

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. E-mail the CB3 office at info@cb3manhattan.org to find block associations. This must be done promptly so that there is sufficient time to meet with residents if necessary.
- 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: 01/30/2014

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.

Type of license: OP 252 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: Les Development LLC dba Le Lupanar

APPLICANT:

Premise address: 103 Essex Street, New York, NY 10002

Cross streets: Delancey & Rivington Street

Name of applicant and all principals: _____

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Mixed use, 5 floors

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 **LNO**
Indoor Certificate of Occupancy 74 Outdoor Certificate of Occupancy _____
(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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) 11:30 AM - 2 AM Monday - Sunday

Number of tables? 6 Number of seats at tables? 48

How many stand-up bars/ bar seats are located on the premise? 1
(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): 15' in length and located at the front of the restaurant
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

What are the hours kitchen will be open? 11:30 AM - 2 AM Monday - Sunday

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

How many employees will there be? 10

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 N/A

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: _____

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.

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?

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? _____ 24

How many licensed establishments are within 500 feet? _____ 36

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? _____ 28

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:

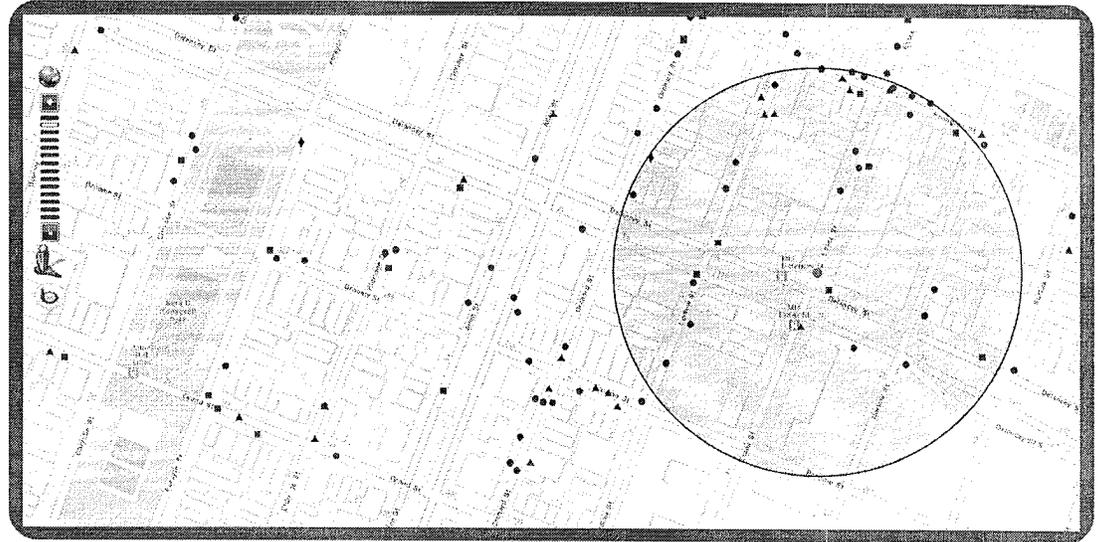
If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. Contact the CB 3 office at info@cb3manhattan.org to find block and tenant associations. **Please attach proof (copies of letters or email and poster) that you have advised these groups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

103 Essex Street - 500 Foot Map

LEGEND

- On-Premise Licenses
 - On-Premises Liquor
 - ▲ On-Premises Wine and Beer
 - On-Premises Beer
- Off-Premise Licenses
 - Off-Premises Liquor
 - ▲ Off-Premises Wine
 - Off-Premises Beer
- Wholesale Licenses
 - Wholesale
- Panorpy Licenses
 - Panorpy
- All Licenses
 - On-Premises Liquor
 - ▲ On-Premises Wine and Beer
 - On-Premises Beer
 - Off-Premises Liquor
 - ▲ Off-Premises Wine
 - Off-Premises Beer
 - Wholesale
 - Panorpy
- Churches
 - ⛪ Churches
- Schools
 - 🏫 Schools
- Zones
 - 🏠 Zones
- Community_Boards
 - 🏠 Community_Boards
- Police_Precincts
 - 🏠 Police_Precincts
- Courts
 - 🏠 Courts

