



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)
- 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.

More Petitions will be given at meeting

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change  
 change of method of operation       add bar

Check if either of these apply:

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

Today's Date: January 24, 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: Hotel and On-Premises License(Restaurant)

If alteration, describe nature of alteration: See attached

Previous or current use of the location: Hotel and Restaurant

Corporation and trade name of current license: SC DELANCEY LLC    Hotel D/B/A: HOLIDAY INN  
Restaurant D/B/A: Retro Bar & Grill and Cafe D/B/A: TBD

**APPLICANT:**

Premise address: 148 DELANCEY ST, NEW YORK, NY 10002

Cross streets: Suffolk Street and Clinton Street

Name of applicant and all principals: SC DELANCEY LLC: SAMIR GANDHI, SAM CHANG, MANISH PATNI, AMIT GANDHI, MADHUSUDAN PATNI, FAHIM ROUFIL

Trade name (DBA): Hotel: HOLIDAY INN    Restaurant: TBD    Cafe: TBD

**PREMISE:**

Type of building and number of floors: Unattached 8 Floors + Cellar

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: N/A

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? See CofO

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):  
C6-2A

**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: Hotel

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Cafe: Every day 6 AM - 2 AM Restaurant: Every day 6 AM - 4 AM

Number of tables? Cafe: 16 Tables Total number of seats? Cafe: 42 Seats 5 Stools at Bar  
Restaurant: 28 Tables Restaurant: 56 Seats, 2 Couches and 4 Club Chairs and 6 Stools at Bar

How many stand-up bars/ bar seats are located on the premise? Cafe: 1 Stand-up Bar/ Restaurant: 1 Stand-up 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) Cafe Bar: 6 Feet Rectangular

Describe all bars (length, shape and location): Restaurant Bar: 20 Feet Rectangular

Does premise have a full kitchen  Yes  No? **Full Kitchen in Restaurant**

Does it have a food preparation area?  Yes  No (If any, show on diagram) **Prep Area in Cafe**

Is food available for sale?  Yes  No If yes, describe type of food and submit a menu

What are the hours kitchen will be open? Open to Close

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

How many employees will there be? Cafe: 15 Employees Restaurant: 25 Employees

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?) 7 TV's in Restaurant

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 Karaoke

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

Please describe your sound system: Cafe: Blue-tooth Speakers Restaurant: Receiver and 4 Wall 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.")

**See attached letter**

Will there be security personnel?  Yes  No (If Yes, how many and when) Regular hotel security

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. **Cafe: (Ground Floor) Background music to be used only.**

**Restaurant (Cellar)Juke Box, Disc Jockey, Recorded Music, Karaoke and Live Music (No more than 3 pieces)**

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: See attached Community Board # See attached

Dates of operation: See attached

**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. **See attached**

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business This applicant has had a hotel and a restaurant licensed at this address for a couple of years

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.

N/A

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 10

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) and Hotel Room Service and Hotel Room Service, 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 8 PM.
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.



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

**Supplemental Questionnaire for Hotel Applications**

Consistent with our expectations for all hotel liquor license applications, please complete this form before the committee meeting.

1. Number of floors in total 8 Floors + Cellar Number of floors used for lodging 7 Floors
2. Number of public spaces \_\_\_\_\_ Indoor waiting areas for public spaces \_\_\_\_\_
3. Where deliveries will occur Hotel Main Entrance and Restaurant Entrance
4. Where will the main entrance be located 148-150 Delancey Street, New York, NY 10002
  - a. What other entrances or exits exist and their uses 96 Suffolk Street
5. What the exterior lighting consists of or if it will change (this includes proposed lighting for the rooftop and lighting for any outdoor area) No changes to exterior lighting
6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):
  - a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) Restaurant: Hours of operation 6 AM - 4 AM  
Cafe: 6 AM - 2 AM  
 Square footage 1500 Capacity 74 Licensed Yes  
600 59 No
  - b. Seating and what seating is comprised of (tables, chairs, couches, etc.)  
Restaurant: 28 Tables / 56 Seats/ 2 Couches and 4 Club Chairs  
Cafe: 16 Tables/ 42 Seats
  - c. Number of bars and type (service or stand up) Restaurant: Customer Bar  
Cafe: Customer Bar
  - d. Bar length Restaurant: 20 Feet Number of stools at bars Restaurant: 6 Stools  
Cafe: 6 Feet Cafe: 5 Stools
  - e. Food service yes X no \_\_\_\_\_
  - f. Food service from central kitchen or elsewhere Restaurant: Central Kitchen  
Cafe: Prep Area
  - g. Hours of food service Restaurant: 6am-4am Proposed menu American Food: See attached  
Cafe: 6 AM - 2 AM
  - h. Music type (live, recorded, etc.) and level (background or entertainment)

**Restaurant: (Cellar) Juke Box, Disc Jockey, Recorded Music, Karaoke and Live Music (No more than 3 pieces)**

**Cafe: (Ground Floor) Background Recorded Music only.**

7. If any public space is being proposed as a performance and/or dance venue, please provide the following additional information:

- a. Types of programs or shows proposed N/A
- b. Frequency of shows (when will they be scheduled) N/A
- c. Capacity of dance areas N/A
- d. Soundproofing N/A

8. If any part of the façade will open, please provide the following information:

- a. Where it is located in the building N/A
- b. What it overlooks N/A
- c. When it is proposed to be closed N/A

9. If there are any proposed outdoor spaces, please provide the following information: **N/A**

- a. Method of operation N/A
- b. Hours of operation N/A
- c. Seating and what it consists of N/A
- d. Whether music is proposed N/A Type N/A
- e. Proximity to adjacent residential windows N/A
- f. Licensed? N/A

- Please submit any vehicle and pedestrian traffic study in advance of the meeting for review. Hotel applicants should meet with the local precinct regarding its traffic and other potential impacts. **SEE ATTACHED**
- Applicant should also meet with the community to address concerns.
- Please also submit applicant work history. **SEE ATTACHED**

# **ATTENTION RESIDENTS & NEIGHBORS**

SC DELANCEY LLC/ HOLIDAY INN Samir Ghandi 215-715-4611

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Company/DBA Name and Contact Number for Questions

**Plans to open a**

**Restaurant/ Cafe/ Hotel**

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(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

148 DELANCEY STREET, NEW YORK, NY 10002

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

**Beer, Wine & Liquor**

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Beer & Wine or Beer/Wine & Liquor

**There will be an opportunity for public comment on**

**Monday, February 12, 2018 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)**

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Date/Time/Location

Samir Ghandi (215)-715-4611

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Applicant Contact Information

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

SC DELANCEY LLC/ HOLIDAY INN Samir Ghandi 215-715-4611

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a** (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Restaurant/ Cafe/ Hotel

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡(Backyard Use)

148 DELANCEY STREET, NEW YORK, NY 10002

Address/生意地址

**seeking a license to serve**(以上的店主想要請以下相關酒牌照)

Samir Ghandi (215)-715-4611

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

### Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議.

### (CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

**Monday, February 12, 2018 at 6:30pm**  
**Perseverance House Community Room**  
**535 East 5th Street (btwn Aves A & B)**

時間 (Time) 和地點 (Location)

[info@cb3manhattan.org](mailto:info@cb3manhattan.org) - [www.cb3manhattan.org](http://www.cb3manhattan.org)



# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

SC DELANCEY LLC/ HOLIDAY INN Samir Ghandi 215-715-4611

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant/ Cafe/ Hotel

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

148 DELANCEY STREET, NEW YORK, NY 10002

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

Samir Ghandi (215)-715-4611

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting  
for comments

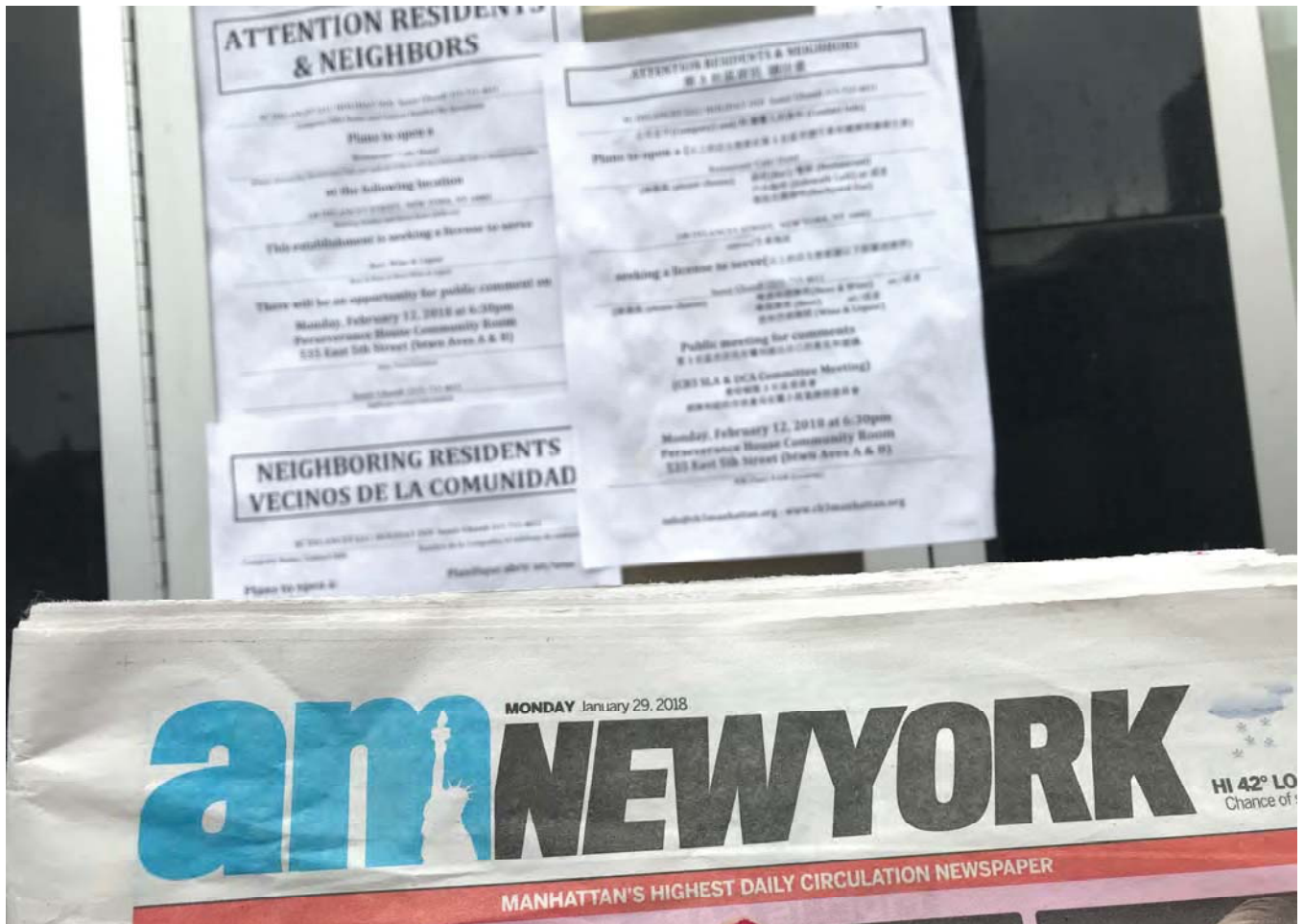
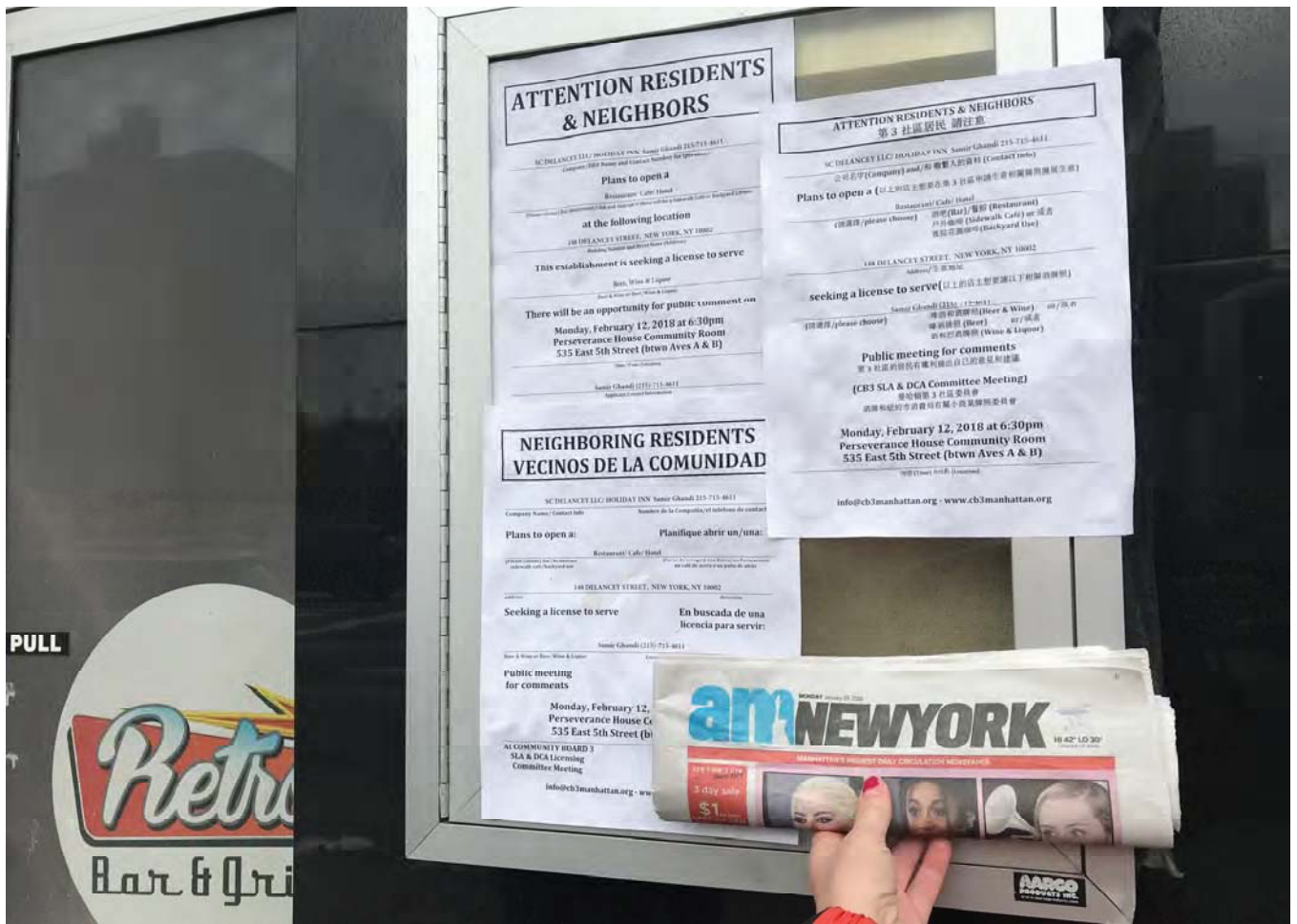
Reunión público  
para comentarios

