

**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)
- 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).

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: 11/24/21

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: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 21-23 E7th Street

Cross streets: 2nd Avenue & 3rd Avenue

Name of applicant and all principals: Derossi 6th Street, LLC - Ravi Lalchandani

Trade name (DBA): Proletariat

PREMISE:

Type of building and number of floors: Mixed Residential & Commercial 5 floor building

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: _____

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? 75

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): R8B

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) Sunday 12PM til 1 AM, Monday through Thursday 5PM to 1AM,

Friday 5PM to 2AM, Saturday 12PM to 2AM

Number of tables? 12 Total number of seats? 50

How many stand-up bars/ bar seats are located on the premise? 24

(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): 14 ft bar on the east side and 12 ft bar on the west side

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

Vegan Cuisine

What are the hours kitchen will be open? 5PM to 12AM on weekdays 12pm to 1AM on weekends

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

How many employees will there be? 24

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

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

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: Ipod & Residential Speakers

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: See Attached

Address: _____ Community Board # _____

Dates of operation: _____

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 See Attached

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? 20

How many On-Premise (OP) liquor licenses are within 500 feet? 41

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) Vegan Gastro Pub and a Pop Up Restaurant with rotating vegan chef every 3 months restaurant, or

I will operate a _____

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 5PM to 1AM ; Tue 5PM to 1AM ; Wed 5PM to 1AM ;

Thu 5PM to 1AM ; Fri 5PM to 2AM ; Sat 12PM to 2AM ;

Sun 12PM to 1AM . (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 café hours will be _____

5. I will employ a doorman/security personnel: _____

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, or during unamplified live performances or televised sports.

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 _____ 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 restrictions OR I will have happy hour and it will end by _____.
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: Ravi Lalchandani

Phone Number: (212) 777 - 2017

Ravi Lalchandani - Leases Held

	Business Name	Business Address	CB
1	Warlord Enterprises, LLC (Cadence)	122 East 7th Street New York NY 10009	3

	Business Name	Business Address	CB
2	Cien Fuegos LLC (Amor Y Amargo)	45 East 6th Street New York NY 10009	3

	Business Name	Business Address	CB
3	Derossi Chelsea LLC (Proletariat)	102 St Marks Place New York NY 10009	3

	Business Name	Business Address	CB
4	Derossi 5th Street LLC (Eterea)	511 East 5th Street New York, NY 10009	3

	Business Name	Business Address	CB
5	Soda Club NYC LLC (Soda Club)	155 Avenue B. New York, NY 10009	3

	Business Name	Business Address	CB
6	Derossi Mac LLC (Ladybird)	111 East 7th Street New York NY 10009	3

	Business Name	Business Address	CB
7	Derossi Asia LLC (Ladybird East)	111 East 7th Street New York, NY 10009	3

	Business Name	Business Address	CB
8	Derossi Veg LLC (Avant Garden)	130 East 7th Street New York, NY 10009	3

	Business Name	Business Address	CB
9			

	Business Name	Business Address	CB
10			

21 - 23 East 7th Street

CB 3 Questionnaire Proposed Method of Operation

Noise Management

We will be soundproofing the inside of the restaurant to manage noise. We will also be posting a host at the outside front of the restaurant to take guest's names and telephone numbers if there is a wait. We will then direct them to one of our sister restaurants to wait for their table.

Sample menu:

Starters:

Queso Chorizo Dip/piquillo peppers/queso/mushroom bacon/blue corn tortilla chips

Spicy Guacamole/herbed guacamole/bird chili/blue corn tortilla chips

Impossible Tacos/Impossible meat/mexican spice blend/spicy avocado salsa/corn tortillas

Corn Ribs/summer corn/habanero relish/sour cream/macadamia cheese/pimento cheese

Chorizo Dog/beyond sausage/pepper jack cheese/green tomato relish/spicy Texas sauce/fries

Entrée:

Proletariat Burger/caramelized onions/cheddar cheese/onion rings/spicy Texas sauce/pickles/fries

Chicken and Waffles/cornbread beer waffle/Nashville spice chicken/smoked maple syrup

Seitan Burnt Ends/house made 8 hour brisket/sweet Kansas sauce/fried cornbread

Morel Mushroom Burnt Ends//house made 8 hour brisket/sweet Kansas sauce/fried cornbread

Pulled Pork/smoked trumpet mushrooms/walnut coffee marinade/housemade buns/coleslaw

Hot Wings/beer battered cauliflower/hot buffalo sauce/ blue cheese dip

Sides:

Buttermilk Biscuits/white lily flour biscuits/honey butter/red bell pepper jam

Crispy Cornbread/skillet cornbread/honey butter

Charred Broccoli Salad/cast iron charred broccoli/red onion/ pickled golden raisins/hazelnuts/ranch

Potato Salad/smoked potato/sour cream/bell pepper/chives

Fried Pickled Green Tomatoes/ beer battered/cornmeal

Mac and Cheese/shells/queso/cornbread crumbs/macadamia cheese/mushroom bacon/chives

Loaded Fries/pimento cheese sauce/sour cream/pickled red onion/macadamia cheese/chives

