



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

Dominic P. Berg, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Aditi Malhotra, as a qualified representative of ARTISAN Chocolatis LLC,
located at 254 BROAD STREET, New York, New York, agree to
the following stipulations:

My hours of operation will be 11:00 A.M. to 11:00 P.M. Mondays through Thursdays,
11:00 A.M. to 1:00 A.M. Fridays + Saturdays + 11:00 A.M. to 10:00 P.M.
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour). Sunday

I will operate my backyard garden no later than

I will operate my sidewalk cafe no later than

I will operate a full-service restaurant, specifically a (type of restaurant) cafe + retail chocolate shop
serving food to within hour(s) of closing every night. during all hours of operation

I will employ a doorman/security personnel on the following days:

I will install soundproofing,

I will close all doors and windows at every night.

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

I will play ambient recorded background music only, consisting of

I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying
Community Board 3.

Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately
and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my
neighbors.

Name: Aditi Malhotra Phone Number: (212) 947-6545

I will:

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

Signed Aditi Malhotra

Dated 6-22-2012

Sworn to this 22nd day of June 2012

Notary Public YUKWAN L. LAM
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN TASSAU COUNTY
REG. NO. 0116182795
COMMISSION EXPIRES 06/22/16

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant



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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 proposed location.
Notice of proposed business to block or tenant association if one exists.
Photographs of proof of conspicuous posting of meeting with newspaper showing date.
If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license (BEER/WINE)
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:

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.

Is location currently licensed? Yes No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Cafe/retail chocolate shop

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 254 Broome Street, New York, NY 10002

Cross streets: Orchard Street + Ludlow Street

Name of applicant and all principals: Aditi Malhotra of Artisan Chocolates, LLC

Trade name (DBA): Tahe Artisan Chocolate

**PREMISE:**

Type of building and number of floors: Mixed res/Comm, 6 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 for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? less than 75

Do you plan to apply for Public Assembly permit?  Yes  No  
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):  
CH-4A

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) M-Th, 11AM-11PM; F-Sat, 11AM-12AM; Sun, 11AM-10PM

Number of tables? 7 Number of seats at tables? 14

How many stand-up bars/ bar seats are located on the premise? 1 bar/0 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): Z-shape, ~12' long, middle of establishment

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  
Small plates, charcuterie, retail chocolate, cheese

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? 2-4

Do you have or plan to install  French doors  accordion doors or  windows? None.

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

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: Two 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? None

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 next page

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

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. See next page

Do you  have or  plan to install sound-proofing? Existing soundproofing mechanisms

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**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.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Only present applicant/establishment.

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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 16

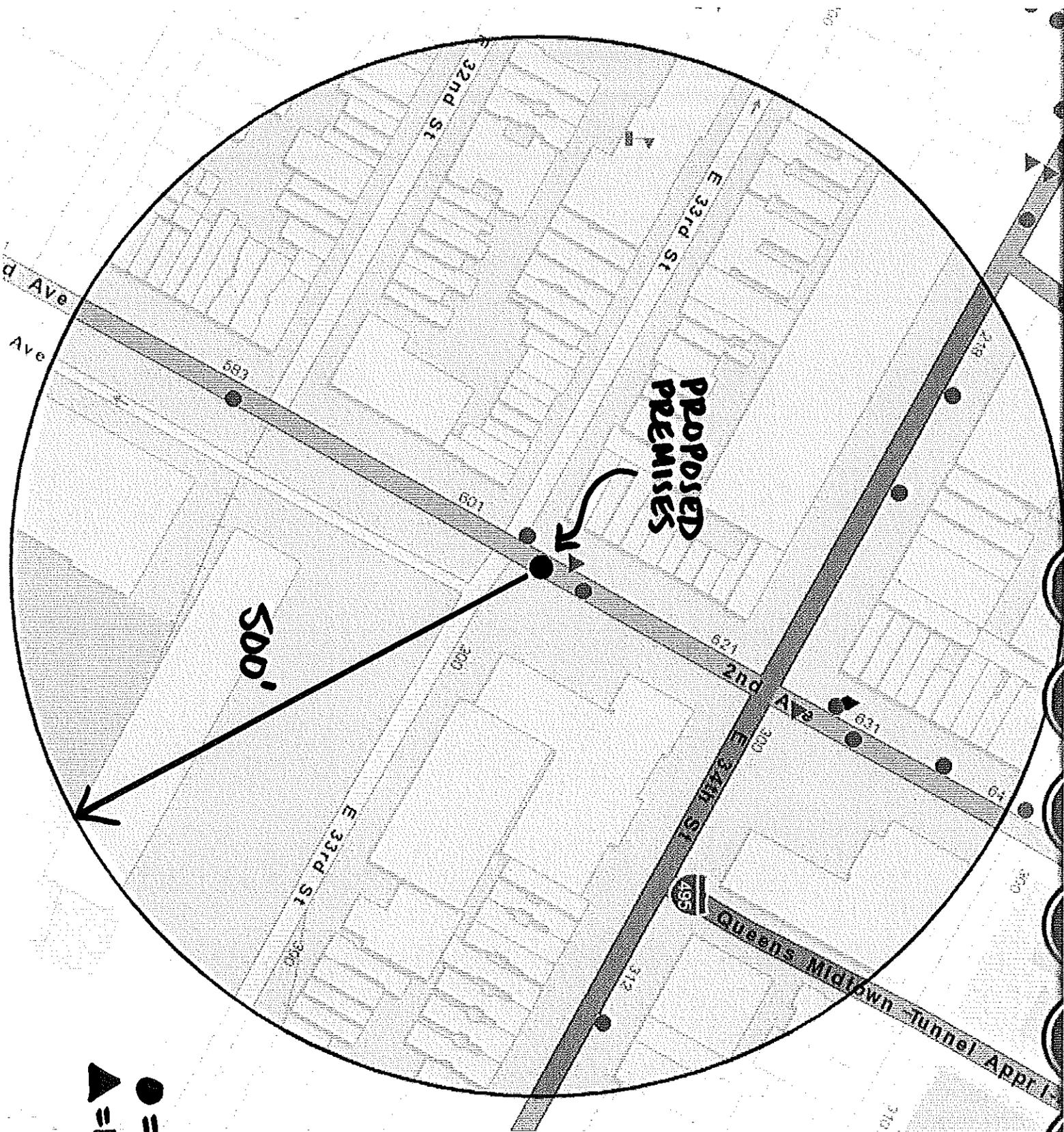
Is premise within 200 feet of any school or place of worship?  Yes  No

**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. 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.  I agree to close any doors and windows at 10:00 P.M. every night?
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_ DJs/ promoted events per \_\_\_,  more than \_\_\_ private parties per \_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by 7PM.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



**PROPOSED  
PREMISES**

**500'**

● = DP  
▲ = Bar/Wine

**RE: 500' RULE LIST:**

Name	Address	Approx. Distance
BARRIO CHINO LLC	253 BROOME STREET	20 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	85 ft
FUZZY WUZZY LLC, THE	96 ORCHARD ST	90 ft
TWO BIKES LLC	85 ORCHARD STREET	100 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	115 ft
ORCHARD 85 CORP	85 ORCHARD STREET	115 ft
XLR8 LLC	266 BROOME ST	130 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	140 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	185 ft
CDT LUDLOW INC	87 LUDLOW ST	195 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	245 ft
CONGEE VILLAGE INC	100 ALLEN ST	245 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	245 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	275 ft
93 LUDLOW ST INC	95 DELANCEY ST	335 ft
BARNORTH GROUP LLC	77 DELANCEY ST	345 ft