

# MAX FISH

## 120 ORCHARD STREET

Manhattan Community Board 3  
SLA & DCA Licensing Committee

April 7, 2014

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4	Photographs of Proposed Premises
5	Photographs & Press of Prior Max Fish
6	Dept. of Buildings Certificate of Occupancy and Place of Assembly Permit
7	Area Zoning Map, SLA Proximity Report & License Map

**Victor & Bernstein, P.C.**  
**18 East 41<sup>st</sup> Street, 10<sup>th</sup> Floor**  
**New York, New York 10017**  
**Tel.: (212) 486-6000**

TAB 1

CB3 QUESTIONNAIRE



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) *\*to be provided at meeting*
- 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) *\*to be provided at meeting*
- Photographs of proof of conspicuous posting of meeting with newspaper showing date. *\*to be provided at meeting*
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments. *\*to be provided at meeting*

Check which you are applying for:

- ~~new~~ liquor license *\*transfer*       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: March 28, 2014

**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: On-Premises Liquor

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar

Corporation and trade name of current license: 120 Orchard LLC d/b/a Gallery Bar (Serial No. 1173086)

**APPLICANT:**

Premise address: 120 Orchard Street

Cross streets: Delancy and Rivington Streets

Name of applicant and all principals: \_\_\_\_\_

Ulli Bar Corp. (Principals: Ulli Rimkus, Gabriel Rosner, Mar Razo, Harry Druzd, Jaleel Bunton)

Trade name (DBA): Max Fish

**PREMISE:**

Type of building and number of floors: 5-story Mixed Residential & Commercial. Premises is Ground Floor and Cellar.

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? 279

Do you plan to apply for Public Assembly permit?  Yes  No **\*Premises have a Place of Assembly Permit**  
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):  
Primary: C6-2A, No Commercial Overlay - Mixed Residential & Commercial. See Zoning Map attached.

**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 - Sunday, 4PM to 4AM

Number of tables? 9 Number of seats at tables? 69 at tables (incl. couches) plus 56 other couch seats

How many stand-up bars/ bar seats are located on the premise? 2 stand-up bars; 0 service bars  
(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): Both are "L" shaped, one on the ground floor, one on the cellar with 6 stools

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  
salads and various cheese pies (similar to quiche)

What are the hours kitchen will be open? Monday - Sunday, 4PM to 3AM

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

How many employees will there be? Approx. 20

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) At most 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: Existing

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? \_\_\_\_\_

We may host scheduled performances, possibly 1 performance per week, and it may be advertised but the premises will not be turned over to promoters.

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.") Security personnel will monitor the sidewalk.

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

Approximately 4 licensed security guards every day, 2 of whom will be stationed outside, from 10PM to close.

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? **Double sound proofed ceiling and sound proofed curtains.**

#### **APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: Max Fish

Address: 178 Ludlow Street, New York, New York Community Board # 3

Dates of operation: Approx. December 1989 to August 2013

**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. **We operated Max Fish for nearly 25 years**

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.

#### **Disorderly Premises - April 8, 2011 - Settled under a Conditional No Contest Offer**

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 On-Premise (OP) liquor licenses are within 500 feet? 21

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

*\*The SLA Proximity Report (attached) shows the Congregation Shaarai Shomoyim as within 200 feet but this listing is an error and, in any event, this location is grandfathered as it has been continuously licensed.*

**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 agree to close any doors and windows at 10:00 P.M. every night?
2.  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 \_\_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by 9:00PM.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and 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**

**Ulli Bar Corp. d/b/a Max Fish**

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**Company/DBA Name and Contact Number for Questions**

**Plans to open a  
Bar**

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

**at the following location  
120 Orchard Street, New York, New York 10002**

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**Building Number and Street Name (Address)**

**This establishment is seeking a license to serve  
Beer/Wine & Liquor**

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**Beer & Wine or Beer/Wine & Liquor**

**There will be an opportunity for public comment on  
April 7, 2014 at:  
Community Board 3 Office  
59 East 4th Street (btwn 2nd Ave & Bowery)**

---

**Date/Time/Location**

**If you have any questions, please contact Ulli Rimkus at ullirim@aol.com**

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**Applicant Contact Information**

