

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, Grant Reynolds, as a qualified representative of Ksswine LLC
 located at 135 Division Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) wine bar
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 5pm-12am; Tue 5pm-12am; Wed 5pm-12am;
 Thu 5pm-12am; Fri 5pm-12am; Sat 5pm-12am; Sun 5pm-12am.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- 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 _____ private parties per _____.
- I will play ambient recorded background music only. 0 number of TVs
- 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 _____. - **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.

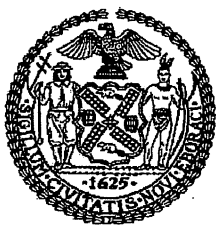
Name: Grant Reynolds Phone Number: 518-338-6716

15. I will: _____

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

Signed [Signature]
 Sworn to this 27 day of Sept 2021 [Signature]

9.27.2021
 Max Bookman
 Notary Public - State of New York
 No. 02806334211
 Qualified in New York County
 My Commission Expires 12-14-2023



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Phone (212) 533-5300

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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 09/20/2021

APPLICANT

1. Name of applicant and principle(s): KSSWINE LLC
2. Premise address: 135 Division St. New York, NY 10002
3. Cross streets: Orchard St. & Canal St.
4. Trade name (DBA): Parcelle
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: Beer & Wine
9. Previous or current use of the location: food and grocery
10. Corporation and trade name of current location: FANG TRADING INC.
11. Type of building and number of floors: Multi-unit
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? pending
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): C6-2
15. How many licensed establishments are within 1 block? 6
16. How many On-Premise (OP) liquor licenses are within 500 feet? 19
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: wine bar
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): Monday- Sunday 5PM-12AM
22. Total number of table: 9 23. Total number of seats: 38
24. 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.)

25. Describe all bars (length, shape, and location): Irregular shape, ground floor, 4ft. long
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? N/A
28. What type of food is available for sale? Small plates of food that pairs well with wine.
29. Will a manager or principal always be on site? Yes No If yes, which? Grant Reynolds, otherwise there will always be a manager on site
30. How many employees will there be? 5
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: iPad
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? _____
No traffic or crowds anticipated based on the method of operation.
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? _____
Background music will be played at an ambient level only. Based on the proposed method of operation, no noise is anticipated.
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): KSSWINE LLC d/b/a Parcelle
45. Address: 511 W. 38th Street New York, NY 10018 45a. Community Board 4
46. Dates of operation: 05/13/2021
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. Yes. I was formally a managing partner of three wine focused restaurants - Charlie Bird, Pasquale Jones, and Legacy Records. I have been working in the restaurant industry for 18 years.
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.

PARCELLE WINE BAR

Being in the heart of one of New York City's most distinct food neighborhoods we plan to partner with local businesses to procure seasonally appropriate and the best foods to pair with wine.

