



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 your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at **info@cb3manhattan.org** for help to find block associations. - N/A
- Photographs of proof of conspicuous posting of meeting with newspaper showing date. - To Be Provided
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments. - N/A - both licenses within Manhattan

CB 3

Check which you are applying for:

- new liquor license
- alteration of an existing liquor license
- corporate change
- transfer of existing license

Check if either of these apply:

- sale of assets
- upgrade (change of class) of an existing liquor license

Today's Date: 10/30/13

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: On-Premises Is location currently licensed? Yes No

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Delancy Diner LLC, Retro Bar & Grill

APPLICANT:

Premise address: 148 - 150 Delancey Street, New York, NY

Cross streets: Delancey Street & Suffolk Street

Name of applicant and all principals: HI Delancey Restaurant LLC, Samir Gandhi

Trade name (DBA): Retro Bar & Grill

PREMISE:

Type of building and number of floors: Unattached, 8 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: N/A

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

Indoor Certificate of Occupancy 70 Outdoor Certificate of Occupancy N/A
(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):

C6 - 2A

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: Hotel

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Monday - Sunday, 6:30am - 11pm

Number of tables? 28 Number of seats at tables? 56

How many stand-up bars/ bar seats are located on the premise? 1 stand up, 6 stools

(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): 15'2" long, front left

Any food counters? Yes No If Yes, describe: N/A

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

Soups, sandwiches and pasta. See attached menu.

What are the hours kitchen will be open? Open to close

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

How many employees will there be? 7

Do you have or plan to install French doors accordion doors or windows? -N/A

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No

Will there be TVs/monitors? Yes No (If Yes, how many?) 3

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 N/A

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: small built in speakers

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. - See attached letter

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

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. - Background music to be used only.

Do you have or plan to install sound-proofing? - No. All surrounding buildings are commercial and the restaurant is located in the cellar.

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: HI Delancey Restaurant LLC & SC Delancey LLC

