

THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

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: August 15, 2023

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

If alteration, describe nature of alteration: _____

Previous or current use of the location: Music Hall

Corporation and trade name of current license: Kenrock Enterprises LLC dba Rockwood's

APPLICANT:

Premise address: 187 Orchard Street

Cross streets: East Houston and Stanton Street

Name of applicant and all principals: FLA Group LLC; Thomas Moore and Billy Jones

Trade name (DBA): To be determined

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? All in house promotion through social media, private mailing list and word of mouth

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 will manage vehicular and pedestrian traffic and will not allow this to be an issue for the neighbors

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

2 - 4 depending upon the event

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Extremely well soundproofed venue will contain music and security will ensure that neighbors are not affected by external noise

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: _____

Address: _____ Community Board # _____

Dates of operation: _____

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. Baby's All Right 2013 - Present

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. n/a

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? See attached

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

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) _____ restaurant, or
 I will operate a Tavern
 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 5:00 pm - 2:00 am; Tue 5:00 pm - 2:00 am; Wed 5:00 pm - 4:00 am;
 Thu 5:00 pm - 4:00 am; Fri 5:00 pm - 4:00 am; Sat 5:00 pm - 4:00 am;
 Sun 5:00 pm - 12:00 am. (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: 2 - 4
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 _____ private parties per _____
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: Thomas Moore

Phone Number: (847) 987-1021



AREA SURVEY
 187 Orchard Street
 New York, NY
 August 15, 2023
 MNT TO SCALE

LANDESS-SIMON, INC.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 187 Orchard Street

1. The Mercury Lounge - 217 Houston Street - (428')
2. Dirty French @ The Ludlow Hotel - 180-184 Ludlow Street - (283')
3. Souvlaki GR - 116 Stanton Street - (482')
4. San Loco - 111 Stanton Street - (456')
5. Piano's - 158 Ludlow Street - (416')
6. Kind Regards - 152 Ludlow Street - (481')
7. Local 138 - 181 Orchard Street - (87')
8. Sweet Chick - 178 Ludlow Street - (276')
9. Kappo Sono - 177 Ludlow Street - (225')
10. Sakamai - 157 Ludlow Street - (424')
11. Arlene's Grocery - 95 Stanton Street - (
12. Hair of the Dog - 168-70 Orchard Street - (303')
13. Kaikagetsu - 162 Orchard Street - (388')
14. Paper Planes - 154 Orchard Street - (489')
15. Taverna Di Bacco - 175 Ludlow Street - (227')
16. Thief - 161 Ludlow Street - (295')
17. The Slipper Room - 167 Orchard Street - (278')
18. 82 Stanton - 82 Stanton Street - (240')
19. Sixty LES - 190 Allen Street - (111')
20. Rockwood's - 192 Allen Street - (110')
21. Rockwood's 1 - 194 Allen Street - (108')
22. Tre Pizzeria - 173 Ludlow Street - (231')
23. Hotel Indigo - 171 Ludlow Street - (237')
24. Peppas - 90-96 Stanton Street - (266')
25. Saigon Social - 172 Orchard Street - (231')
26. Skinny Bar - 174 Orchard Street - (197')
27. 8282 - 84 Stanton Street - (233')
28. Smashed - 167 Orchard Street - (305')

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-3652
E-mail: landess@att.net
landessphotographers.com

Re: 187 Orchard Street

29. Superbueno - 13 1st Avenue - (477')
30. Rumpus Room - 249 Eldridge Street - (469')
31. Lounge 247 - 247 Eldridge Street - (456')
32. Bar Goto - 245 Eldridge Street - (454')
33. Victoria Bar - 235 Eldridge Street - (455')
34. Two Doors Down - 159 East Houston Street - (360')
35. Mr Salsa Kitchen - 205 Allen Street - (490')
36. One and One - 76 East 1st Street AKA 12 1st Avenue - (424')
37. Lucien - 14 1st Avenue - (458')
38. The Grayson - 16 1st Avenue - (493')
39. Cheese Grille - 188 Allen Street - (144') (closed)

Schools & Churches

No. schools and churches within 500' area.

