



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: [http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change

Check if either of these apply:

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

Today's Date: 10/23/2019

**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: Store

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 403 GRAND STREET, NY, NY 10012

Cross streets: CLINTON AND SUFFOLK

Name of applicant and all principals: FURN 403 GRAND INC.  
ZIYAD HERMEZ

Trade name (DBA): MANOUSHEH

**PREMISE:**

Type of building and number of floors: 1 STORY COMMERCIAL

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: We have provided a property line survey that allows us to use a portion of our sidewalk for outdoor seating.

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? 74

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): R8 C1-5 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) 7AM - 2AM - 7 DAYS A WEEK

Number of tables? 16 Total number of seats? 69

How many stand-up bars/ bar seats are located on the premise? 1  
(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): please see attached layout for details

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  
Primarily a Lebanese bakery serving our namesake Manousheh

What are the hours kitchen will be open? 7AM - 2AM

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

How many employees will there be? 4

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 1

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 OCASSIONALLY MAY PROVIDE LIVE ACOUSTIC BAND PLAYING CULTURAL MUSIC

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

Please describe your sound system: 3 WIRELESS SPEAKERS, NO BASS

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

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

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: AFRAN MANAGEMENT CO LLC

Address: 193 BLEECKER STREET Community Board # 2

Dates of operation: 5/2015 - PRESENT

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? <sup>1</sup> \_\_\_\_\_

How many On-Premise (OP) liquor licenses are within 500 feet? <sup>3</sup> \_\_\_\_\_

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

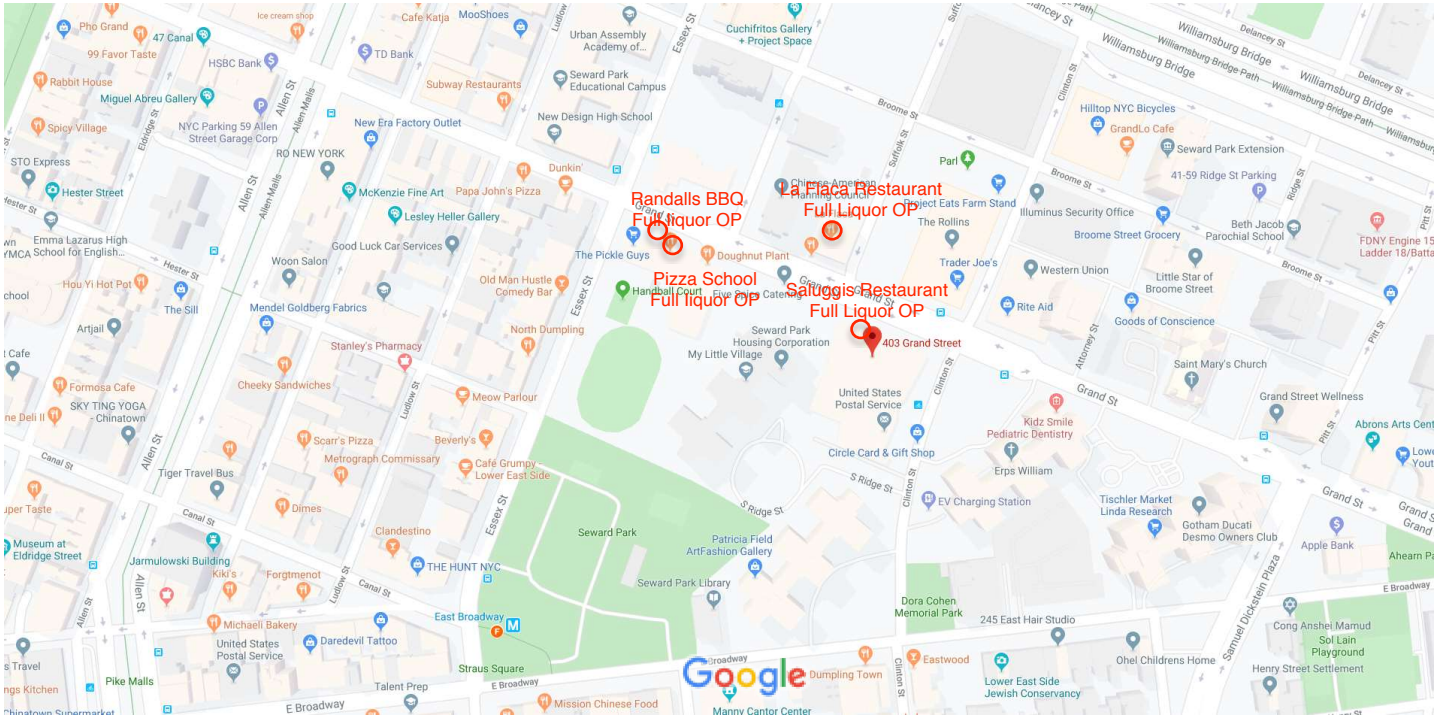
**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, 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 <sup>7PM</sup>\_\_\_\_\_.
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.

