



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 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:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- 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 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: 3/1/16

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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 162 E Broadway, NY, NY, 10002

Cross streets: Broadway & Rutgers

Name of applicant and all principals: Raise Hospitality LLC - Nima Garos, Koorosh Bakhtiar

Trade name (DBA): Gracias Mama (May be subject to change)

PREMISE:

Type of building and number of floors: Mixed-use, 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: _____

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? 35

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): C6-2

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 7AM to 2AM Sunday through Thursday, 7AM to 4AM Friday & Saturday

Number of tables? 9 Total number of seats? 45 (including 14 at bar)

How many stand-up bars/ bar seats are located on the premise? 1 bar, 14 seats

(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): 16 Feet, U-Shaped, against West wall

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 Authentic Mexican Tacos, Ceviches, Tortas, Hand Rolled Tortillas, Desserts etc.

What are the hours kitchen will be open? 7AM-1AM Sunday-Thursday, 7AM - 2AM Friday & Saturday

Will a manager or principal always be on site? Yes No If yes, which? At least 1, sometimes both

How many employees will there be? 15

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

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

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 _____

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

Please describe your sound system: Pandora Music Stations

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

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.")

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

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

Do you have sound proofing installed? Yes No
If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Gelso & Grand

Address: 186 Grand Street, NY, NY, 10013 Community Board # 2

Dates of operation: Monday - Sunday, 2013 to Current

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 _____

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? 8 - Per LAMP SLA Site

How many On-Premise (OP) liquor licenses are within 500 feet? 9 - Per LAMP SLA Site

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 will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
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 without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by _____.
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.

ATTENTION RESIDENTS & NEIGHBORS

Company/DBA Name and Contact Number for Questions

Plans to open a

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

at the following location

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, March 14, 2016 at 6:30pm

Community Board 3 Office

59 East 4th Street (btwn 2nd Ave & Bowery)

Date/Time/Location

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

info@cb3manhattan.org - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

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)

(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)

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)

(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)

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

Monday, March 14, 2016 at 6:30pm

Community Board 3 Office

59 East 4th Street (btwn 2nd Ave & Bowery)

時間 (Time) 和地點 (Location)

info@cb3manhattan.org - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

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

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

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

Monday, March 14, 2016 at 6:30pm
Community Board 3 Office
59 East 4th Street (btwn 2nd Ave & Bowery)

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

info@cb3manhattan.org - www.cb3manhattan.org

Petition to Support Proposed Liquor License

Date: _____

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) _____

to the following applicant/establishment (company and/or trade name) _____

Address of premises: _____

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: _____

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address

Raise Hospitality, LLC

How do we plan to manage vehicular traffic and crowds on the sidewalk caused by our establishment?

We plan on having the owner or manager on duty at all times. They will be doing exterior perimeter sweeps of the outside every 15 minutes. In their sweeps they will check for car traffic and crowds. All guests congregating will be asked to disperse and not linger. All staff will be instructed to notify the police if the people outside refuse to move. Any guests waiting for a table within the restaurant will be instructed to wait inside the restaurant and not outside.

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

The entire premises will be sound proofed to avoid any and sound issues. Neighbors will have the ability to contact the owners and management at any time to insure all noise issues are addressed immediately. I (Koorosh Bakhtiar) will personally distribute my cell phone number to all the building and adjoining building residents.

Has any principal had work experience similar to the proposed business. Yes

Resume Attached

Attach a separate diagram that indicated the location (name and address) and total number of establishment's selling/serving beer, wine (B/W) or liquor (OP) for blocks in each direction. Please indicated whether establishments have On-Premise (OP) licenses. Please label street 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.

Attached

162 E Broadway



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

- ① The Fat Radish (OP) - 17 Orchard Street
- ② Dimes (OP) - 49 Canal Street
- ③ Pie 'N' Thighs (OP) - 43 Canal Street
- ④ Skal (OP) - currently closed? - 37 Canal Street
- ⑤ Clandestino (OP) - 35 Canal Street
- ⑥ Bacaro (OP) - 138 Division Street
- ⑦ Forget Me Not (OP) - 136 Division Street
- ⑧ Cafe 169 (OP) - 169 E Broadway
- ⑨ Mission Chinese (OP) - 171 E Broadway
- ⑩ Cafe Petisco (OP) - 189 E Broadway
- ⑪ Kiki's (BW) - 130 Division St.
- ⑫ Dimes (BW) - 143 Division St.
- ⑬ Wing Shoon Seafood Rest. (BW) 165 E Broadway

EDUCATION

UNIVERSITY OF ARIZONA

Bachelor of Science, Psychology - Tucson, AZ

NEW YORK UNIVERSITY

Certificate in Restaurant Operations, Tisch School of Hospitality - New York, NY

EXPERIENCE

GENERAL MANAGER & PARTNER

Gelso & Grand, NYC

2015-Current

- Opened the 225 seat, 2 floor restaurant located on Mulberry & Grand
- Directly managed a staff of over 60 employees, including 6 Management staff
- Created, implemented and maintained integral operation systems to ensure consistency and efficiency
- Executed all operational responsibilities; inventory, payroll, HR initiatives, social media & marketing
- Maintained all permitting in adherence to all city health and fire codes
- Built strategic relationships with WeWork, La Calombe, City Winery and more

EXECUTIVE GENERAL MANAGER

The Chester, The Ainsworth, Ainsworth Park, The Fulton, The Arthur, NYC

2013-2015

- Implemented company wide training process and materials
- Created and executed a craft cocktail program across all venues
- Opened The Chester, a 300 seat hotel restaurant located in the Gansevoort Hotel in meatpacking district
- Oversaw a staff of over 130 people spanning over 9 departments
- Opened The Arthur, a craft cocktail lounge and night life destination
- Oversaw and executed in room dining to 186 rooms
- Built strategic relationship with Provacatuer, China Grill Management and Gansevoort Hotel Group
- Managed a 6.5 million dollar a year liquor, beer and wine program
- Hired, trained and managed all Managers & General Managers throughout Paige Hospitality Group

MANAGER

Eleven Madison Park & The NoMad, NYC

2013-2013

- Oversaw the hiring and training of Captains and Assistant Servers
- Managed The NoMad beer program
- Successfully expedited over 700 covers nightly
- Educated staff on wine, liquor and food pairings

AGM, BAR MANAGER AND MANAGER

Hillstone Restaurant Group, NYC

2010-2013

- Oversaw a staff of over 60 employees
- Successfully expedited 700-900 covers nightly
- Successfully maintained operational efficiencies, as well as lower liquor, wine and beer costs, all while increasing year over year margins
- Managed a 10 million dollar a year restaurant
- Responsible for the scheduling and training of bartenders, service bartenders, bar backs and servers
- Managed the a 4 million dollar a year liquor, beer and wine program

VICE PRESIDENT OF SALES

Baychem, Inc., CA

2006-2009

- Managed a 15 person nationwide sales team
- Directed, manager and completed ISO 9001:2008 Quality Management System Certification
- Developed team building and staff training programs
- Increased Baychem's sales by 78% year over year from 2007 to 2009

OTHER EXPERIENCE

SOCIAL & VOLUNTEER WORK

- Fundraiser for various anti-human trafficking organizations
- Volunteer for Creative Arts Workshop
- Sigma Chi Fraternity