



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 Stipulations

I, Ravi Lalchandani, as a qualified representative of DeRossi Veg LLC, located at 130 East 7th Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Vegan with a kitchen open and serving food to within hour(s) of closing every night during all hours of operation.
- My hours of operation will be 5:00 a.m. (p.m.) to 12:00 a.m. 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.
- I will operate my sidewalk café no later than
- I will employ a doorman/security personnel on the following days:
- I will install soundproofing,
- 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. I will not have French doors or windows and doors will be closed by
- 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
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
- I will not seek a change in class to a full on-premise 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 a happy hour. I will have happy hour and it will end by
- I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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.

Name: Ravi Lalchandani Phone Number: 917-597-2692

17. I will:

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

Signed

Sworn to this 24 day of April 2015

Dated

Notary Public

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant.

JAYANT C. PATEL
 Notary Public, State of New York
 No. 01PA4901007
 Qualified in Queens County, NY
 Certificate Filed in New York County
 Commission Expires July 13, 2015
 03/2015



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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: 4/23/2015

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: 130 East 7th St. store west new york, ny 10009

Cross streets: AVENUE A + 1st AVENUE

Name of applicant and all principals: Derossi Veg LLC -
Avi Greenfield + Ravi Lalchandani

Trade name (DBA): Avant Garden

PREMISE:

Type of building and number of floors: Multiuse / 7 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? 51

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): R7A / C2-5

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) Monday - Sunday 5:00pm - midnight

Number of tables? 10 Total number of seats? 12 counter / 20 table
6 window

How many stand-up bars/ bar seats are located on the premise? 0
(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): _____

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
vegan cuisine

What are the hours kitchen will be open? 5:00pm - midnight daily

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

How many employees will there be? 5

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: ipod & residential 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? n/a

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.")

n/a - vehicular traffic / see attached crowd management
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. n/a

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: see attached

Address: _____ Community Board # _____

Dates of operation: _____

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 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? 17 (along 7th + Ave A)
How many On-Premise (OP) liquor licenses are within 500 feet? 39 (w/ 500ft radius)
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 agree to close any doors and windows at 10:00 P.M. every night?
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. Or my business plan is to seek an upgrade at a later date.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour 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.

130 East 7th Street
CB 6 Questionnaire Proposed Method of Operation

Sample menu:

Starters:

Fennel Hummus/pickled fennel/olive tapenade

Potato-Leek Soup/black garlic/lemon/granola

Jicama "Taquitos"/carrot slaw/jalapeno tofu/pomegranate

Green Papaya Slaw/toasted coconut/peanuts/pineapple/mint/lime

Roasted Squash/apple butter/pecan/soy tapioca/charred scallion

Pickled Beets/chive blossom/cashew crema/salsa verde

Entrée:

Carrot Cannolini/blood orange/pinenut ricotta/saffron-carrot puree

Braised Escarole/japanese turnip/seaweed/mushroom broth

Sweet Potato Lasagna/smoked tomato/braised kale/white sofrito

Salt Baked Sunchokes/spinach/barley risotto/sunchoke chips/chimichurri

Cauliflower Steak/raisin/lemon/caper/harissa

Roasted Roots/puffed faro/radish/herb salad/white soy

Dessert:

Market Sorbet

Derossi Veg LLC - 130 East 7th Street
CB3 Questionnaire

Avant Garden will serve vegan wine and beer that accompany the seasonal cuisine selections carefully selected by our in house sommelier. Examples of vegan vintners below.

White

Girasole Vineyards: 2011 Pino Blanc
The Vegan Vine: 2011 Chardonnay
Airlie: 2007 Gewurztraminer
Lewis Cellars Napa Valley: 2012 Sauvignon Blanc
Biokult Gruner Veltliner

Rose

Stellar Rose
Domaine Bousquet Rose
Macari Rose

Reds

Girasole Vineyards: 2009 Zinfandel
The Vegan Vine: 2008 Cabernet Sauvignon
Frey Winery: 2011 Pinot Noir
Gemtree: 2008 Obsidian Shiraz

Beer

Sainsbury's Ginger Beer
Macleod Ale's The Session Gap
Barrier Mollycoddle

Derossi Veg LLC - 130 East 7th Street
CB3 Questionnaire

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.