Address: 148 & 148-150 Delancey Street, NY, NY Community Board # 3

Dates of operation: September 2012 - Present

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. - See attached

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business Holiday Inn, hotel

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? 7

How many licensed establishments are within 500 feet? 14

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? 10

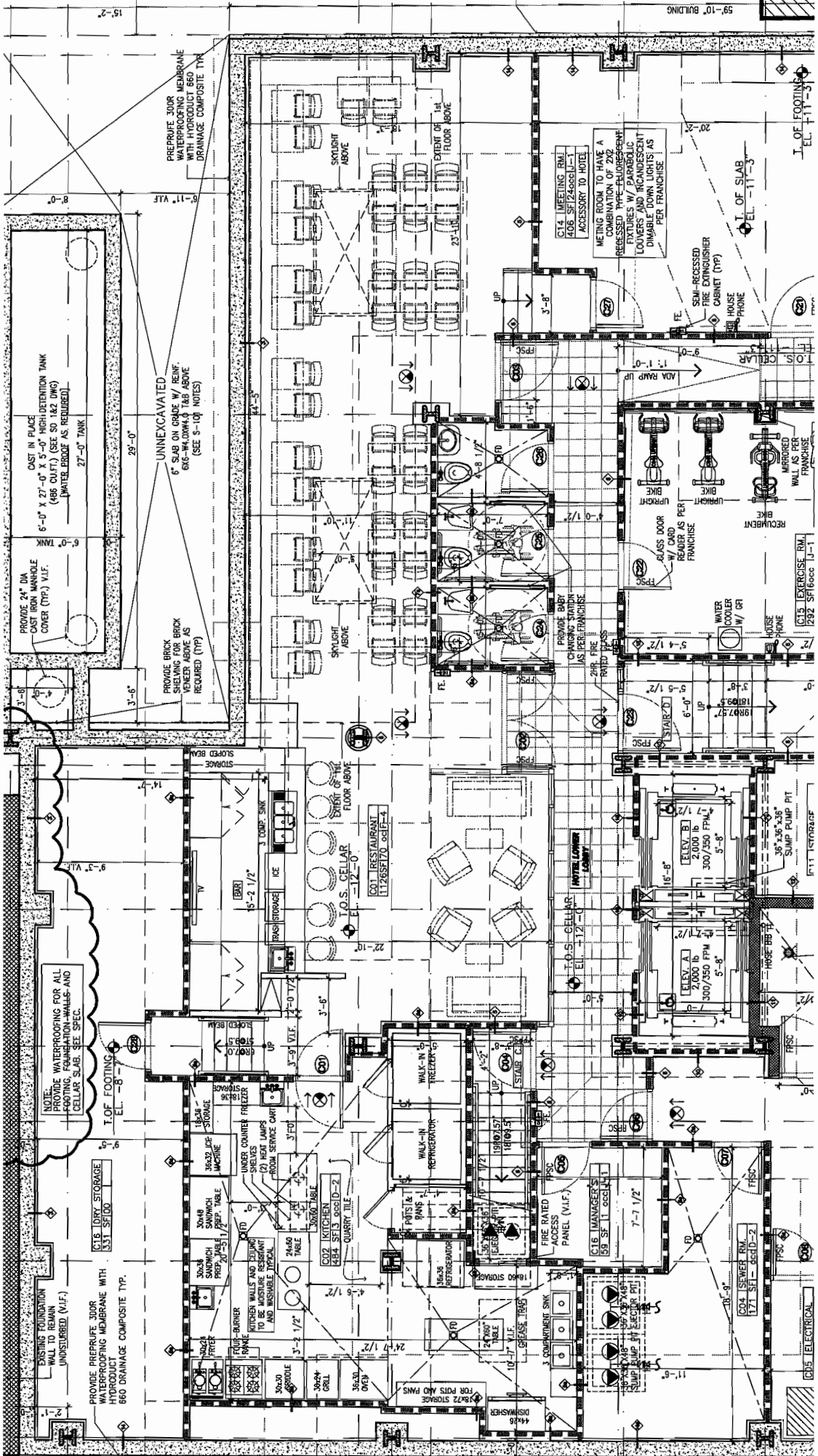
Is premise within 200 feet of any school or place of worship? Yes No

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. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information.

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).



CAST IN PLACE
6'-0" X 27'-0" X 3'-0" HIGH-DENSITY TANK
(466 COFT) (SEE SD 182 DWG)
(WATER PROOF AS REQUIRED)

PROVIDE 24" DIA
CAST IRON MANHOLE
COVER (TYP.) V.I.F.

UNEXCAVATED
6" SLAB ON GRADE W/ REINF.
6X6-WA. DIM. & TAB ABOVE
(SEE S-10) NOTES

PROVIDE BRICK
SHELVING FOR BRICK
VENEER ABOVE AS
REQUIRED (TYP)

PREPARE 300R
WATERPROOFING MEMBRANE
W/ 660 DRAINAGE COMPOSITE TYP

NOTE:
PROVIDE WATERPROOFING FOR ALL
FOOTING, FOUNDATION WALLS AND
CELLAR SLAB. SEE SPEC.

615 DRY STORAGE
531 S.F. (1)

PROVIDE PREPRUFE 300R
WATERPROOFING MEMBRANE WITH
HYDRODUCT
660 DRAINAGE COMPOSITE TYP.

30x48 SANDWICH
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Soups and Salads

All salads served with petit pain.

Homemade

Chicken Noodle
Cup 2.99 Big Bowl 3.99

Sesame Chicken Salad

Romaine, mixed lettuce, celery, scallions, sesame seed, carrot and ginger vinaigrette.

Garnished with crisp chicken and fried won ton strips.

8.99

Classic Chef

Timeless salad of iceberg lettuce, tomato, egg, cucumber, turkey, ham and dressing of your choice.

8.49

French Onion Soup

Sweet onions slowly simmered in stock with melted cheese and homemade croutons.

4.99

Mandarin Chicken Salad

Mixed greens, chicken, mandarin oranges, red onion, almonds and raspberry vinaigrette.

