

THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, 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](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: \_\_\_\_\_

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

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: ART Gallery

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 138 Ludlow ST

Cross streets: Stanton & Rivington Streets

Name of applicant and all principals: Pub 138 INC

John Cotillo & John Cotillo Sr.

Trade name (DBA): Local 138

**PREMISE:**

Type of building and number of floors: Mixed USE, 6 story 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? will be  
Getting a LNO

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) 2 pm - 4 am 7 days a week

Number of tables? 2 Total number of seats? 12

How many stand-up bars/ bar seats are located on the premise? 1/13  
(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): L Shaped, approx 18'

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

Bar Food

What are the hours kitchen will be open? All open hours

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

How many employees will there be? 6

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?) 3

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: I Pod

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.")

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 sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: Local 138 / IGGY'S / Spotted owl

Address: 138 Ludlow St | 132 Ludlow St | 211 Ave A Community Board # 3

Dates of operation: 2011-Present | 2006-Present | 2015-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. See above

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? 19

How many On-Premise (OP) liquor licenses are within 500 feet? 45

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 will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3.  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 \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 9pm.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

# Proximity Report for Location:

May 5, 2018

138 Ludlow St, New York, NY, 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	165 ft
FLYNN MCCLURE INC	100 STANTON ST	350 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	930 ft
E L PARTNERS LLC	101 ALLEN ST	935 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	1005 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1040 ft
DISCOVERY WINES LLC	16 AVE B	1390 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
PS 20 ANNA SILVER SCHOOL	166 ESSEX ST	425 ft

## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
PUB 138 INC	138 LUDLOW STREET	40 ft
BRACKLUINN REST INC	137 LUDLOW STREET	75 ft
KELTIC LOUNGE INC	132 LUDLOW ST	80 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	135 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	165 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	165 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	170 ft
OWLINGS INC	152 LUDLOW STREET	185 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	195 ft
SAKAMAI LLC	157 LUDLOW ST	205 ft
ALEGRE ORCHARD LLC	146 ORCHARD ST	230 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	235 ft
WASSAIL LLC	162 ORCHARD ST	240 ft
NYLA CAFE LLC	126 LUDLOW ST	240 ft
158 LUDLOW REST LLC	158 LUDLOW STREET	240 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	245 ft
GUAPO BODEGA LLC	146 ESSEX STREET	280 ft

Name	Address	Approx. Distance
STANTON SURF CLUB LLC	99 STANTON ST	285 ft
SWOON CORP	121 ESSEX ST	295 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	305 ft
168 ORCHARD ST PARTNERS	168 170 ORCHARD ST	315 ft
161 LUDLOW FOOD LLC	161 LUDLOW ST	315 ft
TWO ALMONTES CORP	108 STANTON ST	320 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	320 ft
95 STANTON STREET REST INC	95 STANTON ST	325 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	330 ft
TENTH WARD LLC	115 ESSEX ST	330 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	345 ft
SAUCE MANAGEMENT LLC	78 84 RIVINGTON ST	360 ft
A HALIBUT INC	138 ORCHARD ST	370 ft
GHVILLE INC	167 ORCHARD ST 2ND & 3RD FL	375 ft
JETHOU LLC	167 ORCHARD ST	375 ft
ORCHID STREET ENTERPRISES LLC	174 ORCHARD STREET	395 ft
BG BAR INC	113 LUDLOW ST	415 ft
MPDRAW LLC	109 LUDLOW STREET	435 ft
THE MEATBALL SHOP	84 STANTON ST	440 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	460 ft
A CASA FOODS LLC	173 ORCHARD ST	465 ft
MFM BRANDY LLC	157 ALLEN ST	465 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	485 ft
EPSTEINS BAR LLC	82 STANTON ST	485 ft
180 ORCHARD OWNER LLC, IHG MGMT MARYLAND LLC & GG	171 LUDLOW ST	490 ft
STEPS LLC	163 ALLEN STREET	495 ft
DISH 165 INC	165 ALLEN STREET	500 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	500 ft
SWEET CHICK LES LLC	178 LUDLOW ST	515 ft
FOURTHGEN LLC	127 ORCHARD ST	515 ft
REBEL ALLEN LLC	163 ALLEN ST	515 ft
ULLI BAR CORP	120 ORCHARD ST	525 ft
JERSEY BOYS LLC	173 LUDLOW ST	525 ft
OSTERIA GRANO LLC	175 LUDLOW ST	545 ft
MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	585 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL FOOD	180 184 LUDLOW ST	590 ft
65 RIVINGTON RESTAURANT LLC	65 RIVINGTON ST	590 ft
GEORGIA'S EASTSIDE BBQ INC	192 ORCHARD ST	635 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA 120 ALLEN ST	640 ft
ORCHARD STREET RESTAURANT LLC	187 ORCHARD STREET	645 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC	190 ALLEN STREET	660 ft
KENROCK ENTERPRISES LLC	192 ALLEN ST	675 ft
ROCKWOOD MUSIC CORP	194 ALLEN ST STORE B5, B6	690 ft
ROCKWOOD ENTERTAINMENT INC	196 ALLEN ST B4	695 ft

Name	Address	Approx. Distance
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	705 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	705 ft
BARRAZA FOODS INC	198B ORCHARD STREET	710 ft
KATZ DELICATESSEN OF HOUSTON STREET INC	205 E HOUSTON ST	730 ft
HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	735 ft
93 LUDLOW ST INC	95 DELANCEY ST	735 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
HARVEST OF THE SEA LLC	92A RIVINGTON ST	190 ft
LOCO 111 INC	105 STANTON ST	270 ft
HEATHER JOSEPHINE JANSEN	164 ORCHARD ST	295 ft
JURAKU INC	121 LUDLOW ST	330 ft
HIEB CORP	168 LUDLOW ST	390 ft
BB ORCHARD LLC	173 ORCHARD ST	445 ft
UNA PIZZA NAPOLETANA LLC	175 ORCHARD ST	480 ft
131 RIVINGTON STREET RESTAURANT LLC	131 RIVINGTON ST	535 ft
BRIDGE & TUNNEL LLC	66 68 RIVINGTON ST	535 ft
BRIDGE & TUNNEL LLC	66 68 RIVINGTON ST	540 ft
LA CONTENTA INC	102 NORFOLK ST	705 ft

### Unmapped licenses within zipcode of report location

Name	Address

# LOCAL 138

## SNACKS

*CRISPY CHICKEN FINGERS*

*\$8*

*PRETZEL BITES*

*\$8*

*CRISPY HAM & CHEDDAR ROLL*

*\$8*

## MAINS

*STEAK & CHEESE CHIMICHANGA*

*\$8*

*MACARONI & CHEESE*

*\$10*

*CHICKEN & CHEESE BEAN BURRITO*

*\$10*

*FOUR CHEESE PERSONAL PIZZA*

*\$10*

*SODA: COKE, DIET COKE, SPRITE, GINGER ALE*

*\$2*

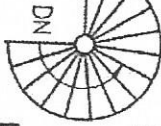
*138 LUDLOW ST, NYC, 10002 - 212.477.0280*



22'-0"

21'-7"

RETAIL 2  
630 sqf



Bathroom