

## Grand Delancey LLC

115 Delancey Street  
New York, NY 10002

Manhattan Community Board 3

(KIOSK)



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, 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](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change  
**BEER LICENSE ONLY (NO WINE OR LIQUOR WILL BE SERVED)**

Check if either of these apply:

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

Today's Date: 11/20/2018

**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: N/A

Previous or current use of the location: New Development

Corporation and trade name of current license: DSA Phase 1 Beer Hall LLC dba Grand Delancey

**APPLICANT:**

Premise address: 115 Delancey Street

Cross streets: Delancey Steet & Essex Street

Name of applicant and all principals: DSA Phase 1 Beer Hall LLC; Michael Babin, Rohan Mehra

Trade name (DBA): PENDING

**PREMISE:**

Type of building and number of floors: Mixed, residential and commercial, 26 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? \_\_\_\_\_

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):

C6-1

**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: Food Hall with 30 additional vendors selling food and a smaller number selling beer,

wine, and mixed beverages/liquor

What are the proposed days/hours of operation? (Specify days and hours each day and hours of

outdoor space) 11am - 2 am

Number of tables? (SHARED WITH MARKET LINE) Total number of seats? (SHARED WITH MARKET LINE)

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

(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): Rectangular approximately 10' in center of food hall.

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

Pizza, small snacks (see menu enclosed)

What are the hours kitchen will be open? 11am to 12:00 (anticipated) - food available in food hall at all times

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

How many employees will there be? 5

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

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 \_\_\_\_\_

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

Please describe your sound system: iPod with wireless 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? 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) <sup>s</sup> \_\_\_\_\_  
security guards will be provided by Market Line food hall

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. (THIS IS NOT ANTICIPATED TO BE AN ISSUE)

Do you have sound proofing installed?  Yes  No  
If not, do you plan to install sound-proofing?  Yes  No YES, THIS WILL BE INSTALLED BY MARKET LINE

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No  
If yes, please indicate name of establishment: application pending for Grand Delancey  
Address: 115 Delancey, New York, NY, 10002 Community Board # 3  
Dates of operation: (NOT OPEN AT THIS TIME)

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 Multiple establishments in the DC metro area (SEE ATTACHED)

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? (SEE ATTACHED)

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

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 operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  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. (N/A- BELOW GRADE)
3.  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 12 private parties per Year.
4.  I will play ambient recorded background music only.
5.  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.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 7pm.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  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.

**NRG Restaurants**

**Entity Info**

	<u>Open</u>	<u>Entity Type</u>	Location	License Number
Majestic Grill-	Aug-97	ESC S Corp	Alexandria, VA	
t/a Evening Star Café & Planet Wine	Aug-98	Planet Wine	Del Ray	076888 - ESC
SCC ID# : 0485595-3				076888 - PW
FEIN: 54-1859258				
NRG II	Jul-03	S Corp	Alexandria, VA	026633
t/a Vermilion				
SCC ID# : S095444-8				
FEIN: 33-1060109				
NRG IV, LLC & Pershing & Washington, LLC	Oct-04	1065	Arlington, VA	
t/a Tallula (no longer open)			Outside of Clarendon	
NRG III	Mar-06	1065	Alexandria, VA	041834
t/a Rustico (Alexandria)			North Old Town	
SCC ID# : S136039-7				
FEIN: 20-4005161				
NRG V	Nov-06	1065	Alexandria, VA	045620
t/a Buzz (Alexandria)			North Old Town	
SCC ID# : S162938-7				
FEIN: 20-3980096				
NRG VI	Nov-08	1065		
t/a Star Catering, defunct.				
109 South St. Asaph, LLC	Jun-09	Sch C	Alexandria, VA	049137
Passthru for 109 South St. Asaph, LLC, aka Columbia Firehouse			Old Town	
SCC ID# : S261177-2				
FEIN: 33-1144162				
NRG VII	Nov-09	1065	Washington, DC	080839
t/a Birch & Barley & Churchkey			Logan Circle	
SCC ID# : S250854-9				
FEIN: 26-2313005				
NRG IX	Jan-10	IP formed Sch C	Originally out of Tallula's garage.	
Bread & Chocolate Commissary Facility	Sep-16	Moved from K550 to this facility i	Alexandria, VA	
(Holds Red Apron IP)				
SCC ID#:S274075-3				
FEIN: 26-3710080				
NRG X	Nov-10	1065	Arlington, VA	062518
t/a Rustico Ballston			Ballston	
SCC ID# : S285238-4				
FEIN: 27-0861625				
Sweat Shop II- FEIN: 45-1536495				
NRG XI	Nov-10	1065	Arlington, VA	067471
t/a Buzz Bakery Ballston			Ballston	
SCC ID# : S295338-0				
FEIN: 27-1334253				
NRG XII	Dec-12	Sch C	Washington, DC	095166
t/a The Commissary			Union Market	
DC ID#: 302307				
FEIN: 45-3830084				
NRG XVIII	Feb-13	Sch C	Washington, DC	091030
t/a Red Apron (Union Market)			Union Market	
DC ID #: L00004615696				
FEIN: 46-0934451				
NRG XVI	Mar-13	Butcher & Sch C	Merrifield, VA	081884
t/a Red Apron at Mosaic	Sep-14	B-Side	Mosaic District	
SCC ID# : S4024438				
FEIN: 45-5062697				
NRG XVII	Apr-13	1065	Washington, DC	090634
t/a GBD then Red Apron Burger Bar			Dupont Circle	
CD ID #: S413775-0				
FEIN: 46-0553082				
NRG XIV	Oct-13	1065	Washington, DC	090284
t/a Iron Gate			Downtown near Dupont Circle	
DC ID# : L0000057037				

