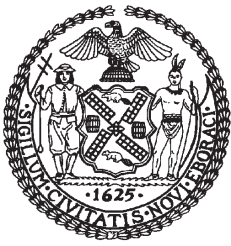


HELBRAUN || LEVEY

TENEMENT PARTNERS LLC  
161 LUDLOW STREET  
NEW YORK, NY 10002

MANHATTAN COMMUNITY  
BOARD 3  
MEETING DATE: 9/11/2023



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov)

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Dear Applicants, Lawyers, Architects, and others who represent liquor license applicants,

Community Board 3 has received your notification of an application for a new or alteration liquor license. Your request has been placed on the agenda of the next meeting of the SLA (State Liquor Authority) Committee of Community Board 3. This committee will meet on

**Monday, September 11, 2023 at 6:30pm**

**Online: <https://us06web.zoom.us/j/89482152857>**

**By Phone: +1 646 518 9805, +1 929 205 6099**

**Webinar ID: 894 8215 2857**

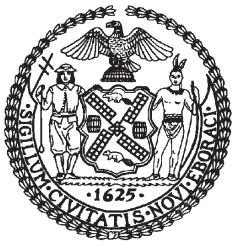
Please see text of email invite for due date and directions on how to submit the questionnaire.

- Submit completed questionnaires (**with requested diagrams**) to the Community Board office **by the due date listed in the email invite**. Send completed questionnaire, including diagrams, and any additional material as a single PDF file. Any revisions, addition of materials should also be sent as a complete package as a single PDF file.
- Petitions and proof of conspicuous posting of Community Board 3 notices at the site for **7 days** prior to the meeting (please include newspaper with date in photo or a timestamped photo) must be emailed to [echan@cb.nyc.gov](mailto:echan@cb.nyc.gov) **by Friday noon before the meeting**. Send petitions and proof of conspicuous postings as a separate PDF file.
- Notify the Community Board office of withdrawals by Friday noon before the Committee meeting. Notice must be in writing, by e-mail, stating that applicant will not file with the SLA until they appear before the Community Board. Applicant must submit a new notice to the Community Board to be included on agenda for a meeting at later date.
- Withdrawn applications **will not be rolled over** to next month as stated in previous paragraph.
- Applicant must be present at committee meeting. Applications without completed information - **including** petitions and proof of posting - will not be heard at the committee meeting.

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer  
District Manager



Tareake Dorill, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

**The following items and questionnaire package are due by date listed in email invite:**

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

**The following items are due by noon Friday before the meeting:**

- 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:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: 08/28/2023

Is location currently licensed?  Yes  No    Type of license: OP

If alteration, describe nature of alteration: CHANGE IN METHOD OF OPERATION TO AMEND CLOSING HOURS TO 2 AM ALL DAYS

Previous or current use of the location: RESTAURAN/BAR

Corporation and trade name of current license: TENEMENT PARTNERS LLC

**APPLICANT:**

Premise address: 161 LUDLOW STREET

Cross streets: EAST HOUSTON AND STANTON STREET

Name of applicant and all principals: MARK OSBORNE, JOHN MCNULTY AS GENERAL MANAGER

Trade name (DBA): PENDING

**PREMISE:**

Type of building and number of floors: MIXED USE, 5 FLOOR

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes  No What is maximum NUMBER of people permitted 150

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:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) \_\_\_\_\_

SUNDAY - WEDNESDAY 2 AM CLOSING, THURSDAY - SATURDAY 3 AM CLOSING

Will any other business besides food or alcohol service be conducted at premise, i.e., retail?  Yes  No

If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? 9 Total number of indoor seats? 36

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
1 BAR, L-SHAPED, 24 FEET LONG, GROUND FLOOR

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 \_\_\_\_\_  
AMERICAN FOOD

What are the hours the kitchen will be open? ALL HOURS OF OPERATION

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

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  DJs  Streaming services/playlists

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: BOSE SPEAKERS, ONLY EMPLOYEES HAVE ACCESS

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") \*SEE ATTACHED\*

Will there be security personnel?  Yes  No (If Yes, how many and when) 1 ON WEEKENDS ONLY

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. \*SEE ATTACHED\*

Is sound proofing installed?  Yes  No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard)  Yes  No If Yes, describe and show on diagram:

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously?  Yes  No

If yes, please indicate name of establishment: CAD ENTERPRISES LLC

Address: 191 CHRYSTIE STREET Community Board # MANHATTAN 3

Dates of operation: FILED IN 2011

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name, address and describe the business \_\_\_\_\_

Has any principal had SLA reports or action within the past 5 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? 7

How many On-Premise (OP) liquor licenses are within 500 feet? 36

Is the premise within 200 feet on the same street 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, but it is not required. 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. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider

2.  I will operate a full-service restaurant, specifically a (type of restaurant) AMERICAN restaurant, or

I will operate a \_\_\_\_\_,

with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other

3. My hours of operation will be:

Mon 5PM - 2 AM; Tue 5PM - 2AM; Wed 5PM - 2AM;  
Thu 5PM - 3 AM; Fri 5PM - 3AM; Sat 12PM - 3AM;  
Sun 12PM - 3AM. (I understand opening is "no later than" specified opening

hour, and all patrons are to be cleared from business at specified closing hour.)

4.  I will not use outdoor space for commercial use (including Open Restaurants) OR

I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors

5.  I will employ a doorman/security personnel: \_\_\_\_\_

6.  I will install soundproofing, \_\_\_\_\_

7.  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, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have  DJs,  live music,  third-party promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than 20 private parties per \_\_\_\_\_ YEAR \_\_\_\_\_
9.  I will play ambient recorded background music only.
10.  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.
11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have unlimited drink specials, including boozy brunches, with food.
14.  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 \_\_\_\_\_.
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  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.