21 - 23 East 7th Street
CB 3 Questionnaire Proposed Method of Operation

Sample Bar Menu

Today's Drafts

Double Negative/Stout/Imperial Double

Confetti:Orange & Lime/IPA/Sour

Cola/Sour-Other

Double Dry Hopped Space Diamonds/IPA Imperial Double

Rose Cider/Rose

Cans

Soleil SPA/IPA Sour

Kicking & Screaming/Pilsner/German

Lifeworld/Pilsner/Czech

Porch Beer/Wild Ale/American

Castling/Farmhouse Ale/Saison

Cider

Dry/Cider/Dry

Cidre Granit/Cider/Dry

No.	Name	Location	O/P
1	McSorleys Old Ale House	15 E 7th Street	Beer/ Cider
2	Menkuitei	63 69 Cooper Sq	Wine & Beer
3	Paloma Rocket	41 43 E 7th Street	Liquor
4	Burp Castle	41 E 7th Street	Wine & Beer
5	Standings	43 E 7th St	Wine & Beer
6	Via Della Pace	48 E 7th Street	Liquor
7	The Long Pour	155 2nd Avenue	Liquor
8	San Marzano	117 2nd Avenue	Wine & Beer
9	Mighty Quinns BBQ	130 2nd Avenue	Beer
10	Calexico Cinco	99 2nd Avenue	Liquor
11	Hou Yi Spicy	97 2nd Avenue	Wine & Beer
12	The Cock	93 2nd Avenue	Liquor
13	Sanshi Yunnan Noodles	118 2nd Avenue	Wine & Beer
14	Association INC	122 2nd Avenue	Liquor
15	Ramen Misoya	129 2nd Avenue	Wine
16	Paul's Da Burger Joint	131 2nd Avenue	Wine/Beer
17	Ramen Setagaya	34 1/2 St Marks Pl	Wine/Beer
18	Brasserie Saint Marc	136 2nd Avenue	Liquor
19	Ukranian East Village& Sly Fox Bar	140 142 2nd Ave	Liquor
20	Otto's Tacos	141 2nd Avenue	Beer
21	Veselka Coffee Shop	144 2nd Avenue	Wine
22	Bull McCabe's	29 St Marks Pl	Liquor
23	Shimiaodao Yunnan Rice Noodle	33 St Marks Pl	Wine
24	Hakata Zen	31 St Marks Pl	Liquor
25	Kenka	25 St Marks Pl	Liquor
26	Szechuan Mountain House	19 23 St Marks Pl	Wine & Beer
27	Cheli	19 23 St Marks Pl	Wine & Beer
28	BT	15 St Marks Pl	Liquor
29	Tasty Taiwan	26 St Marks Pl	Wine & Beer
30	Spot Dessert Bar	13 St Marks Pl	Wine & Beer
31	Karaoke Sing St Marks	9A St Marks Pl	Wine & Beer
32	Barcade	6 St Marks Pl	Liquor
33	Williamsburg Vegan Corp	12 St Marks Pl	Wine & Beer
34	Taisho	9 St Marks Pl	Wine & Beer
35	Bagel Cafe Ray's Pizza	2 St Marks Pl	Beer
36	Panya	29 3rd Ave	Liquor
37	Angel's Share & Village Yokocho	29 3rd Avenue	Liquor
38	Sharaku	14-16 Stuyvesant	Wine & Beer
39	Hasaki Rstaurant	210 E 9th Street	Liquor
40	212 Hisae's	212 E 9th Street	Liquor

41	Dumpling Lab	214 E 9th Street	Wine & Beer
42	Yakiniku West	218 E 9th Street	Liquor
43	E Ochi	218 E 9th Street	Liquor
44	Solas	232 E 9th Street	Liquor
45	Sobaya	229 E 9th Street	Wine & Beer
46	Sakebar Decibel	240 E 9th Street	Liquor
47	Ch An	230 E 9th Street	Wine & Beer
48	Sakagura	231 E 9th Street	Liquor
49	Shake Shack	20 Third Avenue	Wine & Beer
50	Gyu Kaku	34 Cooper Square	Liquor
51	The Standard	25 33 Cooper Square	Liquor
52	Scratcher Cafe	209 E 5th Street	Liquor
53	Fish Bar	237 E 5th Street	Liquor
54	Coopers Craft & Cocktail	239 E 5th Street	Liquor
55	J-Spec	239 241 E 5th St	Wine & Beer

52' - 0

15' - 0'

20' - 0'

