



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

### Community Board 3 Liquor License Stipulations

I, Rohan Mehra, as a qualified representative of Site 2 Market Line Restaurant LLC  
located at 115 Delancey Street - Basement, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) chicken & waffle restaurant, or  
 I will operate a \_\_\_\_\_  
 with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other \_\_\_\_\_
- My hours of operation will be 11AM - 2AM (all days)

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- I will not use outdoor space for commercial use OR  My sidewalk café hours will be \_\_\_\_\_
- I will employ a doorman/security personnel: I will use security from market hall
- I will install soundproofing, \_\_\_\_\_
- 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, or during unamplified live performances or televised sports.  
 I will have a closed fixed façade 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, or during unamplified live performances or televised sports.
- I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_

- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 each night.
- I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Rohan Mehra Phone Number: 646.306.5054

18.  I will: operate a full-service restaurant and cocktail bar with its own seating in a market hall commissary and while my business will be open to the market hall, it will not have any doors or windows that open to the street.

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

Signed [Signature]

Dated 4/14/20

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public



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

Check if either of these apply:

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

Today's Date: April 6, 2020

**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: new construction

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 115 Delancey Street - Basement, NY, NY 10002

Cross streets: Essex Street and Delancey Street

Name of applicant and all principals: Site 2 Market Line Restaurant LLC

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: Mixed Use Retail and Residential 26FL + 2 Basements

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? 1200 (Market Line); 74 for Premise

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: \_\_\_\_\_  
\_\_\_\_\_

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) 11am-2am (Monday-Sunday)

Number of tables? 16 Total number of seats? 65

How many stand-up bars/ bar seats are located on the premise? 1 bar with 10 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): Customer bar (linear rectangular) 20 ft with 10 seats

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

Chicken & Waffle theme-centered menu (attached)

What are the hours kitchen will be open? 11am-2am

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

How many employees will there be? 9

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: SONOS

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) Street has capacity in excess of size of market;

Food hall has excess in capacity for the patrons of this premise. Located in Basement below a retail market.

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: Pet Nat LLC

Address: 115 Delancey, NY, NY 10002 Community Board # 3

Dates of operation: 9/12/18 - 11/20/19

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? <sup>17</sup> \_\_\_\_\_

How many On-Premise (OP) liquor licenses are within 500 feet? <sup>15</sup> \_\_\_\_\_

