

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: October 17, 2023

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

Corporation and trade name of current license: Compas Group NY LLC dba Casa Mezcal

APPLICANT:

Premise address: 86 Orchard Street

Cross streets: Broome Street and Grand Street

Name of applicant and all principals: Cadillac Ranch NYC LLC - Domhnall Byrnes, Ronqn Byrnes and Daniel Delaney

Trade name (DBA): To be determined

PREMISE:

Type of building and number of floors: 4 story commercial building

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 LNO (needs to be supplemented) -97

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 1:00 pm - 12:00 am; Monday - Wednesday 4:00 pm - 1:00 am; Thursday/Friday 4:00 pm - 4:00 am; Saturday 1:00 pm - 4:00 am

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? 30 Total number of indoor seats? 87

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2/16
1st floor: approx 22' 11" mid right side; Cellar: approx 11' left front

(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 _____
Spanish Cuisine

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/Either

How many employees will there be? 20-25

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 1

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: Computer generated small 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

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

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.") All Seasons Protection will provide security guards who will ensure that the exterior of these premises are never a concern for our neighbors

Will there be security personnel? Yes No (If Yes, how many and when) 1-3 security guards, Thursday - Saturday 10:00 pm - close

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

Please attach plans. The interior of those premises will be controlled by management and confined to ambient background level only;

Is sound proofing installed? Yes No the exterior will be regulated by security and management to ensure that our neighbors are

If not, do you plan to install sound proofing? Yes No not disturbed by this restaurant's operation

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: Mansions of Glory Hospitality LLC dba Beyond the Pale NYC

Address: 53 Spring Street Community Board # 2

Dates of operation: 01/2023 - Present

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. 1. Fiddlesticks LLC - 56 Greenwich Ave, NY, NY 2013 - Present
2. Carabean LLC - 133 7th Ave South, NY, NY 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) Spanish 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 4:00 pm - 1:00 am; Tue 4:00 pm - 1:00 am; Wed 4:00 pm - 1:00 am;
Thu 4:00 pm - 4:00 am; Fri 4:00 pm - 4:00 am; Sat 1:00 pm - 4:00 am;
Sun 1:00 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: _____
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 2-3 times 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 7:00 pm.
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: Domhnall Byrnes

Phone Number: (347) 283-7956

Landess-Simon, Inc.

Legal & Commercial Photography

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

Re: 86 Orchard Street

1. Grey Lady - 77 Delancey Street - (363')
2. Excuse My French - 96 Orchard Street - (208')
3. The Gutter - 242 Broome Street - (440')
4. The DL - 95 Delancey Street - (359')
5. Virgo - 324 Grand Street - (281')
6. Zest Ramen - 112 Eldridge Street - (467')
7. Attaboy - 134 Eldridge Street - (497')
8. Barrio Chino - 253 Broome Street - (51')
9. Las Lap - 74 Orchard Street - (117')
10. Cafe Katja - 79 Orchard Street - (123')
11. Bar Valentina - 85 Orchard Street - (68')
12. Sticky Rice - 85 Orchard Street - (56')
13. Duddley's - 85 Orchard Street - (50')
14. Dirt Condy - 86 Allen Street - (153')
15. Emma Peel Room - 266 Broome Street - (148')
16. Congee Village - 100 Allen Street - (275')
17. The Allen Hotel - 88 Allen Street - (137')
18. Empanada Mama - 95 Allen Street - (338')
19. Hotel Chantelle - 92 Ludlow Street - (353')
20. Milas & Chloe 81 - 81 Ludlow Street AKA 246 Broome Street - (237')
21. Sally Can Wait - 252 Broome Street - (110')

Schools & Churches

1. The Urban Assembly Academy of Government & Law - 350 Grand St, 3rd Floor - (266')
2. New Design High School - 350 Grand Street - (266')
3. Seward Park High School - 350 Grand Street - (266')
4. High School for Dual Language & Asian Studies - 350 Grand St, 5th Floor - (266')
5. Essex Street Academy - 350 Grand Street - (266')
6. Lower Manhattan Arts Academy - 350 Grand Street - (266')
7. Kehila Kedosha Janina - 280 Broome Street - (340')

Duddley's
85 Orchard St.

Coffee Store

Sticky Rice
85 Orchard St.

Bar Valentina
85 Orchard St.

Clothing

Residential

Coffee Store

Cafe Katja
79 Orchard St.