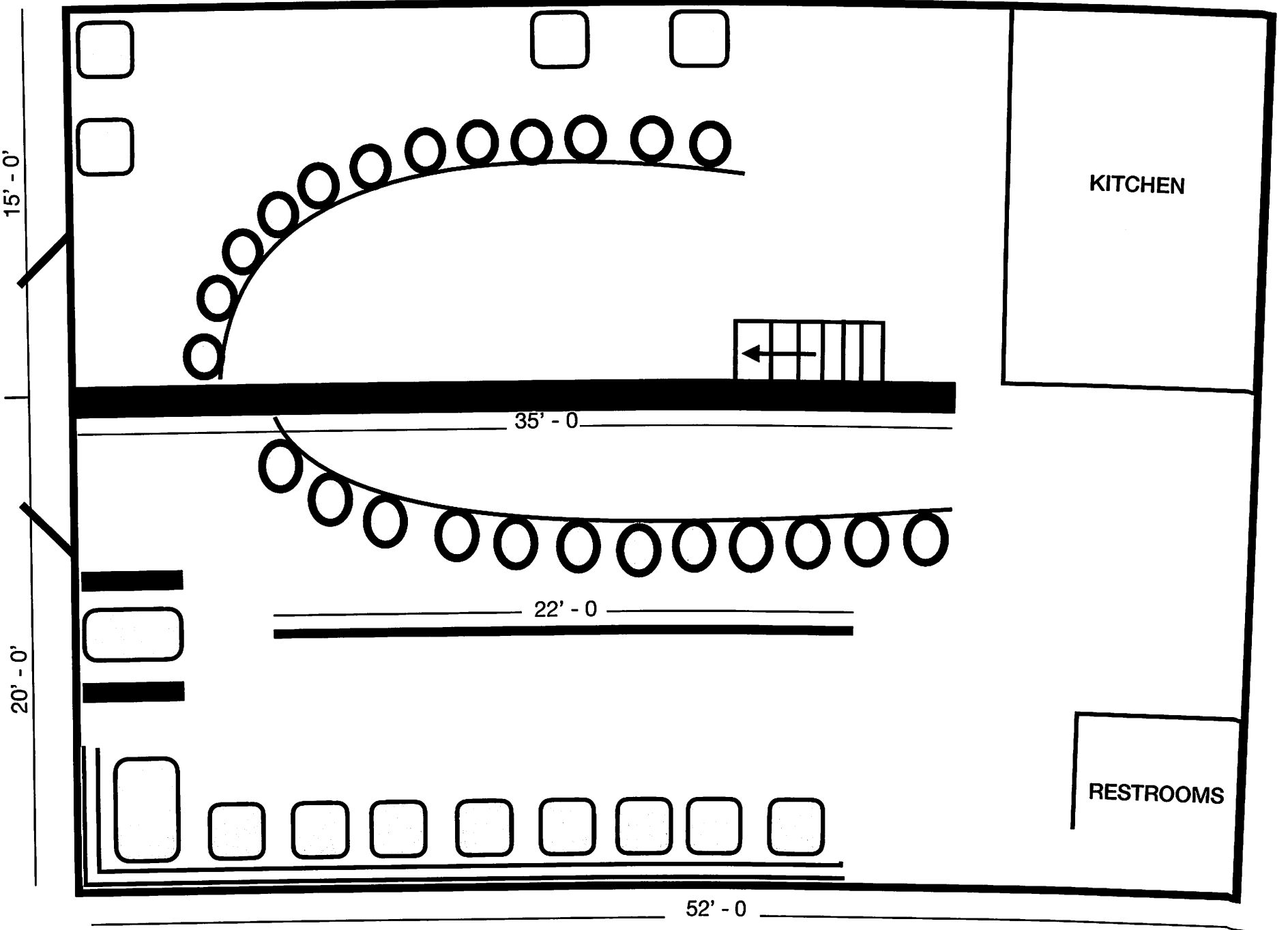
KITCHEN

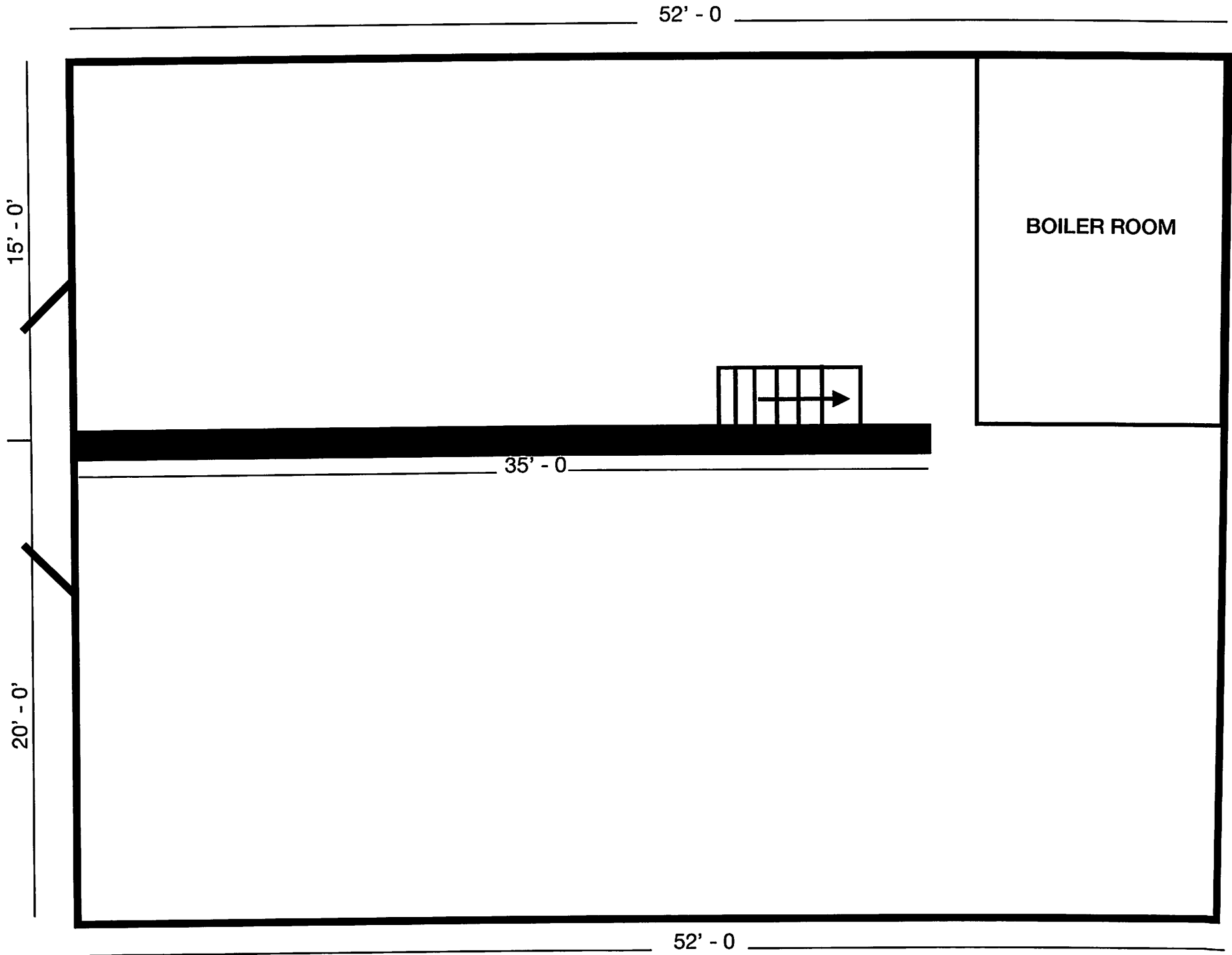
35' - 0