# Google Maps 403 Grand St



Map data ©2019 Google 100 ft

**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.")**

We will provide a line barrier if need be, and will have to tell potential patrons to come back if the line is too long as we don't want to impose on neighboring businesses. There are no residences on the street. Our operations manager Naji Boustany is eTIPS certified and has learned the correct procedures to handle crowds, traffic and noise. Certification and certification letter attached.

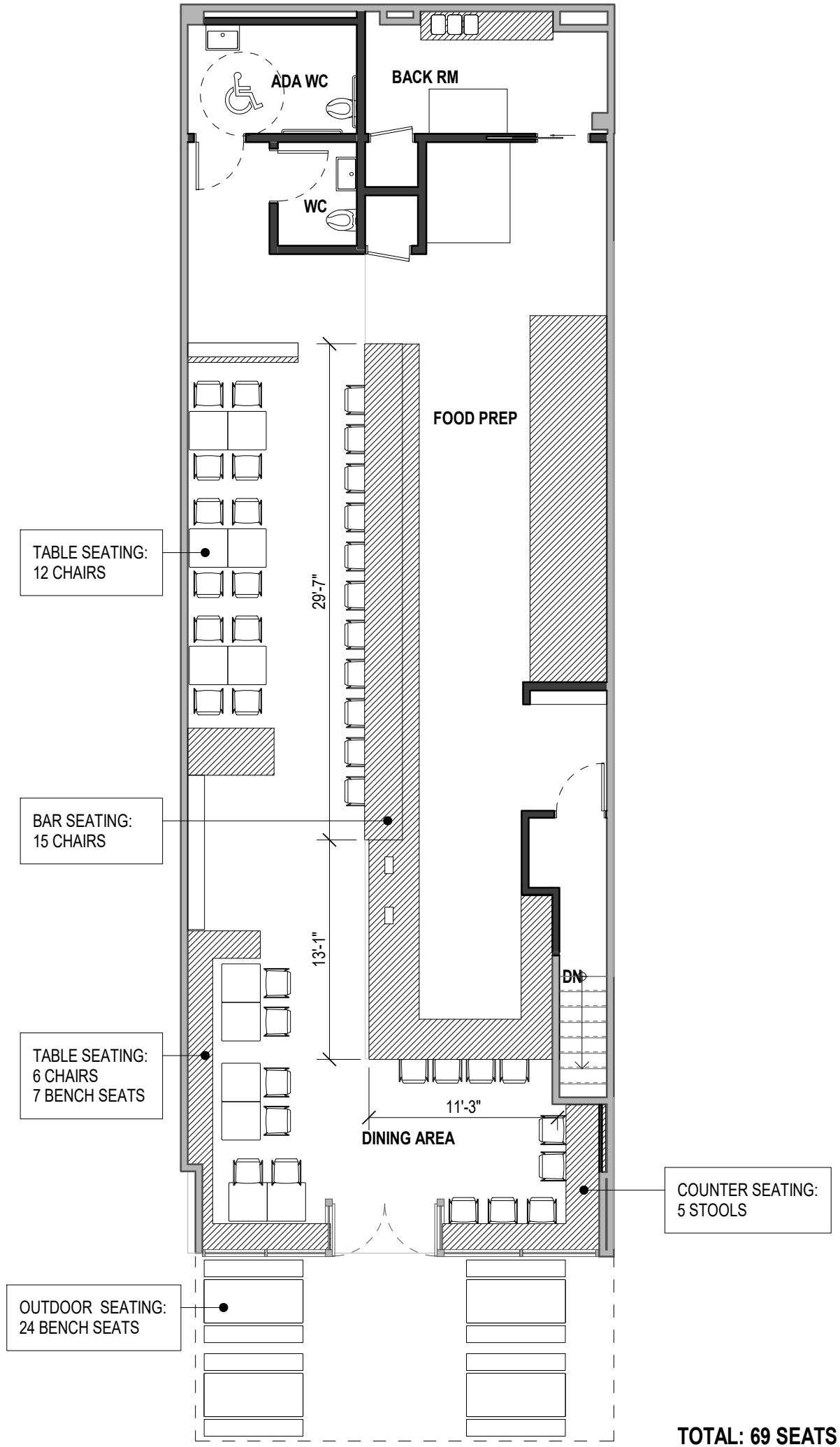
**How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.**

