



MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, IAN GLAZER, as a qualified representative of 384 Grand Street Pizza LLC
 located at 384 Grand Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Pizzeria
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 10AM - 12AM; Tue 10AM - 12AM; Wed 10AM - 12AM;
 Thu 10AM - 12AM; Fri 10AM - 12AM; Sat 10AM - 12AM; Sun 10AM - 12AM.

(I understand opening is no later than specified opening hour & 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 façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs/ promoted events per _____, more than _____ private parties per _____, _____ number of TVs
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by 6PM. - Please indicate one of the above -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: ROBERT PERSSON Phone Number: (646) 427-0457

18. I will: _____

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

Signed _____ Dated 4/29/21

Sworn to this 29th day of April 2021 _____

ANTHONY L. CARABALLO
 Notary Public, State of New York
 No. 24-4880989
 Qualified in Kings County
 Commission Expires December 22, 2022

 Notary Public



THE CITY OF NEW YORK
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Community Board 3 Liquor License Application Questionnaire

Today's Date: April 28, 2021

APPLICANT

1. Name of applicant and principle(s): 384 Grand Street Pizza LLC / Ian Glazer & Robert Persson
2. Premise address: 384 Grand Street, New York, NY 10002
3. Cross streets: Suffolk Street & Norfolk Street
4. Trade name (DBA): Grand Street Pizza
5. Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? Yes No
8. Type of license: Tavern Wine License (Beer, Cider & Wine)
9. Previous or current use of the location: Previous use: Flower Shop
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: 5 story mixed use building
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 15
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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
15. How many licensed establishments are within 1 block? 1 TW / 2 OP / 1 LS / 1 AX
16. How many On-Premise (OP) liquor licenses are within 500 feet? 2
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Tavern serving beer, wine and cider (Pizzeria)
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 7 days per week 10:00 AM - 12:00 AM
22. Total number of table: 1 23. Total number of seats: 6
24. How many stand-up bars / bar seats are located on the premise? 1 bar / 4 seats

(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

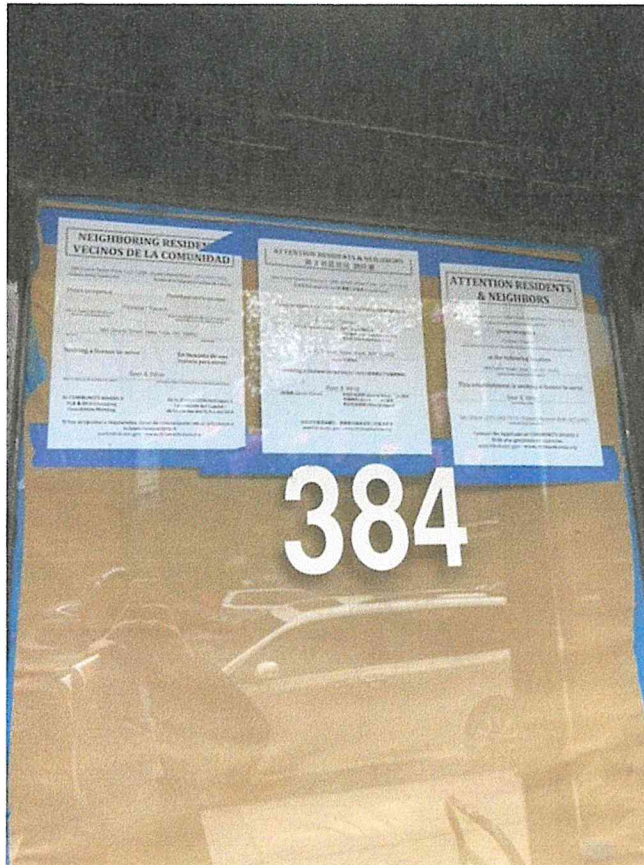
25. Describe all bars (length, shape, and location): 8' X 5.5' / L-shaped / 1st floor
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? Food available all open hours 10 AM - 12 AM
28. What type of food is available for sale? Pizza
29. Will a manager or principal always be on site? Yes No If yes, which? Ian Glazer & Robert Persson
30. How many employees will there be? 3
31. Do you have or plan to install? French doors accordion doors windows
32. Will there be TVs / monitors? Yes No If Yes, how many? 1
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: Playlist from phone
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: Sonos speakers
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? The premises has a maximum occupancy of 15. We do not expect large crowds or traffic disturbances.
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? Music will be played at a background level only. We will monitor the exterior of the premises regularly.
42. Do you have sound proofing installed? Yes No
43. If not, do you plan to install sound-proofing? Yes No