22' - 0

RESTROOMS

52' - 0





52' - 0

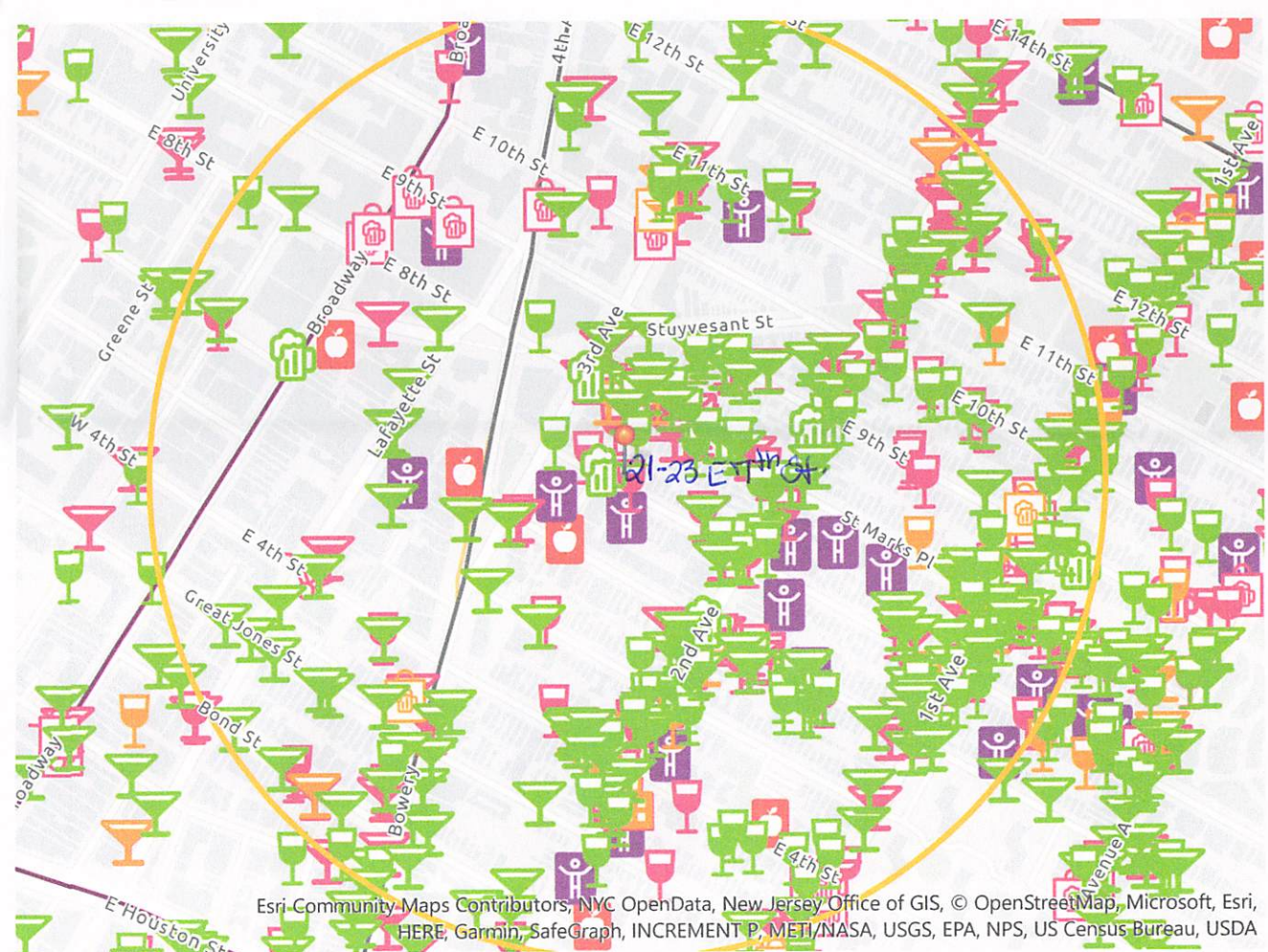
15' - 0'

