



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. 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](mailto: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: 01/31/13

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: Restaurant wine Is location currently licensed?  Yes  No

If alteration, describe nature of alteration: N/A

Previous or current use of the location: organic market / Restaurant

Corporation and trade name of current license: Earth Matters

**APPLICANT:**

Premise address: 177 Ludlow St

Cross streets: E. Houston & Stanton Sts.

Name of applicant and all principals: Victor Sigaura, 177 Ludlow Franchise LLC

Trade name (DBA): 160 Montaditos

**PREMISE:**

Type of building and number of floors: 5 story, multi-unit (res/comm)

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: N/A

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 120 Outdoor Certificate of Occupancy 0  
(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

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

If yes, please describe what type: N/A

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

Sunday - Thurs 11 AM - 2:30 AM

Friday & Sat - 11 AM - 3:30 AM

Number of tables? 22 Number of seats at tables? 84

How many stand-up bars/ bar seats are located on the premise? 1 standup bar, 8 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): 10', "L"-shaped bar

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

Tapas

What are the hours kitchen will be open? 11 AM - 4 AM (all hours open to public)

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

How many employees will there be? 12

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?) 4

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: Simple speaker 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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. We don't anticipate the need for this, but will address if a problem arises

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

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: \_\_\_\_\_

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 \_\_\_\_\_

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? 5

How many licensed establishments are within 500 feet? 50

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? 39

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](mailto: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).

**Licensed Establishments within 500' of 177 Ludlow Street**

1. Ulli Restaurant Corp - 178 Ludlow Street - OP
2. Osteria Grano LLC - 175 Ludlow Street - RW
3. Jersey Boys LLC - 173 Ludlow Street - RW
4. Grey Associates LLC - 165 167 Ludlow Street - OP
5. 161 Ludlow Food LLC - 161 Ludlow Street - OP
6. Hat Restaurant LLC - 108 Stanton Street - OP
7. Uber Caffè LLC - 116 Stanton Street - OP
8. Daniel Caba - 117 Stanton Street - RW
9. Doustan Development Corp - 153 Essex Street - TW
10. Comedy Club LLC - 151 Essex Street - OP
11. Owlings Inc. - 152 Ludlow Street - OP
12. The New Living Room Café Inc. - 154 Ludlow Street - OP
13. Sakamai LLC - 157 Ludlow Street - OP
14. 158 Ludlow Rest LLC - 158 Ludlow Street - OP
15. Loco 111 Inc. - 105 Stanton Street - OP
16. Territory 99 Inc. - 99 Stanton Street - OP
17. 95 Stanton Street Rest Inc. - 95 Stanton Street - OP
18. 168 Orchard St Partners - 168 170 Orchard Street - OP
19. Ghville Inc. - 167 Orchard Street - OP
20. Heather Josephine Jansen - 164 Orchard Street - RW
21. 162 Orchard Corp - 162 Orchard Street - OP
22. Mundo New York Inc. - 205 Allen Street - OP
23. La Pala LLC - 184 198 Allen Street - OP
24. Aegis Holding Houston LLC - 175 177 E Houston Street - OP
25. Rockwood Entertainment Inc. - 196 Allen Street - OP
26. Rockwood Music Corp - 194 Allen Street - OP
27. Kenrock Enterprises LLC - 192 Allen Street - OP
28. Allen Operating Company LLC - 190 Allen Street - HL
29. Maradona Inc. - 188 Allen Street - RW
30. Stanton Restaurant Corp. - 82 Stanton Street - OP
31. The Meatball Shop LLC - 84 Stanton Street - RW
32. A Casa Goods LLC - 173 Orchard Street - OP
33. Hachi Enterprises Inc. - 185 Orchard Street - RW
34. Orchard Street Restaurant LLC - 187 Orchard Street - OP
35. Food on Orchard LLC - 191 Orchard Street - OP
36. The Little Kitchen Restaurant Group LLC - 100 Stanton Street - RW
37. Orchid Street Enterprises LLC - 174 Orchard Street - OP
38. 185 Orchard Street Landbrot LLC - 185 Orchard Street - TW
39. La Gaule Inc. - 188 Orchard Street - RW
40. 812 Broadway Inc. - 196 Orchard Street - RW
41. Barraza Foods Inc. - 198B Orchard Street - OP
42. 200 Proof LLC - 200 Orchard Street - OP
43. LJ East Houston LLC - 201 East Houston Street - OP
44. S W Monte Inc. - 217 East Houston Street - OP

45. JJD Group LLC - 9 Avenue A - OP
46. Crawford Flick Inc. - 7 Avenue A - OP
47. Downtown Dining LLC - 5 Avenue A - OP
48. ESX Group Inc. - 225 E Houston Street - OP
49. O&O Wine Corp - 181 Essex Street - RW
50. The Masalawala LLC - 179 Essex Street - RW

Licensed Establishments within 500' of  
177 Ludlow Street

Search all of NY.gov

New York State State Agencies

NY State Liquor Authority  
Mapping Project - LAMP

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