

Rabbit LES LLC

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Richard Bonilla, as a qualified representative of Rabbit LES LLC located at 286 Broome Street, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.

2. My hours of operation will be:
 Mon 12p to 12a; Tue 12p to 12a; Wed 12p to 12a;
 Thu 12p to 12a; Fri 12p to 12a; Sat 12p to 12a; Sun 12p to 12a.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

3. I will not use outdoors commercially.

4. I may apply for sidewalk and/or roadbed dining as allowed but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.

5. 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. I will have a closed fixed façade with no open doors or windows except my entrance door 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.

6. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per _____.

7. I will play ambient recorded background music only. 0 number of TVs.

8. 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.

9. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.

10. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.

11. I will not participate in pub crawls or have party buses come to my establishment.

12. I will not have unlimited drink specials, including boozy brunches, with food.

13. I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by _____. - **Please indicate one of the above** -

14. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

15. I will conspicuously post this stipulation form beside my liquor license inside of my business.

16. 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: Richard Bonilla Phone Number: 917.587.6785

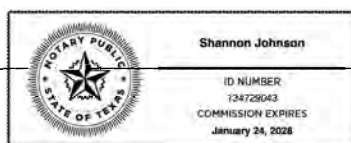
17. I will: provide a telephone number for residents to call with complaints and immediately address any resident complaints.

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Richard B. Bonilla
 Richard B. Bonilla

11/25/2024
~~XXXX~~ 11/25/2024

Signed
 State of Texas, County of Tarrant
 Sworn to this 25th day of November 2024



Dated
[Signature]
 Notary Public State of Texas



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 MANHATTAN COMMUNITY BOARD 3
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 11/27/2024

APPLICANT

1. Name of applicant and principle(s): Rabbit LES LLC
2. Premise address: 286 Broome Street-Basement, New York, NY 10002
3. Cross streets: Allen and Eldridge Streets
4. Trade name (DBA): TBD
5. Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? Yes No
8. Type of license: N/A
9. Previous or current use of the location: Coffee Shop
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed Use/5 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 50
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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
15. How many licensed establishments are within 1 block? See attached SLA Proximity Report
16. How many On-Premise (OP) liquor licenses are within 500 feet? See attached SLA Proximity Report
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Tavern Wine Bar
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Monday-Sunday 12pm to 12am indoors only
22. Total number of table: 10 23. Total number of seats: 30
24. How many stand-up bars / bar seats are located on the premise? 1 bar/8 bar seats/basement

(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.)

25. Describe all bars (length, shape, and location): 14 feet/square-shaped/middle left-side of premises
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? all hours of operation
28. What type of food is available for sale? tapas style menu
29. Will a manager or principal always be on site? Yes No If yes, which? Principal
30. How many employees will there be? 4
31. Do you have or plan to install? French doors accordion doors windows N/A
32. Will there be TVs / monitors? Yes No If Yes, how many? _____
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: N/A
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: small WiFi speakers
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
The proposed method of operation is low impact with no anticipation of crowds.
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
The proposed premises will have background music only and will train staff to ensure that noise level is in compliance with all local laws and regulations.
42. Do you have sound proofing installed? Yes No
43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): Two Old Rabbits Inc d/b/a 124 Old Rabbit Club
45. Address: 124 MacDougal Street,BSMT, New York, NY 10012 45a. Community Board Man CB2
46. Dates of operation: June 2023-Present
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: N/A
49. 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.

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.

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	286 Broome St, New York, New York, 10002
Geocode	Latitude: 40.71858 Longitude: -73.99144
Report Generated On	11/26/2024

8 Closest Liquor Stores		
Name	Address	Distance
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	221 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	291 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	504 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	784 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	945 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	1,038 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013	1,195 ft
Century Wines Inc License ID: 0100-21-114295 Legacy Serial No.: 1335358	90 BOWERY ST NEW YORK, New York 10013	1,210 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Kehila Kedosha Janina		77 ft
Guan Kwong Temple of America		144 ft
Delancey Spanish Seventh Day Adventist Church		376 ft