BOILER ROOM

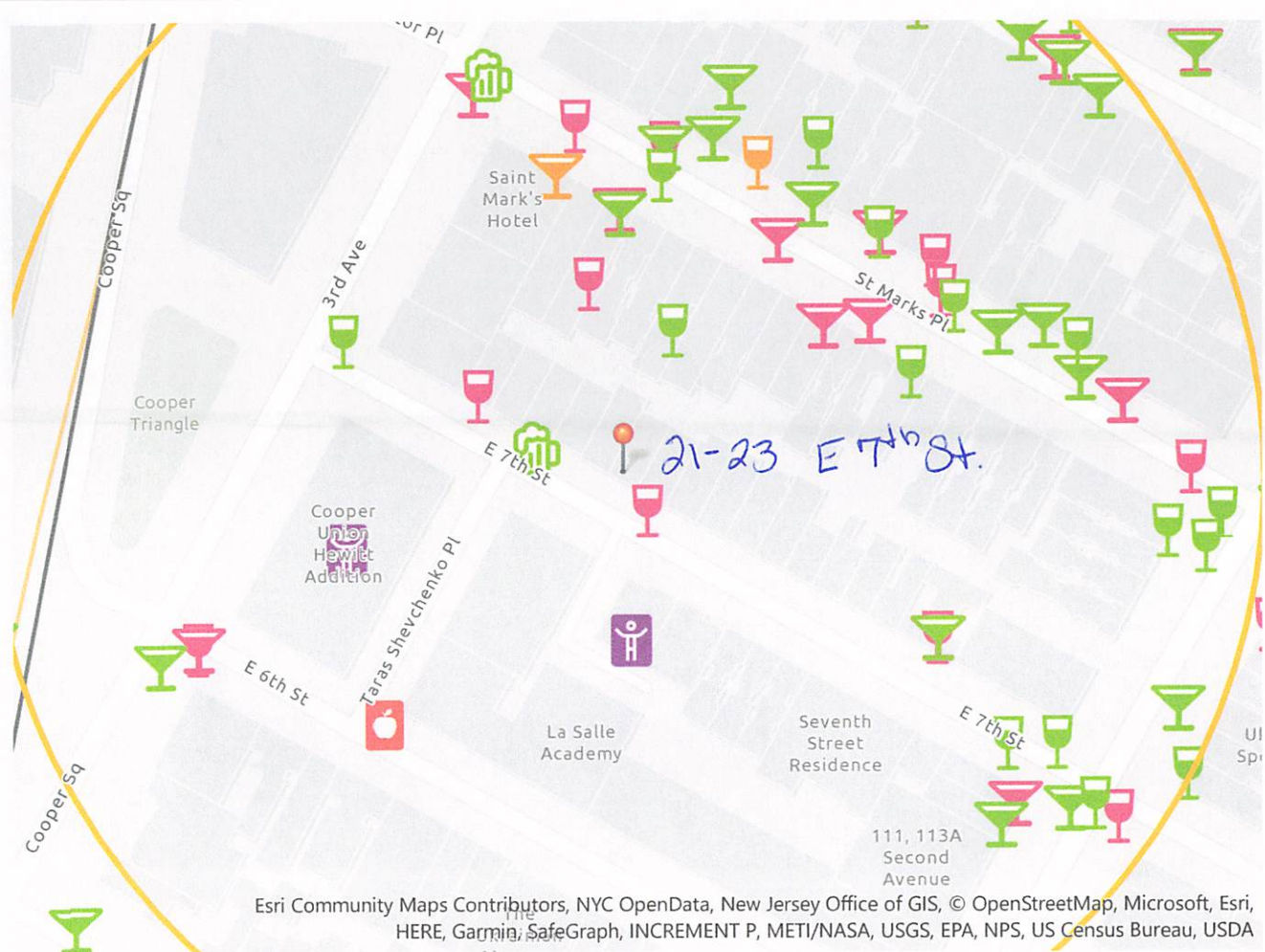
35' - 0

20' - 0'