8.99

Steak & Bleu Cheese Salad

Romaine lettuce, caramelized onion, bleu cheese and glazed walnuts tossed with maple balsamic dressing. Garnished with grilled N.Y strip pieces.

9.99

Soup du Jour

Cup 2.99 Big Bowl 3.99

Cobb Salad

The Brown Derby's Cobb Salad. Mixed greens, romaine lettuce, diced tomato, diced chicken breast, egg, bacon, bleu cheese.

Dressing of your choice.

8.99

Classic Caesar

Porter's classic Caesar. Torn romaine, garlic croutons, homemade dressing and ground Parmesan cheese.

7.49 - Add Chicken 2.00

Smoked Salmon 3.00

Soup & Sandwich

Delicious Hot Soup and your choice of roast beef, ham or turkey sandwich.

7.99

Lunch Features

Vegetarian Feature

Your server will present the weekly feature.

Roast Turkey

Slices of fresh roasted turkey breast, pan gravy, mashed potato, fresh vegetable and cranberry chutney.

8.99

Fettucine Alfredo

Sauteed pasta with cream, cheese and egg.

8.99

Add chicken, blackened chicken or vegetables 2.00
Add salmon 3.00

Chef's Feature

Your server will present today's feature.

Southwestern Quesadilla

Char-grilled chicken basted with red chili adobo, sliced and rolled in flour tortillas with Monterey jack, jalapeno and cilantro. Served with salsa, avocado and cream.

8.99

Quiche of the Day

Your server will present our weekly quiche.

7.99

Walleye Shore Lunch

Pan seared walleye fillet dusted with seasoned bread crumbs. Served with vegetable and wild rice pilaf.

10.99

Chicken Puttaneska

Zesty tomato sauce with spinach, capers and shallot over angel hair pasta. Topped with sliced, grilled breast of chicken and Parmesan cheese. Served with salad and a petit pain.

8.99

Thank you for your Patronage...We appreciate it!

Gourmet Sandwiches

Served with your choice of french fries, sweet potato fries, chips or cole slaw.
(substitute a cup of soup, garden salad, ceasar salad or fresh fruit 1.99)

Walleye Sandwich

Crisp fillet on grilled foccacia bread.
Lemon-thyme aioli.
8.99

Missabe Chicken

Marinated grilled chicken breast with
bacon, salsa and Monterey jack cheese.
8.99

BLT

The best BLT in town.
Served on eight grain toast.
7.49

Club Sandwich

Shaved pit smoked ham,
roast turkey breast, Swiss cheese,
bacon and mayo. Served three
- high on eight grain bread.
8.49

Reuben Sandwich

Slow cooked corned beef, sauerkraut,
melted Swiss cheese with 1000
Island dressing on dark rye.
8.49

"Philly" Style Steak Sandwich

Char-grilled steak pieces, sautéed
onion, peppers and mushrooms with
melted Muenster cheese on a grilled
sourdough roll.
8.99

Ribeye Steak Sandwich

Prime Grade ribeye steak grilled to
your specification, served open-faced
on toast with fries and salad.
11.99

Egg or Chicken Salad Croissant

Classic egg or chicken salad served
on your choice of bread.
7.99

Porter's Classic Burger

U.S.D.A. choice half-pound burger char-grilled with your choice of one topping.
8.99

Additional toppings at .99¢ each.

Choice of pepper jack, cheddar, american, feta, smoked gouda or muenster cheese.
Additional toppings include bacon, mushrooms, onions, olives, bbq, blackening spice
or ask your server for your personal favorite.