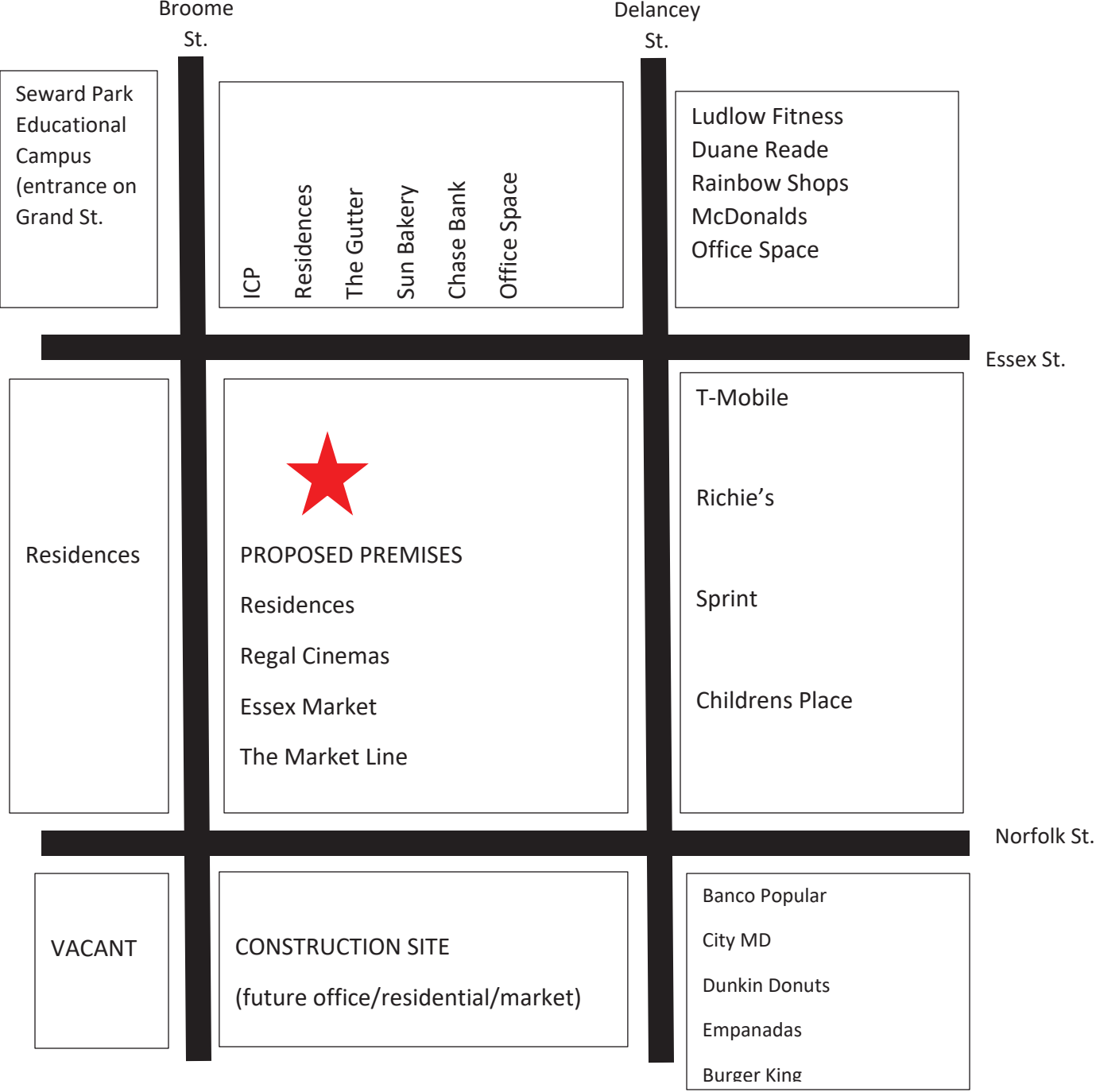
Is premise within 200 feet of any school or place of worship?  Yes  No

**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) Chicken and Waffle \_\_\_\_\_, 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.
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 \_\_\_\_ private parties per \_\_\_\_\_.
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.



# Proximity Report for Location:

April 9, 2020

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
PET NAT LLC	115 DELANCEY ST	70 ft
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
VINFAMILY INC	393 GRAND ST	920 ft
DELANCEY WINE INC	35 ESSEX ST	935 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
REGAL CINEMAS INC	115 DELANCEY ST	100 ft
DSA PHASE 1 BEER HALL LLC	115 DELANCEY ST	125 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	245 ft
PROLETARIAT V, INC	98 102 NORFOLK	250 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	315 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	315 ft
93 LUDLOW ST INC	95 DELANCEY ST	325 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
MAY BEE BOHEMIAN LLC	252 BROOME ST	465 ft
54 MULBERRY LLC	252 BROOME ST	465 ft
SWOON CORP	121 ESSEX ST	465 ft
JOHANNNGPRO LLC	96 ORCHARD ST	475 ft
BARRIO CHINO LLC	253 BROOME STREET	515 ft
DELANCEY SQUARE HOSP LLC & 119 ORCHARD PROP INC.	119 ORCHARD ST AKA 120 ALLEN ST	525 ft