52' - 0

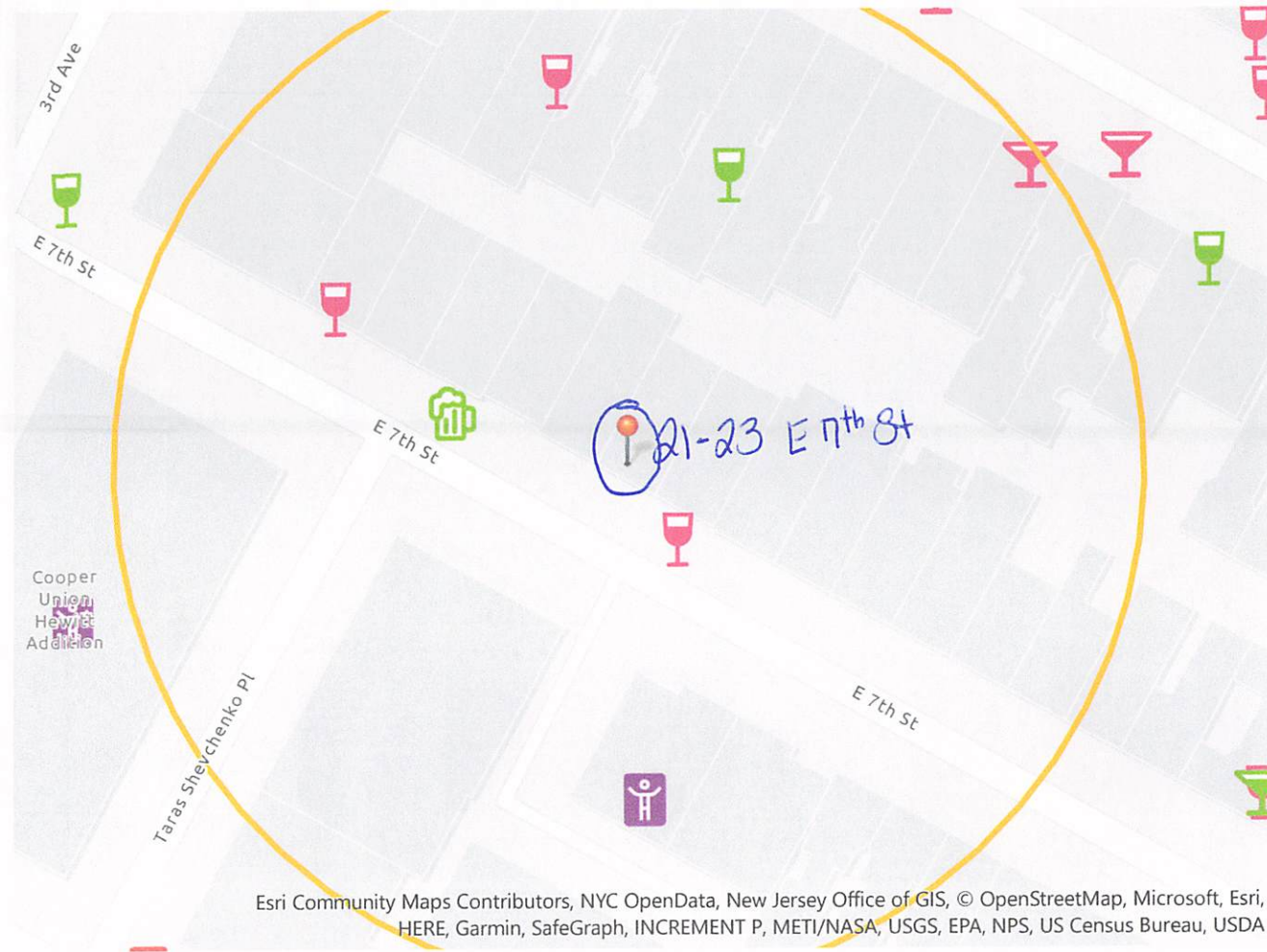


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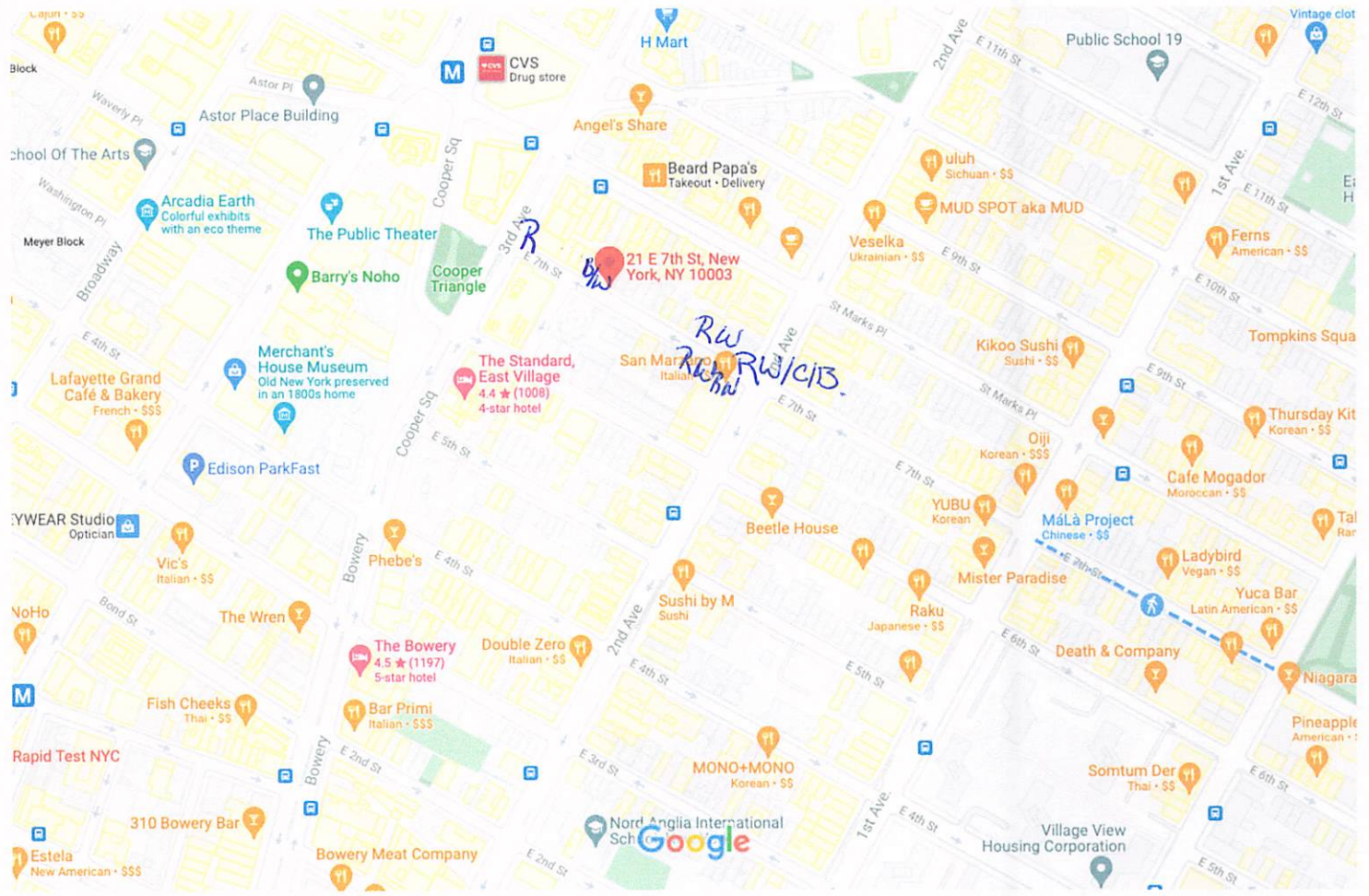
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500 FT Distance