FEIN: 45-5062654

NRG XIII  
t/a Bluejacket  
DC ID# : L52359  
FEIN: 27-3635554  
Nov-13 1065 Washington, DC 090281  
Navy Yards and Nat's Stadium

NRG XV  
t/a Red Apron (D St., Partisan)  
DC ID #: L0000057035  
FEIN: 45-4519488  
Mar-14 Sch C Washington, DC 090742  
Penn Quarter

NRG XIX  
t/a The Sovereign  
DC ID #:  
FEIN: 47-1776525  
Feb-16 1065 Washington, DC 095913  
Georgetown

NRG XXI is the ownership holding company for XIX's NRG Mgmt's 74%

NRG XXII n/a Sch C Hyattsville, MD  
t/a Hyattsville location we backed out on. (another entity exists that holds ownership in the building. They are trying to sell it. Michael inve  
MD ID #:  
FEIN: 47-2883858

NRG XXIII  
t/a EatBar  
DC ID #:  
FEIN: 47-3530164  
Mar-16 Sch C Washington, DC 099210  
Barrack's Row  
(Near Eastern Market)

NRG XXIV  
t/a Hazel  
DC ID #:  
FEIN: 47-3543187  
Jul-16 Sch C Washington, DC 099839  
Shaw

NRG XX  
t/a Owen's Ordinary  
MD ID #:  
FEIN: 47-1302856  
Oct-16 Sch C North Bethesda, MD  
Pike & Rose Development

NRG Management, LLC (NRG not spelled out in legal nar  
SCC ID# :  
FEIN: 27-4773472  
Jan-06 Sch C Alexandria, VA  
HQ!

2000 Mt. Vernon  
SCC ID# :  
FEIN: 45-2314911  
Aug-11 1065 Alexandria, VA  
Del Ray  
Entity for building purchase--Evening Star/PW are tenants

# Proximity Report for Location:

November 29, 2018

115 Delancey St, New York, NY, 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
E L PARTNERS LLC	101 ALLEN ST	735 ft
SALGIRAH CORP	141 ESSEX ST	775 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	855 ft
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	880 ft
DELANCEY WINE INC	35 ESSEX ST	935 ft
FLYNN MCCLURE INC	100 STANTON ST	1095 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1305 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