Name: JOHN MCNULTY

Phone Number: (917) 909-1166

#### Regarding Plan to Manage Cleanliness on Sidewalk:

- No smoking will be allowed in front of premise.
- Owner/manager will ensure that deliveries occur quickly and efficiently to prevent congestion. Boxes are not left sitting at the curb, brought straight into premise.
- If trash is not picked up in a timely manner, staff will bring trash bags/debris back into premise until pickup can occur.
- Will use garbage bags that will not allow liquids to spill out onto the sidewalk.
- Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing.
- The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation or taxi.

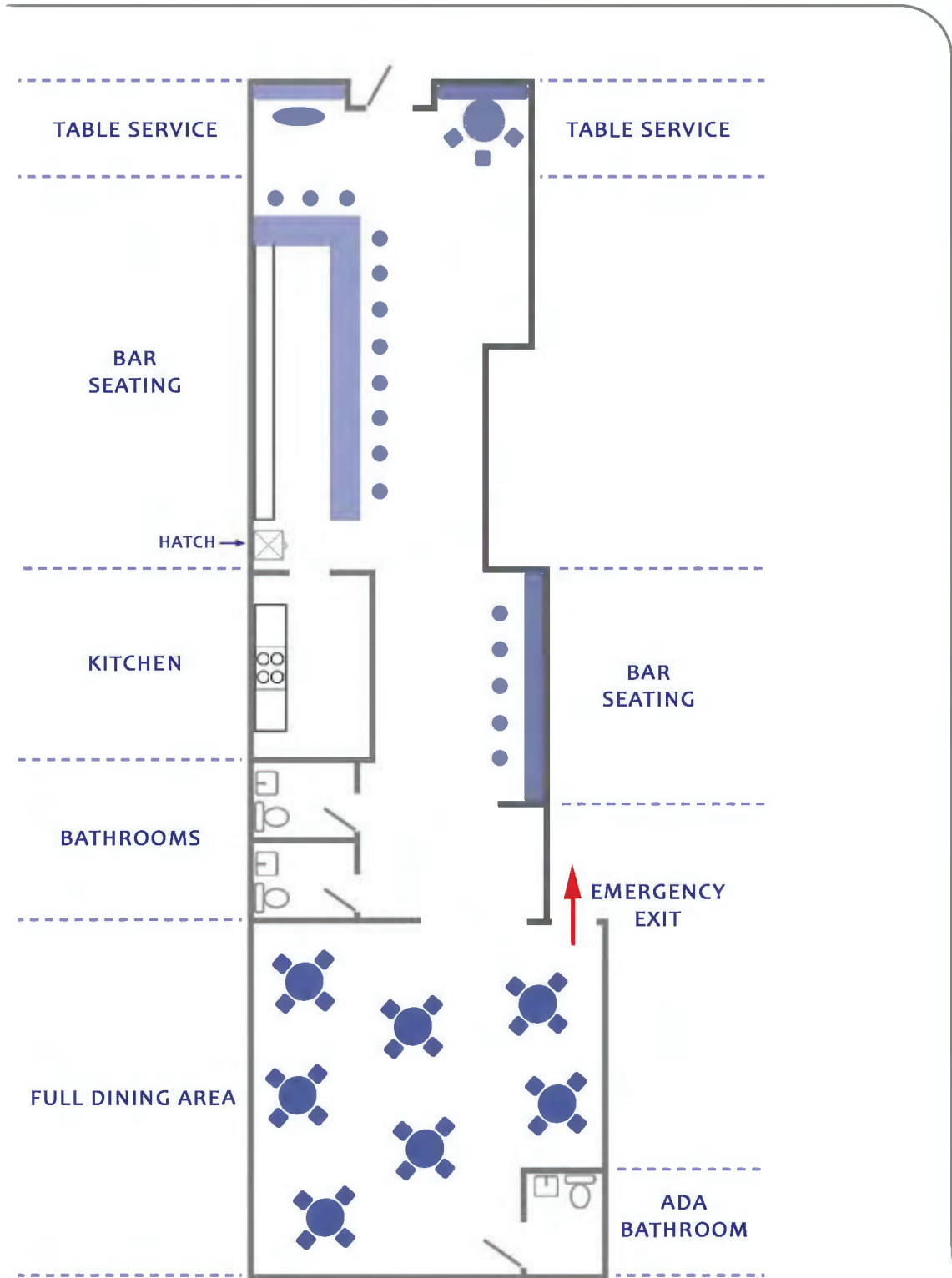
#### Regarding Plan to Manage Foot Traffic on Sidewalk:

- All staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear.
- No lines will be formed outside.
- There will be a reservation system and an area to wait inside of the premises.
- The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation, or taxi.

#### Regarding Plan to Manage Noise:

- There will be a manager and/or owner on duty at all times, who will be able to make sure that there is no excessive noise coming from the premises. This person will make sure that the premises does not become disorderly.
- The business plays piped-in music only, with no amplified music, live music, or DJ. Music will be played at an ambient level.
- The owner/manager are the only people with access to operate/change the sound system.
- Will provide contact information to local residents in case there are complaints or concerns.
- Windows and doors will close by 10 PM.





BAR SEATING - 16 TABLE SEATING - 36



BASEMENT

## LAMP REPORT



GREEN MARTINI GLASS = OP LICENSE  
GREEN WINE GLASS = RW/TW LICENSE  
PINK ICONS = INACTIVE  
ORANGE ICONS = PENDING  
RED APPLE = SCHOOL  
PURPLE ICON = PLACE OF WORSHIP

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.