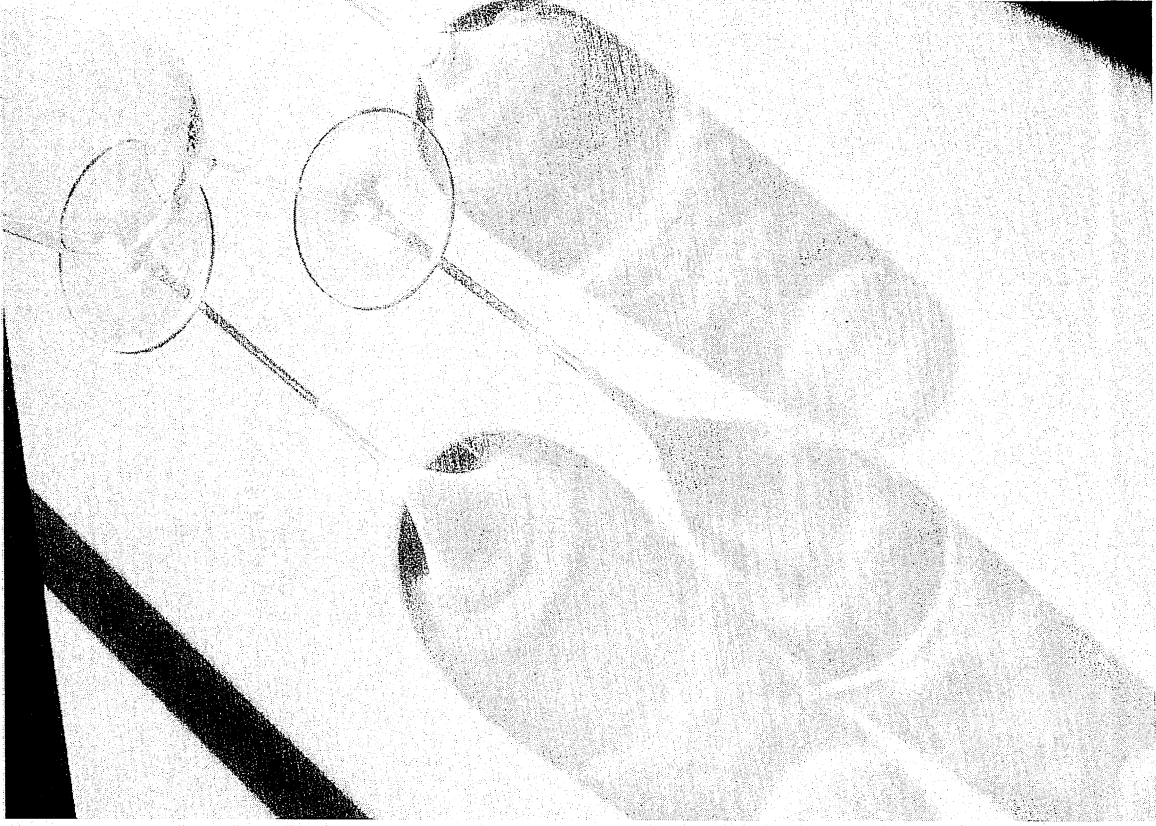
*Big Green Olives
from The Pickle Guys*

*Caviar and Chips
from Russ and Daughters*

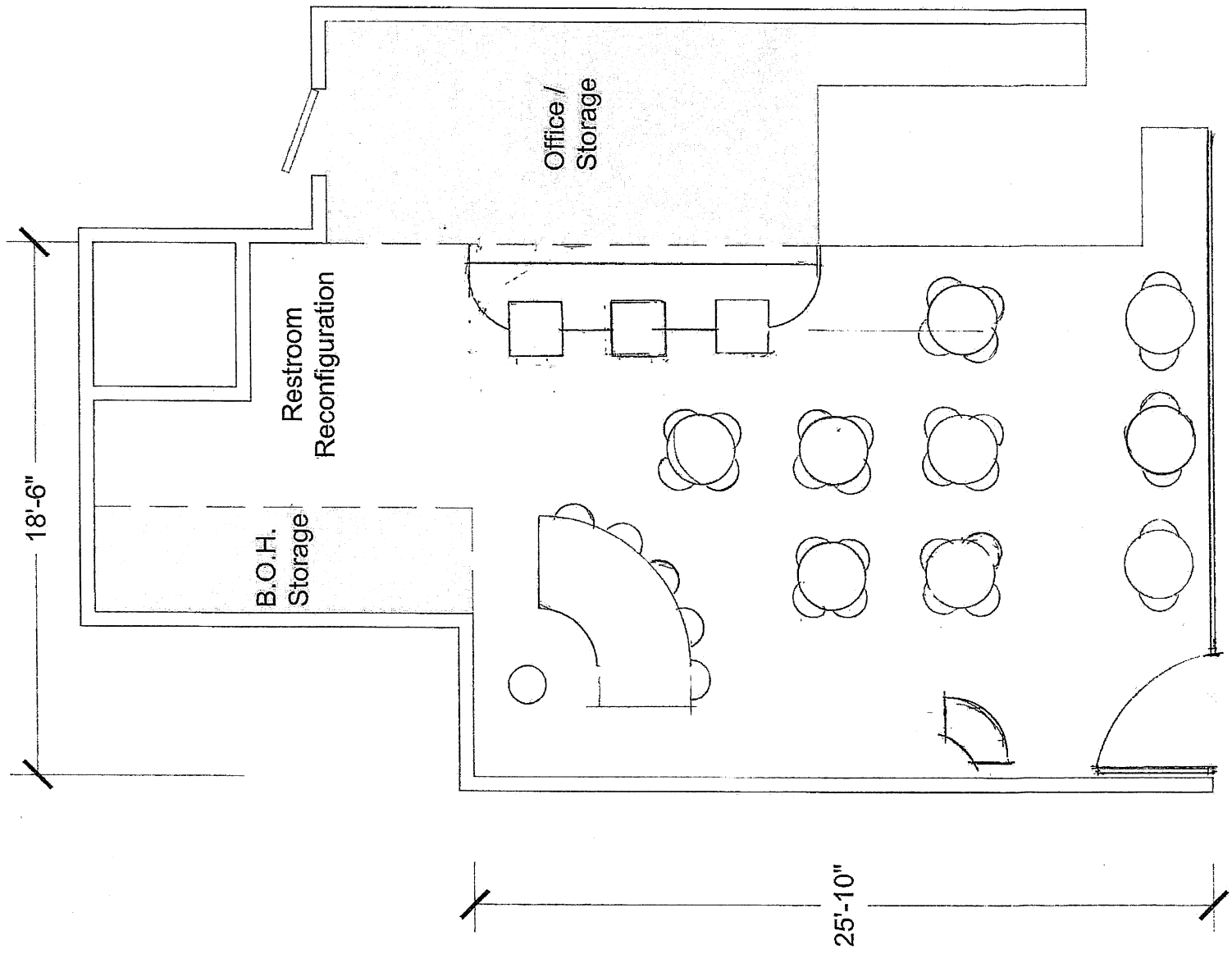
*Scallion Pancake
from Mei Li Wah*

*Sicilian Anchovies and Burrata
from Di Palo's*

*Lobster Claws, Oysters, and Crab Legs
from Aqua Best*



SCALE: 3/16" = 1'-0"



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	135 Division St, New York, New York, 10002
Geocode	Latitude: 40.71433 Longitude: -73.99115
Report Generated On	9/9/2021

8 Closest Liquor Stores		
Name	Address	Distance
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	35 ft
MADISON LIQUOR INC Ser #: 1253651	195 MADISON ST NEW YORK, NY 10002	651 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	757 ft
CAFE MERENDA LLC Ser #: 1314328	83 HENRY ST STORE #2 NEW YORK, NY 10002	764 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	870 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	1,271 ft
WORLD WINE GROUP INC Ser #: 1307442	49 CHRYSTIE ST NEW YORK, NY 10002	1,271 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	1,335 ft

Schools within 500 feet		
Name	Address	Distance
MESIVTA TIFERETH JERUSALEM	145 E BROADWAY NEW YORK, NY 10002	179 ft
PS 2 MEYER LONDON	122 HENRY ST NEW YORK, NY 10002	432 ft

Churches within 500 feet	
Name	Distance
True Buddha Temple China Town	143 ft
Congregation Chai Odom Minski	146 ft
Trinity Wall Street	305 ft
Saint Teresa's Church	312 ft