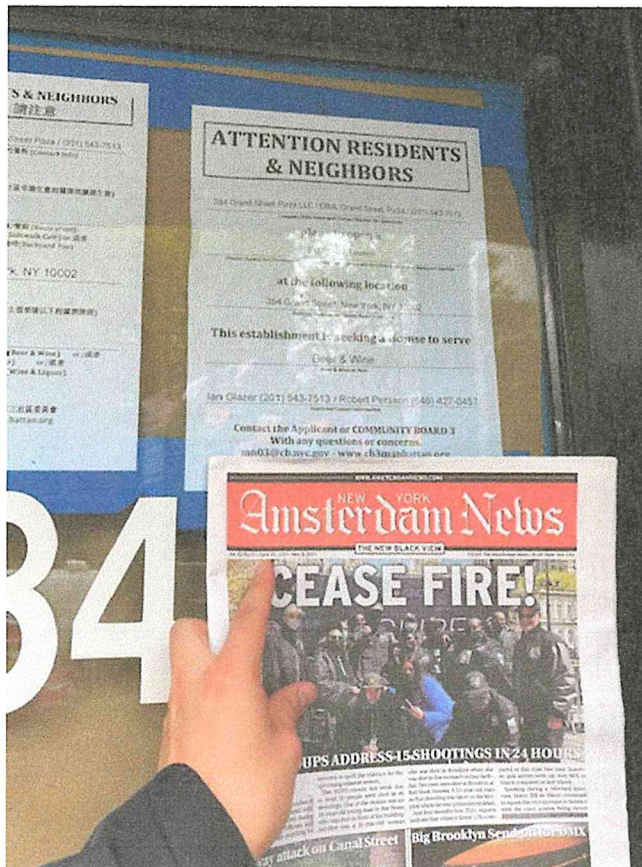
APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): _____
45. Address: N/A 45a. Community Board _____
46. Dates of operation: N/A
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. PHD ROOFTOP LOUNGE 355 W 16TH STREET, NEW YORK, NY 10011 MANAGERS
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: BonBon 130 Allen Street, New York, NY 10002 - Candy Shop (ROBERT PERSSON)
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.





ATTENTION RESIDENTS & NEIGHBORS

384 Grand Street Pizza LLC / DBA: Grand Street Pizza / (201) 543-7513

Company/DBA Name and Contact Number for Questions

plans to open a

Pizzeria / Tavern

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

at the following location

384 Grand Street, New York, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

Ian Glazer (201) 543-7513 / Robert Persson (646) 427-0457

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

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

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

384 Grand Street Pizza LLC / DBA: Grand Street Pizza / (201) 543-7513

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)

Pizzeria / Tavern

(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)

384 Grand 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)

Beer & Wine

(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)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

384 Grand Street Pizza LLC / DBA: Grand Street Pizza / (201) 543-7513

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Pizzeria / Tavern

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

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

384 Grand Street, New York, NY 10002

address

dirección

Seeking a license to serve

**En búsqueda de una
licencia para servir:**

Beer & Wine

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**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**

**Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.**

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

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	384 Grand St, New York, 10002
Geocode	Latitude: 40.71640 Longitude: -73.98767
Report Generated On	4/29/2021

8 Closest Liquor Stores		
Name	Address	Distance
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	201 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	562 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	691 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	718 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	1,111 ft
LOON CHUN INCORPORATED Ser #: 1023505	45 PITT STREET NEW YORK, NY 10002	1,147 ft
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	1,204 ft
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	1,267 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Congregation Beth Hamedrash		234 ft
Doctrine Sisters of Christine		424 ft
Young Israel Synagogue-Mnhhtn		472 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 GRAND ST NEW YORK, NY 10002	373 ft
SITE 2 MARKET LINE RESTAURANT LLC Ser #: 1328150	115 DELANCEY ST NEW YORK, NY 10002	666 ft
ESSEX PEARL BY AQUABEST LLC Ser #: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, NY 10002	668 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
SALUGGIS EAST INC Ser #: 1295442	399 GRAND ST NEW YORK, NY 10002	148 ft
FURN 403 GRAND INC Ser #: 1323666	403 GRAND ST NEW YORK, NY 10002	195 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	524 ft
GUTTER BAR LES LLC THE Ser #: 1324160	242 BROOME ST BASEMENT LEVEL NEW YORK, NY 10002	644 ft
PROLETARIAT V, INC Ser #: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, NY 10002	650 ft
DSA PHASE 1 BEER HALL LLC Ser #: 1318775	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	666 ft
REGAL CINEMAS INC Ser #: 1313783	115 DELANCEY ST NEW YORK, NY 10002	668 ft
OTFOTEOC LTD Ser #: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, NY 10002	730 ft