Proximity Report For:	
Location	161 Ludlow St, New York, New York, 10002
Geocode	Latitude: 40.72143 longitude: -73.98778
Report Generated On	5/17/2023

8 Closest Liquor Stores		
Name	Address	Distance
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	48 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	442 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	686 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	1,015 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	1,121 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	1,153 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	1,204 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	1,210 ft

Schools within 500 feet		
Name	Address	Distance
PS 20 ANNA SILVER	166 ESSEX ST NEW YORK, NY 10002	339 ft

Churches within 500 feet	
Name	Distance
Assafa Islamic Center	314 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ATLANTIC BAR GROUP LLC Ser #: 1355476	146 ORCHARD ST NEW YORK, NY 10002	434 ft
ONLY LOVE STRANGERS LLC Ser #: 1362090	175 177 E HOUSTON ST ENTRANCE ON 200 ALLEN STREET NEW YORK, NY 10002	467 ft
CARIBEA LLC Ser #: 1353529	205 ALLEN ST STORE #4 AKA 203 ALLEN ST NEW YORK, NY 10002	548 ft
SAUCE MANAGEMENT II LLC Ser #: 1354602	78 84 RIVINGTON ST NEW YORK, NY 10002	552 ft
EL CASTILLO DE JAGUA REST CORP Ser #: 1358547	113 RIVINGTON STREET NEW YORK, NY 10002	578 ft
COOL CULINARY LLC Ser #: 1359511	119 ESSEX ST NEW YORK, NY 10002	671 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Ser #: 1346590	139 ORCHARD ST NEW YORK, NY 10002	685 ft
INWANY INC Ser #: 1357394	65 RIVINGTON ST NEW YORK, NY 10002	721 ft
23AVEBAR CORP Ser #: 1356050	23 AVENUE A NEW YORK, NY 10009	739 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TENEMENT PARTNERS LLC Ser #: 1339077	161 LUDLOW ST NEW YORK, NY 10002	0 ft
SAN PEPPAS JERK CHICKEN EXPRESS INC IV Ser #: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, NY 10002	79 ft
LOCO 111 INC Ser #: 1131031	105 STANTON ST NEW YORK, NY 10002	79 ft
JERSEY BOYS LLC Ser #: 1273888	173 LUDLOW ST NEW YORK, NY 10002	89 ft
158 LUDLOW REST LLC Ser #: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, NY 10002	97 ft
SAKAMAI LLC Ser #: 1263563	157 LUDLOW ST NEW YORK, NY 10002	116 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC Ser #: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, NY 10002	122 ft
95 STANTON STREET REST INC Ser #: 1024159	95 STANTON ST NEW YORK, NY 10002	142 ft
SWEET CHICK LES LLC Ser #: 1274831	178 LUDLOW ST NEW YORK, NY 10002	153 ft
HELEN'S KITCHEN LLC Ser #: 1343839	172 ORCHARD ST NEW YORK, NY 10002	171 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OSTERIA GRANO LLC Ser #: 1281633	175 LUDLOW ST NEW YORK, NY 10002	171 ft
ORCHID STREET ENTERPRISES LLC Ser #: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, NY 10002	176 ft
OWLINGS INC Ser #: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, NY 10002	186 ft
168 ORCHARD ST PARTNERS INC Ser #: 1255449	168 170 ORCHARD ST NEW YORK, NY 10002	188 ft
EASTERN DISTRICT OPERATIONS LLC Ser #: 1329636	177 LUDLOW ST NEW YORK, NY 10002	196 ft
UBER CAFFE LLC Ser #: 1268136	116 STANTON ST NEW YORK, NY 10002	199 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC Ser #: 1219676	187 ORCHARD STREET E HOUSTOH ST & STANTON ST NEW YORK, NY 10002	211 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC Ser #: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, NY 10002	220 ft
DANIEL CABA Ser #: 1332083	117 STANTON ST NEW YORK, NY 10002	229 ft
PUB 138 INC Ser #: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	248 ft
GHVILLE INC Ser #: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, NY 10002	255 ft
ORCHARD FLAVOR PARTNERS LLC Ser #: 1336151	167 ORCHARD ST NEW YORK, NY 10002	258 ft
FORREST INTERNATIONAL INC Ser #: 1310419	162 ORCHARD ST NEW YORK, NY 10002	262 ft
LION HOSPITALITY LLC Ser #: 1339355	84 STANTON ST NEW YORK, NY 10002	280 ft
EPSTEINS BAR LLC Ser #: 1303829	82 STANTON ST NEW YORK, NY 10002	301 ft
188 ALLEN ST INC Ser #: 1330353	188 ALLEN ST NEW YORK, NY 10002	334 ft
IT'S THERE HOSPITALITY LLC Ser #: 1336772	154 ORCHARD ST STORE C NEW YORK, NY 10002	344 ft
SOHO-LUDLOW INC Ser #: 1272412	139 LUDLOW ST NEW YORK, NY 10002	385 ft
ROCKWOOD MUSIC CORP Ser #: 1156950	194 ALLEN ST UNITS B4, B5, & B6 NEW YORK, NY 10002	390 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC Ser #: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, NY 10002	396 ft