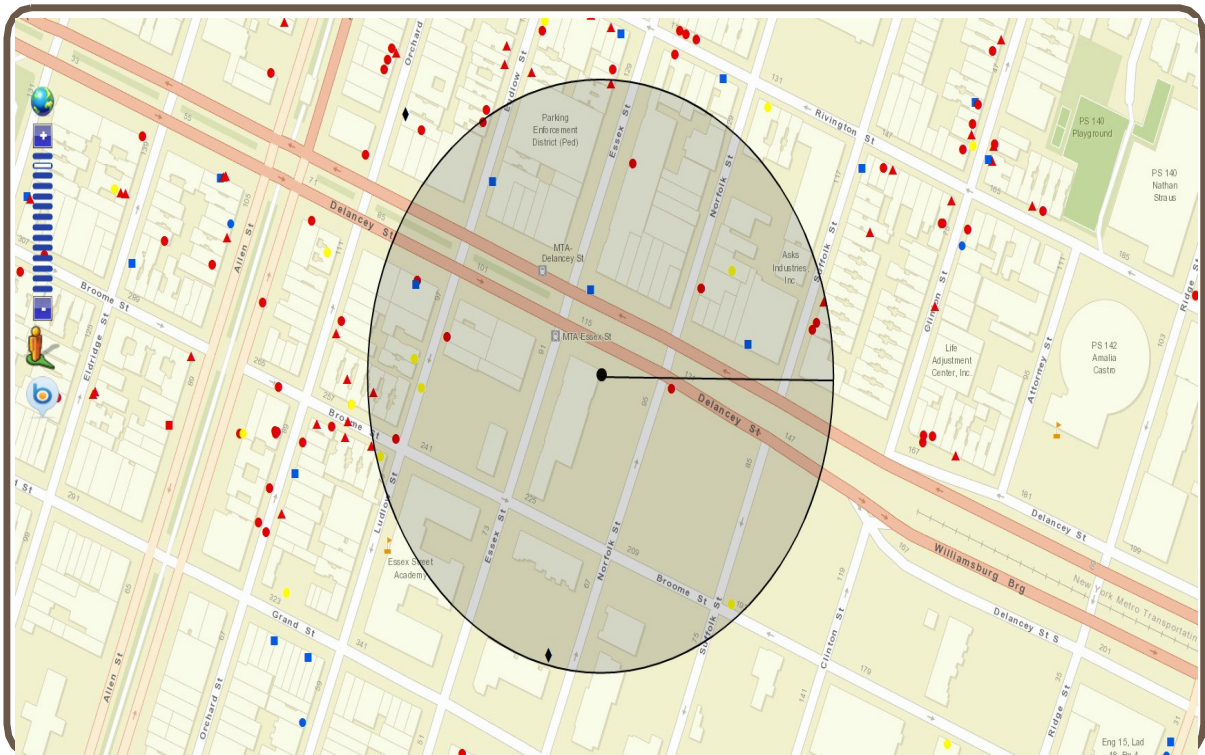
Name	Address	Approx. Distance
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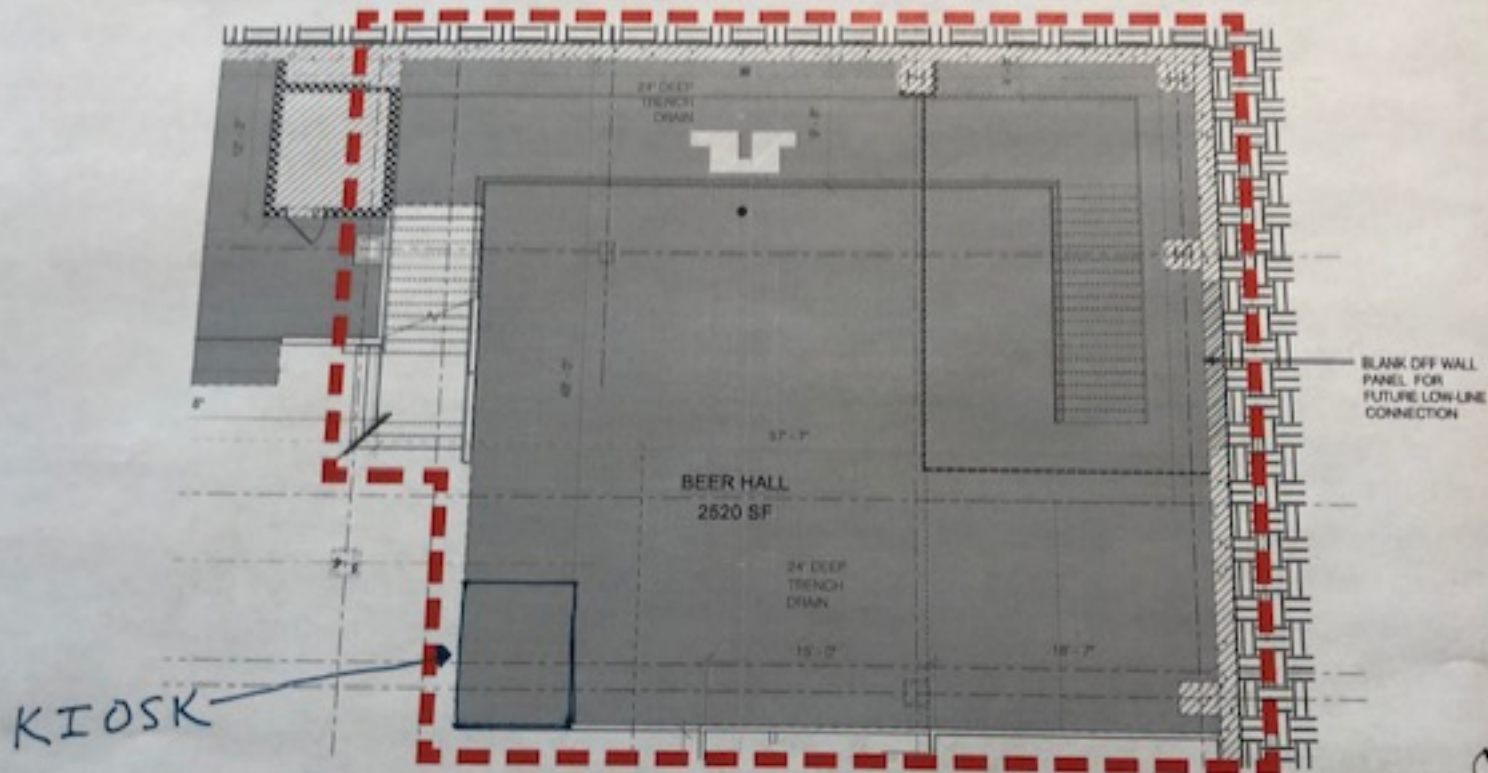
## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
AMBER AVALON CORP, THE	92 LUDLOW STREET	245 ft
PROLETARIAT V, INC	98 102 NORFOLK	250 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	315 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	315 ft
93 LUDLOW ST INC	95 DELANCEY ST	325 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	335 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	395 ft
MPDRAW LLC	109 LUDLOW STREET	400 ft
BG BAR INC	113 LUDLOW ST	420 ft
ULLI BAR CORP	120 ORCHARD ST	460 ft
54 MULBERRY LLC	252 BROOME ST	465 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	465 ft
SWOON CORP	121 ESSEX ST	465 ft
JOHANNPRO LLC	96 ORCHARD ST	475 ft



