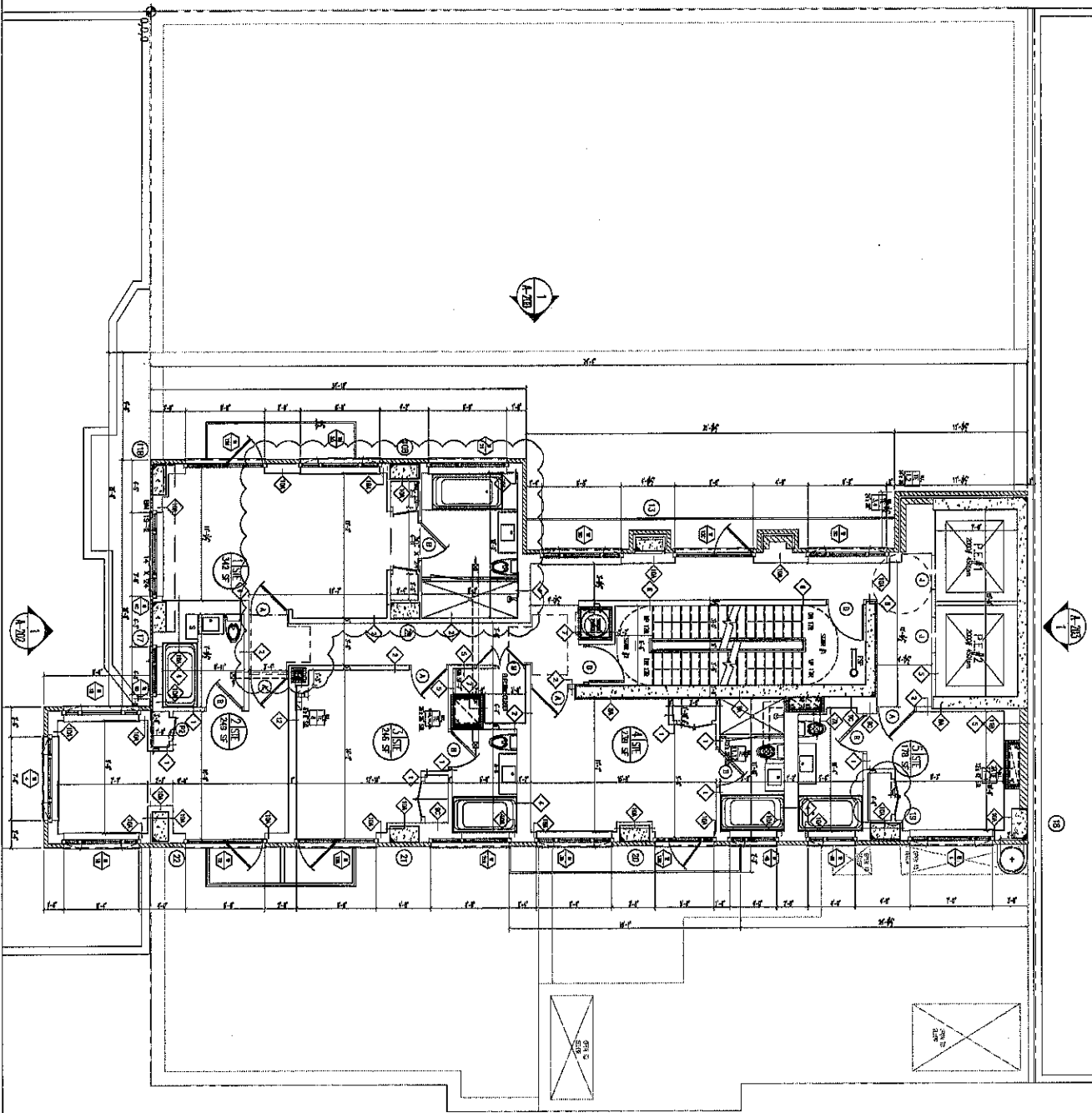


17th Floor

Room No.	Description
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LUDLOW HOTEL
 170-184 Ludlow Street
 New York, NY

17TH FLOOR PLAN
A-110



H T O

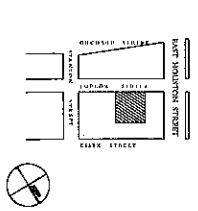
REGISTERED OFFICE 310 7th Ave
New York, N.Y. 10014
212 684 3112
www.hoto.com

General Offices

Robert Silman Associates
150 Broadway
New York, N.Y. 10038
212 684 3112 / fax
212 684 3110 / fax

18th Floor

Ernst & Young
Ernst & Young
New York, N.Y. 10038
212 512 2444
212 512 2444
212 512 2444 / fax



Legend

1801/1802	RESERVE
1803/1804	RESERVE
1805/1806	RESERVE
1807/1808	RESERVE
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1877/1878	RESERVE
1879/1880	RESERVE
1881/1882	RESERVE
1883/1884	RESERVE
1885/1886	RESERVE
1887/1888	RESERVE
1889/1890	RESERVE
1891/1892	RESERVE
1893/1894	RESERVE
1895/1896	RESERVE
1897/1898	RESERVE
1899/1900	RESERVE

LUDLOW HOTEL
18th Floor Plan
New York, NY

DATE	NO.
18/01/01	1
18/02/01	2
18/03/01	3
18/04/01	4
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18/06/01	6
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18/09/01	9
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18/11/01	11
18/12/01	12
19/01/02	13
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19/03/02	15
19/04/02	16
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19/07/02	19
19/08/02	20
19/09/02	21
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19/12/02	24
20/01/03	25
20/02/03	26
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21/01/04	37
21/02/04	38
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24/12/07	84
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25/03/08	87
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25/05/08	89
25/06/08	90
25/07/08	91
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25/09/08	93
25/10/08	94
25/11/08	95
25/12/08	96
26/01/09	97
26/02/09	98
26/03/09	99
26/04/09	100

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