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org**

**Petition to Support Proposed Liquor License**

**Date:** For Community Board 3 (SLA Committee) meeting to be held on April 7, 2014

**The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine)** \_\_\_\_\_

Full-Liquor

**to the following applicant/establishment (company and/or trade name)** \_\_\_\_\_

Ulli Bar Corp. d/b/a Max Fish

**Address of premises:** 120 Orchard Street, New York, New York 10002

**This business will be a: (circle)** **Bar** **Restaurant** **Other:** \_\_\_\_\_

**The hours of operation will be:**

4PM - 4AM, 7 days of the week

**PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.**

**Other information regarding the license:**

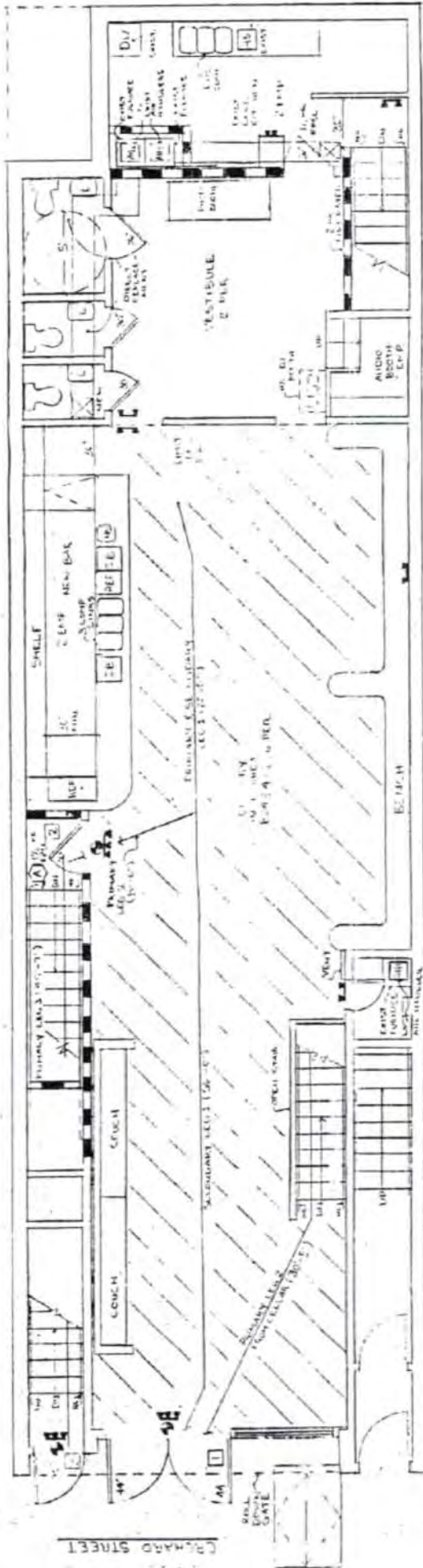
Name	Signature	Address



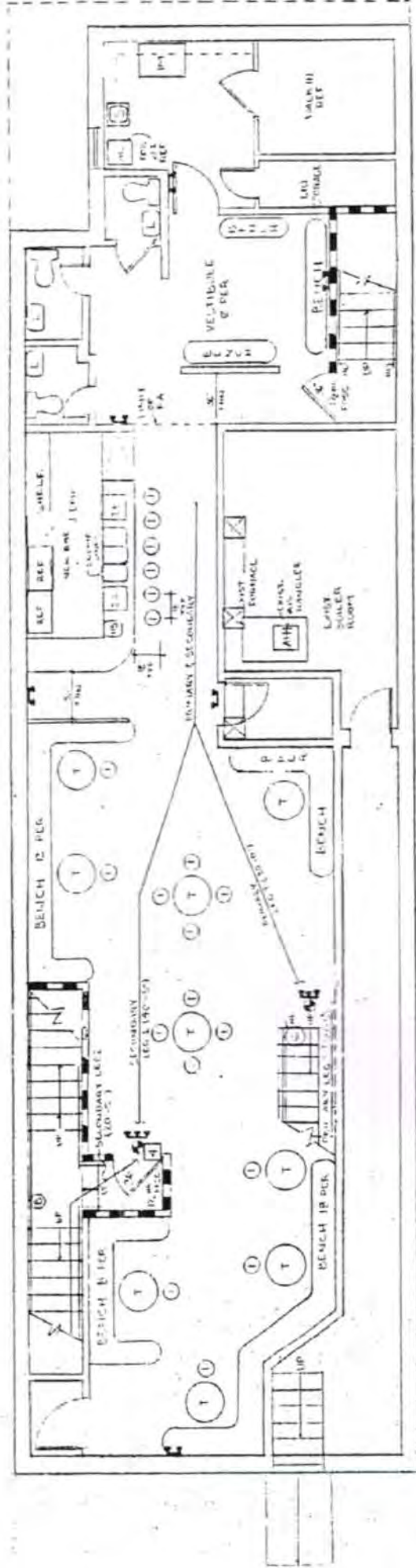
TAB 2

FLOOR PLANS

FLOOR PLANS



FIRST FLOOR  
SCALE 1/8" = 1'-0"



CELLAR FLOOR  
SCALE 1/8" = 1'-0"

\* HOTEL MECHANICAL WORK FILED UNDER SEPARATE APPLICATION

TAB 3

MENU

# MAX FISH

# MENU

**Chäschüechli**

\$1.50



**Chilli**

\$5.00



**Hard boiled eggs**

\$1.00



TAB 4

PHOTOGRAPHS OF  
PROPOSED PREMISES



PLEASE RESPECT OUR  
NEIGHBORS BY KEEPING  
YOUR VOICES DOWN.  
PEOPLE LIVE HERE.  
THANK YOU

STORE  
FOR RENT  
11 FLOOR UNIT  
CHECK LEASE  
JACK  
512-673-8810



shiftable



RYBART

Zito Sex













TAB 5

PHOTOGRAPHS & PRESS OF  
PRIOR MAX FISH

Max Fish – Prior Premises Photographs



# GRUB STREET

Search

GO

TOP STORIES

» La Grenouille Owner Charles Masson Splits Fro...

» Ivan Orkin on Hot Ramen and His F

» Platt: Fung Tu Is an Experiment-in-Progress

» The Underground Gourmet's Spring



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## The End of the Max Fish Era

7/31/13 at 10:50 AM



The author, and friends, outside Max Fish in 1997.

Photo: Nancy Siesel/The New York Times/Redux

I don't remember the first time I went to [Max Fish](#), but I remember the first time I didn't. I was showing downtown Manhattan, circa 1990, to a friend from high school. It was on Ludlow Street, past the pink light and protein smell of Katz's into a dark block of shuttered storefronts and shadowy figures. When we got to the big windows of the bar, I hesitated. The music was unfamiliar; the crowd looked older and wised-up. My savoir faire failed, I mumbled some kind of excuse and we retreated to more familiar, low-key environs. Five years later, I was hanging out at Max Fish regularly enough that I sent postcards and brought gifts (of Everclear) from vacations. I went there still stained and sweaty