"Wrap it Up" Caesar Wraps

Our famous Caesar Salad wrapped in a tomato shell with your choice of chicken,
smoked salmon, or turkey.
8.99

Dessert

Molten Chocolate Cake

Rich chocolate cake with creamy
truffle center. Served with
Creme Anglaise.
5.99

Porter's Cheesecake

Your choice of plain, strawberry
or turtle.
4.99

The Law Office of
Stacy L. Weiss, PLLC

110 East 59th Street, 23rd Floor
New York, NY 10022
Toll Free: 1 877 LIQ-LAW1
Tel: 212 521-0828
Fax: 212 521-0826

Stacy L. Weiss, Esq.
Slweissattorney@aol.com
Stacyweisslaw.com

October 30, 2013

Manhattan Community Board #3
59 East 4th Street
New York, NY 10003

Re: HI Delancey Restaurant LLC
148-150 Delancey Street
New York, NY

To Whom It May Concern:

In regards to managing vehicular traffic, please be advised that the above applicant plans to make an arrangement with the parking lot that is directly across the street from the proposed location. Also, to further help control traffic in front of the location, the applicant intends to hire an attendant to manage and direct traffic related to patrons of the restaurant and hotel.

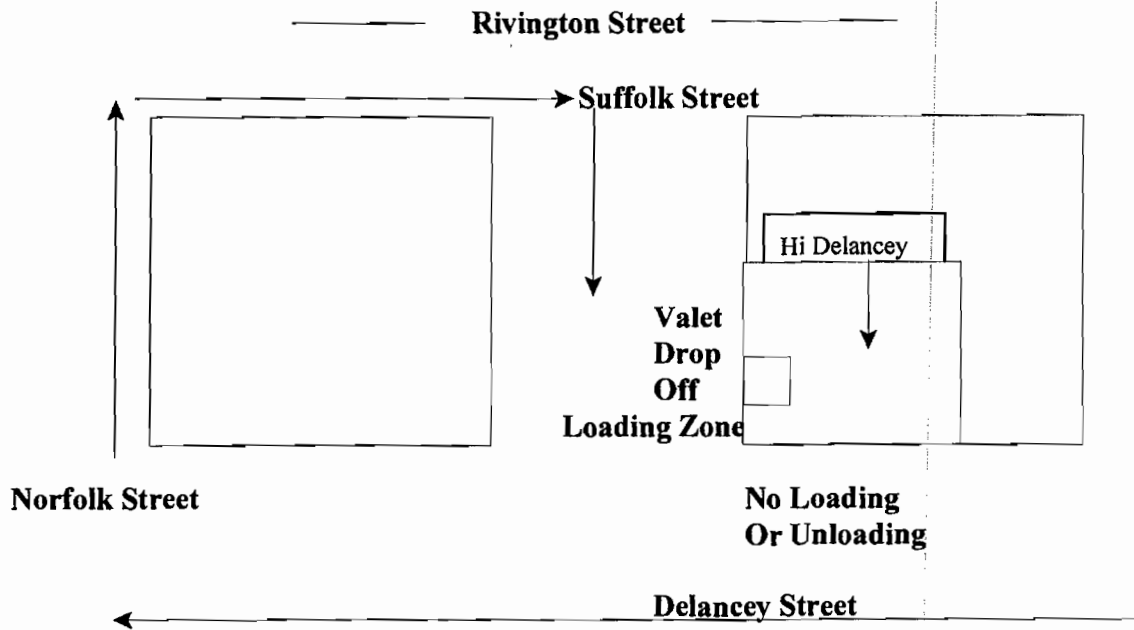
Should you have any further questions, please do not hesitate to contact my office.

Sincerely yours,



Stacy L. Weiss

HI DELANCEY RESTAURANT LLC



Samir R. Gandhi
6 Maebelle Drive
Clark, NJ 07066

Education: BS in Finance and Real Estate from The Pennsylvania State University (1999)
JD and MBA from Temple University (2002)

Experience:

