



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

Tareake Dorill, 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 139 Division Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon closed; Tue 4-10 pm; Wed 4-10 pm;
 Thu 4-10 pm; Fri 4-10 pm; Sat 4-10 pm; Sun closed

(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 10:00 p.m. 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. _____ 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 apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- 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

16. I will: _____

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

Signed _____ Dated 08/30/23

Sworn to this 30th day of August 2023 Steve T Ho
 State of New York Notary Public
 County of New York

STEVEN T HO
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01HO6233947
 Qualified in Queens County
 My Commission Expires January 03, 2024



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 09/05/2023

APPLICANT

1. Name of applicant and principle(s): KSSWINE LLC
2. Premise address: 139 Division Street
3. Cross streets: Canal Street and Ludlow Streets
4. Trade name (DBA): Parcelle Wine
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: Class Change Application
7. Is location currently licensed? Yes No
8. Type of license: Grocery Store License
9. Previous or current use of the location: Grocery Store
10. Corporation and trade name of current location: KSSWINE LLC d/b/a Parcelle Wine
11. Type of building and number of floors: Mixed Use/5 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): C6-2
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 17
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 Wine Bar with recorded music
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): Closed Sunday & Monday, 4pm-10pm Tuesday - Saturday
22. Total number of table: 3 23. Total number of seats: 12
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): 6ft x 2ft, rectangular shaped/ground floor
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? Food Prep Area will be open all hours of operation
28. What type of food is available for sale? tapas
29. Will a manager or principal always be on site? Yes No If yes, which? Either a manager or a principal
30. How many employees will there be? 2
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/Sonos
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? _____
The proposed method of operation is low impact with no anticipation of crowds.
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? _____
The premises will have recorded background music and the applicant will train staff to ensure that noise levels are in compliance with all local laws and regulations.
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
45. Address: 511 W 38th St./135 Division Street 45a. Community Board Man CB4/Man CB 3
46. Dates of operation: May 2018-Present/July 2022-Present
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: Parcelle - wine bar
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.

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	139 Division St, New York, New York, 10002
Geocode	Latitude: 40.71443 longitude: -73.99098
Report Generated On	9/5/2023

8 Closest Liquor Stores		
Name	Address	Distance
YEE FUNG CORP Ser #: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	48 ft
MADISON LIQUOR INC Ser #: 1253651	195 MADISON ST NEW YORK, NY 10002	668 ft
DELANCEY WINE INC Ser #: 1301401	35 ESSEX ST NEW YORK, NY 10002	702 ft
CAFE MERENDA LLC Ser #: 1314328	83 HENRY ST STORE #2 NEW YORK, NY 10002	823 ft
SEWARD PARK LIQUORS INC Ser #: 1306851	53 LUDLOW ST NEW YORK, NY 10002	823 ft
VINFAMILY INC Ser #: 1305222	393 GRAND ST NEW YORK, NY 10002	1,212 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	1,320 ft
ORANGE GLOU LLC Ser #: 1330686	264 BROOME ST NEW YORK, NY 10002	1,409 ft

Schools within 500 feet		
Name	Address	Distance
MESIVTA TIFERETH JERUSALEM	145 E BROADWAY NEW YORK, NY 10002	219 ft
PS 2 MEYER LONDON	122 HENRY ST NEW YORK, NY 10002	475 ft

Churches within 500 feet	
Name	Distance
True Buddha Temple China Town	121 ft
Congregation Chai Odom Minski	187 ft
Saint Teresa's Church	331 ft
Trinity Wall Street	364 ft