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from painting my friends' apartment, I went after dinner at Sparks and *Tosca* at the Met. Now the bar that inaugurated and endured the changes to its Lower East Side neighborhood is [finally closed](#). It may not be the end of the bar — it's moving to Brooklyn — but it is the end of an era.

The lighting was probably my excuse the first time. Max Fish had to be the brightest bar ... ever. It was lighting better suited to an interrogation or an autopsy, illuminating artwork ranging from artists whose work now resides in museum collections to those whose only other showing was on a refrigerator. The permanent collection hung over the bar — the bas-relief pompadoured mook, the mutilated Julio Iglesias ad, a three-foot nail sticking out of the wall. Taylor Mead, the poet and Warhol star, always sat under the nail. We'd talk about MGM and RKO — he liked me because I “looked like [his] favorite star, Alice Faye” and because I knew who Alice Faye was. As one patron pointed out, Max Fish offered “a bridge between the old East Village/LES of the junkies and Warhol types and the art-directed new one.” Old bohemians who'd been around since the Velvet Underground lived across the street clinked glasses with the few-years-outta-the-suburbs kids who were still figuring out who they'd be: “I used to order Cosmos there,” one patron groaned to me. “How confused was I? I hadn't seen *Sex and the City*. I couldn't afford cable.”

The bartenders were equally adroit at being charming or dismissive and had an unerring instinct for who deserved which treatment. Allan looked like Billy Strayhorn, could face down a loaded gun without blinking, and was rumored to be anywhere from 25 to 52. Harry was one of those New York City lifers who knows *everybody*, from the guy who headlined the Garden last night to your friend he went to Stuyvesant with. There was the sweet country boy, the cute skateboarder, the girl with the painted eyebrows, the perpetually bemused Euro chick, a couple of guitarists, a few folks with permanent paint under their fingernails. The front booth facing the window was the best see-and-be-seen spot: Stuff in nine friends, yak about Céline or the Supremes, paint the nails of Cooper Union boys, and appraise people as they came in.

