



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Simon Hertray, as a qualified representative of Salon Sucre' LLC
located at 115 Delancey Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) Bakery & Dessert Bar
☒ Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
Mon Closed; Tue Closed; Wed 10am-11pm; Thu 10am-11pm; Fri 10am-Midnight; Sat 10am-Midnight; Sun 10am-Midnight
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
 3. ☒ I will not use outdoor space for commercial use.
 4. ☐ I will operate my sidewalk café no later than _____
 5. ☐ I will employ a doorman/security personnel on the following days: _____
 6. ☐ I will install soundproofing, _____
 7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
 8. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs/ promoted events per _____, ☐ more than _____ private parties per _____ number of TVs
 9. ☒ I will play ambient recorded background music only.
 10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
 11. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
 13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
 14. ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by _____. - **Please indicate one of the above** -
 15. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
 17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.
- Name: Simon Hertray Phone Number: 317 564 6782
(917) 564-6782
18. ☐ I will: _____

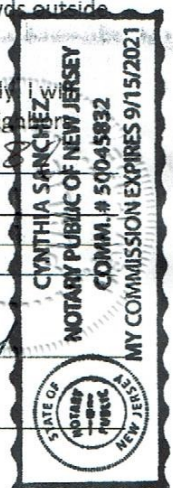
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed

Sworn to this 29th day of June 2021

Dated

Notary Public





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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: _____

APPLICANT

1. Name of applicant and principle(s): _____
2. Premise address: _____
3. Cross streets: _____
4. Trade name (DBA): _____
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: _____
7. Is location currently licensed? ☐ Yes ☐ No
8. Type of license: _____
9. Previous or current use of the location: _____
10. Corporation and trade name of current location: _____
11. Type of building and number of floors: _____
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? _____
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): _____
15. How many licensed establishments are within 1 block? _____
16. How many On-Premise (OP) liquor licenses are within 500 feet? _____
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: _____
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☐ No
20. If yes, please describe what type: _____
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): _____
22. Total number of table: _____ 23. Total number of seats: _____
24. How many stand-up bars / bar seats are located on the premise? _____
(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): _____
26. Does premise have a full kitchen? ☐ Yes ☐ No
27. What are the hours kitchen will be open? _____
28. What type of food is available for sale? _____
29. Will a manager or principal always be on site? ☐ Yes ☐ No If yes, which? _____
30. How many employees will there be? _____
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☐ Yes ☐ No If Yes, how many? _____
33. Will premise have music? ☐ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox
☐ DJ ☐ Tapes / CDs / iPod
34. If other type, please describe: _____
35. What will be the music volume? ☐ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: _____
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
☐ Yes ☐ No
38. If Yes, what type of events or performances are proposed and how often? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____

40. Will there be security personnel? ☐ Yes ☐ No 40a. If Yes, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____

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: _____ 45a. Community Board _____
46. Dates of operation: _____
47. Has any principal had work experience similar to the proposed business? ☐ Yes ☐ No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? ☐ Yes ☐ No If yes, give trade name and describe type of business: _____
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

Company/DBA Name and Contact Number for Questions

plans to open a

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

at the following location

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine or Beer

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

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)

(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)

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)

(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

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

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

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

address

dirección

Seeking a license to serve

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

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

ATTENTION RESIDENTS & NEIGHBORS

SALON SUCRE LLC (917) 564-6782

Company/DBA Name and Contact Number for Questions

**plans to open a
BAKERY & DESSERT BAR**

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

at the following location

115 DELANCEY 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

SIMON HERFRAY (917) 564-6782

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

SALON SUCRE LLC (917) 564-6782

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)

BAKERY & DESSERT BAR

(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)

115 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)

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

SALON SUCRE LLC (917) 564-6782

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

BAKERY & DESSERT BAR

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

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

115 DELANCEY 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.**

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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 **115 Delancey St, New York, New York, 10002**

