



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 for Administrative Approval

I, Ravi Lalchandani, as a qualified representative of Derossi 7th Street LLC,  
 located at 122 East 7th Street, New York, NY agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
  2. My hours of operation will be:  
 Mon 5-12am; Tue 5-12am; Wed 5-12am;  
 Thu 5-12am; Fri 5-12am; Sat 2-12am; Sun 2-12am.
- (I understand opening is no later than specified opening hour & 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 café 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 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.  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.
  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 \_\_\_\_\_, \_\_\_\_\_ number of TVs
  9.  I will play ambient recorded background music only.
  10.  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.
  11.  I will not seek a change in class to a full on-premises 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, including boozy brunches, with food.
  14.  I will not have a happy hour or drink specials with or without time limitations OR  I will have happy hour and it will end by \_\_\_\_\_. - **Please indicate one of the above** -
  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: Ravi Lalchandani Phone Number: 917 597 2692
18.  I will: \_\_\_\_\_

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

Signed \_\_\_\_\_ Dated 7/2/21  
 Sworn to this 2nd day of July 2021 \_\_\_\_\_  
 Notary Public MEHNAZ NOREEN  
 No. 01NO6310104  
 Qualified in Queens County  
 Commission Expires Aug. 18 2022



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 6/30/2021

**APPLICANT**

- Name of applicant and principle(s): Derossi 7th Street LLC, Ravi Lalchandani
- Premise address: 122 E. 7th Street, Store East, New York, NY 10009
- Cross streets: Between Avenue A & 1st Ave
- Trade name (DBA): Cadence II
- Check which you are applying to:  New liquor license  Alteration of an existing license  Sale of assets
- If alteration, describe nature of alteration: \_\_\_\_\_
- Is location currently licensed?  Yes  No
- Type of license: On Premise - Beer, Wine, Cider
- Previous or current use of the location: vacant
- Corporation and trade name of current location: Derossi 7th Street LLC
- Type of building and number of floors: Mixed use, 6 floors
- 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? LNO TBD
- 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): R8B
- How many licensed establishments are within 1 block? 8
- How many On-Premise (OP) liquor licenses are within 500 feet? 20
- Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

- Describe your method of operation: Full service restaurant
- 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 / hours each day and hours of outdoor space if applicable): Wednesday - Sunday 5-11PM
- Total number of table: 10 23. Total number of seats: 20, 4 Bar seats
- How many stand-up bars / bar seats are located on the premise? 4 seats, 1 bar  
(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.)

25. Describe all bars (length, shape, and location): 8' x 24' Rectangle Bar
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 5-11PM Wednesday - Sunday
28. What type of food is available for sale? Vegan soul food
29. Will a manager or principal always be on site?  Yes  No If yes, which? Manager
30. How many employees will there be? 5
31. Do you have or plan to install?  French doors  accordion doors  windows
32. Will there be TVs / monitors?  Yes  No If Yes, how many? \_\_\_\_\_
33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Jukebox  
 DJ  Tapes / CDs / iPod
34. If other type, please describe: \_\_\_\_\_
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: Recorded music with iPod
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  
 Yes  No
38. If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? See attached.
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? See attached.
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 If yes, please indicate name of establishment(s): See attached.
45. Address: \_\_\_\_\_ 45a. Community Board \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume.
48. Does any principal have other business in the area?  Yes  No If yes, give trade name and describe type of business: See attached.
49. 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.

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.

Proximity Report For:	
Location	122E E 7th St, New York, New York, 10009
Geocode	Latitude: 40.72621 longitude: -73.98406
Report Generated On	6/30/2021

8 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	628 ft
JCCSM INC Ser #: 1274393	45 1ST AVE SPACE 1-D NEW YORK, NY 10003	1,130 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,209 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,261 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,368 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	1,386 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	1,534 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,560 ft

Schools within 500 feet		
Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARK'S PL NEW YORK, NY 10009	357 ft