Max Fish was the unofficial clubhouse of New York indie rock (and I think it was the official clubhouse of Matador Records). If you wanted to join a band, sign a band, or hang out with a band, this was the place. There was the night a musician friend and I flirted with each other and whatever record label guy was buying drinks for the booth. (I don't remember whether he was Interscope, Warner, or Dreamworks, but he brought his own cocktail parasols.)

Naturally, any bar so overrun by musicians would have a kickass jukebox. Being selected for the rotation at Max Fish meant a band had officially arrived. You played your friends' CDs when sober and your crushes' when drunk. Not that it was all hip. One late night, several of us began frantically doing the twist to Vince Guaraldi's “Linus and Lucy” as one of the musicians on said jukebox climbed atop a chair, doffed her aviator shades, and began yelling, “Fuck being



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[Oxheart's Justin Yu Co Next Month](#)

GRUB STREET NEW YORK  
[La Grenouille Owner C](#)

cool! Fuck the East Village!” Nostalgia and irony are everywhere now, but back then it was a sort of spontaneously goofy reminder of the geeks most of us once were.

Then there was the bathroom — technically two bathrooms, but somebody had flooded the other one. Or they were getting high in it. Or having sex. Inside, it was like the hot box from *Cool Hand Luke*, but adorned by a cave painting collaboration between Timothy Leary, Keith Haring, and a 9-year-old boy with Tourette's. The aroma was supplied by Lysol and the Mexican restaurant down the block — not a romantic setting, but somehow conducive to making out with someone else's boyfriend while his girlfriend pounded on the door. “Max Fish is responsible for my only ever one-night stand,” one regular told me. “I found out later he was on *The Adventures of Pete and Pete*. Talk about dating myself.”

Max Fish became a mandatory stop on any night out on the Lower East Side, which seemed to have more stops all of the time. The adjacent Pink Pony Café had sandwiches and another bathroom; both were welcome sights around 1 a.m. The Alleged Gallery offered the more serious artists a (somewhat) less boozy place to show their work. Arlene's Grocery and Mercury Lounge gave the musicians gigs. A bar opened up across the street to catch the runoff. Then another. Another. Then came the *New York Times* writeup in 1997: “[The New Bohemia: East of Soho, But Still Unspoiled.](#)” The title rendered itself obsolete upon publishing: Once it's a full-color half-page, it's spoiled.

And what was that half-page color photo of? Max Fish. With me and two of my friends standing in front. We had stopped by, someone who we thought was an NYU student was snapping photos, so we just ignored her. The weekend after the photo ran, Allan told us they were slammed and we stayed away, a little guilty.

Many of the newbies didn't leave. And more came. The bits and pieces from which we had assembled our little boho personas suddenly went mass. We had stumbled across things on late-night TV, dug for them in crates, or idly picked some bit of ephemera up off of a “25 cents only” shelf. Newbies Googled it. And you can only search for what's already there. Years ago, I had one friend with a mustache, tats, and trucker hat who was into bacon and bourbon — one. Suddenly, there were 25, 50, 100 clones of him. One day scientists may well be able to pinpoint the birth of the hipster to somewhere between the pool table and the back booth at Max Fish.

Last time I was back in the neighborhood — Citibikes now stand where dope dealers used to shuffle and mutter — there was a small crowd outside Max Fish, Allan checking I.D.s. We caught up, talked a little about the friends who had drifted off. We didn't talk about how things have changed — a look down the block and a shared roll of the eyes was enough. Brooklyn didn't seem like such a bad idea after all.