Name	Address	Approx. Distance
SC DELANCEY LLC & LJP PRODUCTIONS	148-150 DELANCEY ST	530 ft
JED PARTNERS LLC	126 LUDLOW ST	535 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	540 ft
DOWNTOWN LLC THE	107 RIVINGTON ST	550 ft
JMDR 127 LUDLOW LLC	127 LUDLOW ST	560 ft
BARNORTH GROUP LLC	77 DELANCEY ST	575 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	580 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	580 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	580 ft
COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	585 ft
FOURTHGEN LLC	127 ORCHARD ST	590 ft
CAMILLE PRODUCTIONS LLC	110 RIVINGTON STREET	600 ft
ALPHA 129 REST LLC	127 129 ORCHARD STREET	600 ft
131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	610 ft
XLR8 LLC	266 BROOME ST	615 ft
A HALIBUT INC	138 ORCHARD ST	625 ft
120 ESSEX MARKET LLC	124 RIVINGTON ST	625 ft
TWO BIKES LLC	85 ORCHARD STREET	630 ft
SAIGONNYC LTD	85 ORCHARD ST UNIT B	635 ft
ORCHARD 85 CORP	85 ORCHARD STREET	635 ft
CONGEE VILLAGE INC	100 ALLEN ST	645 ft
SERAFINA LUDLOW CORP	98 RIVINGTON ST	660 ft
KELTIC LOUNGE INC	132 LUDLOW ST	670 ft
GRAZ RESTAURANT LLC	79 ORCHARD STREET	680 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	695 ft
ALLEN HOTEL INC, THE	88 ALLEN ST	705 ft
BIG CANDY LLC	86 ALLEN ST	710 ft
NORMAN'S CAY GROUP LLC	74 ORCHARD ST	715 ft
NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	720 ft
FOUNDATION LOUNGE CORP	137 ESSEX ST	730 ft
TRUMMER ART HOLDINGS LLC	324 GRAND ST	730 ft
RANDALLS HOSPITALITY LLC	359 361 GRAND ST	730 ft
PIZZA A CASA INC	371 GRAND ST	750 ft

### **Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
ESSEX HOSPITALITY LLC	115 DELANCEY ST	125 ft
SAMURICE NY INC	115 DELANCEY ST	125 ft
NIXTAMAL AT MARKET LINE LLC	115 DELANCEY ST	125 ft
SWEATSHOP LES, LLC	110 DELANCEY ST	160 ft
GUTTER BAR LES LLC, THE	242 BROOME ST	290 ft
CDT LUDLOW INC	87 LUDLOW ST	310 ft
FIFTH ELEPHANT LLC, THE	87 LUDLOW ST	320 ft
106 LA CONTENTA LLC	106 NORFOLK ST	380 ft
LA CONTENTA INC	102 NORFOLK ST	385 ft
ESSEX CHICKEN LLC	115 ESSEX ST	410 ft