Churches within 500 feet		
Name		Distance

## Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
1465 CDM INCORPORATED Ser #: 1140940	126 1ST AVENUE NEW YORK, NY 10009	543 ft
JUSTIFIED LLC Ser #: 1246384	102 1ST AVENUE NEW YORK, NY 10009	555 ft
W C O U RADIO INC Ser #: 1024404	115 1ST AVENUE NEW YORK, NY 10003	562 ft
DEROSSI 5TH STREET LLC Ser #: 1330870	511 E 5TH ST NEW YORK, NY 10009	570 ft
LITTLE REBEL INC Ser #: 1285359	134 1ST AVE NEW YORK, NY 10009	589 ft
MARRY THE KETCHUP INC Ser #: 1265104	95 1ST AVE NEW YORK, NY 10003	603 ft
THUNDERBOLT CORP Ser #: 1024675	531 E 5TH STREET NEW YORK, NY 10009	606 ft
FIRST HOSPITALITY LLC Ser #: 1305241	105 1ST AVE NEW YORK, NY 10009	618 ft
YORI NYC CORP Ser #: 1279818	119 1ST AVE NEW YORK, NY 10003	622 ft
SIDNEY'S FIVE LLC Ser #: 1334678	103 1ST AVE NEW YORK, NY 10003	623 ft
HEADLESS WIDOW LLC, THE Ser #: 1317372	99 1ST AVE NEW YORK, NY 10003	635 ft
BIG LEE AND SASHAS INC Ser #: 1303765	140 1ST AVE NEW YORK, NY 10009	642 ft
MOLINERO LLC Ser #: 1285163	107 1ST AVE NEW YORK, NY 10003	646 ft
SCHEIB S PLACE INC Ser #: 1249765	80 ST MARKS PLACE NEW YORK, NY 10003	650 ft
DESMO 916 CORP Ser #: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, NY 10009	674 ft
JAMIE COFFEE LLC Ser #: 1306543	81 E 7TH ST NEW YORK, NY 10003	711 ft
BARMAR LLC Ser #: 1108851	77 ST MARKS PLACE NEW YORK, NY 10003	725 ft
KINDRED RESTAURANT LLC Ser #: 1321366	342 E 6TH ST STORE #4 NEW YORK, NY 10003	728 ft
BLUE & GOLD BAR INC Ser #: 1024187	79 E 7TH STREET GROUND FLOOR STORE NEW YORK, NY 10003	734 ft
ESQEV LLC Ser #: 1310877	83 1ST AVE NEW YORK, NY 10003	742 ft
75 ST MARKS PLACE LLC Ser #: 1262361	75 ST MARKS PL NEW YORK, NY 10003	747 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BOGGY DEPOT INC Ser #: 1117052	85 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	327 ft
CAFETASIA INC Ser #: 1259691	85 AVENUE A STORE 1 NEW YORK, NY 10009	336 ft
BA VICTORY CORP Ser #: 1268813	513 E 6TH ST NEW YORK, NY 10009	348 ft
SADA THREE LLC Ser #: 1280002	132 ST MARKS PL NEW YORK, NY 10009	351 ft
BAC 115 CORP Ser #: 1287332	115 ST MARKS PL STORE 1 NEW YORK, NY 10009	351 ft
BALLINGERS EV LLC Ser #: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, NY 10009	352 ft
AVE A KARAOKE CORP Ser #: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	356 ft
TDDG INC Ser #: 1273910	126 ST MARKS PL NEW YORK, NY 10009	390 ft
LUDWIKA MICKEVICIUS Ser #: 1024637	135 AVE A NEW YORK, NY 10009	392 ft
ELLSFRED INC Ser #: 1263574	520 E 6TH ST NEW YORK, NY 10009	393 ft
PINEAPPLE CLUB LLC THE Ser #: 1321228	509 E 6TH ST NEW YORK, NY 10009	405 ft
BUA NEW YORK LLC Ser #: 1154910	122 SAINT MARKS PLACE NEW YORK, NY 10009	408 ft
NEW STATFORD RESTAURANT INC Ser #: 1024650	121 ST MARKS PLACE NEW YORK, NY 10009	430 ft
WISHBONE PRODUCTIONS INC Ser #: 1024680	141 AVENUE A AKA 442 E 9TH STREET NEW YORK, NY 10009	495 ft
CITY BEV NY LLC Ser #: 1313771	120 1/2 1ST AVE NEW YORK, NY 10009	504 ft
MALA PROJECT EAST VILLAGE LLC Ser #: 1319413	122 1ST AVE NEW YORK, NY 10003	504 ft
CORMAR INCORPORATED Ser #: 1208152	507 E 5TH ST AVENUE A & AVENUE B NEW YORK, NY 10009	511 ft
RIVKA INC Ser #: 1155091	101 ST MARKS PLACE NEW YORK, NY 10009	525 ft
ANIMALS GROUP INC Ser #: 1323698	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, NY 10009	531 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE Ser #: 1275274	405 E 6TH ST NEW YORK, NY 10009	542 ft

