



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

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) *Forthcoming
- 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
- 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). *Forthcoming

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: 09/01/2021

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: N/A

Previous or current use of the location: Bar/tavern

Corporation and trade name of current license: N/A; not currently licensed

APPLICANT:

Premise address: 10 Delancey Street

Cross streets: Bowery/Chrystie Streets

Name of applicant and all principals: Joseph Cintron, Mark Tafoya, Aidan Fogarty

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 6 story multi unit

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: _____

Rear yard; 11' x 37'3.5", 6 Tables and 18 seats

Sidewalk; 6 tables and 18 seats

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

*Applicant will obtain an LNO

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): C6-3A

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) Indoors: 4:00 pm - 4:00 am daily, Outdoors: 4:00 pm - 10:00 pm daily (rear yard)

Sidewalk hours per Open Restaurants program

Number of tables? 17 Total number of seats? 54

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): U-shaped, 48 ft. on ground floor

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

Tacos and general pub fare

What are the hours kitchen will be open? Full menu: 4pm - 12am, Limited menu 12:00am to closing

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

How many employees will there be? 7

Do you have or plan to install French doors accordion doors or windows? No

Will there be TVs/monitors? Yes No (If Yes, how many?) 10

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

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

Please describe your sound system: Streaming sevice from Ipad

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.") Staff will monitor vehicular and pedestrian traffic in front of the premises to ensure no crowds or congestion occur.

Will there be security personnel? Yes No (If Yes, how many and when) 1 security staff Tues, Wed, Thurs, Fri, and Sat, as needed

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Capacity will be kept at a maximum of 74 persons, there will be no live music or performances and recorded music will be streamed at an ambient noise level.

Do you have sound proofing installed? Yes No *Unknown at this time

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

Applicant will soundproof certain areas in the main bar and rear dining room, as well as install an awning in the rear courtyard to reduce noise levels.

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: The Winslow (Aiden Fogarty & Mark Tafoya)

Address: 243 E 14th Street Community Board # CB3

Dates of operation: 2012 - Present

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

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

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.

The Winslow received a food violation from the SLA on July 31, 2020 and the matter is still pending.

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider

2. I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or

I will operate a bar/tavern

with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:

Mon 4:00 pm - 4:00 am ; Tue 4:00 pm - 4:00 am ; Wed 4:00 pm - 4:00 am ;

Thu 4:00 pm - 4:00 am ; Fri 4:00 pm - 4:00 am ; Sat 4:00 pm - 4:00 am ;

Sun 4:00 pm - 4:00 am . (I understand opening is "no later than" specified opening hour,

and all patrons are to be cleared from business at specified closing hour.)

4. I will not use outdoor space for commercial use OR

My ~~sidewalk~~ ^{rear yard} ~~café~~ hours will be 4 pm to 10 pm ; sidewalk area hours per Open Restaurant program

5. I will employ a doorman/security personnel: 5 days per week

6. I will install soundproofing, in certain areas of the main bar and rear dining room and will install an awning in the rear courtyard.

7. I will close any front or rear façade doors _____ 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, or during unamplified live performances or televised sports.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than 3 private parties per month, 10 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 restrictions OR I will have happy hour and it will end by 7pm.
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: Joseph Cintron