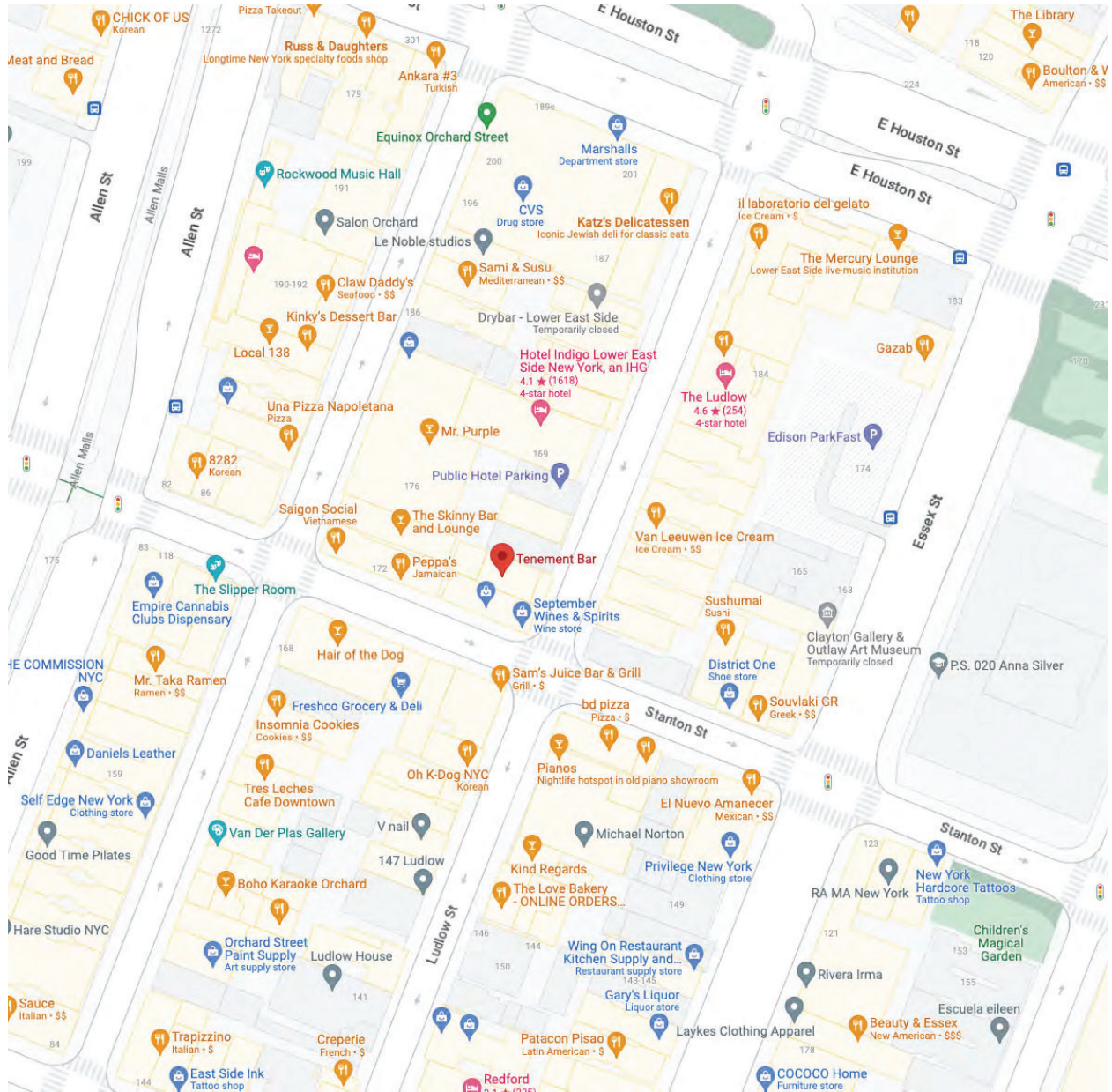
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
GUAPO BODEGA LLC Ser #: 1246348	146 ESSEX STREET NEW YORK, NY 10002	409 ft
FOUNDATION LOUNGE CORP Ser #: 1280506	137 ESSEX ST NEW YORK, NY 10002	413 ft
S W MONTE INC Ser #: 1024134	217 E HOUSTON ST NEW YORK, NY 10002	414 ft
KENROCK ENTERPRISES LLC Ser #: 1218044	192 ALLEN ST GROUND FLOOR NEW YORK, NY 10002	437 ft
TRAPIZZINO LES LLC Ser #: 1334274	144 ORCHARD ST NEW YORK, NY 10002	481 ft
SERAFINA LUDLOW CORP Ser #: 1296274	98 RIVINGTON ST NEW YORK, NY 10002	487 ft
KELTIC LOUNGE INC Ser #: 1181425	132 LUDLOW ST NEW YORK, NY 10002	507 ft
REBEL ALLEN LLC Ser #: 1300186	163 ALLEN ST NEW YORK, NY 10002	529 ft
CAMILLE PRODUCTIONS LLC Ser #: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, NY 10002	531 ft
DOWNTOWN LLC,THE Ser #: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, NY 10002	531 ft
133 ESSEX RESTAURANT LLC Ser #: 1255201	133 ESSEX ST NEW YORK, NY 10002	538 ft
MFM BRANDY LLC Ser #: 1273635	157 ALLEN ST NEW YORK, NY 10002	545 ft
SAUCE MANAGEMENT LLC Ser #: 1296794	78 84 RIVINGTON ST NEW YORK, NY 10002	552 ft
JMDR 127 LUDLOW LLC Ser #: 1278006	127 LUDLOW ST NEW YORK, NY 10002	564 ft
PENNSYLVANIA JAYCOX INC Ser #: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, NY 10002	573 ft
DOWNTOWN DINING LLC Ser #: 1265284	5 AVENUE A NEW YORK, NY 10009	574 ft
CRAWFORD FLICK INC Ser #: 1024603	7 AVENUE A NEW YORK, NY 10009	575 ft
205 ALLEN ST LLC Ser #: 1335291	205 ALLEN ST NEW YORK, NY 10002	576 ft
JED PARTNERS LLC Ser #: 1311871	126 LUDLOW ST NEW YORK, NY 10002	590 ft
JJD GROUP LLC Ser #: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, NY 10009	593 ft
120 ESSEX MARKET LLC Ser #: 1316835	124 RIVINGTON ST NEW YORK, NY 10002	595 ft
122-124 RIVINGTON CORP Ser #: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET	623 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
	NEW YORK, NY 10002	
A HALIBUT INC Ser #: 1270101	138 ORCHARD ST NEW YORK, NY 10002	635 ft
RIVINGTON CAFE CORP Ser #: 1024132	123 RIVINGTON STREET NEW YORK, NY 10002	637 ft
CUATRO LOBOS INC Ser #: 1283883	140 142 ORCHARD ST NEW YORK, NY 10002	640 ft
BURGERS AND CHISMIS LLC Ser #: 1327911	143 ORCHARD ST NEW YORK, NY 10002	642 ft
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	649 ft
A & P RESTAURANT CORP Ser #: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, NY 10002	651 ft
247 LUV NYC LLC Ser #: 1169316	247 ELDRIDGE ST NEW YORK, NY 10002	662 ft
ROBERT SANDS INC Ser #: 1191958	12 AVENUE A HOUSTON & FIRST NEW YORK, NY 10009	669 ft
12 FIRST AVE RESTAURANT CORP Ser #: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, NY 10009	675 ft
SAFF INC Ser #: 1024136	249 ELDRIDGE STREET NEW YORK, NY 10002	683 ft
JURAKU INC Ser #: 1347601	121 LUDLOW ST NEW YORK, NY 10002	685 ft
MONEYGOROUND INC Ser #: 1339492	235 ELDRIDGE ST NEW YORK, NY 10002	690 ft
159 HUNTINGTON HOLDINGS INC Ser #: 1274965	159 E HOUSTON ST NEW YORK, NY 10002	692 ft
DOUBLE DOWN NYC LLC Ser #: 1174399	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, NY 10009	694 ft
NISHIWAKI LLC Ser #: 1299911	217 ELDRIDGE ST NEW YORK, NY 10002	695 ft
ALLYN LLC Ser #: 1280469	16 1ST AVE NEW YORK, NY 10009	706 ft
SWOON CORP Ser #: 1024141	121 ESSEX ST NEW YORK, NY 10002	708 ft
GOLDEN C HOSPITALITY INC Ser #: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, NY 10003	716 ft
REQUISITE BOOTIE INC Ser #: 1024348	14 1ST AVENUE NEW YORK, NY 10009	719 ft
SWAUTO LTD Ser #: 1024671	25 AVENUE A NEW YORK, NY 10009	746 ft
ALLEGRA ALLEGRA INC Ser #: 1024166	15 1ST AVENUE NEW YORK, NY 10003	749 ft