If noise becomes a problem we will have to request those patrons to lower their voices or leave the business. We are not a club or bar so noise should not be an issue.

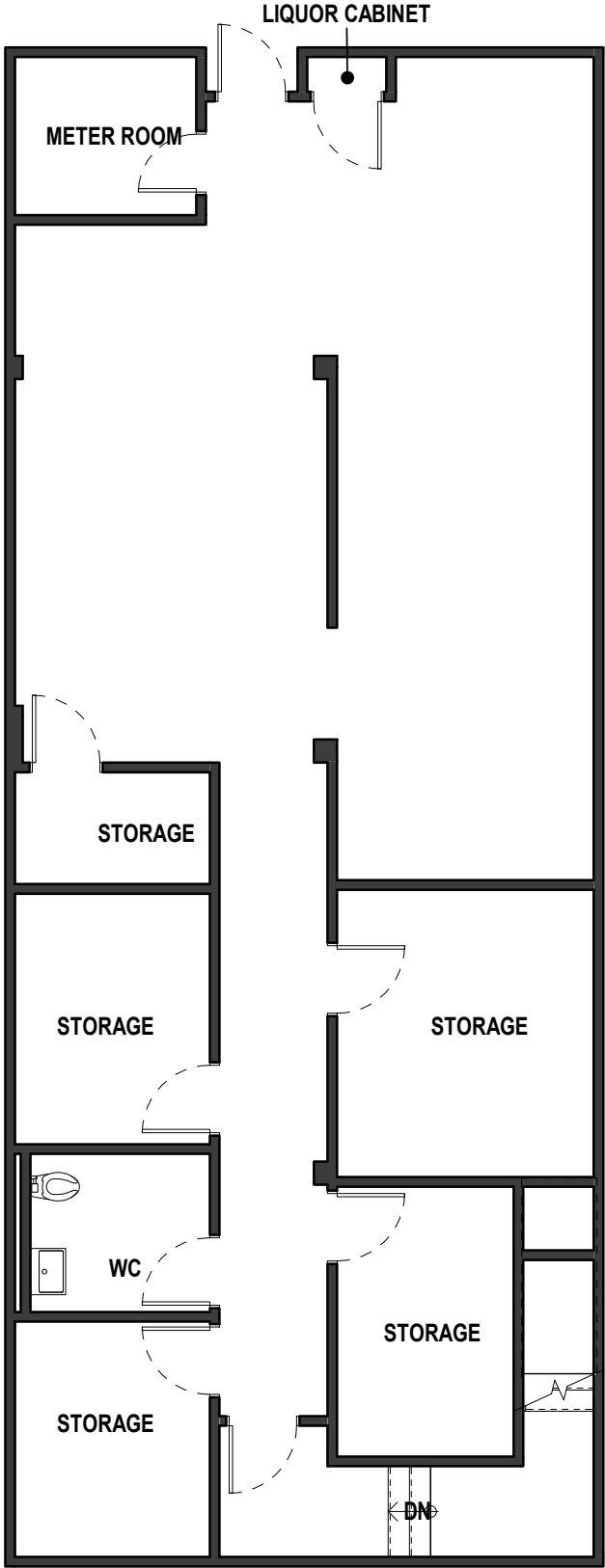
**Has any principal had work experience similar to the proposed business?**