Monday, February 12, 2018 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

info@cb3manhattan.org - www.cb3manhattan.org

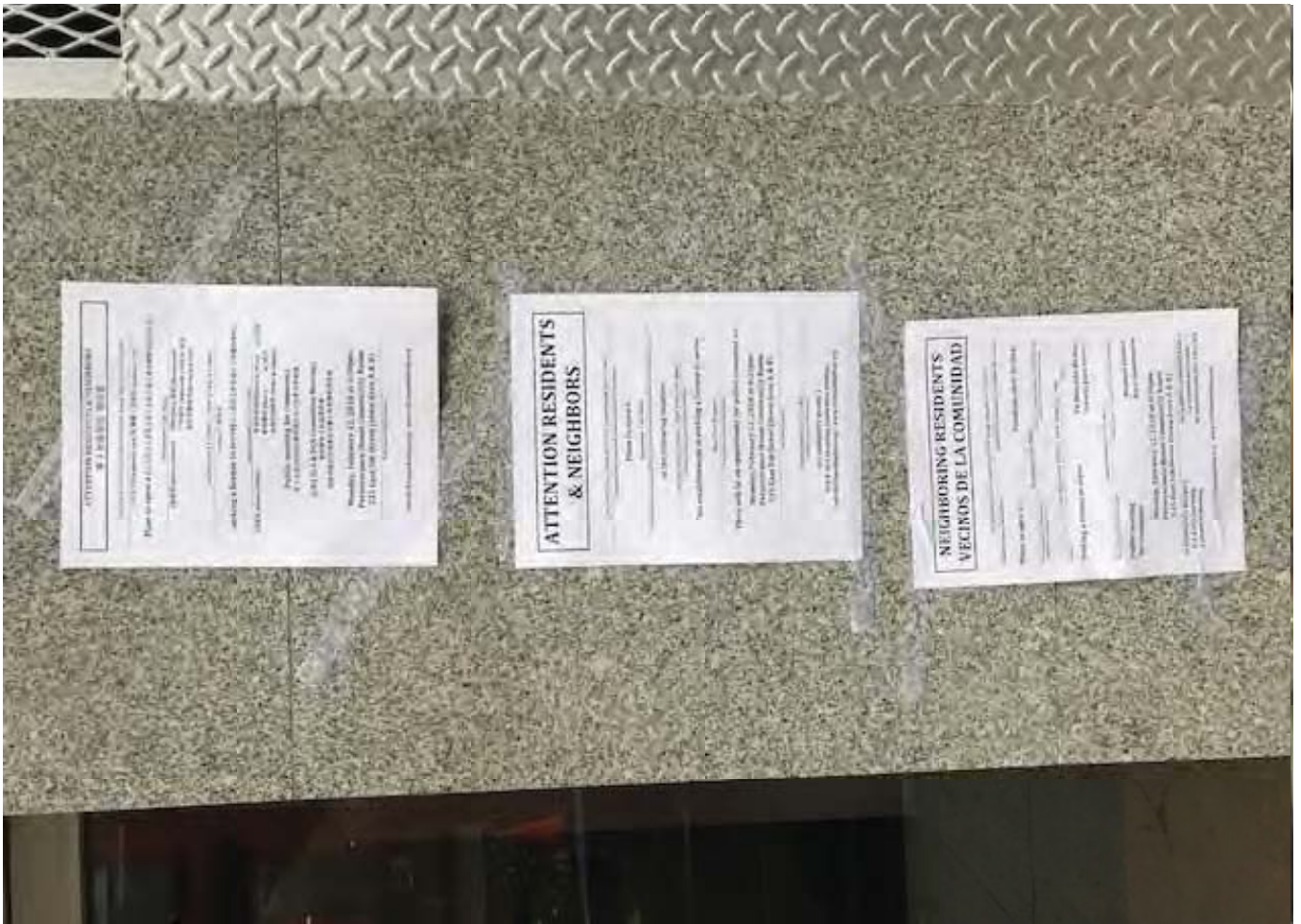


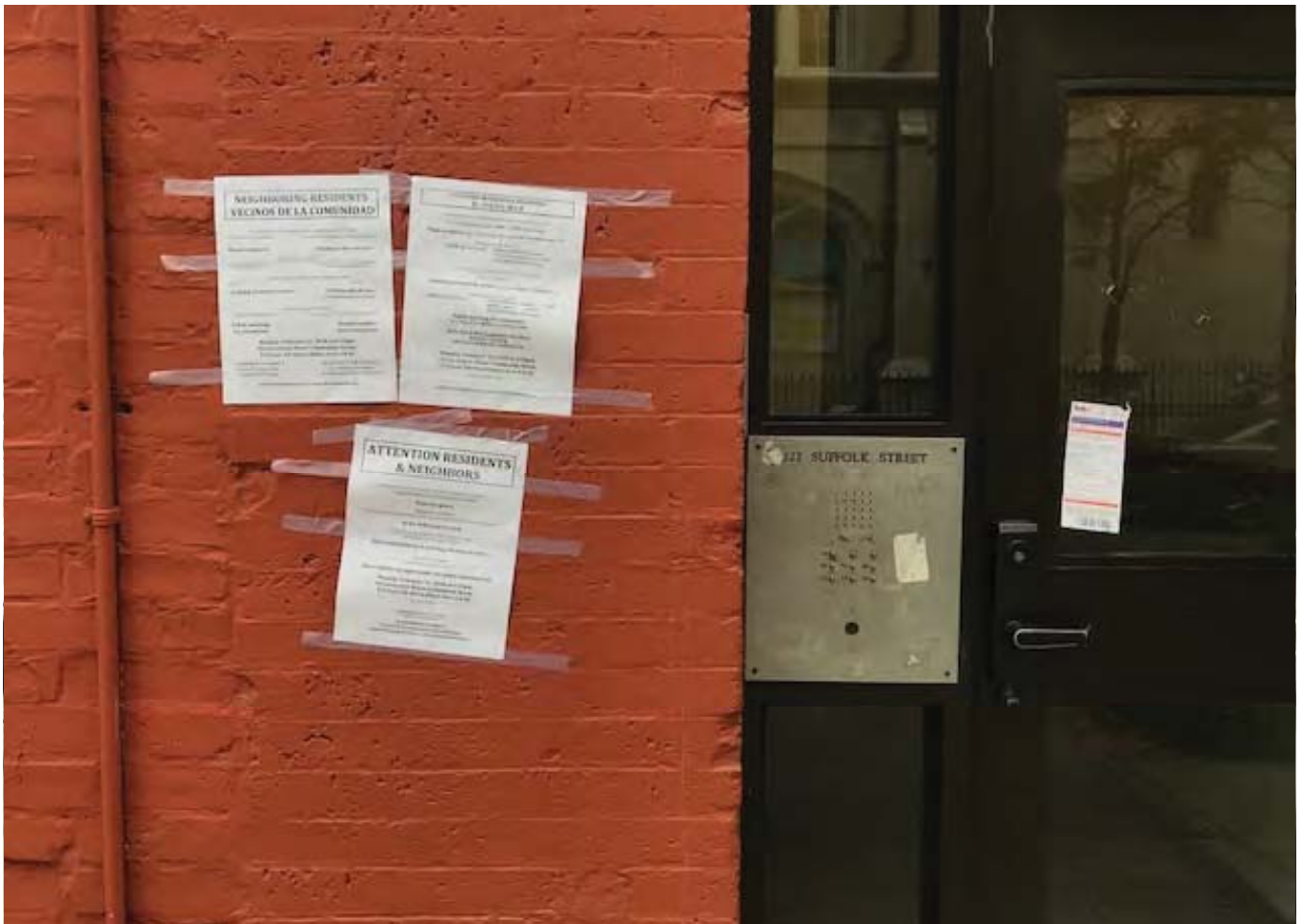
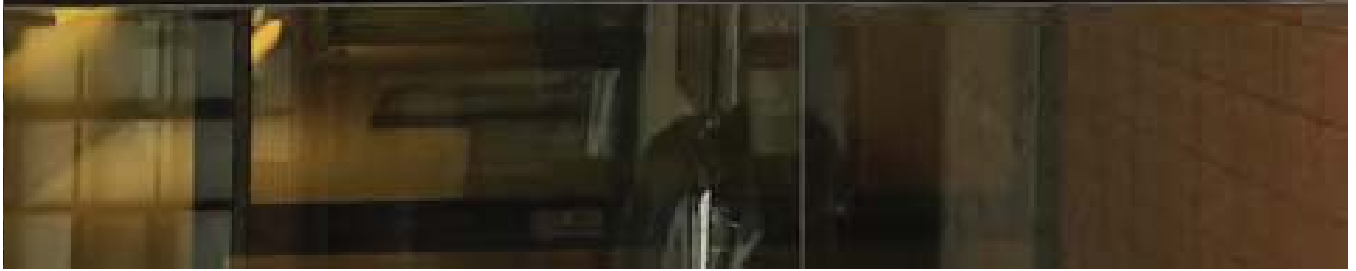