Tattoos

Boutique

Lingerie

Hair Salon

Clothing

Thrift Store

BLOCK PLOT

86 Orchard Street
New York, NY
October 23, 2023

Orchard Street

NOT TO SCALE

Broome Street

Sunday to Sunday (wine, beer)

APPLICANT

Vacant

Beauty Salon

Deli

Shoestore

Skin Contact (wine, beer)

Optical

Las Lap 74 Orchard St.

Art Studio

Jewelry

Clothing

Clothing

Clothing

Gallery

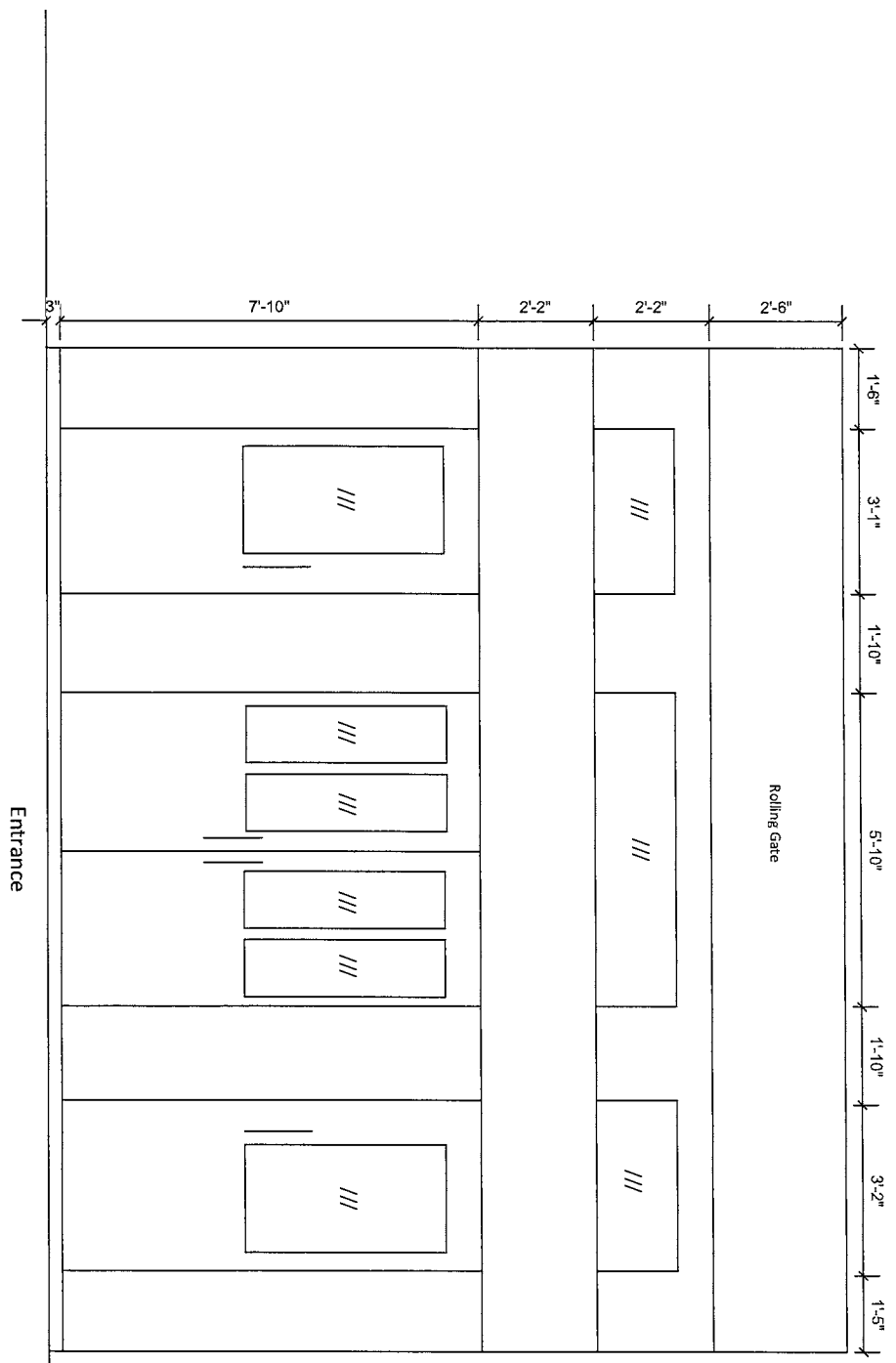
Clothing

Gallery

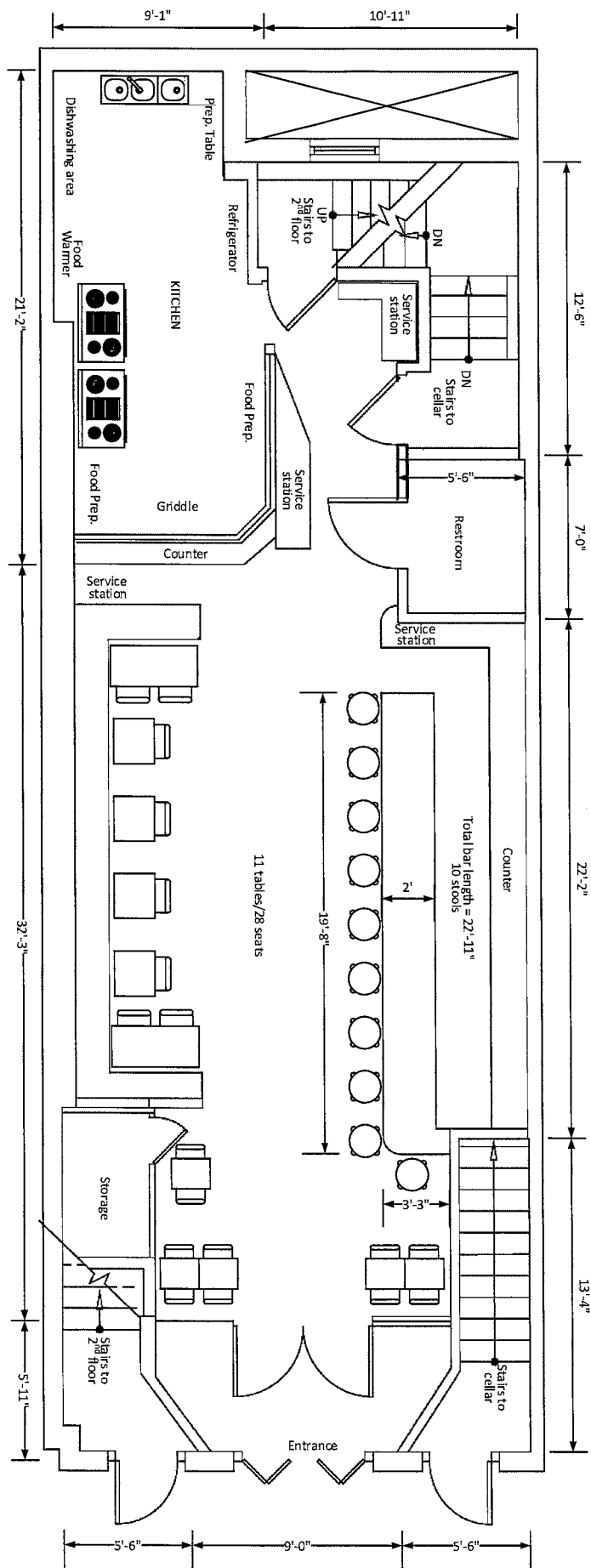
Residential

Gallery

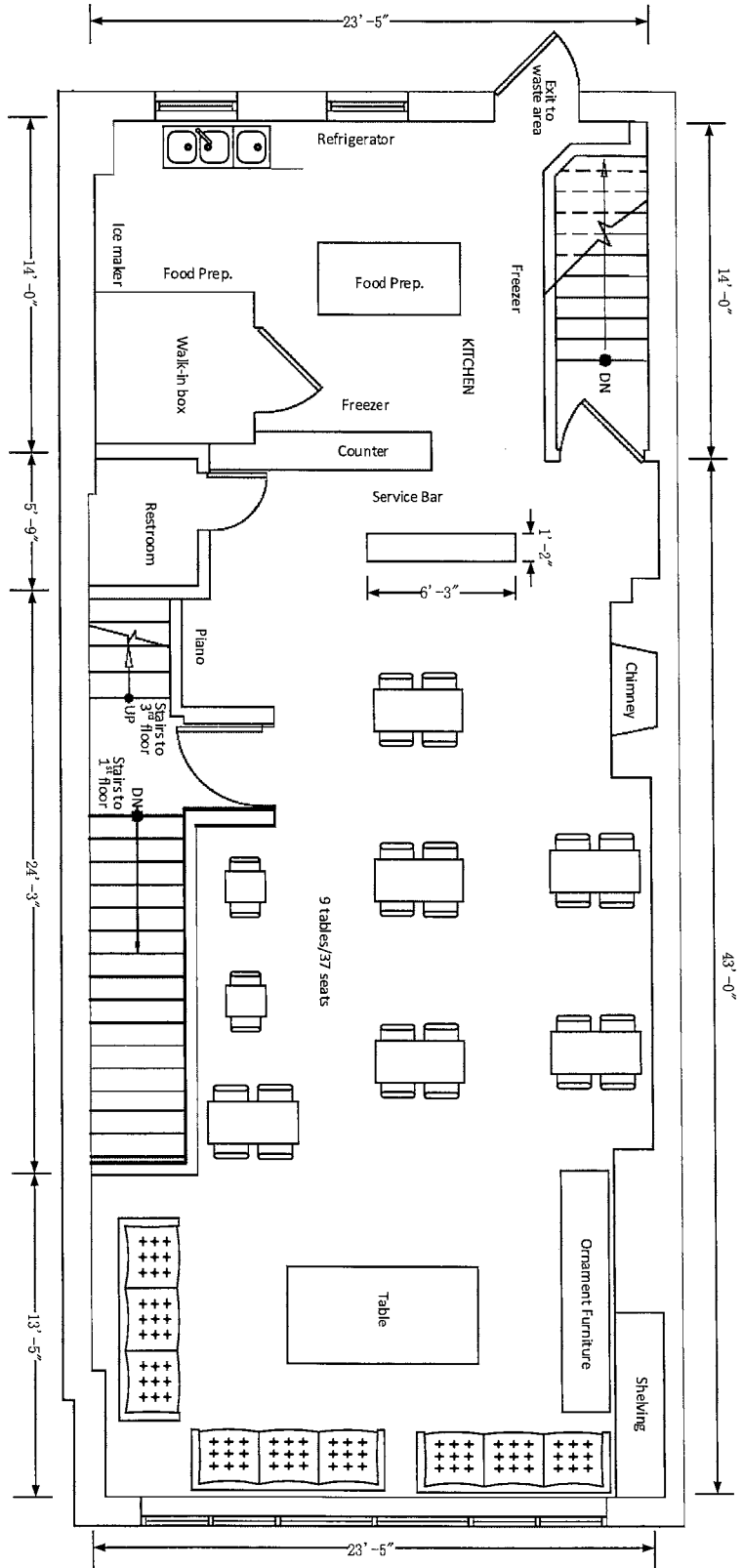
Grand Street