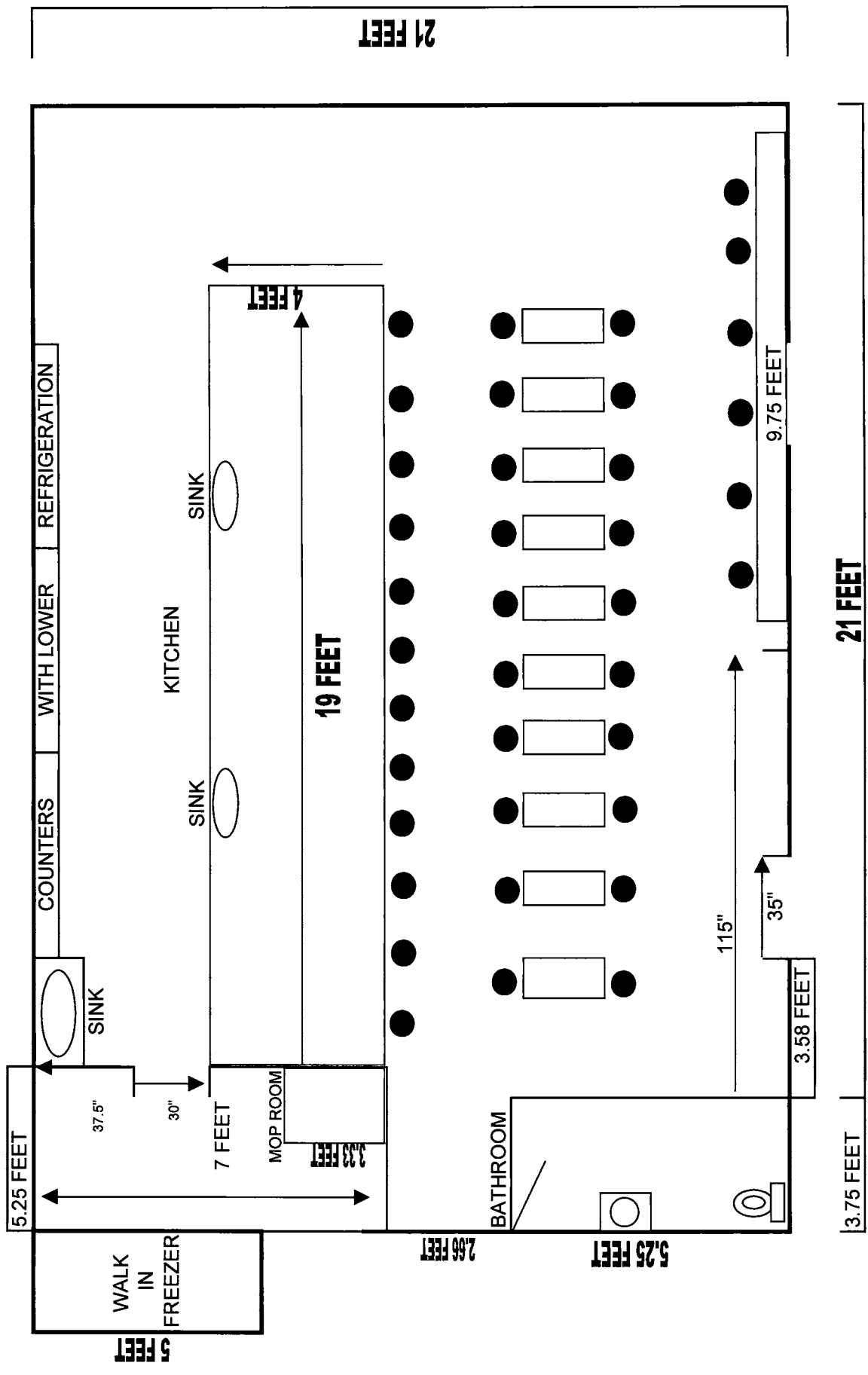
Ravi Lalchandani - Leases Held

	Business Name	Business Address	CB
1	Queen Bear (Postoffice)	188 Havemeyer St. Brooklyn NY 11211	1
2	M&R Mediterranean Corp (Mayahuel)	304 E. 6th St. New York, NY 10003	3
3	Cien Fuegos LLC (Cienfuegos)	433 East 6th Street New York NY 10009	3
4	Sungod Enterprises LLC (Rabbit Club)	124 MacDougal St. New York, NY 10012	2
5	Warlord Enterprises LLC (Desnuda)	122 E. 7th St. New York, NY 10009	3