95 Rivington Street



93 Rivington Street





*The Law Office of*  
**Stacy L. Weiss, PLLC.**

110 East 59<sup>th</sup> Street, 23<sup>rd</sup> Floor  
New York, NY 10022  
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THE RICHARD L. ROSEN  
LAW FIRM, PLLC.  
*Of Counsel*

NADIA CANTAVE  
THOMAS E. BURKE  
*Legal Assistants*

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January 25, 2018

Manhattan Community Board #3  
59 East 4<sup>th</sup> Street  
New York, NY 10003

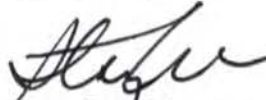
Re: SC Delancey LLC  
148 Delancey Street  
New York, NY 10002

To Whom It May Concern:

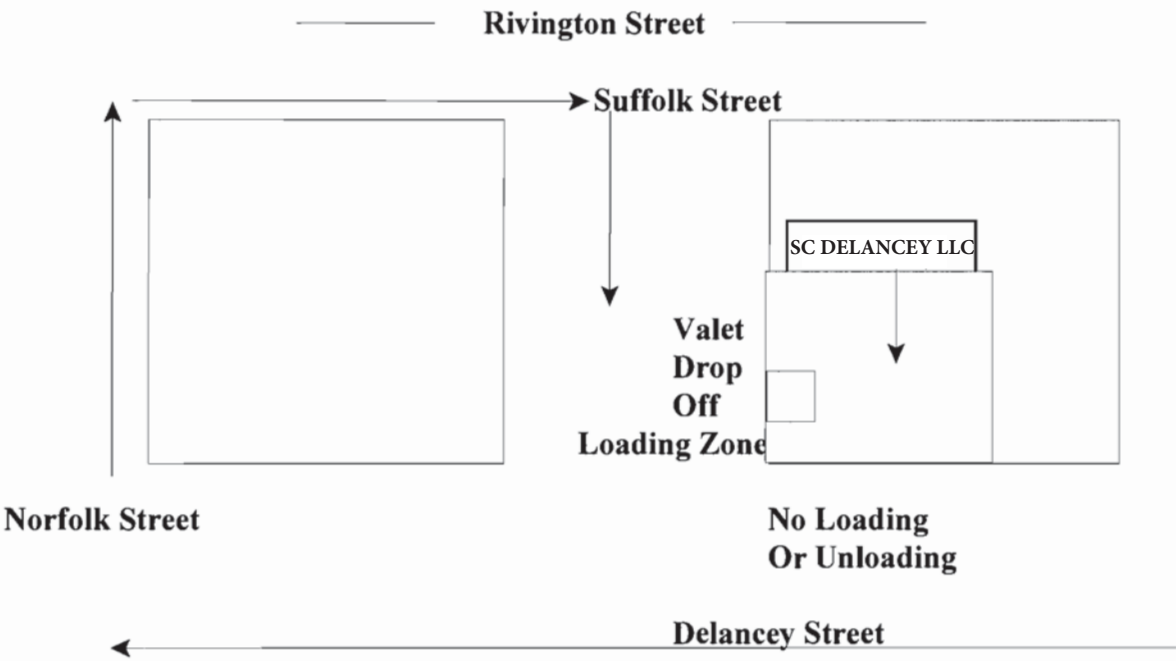
In regards to managing vehicular traffic, please be advised that the above applicant plans to make an arrangement with the parking lot that is directly across the street from the proposed location. Also, to further help control traffic in front of the location, the applicant intends to hire an attendant to manage and direct traffic related to patrons of the restaurant and hotel.

Should you have any further questions, please do not hesitate to contact my office.

Sincerely yours,

  
Stacy L. Weiss, Esq.

# SC DELANCEY LLC







Andrew M. Cuomo, Governor  
 Vincent G. Bradley, Chairman  
 Greeley T. Ford, Commissioner

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**License Information**

Serial Number: 1268637  
 License Type: HOTEL LIQUOR  
 License Status: License is Active  
 Credit Group: 2  
 Filing Date: 01/25/2013  
 Effective Date: 05/01/2017  
 Expiration Date: 04/30/2019

**Premises Information**

Principal's Name:	GANDHI, SAMIR CHANG, SAM PATNI, MANISH GANDHI, AMIT PATNI, MADHUSUDAN ROUFAIL, FAHIM
Premises Name:	SC DELANCEY LLC
Trade Name:	HOLIDAY INN
Zone:	1
Address:	148 DELANCEY ST
	NEW YORK, NY 10002
County:	NEW YORK

You can select one of the following links to perform another search:

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

**SC DELANCEY LLC**  
**Applicants Licensed History**

**Samir Gandhi**

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013

<b>Corporation:</b>	<b>Community Board:</b>
HI Delancey Restaurant LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148-150 Delancey Street, New York, NY 10002	01/2013

<b>Corporation:</b>	<b>Community Board:</b>
IMDN Holdings LLC and EDJD Properties Inc.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
585 8 <sup>th</sup> Avenue, New York, NY 10018	06/2015

<b>Corporation:</b>	<b>Community Board:</b>
MRT 58 Restaurant LLC	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
538 West 58 <sup>th</sup> Street, New York, NY 10019	06/2016

<b>Corporation:</b>	<b>Community Board:</b>
SNRP West 37 LLC & Ballinteer Corp.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
326 330 West 37 <sup>th</sup> Street, New York, NY 10002	05/2017

## Sam Chang

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013

<b>Corporation:</b>	<b>Community Board:</b>
YARDBIRD LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
162 Avenue B, New York, NY 10009	10/2014

<b>Corporation:</b>	<b>Community Board:</b>
Grandsam Island LLC	Town of Grand Island
<b>Address:</b>	<b>Date of Operation:</b>
100 Whitehaven Road, Grand Island, NY 14072	06/2015

<b>Corporation:</b>	<b>Community Board:</b>
IMDN Holdings LLC and EDJD Properties Inc.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
585 8 <sup>th</sup> Avenue, New York, NY 10018	06/2015

<b>Corporation:</b>	<b>Community Board:</b>
SNRP West 37 LLC & Ballinteer Corp.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
326 330 West 37 <sup>th</sup> Street, New York, NY 10002	05/2017

<b>Corporation:</b>	<b>Community Board:</b>
SCCQ Midtown LLC	Manhattan CB #5
<b>Address:</b>	<b>Date of Operation:</b>
40 West 45 <sup>th</sup> Street, New York, NY 10036	08/2016

<b>Corporation:</b>	<b>Community Board:</b>
SCCQ Rock Hotel LLC	Manhattan CB #5
<b>Address:</b>	<b>Date of Operation:</b>
25 West 51 <sup>st</sup> Street, New York, NY 10036	08/2016

<b>Corporation:</b>	<b>Community Board:</b>
NYHK West 40 <sup>th</sup> LLC/ 346 West 40 <sup>th</sup> Restaurant LLC	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
346 354 West 40 <sup>th</sup> Street, New York, NY 10018	10/2016

<b>Corporation:</b>	<b>Community Board:</b>
SCCQ Downtown LLC & Bailey Restaurant Group Inc.	Manhattan CB #1
<b>Address:</b>	<b>Date of Operation:</b>
52 William Street, New York, NY 10005	12/2016

## Manish Patni

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013

<b>Corporation:</b>	<b>Community Board:</b>
IMDN Holdings LLC and EDJD Properties Inc.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
585 8 <sup>th</sup> Avenue, New York, NY 10018	06/2015

<b>Corporation:</b>	<b>Community Board:</b>
SNRP West 37 LLC & Ballinteer Corp.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
326 330 West 37 <sup>th</sup> Street, New York, NY 10002	05/2017

## Amit Gandhi

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013

## Patni Madhusudan

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013

<b>Corporation:</b>	<b>Community Board:</b>
IMDN Holdings LLC and EDJD Properties Inc.	Manhattan CB #4
<b>Address:</b>	<b>Date of Operation:</b>
585 8 <sup>th</sup> Avenue, New York, NY 10018	06/2015

## Fahim Roufail

<b>Corporation:</b>	<b>Community Board:</b>
SC Delancey LLC	Manhattan CB #3
<b>Address:</b>	<b>Date of Operation:</b>
148 Delancey Street, New York, NY 10002	01/2013



**Samir R. Gandhi**  
**3 Alton Way**  
**Scotch Plains NJ 07076**

**Education:** BS in Finance and Real Estate from The Pennsylvania State University (1999)

JD and MBA from Temple University (2002)

***Experience:***

Over 10 years of experience in owning and operating midscale and full service hotel in New York. Managed several department including rooms division, food and beverage and corporate office.

Listed below are the hotels:

- *Holiday Inn Express Kennedy Airport - 129 rooms*
- *Best Western Kennedy Airport - 88 rooms*
- *Days Inn Kennedy Airport -75 rooms*
- *Holiday Inn Express LaGuardia - 85 rooms*
- *Comfort Inn Staten Island - 94 rooms*
- *Holiday Inn Express Staten Island – 94 rooms*
- *Comfort Inn Jacob Javits Center – 89 rooms*
- *Holiday Inn Soho – 132 room*
- *Retro Bar & Grill - New York, NY*
- *Holiday Inn Express Midtown – 178 rooms*
- *Holiday Inn JFK – 200 rooms*
- *Hilton Garden Inn New York/ Times Square South – 250 rooms*
- *Bar 58 - New York, NY*
- *Holiday Inn NYC Times Square South – 135 rooms*



The City of New York

## Manhattan Community Board 1

Anthony Notaro, Jr. CHAIRPERSON | Vacant DISTRICT MANAGER

*Delivered Via Email*

January 29, 2018

To whom it may concern:

This letter is in regards to the establishment named SCCQ DOWNTOWN LLC & BAILEY RESTAURANT GROUP INC located at 52 William Street, NY NY 10005 within Manhattan Community District 1. We have not received complaints related to this establishment and they are in good standing with the community.

Please feel free to contact me if you have any questions or would like to discuss this further.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Diana Switaj'.

Diana Switaj  
Director of Planning and Land Use

Subj: **Re: SCCQ MIDTOWN LLC located at 40 W 45TH ST**  
Date: 1/16/2018 4:09:25 P.M. Eastern Standard Time  
From: [greg@cb5.org](mailto:greg@cb5.org)  
To: [NCantavelaw@aol.com](mailto:NCantavelaw@aol.com)

Hi Nadia,

We checked our records and found no history of complaints for either of the two establishments you referenced. Let me know if you need anything further,

Best,

**Greg Lewis | Community Board Five**  
450 7th Avenue, Suite 2109 | New York, NY 10123  
T: 212.465.0907 | F: 212.465.1628 | [greg@cb5.org](mailto:greg@cb5.org)

On Tue, Jan 16, 2018 at 2:29 PM, NCantavelaw via Office <[office@cb5.org](mailto:office@cb5.org)> wrote:

Good Afternoon,

The above client is applying for a liquor license alteration in another licensed premises in another Community Board and we need references. Please confirm that SCCQ MIDTOWN LLC located at [40 W 45TH ST](#) has had no history of complaint or other comments?