I created this concept at 193 Bleecker Street in 2015. The business will be extremely similar and the only difference will be that we are applying for a full liquor license due to the fact that we will have more seating.

# LEVEL 1 - FIT PLAN



# CELLAR - EXISTING PLAN



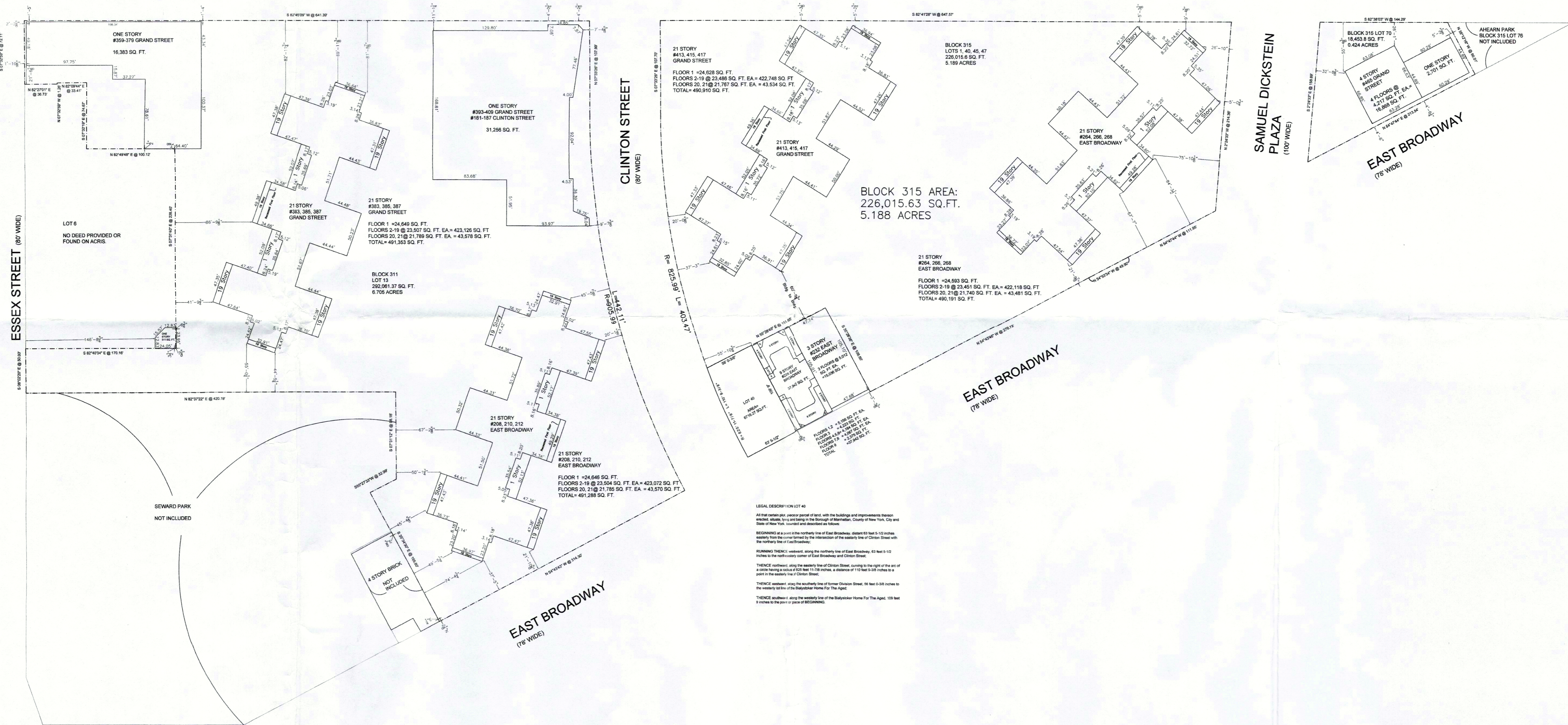




GRAND STREET  
(100' WIDE)

GRAND STREET  
(100' WIDE)

GRAND STREET  
(100' WIDE)



SAMUEL DICKSTEIN  
PLAZA  
(100' WIDE)

EAST BROADWAY  
(78' WIDE)

BLOCK 315 AREA:  
226,015.63 SQ. FT.  
5.188 ACRES

LEGAL DESCRIPTION FOR LOT 40  
All that certain parcel, more or less, of land, with the buildings and improvements thereon, bounded, situated, lying and being in the Borough of Manhattan, County of New York, City and State of New York, located and described as follows:  
BEGINNING at a point in the northerly line of East Broadway, distant 63 feet 5-1/2 inches from the corner of the intersection of the easterly line of Clinton Street with the northerly line of East Broadway;  
RUNNING thence westward, along the northerly line of East Broadway, 63 feet 5-1/2 inches to the north-south corner of East Broadway and Clinton Street;  
THENCE northward, along the easterly line of Clinton Street, curving to the right of the arc of a circle having a radius of 225 feet 11-1/8 inches, a distance of 110 feet 3-3/8 inches to a point in the easterly line of Clinton Street;  