Churches within 500 feet	
Name	Distance
Taurus Seventh E LLC	101 ft
Citylight Church	136 ft
St Marys American Orthodox Greek Catholic Church	136 ft
St Stanislaus B & M Church	312 ft
Congregation Meseritz Synagogue	334 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CRIF DOGS ST MARKS LLC Ser #: 1333902	113 ST MARKS PL NEW YORK, NY 10009	324 ft

Active On Premises Liquor Licenses within 750 feet			
Name	Address	Distance	
SEVEN A CAFE INC Ser #: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, NY 10009	139 ft	
LE MIU CORP Ser #: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, NY 10009	142 ft	
YUCA BAR & RESTAURANT INC Ser #: 1142126	111 AVENUE A EAST 7TH STREET NEW YORK, NY 10009	142 ft	
ST DYMPCNAS LLC Ser #: 1316327	117 AVENUE A NEW YORK, NY 10009	177 ft	
MOONWALKERS RESTAURANT CORP Ser #: 1024644	101 AVENUE A NEW YORK, NY 10009	184 ft	
DEATH & CO EAST VILLAGE LLC Ser #: 1313715	433 E 6TH ST NEW YORK, NY 10009	211 ft	
TOZZER LTD Ser #: 1053133	112 AVENUE A NEW YORK, NY 10009	225 ft	
CIEN FUEGOS LLC Ser #: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, NY 10009	269 ft	
118 RESTAURANT LLC Ser #: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	273 ft	
TABLE 20 LLC Ser #: 1317857	94 96 AVENUE A NEW YORK, NY 10009	284 ft	
CORSICA ENTERTAINMENT INC Ser #: 1170273	505 E 6TH STREET AVENUES A & B NEW YORK, NY 10009	293 ft	
KING ME KONG LLC Ser #: 1310387	119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, NY 10009	309 ft	

**Ravi Lalchandani - Prior Licenses**  
**122 E. 7th Street East, New York, NY 10009**

- |          | <b>Business Name</b>  | <b>Business Address</b>   |
|----------|---|---|
| <b>1</b> | Queen Bear LLC (Avant Garden)<br>Type of Interest and Date Interest Began<br>7/2010 - Equity - CB1 Brooklyn                   | 188 Havemeyer St, Brooklyn NY 11211<br>Serial Number<br>1246515     |
| <b>2</b> | Derossi Asia LLC (Saransam)<br>Type of Interest and Date Interest Began<br>11/2018 - Equity - CB3 Manhattan                   | 111 East 7th Street, New York NY 10009<br>Serial Number<br>1311879  |
| <b>3</b> | M&R Mediterranean Corp (Mayahuel)<br>Type of Interest and Date Interest Began<br>6/2008 -8/2017 - Equity - CB3 Manhattan      | 304 E 6th St, New York, NY 10003<br>Serial Number<br>1140219        |
| <b>4</b> | Derossi Veg LLC (Avant Garden)<br>Type of Interest and Date Interest Began<br>07/2014 - Equity - CB3 Manhattan                | 130 East 7th Street, New York, NY 10009<br>Serial Number<br>1286961 |
| <b>5</b> | Sungod Enterprises LLC (Rabbit Club)<br>Type of Interest and Date Interest Began<br>11/2005 - 7/2017 - Equity - CB2 Manhattan | 124 MacDougal St, New York, NY 10012<br>Serial Number<br>1167414    |
| <b>6</b> | Warlord Enterprises LLC (Cadence)<br>Type of Interest and Date Interest Began<br>2/2005 - Equity - CB3 Manhattan              | 122 E. 7th St, New York, NY 10009<br>Serial Number<br>1159283       |