Thank you!

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

Nadia Cantave  
Paralegal  
The Law Office of Stacy L. Weiss  
110 East 59th Street, 23rd Floor  
[New York, New York 10022](#)  
[212-521-0828](tel:212-521-0828)  
[NCantavelaw@aol.com](mailto:NCantavelaw@aol.com)  
[www.stacyweisslaw.com](http://www.stacyweisslaw.com)

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Subj: **SCCQ ROCK HOTEL LLC located at 25 W 51ST ST**  
Date: 1/16/2018 2:27:33 P.M. Eastern Standard Time  
From: [NCantavelaw@aol.com](mailto:NCantavelaw@aol.com)  
To: [office@cb5.org](mailto:office@cb5.org)  
CC: [ncantavelaw@aol.com](mailto:ncantavelaw@aol.com)

Good Afternoon,

The above client is applying for a liquor license alteration in another licensed premises in another Community Board and we need references. Please confirm that SCCQ ROCK HOTEL LLC located at 25 W 51ST ST has had no history of complaint or other comments?

Thank you!

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

Nadia Cantave  
Paralegal  
The Law Office of Stacy L. Weiss  
110 East 59th Street, 23rd Floor  
New York, New York 10022  
212-521-0828  
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Subject: **Re: Suffolk St Block Association: for 148 Delancey Street, NY NY 10002**

Date: 1/27/2018 1:56:32 PM Eastern Standard Time

From: ncantavelaw@aol.com

To: beachfairy2010@gmail.com

Cc: suffolkstba@gmail.com

Dear Pam,

We will contact you on Monday after we speak to our client for availability.

Thank you!

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

Nadia Cantave  
Paralegal  
The Law Office of Stacy L. Weiss  
110 East 59th Street, 23rd Floor  
New York, New York 10022  
212-521-0828  
[NCantavelaw@aol.com](mailto:NCantavelaw@aol.com)  
[www.stacyweisslaw.com](http://www.stacyweisslaw.com)

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Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

On Friday, January 26, 2018 Beach Fairy <[beachfairy2010@gmail.com](mailto:beachfairy2010@gmail.com)> wrote:

Dear Ms. Weiss,

The Suffolk St block association would like to discuss your proposal. Please let us know when you are able to meet.

Pam

On Jan 24, 2018, at 4:44 PM, Stacy Weiss <[ncantavelaw@aol.com](mailto:ncantavelaw@aol.com)> wrote:

Good afternoon Pamela Ito,

I am reaching out on behalf of our client, SC DELANCEY LLC, an existing hotel, which is located at 148 Delancey Street. We are requesting an alteration of the existing license to add a cafe. The Verizon store inside the hotel will be divided and the hotel is making a cafe out of half of it. The cafe is accessible through the stairs leading down to the restaurant and also an entrance on Delancey street, on the hotel's property. The other half will remain a Verizon store.

Please note that they are requesting a change to their method of operation.

1. Extend hotel license to cover entire premises
2. Extend restaurant hours
3. DJ in the cellar restaurant
4. Karaoke in the cellar restaurant
5. Juke box
6. 3 Piece live music in the cellar restaurant
7. Add the upstairs café (½ Verizon store)

Our client, the hotel has been licensed since 2013 without any complaints or issues. Our client is very successful and has had several hotels that are licensed by the New York State Liquor Authority.

Please call our office so that we can arrange for you to speak with our client and or see the space. I can discuss the hours and menu with you when you call us.

Thank you!

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

Nadia Cantave  
Paralegal  
The Law Office of Stacy L. Weiss  
110 East 59th Street, 23rd Floor  
New York, New York 10022  
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Subject: **Re: Re: Lower East Side Dwellers Neighborhood Association: for 148 Delancey Street, NY NY 10002**

Date: 1/29/2018 10:10:42 AM Eastern Standard Time

From: lesdwellers2012@gmail.com

To: ncantavelaw@aol.com

Cc: suffolkstba@gmail.com

Hi Stacy,

Yes we know your client appears at CB3 on Feb 12th. We are requesting the questionnaire and marketing materials beforehand. This info is not posted on CB3 website yet.

The timing of the CB3 hearing concerns us—may not be ample time to organize residents to learn about a proposal with many nightlife components.

I can't confirm 130pm until Pamela weighs in. Please stand-by.

Thanks!

On Mon, Jan 29, 2018 at 10:05 AM Stacy Weiss <[ncantavelaw@aol.com](mailto:ncantavelaw@aol.com)> wrote:

Good morning Diem,

Our client will appear in front of the Community Board on February 12th. Can you call us at 1:30 PM?

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

Nadia Cantave  
Paralegal  
The Law Office of Stacy L. Weiss  
[110 East 59th Street, 23rd Floor](#)  
[New York, New York 10022](#)  
212-521-0828  
[NCantavelaw@aol.com](mailto:NCantavelaw@aol.com)  
[www.stacyweisslaw.com](http://www.stacyweisslaw.com)

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In a message dated 1/29/2018 9:45:02 AM Eastern Standard Time, [lesdwellers2012@gmail.com](mailto:lesdwellers2012@gmail.com) writes:

Hi Stacy,

Thanks for reaching out to us. Can we have a preliminary call to get an overview of your project? Pam from Suffolk St BA and myself would be on the phone.

After we speak, the next stage would be to organize a community meeting so neighbors can learn more, ask questions and decide to support or oppose.

In the meantime, can you send all materials over about your project? CB3 hasn't posted anything yet.

Thanks,  
Diem

On Wed, Jan 24, 2018 at 4:40 PM Stacy Weiss <[ncantavelaw@aol.com](mailto:ncantavelaw@aol.com)> wrote:

Good afternoon Diem Boyd,

I am reaching out on behalf of our client, SC DELANCEY LLC, an existing hotel, which is located at 148 Delancey Street. We are requesting an alteration of the existing license to add a cafe. The Verizon store inside the hotel will be divided and the hotel is making a cafe out of half of it. The cafe is accessible through the stairs leading down to the restaurant and also an entrance on Delancey street, on the hotel's property. The other half will remain a Verizon store.

Please note that they are requesting a change to their method of operation.

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Our client, the hotel has been licensed since 2013 without any complaints or issues. Our client is very successful and has had several hotels that are licensed by the New York State Liquor Authority.

Please call our office so that we can arrange for you to speak with our client and or see the space. I can discuss the hours and menu with you when you call us.

Thank you!

\*\*\*PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL\*\*\*

Sincerely,

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--

L.E.S Dwellers

Phone: (917) 409-6392 Email: [info@lesdwellers.org](mailto:info@lesdwellers.org)



| | [www.lesdwellers.org](http://www.lesdwellers.org)

--

L.E.S Dwellers

Phone: [\(917\) 409-6392](tel:(917)409-6392) Email: [info@lesdwellers.org](mailto:info@lesdwellers.org)

[www.lesdwellers.org](http://www.lesdwellers.org)

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STACY L. WEISS, ESQ.  
slweissattorney@aol.com  
www.stacyweisslaw.com

THE RICHARD L. ROSEN  
LAW FIRM, PLLC.  
*Of Counsel*

NADIA CANTAVE  
THOMAS E. BURKE  
*Legal Assistants*

---

December 27, 2017

Manhattan Community Board 3  
59 East 4<sup>th</sup> Street,  
New York, NY 10003

Amended

To Whom It May Concern:

Please be advised that SC Delancey LLC, which is located at 148-150 Delancey Street, New York, NY 10002, will be submitting an Application for Permission to Make Alterations. Please note that they are requesting a change to their method of operation.

1. Extend hotel license to cover entire premises
2. Extend restaurant hours
3. DJ in the cellar restaurant
4. Karaoke in the cellar restaurant
5. Juke box
6. 3 Piece live music in the cellar restaurant
7. Add the upstairs café (½ Verizon store)

Enclosed, you will find a Standardized Notice Form from the New York State Liquor Authority and copies of the floor plans. If there are any questions please contact my office.

Thank you for your attention to this matter.

Very Truly Yours,



Stacy L. Weiss

OFFICE USE ONLY		
<input type="checkbox"/> Original	<input type="checkbox"/> Amended	Date _____



**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**  
(Page 1 of 2 of Form)

1. Date Notice Was Sent:  1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

- New Application  Renewal  Alteration  Corporate Change  Removal  Class Change

For **New** applicants, answer each question below using all information known to date.

For **Renewal** applicants, set forth your approved Method of Operation only.

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s).

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals.

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation.

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type.

**This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information**

4. License Serial Number, if Applicable:  Expiration Date, if Applicable:

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  ,**NY** Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee:

11. Business E-mail of Applicant/Licensee:

12. Type(s) of Alcohol sold or to be sold:  Beer & Cider  Wine, Beer & Cider  Liquor, Wine, Beer & Cider

13. Extent of Food Service:  Full food menu; Full Kitchen run by a chef or cook  Menu meets legal minimum food availability requirements; Food prep area at minimum

14. Type of Establishment:

15. Method of Operation: (Check all that apply)

Seasonal Establishment  Juke Box  Disc Jockey  Recorded Music  Karaoke

Live Music (Give details: i.e. rock bands, acoustic, jazz, etc.):

Patron Dancing  Employee Dancing  Exotic Dancing  Topless Entertainment

Video/Arcade Games  Third Party Promoters  Security Personnel

Other (specify):

16. Licensed Outdoor Area: (Check all that apply)

None  Patio or Deck  Rooftop  Garden/Grounds  Freestanding Covered Structure

Sidewalk Cafe  Other (specify):

<input type="checkbox"/> Original	OFFICE USE ONLY	
<input type="checkbox"/> Amended	Date	_____



**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**  
(Page 2 of 2 of Form)

17. List the floor(s) of the building that the establishment is located on:
18. List the room number(s) the establishment is located in within the building, if appropriate:
19. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No
20. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No
21. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee.
22. Does the applicant or licensee own the building in which the establishment is located?  Yes (If Yes SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

23. Building Owner's Full Name:
24. Building Owner's Street Address:
25. City, Town or Village:  State:  Zip Code:
26. Business Telephone Number of Building Owner:

**Representative or Attorney representing the Applicant in Connection with the application for a license to traffic in alcohol at the establishment identified in this notice**

27. Representative/Attorney's Full Name:
28. Street Address:
29. City, Town or Village:  State:  Zip Code:
30. Business Telephone Number of Representative/Attorney:
31. Business Email Address:

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

32. Printed Name:  Title

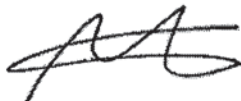
Signature: **X** 

*Certificate of Occupancy*

**CO Number: 110215035F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00348	<b>Certificate Type:</b> Final
	<b>Address:</b> 150 DELANCEY STREET	<b>Lot Number(s):</b> 36	<b>Effective Date:</b> 10/28/2015
	<b>Building Identification Number (BIN):</b> 1004191	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-C	(1968 Code)	
	<b>Building Occupancy Group classification:</b> J-1	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEB		
	<b>No. of stories:</b> 8	<b>Height in feet:</b> 84	<b>No. of dwelling units:</b> 132
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner

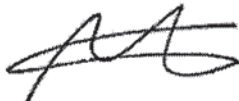


Commissioner

*Certificate of Occupancy*

CO Number: 110215035F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	30	OG	J-1		5	ACCESSORY MEETING ROOMS/ OFFICES/PANTRY
CEL	8	OG	J-1		5	ACCESSORY FITNESS AREA
CEL		OG	D-2		5	MECHANICAL ROOMS, METER ROOMS
CEL	70	OG	F-4		6	EATING & DRINKING
001		50	J-1		5	HOTEL LOBBY
001	18	50	E		4	MEDICAL OFFICES
001	68	50	C		6	RETAIL
002		40	J-1	19	5	NINETEEN HOTEL ROOMS
003		40	J-1	19	5	NINETEEN HOTEL ROOMS
004		40	J-1	19	5	NINETEEN HOTEL ROOMS
005		40	J-1	19	5	NINETEEN HOTEL ROOMS
006		40	J-1	19	5	NINETEEN HOTEL ROOMS
007		40	J-1	19	5	NINETEEN HOTEL ROOMS