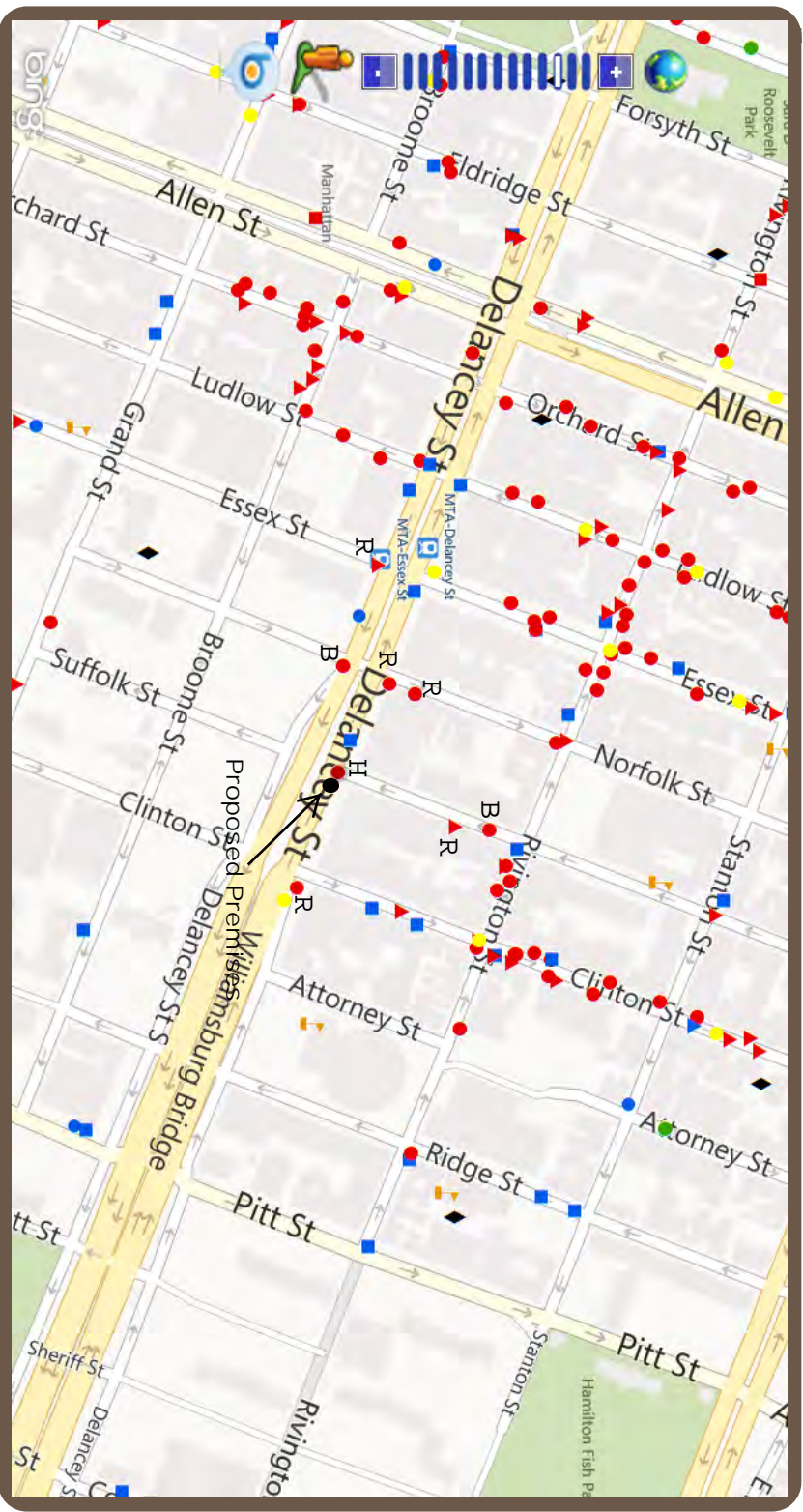
Over 10 years of experience in owning and operating midscale and full service hotel in New York. Managed several department including rooms division, food and beverage and corporate office. Listed below are the hotels:

- *Holiday Inn Express Kennedy Airport - 129 rooms*
- *Best Western Kennedy Airport - 88 rooms*
- *Days Inn Kennedy Airport -75 rooms*
- *Holiday Inn Express LaGuardia - 85 rooms*
- *Comfort Inn Staten Island - 94 rooms*
- *Holiday Inn Express Staten Island – 94 rooms*
- *Comfort Inn Jacob Javits Center – 89 rooms*
- *Holiday Inn Soho – 132 room*
- *Retro Bar & Grill - New York, NY*
- *Holiday Inn Express Midtown – 178 rooms*
- *Holiday Inn JFK – 200 rooms*

HI Delancey

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
- Pending Licenses
- All Licenses
- Schools
- Zones
- Community_Bonds
- Police_Precincts
- Courtes



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

Proximity Report for Location:

October 30, 2013

150 DELANCEY ST, New York, 10002

* 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.

