



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

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval within Saturated Area

I, Vipul Manchanda, as a qualified representative of Gran Morsi East LLC, located at 186 Avenue A, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) Italian Restaurant
Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be 5:00 p.m. to 12:00 a.m. all days
Saturday and Sunday brunch 10am/11am opening to 4pm. Dinner service 5pm - 12am
(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than
5. I will employ a doorman/security personnel on the following days:
6. I will install soundproofing,
7. I will close any front or rear facade 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 facade 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.
8. 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
9. I will play ambient recorded background music only.
10. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
11. I will not seek a change in class to a full on-premise 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 with food.
14. I will not have a happy hour. I will have happy hour and it will end by 7pm
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: Vipul Manchanda Phone Number: (c): 609-933-3707

18. I will:

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

Signed [Signature]

Sworn to this 24th day of October 2016

10/24/2016

Dated [Signature]
Notary Public

FRANK W. PALILLO
Notary Public, State of New York
No. 24-4784182
Qualified in Kings County
Commission Expires April 30, 2019



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**Community Board 3 Liquor License Administrative Approval Application Questionnaire**

Today's Date: October 24, 2016

**APPLICANT:**

1. Name of applicant and all principals: Gran Morsi East LLC / Vipul Manchanda
2. Premise Address: 186 Avenue A
3. Cross streets: Avenue A between 11th and 12th street
4. Trade name (DBA): Gran Morsi East
5. Check which you are applying for:  
 new liquor license       alteration of an existing liquor license       sale of assets
6. If alteration, describe nature of alteration: \_\_\_\_\_
7. Is location currently licensed?  Yes  No
8. Type of license: Beer and Wine License
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current license: 186 A Enterprises Inc, Cork and Fork

**PREMISE:**

11. Type of building and number of floors: Commercial/Residential 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? 48
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): R-7a C 2-5
15. How many licensed establishments are within 1 block? TBD - numerous
16. How many On-Premise (OP) liquor licenses are within 500 feet? TBD - numerous
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: Italian Restaurant serving food and beverages
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space if applicable) 5pm - 12am M - F, Sat + Sun 11am - 4pm, 5pm - 12am
22. Total number of tables? 15      23. Total number of seats? 48

24. How many stand-up bars/ bar seats are located on the premise? 1 bar 10 seats (A stand up 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): 12 foot, rectangular bar, front/right of restaurant
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? All hours of operation
28. Is food available for sale?  Yes  No If yes, describe type of food and submit a menu: Classic Italian cuisine
29. Will a manager or principal always be on site?  Yes  No If yes, which? Principal/Manager
30. How many employees will there be? 15
31. Do you have or plan to install  French doors  accordion doors or  windows? as currently exists
32. Will there be TVs/monitors?  Yes  No (If Yes, how many?) maybe 1
33. Will premise have music?  Yes  No
34. If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod
35. If other type, please describe: \_\_\_\_\_
36. What will be the music volume?  Background (quiet)  Entertainment level
37. Please describe your sound system: 4 small residential type speakers
38. 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
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? (Please do not answer "we do not anticipate congestion.") Management & Front Desk employees
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? there is sound proofed ceilings, and we will keep doors closed
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
45. If yes, please indicate name of establishment: Brick NYC Restaurant LLC dba Morsi
46. Address: 22 Warren Street 47. Community Board # 1
48. Dates of operation: February 2014 - present
49. Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. see above
50. Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business: \_\_\_\_\_
51. 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.