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 110215035F

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All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008		40	J-1 D-2	18	5	EIGHTEEN HOTEL ROOMS, MECHANICAL ROOMS
RO F		100	D-2		5	BOILER ROOM
END OF SECTION						



Borough Commissioner



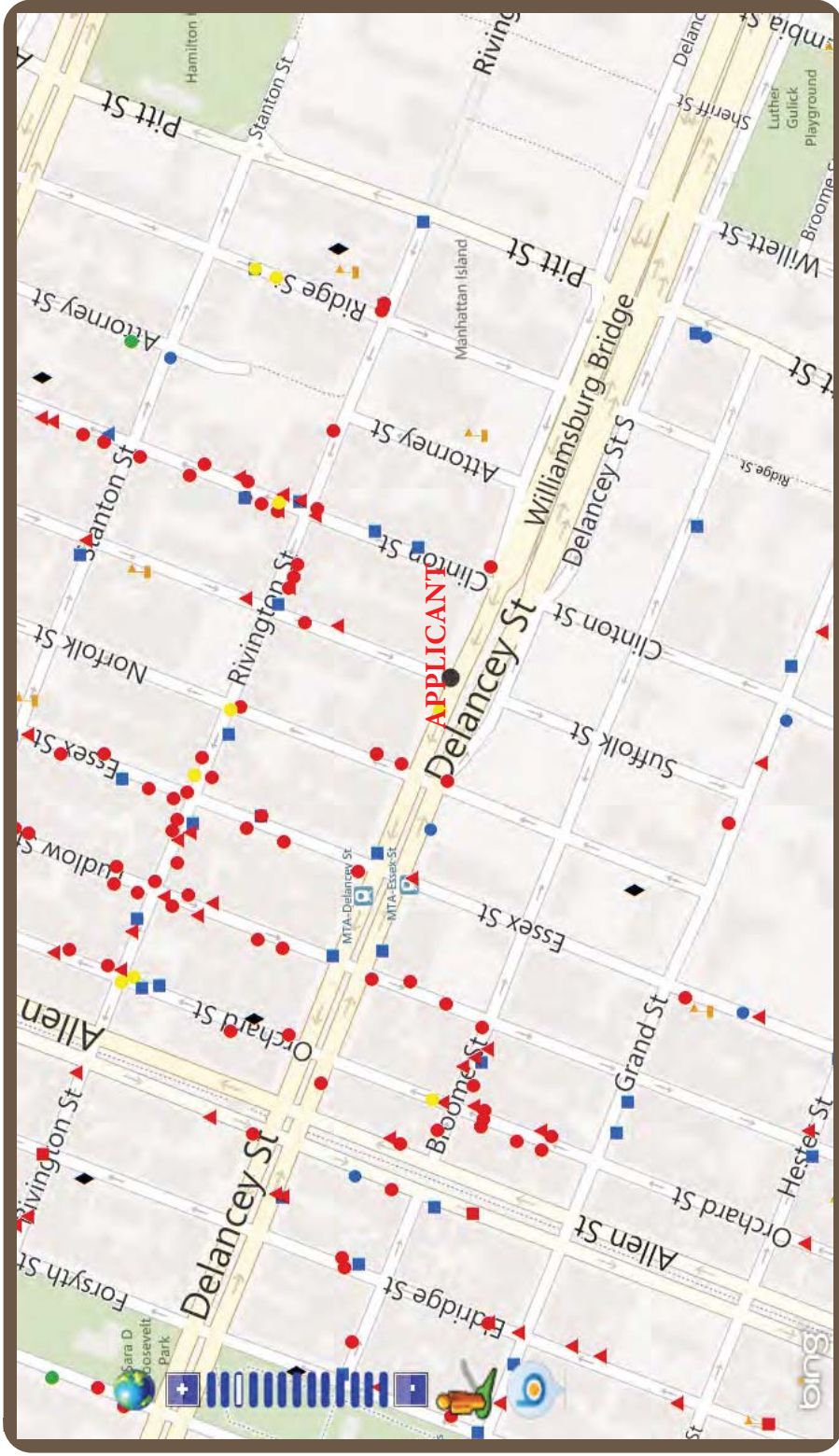
Commissioner

END OF DOCUMENT

110215035/000 10/28/2015 5:11:24 PM

# Legend

Legend	
On-Premise Licenses	
On-Premise Liquor	Red Circle
On-Premise Wine and Beer	Red Triangle
Off-Premise Licenses	
Off-Premise Liquor	Blue Circle
Off-Premise Wine	Blue Triangle
Off-Premise Beer	Blue Square
Wholesale Licenses	Green Circle
Pending Licenses	Yellow Circle
All Licenses	Yellow Circle
On-Premise Liquor	Red Circle
On-Premise Wine and Beer	Red Triangle
Off-Premise Licenses	
Off-Premise Liquor	Blue Circle
Off-Premise Wine	Blue Triangle
Off-Premise Beer	Blue Square
Wholesale	Green Circle
Pending	Yellow Circle
Churches	Black Diamond
Schools	Black Diamond
Zones	Yellow Triangle
Community_Boards	Black Square
Police_Precincts	Blue Square
Counties	Green Square
	White Square



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.



# Proximity Report for Location:

January 24, 2018

148 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	435 ft
SALGIRAH CORP	141 ESSEX ST	795 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	830 ft
TURTLE DOVE LLC	28 30 CLINTON ST	990 ft
LOON CHUN INCORPORATED	45 PITT STREET	1025 ft
DELANCEY WINE INC	35 ESSEX ST	1175 ft
E L PARTNERS LLC	101 ALLEN ST	1235 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
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	20 ft
SC DELANCEY LLC	148 DELANCEY ST	20 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	255 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	255 ft
PROLETARIAT V, INC	98 102 NORFOLK	260 ft
ADR RESTAURANT INC	168 DELANCEY STREET	280 ft
MOSCOW 57 LLC	168 1/2 DELANCEY ST	320 ft
151 SG PROPS LLC	151 RIVINGTON ST	395 ft
79 CLINTON RESTAURANT GROUP LLC	79 CLINTON ST	465 ft
GREY CRESCENT LLC	76 CLINTON ST	490 ft
PRAGUE LLC	131 RIVINGTON ST	495 ft
76 CLINTON RESTAURANT LTD	76 CLINTON ST	500 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	555 ft
TENTH WARD LLC	115 ESSEX ST	560 ft
ICHIBAN 71 CLINTON INC	71 CLINTON ST	565 ft
68 CLINTON RESTAURANT ASSOCIATES LLC	68 CLINTON ST	570 ft
BLACK ROSE HOSPITALITY GROUP LLC	67 CLINTON ST	585 ft
J SALT LLC	63 CLINTON ST	600 ft

Name	Address	Approx. Distance
SWOON CORP	121 ESSEX ST	600 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	610 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	615 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	645 ft
174 RIVINGTON STREET CORP	174 RIVINGTON ST	650 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	680 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	715 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	745 ft

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

Name	Address	Approx. Distance
LA CONTENTA INC	102 NORFOLK ST	230 ft
KINGS CO IMPERIAL LLC	168 1/2 DELANCEY ST	300 ft
131 RIVINGTON STREET RESTAURANT LLC	131 RIVINGTON ST	470 ft
VYSK INC	174 RIVINGTON ST	615 ft
MAJESTY PROPERTIES INC	157 BROOME ST	695 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
RANDALLS HOSPITALITY LLC	359 361 GRAND ST

## **Cafe Menu**

Croissants

Banana & Green Tea Bread

Half Caramelized Grapefruit

Coconut Granola, Berries, Yogurt

Jicama and Citrus Salad, Black Rice, Spicy Thai Dressing

Kale, Charred Broccoli & Chickpea Salad, Tofu Dressing

Grilled Chopped Salad, Almonds, Dill-Apple Dressing

*Add salmon or chicken to any salad*

Spiced Chilled Tomato Soup, Chickpea Croutons

Soothing Mushroom & Vegetable Broth, Ginger, Star Anis

Roasted Cherry Tomato and Avocado Toast add an Egg

Roti Wrap, Chicken Curry Salad, Raisins, Peanut Raita

Three Cheese Grill *add* Tomato, Bacon

Our Veggie Burger, Lettuce, Tomato, House Pickles

## **Restaurant Menu**

Bowl of Spiced Boiled Peanuts

Marinated Shrimp, Walnuts, Scallion, Orange

Pastrami Cured Tuna, Cucumber Salad, Mustard Sauce

Deviled Tea Eggs, Sausage Chips

Egg Roll, Buffalo Chicken, Sweet Soy Ranch Dip

Spinach & Kale Caesar, Parmesan-Sesame Dressing, Crispy Wontons

Soy Milk Clam Chowder, Lap Chong, Sweet Potato

Grilled Salmon, Chrysanthemum Broth, Bok Choy

Fish Taco, Napa Slaw, Peanut Salsa

Five Vegetable Fried Rice

Tea Smoked Pork Belly Lo Mein, Charred Scallions, Shiitake

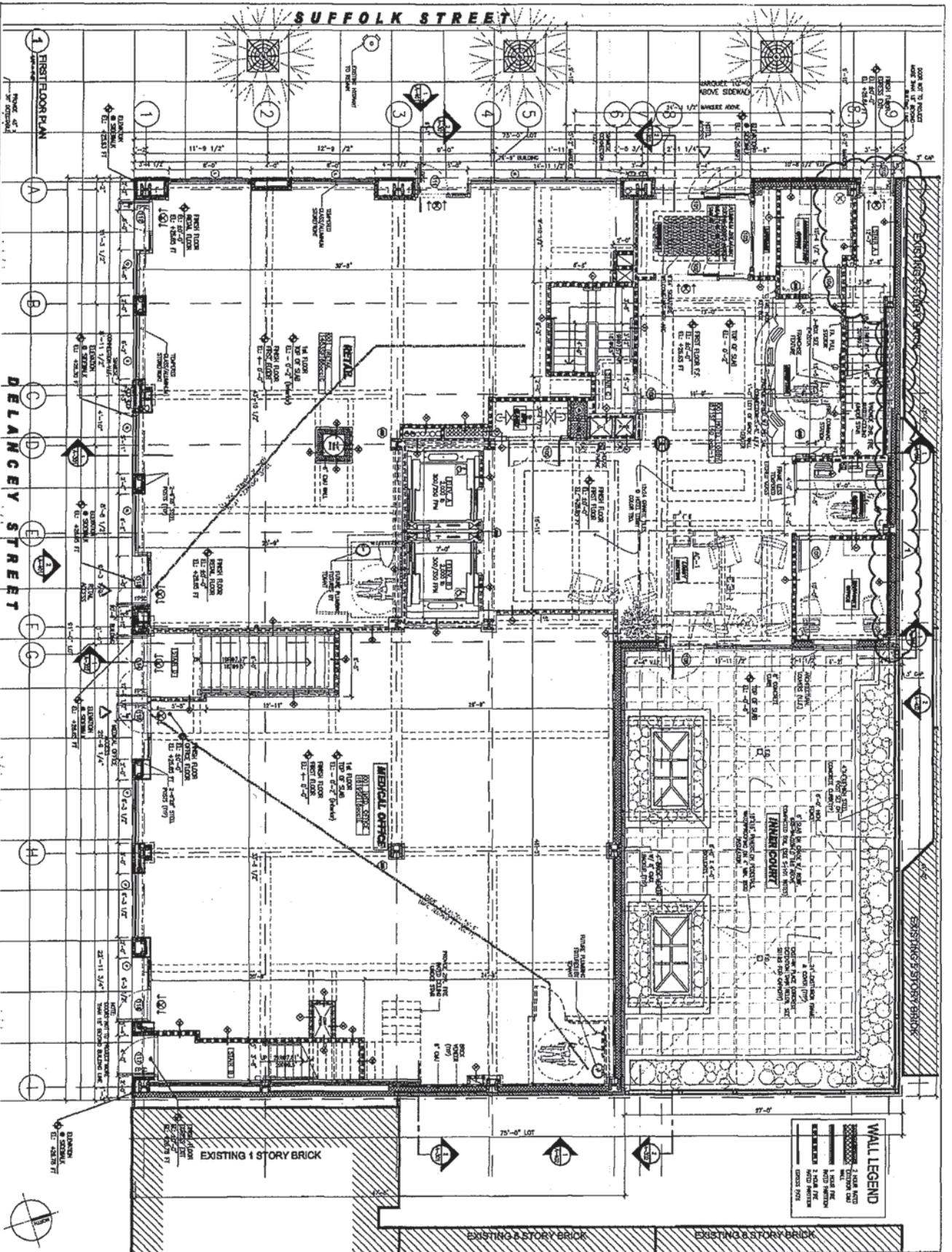
Springfield Cashew Chicken, Long Bean Salad