Phone Number: (646) 239-4286

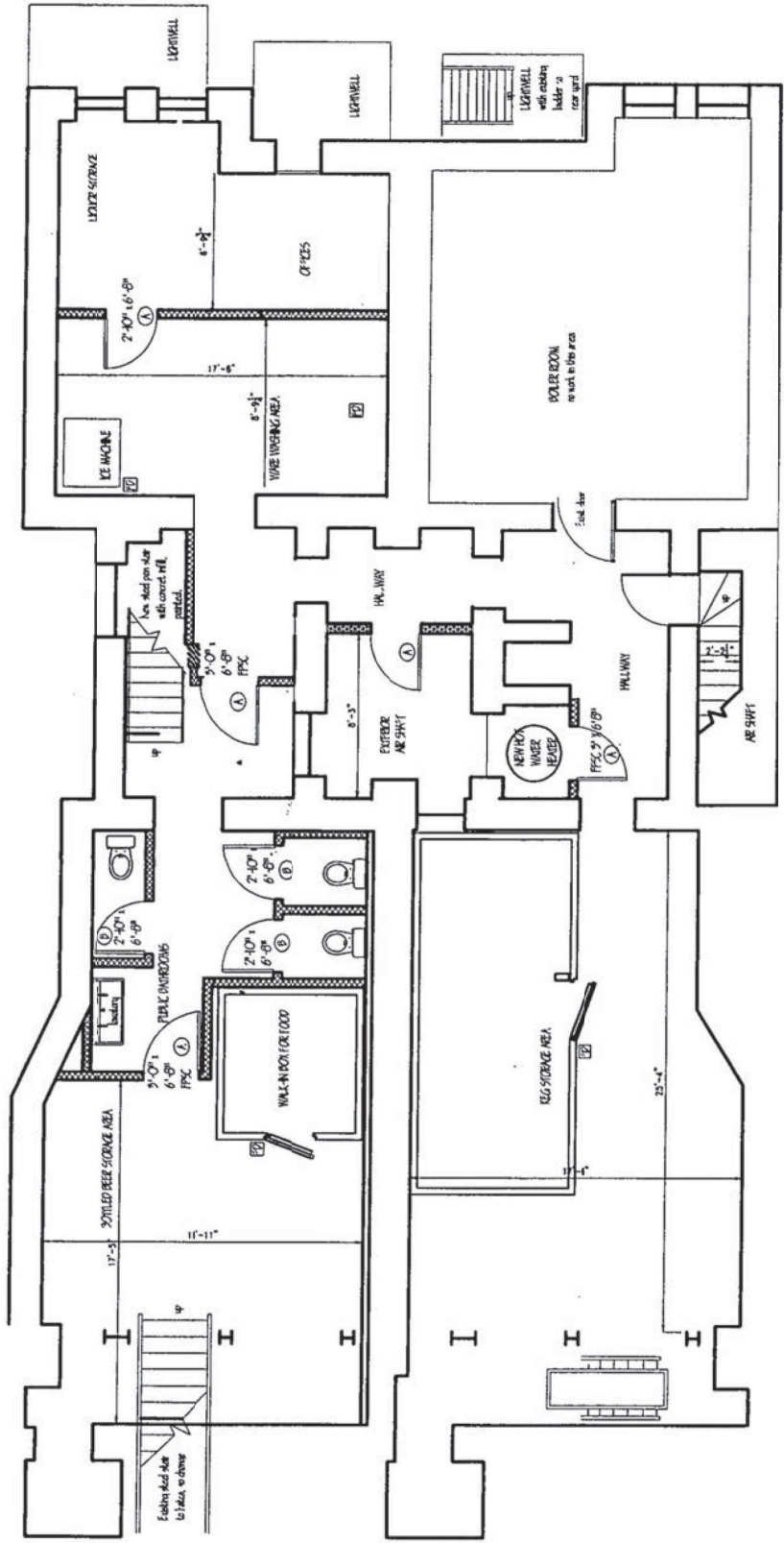
Service Experience

Joe Cintron, Mark Tafoya and Aidan Fogarty have a combined 70 years of service industry experience. After several years of FOH and managerial work, Mark and Aidan opened Hibernia in Hell's Kitchen in 2008. Their success led them to open the Winslow in 2013, a thriving eatery and gin tavern on East 14th Street. Both owners still play active roles in the daily operations of the respective establishments.