Churches within 500 feet

Name	Distance
New York Chinese Alliance Church	422 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Broome Bistro and Cafe LLC Application ID: NA-0340-24-110145	303 305 Broome St New York, New York 10002.0	278 ft
Yves LLC Application ID: NA-0340-23-150133	105 107 Eldridge St South Store New York, New York 10002.0	294 ft
Cadillac Ranch NYC LLC Application ID: NA-0340-24-103642	86 Orchard St New York, New York 10002.0	410 ft
Arpeggio1 Hospitality LLC Application ID: NA-0370-24-125538	120 Orchard St New York, NY 10002.0	629 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ATTABOY COCKTAILS LLC License ID: 0340-22-111553 Legacy Serial No.: 1280838	134 ELDRIDGE ST NEW YORK, New York 10002	105 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	124 ft
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	131 ft
ZEST HOSPITALITY INC License ID: 0340-23-129800 Legacy Serial No.: 1315058	112 ELDRIDGE ST NEW YORK, New York 10002	191 ft
BESTE BAT LLC License ID: 0340-22-108963 Legacy Serial No.: 1312502	135 137 ELDRIDGE ST NEW YORK, New York 10002	207 ft
ELDRIDGE HOSPITALITY LLC License ID: 0340-23-135944 Legacy Serial No.: 1294588	107 ELDRIDGE ST NEW YORK, New York 10002	264 ft
TTBEL HOLDINGS INC License ID: 0340-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	270 ft
BIG CANDY LLC License ID: 0340-22-113271 Legacy Serial No.: 1275668	86 ALLEN ST NEW YORK, New York 10002	271 ft
ALLEN HOTEL INC, THE License ID: 0340-23-137475 Legacy Serial No.: 1313154	88 ALLEN ST NEW YORK, New York 10002	273 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	304 ft
XLR8 LLC License ID: 0340-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	317 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, NY 10002	365 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	374 ft
100 FORSYTH RESTAURANT LLC License ID: 0340-22-113726 Legacy Serial No.: 1313086	100 FORSYTH ST BASEMENT NEW YORK, New York 10002	379 ft
SUNDAY TO SUNDAY CAFE INC License ID: 0340-24-133667 Legacy Serial No.: 6042456	253-257 Broome St NEW YORK, New York 10002	387 ft
TWO BIKES LLC License ID: 0340-22-107132 Legacy Serial No.: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, New York 10002	393 ft
BARNORTH GROUP LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	396 ft
CASK STREAM USA LLC License ID: 0340-24-109508 Legacy Serial No.: 6017602	282 GRAND ST NEW YORK, New York 10002	404 ft
GRAZ RESTAURANT LLC License ID: 0340-22-103569 Legacy Serial No.: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, New York 10002	410 ft
JOHANNNGPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	419 ft
Grand Exhibitions Group LLC License ID: 0370-24-127940 Legacy Serial No.: 6036543	297 Grand St Ground Floor New York, NY 10002	426 ft
BARRIO CHINO LLC License ID: 0340-23-127288 Legacy Serial No.: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, New York 10002	449 ft
99 FAVOR TASTE RESTAURANT INC License ID: 0340-22-105143 Legacy Serial No.: 1337309	285 GRAND ST NEW YORK, New York 10002	452 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	452 ft
NORMAN'S CAY GROUP LLC License ID: 0340-23-138238 Legacy Serial No.: 1272699	74 ORCHARD ST NEW YORK, New York 10002	466 ft
TWIN EAGLES, LLC License ID: 0340-24-118036 Legacy Serial No.: 6026376	252 BROOME ST NEW YORK, New York 10002	471 ft
FULL LIFE GRAND STREET LLC & LOTUS GRAND LLC License ID: 0370-24-127168 Legacy Serial No.: 6035744	324 GRAND ST NEW YORK, New York 10002	568 ft
GRIFFON Q LLC & ZODIAC CLUB LLC License ID: 0343-23-112346 Legacy Serial No.: 1339607	119 ORCHARD ST AKA 120 ALLEN ST NEW YORK, New York 10002	575 ft
L E S RESTAURANT CORP License ID: 0340-21-118985 Legacy Serial No.: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, New York 10002	584 ft
TLS CHRYSTIE LLC License ID: 0370-24-119240 Legacy Serial No.: 6027596	131 CHRYSTIE ST BASEMENT STORE BROOME & DELANCEY NEW YORK, New York 10002	624 ft
133 GROUP INC License ID: 0340-24-102268 Legacy Serial No.: 6010232	133 CHRYSTIE ST NEW YORK, New York 10002	627 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
120 ORCHARD BAR LLC License ID: 0340-23-130523 Legacy Serial No.: 1331956	120 ORCHARD ST NEW YORK, New York 10002	628 ft
ALPHA 129 REST LLC License ID: 0370-24-130743 Legacy Serial No.: 6039429	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	639 ft
CK 139 Inc License ID: 0340-24-123184 Legacy Serial No.: 6031642	139 Chrystie St New York, New York 10002	643 ft
93 LUDLOW ST INC License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	651 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	652 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	655 ft
GOOD THANKS CAFE LLC License ID: 0340-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, NY 10002	676 ft
DAVID HOSPITALITY GROUP CORP License ID: 0340-24-115329 Legacy Serial No.: 6023606	76 FORSYTH ST NEW YORK, New York 10002	702 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	721 ft
ESSEX HOSPITALITY LLC License ID: 0340-23-131302 Legacy Serial No.: 1318858	115 DELANCEY ST NEW YORK, New York 10002	734 ft