# 500 Feet





The Grand Delancey - Enlarged Plan  
 S.T.1.

THE GRAND DELANCEY  
 MARKET LINE

PG. 3  
 MAC



**Slice Joint Menu**  
**Market Line Food Hall**  
**Grand Delancey Beer Hall**

Slice joint plans to always have certain pizzas available by the slice and by the whole pie. The remaining 4 to 6 pie options will be seasonal specials, with at least 2 being vegan and half of the remainder being vegetarian. We will also work in pan pizzas to include 7 to 10 options in the case available.

**Served Daily:**

**20", sourdough pizzas by the slice**

**Flavors Always Available:**

1. Classic pizza - sauce, aged mozzarella and fresh mozzarella, Grana padano, Sicilian oregano (3.50/Slice)
2. Pepperoni - sauce, aged and fresh mozzarella, cupping pepperoni (4.00/slice)
3. White pie - fresh cream, aged and fresh mozzarella, roasted onion (4.25/Slice)

**Flavors on Rotation:  
(to vary seasonally)**

4. Special pie 1 - herbed lemon cream, aged and fresh mozzarella, raw and roasted mushrooms
5. Special pie 2 - vodka sauce, aged and fresh mozzarella
6. Vegan pizza 1 - sauce, roasted fennel, raw and roasted mushroom, onion
7. Vegan pizza 2 - sauce, garlic, onion, castelavatrano olives

Slice joint plans to always have certain pizzas available by the slice and by the whole pie. The remaining 4 to 6 pie options will be seasonal specials, with at least 2 being vegan and half of the remainder being vegetarian. We will also work in pan pizzas to include 7 to 10 options in the case available.