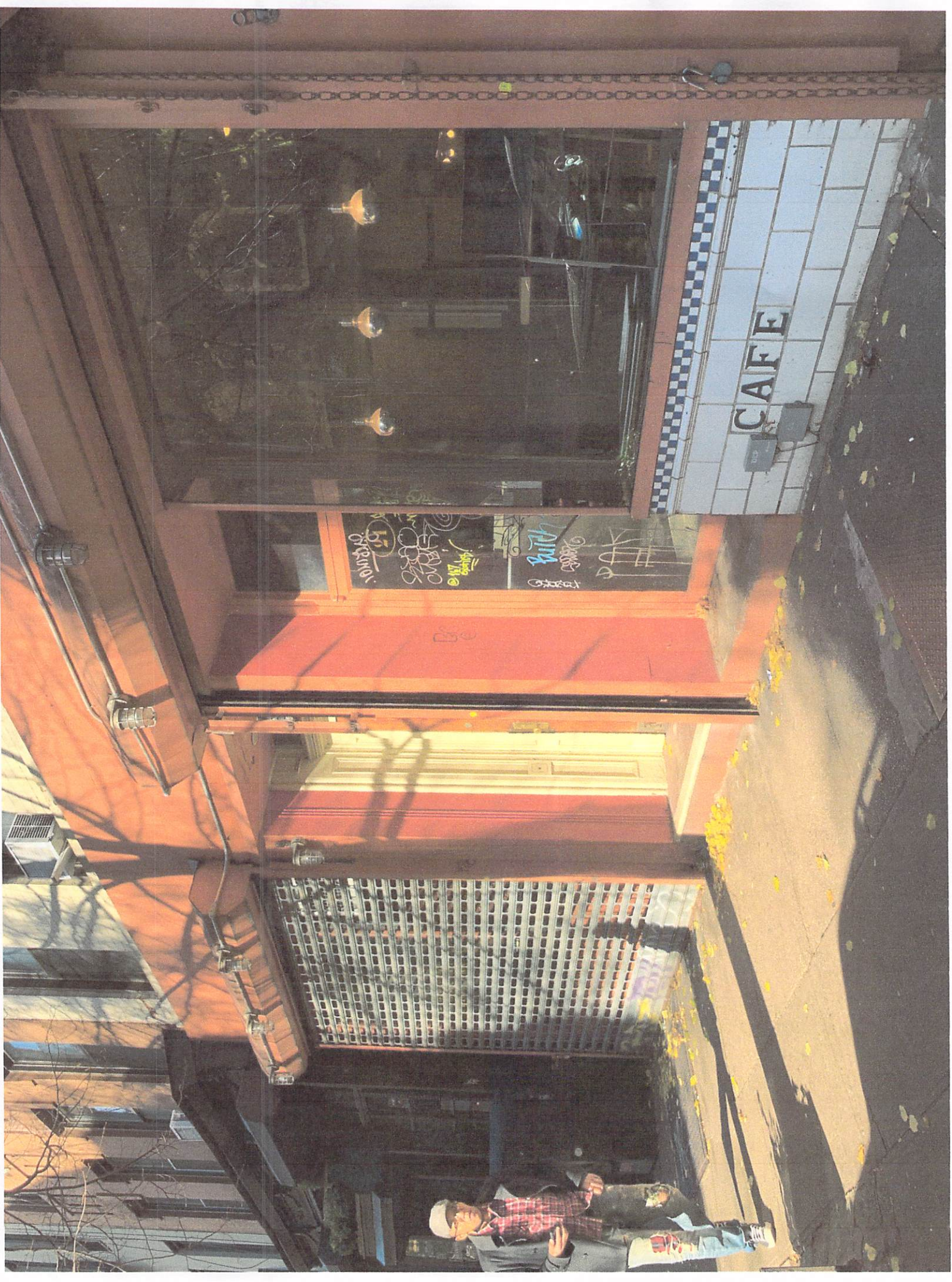
200 FT Distance

21 E 7th St



Map data ©2021 Google 200 ft





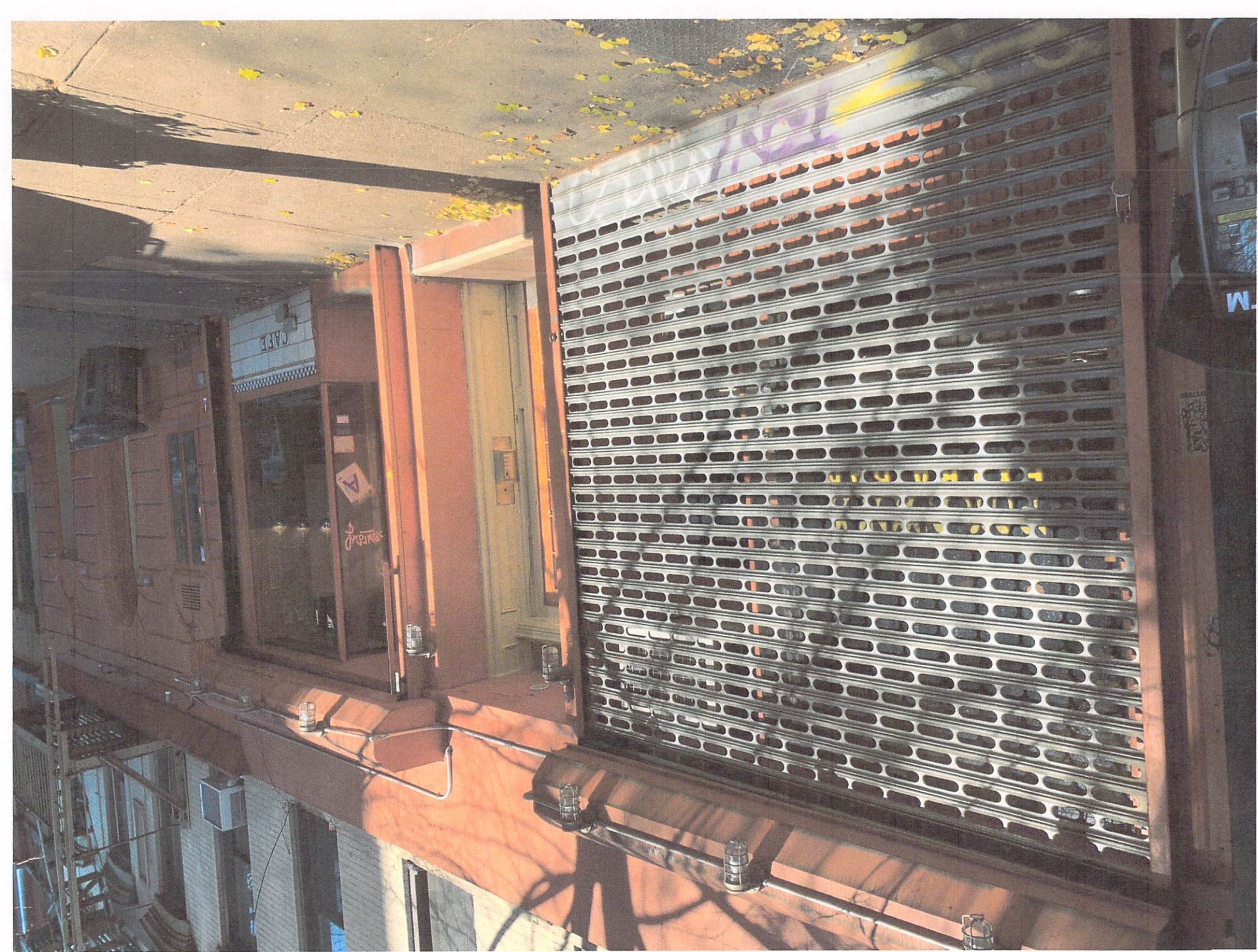
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NEIGHBORING RESIDENTS /
VECINOS DE LA COMUNIDAD

ATTENTION RESIDENTS /
& NEIGHBORS

Plans to open a: *Public Meeting*

Planifique abrir un/una:

Seeking a license to serve: *Public Meeting*

En búsqueda de licencia para servir:

Public meeting for comments

Reunión pública para comentarios

Monday, December 13, 2021 at 6:30pm

Online: <https://zoom.us/j/921993175>

see www.cbac.ny.gov for more details

En la JUNTA COMUNITARIA de Licencias del SLA y de la

Monday, December 13, 2021 at 6:30pm

Online: <https://zoom.us/j/921993175>

see www.cbac.ny.gov for more details

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JUSSTICE

Smollett guilty of fake-hate