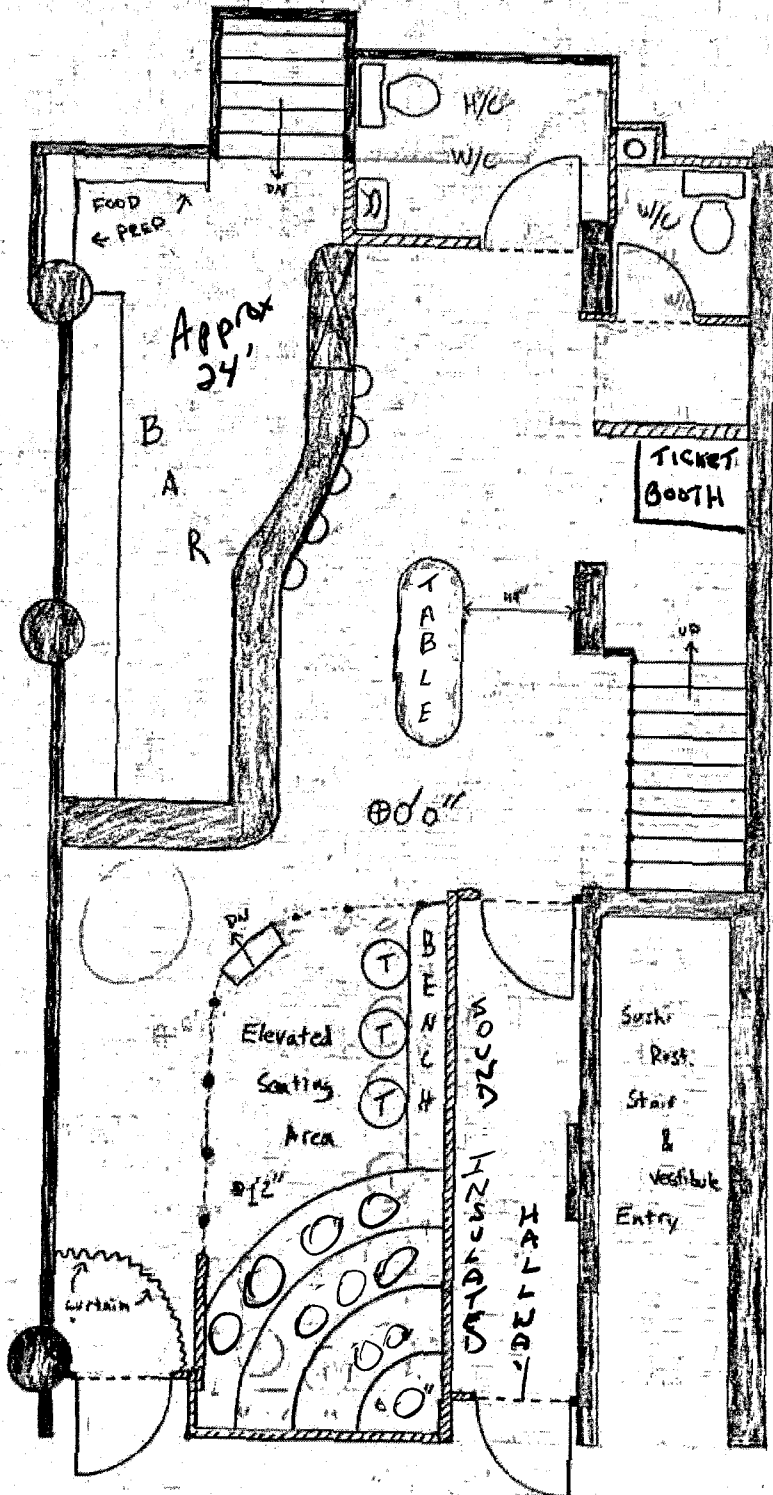
Ankara (Food only)
Waxing
Vacant
Residential
Juice Bar
Residential
Vacant
Hair Salon
Vacant
APPLICANT
Vacant
Claw Daddy's (wine, beer)
Kinky's (wine, beer)
Local 38 181 Orchard St.
Hair Salon
Nail Salon
Fast Food
Desserts
Una Pizza Napoletana (wine, beer)
Fast Food
Zazzy's (wine, beer)

