

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

Gigi Li, 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 your proposed location.
Letter of notice of proposed business to block or tenant association if one exists.
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: 2013-01-28

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: OP 252 Is location currently licensed? Yes No

If alteration, describe nature of alteration:

Previous or current use of the location: Bar/Music Venue

Corporation and trade name of current license: THE NEW LIVINGROOM CAFE INC/ The Living Room

APPLICANT:

Premise address: 154 Ludlow

Cross streets: Stanton & Rivington

Name of applicant and all principals: 154 Ludlow Bar LLC; David Gelbard, Yoav Kipnes,

Fumiko Kobayashi, Carlos Schiano

Trade name (DBA): to be determined

PREMISE:

Type of building and number of floors: 5 story, mixed use

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 certificate
of occupancy for back or side yard intended for commercial use? Yes No
Indoor Certificate of Occupancy 189 Outdoor Certificate of Occupancy _____
(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)?
Restaurant, bar, performance space, art space

Will any other business besides food or alcohol service be conducted at premise? Yes No
If yes, please describe what type: Art gallery/display

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) noon - 4 a.m., daily

Number of tables? 23 Number of seats at tables? 100

How many stand-up bars/ bar seats are located on the premise? 3 bars, 42 seats
(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): front bar: 13 feet; back bar: 18 feet; upstairs bar: 13 feet
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

mediterranean fusion tapas

What are the hours kitchen will be open? noon until 1 a.m.

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

How many employees will there be? 60 (12 on site at any time)

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

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

Will there be TVs/monitors? Yes No (If Yes, how many?) Projectors - for art (not sports)

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: Professional sound system, comparable to existing sound system

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 outside promoters; there will be scheduled performances of live/world music, similar to current method of operation

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

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

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?

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Principals own: Pianos, 7A, Virage

Address: 158 Ludlow, 109 Avenue A, 118 2nd Ave Community Board # 3

Dates of operation: Pianos - 10 years, 7A - 28 years; Virage - 15 years

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 See above - bar/restaurant/performance space

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? 10

How many licensed establishments are within 500 feet? 49

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? 32

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:

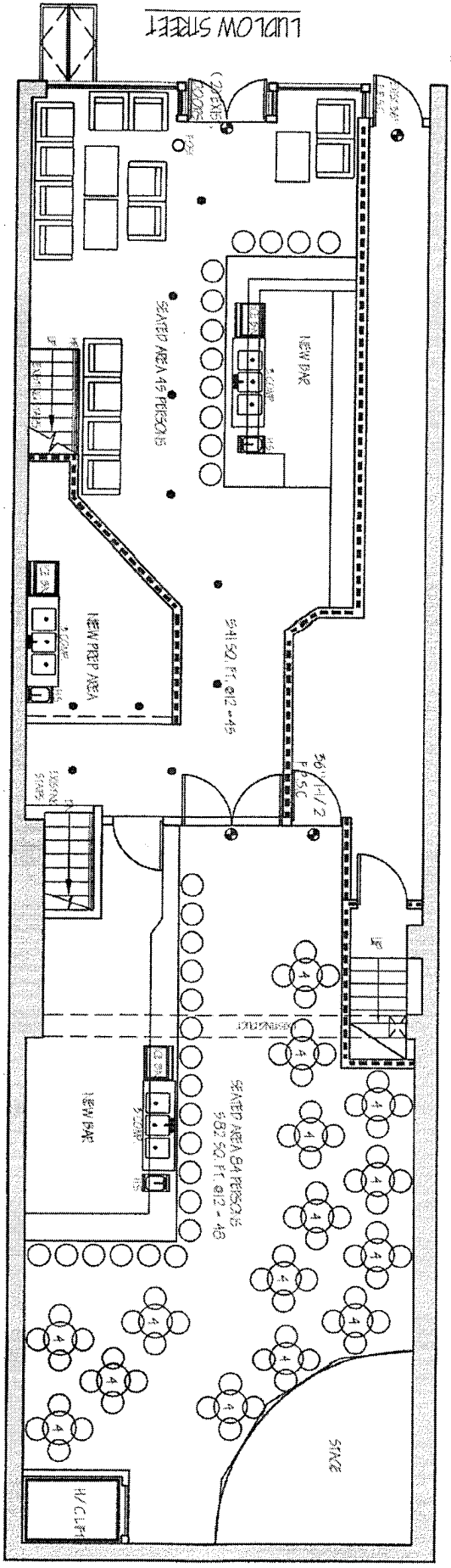
If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact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