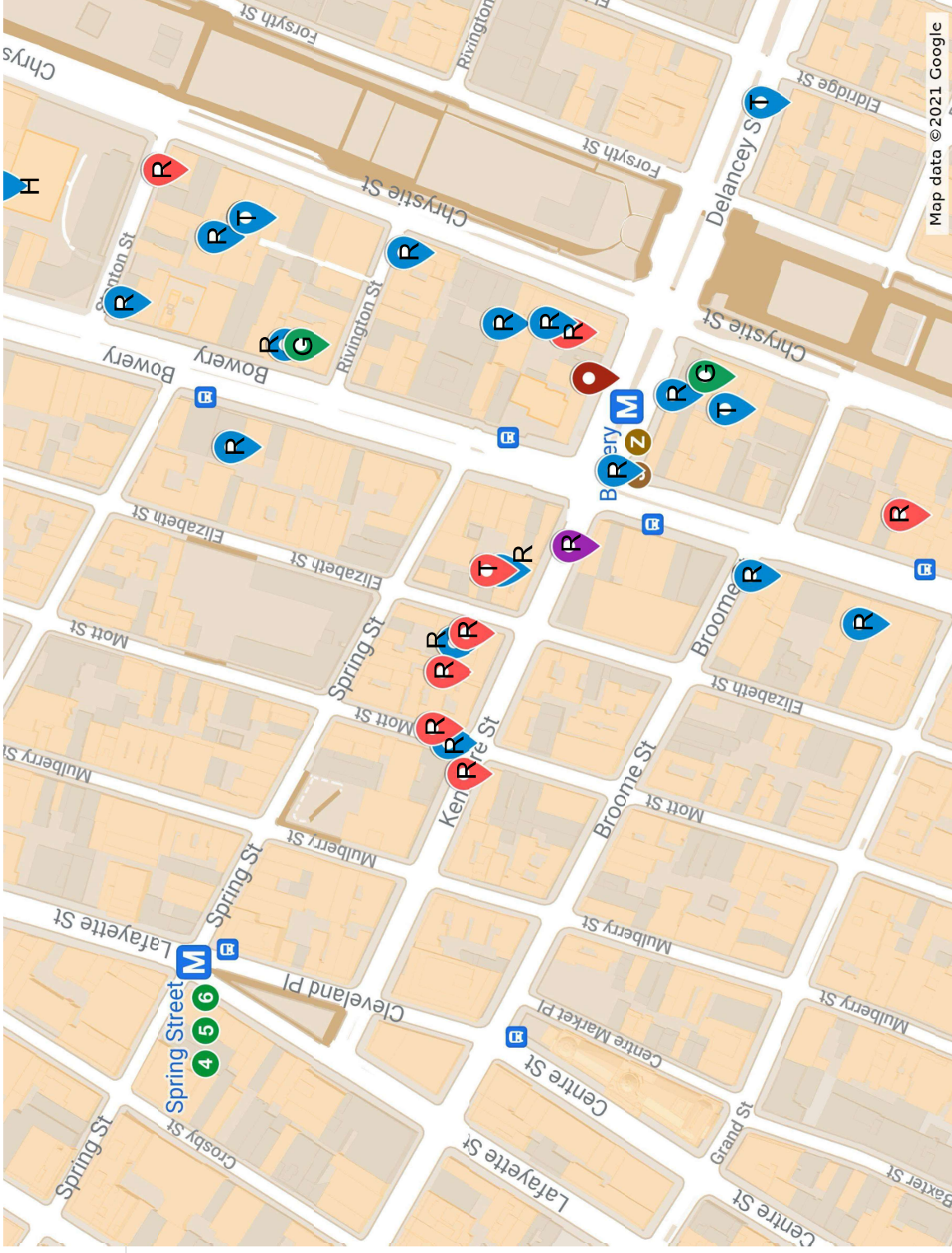
Joe was the general manager of The Central Bar located on East 9th Street in 2013 and continued in that position until its Closing in 2021. Before working at The Central Bar Joe gathered more than a decade of FOH service in midtown and the east village. His commitment to personable service made The Central Bar a staple in the neighborhood for various businesses that moved to the area in recent years. He also worked with neighbors and community organizations such as Grace Church to cultivate a meaningful relationship that included accessibility and community participation.

Basement Diagram
10 Delancey Street
New York, NY 10002

Not to Scale



10 Delancey Street






Applicant

 10 Delancey St

On Premises Liquor Licenses

-  Dixon Place LLC, 161 Chrystie St
-  Swiss White Int'l LLC, 177 Chrystie St
-  Saigon Shack Corp, 139 Chrystie St
-  TLS Chrystie LLC, 131 Chrystie St (basement)
-  BL 98 Kenmare NY LLC, 19 Kenmare St
-  PAMDH Enterprises Inc, 217 Bowery
-  Tokana Cafe Bar Restaurant LLC, 163 Elizabeth St
-  Bowery Restaurant Group LLC, 146 Bowery

Licensed Premises within Two Blocks

- Variety Entertainment Group LLC, 189 Chrystie St 
- Mister French NYC LLC, 218 Bowery 
- Freeman Holdings LLC, 191 Chrystie St 
- Tibel Holdings Inc, 51 Delancey St 
- Sanuk LLC, 52 Kenmare St 
- 241 Bowery Corp, 241 Bowery 
- MM 130 Bowery Rest Corp, 130 Bowery 
- DCB Delancey Corp, 173 Bowery 
- Sammy Schmul Inc, 155 Chrystie St 
- Variety Entertainment Group LLC, 189 Chrystie St 
- 215 Chrystie LLC, 215 Chrystie St 

Beer and Wine Licenses



- Shinon Inc, 16 Delancey St 
- Cantina 203 LLC, 203 Chrystie St 

-  Tang Hospitality Corp, 135 Bowery
-  Juicerie LLC, 19 Kenmare St
-  Shinon Inc. 2, 37 Kenmare St
-  Noodle Investors Inc, 29 Kenmare St
-  Noodlelove LLC, 192 Mott St

Beer License

-  Mott Corner Inc, 58 Kenmare St

Grocery Store Beer & Wine Licenses

-  De Rong Inc, 135 Chrystie St
-  Shree Yamunakrupa Corp, 215 Bowery

Wine License

-  168 Bowery Holdings LLC, 168 Bowery

DAILY MENU

TO START OR SHARE

Buttermilk Chicken Fingers

house slaw, honey mustard 14

Spicy Two Cheese Quesadilla

cheddar, pepper jack, jalapeño, red pepper, scratch guacamole, fresh pico de gallo, sour cream 11 *chicken or beef* + 2

Hand Cut Fries 7

cheese sauce

Nachos

fresh pico de gallo, scratch guacamole, sour cream, refried beans, pickled jalapeño & cheddar 13
chicken, steak or chorizo + 3

Tostada Dip

sweet peppers, cheddar, pepper jack, ground beef, chorizo, sour cream, tortilla crisps 13

Chips & Salsa

crispy house tortilla chips, house salsa 7 guacamole +3

TACOS

Fish Tacos

pilsner battered cod, red cabbage, corn tortillas, scratch guacamole, fresh pico de gallo, chipotle dressing 10

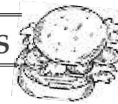
Chicken Tacos

char grilled free range chicken, red cabbage, corn tortillas, scratch guacamole, fresh pico de gallo, chipotle dressing 10

Steak Tacos

grassfed hanger steak, red cabbage, corn tortillas, scratch guacamole, fresh pico de gallo, chipotle dressing 10

BURGERS + SANDWICHES



Classic Burger

beef, lettuce, onion, tomato, house pickle, house cut fries, american, cheddar, swiss, blue or mozzarella cheese 16

Sliders

beef sliders, cheese, cherry tomato, cornichons 15

Grilled Steak Sandwich

grassfed hanger steak, onions, swiss cheese, demi baguette, house salad, homemade chips 16

Marinated Grilled Chicken Sandwich

char grilled free range chicken, roasted peppers, tomato, herb mayonnaise, house salad, homemade chips 14

KNIFE N' FORK



Fajitas

heated corn tortillas, roasted peppers, onions, scratch guacamole, house salsa, sour cream
free range chicken or organic hanger steak 16

Fish & Chips

pilsner battered cod, house cut fries, slaw 16

LATE MENU

TO START OR SHARE

Quesadilla

cheddar, pepper jack, jalapeño, red pepper,
scratch guacamole, fresh pico de gallo, sour cream
11 *chicken or beef* + 2

Chips & Salsa

crispy house tortilla chips, house salsa 7
guacamole +3

TACOS

Fish Tacos

pilsner battered cod, red cabbage, corn tortillas, scratch
guacamole, fresh pico de gallo, chipotle dressing 10

Chicken Tacos

char grilled free range chicken, red cabbage, corn tortillas,
scratch guacamole, fresh pico de gallo, chipotle dressing
10

Steak Tacos

grassfed hanger steak, red cabbage, corn tortillas, scratch
guacamole, fresh pico de gallo, chipotle dressing 10



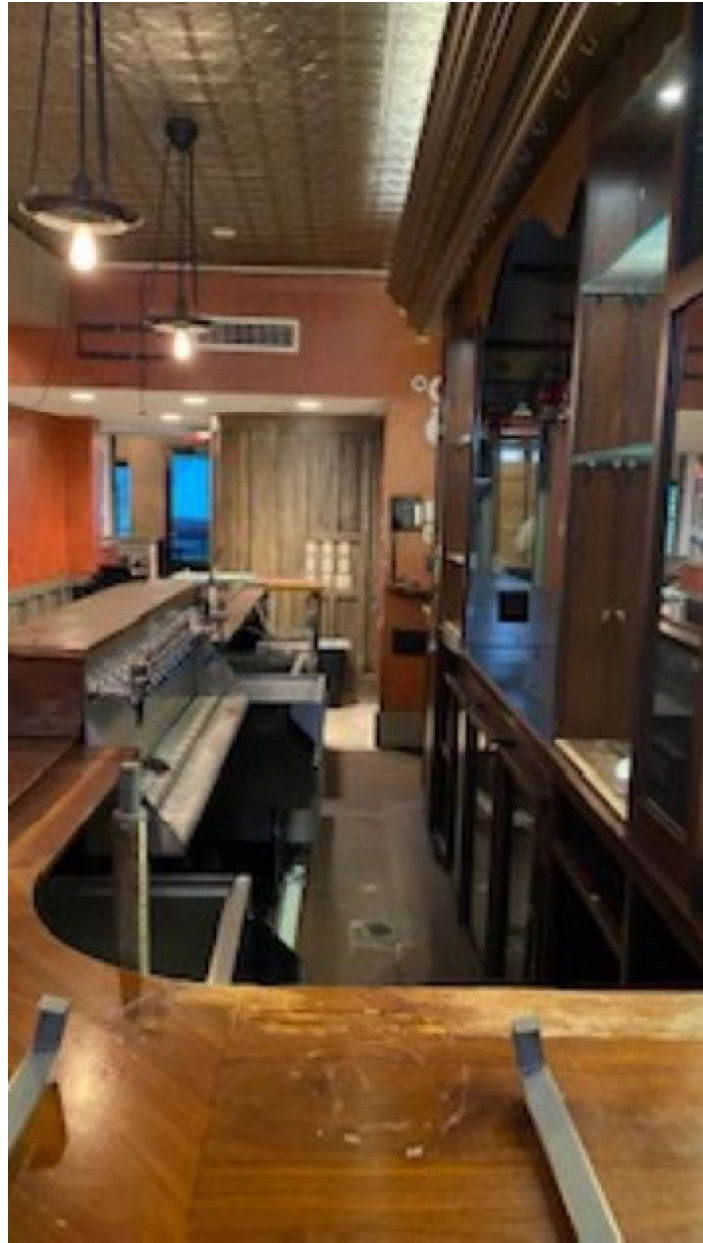


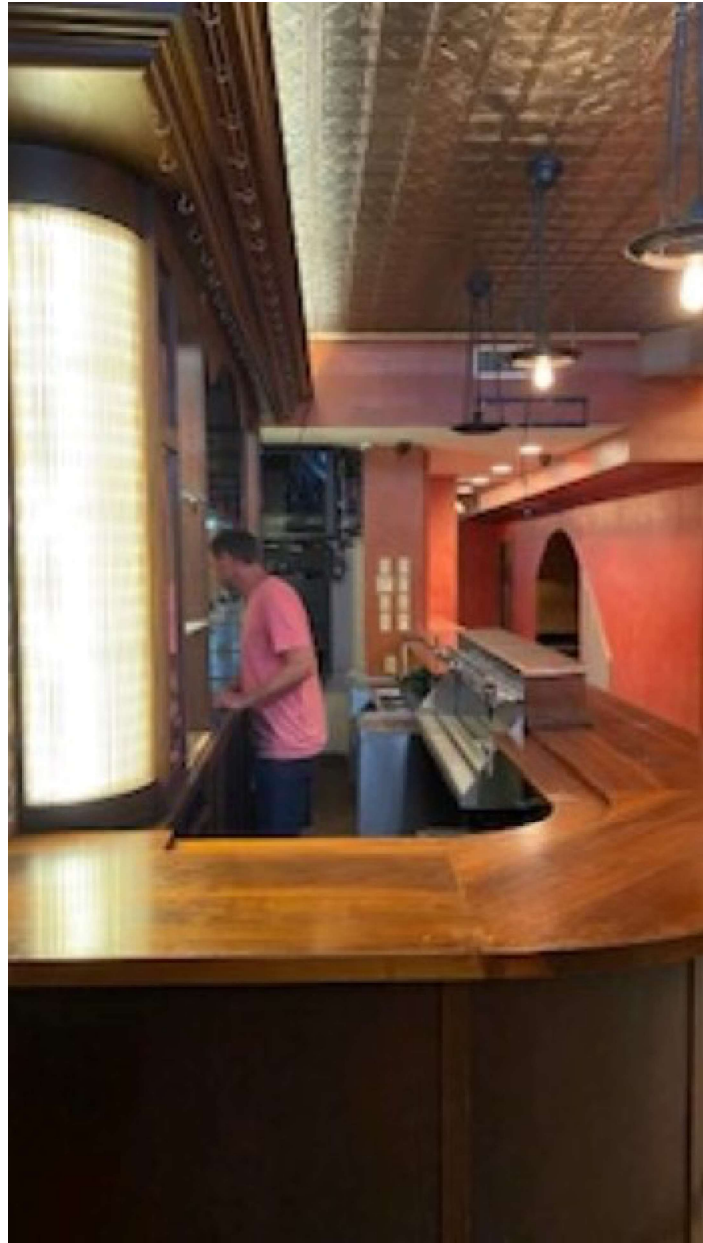




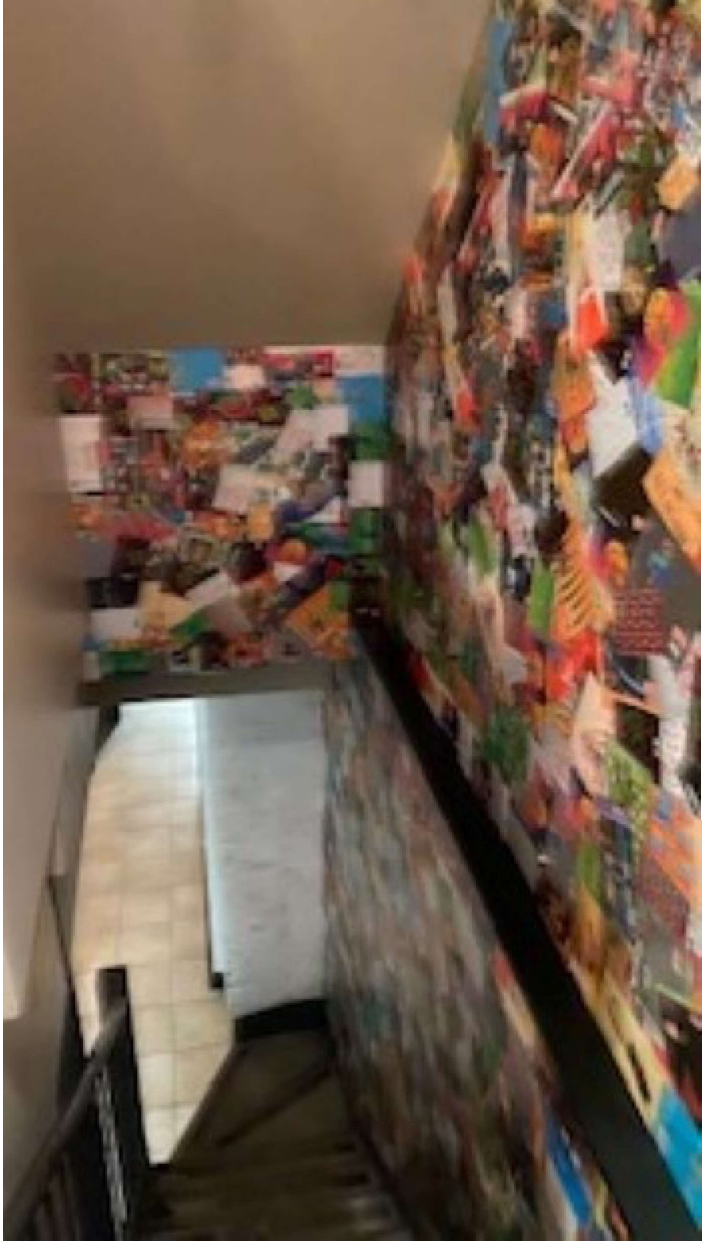


















Liquor License Application; 10 Delancey Street, 10 Delancey Cocina Inc. - Message (HTML)


File Message Developer Help Tell me what you want to do


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Liquor License Application; 10 Delancey Street, 10 Delancey Cocina Inc.

 Michael Paleudis
To Michael Paleudis
Bcc friendsoftheles@gmail.com; ban62007@gmail.com; mitchellgrubler@yahoo.com; bstartwo@gmail.com

 Reply  Reply All  Forward  Sun 8/22/2021 6:16 AM

 30 Day Notice.pdf
.pdf File

To Whom It May Concern:

Our law firm represents 10 Delancey Cocina Inc. Our client has submitted the attached 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a liquor license to be sited at 10 Delancey Street. As you may know, this location has been licensed since at least as early as 2011. Our client is scheduled to meet with CB3 on September 20, 2021. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

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