Orchard Street

BLOCK PLOT
 187 Orchard Street
 New York, NY
 August 15, 2023
 NOT TO SCALE

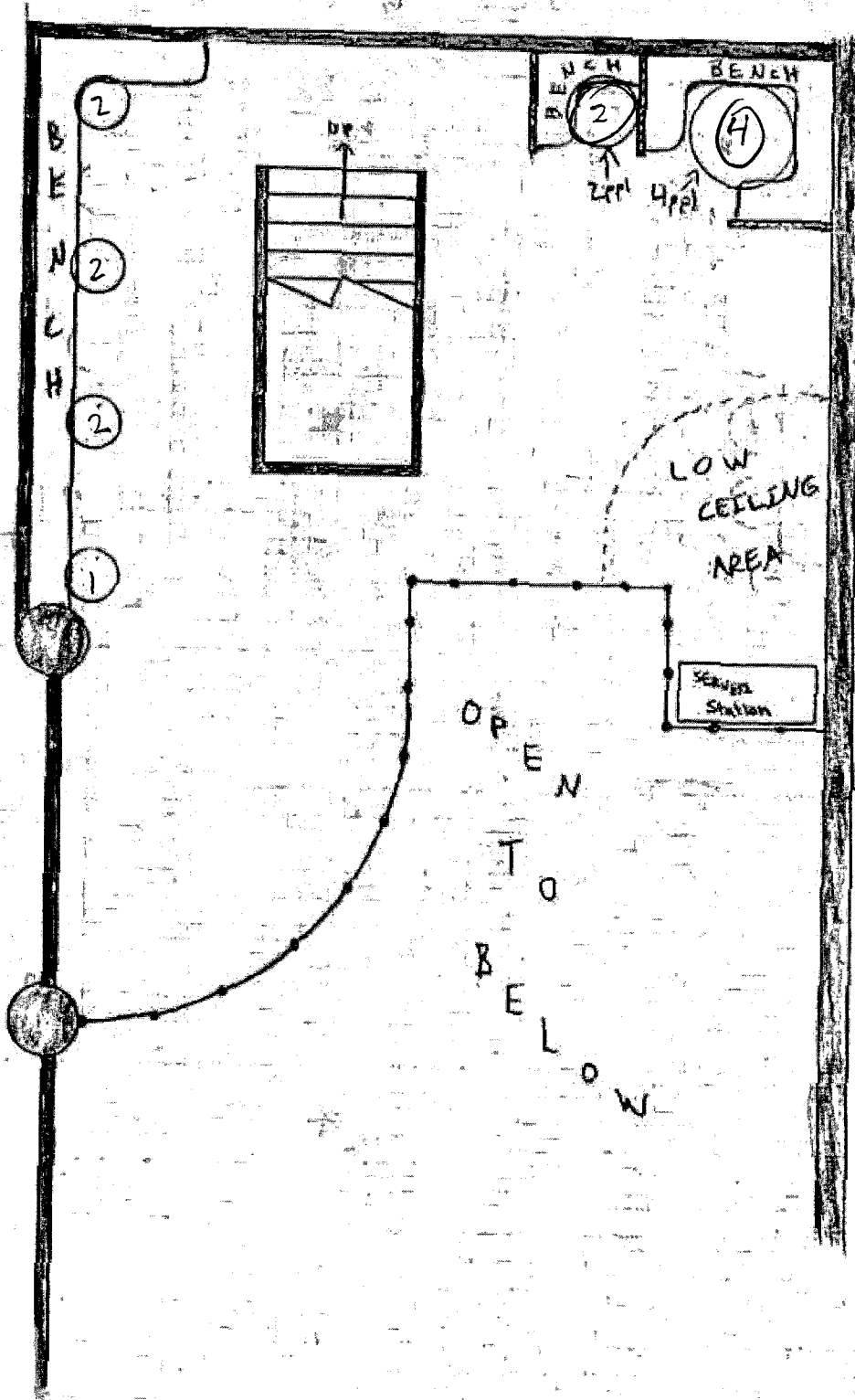
East Houston Street
Pharmacy ↓
Fitness Center
Residential
Hair Salon
Residential
Smoke Shop
Jami & Susu (wine, beer)
Residential
Gallery
Le French Diner (wine, beer)
Smoke Shop
Residential
Vacant
Hotel Indigo Back
Podcast Store
Bookstore
Clothing
Clothing
Skinny Bar 174 Orchard St.
Saigon Social 172 Orchard St.
Stanton Street