ATTENTION RESIDENTS & NEIGHBORS

RABBIT LES LLC

Email: richard@opulencehospitality.com

Company/DBA Name and Contact Number for Questions

plans to open a

Tavern Wine Bar

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

286 Broome Street

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer/Wine & Cider

Beer & Wine or Beer

Richard Bonilla Email: richard@opulencehospitality.com

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

RABBIT LES LLC

Email: richard@opulencehospitality.com

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Tavern Wine Bar

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

286 Broome Street

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

Beer/Wine & Cider

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

RABBIT LES LLC

Email: richard@opulencehospitality.com

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Tavern Wine Bar

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

286 Broome Street

address

dirección

Seeking a license to serve

**En búsqueda de una
licencia para servir:**

Beer/Wine & Cider

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting**

**En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA**

**Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.**

mn03@cb.nyc.gov - www.cb3manhattan.org



**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

Dear Neighbors,

It is our pleasure to have you as a neighbor. We hope you are enjoying your new home. We are committed to providing you with a safe and comfortable living environment. Please contact us if you have any questions or concerns.

Sincerely,
[Signature]

**ATTENTION RESIDENTS & NEIGHBORS
ATTENTION RESIDENTS & NEIGHBORS**

Dear Residents & Neighbors,

We are pleased to have you as a resident and neighbor. We are committed to providing you with a safe and comfortable living environment. Please contact us if you have any questions or concerns.

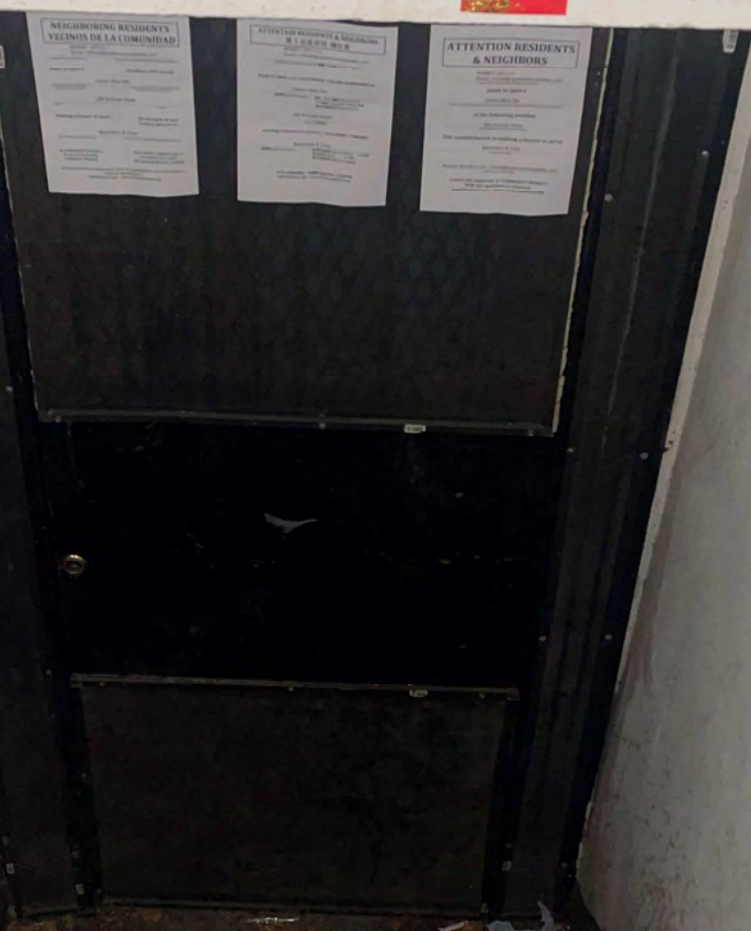
Sincerely,
[Signature]

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& NEIGHBORS**

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Sincerely,
[Signature]



**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

RABBIT LES LLC
Email: richard@opulencenhospitality.com

Plans to open at:

Planifiquen abrir un/una:

Tavern Wine Bar

286 Broome Street

Seeking a license to serve:

En búsqueda de una
licencia para servir:

Beer/Wine & Cider

AL COMMUNITY BOARD 3
31 & 32nd Licensing
Committee Meeting

En la BOTA COMUNITARIA 3
La Comisión del Consejo
de Licencias del B3 y del DCA

It has been proposed to the applicant, Board of Management and the Board of the Board of Community 3.
www.cb3nyc.gov www.cb3manhattan.org

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

RABBIT LES LLC
Email: richard@opulencenhospitality.com

Plans to open at (在以下地址開業):

Tavern Wine Bar

286 Broome Street

286 Broome Street

seeking a license to serve (在以下地址尋求酒牌):

Beer/Wine & Cider

www.cb3nyc.gov www.cb3manhattan.org

**ATTENTION RESIDENTS
& NEIGHBORS**

RABBIT LES LLC
Email: richard@opulencenhospitality.com

plans to open a

Tavern Wine Bar

at the following location

286 Broome Street

This establishment is seeking a license to serve

Beer/Wine & Cider

Richard Borvill Email: richard@opulencenhospitality.com

Contact the Applicant or COMMUNITY BOARD 3
with any questions or concerns.
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