Steam Bun Burger, Pickled Mustard Greens, Tomato, House Sauce

Five Spiced Marinated Market Fruit

Sundae, Ginger Ice Cream, Red Bean-Chocolate Sauce, Whipped Cream

Apple Pie, Soy-Caramel Sauce, Vanilla Ice Cream



**WALL LEGEND**

(Symbol)	1/2" ASP. CONCRETE
(Symbol)	6" CMU
(Symbol)	8" CMU
(Symbol)	12" CMU
(Symbol)	16" CMU
(Symbol)	20" CMU
(Symbol)	24" CMU
(Symbol)	30" CMU
(Symbol)	36" CMU
(Symbol)	42" CMU
(Symbol)	48" CMU
(Symbol)	54" CMU
(Symbol)	60" CMU
(Symbol)	66" CMU
(Symbol)	72" CMU
(Symbol)	78" CMU
(Symbol)	84" CMU
(Symbol)	90" CMU
(Symbol)	96" CMU
(Symbol)	102" CMU
(Symbol)	108" CMU
(Symbol)	114" CMU
(Symbol)	120" CMU
(Symbol)	126" CMU
(Symbol)	132" CMU
(Symbol)	138" CMU
(Symbol)	144" CMU
(Symbol)	150" CMU
(Symbol)	156" CMU
(Symbol)	162" CMU
(Symbol)	168" CMU
(Symbol)	174" CMU
(Symbol)	180" CMU
(Symbol)	186" CMU
(Symbol)	192" CMU
(Symbol)	198" CMU
(Symbol)	204" CMU
(Symbol)	210" CMU
(Symbol)	216" CMU
(Symbol)	222" CMU
(Symbol)	228" CMU
(Symbol)	234" CMU
(Symbol)	240" CMU
(Symbol)	246" CMU
(Symbol)	252" CMU
(Symbol)	258" CMU
(Symbol)	264" CMU
(Symbol)	270" CMU
(Symbol)	276" CMU
(Symbol)	282" CMU
(Symbol)	288" CMU
(Symbol)	294" CMU
(Symbol)	300" CMU

THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL STRUCTURES AND EQUIPMENT SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING STRUCTURES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING STRUCTURES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING STRUCTURES.



Holiday Inn



SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	11/14/2008	ISSUED TO THE CLIENT
2	11/17/2008	ISSUED TO THE CLIENT
3	11/20/2008	ISSUED TO THE CLIENT
4	11/23/2008	ISSUED TO THE CLIENT
5	11/26/2008	ISSUED TO THE CLIENT
6	11/29/2008	ISSUED TO THE CLIENT
7	12/02/2008	ISSUED TO THE CLIENT
8	12/05/2008	ISSUED TO THE CLIENT
9	12/08/2008	ISSUED TO THE CLIENT
10	12/11/2008	ISSUED TO THE CLIENT
11	12/14/2008	ISSUED TO THE CLIENT
12	12/17/2008	ISSUED TO THE CLIENT
13	12/20/2008	ISSUED TO THE CLIENT
14	12/23/2008	ISSUED TO THE CLIENT
15	12/26/2008	ISSUED TO THE CLIENT
16	12/29/2008	ISSUED TO THE CLIENT
17	1/01/2009	ISSUED TO THE CLIENT
18	1/04/2009	ISSUED TO THE CLIENT
19	1/07/2009	ISSUED TO THE CLIENT
20	1/10/2009	ISSUED TO THE CLIENT
21	1/13/2009	ISSUED TO THE CLIENT
22	1/16/2009	ISSUED TO THE CLIENT
23	1/19/2009	ISSUED TO THE CLIENT
24	1/22/2009	ISSUED TO THE CLIENT
25	1/25/2009	ISSUED TO THE CLIENT
26	1/28/2009	ISSUED TO THE CLIENT
27	1/31/2009	ISSUED TO THE CLIENT
28	2/03/2009	ISSUED TO THE CLIENT
29	2/06/2009	ISSUED TO THE CLIENT
30	2/09/2009	ISSUED TO THE CLIENT
31	2/12/2009	ISSUED TO THE CLIENT
32	2/15/2009	ISSUED TO THE CLIENT
33	2/18/2009	ISSUED TO THE CLIENT
34	2/21/2009	ISSUED TO THE CLIENT
35	2/24/2009	ISSUED TO THE CLIENT
36	2/27/2009	ISSUED TO THE CLIENT
37	2/29/2009	ISSUED TO THE CLIENT
38	3/03/2009	ISSUED TO THE CLIENT
39	3/06/2009	ISSUED TO THE CLIENT
40	3/09/2009	ISSUED TO THE CLIENT
41	3/12/2009	ISSUED TO THE CLIENT
42	3/15/2009	ISSUED TO THE CLIENT
43	3/18/2009	ISSUED TO THE CLIENT
44	3/21/2009	ISSUED TO THE CLIENT
45	3/24/2009	ISSUED TO THE CLIENT
46	3/27/2009	ISSUED TO THE CLIENT
47	3/30/2009	ISSUED TO THE CLIENT
48	4/02/2009	ISSUED TO THE CLIENT
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51	4/11/2009	ISSUED TO THE CLIENT
52	4/14/2009	ISSUED TO THE CLIENT
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57	4/29/2009	ISSUED TO THE CLIENT
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68	6/01/2009	ISSUED TO THE CLIENT
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71	6/10/2009	ISSUED TO THE CLIENT
72	6/13/2009	ISSUED TO THE CLIENT
73	6/16/2009	ISSUED TO THE CLIENT
74	6/19/2009	ISSUED TO THE CLIENT
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95	8/21/2009	ISSUED TO THE CLIENT
96	8/24/2009	ISSUED TO THE CLIENT
97	8/27/2009	ISSUED TO THE CLIENT
98	8/30/2009	ISSUED TO THE CLIENT
99	9/02/2009	ISSUED TO THE CLIENT
100	9/05/2009	ISSUED TO THE CLIENT

PROJECT: 150 DELANCEY STREET  
 NEW YORK, NY 10002

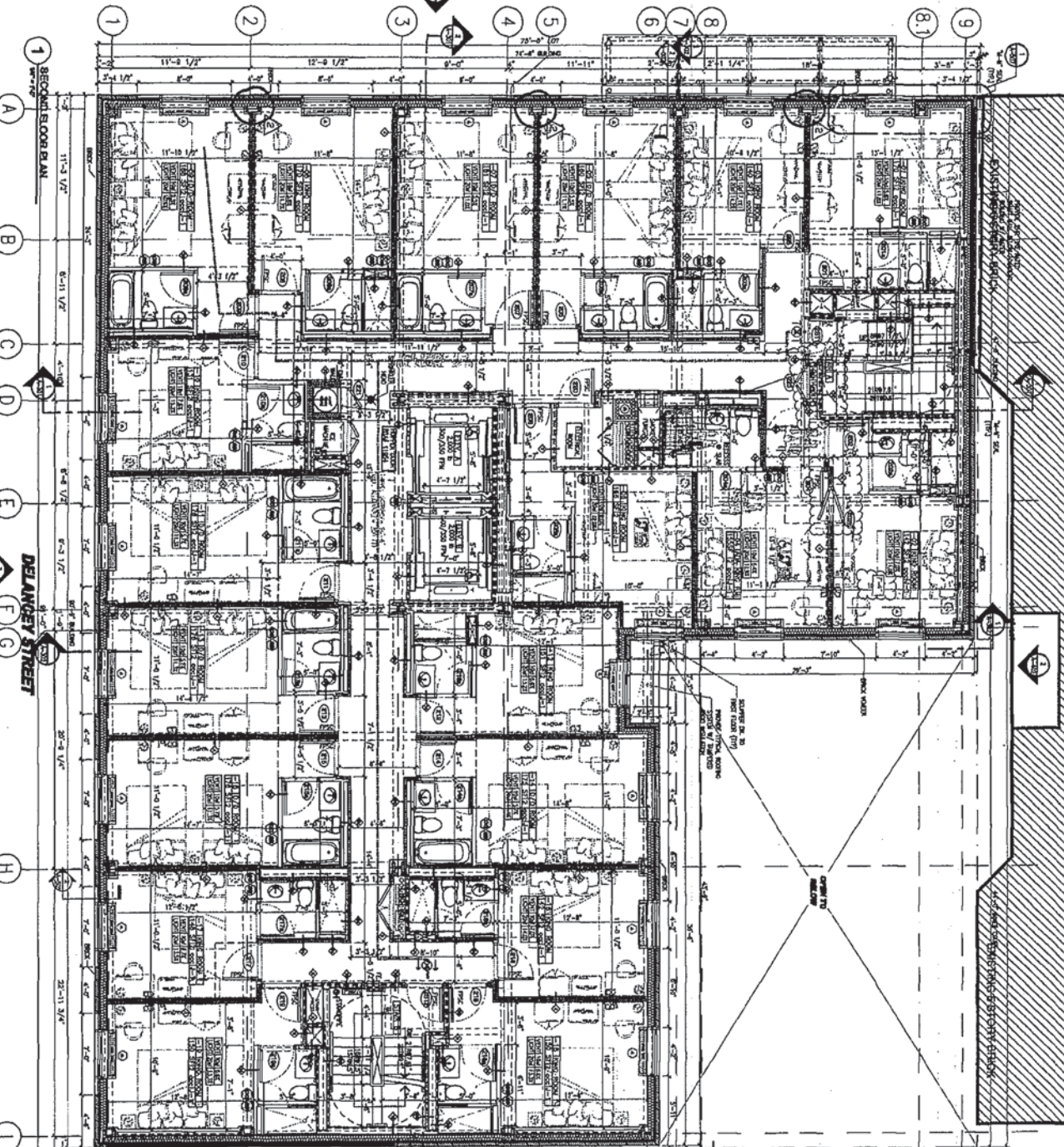
SCALE: 1/8" = 1'-0"

TITLE: FIRST FLOOR PLAN

DATE: DECEMBER 04, 2008

DRAWING: A-201

SUFFOLK STREET



**WALL LEGEND**

- 1. 1/2" GYP BOARD
- 2. 5/8" GYP BOARD
- 3. 5/8" GYP BOARD
- 4. 5/8" GYP BOARD
- 5. 5/8" GYP BOARD
- 6. 5/8" GYP BOARD
- 7. 5/8" GYP BOARD
- 8. 5/8" GYP BOARD
- 9. 5/8" GYP BOARD