## Splits From Restauran

GRUB STREET NEW YORK  
[Enrique Olvera Opens Tortilleria](#)

GRUB STREET NEW YORK  
[Manhattan's First Dai May](#)

GRUB STREET NEW YORK  
[What to Eat at Bar Bol Admony's New West V](#)

GRUB STREET NEW YORK  
[T... Market's N](#)

FROM OUR PARTNERS

**EATER** NEW YORK

- [Young Guns Committee Anniversary](#)
- [The Last-Minute Tuesda](#)
- [La Grenouille Loses Ch Steps In](#)

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- [Make an Authentic Italia](#)
- [Quail Eggs on Top!](#)
- [Recipe Hack: Milk and C](#)

THE  
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- [Dairy Queen Insults Sta They're Part of New Yor](#)
- [WATCH: Coffee Porn wi Spanish](#)

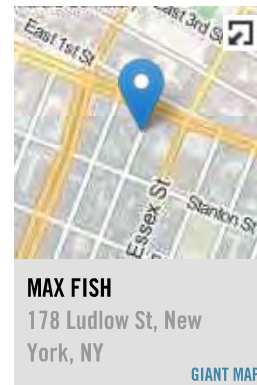


# EATER

## Max Fish Is Gone — Long Live Max Fish

Tuesday, July 30, 2013, by [Scott Solish](#)

The **end for Max Fish** finally came last night, and unsurprisingly, the place went out with a bang. The legendary Lower East Side bar and art space had been a neighborhood staple since 1989, when Ulli Rimkus opened the place in between a paper supply company and a pillow store in a part of New York that many considered to be unsafe. Legions of [famous and not so famous patrons and artists](#) <http://www.nydailynews.com/entertainment/gossip/confidential/stars-mourn-beloved-bar-max-fish-decamps-brooklyn-article-1.1412177?localLinksEnabled=false> spent a lot of time building a real community out of the bar. Fast forward to today, and the neighborhood has become a hyper-developed play area of the young and fanciful, and when the landlord offered to renew the bar's lease for \$20,000 a month, Rimkus decided to call it a day and [head to Williamsburg to open Max Fish 2.0](#) [http://ny.eater.com/archives/2013/04/holy\\_moly\\_max\\_fish\\_is\\_moving\\_to\\_brooklyn.php](http://ny.eater.com/archives/2013/04/holy_moly_max_fish_is_moving_to_brooklyn.php) .



**MAX FISH**

**NIGHTLIFE**

**THE SHUTTER**

New and old patrons alike turned out last night for one final evening of drinking and revelry. Rimkus will now go to work getting the new Brooklyn space open for business, which is expected to open this fall. As for what will come next for the Ludlow storefront, only the landlord knows. Someone who will sell beers for more than Max Fish is a certainty. Pictures of the final party can be found [here](#) <http://www.boweryboogie.com/2013/07/the-final-night-at-max-fish-on-ludlow-photos/> and [here](#) <http://www.dnainfo.com/new-york/20130729/lower-east-side/max-fish-says-goodbye-lower-east-side-again> , and a great look back at the history of Max Fish and the Ludlow core [can be found here](#) <http://vanishingnewyork.blogspot.com/2013/07/max-fish-ludlow.html> .

- [Max Fish Coverage](#) <http://ny.eater.com/tags/max-fish> [~ENY~]
- [Nightlife Coverage](#) <http://ny.eater.com/tags/nightlife> [~ENY~]

TAB 6

DEPT. OF BUILDINGS  
CERTIFICATE OF OCCUPANCY &  
PLACE OF ASSEMBLY PERMIT



# Certificate of Occupancy

**CO Number:**

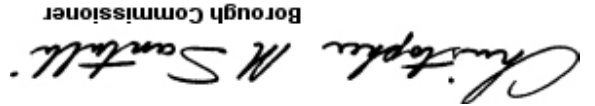
**104556696F**

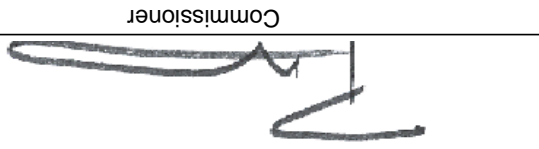
This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy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

<b>A.</b>	<b>Borough:</b> Manhattan <b>Address:</b> 120 ORCHARD STREET <b>Building Identification Number (BIN):</b> 1005302	<b>Block Number:</b> 00410 <b>Lot Number(s):</b> 1 <b>Effective Date:</b> 05/01/2007 <b>Certificate Type:</b> Final	<b>Building Type:</b> Altered
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<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>	
<b>B.</b>	<b>Construction classification:</b> 3 <b>Building Occupancy Group classification:</b> F-4 <b>Multiple Dwelling Law Classification:</b> None
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None