THENCE eastward, along the southerly line of former Division Street, 96 feet 0-5/8 inches to the westerly end line of the Baskin-Robb Home For The Aged;  
THENCE southward, along the westerly line of the Baskin-Robb Home For The Aged, 155 feet 9 inches to the point of commencement;  
CONTAINING 0.0000 acres, more or less.

I CERTIFY TO:  
SEWARD PARK HOUSING CORPORATION  
THAT THIS SURVEY WAS PREPARED AND REVIEWED  
UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK EDUCATION LAW.				
CORNER OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND ORIGINAL SIGNATURE SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.				
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYERS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.				
REVISIONS	AUTH.	DATE	FIELD	DATE: 2/09/10
REVISED BOUNDARY TO MATCH "SCHEDULE A"		2/19/10	FB	PG
LOT 40		1/31/17	SCALE:	1" = 40'
LOT 13 AREA		8/26/19	DRAWN BY:	PRG
			CHKD BY:	JJV

BOUNDARY SURVEY  
SITUATED IN

THE BOROUGH OF MANHATTAN  
CITY OF NEW YORK  
STATE OF NEW YORK

SEWARD PARK HOUSES

True North Surveyors, P.C.  
111 Kosciuszko Road, Whitehouse Station, NJ 08889  
phone: (908) 534-6248 fax: (908) 534-6237

John J. Vida  
N.Y.P.L.S. Lic. No. 050298  
PROFESSIONAL LAND SURVEYOR

# SAVORY

■ ADDITIONAL OPTIONS AVAILABLE FOR CATERING.