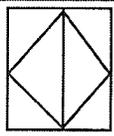
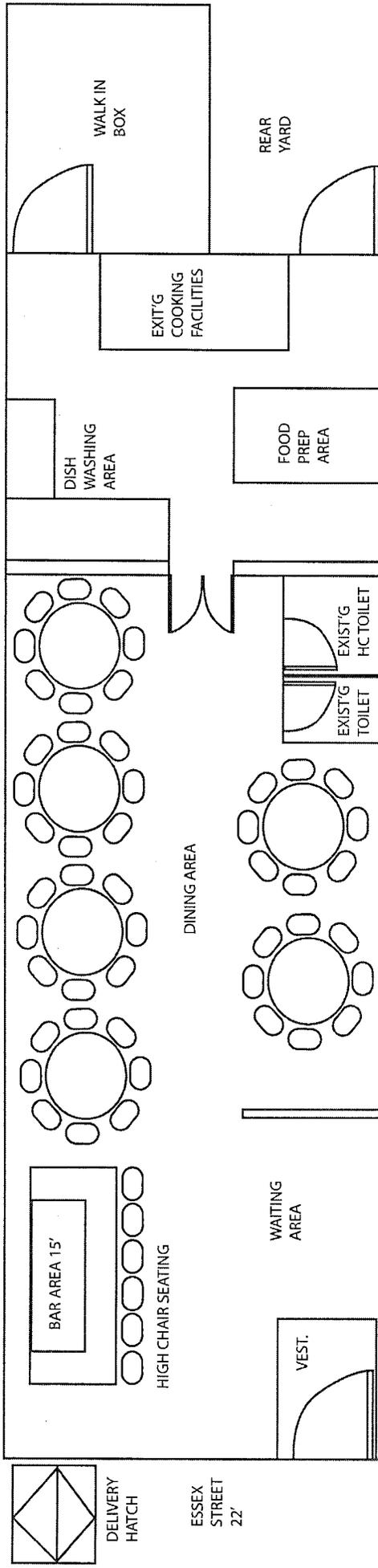


Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

On-Premise Licenses within 500 Feet

| Name | Address | Approx. Distance |
|------------------------------|--------------------------------|------------------|
| TENTH WARD LLC | 115 ESSEX ST | 195 ft |
| BRANNONS SANDWICH SHOP LLC | 119 ESSEX ST | 255 ft |
| SARO CORP | 102 NORFOLK ST | 260 ft |
| 106 NORFOLK STREET LLC | 106 NORFOLK ST - NORTH STORE | 265 ft |
| 106 NORFOLK RESTAURANT, INC. | 106 NORFOLK ST - SOUTH STORE | 265 ft |
| 120 ESSEX MARKET LLC | 120 ESSEX STREET | 270 ft |
| 93 LUDLOW ST INC | 95 DELANCEY ST | 275 ft |
| MPDRAW LLC | 109 LUDLOW STREET | 280 ft |
| PROLETARIAT V, INC | 98 102 NORFOLK | 285 ft |
| SWOON CORP | 121 ESSEX ST | 290 ft |
| AMBER AVALON CORP, THE | 92 LUDLOW STREET | 305 ft |
| BG BAR INC | 113 LUDLOW ST | 305 ft |
| CDT LUDLOW INC | 87 LUDLOW ST | 395 ft |
| RIVINGTON CAFE CORP | 123 RIVINGTON STREET | 415 ft |
| NYLA CAFE LLC | 126 LUDLOW ST | 430 ft |
| 120 ORCHARD LLC | 120 ORCHARD STREET | 450 ft |
| PENNSYLVANIA JAYCOX INC | 118 RIVINGTON STREET | 450 ft |
| EHD RESTAURANT II LLC | 120 RIVINGTON ST | 455 ft |
| NYCJB S LLC | 112 RIVINGTON STREET | 455 ft |
| DOWNTOWN LLC THE | 107 RIVINGTON ST | 460 ft |
| CAMILLE PRODUCTIONS LLC | 110 RIVINGTON STREET | 460 ft |
| 122-124 RIVINGTON CORP | 122-124 RIVINGTON ST. | 460 ft |
| PRAGUE LLC | 131 RIVINGTON ST | 475 ft |
| 133 ESSEX RESTAURANT LLC | 133 ESSEX ST | 475 ft |
| L E S RESTAURANT CORP | 81 LUDLOW ST AKA 246 BROOME ST | 490 ft |
| SC DELANCEY LLC | 148 DELANCEY ST | 495 ft |
| HI DELANCEY RESTAURANT LLC | 148-150 DELANCEY ST | 495 ft |
| KELTIC LOUNGE INC | 132 LUDLOW ST | 495 ft |

103 Essex Street, New York, NY 10002



DELIVERY HATCH

ESSEX STREET 22'

BAR AREA 15'

HIGH CHAIR SEATING

DINING AREA

WAITING AREA

VEST.

EXIST'G TOILET

EXIST'G HCTOILET

DISH WASHING AREA

EXIT'G COOKING FACILITIES

FOOD PREP AREA

WALK IN BOX

REAR YARD