EXISTING 1 STORY BRICK

EXISTING 1 STORY BRICK

**NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**REVISIONS**

NO.	DATE	DESCRIPTION
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95	09/15/2016	ISSUED FOR PERMITS
96	10/15/2016	ISSUED FOR PERMITS
97	11/15/2016	ISSUED FOR PERMITS
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99	01/15/2017	ISSUED FOR PERMITS
100	02/15/2017	ISSUED FOR PERMITS

**Holiday Inn**

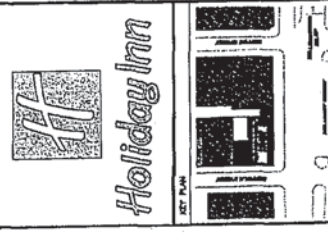
150 DELANCEY STREET  
NEW YORK, NY 10002

SCALE: SECOND FLOOR PLAN  
DATE: DECEMBER 04, 2008  
DRAWING: A-202



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION
1	11/17/2010	ISSUED TO JOB
2	11/17/2010	ISSUED TO JOB
3	11/17/2010	ISSUED TO JOB
4	11/17/2010	ISSUED TO JOB
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19	11/17/2010	ISSUED TO JOB
20	11/17/2010	ISSUED TO JOB



NO.	DATE	DESCRIPTION
1	11/17/2010	ISSUED TO JOB
2	11/17/2010	ISSUED TO JOB
3	11/17/2010	ISSUED TO JOB
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19	11/17/2010	ISSUED TO JOB
20	11/17/2010	ISSUED TO JOB

**REX HARRIS ARCHITECT PC**  
 150 DELANCEY STREET  
 NEW YORK, NY 10002  
 TEL: 212-255-1000 FAX: 212-255-1001

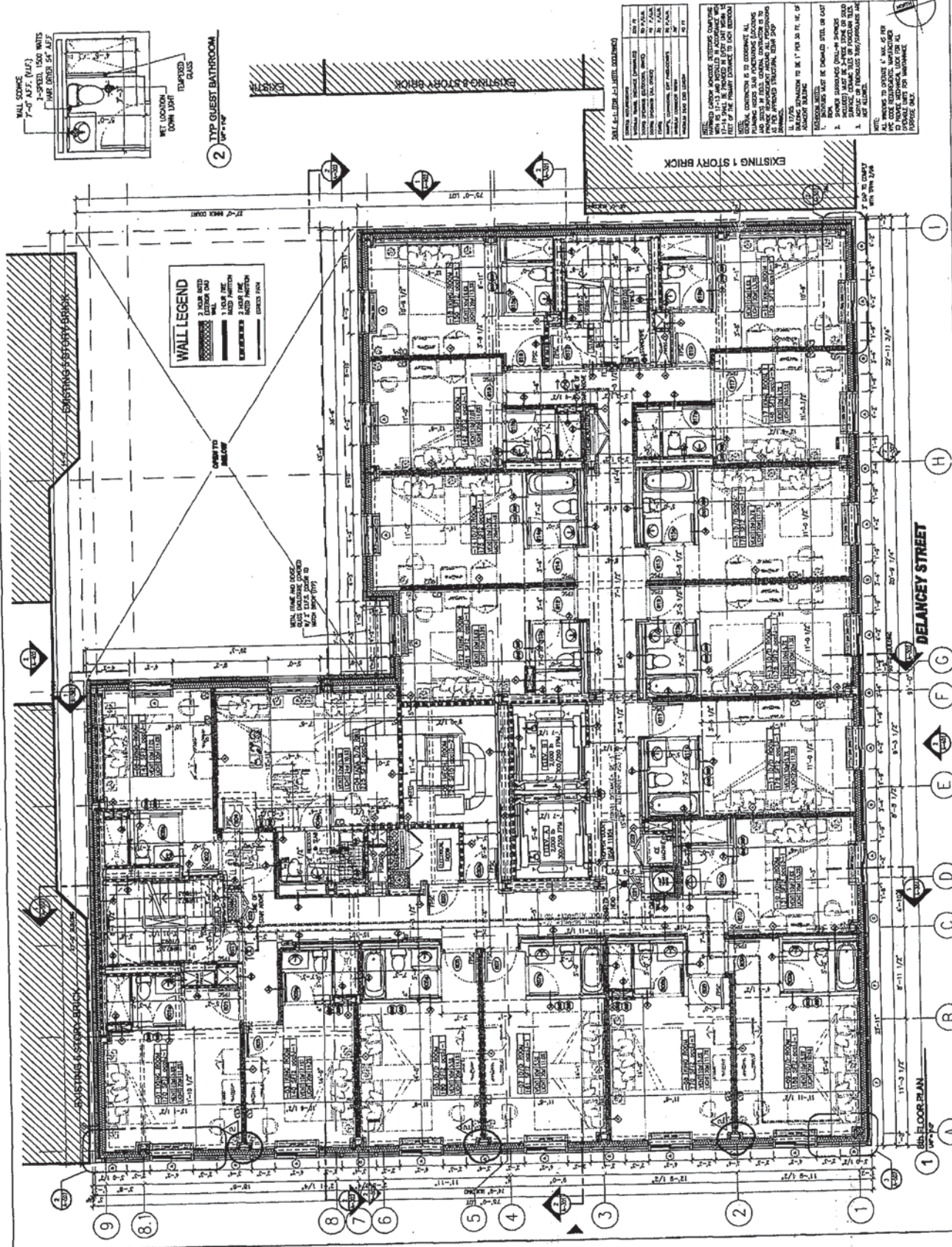
PROJECT: 150 DELANCEY STREET  
 NEW YORK, NY 10002

TITLE: 8TH FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: DECEMBER 20, 2008