Geocode **Latitude: 40.71801**
longitude: -73.98820

Report Generated On **6/30/2021**

8 Closest Liquor Stores

Name	Address	Distance
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	102 ft
ORANGE GLOU LLC Ser #: 1330686	264 BROOME ST NEW YORK, NY 10002	635 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	759 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	783 ft
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	793 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	813 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	860 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	890 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Congregation Beth Hamedrash	376 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
NORFOLK HOSPITALITY INC Ser #: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, NY 10002	458 ft
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 GRAND ST NEW YORK, NY 10002	599 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ESSEX PEARL BY AQUABEST LLC Ser #: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, NY 10002	122 ft
REGAL CINEMAS INC Ser #: 1313783	115 DELANCEY ST NEW YORK, NY 10002	122 ft
DSA PHASE 1 BEER HALL LLC Ser #: 1318775	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	122 ft
GUTTER BAR LES LLC THE Ser #: 1324160	242 BROOME ST BASEMENT LEVEL NEW YORK, NY 10002	225 ft
PROLETARIAT V, INC Ser #: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, NY 10002	236 ft
GOOD PAL CHANTELE CORP Ser #: 1329790	92 LUDLOW ST NEW YORK, NY 10002	287 ft
93 LUDLOW ST INC Ser #: 1254332	95 DELANCEY ST NEW YORK, NY 10002	343 ft
L E S RESTAURANT CORP Ser #: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, NY 10002	365 ft
106 NORFOLK STREET LLC Ser #: 1148388	106 NORFOLK ST - NORTH STORE DELANCEY & RIVINGTON NEW YORK, NY 10002	369 ft
LA CONTENTA INC Ser #: 1282570	102 NORFOLK ST NEW YORK, NY 10002	440 ft
106 LA CONTENTA LLC Ser #: 1318274	106 NORFOLK ST - SOUTH STORE NEW YORK, NY 10002	455 ft
54 MULBERRY LLC Ser #: 1312031	252 BROOME ST NEW YORK, NY 10002	460 ft
JOHANNNGPRO LLC Ser #: 1289900	96 ORCHARD ST NEW YORK, NY 10002	510 ft
BG BAR INC Ser #: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, NY 10002	531 ft
SWOON CORP Ser #: 1024141	121 ESSEX ST NEW YORK, NY 10002	548 ft
COMPAS GROUP NEW YORK LLC Ser #: 1222226	86 ORCHARD STREET BROOME ST AND GRANT ST NEW YORK, NY 10002	565 ft
TWO BIKES LLC Ser #: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, NY 10002	586 ft
ORCHARD 85 CORP Ser #: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, NY 10002	604 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
SAIGONNYC LTD Ser #: 1256341	85 ORCHARD ST UNIT B BROOME ST & GRAND ST NEW YORK, NY 10002	604 ft
BARNORTH GROUP LLC Ser #: 1261959	77 DELANCEY ST NEW YORK, NY 10002	609 ft
120 ORCHARD BAR LLC Ser #: 1331956	120 ORCHARD ST NEW YORK, NY 10002	617 ft
XLR8 LLC Ser #: 1271863	266 BROOME ST NEW YORK, NY 10002	620 ft
GRAZ RESTAURANT LLC Ser #: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, NY 10002	647 ft
RIVINGTON CAFE CORP Ser #: 1024132	123 RIVINGTON STREET NEW YORK, NY 10002	663 ft
FOURTHGEN LLC Ser #: 1274614	127 ORCHARD ST NEW YORK, NY 10002	667 ft
NORMAN'S CAY GROUP LLC Ser #: 1272699	74 ORCHARD ST NEW YORK, NY 10002	671 ft
SOCIETY OF THE EDUCATIONAL ARTS INC Ser #: 1326289	107 SUFFOLK ST NEW YORK, NY 10002	677 ft
JED PARTNERS LLC Ser #: 1311871	126 LUDLOW ST NEW YORK, NY 10002	678 ft
CONGEE VILLAGE INC Ser #: 1273685	100 ALLEN ST NEW YORK, NY 10002	682 ft
ALPHA 129 REST LLC Ser #: 1154329	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, NY 10002	684 ft
122-124 RIVINGTON CORP Ser #: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, NY 10002	703 ft
PENNSYLVANIA JAYCOX INC Ser #: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, NY 10002	706 ft
JMDR 127 LUDLOW LLC Ser #: 1278006	127 LUDLOW ST NEW YORK, NY 10002	717 ft
TRUMMER ART HOLDINGS LLC Ser #: 1309413	324 GRAND ST NEW YORK, NY 10002	718 ft
GOOD THANKS CAFE LLC Ser #: 1331880	131 ORCHARD ST NEW YORK, NY 10002	721 ft
CAMILLE PRODUCTIONS LLC Ser #: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, NY 10002	721 ft
133 ESSEX RESTAURANT LLC Ser #: 1255201	133 ESSEX ST NEW YORK, NY 10002	734 ft
BIG CANDY LLC Ser #: 1275668	86 ALLEN ST NEW YORK, NY 10002	734 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	739 ft
ADR RESTAURANT INC Ser #: 1109457	168 DELANCEY STREET NEW YORK, NY 10002	744 ft
120 ESSEX MARKET LLC Ser #: 1316835	124 RIVINGTON ST NEW YORK, NY 10002	747 ft