Closest Liquor Stores

| Name | Address | Approx. Distance |
|---------------------------------|----------------------|------------------|
| JADE FOUNTAIN LIQUOR CORP | 123 DELANCEY STREET | 365 ft |
| SEWARD PARK LIQUORS INC | 393 GRAND STREET | 810 ft |
| GARYS LIQUOR INC | 141 ESSEX STREET | 820 ft |
| TURTLE DOVE LLC | 28 30 CLINTON ST | 1010 ft |
| EAST VILLAGE WINE & LIQUORS INC | 141A ATTORNEY STREET | 1020 ft |
| LOON CHUN INCORPORATED | 45 PITT STREET | 1025 ft |
| DELANCEY WINE INC | 41 ESSEX ST | 1065 ft |
| JADE FOUNTAIN LIQUOR CORP | 123 DELANCEY STREET | 400 ft |
| SEWARD PARK LIQUORS INC | 393 GRAND STREET | 800 ft |
| GARYS LIQUOR INC | 141 ESSEX STREET | 845 ft |
| LOON CHUN INCORPORATED | 45 PITT STREET | 990 ft |
| TURTLE DOVE LLC | 28 30 CLINTON ST | 1005 ft |
| EAST VILLAGE WINE & LIQUORS INC | 141A ATTORNEY STREET | 1010 ft |
| DELANCEY WINE INC | 41 ESSEX ST | 1080 ft |

Churches within 500 Feet

| Name | Approx. Distance |
|------|------------------|
|------|------------------|

Schools within 500 Feet

| Name | Address | Approx. Distance |
|------|---------|------------------|
|------|---------|------------------|




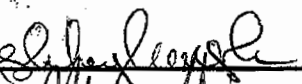
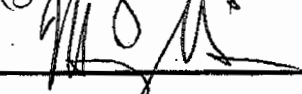
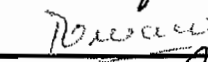
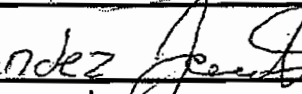

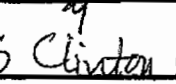
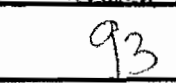
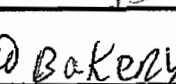
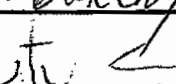

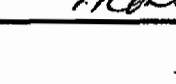
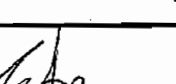
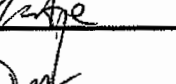
On-Premise Licenses within 750 Feet

| Name | Address | Approx. Distance |
|------------------------------|------------------------------|------------------|
| DELANCY DINER LLC | 148 150 DELANCEY ST | -10 ft |
| SC DELANCEY LLC | 148 DELANCEY ST | 35 ft |
| ADR RESTAURANT INC | 168 DELANCEY STREET | 250 ft |
| SARO CORP | 102 NORFOLK ST | 270 ft |
| PROLETARIAT V, INC | 98 102 NORFOLK | 275 ft |
| 106 NORFOLK STREET LLC | 106 NORFOLK ST - NORTH STORE | 285 ft |
| 106 NORFOLK RESTAURANT, INC. | 106 NORFOLK ST - SOUTH STORE | 285 ft |
| EHD RESTAURANT CORP | 112 SUFFOLK ST | 375 ft |
| RIVINGTON 151 CORP | 151 RIVINGTON STREET | 445 ft |
| RIVINGTON WINE & CHEESE INC | 155 RIVINGTON STREET | 450 ft |
| BUFFA A LLC | 153 RIVINGTON ST | 465 ft |

INSTRUCTIONS: Do not sign this petition if you have already signed or if you are under 21 years of age.