Churches within 500 feet	
Name	Distance
Church of New York Chinatown	340 ft
Chinese Christian Assembly	340 ft
Chinese Missionary Baptist Church of NY	446 ft
Chinese Christian Herald CRSD	446 ft
Trinity Assembly of God	459 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ORCHARD 17 RESTAURANT CORP Ser #: 1336756	17 ORCHARD ST NEW YORK, NY 10002	410 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PLAN A GROUP LLC Ser #: 1261297	138 DIVISION ST NEW YORK, NY 10002	55 ft
BACARO NYC INC Ser #: 1167961	136 138 DIVISION STREET ORCHARO ST & LUDLOW ST NEW YORK, NY 10002	76 ft
35 CANAL CAFE LLC Ser #: 1166954	35 CANAL STREET ESSEX & LUDLOW NEW YORK, NY 10002	137 ft
KINGS PALACE NYC LLC Ser #: 1301225	43 CANAL ST NEW YORK, NY 10002	199 ft
COFFEEMEN'S LLC Ser #: 1333959	26 CANAL ST NEW YORK, NY 10002	201 ft
RAISE HOSPITALITY LLC Ser #: 1295240	162 E BROADWAY NEW YORK, NY 10002	218 ft
DIMES BIG TIME LLC Ser #: 1283328	49 CANAL ST NEW YORK, NY 10002	251 ft
METROGRAPH LLC Ser #: 1291701	7 LUDLOW ST NEW YORK, NY 10002	269 ft
SWEET RANGER INC Ser #: 1174042	14B ORCHARD ST CANAL & HESTER NEW YORK, NY 10002	333 ft
SILKSTONEONE LLC Ser #: 1243517	17 ORCHARD ST JULES@BRPCLAW.COM NEW YORK, NY 10002	338 ft
SWAT PRODUCTION INC Ser #: 1167941	59 CANAL ST 2ND FL NEW YORK, NY 10002	349 ft
CAFE 169 INC Ser #: 1173033	169 E BROADWAY ESSEX & EAST BROADWAY NEW YORK, NY 10002	371 ft
SCARR PIZZA LLC Ser #: 1306511	22A ORCHARD ST SOUTH STORE NEW YORK, NY 10002	412 ft
BOYS DONT CRY LLC Ser #: 1272915	22 ORCHARD ST NEW YORK, NY 10002	415 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
OTFOTEOC LTD Ser #: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, NY 10002	505 ft
OFFICE HO JONOT LLC Ser #: 1284054	16 20 JEFFERSON ST (AKA173 177 HENRY ST) STORE2 NEW YORK, NY 10002	713 ft
EL CASTILLO DE MANHATTAN REST CORP Ser #: 1330893	207 MADISON ST NEW YORK, NY 10002	720 ft

ATTENTION RESIDENTS & NEIGHBORS
KSWINE LLC d/b/a Paroelle
(212) 258-0722

Please to open a
RESTAURANT
at the following location
135 DIVISION STREET
This establishment is seeking a license to serve
BEER & WINE
Great Keyholes (212) 258-0722
Contact the Department of Community Planning
100 West Broadway, 10th Floor
New York, NY 10038
www.dcp.nyc.gov

ATTENTION RESIDENTS & NEIGHBORS
KSWINE LLC
Great Keyholes (212) 258-0722
Please to open a RESTAURANT
135 Division Street
This establishment is seeking a license to serve
Beer & Wine
Great Keyholes (212) 258-0722
Contact the Department of Community Planning
100 West Broadway, 10th Floor
New York, NY 10038
www.dcp.nyc.gov

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**
KSWINE LLC
Great Keyholes (212) 258-0722
Please to open a
Restaurant
135 Division Street
This establishment is seeking a license to serve
Beer & Wine
Great Keyholes (212) 258-0722
Contact the Department of Community Planning
100 West Broadway, 10th Floor
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**ATTENTION RESIDENTS
& NEIGHBORS**

KSSWINE LLC d/b/a Parcelle
(212) 258-0722

Company/DBA Name and Contact Number for Questions

plans to open a
RESTAURANT

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

at the following location
135 DIVISION STREET

Building Number and Street Name (Address)

This establishment is seeking a license to serve
BEER & WINE

Beer & Wine or Beer

Grant Reynolds (212) 258-0722

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**

KSSWINE LLC
Grant Reynolds (212) 258-0722

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三社區申請生意相關牌照擴展生意)

Restaurant

(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)

135 Division Street

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**

KSSWINE LLC
Grant Reynolds (212) 258-0722

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant

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

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

135 Division Street

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 comunicarse con el solicitante o
la Junta Comunitaria 3.
mn03@cb.nyc.gov - www.cb3manhattan.org