DRAWING: A-204

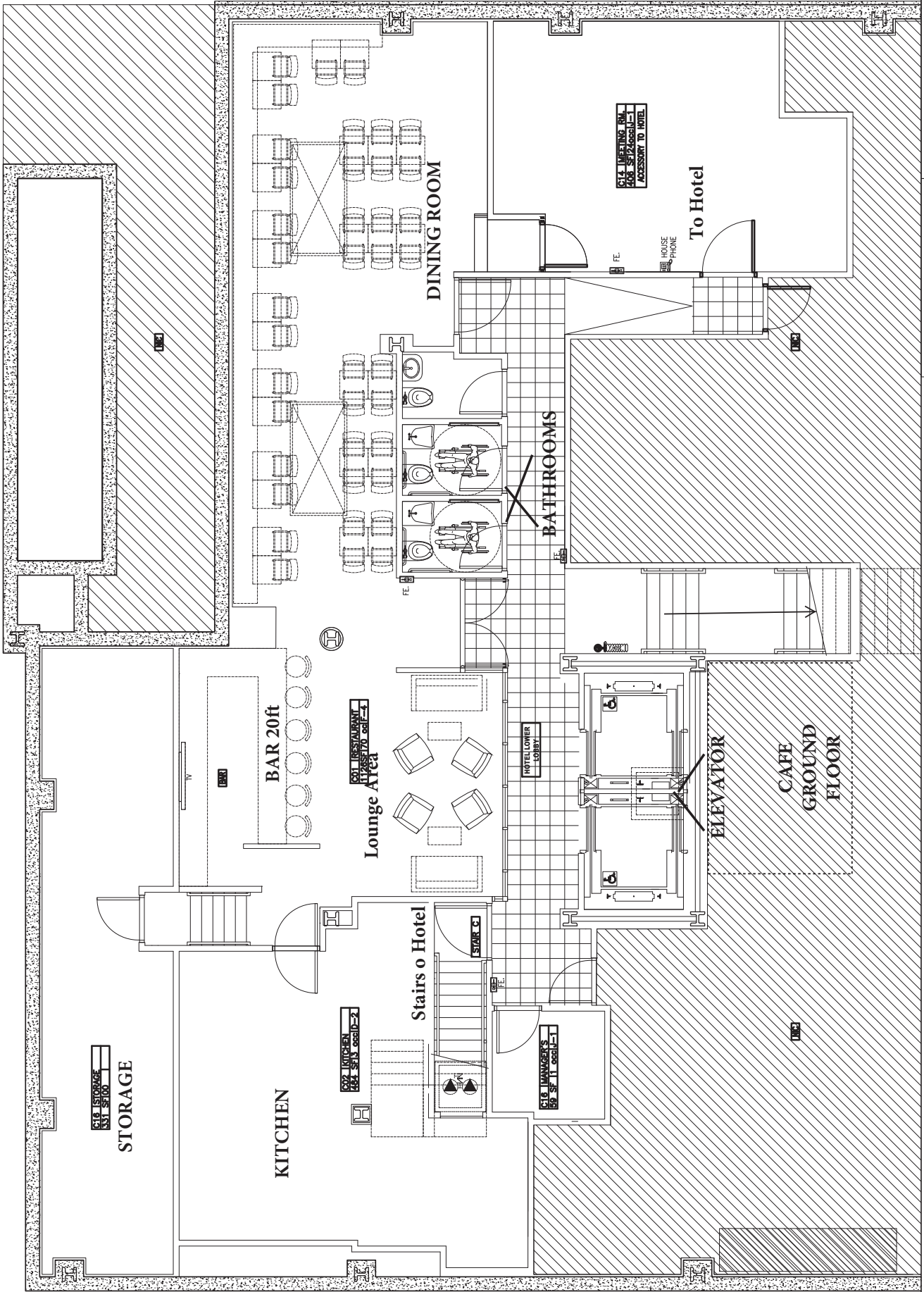


ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



# RESTAURANT (CELLAR)



Street

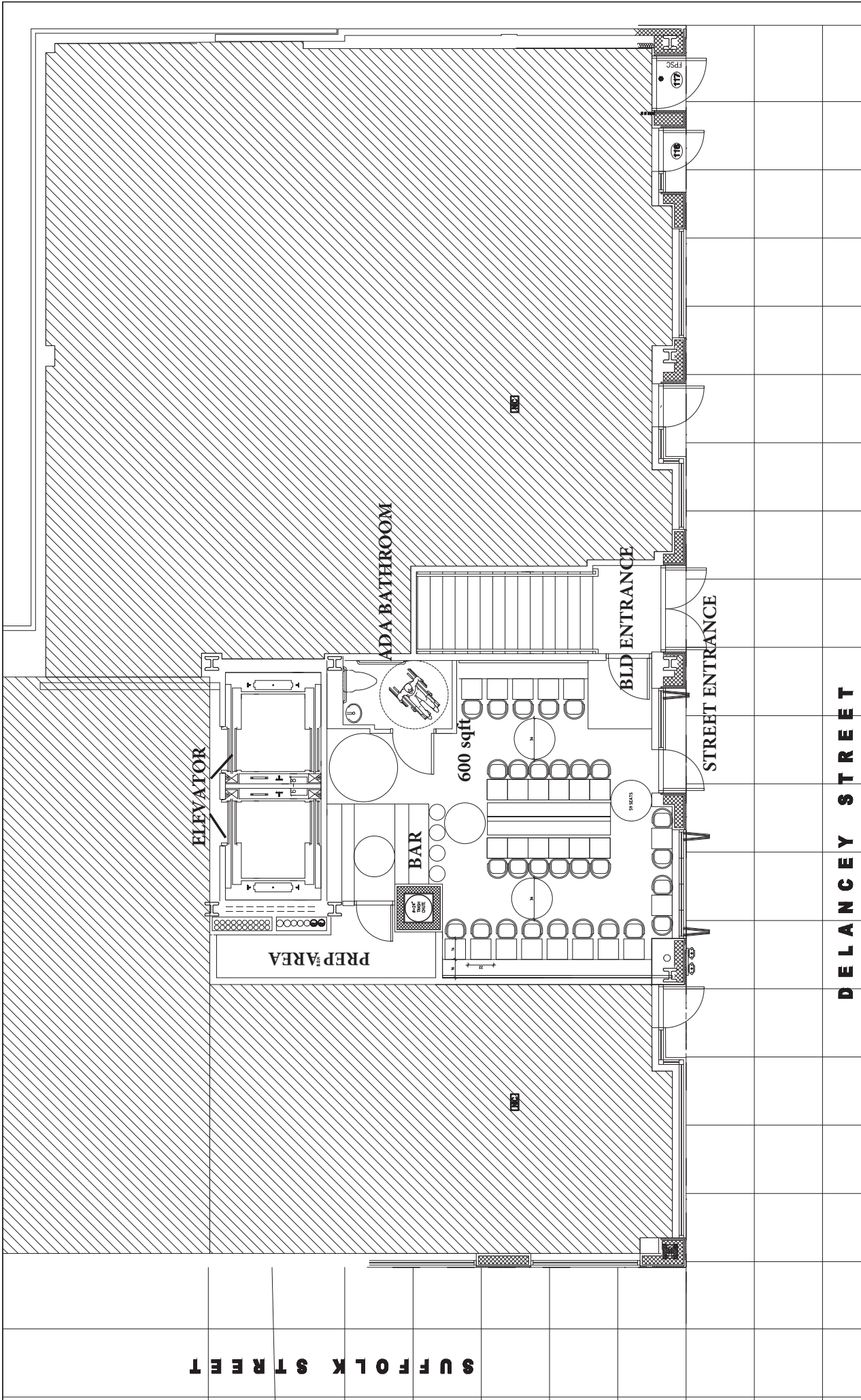
**APPELLQUIST ARCHITECTS**  
242 E 57 STREET, BROOKLYN, NY 11218  
TEL: (718) 301-1310  
WWW.APPELLQUIST.COM

PROPOSAL  
CELLAR PLAN  
A02

DATE: 2017.12.07

SCALE  
1:3 (A3)

CHA  
E-MAIL: client@appelquist-architects.com



NOTE: EXANDED TENANT SPACE NEW SPACE 870 SQFT

# CAFE (Ground Level)

**APPELQUIST ARCHITECTS**  
 242 E 5 STREET, BROOKLYN, NY 11211  
 TEL: (718) 301-1330  
 WWW.APPELQUISTARCHITECTS.COM

PROPOSAL  
 GROUND FLOOR PLAN  
 A01 D

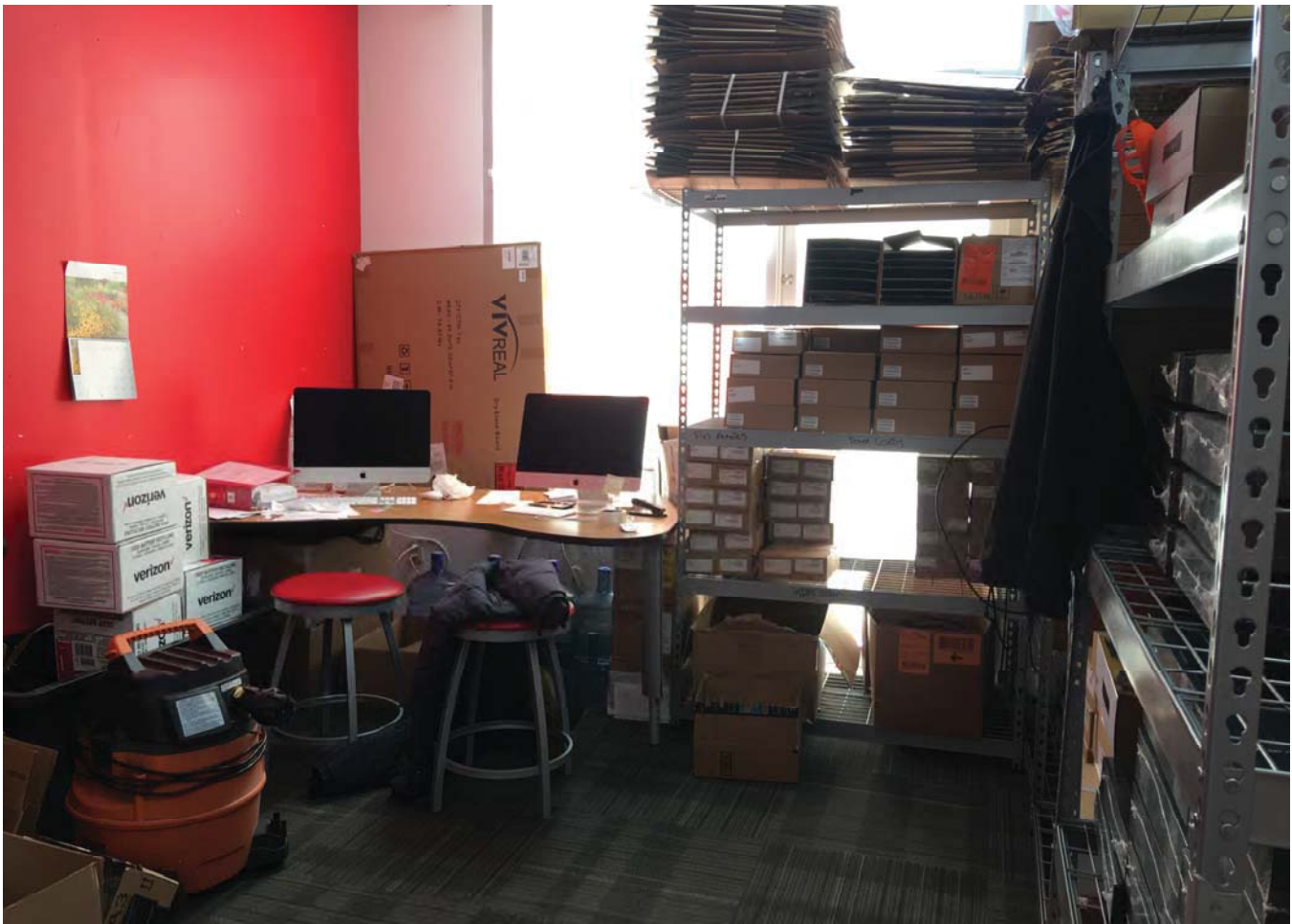
DATE: 2017.12.07  
 SCALE: 1:3 (A3)

CHA: RYADAV  
 E-MAIL: client@appelquist-architects.com

























SC DELANCEY LLC

Petition to Support Alteration Application and add live music/DJ to Restaurant

Date: JANUARY 22, 2018

The following undersigned residents of the area support the current hotel license and the addition of a cafe to the first floor of the hotel. The hotel license will cover the entire premises and the OP license in the restaurant will be canceled. The restaurant in the cellar wants to incorporate 3 piece live music, Karaoke Juke Box and a DJ into their method of operation. The restaurant would like to extend their hours. The Cafe, located on the first floor, will only have light recorded music. SC Delancey LLC

Address of premises: SC Delancey LLC 148-150 Delancey Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: Hotel and cafe

The hours of operation will be:

restaurant - 6am to 4am

cafe 6am to 2am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Michaela Heller		336 E. 4th St 10002 7
Eric S. Rivera		10002
CATHAL AGUIAR		63 CLINTON ST
KEVIN D. INESS		157 SUFFOLK ST #605 NYC 10002
Jenny Vargas		161 Stanton St #6 NY NY 10002
Ramona Rey		210 STANTON ST
Levi Davis		105 N. Norfolk St
J. HINCH PEREZ		111 NORFOLK ST
Jago Marell		163. STANTON ST #25 NY, NY 10002
Jennifer Hernandez		NY, NY 10002 87 Clinton
Aaron Lara		72 CLINTON ST. APT 5E NY, NY, 10002
Dimitris Sirtides		71 Columbia St NY, NY 10002 APT 11E

SC DELANCEY LLC

Petition to Support Alteration Application and add live music/DJ to Restaurant

Date: JANUARY 22, 2018

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Address of premises: SC Delancey LLC 148-150 Delancey Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: Hotel and cafe

The hours of operation will be:

restaurant - 6am to 4am

cafe 6am to 2am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Tenzin Sangpo	Tenzin sangpo	191 Henry St, Apt. 17 New York NY 10002
Rafael Hernandez	Rafael Hernandez	340 Cherry St. NY, New York 10002 Apt. 15H
Saif Islam	Saif	115 Livingston St Street Gourmet Corp. R.D.R Drive 10E
Jonathan Riveren	Jonathan Riveren	100 pitt st. apt 13F New York NY. 10002 240 Madison St 4B
Aisha Rodriguez	Aisha Rodriguez	160 ORCHARD ST 5R
Caroline Cherriz	Caroline Cherriz	930 E 4th Walk #10-D N.Y. N.Y. 10007
MOTN MIAT	MOTN MIAT	Clinton 87 Street NY NY 157 Suffolk St 10002
Monserate Raper	Monserate Raper	61 Clinton St St 200 905 E 6 St
Jennifer Hernandez	Jennifer Hernandez	
Quinto Alvarez	Quinto Alvarez	
William Melillo	William Melillo	
Eduardo	Eduardo	

SC DELANCEY LLC

Petition to Support Alteration Application and add live music/DJ to Restaurant

Date: JANUARY 22, 2018

The following undersigned residents of the area support the current hotel license and the addition of a cafe to the first floor of the hotel. The hotel license will cover the entire premises and the OP license in the restaurant will be canceled. The restaurant in the cellar wants to incorporate 3 piece live music, Karaoke Juke Box and a DJ into their method of operation. The restaurant would like to extend their hours. The Cafe, located on the first floor, will only have light recorded music. SC Delancey LLC

Address of premises: SC Delancey LLC 148-150 Delancey Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: Hotel and cafe

The hours of operation will be:

restaurant - 6am to 4am

cafe 6am to 2am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
TERRE LIU		78 RIDGE APT 3F
MICHAEL CRABBE		159 RIVINGTON APT 1
ANGELA HERR		292 DE WASSER 3B
MARIE PARON		2988 DE WASSER
JETTROFFO		188 NORFOLK ST 4D
COLARUSSO		460 - Grand St 3G
EMERSON		460 Grand St 3E
EROLIM		257 Grand St
MIKE FIES		203 BROADWAY
ADRIEL ORTIZ		94 CLINTON ST. GROUND FLOOR



SC DELANCEY LLC

Petition to Support Alteration Application and add live music/DJ to Restaurant

Date: JANUARY 22, 2018

The following undersigned residents of the area support the current hotel license and the addition of a cafe to the first floor of the hotel. The hotel license will cover the entire premises and the OP license in the restaurant will be canceled. The restaurant in the cellar wants to incorporate 3 piece live music, Karaoke Juke Box and a DJ into their method of operation. The restaurant would like to extend their hours. The Cafe, located on the first floor, will only have light recorded music. SC Delancey LLC

Address of premises: SC Delancey LLC 148-150 Delancey Street, New York, NY 10002

This business will be a: (circle) Bar Restaurant Other: Hotel and cafe






The hours of operation will be:

restaurant - 6am to 4am

cafe 6am to 2am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Kennet Lorenzi		28 Clinton St Apt 2B NY NY 10002
Maureen Rely		172 Hoanay St #3 NY NY 10002
ANDRES RODRIGUEZ		330 Houston
Anthony Giordano		89 Clinton
BRIAN GRUMBERT		279 E Houston St.
Joseph Lago Jr	Joseph Lago Jr	131 Broome St