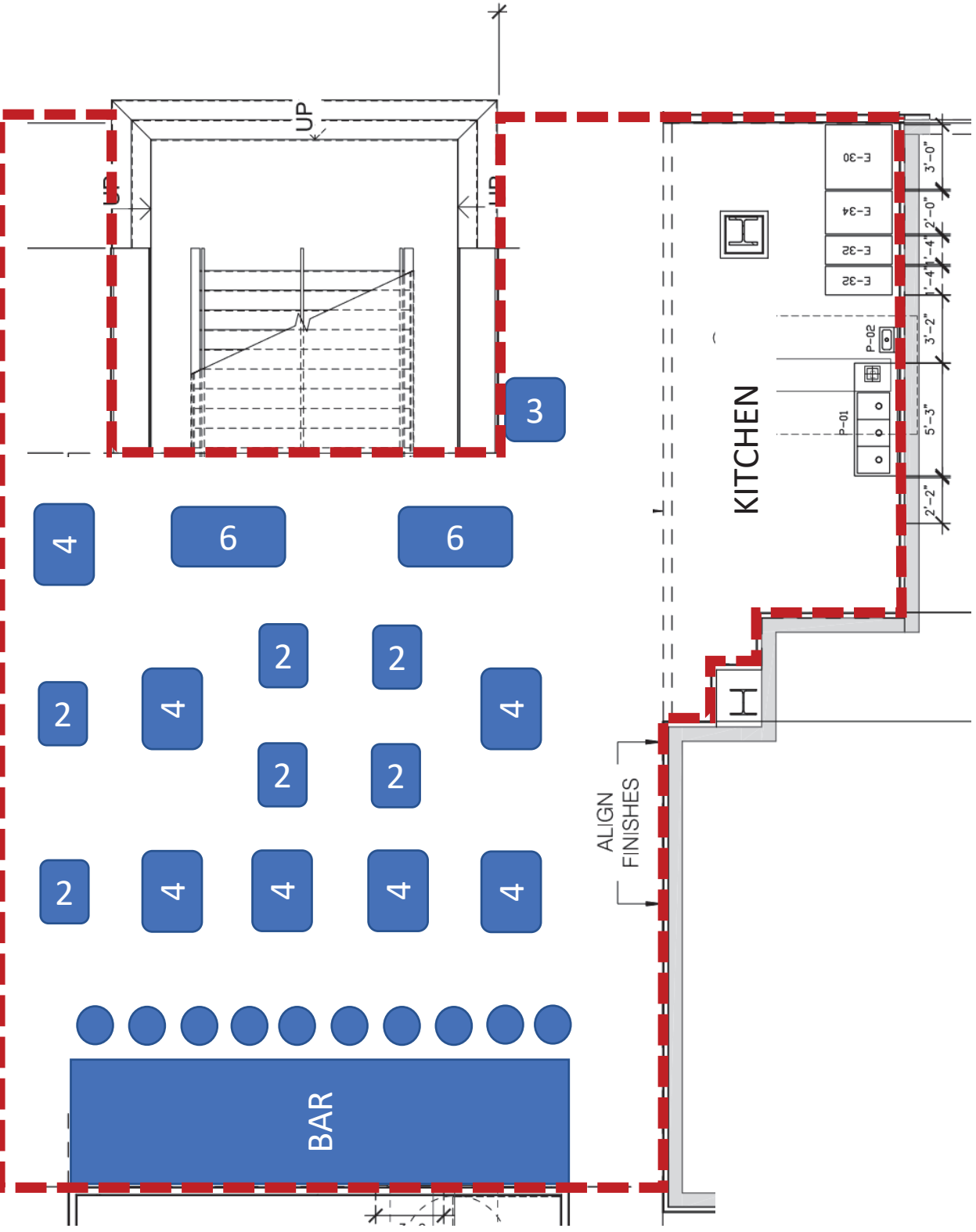


Name	Address	Approx. Distance
CHINA BULL LLC	250 BROME ST	440 ft
254 BROOME LLC	254 BROOME ST	490 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	525 ft
SOCIETY OF THE EDUCATIONAL ARTS INC	107 SUFFOLK ST	620 ft
BISTRO URUGUAY INC	131 ESSEX ST	625 ft
GRANDROMEDA LLC	137 RIVINGTON ST	625 ft
TACO MIX DELANCEY LLC	158 DELANCEY ST	635 ft
ALLEN STREET HOSPITALITY LLC	139 ORCHARD STREET	675 ft
92 RIVINGTON ST INC	92 RIVINGTON ST	695 ft

### Unmapped licenses within zipcode of report location

Name	Address
------	---------

# SITE 2 Market Line Restaurant LLC - PREMISES SEATING PLAN



## **Bar Menu**

Signature Fried Chicken by the Piece

*Choice of sauce*

Hot & Spicy Honey

Ginger-Scallion

Curry-Mustard

Cultured Ranch

Fresh Made Liege Style Waffles

Grilled Piri Piri Chicken

Cobb

*Cherry tomatoes, blue cheese, bacon, avocado, crispy soft egg*

Shanghai Bok Choy Salad

*Roasted shiitake, crispy shallots, toasted sesame dressing*

*Add fried or grilled chicken*

Fried Chicken & Waffle Sandwich

*House hot pickles, American cheese*

Fried Chicken Fried Noodles

*Bok choy, pickled mustard greens, chicken liver xo*

## **Sides**

Cole Slaw

*Apple, caraway*

Buttermilk-Cheddar Mashed Potatoes

Potato Latkes

*Caramelized pear, smetana*

French Fries

Roasted Cherry Tomatoes

Field Green Salad  
*Shallot dressing*

Light Pickled Cucumber Salad