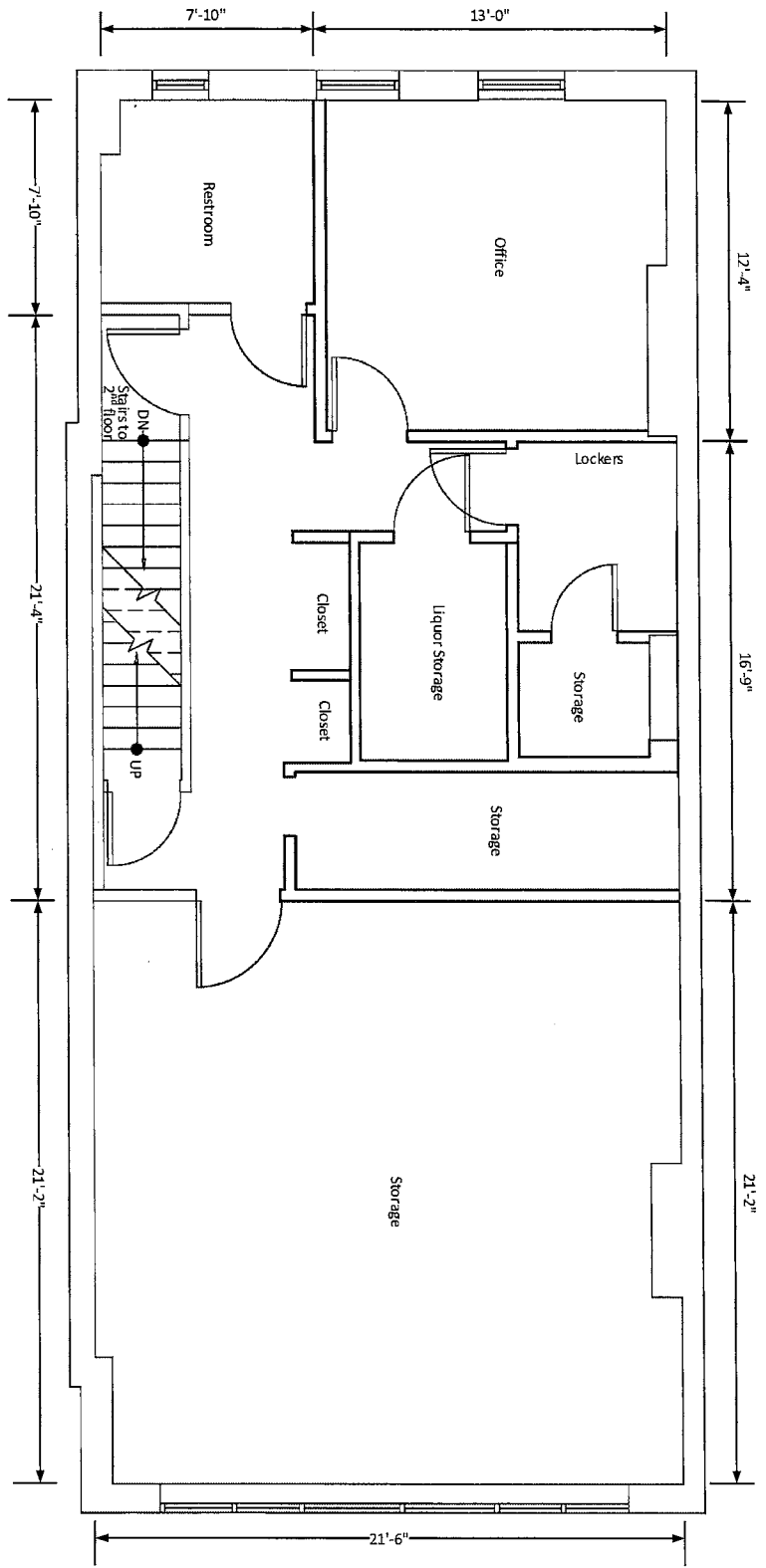
FRONT ELEVATION
 86 Orchard Street
 New York, NY
 October 23, 2023
 NOT TO SCALE



INTERIOR DIAGRAM – 1st Floor
 86 Orchard Street
 New York, NY
 October 23, 2023
 NOT TO SCALE



INTERIOR DIAGRAM – 2nd Floor
 86 Orchard Street
 New York, NY
 October 23, 2023
 NOT TO SCALE



INTERIOR DIAGRAM — 3rd Floor
 86 Orchard Street
 New York, NY
 October 23, 2023
 NOT TO SCALE

86 Orchard

Tapas

Jamon Iberico \$10

Marinated Olives & Sourdough \$11

Burrata, Heirloom Tomatoes, Sourdough \$15

Selection of Spanish Cheese \$20