GROUND



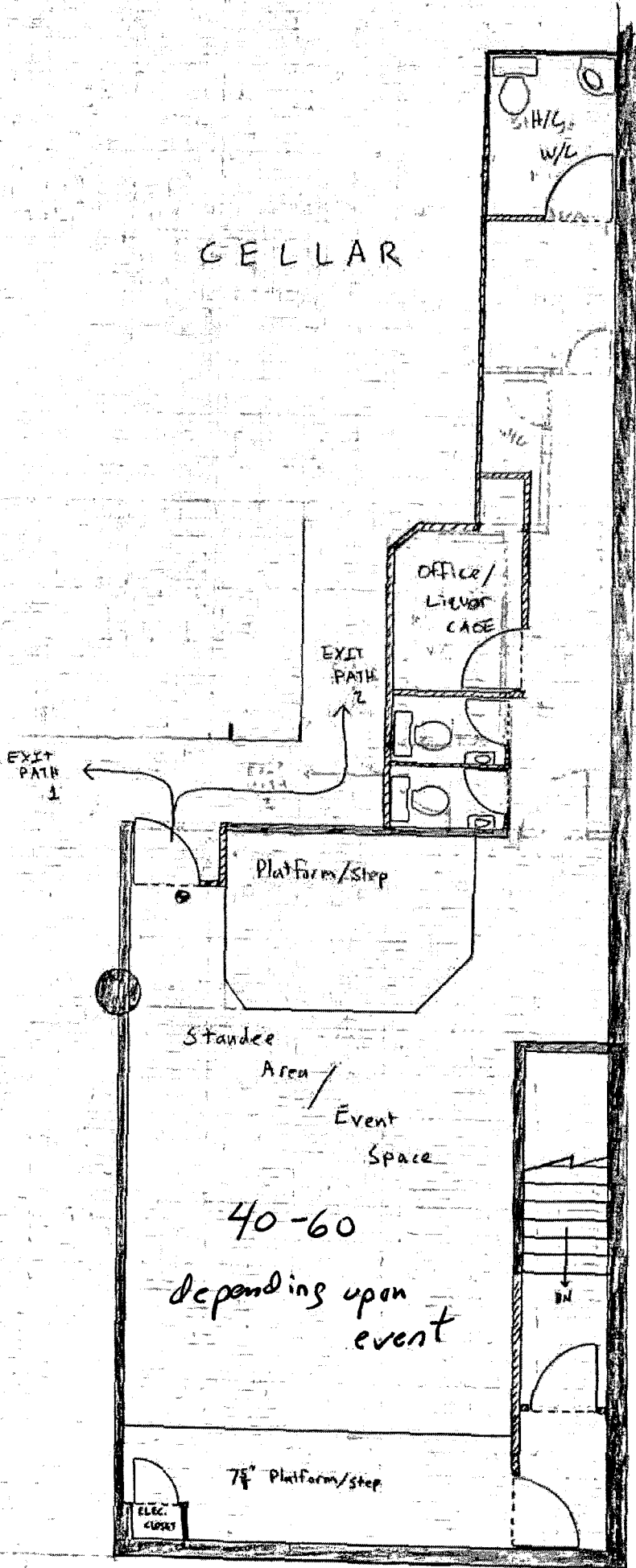
4 Tables
16 seats
5 Barstools

M E Z Z



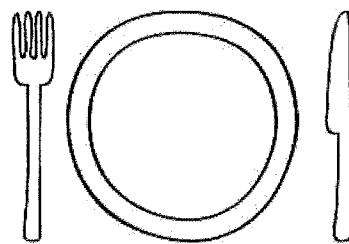
6 Tables
13 Seats

CELLAR



40-60
depending upon
event

Jazz Food



website.nyc <> (212) 555-2200

SNACKS

Country Club Snack Bowl <i>Wasabi Peas, Shrimp Chips, Chex Mix</i>	6
Warm Olives with Orange & Herbs <i>Warm olive mix with orange slices, Rosemary, Thyme</i>	6
Crudite w/ Aioli <i>Mixed cold vegetables with light aioli</i>	14
Endive Salade Anchoidea <i>Endives, Anchovy, Walnuts, Parmigiano</i>	14
Radishes w/ Butter <i>Cold breakfast radishes with soft butter & sea salt</i>	8
Cheese & Meat Plate <i>Simple cheese plate with fresh fruit & c crackers</i>	19

BEVERAGES

Basil Salt Lime soda	7
Ghia Soda	9
Generic Sodas	4
Weak Coffee	2

OPEN EVERY NIGHT ~ ~ ~ 5pm-close



TOASTS

w/ Ricotta, Hazelenuts, Local Honey	10
w/ Butter & Anchovies	8
w/ Oil, Garlic, Salt, & Pepper	6
w/ Ricotta, Chili Oil, Salt	6
w/ Tuna, Onion, Pickled Peppers	12
w/ Ricotta & Giardeneira	8
w/ Coach Farm Goat Cheese	8

SANDWICHES

Pastrami on Rye w/ Mustard	23
Arugula, Straciatella, Pesto	14

SIDES

Chips	4
Dips	6
Fries	8
Loaded Fries	12