**Borough Comments:** None

  
 Christopher M Santilli  
 Borough Commissioner

  
 \_\_\_\_\_  
 Commissioner

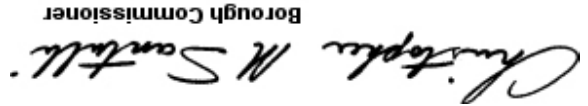


# Certificate of Occupancy

CO Number:

104556696F

Permissible Use and Occupancy							
Floor To	From	Maximum persons permitted	Live load lbs per sq. ft.	Building Code	Building Code	Zoning or dwelling units	Description of use
CEL	68	OG	COM	6A	BOILER ROOM AND STORAGE, EATING AND DRINKING ESTABLISHMENT.		
001	211	F-4	6A	EATING AND DRINKING ESTABLISHMENT.			
002	40	RES	1	ONE (1) CLASS "A" APARTMENT.			
003	005	40	RES	4	FOUR (4) CLASS "A" APARTMENTS.		
END OF SECTION							

  
 Christopher M Santilli  
 Borough Commissioner

Borough Commissioner

  
 Commissioner

Commissioner

END OF DOCUMENT



# FIRE DEPARTMENT - CITY OF NEW YORK



[REDACTED]

DO# 37	Account No. 27141589
-----------	-------------------------

ISSUE DATE 08/22/2013	EXPIRATION DATE 05/06/2014	CONTROL # 271415891862
PREMISES 120 ORCHARD ST		BOROUGH NEW YORK
BLOCK/LOT 00410/0001	BIN # 1005302	ZIP CODE 100020000

ISSUED TO  
120 ORCHARH LLC.  
GALLERY BAR  
  
120 ORCHARD ST  
NEW YORK NY 10002

CERTIFICATE OF OPERATION #	TYPE/DESCRIPTION OF USE	FLOOR(S)	NO. OF PERSONS
104540926	EATING OR DRINKING ESTBMT	C,1	279
	OPEN FLAME PERMIT RIDER	1	
***	***	***	***
***	***	***	***
***	***	***	***
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This permit authorizes use and occupancy of the above premises as place(s) of assembly subject to the strict observance of the New York City Fire Code and other laws, rules and regulations enacted for the protection of the public in such occupancy. This permit shall remain in effect for the period specified unless revoked by the Fire Department prior to expiration.

*Salvatore F. Gassano*  
FIRE COMMISSIONER

THE NEW YORK CITY FIRE CODE (FC105.3.5) REQUIRES THAT PERMITS BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES AT ALL TIMES AND BE READILY AVAILABLE FOR INSPECTION BY ANY REPRESENTATIVE OF THE DEPARTMENT. APPROVED SEATING PLANS MUST BE AVAILABLE AT THE PREMISES AT ALL TIME FOR INSPECTION BY THE FIRE DEPARTMENT.

TAB 7

ZONING MAP, PROXIMITY REPORT  
& MAP OF AREA LICENSES

# 120 Orchard Street



## Legend

- Transit, Roads, Reference Features**
  - Roads, ferries, commuter rail, neighborhood names
  - Roads
  - Major Roads
  - Interstate Highways
  - Tunnels
  - NYC subway routes and stations
- Parks, Playgrounds, & Open Space**
  - Parks & Public Lands
  - Forested Areas (NJ)
  - Community Gardens
  - School property with garden
  - Playgrounds
  - Green Spaces Along Streets
  - Golf Courses
  - Baseball/Soccer/Football Fields
  - Tennis/Basketball/handball Courts & Tracks
  - Cemeteries
- Land Use**
  - Block/Lot Boundaries (Building footprints in gray)
  - 1 & 2 Family Residential
  - Multi-family Residential
  - Mixed Use
  - Open space & outdoor recreation
  - Commercial
  - Institutions
  - Industrial
  - Parking
  - Transportation / Utilities
  - Vacant Lots

(Not all items in the legend may be visible on the map.)

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a [Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License](http://creativecommons.org/licenses/by-nc-sr/4.0/). Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.gc.cuny.edu/), CUNY Graduate Center.

**Location Report**

**Property Information (1)**

120 ORCHARD STREET, MANHATTAN 10002

**Mixed Residential & Commercial**

Owner: ORCHARD STREET REALTY

Block: 410 Lot: 1

**Property Characteristics:**

Lot Area: 2,210 sq ft (25' x 88.42')

# of Buildings: 1 Year built: 1900 (Year built is an estimate)

# of floors: 5 Building Area: 10,600 sq ft

Total Units: 14 Residential Units: 12

Primary zoning: C6-2A Commercial Overlay: None

Floor Area Ratio: 4.8 Max. FAR: 6.02

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

**MORE INFO:**

- **Zoning Map#:** [12c](#) ([how to read NYC zoning maps](#))
- **Historical Zoning Maps:** [12c](#)
- [NYC Dept. of Buildings](#)
- [Property transaction records](#)
- [NYC Dept. of Finance Assessment Roll](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

**OASIS shortcut to this property:**

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:1004100001>

Source: The Bytes of the Big Apple (TM), PLUTO (TM) and Tax Block & Tax Lot files are copyrighted by the New York City Department of City Planning, 2010 (ver. 10v1).

**NYC Department of City Planning Census Factfinder**

Find all census tracts within 0.25 mile(s) **Go**

**YAHOO! Local search results for this address:**

*Know of something that's missing? [Add it to YAHOO!](#)*

**Manhattan (1)**

**Stewards (2)**

[Liberation deää..](#)

[Feedback? Email Us.](#)

[Pace University](#)

[Feedback? Email Us.](#)

[Stewards with large turfs \(not mapped\)](#)

**Community District (1)**

**Manhattan 3 Community District Information**

**Chairperson:** Gigi Li

**District Manager:** Ms. Susan Stetzer

**Address:** 59 East 4th Street, New York, NY, 10003

**Phone:** 212-533-5300 **Email:** [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

**Website:** <http://www.nyc.gov/manhattancb3>

**Meeting Information:** Meetings are held at various locations in the CB area.

[Go to District Profile](#) by NYC Dept. of City Planning

**Political Districts (5)**

NYC Council: [District 1](#)

NYS Assembly: [District 87](#)

NYS Senate: [District 28](#)



# Proximity Report for Location:

March 25, 2014

120 ORCHARD ST, New York, 10002

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

## Closest Liquor Stores

Name	Address	Approx. Distance
KK & HZ LLC	101 ALLEN ST	350 ft
JADE FOUNTAIN LIQUOR CORP	123 DELANCEY STREET	620 ft
GARYS LIQUOR INC	141 ESSEX STREET	745 ft
FLYNN MCCLURE INC	100 STANTON ST	870 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	880 ft
DELANCEY WINE INC	41 ESSEX ST	1100 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1430 ft

## Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	100 ft

## Schools within 500 Feet

Name	Address	Approx. Distance
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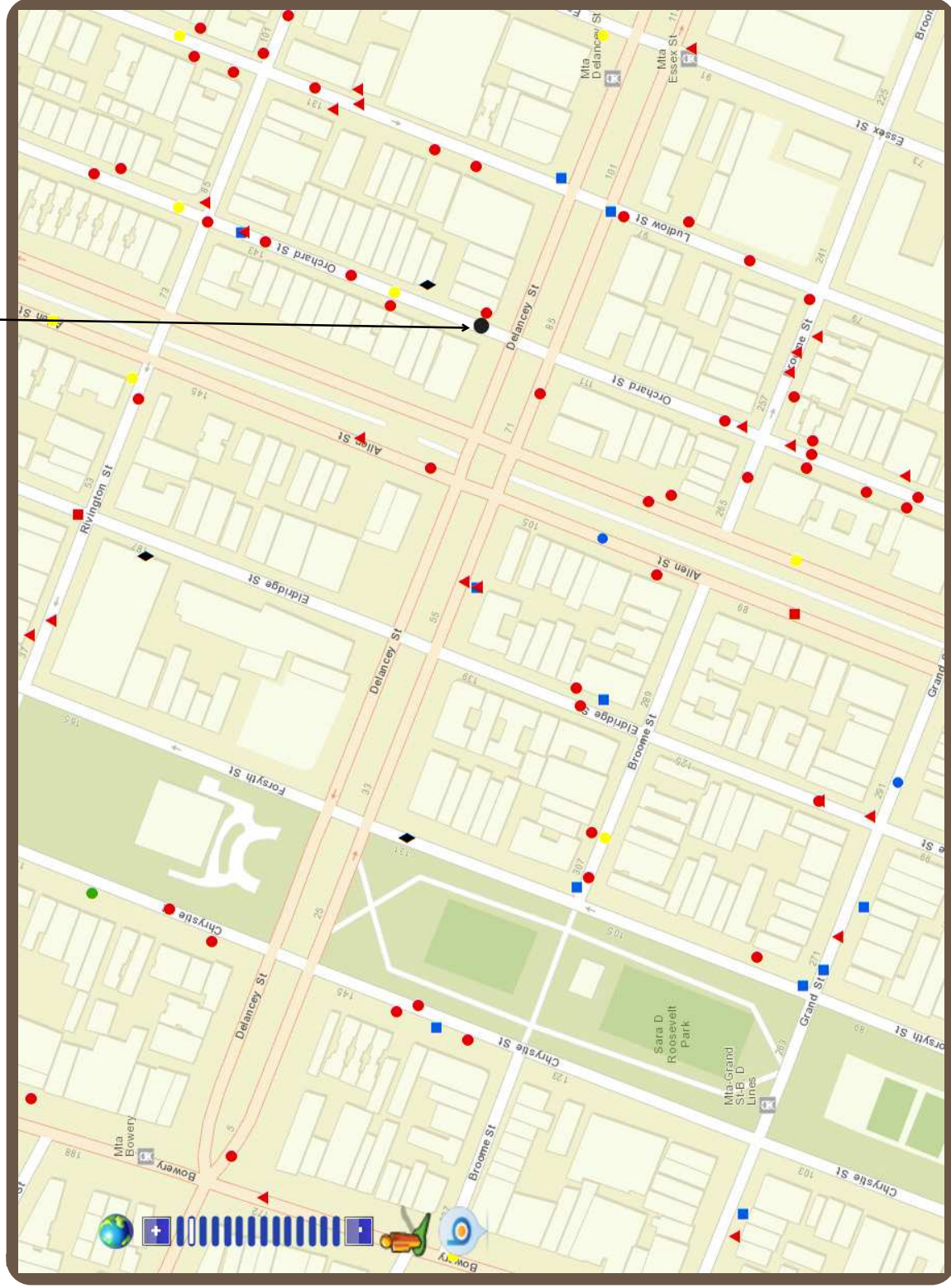
## On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
<del>120 ORCHARD LLC</del>	<del>120 ORCHARD STREET</del>	<del>20 ft</del>
BARNORTH GROUP LLC	77 DELANCEY ST	125 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	135 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	200 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	215 ft
MPDRAW LLC	109 LUDLOW STREET	230 ft
93 LUDLOW ST INC	95 DELANCEY ST	255 ft
BG BAR INC	113 LUDLOW ST	260 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	335 ft
A HALIBUT INC	138 ORCHARD ST	335 ft
CONGEE VILLAGE INC	100 ALLEN ST	345 ft
CONGEE VILLAGE BAR INC	98 ALLEN STREET	365 ft
FUZZY WUZZY LLC, THE	96 ORCHARD ST	375 ft
CDT LUDLOW INC	87 LUDLOW ST	395 ft
NYLA CAFE LLC	126 LUDLOW ST	415 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	420 ft
PIEDMONT HOSPITALITY LLC	95 ALLEN ST	435 ft

Name	Address	Approx. Distance
XLR8 LLC	266 BROOME ST	440 ft
BARRIO CHINO LLC	253 BROOME STREET	460 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	470 ft
TENTH WARD LLC	115 ESSEX ST	485 ft
KELTIC LOUNGE INC	132 LUDLOW ST	500 ft

# 120 Orchard Street

120 Orchard Street



## Legend

LEGEND	
On-Premises Licenses	
On-Premises Liquor	Red Circle
On-Premises Wine and Beer	Red Triangle
Off-Premises Beer	Red Square
Off-Premises Licenses	
Off-Premises Liquor	Blue Circle
Off-Premises Wine	Blue Triangle
Off-Premises Beer	Blue Square
Wholesale Licenses	Green Circle
Pending Licenses	Yellow Circle
All Licenses	Yellow Circle
On-Premises Liquor	Red Circle
On-Premises Wine and Beer	Red Triangle
On-Premises Beer	Red Square
Off-Premises Liquor	Blue Circle
Off-Premises Wine	Blue Triangle
Off-Premises Beer	Blue Square
Wholesale	Green Circle
Pending	Yellow Circle
Churches	Black Diamond
Schools	Black Triangle
Zones	Orange Triangle
Community_Boards	Black Square
Police_Precincts	Blue Square
Counties	Green Square
	Black Square

Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.