Croquetas de Jamon \$14

Padron Peppers \$13

Prawns Pil Pil, Chilli Garlic Butter & Focaccia Bread \$17

Patatas Bravas, Spicy Tomato Sauce & Garlic Aioli \$13

Meatballs, Beef & Pork House Blend, Spicy Tomato Sauce \$15

Sardines, Potato Chip \$9

Guacamole & Chips \$11

Fish Taco, Chipotle Mayonnaise, Guacamole, Salsa Verde \$15

Chicken Skewers, Lemon & Thyme \$15

Tortilla de Patatas \$14

Gazpacho, Tomatoes, Cucumber, Peppers \$12

Calamari \$14

LARGE FAMILY STYLE

(all the following dishes are served with Saffron Rice/Sautéed Vegetables/Spanish Potatoes and Salad)

- Paella a la Valenciana:(Chicken, Sausage and Sea Food with Rice) \$30
- Paella a la Valenciana:(Fresh Vegetables with Rice) \$30
- Mariscada a la Sevilla:(Mixed Seafood with Hot Tomato Sauce) \$34
- Shrimp Ajillo:(Red Hot Garlic Sauce) \$34
- Broiled Salmon \$28
- Arroz con Pollo:(Chicken, Rice and Spanish Sausage) \$28
- Chicken Extremeña:(Onions, Peppers, and Spanish Sausage) \$28
- Pork Chops a la Riojana:(Red Wine Sauce) \$28
- Beef Sauteed (Sliced Sirloin Steak in a Light Gravy with Spanish Potatoes) \$36