

HELBRAUN || LEVEY

**2TON LLC  
10 DELANCEY STREET  
NEW YORK, NY 10002**

**MANHATTAN COMMUNITY BOARD 3**



# 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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- ☐ 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:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
(this is not required but strongly suggested if a relevant group exists)
- ☐ 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: 10/31/25

Is location currently licensed? ☒ Yes ☐ No    Type of license: OP BAR/TAVERN

If alteration, describe nature of alteration: N/A

Previous or current use of the location: BAR/TAVERN

Corporation and trade name of current license: 10 DELANCEY COCINA INC DBA TAMPICO TEQUILA Br

### APPLICANT:

Premise address: 10 DELANCEY ST

Cross streets: BETWEEN BOWERY and CHRYSTIE

Name of applicant and all principals: 2TON LLC

Geoffrey Dawson, Julian Dawson, Bennett Genovesi

Trade name (DBA): The POCKET

**PREMISE:**

Type of building and number of floors: MIXED COMMERCIAL / RESIDENTIAL; 6 FLOORS

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 74

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:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) MONDAY + TUESDAY - 4PM - 2 AM; WEDNESDAY + THURSDAY - 4PM - 4 AM  
FRIDAY + SATURDAY - 12PM - 4 AM; SUNDAY 12PM - 2 AM; BACKYARD TO CLOSE BY 10PM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 18 Total number of indoor seats? 74

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_

1, GROUND FLOOR, 18 SEATS, 21'

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 AMERICAN

What are the hours the kitchen will be open? ALL HOURS OF OPERATION

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

How many employees will there be? 8

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) N/A

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe N/A

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level)

Please describe your sound system: 8 SMALL SPEAKERS THROUGHOUT ESTABLISHMENT

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? N/A



If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") PATRONS WILL ARRIVE ON FOOT, PUBLIC TRANSPORTATION OR RIDE SHARE

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) PENDING

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. LOCKED SOUND SYSTEM, SOUNDPROOFING

Is sound proofing installed? ☒ Yes ☐ No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☐ Yes ☐ No If Yes, describe and show on diagram:

BACK PATIO WITHIN PROPERTY LINE

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: SEE ATTACHED- APPLICANTS HAVE EXTENSIVE EXPERIENCE  
Address: \_\_\_\_\_ Community Board # OWNING/OPERATING BARS  
AND RESTAURANTS

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. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business N/A

Has any principal had SLA reports or action within the past 5 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? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 18

Is the premise within 200 feet on the same street 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, but it is not required. 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 4PM-2AM; Tue 4PM-2AM; Wed 4PM-4AM;  
Thu 4PM-4AM; Fri 12PM-4AM; Sat 12PM-4AM;  
Sun 12PM-2AM. (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 (including Open Restaurants) OR  
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
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 performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☒ more than 20 private parties per year
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: JULIAN DAWSON

Phone Number: 202-213-7797

# LICENSE HISTORY PRINCIPALS OF 2 TOW LLC

Updated 10.9.25

## Dawson Bars

<u>Corporate Name</u>	<u>Trade Name</u>	<u>Address</u>	<u>ABRA Number</u>
1306 G Street Investors LLC	Astro Beer Hall	1306 G Street Washington DC 20005	ABRA-079786
Manhattan Laundry DC LLC	Franklin Hall	1348 Florida Ave NW Washington, DC 20009	ABRA-103899
Penn Social LLC	Penn Social	801 E Street NW Washington DC 20004	ABRA-086808
Highline LLC	Highline RxR	2010 Crystal Drive Arlington, VA 22202	085862
Quincy Hall LLC	Quincy Hall	4001 Fairfax Drive, