



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)
- 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/communitygroups/community_group_listings.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: 10/31/14

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.

Is location currently licensed? Yes No Type of license: On-Premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant Bar

Corporation and trade name of current license: Mpdrow LLC

APPLICANT:

Premise address: 109 Ludlow Street

Cross streets: Rivington Street AND Delancey Street

Name of applicant and all principals: Los Feliz 2015 LLC

Principals: Alon Moskovitch

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: 6 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 for any back or side yard use? Yes No What is maximum NUMBER of people permitted? _____

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

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): C4-4A

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) 6PM - 4AM Tue - Sun
CLOSED MON

Number of tables? 18 Number of seats at tables? 84

How many stand-up bars/ bar seats are located on the premise? 3

(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): 1 bar on 1st floor "L" shaped 10'x5' / 3rd bar in basement, 2nd bar in basement "L" shaped 8'x6' / "I" shape 8'x2'

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 Mexican

What are the hours kitchen will be open? Same as operating hours

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

How many employees will there be? 25

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

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 _____

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

Please describe your sound system: Sound system & speakers

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? No

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.")

The employees will be trained to monitor the outside crowd but has not had major congestion issues previously.
Will there be security personnel? Yes No (If Yes, how many and when) _____

1 per day for 6 days

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?

Sound proof ceiling

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Mundo New York Inc

Address: 205 Allen Street Community Board # 3

Dates of operation: Since 2012 - present

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 Mundo New York Inc - 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? 9

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

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 _____.
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.

LOS FELIZ 2015 LLC

Although this establishment will have trained employees who will monitor the outside crowd for any sidewalk congestion, it has not had any major congestion issues in the past.



Jae Yu <nylicense@gmail.com>

109 Ludlow Street - Los Feliz 2015 LLC

1 message

Jae Yu <nylicense@gmail.com>

Fri, Oct 31, 2014 at 6:02 PM

To: "L.E.S. Dwellers" <info@lesdwellers.org>

Good Afternoon,

My name is Jae Yu and I am the representative for Los Feliz 2015 LLC located at 109 Ludlow Street. We would like to reach out and notify you of our intent to transfer the on-premises liquor license from Mpdrow LLC to Los Feliz 2015 LLC. The establishment will continue to run as a restaurant bar and the operating hours will be from 6pm-4am Tues-Sunday, closed Mondays. We have notified Manhattan Community Board 3 and will be attending their SLA & DCA Licensing Committee meeting on Nov 18, 2014 for 6:30pm. If you have any questions, then please contact me at 718-445-5050. Thank you for your time and have a nice weekend.

Sincerely yours,
Jae Yu

—
New York Business Consulting Co.
38-25 150th Street
Flushing, NY 11354
Tel (718)445-8865
Fax(718)445-4195

Proximity Report for Location:

October 24, 2014

109 LUDLOW 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
SALGIRAH CORP	141 ESSEX ST	560 ft
KK & HZ LLC	101 ALLEN ST	575 ft
FLYNN MCCLURE INC	100 STANTON ST	810 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	1075 ft
DELANCEY WINE INC	41 ESSEX ST	1110 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1290 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	1310 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	205 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
MPDRAW LLC	109 LUDLOW STREET	20 ft
BG BAR INC	113 LUDLOW ST	65 ft
ULLI BAR CORP	120 ORCHARD ST	160 ft
93 LUDLOW ST INC	95 DELANCEY ST	225 ft
FOURTHGEN LLC	127 ORCHARD ST	235 ft
TENTH WARD LLC	115 ESSEX ST	235 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	255 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	255 ft
NYLA CAFE LLC	126 LUDLOW ST	255 ft
BRANNONS SANDWICH SHOP LLC	119 ESSEX ST	285 ft
SWOON CORP	121 ESSEX ST	285 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	305 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	315 ft
A HALIBUT INC	138 ORCHARD ST	335 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	340 ft
KELTIC LOUNGE INC	132 LUDLOW ST	345 ft
BARNORTH GROUP LLC	77 DELANCEY ST	350 ft

Name	Address	Approx. Distance
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	380 ft
98 RIVINGTON RESTAURANT LLC	98 RIVINGTON ST	380 ft
NYCJB S LLC	112 RIVINGTON STREET	390 ft
CODA DI BUE LLC	78 84 RIVINGTON ST	405 ft
CDT LUDLOW INC	87 LUDLOW ST	415 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	425 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	430 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	435 ft
BRACKLUINN REST INC	137 LUDLOW STREET	435 ft
PUB 138 INC	138 LUDLOW STREET	440 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	455 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	455 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	485 ft
137 ESSEX ST RESTAURANT INC	137 ESSEX STREET	490 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	500 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	500 ft
SARO CORP	102 NORFOLK ST	510 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	515 ft
FUZZY WUZZY LLC, THE	96 ORCHARD ST	520 ft
ORCHARD FOODS INC	152 ORCHARD STREET	520 ft
PROLETARIAT V, INC	98 102 NORFOLK	545 ft
CONGEE VILLAGE INC	100 ALLEN ST	550 ft
MCFNY LLC	154 ORCHARD ST	555 ft
BARRIO CHINO LLC	253 BROOME STREET	570 ft
PRAGUE LLC	131 RIVINGTON ST	575 ft
XLR8 LLC	266 BROOME ST	600 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	605 ft
GUAPO BODEGA LLC	146 ESSEX STREET	625 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	630 ft
TWO BIKES LLC	85 ORCHARD STREET	640 ft
ORCHARD 85 CORP	85 ORCHARD STREET	645 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	645 ft
MFM BRANDY LLC	157 ALLEN ST	660 ft
OWLINGS INC	152 LUDLOW STREET	670 ft
162 ORCHARD CORP	162 ORCHARD ST	675 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	735 ft
SAKAMAI LLC	157 LUDLOW ST	735 ft
STEPS LLC	163 ALLEN STREET	735 ft
SC DELANCEY LLC	148 DELANCEY ST	745 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	745 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	745 ft
PROJECT 6 LLC	167 ORCHARD ST - 1ST FLOOR	745 ft
GHVILLE INC	167 ORCHARD ST	745 ft

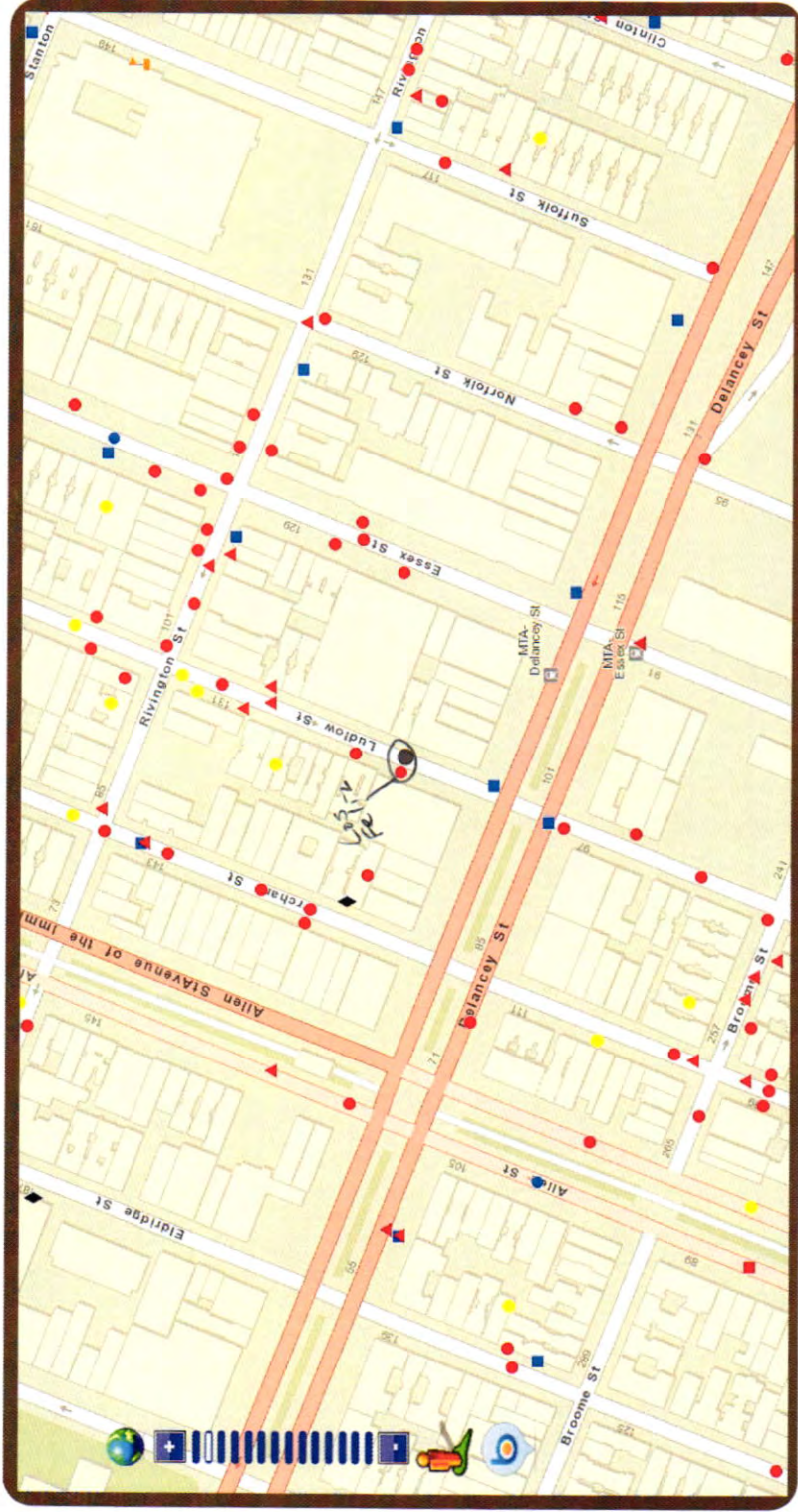
Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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los feliz

Legend

Legend	
On-Premises Licenses	On-Premises Liquor
On-Premises Wine and Beer	On-Premises Wine and Beer
On-Premises Beer	On-Premises Beer
Off-Premises Licenses	Off-Premises Liquor
Off-Premises Wine	Off-Premises Wine
Off-Premises Beer	Off-Premises Beer
Wholesale Licenses	Wholesale
Pending Licenses	Pending
All Licenses	All Licenses
On-Premises Liquor	On-Premises Wine and Beer
On-Premises Wine and Beer	On-Premises Beer
Off-Premises Liquor	Off-Premises Wine
Off-Premises Wine	Off-Premises Beer
Wholesale	Wholesale
Pending	Pending
Churches	Churches
Schools	Schools
Zones	Zones
Communi_Boards	Communi_Boards
Police_Precincts	Police_Precincts
Couruses	Couruses



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









Los Feliz
Chef Julieta Ballesteros

109 LUDLOW ST. NEW YORK, NY

www.LosFELIZNYC.COM

 :@LosFELIZ_NYC

 :@LosFELIZNYC

NO SE PERMITEN SUSTITUCIONES



PARA EMPEZAR

GUACAMOLE 10

*add adobo chicken (4) pork belly (5) or ribeye (6)

ENSALADAS

CÉSAR A LA MEXICANA 9^{GF}

creamy serrano chile dressing, avocado, Cotija cheese,
pico de gallo, crispy capers

KALE CON FRESA Y CHIPOTLE 12^{GF}

baby kale, avocado, dried cranberries, pumpkin seeds, goat cheese,
strawberry chipotle vinaigrette, toasted walnuts

MIXTA CON CACAHUATE 10^{GF}

baby arugula, corn, avocado, frizzled tortillas, crispy panela cheese,
sesame seeds, peanut red chile emulsion

*add chicken (4) shrimp (5) steak (5) or tuna (7) to any salad

CEVICHEs

TARTARA DE SALMON 12

smoked salmon tartare, cucumber, cilantro, crema, wonton taco shell

SAL Y LIMÓN 13

red grouper, cilantro, red onion, orange, lime, pico de gallo, avocado

ATÚN 14

Mexican style tuna tartare, habanero soy sauce, lemon-lime marinade
cucumber-ginger pico de gallo, sesame seeds, avocado, sorbet

PULPO Y CAMARON 14

grilled octopus, shrimp, pickled onions, citrus-chile marinade,
avocado, sorbet, mango relish

QUESADILLAS

HUITLACOCHÉ 13

Mexican black truffle, corn, Chihuahua cheese, crema

QUESADILLA DE FLOR DE CALABAZA 16

sautéed squash blossom, portabello mushrooms, gruyère cheese, truffle aioli

POLLO 11

pulled chicken breast, red and green salsa, corn, roasted onions,
Chihuahua cheese, crema

CHORIZO CON PAPA 12

Mexican chorizo, spicy potatoes, black beans, Chihuahua cheese, crema

PARA ACOMPAÑAR

YUCA FRITA 6

PLATANOS MACHOS 6

CORN ON THE COB 6

PLANTAIN CORN BREAD 6

FRIJOLEs NEGROS 6

SAUTEED KALE 6

ARROZ VERDE 6

ESPECIALES DE LA CASA

BURRITO VEGETARIANO 11

flour tortilla, **grilled portabello**, rajas poblano, black beans, chipotle potatoes, avocado, Cotija cheese, **plantains**, cilantro rice

FLAUTAS DE POLLO EN MOLE POBLANO 13

crispy corn tortillas with pulled chicken breast topped with **mole poblano**

BURRITO DE ATÚN 17

pan-seared **big eye tuna** wrapped in flour tortilla, avocado, jicama slaw, **pasilla sesame sauce**

QUESO CON TODO 13^{GF}

baked cheese casserole with **chicken**, **huitlacoche** and **chorizo** served with a side of guacamole, crema and corn tortillas

PIERNITAS DE PUERCO 14

mini pork shanks, achiote, served in a bed of **plantain** goat cheese **cornbread**

LOS TRES AMIGOS 17^{GF}

pan-seared **sesame tuna**, **grilled chicken breast**, **adobo skirt steak** over a black bean **jicama salad**, with corn, pico de gallo, cilantro-cumin vinaigrette, chipotle crema, avocado

TACOS

CHAMPIÑONES 8^{GF}

portobello mushroom, whole black beans, **pan-seared panela cheese**, guacamole, red onion, cilantro

MAHI MAHI 12

grilled mahi mahi, teriyaki ginger glaze, **apple coleslaw**

CAMARÓN ENCHILADO 9^{GF}

sautéed shrimp, peanuts, red chili paste, **pickled carrots**, sesame seeds

CHICHARRÓN DE POLLO 8^{GF}

adobo chicken crackling, guacamole, **grilled pineapple**, red chile aioli, Cotija cheese

COCODRILO 15

pan-crusted **Louisiana alligator sirloin**, sweet agave bbq sauce, apple coleslaw, avocado, **mango roll**

CARNE ASADA 12^{GF}

adobo marinated grilled skirt steak, avocado, black bean pico de gallo, lime, **grilled scallion**

BARBACOA 10

beef cheek slow-cooked in banana leaf, mexican beer, tequila, and oregano, topped with lime **roasted onions**

RIBEYE 14

ribeye crackling, marinated in Mexican beer and lime, guacamole, habanero aioli, caramelized onions

PANCITA CON PULPO 10^{GF}

adobo spiced pork belly, **poached octopus**, chile paste, pickled cabbage, pineapple

CHORIZO CON RAJAS 9^{GF}

pan-seared Spanish chorizo, corn mango rajas pablanas, green chile, crema, and Cotija cheese

VENADO 13

grass-fed venison, **artisanal chorizo**, black mission fig bacon spread, Cotija cheese, green aioli, **beer batter onion rings**



DESSERTS

CHURROS 8

Mexican-style doughnut breadstick, cinnamon dust, semi-sweet chocolate, cajeta

TRES LECHES 9

sponge cake soaked in three milks, dulce de leche, cajeta

BROWNIE DE CHOCOLATE 9

Mexican chocolate, cajeta, pecans, vanilla ice cream

MARGARITAS

LOS FELIZ CLASSIC 10/50

EL JIMADOR BLANCO, FRESH LIME JUICE, ORGANIC RAW AGAVE

HIBISCUS 12/60

MILAGRO SILVER, CHEF PREPARED HIBISCUS REDUCTION,
FRESH LIME JUICE, ORGANIC RAW AGAVE

EVERYONE LOVES A GINGER 13/65

CORRALEJO BLANCO, STRAWBERRY PURÉE, GINGER SYRUP
ORGANIC RAW AGAVE, FRESH LIME JUICE

CUCUMBER LAVENDER 14/70

LAVENDER INFUSED CASA NOBLE BLANCO, CUCUMBER,
ORGANIC RAW AGAVE, FRESH LIME JUICE

SPICY MARGARITAS

SPICY CILANTRO 12/60

JALAPEÑO & HABANERO INFUSED EL JIMADOR BLANCO,
FRESH LIME JUICE, ORGANIC RAW AGAVE, CILANTRO

JALAPEÑO CUCUMBER 12/60

JALAPEÑO & HABANERO INFUSED EL JIMADOR BLANCO,
FRESH LIME JUICE, ORGANIC RAW AGAVE, CUCUMBER

MEZCAL COCKTAILS

SMOKE & SAMBA 14/70

ILEGAL REPOSADO MEZCAL, CEDILLA AÇÁ LIQUEUR,
FRESH LIME JUICE, ORGANIC RAW AGAVE

SANCHO 13/65

ANCHO CHILE INFUSED LA PURITITA VERDA, FRESH LIME JUICE,
ORGANIC RAW AGAVE

SMOKE ONE 14/70

JALAPEÑO & HABANERO INFUSED EL JIMADOR BLANCO,
PINEAPPLE, FRESH LIME JUICE,
TOPPED WITH LA PURITITA VERDA

MEXICAN CLASSICS

MICHELADA 10

CLASSIC MEXICAN BEER COCKTAIL, HOUSEMADE SANGRITA, FRESH LIME
SERVED ON THE ROCKS WITH A SALTED RIM

*MEZCAL FLOAT (3)

PALOMA 12/60

TRADITIONAL MEXICAN COCKTAIL WITH CAZADORES REPOSADO
& SQUIRT GRAPEFRUIT SODA

SANGRIA 12/60

CHEF JULIETA'S SPECIAL MEXICAN-STYLE SANGRIA

MEXICAN COKE 6

CERVEZAS

CORONA, CORONA LIGHT, DOS EQUIS,
NEGRA MODELO, PACIFICO 7
TECATE 6

20% GRATUITY WILL BE ADDED TO CHECKS OF 6 OR MORE
WE ACCEPT VISA, MC, AMEX & CASH