# HELBRAUN | LEVEY

## AREA MAP



# THIEF

LOS

Thank you for joining us during our soft opening. We've been so eager to meet you that we decided to open while we are still working on the finishing touches. To show our appreciation we will be applying a 10% discount to your check.

## COCKTAILS

16

### The Magnificent Seven

mezcal, midori, pineapple, lemon, egg white

### Ego Trip

rye, orgeat, maraschino, crème de peche

### In Bloom

gin, apricot, bergamot, lemon, tonic

### Around the Way Girl

mezcal, xila, bonal gentian, mole bitters

### Fire it Up

tequila, jalapeno, passionfruit, lime, blanc vermouth

## WINE

GL | BTL

### Banshee [bubbles]

12 | 48

Brut

Ten of Cups, California

### Realce [white]

10 | 40

Sauvignon Blanc / Macabeo

Vino de la Tierra de Castilla, La Mancha, 2021

### Celler Frisach [orange]

16 | 64

Garnatxa Blanca

Terra Alta, Catalonia, Spain 2021

### Cherche Midi [pink]

12 | 48

Syrah / Cargnan

Languedoc-Roussillon, France 2021

### Grochau Cellars [red]

14 | 56

Pinot Noir

Commuter Cuvée, Willamette Valley, Oregon 2021

## BEER AND SELTZER

Draft See Board for Selection

### Narragansett Tall Boys

7

Lager, Rhode Island, 5%

### Oxbow

9

Farmhouse Pale Ale, Maine, 6%

### Stillwater

10

Ritual Pineapple, Nomadic, 5%

## BITES

### Grilled Pork Ribs

18

kiwi-soy glaze, sesame, crispy garlic, cilantro, scallion

### Fried Brie and Peppers

11

peppadew, sour honey, chives

### Wings

14

buffalo or kiwi-soy glaze  
served w/ peri peri ranch

### Fries

6

## SANDWICHES

Add fries \$3

### Grilled Eggplant Sandwich

14

vegan feta, onions & peppers, arugula, romesco  
add avocado \$2

### Thief Burger

16

grass-fed beef, fontina, crispy shallots, pickles, iceberg, burnt onion jam, top secret burger sauce  
add bacon \$3