**ZAATAR vv.** \$5  
Thyme, sumac & sesame mix

**JIBNEH v.** \$8  
Akkawi cheese

**KISHEK v.** \$8  
Dried yogurt, tomato, onion, potato, sesame seeds

**COCKTAIL v.** \$7  
Jibneh & Zaatar

**FATAYER vv.** \$7  
Spinach, tomato, onion, lemon, spices

**IJJEH v.** \$7  
Parsley & scallions omelette with hummus or labneh

**LAHEM BI AJINE** \$6 | \$10 <sup>2 FOR</sup>  
Ground beef, tomato & onion

**CHICKEN MUSAKKHAN** \$12  
Chicken marinated with caramelized onion & sumac, thoum & pickles

**KAFTA** \$11  
Ground lamb & beef, with hummus & onion, parsley & sumac salad

**FALAFEL vv.** \$7  
Baked Falafel with tomato, mint, pickled turnips & tahini

**AVOCADO + ZAATAR vv.** \$10 | \$12 <sup>BOWL</sup>  
Thyme mix & avocado & veggies

**HUMMUS vv. | LABNEH v.** \$5 | \$7 <sup>BOWL</sup>  
Chickpea Dip | Traditional yogurt spread

# SWEET

**NUTELLA v.** \$6  
Hazelnut chocolate spread

**KNEFEH v.** \$6  
Sunday special

**HALAWA vv.** \$6  
Sweet sesame paste

**ASHTA v.** \$4  
Clotted cream, with orange blossom water, & rosewater. Topped with honey

# SIDES

PRICE PER ITEM

VEGGIES | LABNEH | HUMMUS | \$2  
MUHAMMARA | EACH

THOUM | HOT SAUCE | PICKLES | \$1  
EACH

PICKLES & OLIVES PLATE \$4

# DRINKS

ARABIC COFFEE \$2 SODA \$3

DRIP COFFEE \$2 (Hot & iced) BONJUS \$2

CAFE BLANC \$2 WATER \$1

TEA \$2 AYRAN \$2

BEER \$6 SEASONAL DRINK

WINE \$7 | \$25 (Ask your server) \$4

# SPECIALS

FREE COFFEE | TEA 8AM - 11 AM [M-F]

ADD 1/2 SALAD & DRINK FOR \$6

(With every Manousheh purchase)



Ziyad Hermez &lt;zhermez@gmail.com&gt;

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**RE: Contact Us [#38]**

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**SPaCE BA** <space.blockassociation.nyc@gmail.com>

Wed, Oct 23, 2019 at 10:15 AM

To: ziyad@manousheh.com

Cc: Emma Culbert &lt;emma.culbert@pcinetworks.com&gt;, Linda C Jones &lt;linda@winterhill.net&gt;

Hi, Ziyad. I think we are all set, thanks to Frank. I see your message from Monday, which I had missed. We are meeting after your questionnaire is due, but if we come to some other sort of agreement we can document that. I look forward to meeting you.

Linda Jones

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**From:** Wufoo <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
**Sent:** Monday, October 21, 2019 9:13 PM  
**To:** [space.blockassociation.nyc@gmail.com](mailto:space.blockassociation.nyc@gmail.com)  
**Subject:** Contact Us [#38]

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Email \* [ziyad@manousheh.com](mailto:ziyad@manousheh.com)

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Name \* Ziyad Hermez

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**Comment**

Hi, I tried sending an email to [space.blockassociation.nyc@gmail.com](mailto:space.blockassociation.nyc@gmail.com) but I just want to make sure you receive this in case that ends up in Spam. I am just copy pasting what I sent by email. Also Frank Durant from Seward Park Housing Corporation mentioned that he informed you guys I would be reaching out.

I looked up your information on the CB3 website and found that you fit within the profile of a block association around my new location. I wanted to do my due diligence and reach out to inform you that I am applying for a full liquor license OP at 403 Grand street for my restaurant Manousheh.