6	Little Hands Play Café Inc. (Death & Co)	433 East 6th Street New York NY 10009	3
7	Cajun Brooklyn LLC (Bergen Hill)	387 Court Street Brooklyn, NY 11231	6
8	Derossi Chelsea LLC (Proletariat)	102 St. Marks Place New York, NY 10009	3
9	Warlord Brooklyn LLC (Desnuda Cevicheria)	221 South First St Brooklyn, NY 11211	1
10	Viejo Group LLC (Bourgeois Pig)	127 MacDougal Street New York NY 10012	2

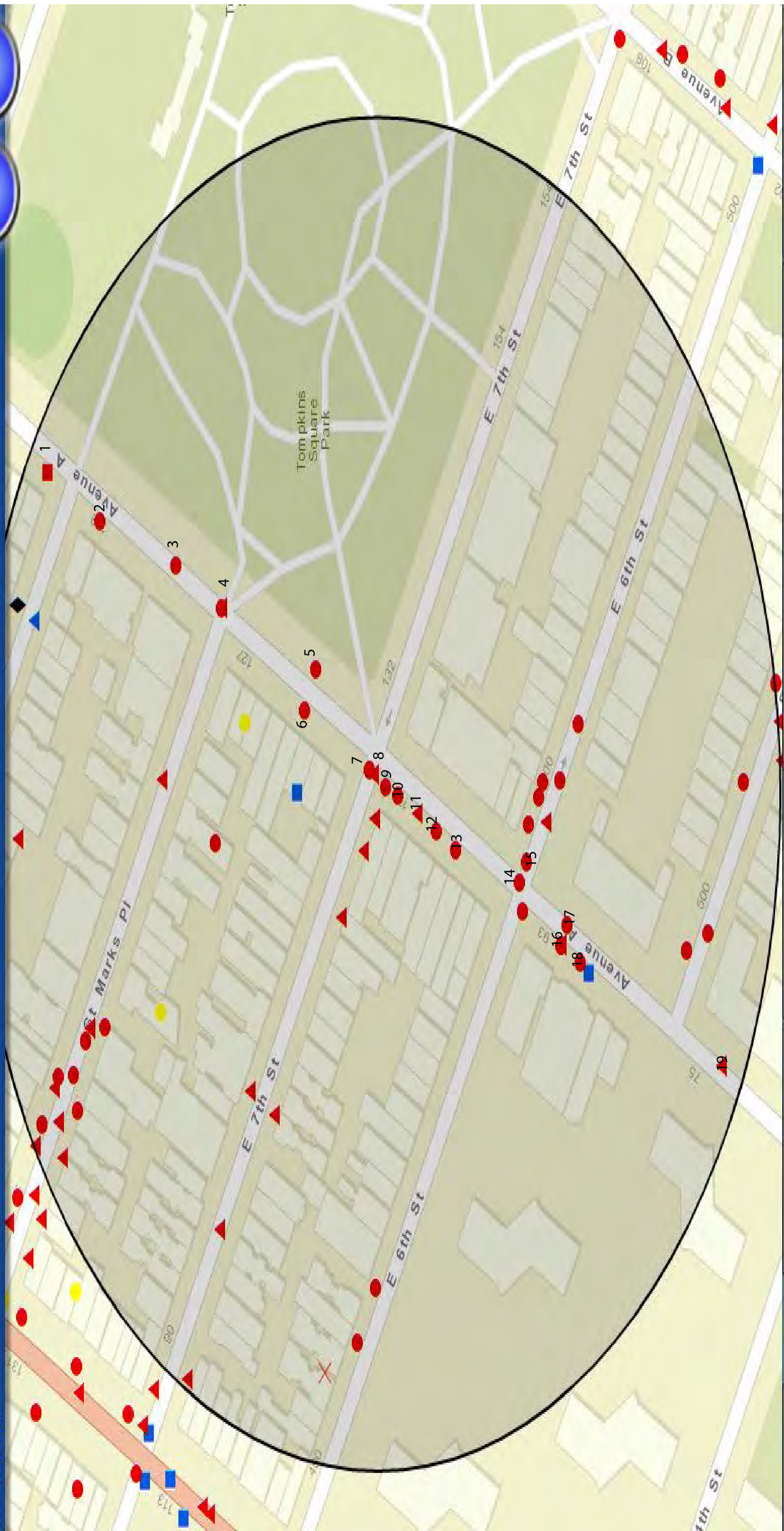
Derossi Veg LLC - 130 East 7th Street
 LICENSES WITHIN TWO BLOCKS EACH DIRECTION