Churches within 500 feet	
Name	Distance
Church of New York Chinatown	380 ft
Chinese Christian Assembly	380 ft
Chinese Missionary Baptist Church of NY	472 ft
Chinese Christian Herald CRSD	472 ft
Trinity Assembly of God	482 ft
Ling Liang Worldwide Evangelistic Mission	489 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OLI AND AUREL LLC Ser #: 1366773	25 ESSEX ST NEW YORK, NY 10002	485 ft
TORTILLAS AND CAVIAR LLC Ser #: 1364817	3 ALLEN ST NEW YORK, NY 10002	565 ft
LJP PRODUCTIONS LLC Ser #: 1369397	189 E BROADWAY NEW YORK, NY 10002	611 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	57 ft
BACARO NYC INC Ser #: 1167961	136 138 DIVISION STREET ORCHARO ST & LUDLOW ST NEW YORK, NY 10002	78 ft
35 CANAL CAFE LLC Ser #: 1166954	35 CANAL STREET ESSEX & LUDLOW NEW YORK, NY 10002	82 ft
FRENCH 37 LLC Ser #: 1339882	37 CANAL ST NEW YORK, NY 10002	114 ft
COFFEEMEN'S LLC Ser #: 1333959	26 CANAL ST NEW YORK, NY 10002	158 ft
KINGS PALACE NYC LLC Ser #: 1301225	43 CANAL ST NEW YORK, NY 10002	186 ft
RAISE HOSPITALITY LLC Ser #: 1295240	162 E BROADWAY NEW YORK, NY 10002	190 ft
METROGRAPH LLC Ser #: 1291701	7 LUDLOW ST NEW YORK, NY 10002	233 ft
DIMES BIG TIME LLC Ser #: 1283328	49 CANAL ST NEW YORK, NY 10002	244 ft
SWEET RANGER INC Ser #: 1174042	14B ORCHARD ST CANAL & HESTER NEW YORK, NY 10002	325 ft
ORCHARD STREET RESTAURANT MNGMT LLC & TOURBILLON9 Ser #: 1321457	9 ORCHARD ST NEW YORK, NY 10002	326 ft
ORCHARD STREET HOTEL MANAGEMENT LLC Ser #: 1321433	9 ORCHARD ST NEW YORK, NY 10002	326 ft
CAFE 169 INC Ser #: 1173033	169 E BROADWAY ESSEX & EAST BROADWAY NEW YORK, NY 10002	338 ft

Active On Premises Liquor Licenses within 750 feet			
Name	Address	Distance	
SWAT PRODUCTION INC Ser #: 1167941	59 CANAL ST 2ND FL NEW YORK, NY 10002	363 ft	
TREASURE CLUB INTERNATIONAL INC Ser #: 1341458	22 ORCHARD ST NEW YORK, NY 10002	382 ft	
SEGUNDO MANAGEMENT LLC Ser #: 1340817	171 E BROADWAY NEW YORK, NY 10002	395 ft	
ORCHARD 17 RESTAURANT CORP Ser #: 1336756	17 ORCHARD ST NEW YORK, NY 10002	406 ft	
OTFOTEOC LTD Ser #: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, NY 10002	447 ft	
SCARR PIZZA LLC Ser #: 1346109	35 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	512 ft	
OFFICE HO JONOT LLC Ser #: 1284054	16 20 JEFFERSON ST (AKA173 177 HENRY ST) STORE2 NEW YORK, NY 10002	683 ft	

ATTENTION RESIDENTS & NEIGHBORS

KSSWINE LLC d/b/a Parcelle Wine
Contact #518-338-6716

Company/DBA Name and Contact Number for Questions

plans to open a
file for a Change in Class Application from a Grocery Store
License to a Tavern Wine License

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

at the following location

139 Division Street -East Store

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER/WINE/and CIDER

Beer & Wine or Beer

Grant Reynolds
Contact #518-338-6716

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 d/b/a Parcelle Wine
Contact #518-338-6716

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)

file for a Change in Class Application from a Grocery Store
License to a Tavern Wine License

(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)

139 Division Street-East Store

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/and CIDER

(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 d/b/a Parcelle Wine
Contact #518-338-6716

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

file for a Change in Class Application from a Grocery Store
License to a Tavern Wine License

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

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

139 Division Street-East Store

address

dirección

Seeking a license to serve

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

BEER/WINE/ and CIDER

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

DAILY NEWS

NEW YORK'S HOMETOWN NEWSPAPER

DON'T DITHER ON RIKERS, MAYOR

AS ADAMS WAFFLES, ADVOCATES & POLS SAY IT MUST CLOSE BY 2027 DEADLINE - PAGES 2-3



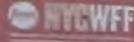
SURF'S OUT

Area beaches shut as storm churns up waves that could mar holiday weekend **SEE PAGES 10-11**

WANT TO ATTEND NY'S BIGGEST WINE & FOOD FESTIVAL?

You could win a pair of tickets to one of the signature events of the Food Network New York City Wine & Food Festival presented by Capital One.

SEE INSIDE FOR DETAILS!



G RESIDENTS A COMUNIDAD

Parcelle Wine

Nombre de la Compañía/el teléfono de contacto

Planifique abrir un/una:

Application from a Grocery Store License

(Favor de escoger) una Bar/Bar/Restaurant or un café de ópera o un patio de atrás

East Store

dirección

ATTENTION RESIDENTS & NEIGHBORS

KSSWINE LLC d/b/a Parcelle Wine
Contact #518-338-6716

Company/DBA Name and Contact Number for Questions

plans to open a
file for a Change in Class Application from a Grocery Store License to a Tavern Wine License

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

at the following location

139 Division Street - East Store

Address Number and Street Name (Address)

ATTENTION

公司名

Plans to open

file for a Change in Class Application from a Grocery Store License to a Tavern Wine License

(請選擇)