I have been at my current location with a beer and wine license at [193 Bleecker street](#) for almost 5 years now and this will be my second location. Since I do not have possession of the premises at 403 Grand for another week, I invite you to come to my current location at any point, just to please schedule it with me.

My questionnaire is due on October 25 and my hearing is November 13. I only found out about this at the end of last week so please excuse the short notice. I look forward to your support at the community board for my proposed

on-premise license.

Thank you very much,  
Ziyad Hermez

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This email notification is powered by **Wufoo**, the free online form builder.  
Make your own HTML forms for free at [wufoo.com](https://www.wufoo.com)

GET STARTED!

# Certificate of Completion

This Certificate of Completion of  
**eTIPS On Premise 3.0 - New York**  
For coursework completed on June 28, 2019  
provided by Health Communications, Inc.  
is hereby granted to:

**Naji Boustany**

Certification to be sent to:

**477 Fdr Dr Apt M507  
New York NY, 10002-4291 USA**



HEALTH COMMUNICATIONS INC.

This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.







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Y

  
**STORE  
FOR RENT**  
CONTACT  
JONATHAN WEST  
**212-340-9323**  
CHARLES H. GREENTHAL

403





**NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD**

FURN 403 GRAND INC DBA MANOUSHEH - (646) 789-5562

Company Name/ Contact Info      Nombre de la Compañía/el teléfono de contacto

**Plans to open a:**      **Planifique abrir un/una:**  
RESTAURANT WITH SIDEWALK CAFE

(Please choose) Bar/Restaurant sidewalk café/backyard use      (Favor de escoger) una Barra/un Restaurante un café de acera o un patio de atrás

403 GRAND STREET

address      dirección

**Seeking a license to serve**      **En búsqueda de una licencia para servir:**

FULL LIQUOR LICENSE

Beer & Wine or Beer/Wine & Liquor      Cerveza y vino o cerveza/vino y bebidas alcohólicas

**Public meeting for comments**      **Reunión pública para comentarios**

Wednesday, November 13, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)

At COMMUNITY BOARD 3 S.A & DCA Licensing Committee Meeting      En la JUNT. COMUNIARIA 3 La reunión del Comité de Licencias del SLA y el DCA

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

**ATTENTION RESIDENTS & NEIGHBORS  
第3社區居民 請注意**

FURN 403 GRAND INC DBA MANOUSHEH - (646) 789-5562

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 WITH SIDEWALK CAFE

(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)

403 GRAND STREET

Address/生意地址

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

FULL LIQUOR LICENSE

(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

Wednesday, November 13, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)

地址(Location)

manhattan.org



**NEW YORK POST**

THURSDAY, OCTOBER 24, 2019 / Sunny, 70° / Weather: P. 41

LATE CITY FINAL

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\$2.00

**Poor on \$100K**  
Meet the H.E.N.R.Y.s: Page 35



**St. John's lacrosse stabbing**  
PAGE 5



**'LET US IN!'**





EXIT

EXIT

RESTROOMS



# ATTENTION RESIDENTS & NEIGHBORS

FURN 403 GRAND INC DBA MANOUSHEH - (646) 789-5562  
Company/DBA Name and Contact Number for Questions

Plans to open a  
RESTAURANT WITH SIDEWALK CAFE  
(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden  
at the following location

403 GRAND STREET  
Building Number and Street Name (Address)

This establishment is seeking a license to serve  
FULL LIQUOR LICENSE  
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on  
Wednesday, November 13, 2019 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)  
Date/Time/Location

CONTACT@MANOUSHEH.COM  
Applicant Contact Information

At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
mn03@cb.nyc.gov - www.cb3manhattan.org



# NEW

THURSDAY, OCTOBER 24, 2019 / Sunny, 70° / Weather: P. 41 ★★ LAT

## POOR ON \$100K



Meet the H.E.N.R.Y.s! Page 35

# 'LET US



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... demands