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**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 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. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/mancb3/html/sla/community\\_groups.shtml](http://www.nyc.gov/html/mancb3/html/sla/community_groups.shtml)
- 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: 1/31/14

**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: \_\_\_\_\_

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: RUSTIC LES INC, RUSTIC LES

**APPLICANT:**

Premise address: 124 Ridge ST

Cross streets: STANTON + RIVINGTON STREETS

Name of applicant and all principals: LUIS ARCE MOTA

Trade name (DBA): La Contenta

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**PREMISE:**

Type of building and number of floors: 5 Story mixed use Building

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 2 Outdoor Certificate of Occupancy \_\_\_\_\_  
(fill in maximum NUMBER of people permitted) Applying for a Letter of No Objection

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): R7A

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: \_\_\_\_\_

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space)  
4pm - 12am Monday Thru Thursday  
4pm - 2am Friday + 11am - 2am Saturday, 11am - 12am Sunday

Number of tables? 11 Number of seats at tables? 22

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

(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): NIA

Any food counters?  Yes  No If Yes, describe: \_\_\_\_\_

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Does premise have a full kitchen  Yes  No?

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

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

See menu

What are the hours kitchen will be open? up to 1 hour before closing

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

How many employees will there be? 8

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?) \_\_\_\_\_

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 iPod

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

Please describe your 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

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

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 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: Ofrenda + Cafe Condessa

Address: 1137th Ave South + 183 W 10th St Community Board # 2

Dates of operation: 11/09 - 3/12 (sold) + 12/05 - 6/08 (sold)

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. See above

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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.

Red Velvet LLC 174 Livingston St  
50 Restaurant Group LLC 50 Clinton St  
LOCATION: MAHOU 60 CLINTON ST.

How many licensed establishments are within 1 block? 0

How many licensed establishments are within 500 feet? 3

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? 3

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.

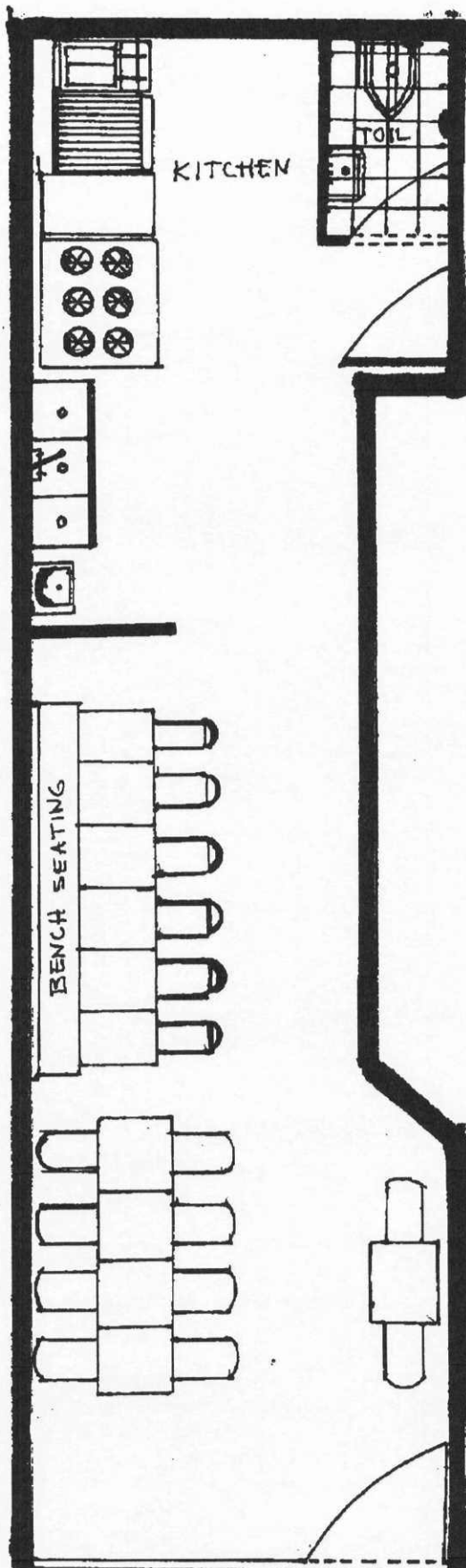
**COMMUNITY OUTREACH:**

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. Contact the CB 3 office at [info@cb3manhattan.org](mailto:info@cb3manhattan.org) to find block and tenant associations. **Please attach proof (copies of letters or email and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.**

**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).**

LA CONTENTA L.E.S.