The following undersigned residents of the area support the issuance (transfer) of an on-premises liquor license to the following applicant/establishment: HI DELANCEY RESTAURANT LLC, D/B/A RETRO BAR & GRILL, at 148-150 Delancey Street, New York, NY 10002. This business will be a restaurant. The hours of operation will be Sunday – Saturday, 6:30am – 11pm.

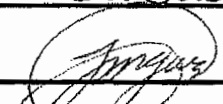
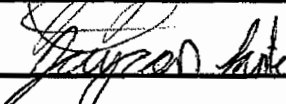
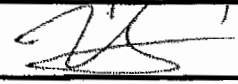

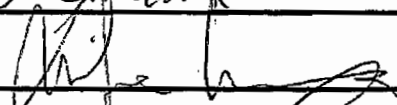

PLEASE NOTE: signatures should be from residents of the building, adjoining buildings, and within a 2-block area. Any other information:

| <u>Print Name</u> | <u>Signature</u> | <u>Address</u> | <u>Date</u> |
|----------------------|---|-------------------------------------|-------------|
| Josefina Rodriguez |  | 122 Suffolk St | 9-25-13 |
| MUSTAFA KIP |  | 157 Rivington St | 9/25/13 |
| SZEKI CHAN |  | 157 Rivington St | 9/25/13 |
| Ashley Howard |  | 161 Rivington St | 9/25/13 |
| MEGAN Howard |  | 161 Rivington St | 9/25/13 |
| José Romano |  | 79 Clinton St. NYC | 9/25/13 |
| Jennifer Hernandez |  | 87 Clinton St | 9/25/13 |
| Diana Cohen |  | 80 Clinton St | 9/25/13 |
| Adrian |  | A 35 Clinton Grocery 84 Clinton St. | 09/25/13 |
| Dachan |  | 93 Clinton Street - Boost Store | |
| Santo Domingo Bakery |  | 93 Clinton St | |
| Regina Beauty Supply |  | 75 Clinton St | |
| MORIS Meléndez |  | 97 Clinton St. | |
| JENNY |  | 99 Clinton St | |
| Fanis |  | 101 Clinton St | 9/25/13 |
| Ramon |  | 101 Clinton St | 9/25/13 |

INSTRUCTIONS: Do not sign this petition if you have already signed or if you are under 21 years of age.

The following undersigned residents of the area support the issuance (transfer) of an on-premises liquor license to the following applicant/establishment: HI DELANCEY RESTAURANT LLC, D/B/A RETRO BAR & GRILL, at 148-150 Delancey Street, New York, NY 10002. This business will be a restaurant. The hours of operation will be Sunday – Saturday, 6:30am – 11pm.

PLEASE NOTE: signatures should be from residents of the building, adjoining buildings, and within a 2-block area. Any other information:

| <u>Print Name</u> | <u>Signature</u> | <u>Address</u> | <u>Date</u> |
|-------------------|--|------------------------------------|----------------------|
| TURNER | STROUBLE | 103 Clinton | |
| JUAN M RODRIGUEZ |  | 103 Clinton St | |
| JAYSON SENTANE |  | 103 Clinton St | |
| MILAGROS HIZARIO | | 105 Clinton St | |
| LEON LEANDRON | | 105 Clinton St | Nonna's LES Pizzeria |
| EDUARDO ALVAREZ | | 107 Clinton | |
| JOHN RIKER | | 107 Clinton | |
| KATHY JIANG | | 166 Delancey St 10002 | |
| JEREMY JIANG |  | 166 Delancey St 10002 | |
| MOULAY AHMED |  | 102 Clinton | |
| ALEXANDER EUSABI | | 86 Taylor Shop 102 Clinton | |
| JESSY SHOP | | 100 Clinton | |
| TOMMY | | 98 Clinton | New York |
| THERESA LOARENA |  | New York | 9/25/13 |
| BAKSH, SHARIF |  | New York 87 Columbia St | |
| WANG, HANG | WANG | 78 Clinton St | |