### 'Members Only' Turkey Club

17

house-roasted turkey, bacon, swiss, tomato, little gem, avocado

### Fried Chicken Sandwich

16

banana peppers, little gem, sour honey, peri peri ranch

## SALADS

### Smashed Cucumber Salad

9

mint, chili, breadcrumbs, lemon, capers, chives

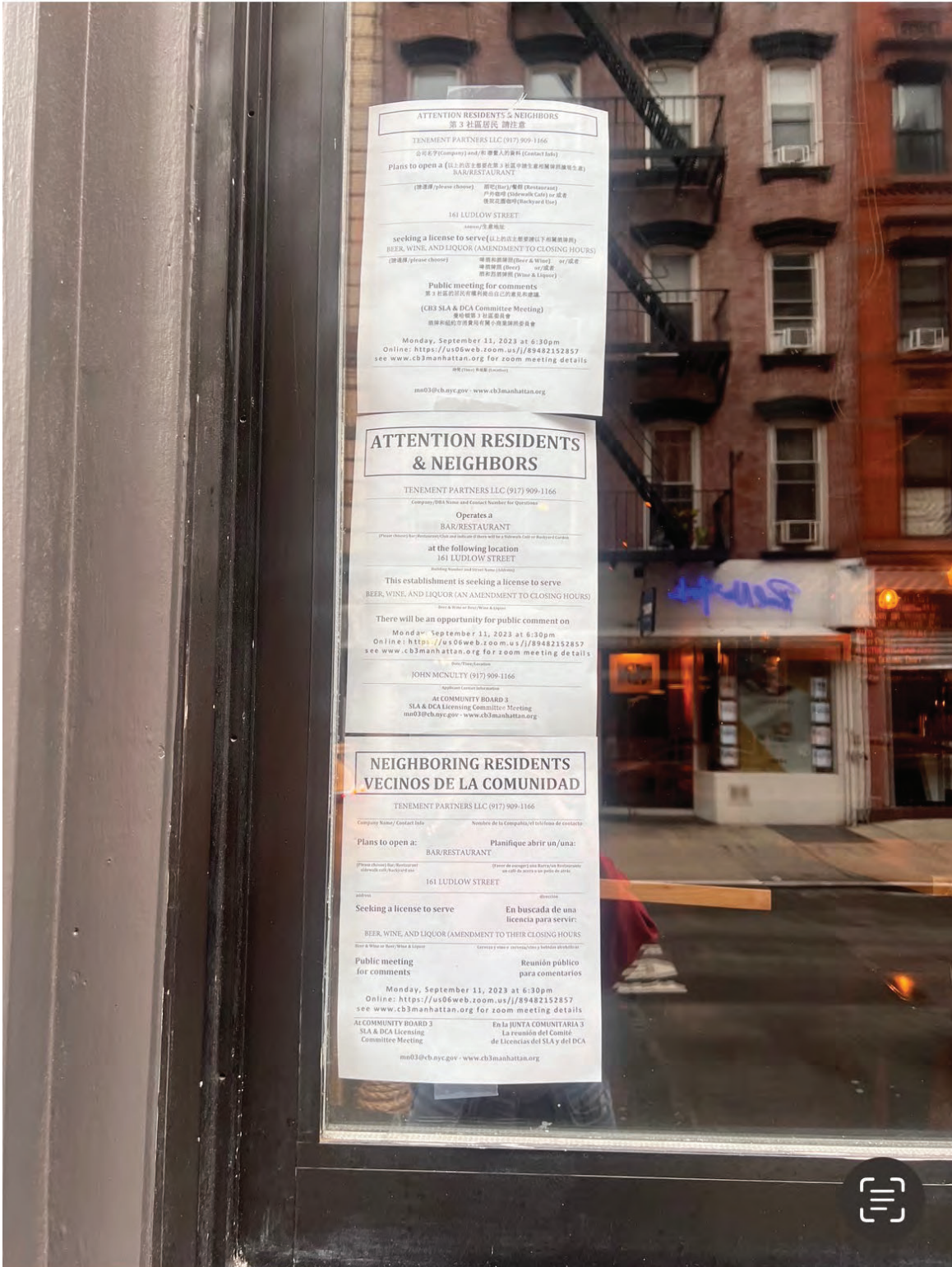
### House Salad

12

little gem, seasonal veg, candied walnuts, pecorino, maple-sherry vinaigrette



LIVE



**ATTENTION RESIDENTS & NEIGHBORS**  
**第 3 社區居民 請注意**

TENEMENT PARTNERS LLC (917) 909-1166  
 公司名字 (Company) and/或 聯繫人的資料 (Contact Info)

Plans to open a (此上列的申請將在第 3 社區申請生意牌照及開張酒牌生意)  
 BAR/RESTAURANT  
 (請選擇 Type of Business) 酒吧 (Bar) (Restaurant) 戶外咖啡館 (Outdoor Cafe) 或 二者  
 俱備 (Backyard & Bar)

161 LUDLOW STREET  
 (請選擇 Address)

seeking a license to serve (此項生意將申請以下酒牌及酒牌)  
 BEER, WINE, AND LIQUOR (AMENDMENT TO CLOSING HOURS)  
 (請選擇 license choice) 啤酒和酒牌 (Beer & Wine) or 二者  
 啤酒和酒牌 (Beer & Wine) or 酒牌  
 (Beer & Liquor)

Public meeting for comments  
 第 3 社區居民有權利提出自己的意見和建議。  
 (CB3 SLA & DCA Committee Meeting)  
 舉辦日期: 9月11日  
 時間和地點的詳細資訊有關於此酒牌申請委員會

Monday, September 11, 2023 at 6:30pm  
 Online: <https://us06web.zoom.us/j/89482152857>  
 see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

如有任何查詢請電: (917) 909-1166  
 mo03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**ATTENTION RESIDENTS & NEIGHBORS**

TENEMENT PARTNERS LLC (917) 909-1166  
 Company/Nombre de la Compañía, el contacto de contacto