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## LA CONTENTA L.E.S. COCKTAIL PROGRAM

LA CONTENTA PUNCH:

AMERICANO HIGHBALL: aperol, vermouth, soda.

THE RIDGE ST: white wine, raspberry liquor, ginger.

NYC COCKTAIL: champagne, sugar rim, few drops of cassis.

MONKEY SOUR: lemon juice, gomme syrup, framboise liqueur.

LATIN ZOMBIE: red & white wine, lemon, cinnamon.

LAVENDER COCKTAIL: lavender infuse dry vermouth, champagne.

THE MAYA: strawberry syrup, lemon juice, champagne.

GUADALAJARA EXPRESS: home made syrup, beer.

A DELICATE BALANCE: champagne, sweet vermouth.

THE MAGIC KISS: malbec reduction, orange peel, soda.

L.E.S FIZZ: red wine, home made wine bitters, grapefruit peel.

CARIBEAN SMASH: lemon chunks, mint, with wine.

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## La Contenta L.E.S. Menu

### Para empezar

**Guacamole tradicional \$ 9.50**

mashed avocados, pico de gallo, served with tortilla chips

**Tostada de cangrejo \$11.00**

sweet blue crab meat, celery root puree, chile de arbol, crispy kale

**Aguachile \$11.00**

shrimp carpaccio, cucumber, onion, Serrano pepper, orange and lemon juice

**Coctel de camarones \$11.00**

shrimp cooked in a bonito broth infused with guajillo pepper, pico de gallo, avocado, and crackers

**Ensalada de nopales \$10.00**

grilled cactus pad, tomato, avocado, tortilla chips, cotija cheese, tomatillo vinaigrette

**Caesar salad \$10.00**

romaine, parmesan cheese, garlic croutons, anchovy mayonnaise sauce

**Queso fundido \$11.00**

goat cheese and Monterrey jack cheese fondue, roasted red pepper, chile piquin, black olive tapenade, flour tortillas

**Pork rillettes \$11.00**

shredded pork butt and belly, Serrano tomatillo salsa, toast

**Fish taco \$11.00**

tempura sole fish, pico de gallo, cole slaw, chipotle aioli

**Terrine of spiced duck foie gras \$18.00**

mission figs chutney, corn bread

80

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date July 6, 1964

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at  
 124 Ridge Street (Front Building) Block 344 Lot 46

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the East side of Ridge Street distant 150.2 feet south from the corner formed by the intersection of Ridge Street a and Stanton Street running thence east 100 feet; thence south 25 feet; thence west 100 feet; thence north 25 feet; running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— 3021-1939 Construction classification— Class 3  
 Occupancy classification— Old Law Tenement Class Height 5 stories, 47 Nonfireproof  
 Date of completion— "A" Mult. Dwelling Located in B -7 - 2 Zoning District.  
 at time of issuance of permit. June 16, 1964

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On ground		Heating plant and storage.
1st Story	75	2	Two (2) stores (Use Group 6).
2nd, 3rd 4th, & 5th Stories			Two (2) apartments on each story.
		NOTE:	Interior room affidavit filed May 18, 1962.
		NOTE:	Fuel Oil Permit No. 112536.
			Sec. 6.1.2.3 sub-4 Building Code, C.26-273.0 Adm. Code "Prior to the occupancy of a structure erected or altered after January 1, 1938, the authorized occupancy of each floor of said structure as stated in this certificate of occupancy shall be permanently posted under glass and maintained in the main entrance hall of such structures."
			THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW.

*Thomas V. Burke*  
 Borough Superintendent