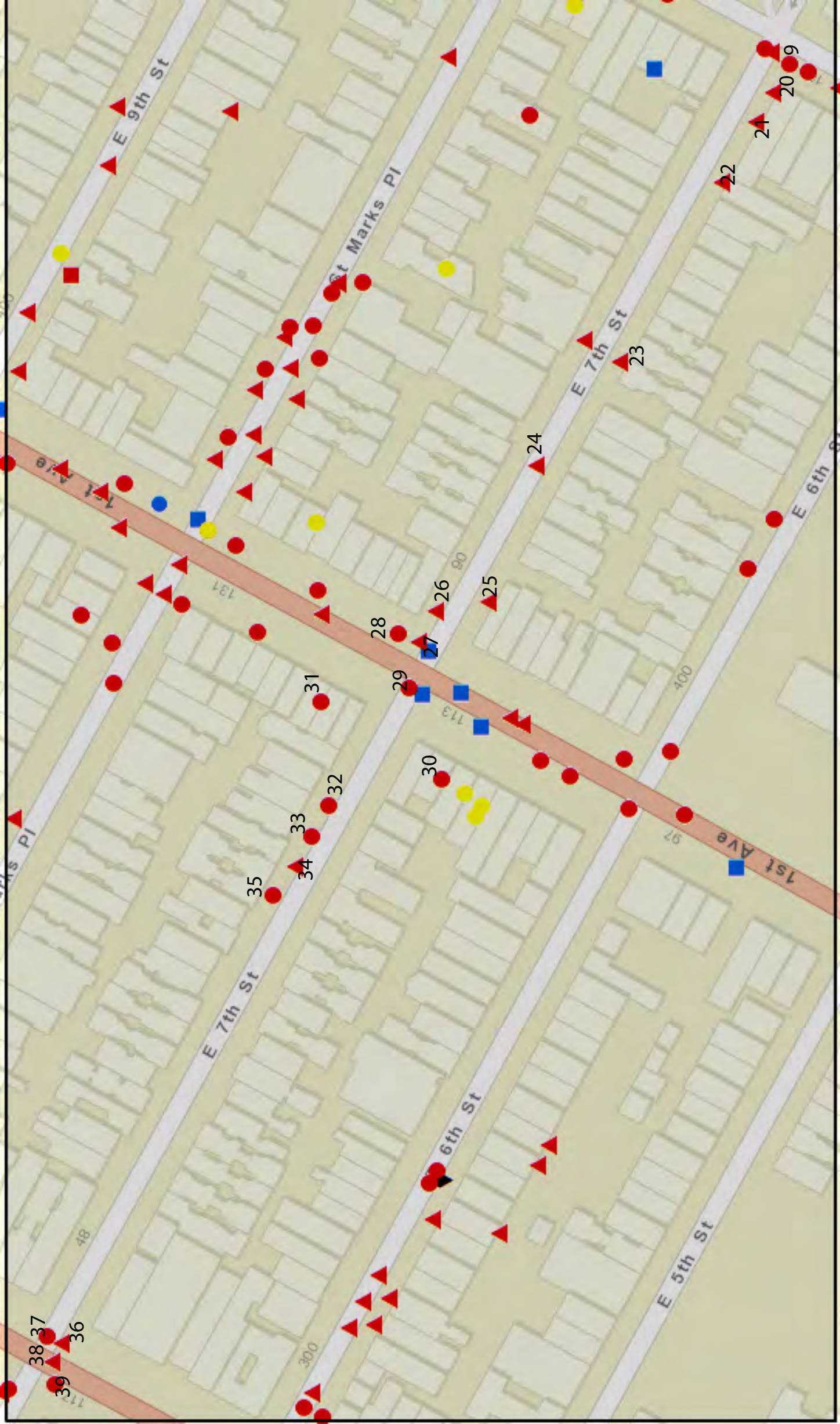
No.	Name	Location	O/P
1	La Lucha	147 Ave. A	Beer
2	Doc Holidays	141 Ave, A	Liquor
3	Blanches Tavern	135 Ave. A	Liquor
4	Flea Market	131 Ave. A	Liquor
5	Tozzer LTD	112 Ave. A	Liquor
6	Odessa Restaurant	119 Ave. A	Liquor
7	YUCA Bar & Restaurant	111 Ave. A	Liquor
8	Shervin's World	131 E. 7th	Wine & Beer
9	Derossi Veg LLC	130 E. 7th	Wine & Beer
10	Le Miu	107 Ave. A	Liquor
11	Mini Thai Café	105 Ave. A	Wine & Beer
12	Ave A Japanese Restaurant	103 Ave. A	Liquor
13	Moonwalkers Restaurant Corp	101 Ave. A	Liquor
14	Cien Fuegos	95 Ave. A	Liquor
15	Sidewalk Bar & Restaurant	94 96 Ave. A	Liquor
16	Arrow	85 Ave. A	Liquor
17	Cafetasia	85 Ave. A Store 1	Liquor
18	Karaoke Sing Sing	81 Ave. A	Liquor
19	Croissanteria	68 Ave. A	Wine & Beer
20	Pylos	128 E. 7th St.	Wine & Beer
21	Giano	126 E. 7th St.	Wine & Beer
22	Desnuda	122 E. 7th St.	Wine & Beer