**Business Name**

**Business Address**

- |           |   |  |
|-----------|---|--|
| <b>7</b>  | <b>Little Hands Play Café Inc. (Death &amp; Co.)</b><br>Type of Interest and Date Interest Began<br>2007 - 11/2018 - Equity - CB3 Manhattan             | <b>433 East 6th Street, New York NY 10009</b><br>Serial Number<br>1113525                              |
| <b>8</b>  | <b>Business Name</b><br><b>Cajun Brooklyn LLC (August Laura)</b><br>Type of Interest and Date Interest Began<br>7/2011 - Member - CB3 Manhattan         | <b>Business Address</b><br><b>387 Court Street, Brooklyn, NY 11231</b><br>Serial Number<br>1258056     |
| <b>9</b>  | <b>Business Name</b><br><b>Derossi Chelsea LLC (Proletariat)</b><br>Type of Interest and Date Interest Began<br>9/2010 member - CB3 Manhattan           | <b>Business Address</b><br><b>102 St. Marks Place, New York, NY 10009</b><br>Serial Number<br>1259614  |
| <b>10</b> | <b>Business Name</b><br><b>Warlord Brooklyn LLC (Desnuda Cevicheria)</b><br>Type of Interest and Date Interest Began<br>11/2011 - Equity - CB1 Brooklyn | <b>Business Address</b><br><b>221 South First St, Brooklyn, NY 11211</b><br>Serial Number<br>1264966   |
| <b>11</b> | <b>Business Name</b><br><b>Viejo Group LLC (Bourgeois Pig)</b><br>Type of Interest and Date Interest Began<br>7/2014 - 5/2017- Equity CB2 Manhattan     | <b>Business Address</b><br><b>127 MacDougal Street, New York, NY 10012</b><br>Serial Number<br>1220699 |
| <b>12</b> | <b>Business Name</b><br><b>Derossi Mac LLC (Ladybird)</b><br>Type of Interest and Date Interest Began<br>2017 - Equity - CB3 Manhattan                  | <b>Business Address</b><br><b>111 East 7th Street, New York, NY 10009</b><br>Serial Number<br>1303100  |
| <b>13</b> | <b>Business Name</b><br><b>Cajun &amp; Co LLC</b><br>Type of Interest and Date Interest Began<br>4/2007 - 2015 - Equity - CB3 Manhattan                 | <b>Business Address</b><br><b>111 East 7th Street, New York, NY 10009</b><br>Serial Number<br>1191065  |
| <b>14</b> | <b>Business Name</b><br><b>Death &amp; Co East Village LLC</b>  | <b>Business Address</b><br><b>433 East 6th Street, New York, NY 10009</b>                              |

Type of Interest and Date Interest Began

11/2018 - Equity - CB3 Manhattan

Serial Number

1313715

**15** Business Name

Soda Club NYC LLC

Business Address

155 Ave B, New York, NY 10009

Type of Interest and Date Interest Began

01/2020 - Equity - CB3 Manhattan

Serial Number

1325738

**15** Business Name

Derossi 5th Street LLC

Business Address

511 E. 5th Street, New York, NY 10009

Type of Interest and Date Interest Began

07/2020 - Equity - CB3 Manhattan

Serial Number

1330870

Derossi 7th Street LLC - 122 E. 7th Street, Store East, New York, 10009

CB3 Questionnaire Supplement

**Menu**

The menu is still to be determined.

**Crowd Management**

Guests will be greeted upon entry by the host who will seat them at an appropriate table. If a table is not available, the host will take down the name and call back number to notify the guests when their table is available. The host will also suggest a local neighboring establishment to visit while waiting so as to keep the sidewalk clear.

**Noise Control**

The establishment has sound proofing to ensure neighbors will not hear any noise. The host on duty will direct customers out from in front of the establishment, whether that is while entering or exiting the establishment or while being placed on a wait list. No crowds will be allowed in front of the building.

**Has any principal had work experience similar to the proposed business?**

Ravi's bars and restaurants have been featured in hundreds of thousands of national, international and local publications, received acclaim for their impact on cocktail culture and two of his establishments have published cocktail books. Named one of Wine Enthusiast's Tastemakers of the year, it is no doubt that he is the man behind several of New York City's favorite bars. Having achieved a level of notoriety and success in the cocktail world, Ravi shifted his focus to food where his innovation was noticed by the New York Times, Forbes, Zagat and The New Yorker. A vegetarian-turned-vegan himself, Ravi holds a deep affection for all animals, and has been an outspoken voice on animal rights issues. His nonprofit BEAST Foundation and shift to plant-based ventures has warranted both local and national applause, receiving an award from PETA for his efforts.

**Derossi 7th Street LLC - 122 E. 7th Street, Store East, New York, 10009**

**CB3 Questionnaire Supplement**

**Does any principal have other businesses in this area?**

**Amor y Amargo- Bitters-Focused Bar**

**Avant Garden- Vegan Restaurant**

**Ladybird- Vegan Tapas Restaurant**

**Death & Company- Cocktail Bar**

**Proletariat- Beer Bar**

**Soda Club – Vegan Pasta Restaurant**

**Eterea - Vegan Mexican Restaurant**

**Saramsam - Vegan Filipino Restaurant**