Operates a  
 BAR/RESTAURANT  
 (Please choose the appropriate type and indicate if there will be a Backyard Cafe or Outdoor Cafe)

at the following location  
 161 LUDLOW STREET  
 (Please provide the address)

This establishment is seeking a license to serve  
 BEER, WINE, AND LIQUOR (AN AMENDMENT TO CLOSING HOURS)

There will be an opportunity for public comment on  
 Monday, September 11, 2023 at 6:30pm  
 Online: <https://us06web.zoom.us/j/89482152857>  
 see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

如有任何查詢請電: (917) 909-1166  
 mo03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**NEIGHBORING RESIDENTS**  
**VECINOS DE LA COMUNIDAD**

TENEMENT PARTNERS LLC (917) 909-1166  
 Company/Nombre de la Compañía, el contacto de contacto

Plans to open a: Planifique abrir un/una:  
 BAR/RESTAURANT  
 (Please choose the appropriate type and indicate if there will be a Backyard Cafe or Outdoor Cafe)

161 LUDLOW STREET  
 (Please provide the address)

Seeking a license to serve En búsqueda de una licencia para servir:  
 BEER, WINE, AND LIQUOR (AMENDMENT TO THEIR CLOSING HOURS)  
 Beer & Wine or Beer/Wine & Liquor Licencia a servir o modificación y cambio de horario

Public meeting for comments Reunión pública para comentarios  
 Monday, September 11, 2023 at 6:30pm  
 Online: <https://us06web.zoom.us/j/89482152857>  
 see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

ALCOMMUNITY BOARD 3 En la JUNTA COMUNITARIA 3  
 SLA & DCA Licensing Committee Meeting La reunión del Comité de Licencias del SLA y del DCA

mo03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)



188 Ludlow St.  
14G  
NY, NY 10002

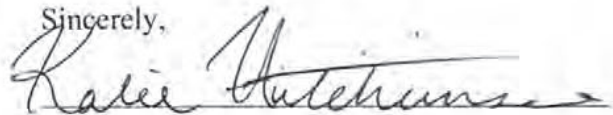
Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: Katie Hutchinson

Organization: \_\_\_\_\_

188 Ludlow St.  
14G  
NY, NY 10002

Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,

Jul Richardson  
Name: Jul Richardson

Organization: \_\_\_\_\_

Greta Holt

100 Ludlow St

NEW YORK, NY 10002

PHONE: (212) 390-1100

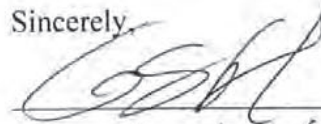
Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: Greta Holt

Organization: \_\_\_\_\_

Reese Norton  
198 Ludlow St  
\_\_\_\_\_  
\_\_\_\_\_

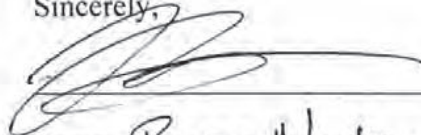
Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: Reese Norton

Organization: \_\_\_\_\_

~~Jonathan Jonathan~~ Jonathan Annetts  
161 Ludlow St  
APT 5

Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,

  
\_\_\_\_\_

Name: Jonathan Annetts

Organization: \_\_\_\_\_



Eric Grotel's  
161 Ludlow Street Apt 5  
NY NYC 10003

Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,

  
Name: Eric Grotel's

Organization: \_\_\_\_\_

Kevin Tatodes

161 Ludlow St. apt. 5

New York City, NY

Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: Kevin Tatodes

Organization: \_\_\_\_\_

Todd Anastas  
161 Ludlow St. apt 5A  
New York, NY 10016

Re: Tenement Partner, LLC dba Thief LES  
161 Ludlow Street  
New York, NY 11211

To Whom It May Concern:

This letter is to show support for the application for Tenement Partner, LLC dba Thief LES obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of Sunday – Wednesday 2:00 AM & Thursday – Saturday 3:00 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name:

Todd Anastas

Organization:

**PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE  
TENEMENT PARTNERS LLC DBA THIEF LES**

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

NAME

161 LUDLOW ST NEW YORK, NY 10002

ADDRESS

5PM-2AM MON - WEDS, 3PM-3AM THURS-FRI, 11AM - 3AM SAT, 11AM - 2 AM SUN

This will be a  Restaurant  Bar  Restaurant with Customer Bar  Other  Restaurant with Customer Bar  Other with the operating hours of \_\_\_\_\_  
 There will be a  Sidewalk Café  Balcony  Deck  Patio  Rooftop  Other with the operating hours of \_\_\_\_\_

*TENEMENT*

DATE	NAME	ADDRESS	SIGNATURE
07/03	JACK ENAMA BARNETT	101 WADSWORTH ST APT 6 #	<i>[Signature]</i>
07/03	DANIEL GIBBSON	207 WADSWORTH ST APT 6 #	<i>[Signature]</i>
7/4	Ian Schachter	158 Ludlow St, Apt 2C #	<i>[Signature]</i>
7/11	Marco Minuto	53 Pitt, Apt 5B #	<i>[Signature]</i>
		#	
		#	
		#	
		#	
		#	
		#	
		#	
		#	
		#	
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

**TENEMENT PARTNERS LLC DBA THIEF LES**

NAME:

161 LUDLOW ST NEW YORK, NY 10002

ADDRESS

SPM-3AM MON - WEDS, 3PM-3AM THURS-FRI, 11AM - 3AM SAT, 11AM-2 AM SUN

This will be a  Restaurant  Bar  Restaurant with Customer Bar  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_  
 There will be a  Sidewalk Café  Balcony  Deck  Patio  Rooftop  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