23	Porchetta	110 E. 7th St.	Wine & Beer
24	Tink's	102 E. 7th St.	Wine & Beer
25	Kyoya	94 E. 7th St.	Wine & Beer
26	Caracas Arepa Bar	93 1/2 E. 7th St.	Wine & Beer
27	Caracas Arepa Bar	91 E. 7th St.	Wine & Beer
28	International Bar	120 1/2 1st Ave	Liquor
29	W C O U Radio Inc	115 1st Ave	Liquor
30	Maharlika	111 1st Ave	Liquor
31	Oiji	119 1st Ave	Liquor
32	Café 81	81 E. 7th St.	Liquor
33	Blue & Gold Bar Inc	79 E. 7th St.	Liquor
34	Klimat	77 E. 7th St.	Wine & Beer
35	Big Bar	73 75 E. 7th St.	Liquor
36	Café Moca Inc	116 2nd Ave.	Wine & Beer
37	Virage	118 2nd Ave.	Liquor
38	Evir Corp	117 2nd Ave.	Wine & Beer
39	48 E. Seventh Street Associates Inc	48 E. 7th St.	Liquor
40	Vazac's	108 Ave. B	Liquor
41	Sake Bar Satsko	202 E. 7th St.	Wine & Beer
42	Zum Schneider Corp	107 Ave. C	Wine & Beer
43	Edi & The Wolf	102 Ave. C	Liquor
44	Alphabet Lounge	104 Ave. C	Liquor