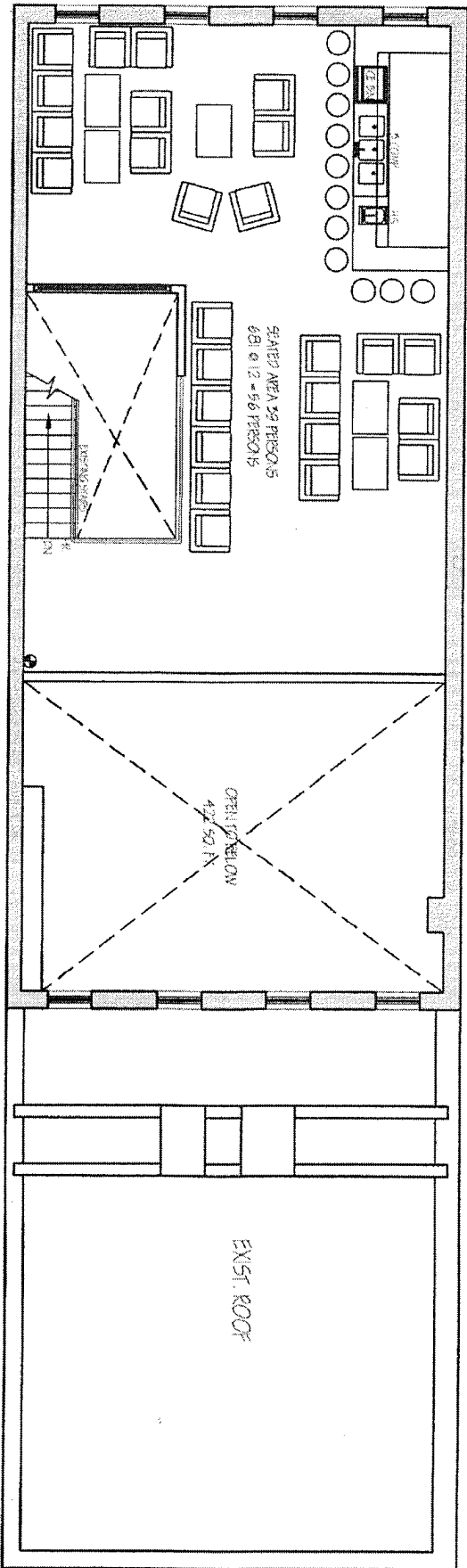
LUDLOW STREET

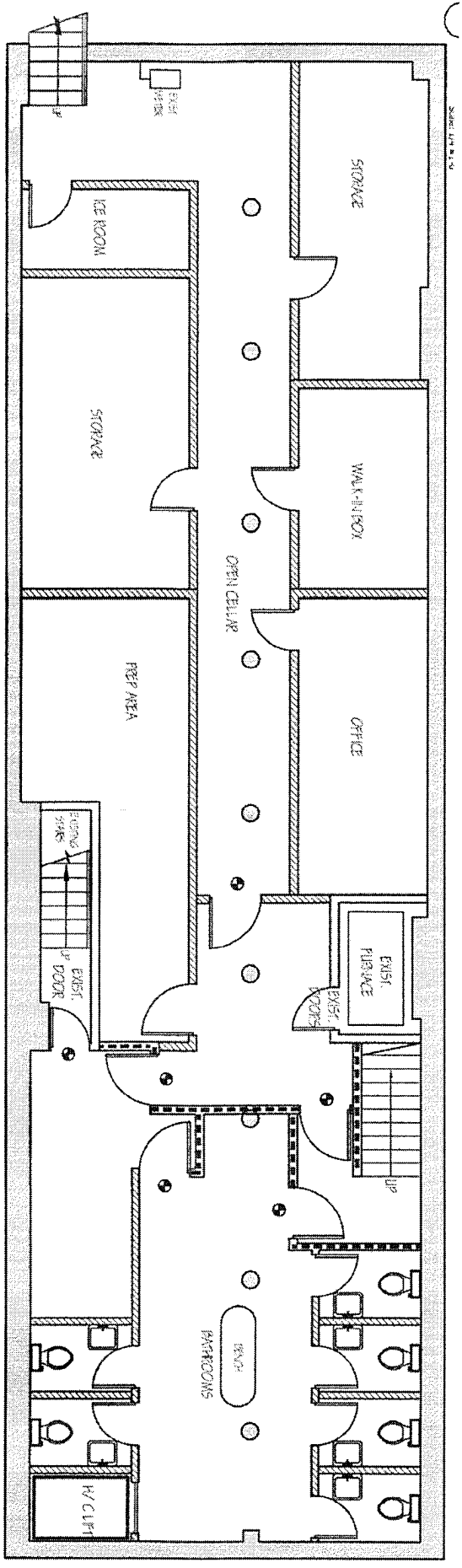
2 FIRST FLOOR

Scale: 1/4" = 1'-0"



1 MEZZANINE
SCALE 1/4"=1'-0"





3 CELLAR PLAN
Scale: 1/4" = 1'-0"

Our establishment is proud to feature ingredients sourced responsibly from local organic farms.

Small plates:

House cured olives and pickles
Cucumber yogurt and mint salad
Marinated Beets with herbed goat cheese and balsamic reduction
Feta cheese with fresh rosemary and extra virgin olive oil
Grilled sardines in extra virgin olive oil with fresh herbs
Grilled Merguez sausage with harrisa sauce on a bed of fennel
Grilled octopus straight-up
Soup fresh daily

Salads:

Organic greens -
romaine, dried cranberries, quinoa, beets, fennel, with virgin olive oil – lemon dressing

Herb goat cheese salad –
Organic greens, beets, apple, shaved cucumber, roasted pecans in house dressing

Crunchy mushroom salad –
Flash fried wood ear mushrooms on fresh greens with house dressing.

Large plates:

Cous-Cous
Fluffy semolina grains steamed over a demi-glaze with vegetables
Served with assortment of condiments

Choice of vegetarian stew, chicken stew, or pork stew

Grill
Skewered marinated meat grilled over charcoal served with grilled vegetables, salad and quinoa.

Choice of setian, chicken, merguez, pork, shrimp, or mixed grill

Dessert:

Watermelon with feta cheese and lemon juice
Homemade ice cream with seasonal fruits and berries
Cranberry cheesecake

Valrhona chocolate mousse

Organic pot of tea:

Green tea

Ginger tea

Black tea

Mint tea

Blooming Flower tea