DATE	NAME	ADDRESS	SIGNATURE
6/15	Alex Dymov	250 BLOOMER ST # 14	[Signature]
6/15	Alex Dymov	165 Ludlow St # 20	[Signature]
6/15	Julia Schuchter	173 Ludlow St # 3	[Signature]
6/16	Glen Collins	122 Orchard Apt 3 # 12	[Signature]
6/20	Cecilia Copeland	174 Ludlow St, Apt 14 # 14	[Signature]
6/28	TEERAY KONG	81 LUDLOW ST # 14	[Signature]
6/28	CORY BITTLE	81 LUDLOW STREET # 2	[Signature]
6/28	KYLA MARBON	81 LUDLOW ST. # 10	[Signature]
6/28	LEO M.	19 ESSEX ST. # FRANKS	[Signature]
6/28	dulian Stull	19 ESSEX STREET # FRANKS	[Signature]
6/28	MIKE MALBON	19 ESSEX ST. # FRANKS	[Signature]
6/28	Haydee Garrote	19 ESSEX STREET # FRANKS	[Signature]
6/28	Tommy NRPZ	19 Essex Street # Franks	[Signature]
6/28	SLIM Meloni	188 Ludlow St # 12C	[Signature]
6/28	Melissa Fulton	188 Ludlow St # 12C	[Signature]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:  
**TENEMENT PARTNERS LLC DBA THIEF LES**

161 LUDLOW ST NEW YORK, NY 10002

NAME

ADDRESS

SP4-2AM MON - WEDS, 5PM-1AM THURS-FRI, 11AM - 1AM SAT, 11AM - 2 AM SUN

This will be a  Restaurant  Bar  Restaurant with Customer Bar  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

There will be a  Sidewalk Café  Balcony  Deck  Patio  Rooftop  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

DATE	NAME	ADDRESS	SIGNATURE
5/16	Katie Hutchinson	188 Ludlow St # 14G	Katie Hutchinson
5/16	Jud R. Chavelson	188 Ludlow St # 14G	Jud R. Chavelson
5/16	Julien Strickland	90 Stanton # 5C	Julien Strickland
5/16	Samuel Croce	90 Stanton # 5C	Samuel Croce
5/16	Jonathan Freedman	474 E 2nd St # 4R	Jonathan Freedman
5/18	Clara Benko	172 Ludlow Street # 2B	Clara Benko
5/18	Molly Hawkins	- # -	Molly Hawkins
5/20	Tom Traxel	170 Norfolk St #	Tom Traxel
05/20	Community Trust	170 Norfolk St #	Community Trust
5/20	Brennan Wk	170 Park Row #	Brennan Wk
5/20	Asnley Wk	170 NORFOLK ST. #	Asnley Wk
5/20	Ben Vera	170 NORTOLK ST #	Ben Vera
5/20	TEM SHATELL	30 EAST END AVE # 6F	Tem Shatell
5/19	MARK CAMPBELL	170 LUDLOW	Mark Campbell
5/22	LOGAN BETSCH	174 LUDLOW ST # 9	Logan Betsch

**PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE**

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

**TENEMENT PARTNERS LLC DBA THIEF LES**

NAME:

161 LUDLOW ST NEW YORK, NY 10002

ADDRESS

5PM-2AM MON - WEDS. 5PM-1AM THURS-FRI. 11AM - 3AM SAT. 11AM - 2 AM SUN

This will be a  Restaurant  Bar  Restaurant with Customer Bar  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

There will be a  Sidewalk Café  Balcony  Deck  Patio  Rooftop  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

DATE	NAME	ADDRESS	SIGNATURE
4/6/23	Stacy Woodard	43 Clinton St # 16	
4/6/23		188 Ludlow St # 5D	Reese Norton
4/6/23	Corina Holt	188 Ludlow St # 3D	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

**PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE  
TENEMENT PARTNERS LLC DBA THIEF LES**

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

**TENEMENT PARTNERS LLC DBA THIEF LES**

NAME

**161 LUDLOW ST NEW YORK, NY 10002**

ADDRESS

3PM-2AM MON - WEDS, 3PM-1AM THURS-FRI, 11AM - 3AM SAT, 11AM - 2AM SUN

This will be a  Restaurant  Bar  Restaurant with Customer Bar  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

There will be a  Sidewalk Café  Balcony  Deck  Patio  Rooftop  Other \_\_\_\_\_ with the operating hours of \_\_\_\_\_

DATE	NAME	ADDRESS	SIGNATURE
5/21/23	Jonathan Anastos	161 Ludlow St # 5	[Signature]
5/24/23	Robbie Caravante	161 Ludlow St # 5	[Signature]
5/24/23	Carthay Gushkinner	161 Ludlow St # 3	[Signature]
5/24/23	Dan Etkovels	161 Ludlow St # 5	[Signature]
5/24/23	Stephanie Dellavia	161 Ludlow St # 3	[Signature]
5/24/23	William Bennett	161 Ludlow St #	[Signature]
5/25/23	Rachel Green	161 Ludlow St #	[Signature]
5/26/23	Christine Kim	161 Ludlow St #	[Signature]
5/31/23	RACHEL SKOVINA	154 Orchard St # 2	[Signature]
5/31/23	William Verro	163 Ludlow St # 6C	[Signature]
6/1/23	Laura Phillips	173 Ludlow St # 3A	[Signature]
6/4/23	<del>Danny Kivirto</del>	126 Ludlow St # 2C	[Signature]
6/6/23	<del>Omof Smith</del>	108 Ludlow St # 5	[Signature]
6/7/23	Thaddeus Brooks	170 Ludlow St # 2B	[Signature]
6/7/23	Robert Grayson	175 Ludlow St # 3	[Signature]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property