Derossi Veg LLC - 130 East 7th St
Floor Plan



EAST 7TH STREET





[GO] CLEANSSES

[GO] CLEANSE Looking to drop a few pounds but not one of those? Learn better habits while still getting that glow!

[GO] LIQUID Trying to go deeper and let your body completely rest from digesting? Then try this all-liquid cleanse!

[GO] HAVE A LIFE Maintain your social life by cleansing during the day and choosing your own dinner.

[GO] SPIRIT JUNKIE Inspired by Gabriele Bernstein this is a great choice if you want to cleanse deeply and detox!

CAFE
ORGANIC BEVERAGES

Americano* 35	TEA... 5	DESSERTS
Latte* 4.5	Kulcha*	Pe. Size 12-12.50
Cappuccino* 4	Yogurt Mocha*	Rolling 9
Ginger Latte 5.5	Oo Long*	Pop 5.00
Hot Cocoa* 6	Regenerade	Pop 5.00
Cold Brewed	Mocha	Pop 5.00
Ice Coffee* 4	Heart	Cha. Rolling 10
Cold Brewed	Choronite	Rolling 10
Ice Latte* 10		Rolling 10

* Add 1.00 for nut milk
* Add 1.00 for oat milk
* Add 1.00 for soy milk
* Add 1.00 for almond milk
* Add 1.00 for coconut milk
* Add 1.00 for hemp milk
* Add 1.00 for flax milk
* Add 1.00 for rice milk
* Add 1.00 for cashew milk
* Add 1.00 for macadamia milk
* Add 1.00 for hemp milk
* Add 1.00 for flax milk
* Add 1.00 for rice milk
* Add 1.00 for cashew milk
* Add 1.00 for macadamia milk







[GINGERSNAPS'ORGANIC]

ORGANIC RAW VEGAN
LIVING HAND CRAFTED NUTRITIOUS
CHIEF DRIVEN GOURMET
GLUTEN FREE
ENZYME RICH FERMENTED VIBRANT CLEAN
FAIR TRADE COFFEE
PLEASE HELP YOURSELF AND GRAB
CUPS WATER

11:00
SCHEDULE
CHOPSTICKS OFFERS

GUJ CLEANSES
[G] CLEANSE Looking to drop a few pounds?
[G] LIQUID Try to go down and let your body
[G] HAVE A LIFE...
[G] SPRINT...

CAFE

ORGANIC BEVERAGES

Americano	\$5	TEA	5	DESSERTS	12-12:50
Latte	\$5	Mocha	6	Pie Slice	9
Cappuccino	4	Vanilla	6	Pudding	9
Ginger Latte	5.5	Chai	6	Ice Cream	9
Hot Cocoa	6	Keurig	6	Chocolate	9
Cold Brew	7	Blender	6	Chia Pudding	9
Ice Coffee	7	Smoothie	6	Donut Mates	9
Cold Brew	10	Smoothie	6		
Ice Latte	10	Smoothie	6		





STORE FOR RENT

Morris Sabbagh
212-417-9217

Albert Manopla
212-380-8369

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PRESSED JUICES & SMOOTHIES
ORGANIC FAIR-TRADE COFFEE
CHEF-DRIVEN CUISINE
TAKEAWAY & DELIVERY
VEGAN GLUTEN FREE
OPEN LATE
FREE WIFI
CLEANSES
SNACKS

[GINGERSNAP'S ORGANIC]
RAW • VEGAN • GLUTEN FREE

KWANTO + SUK

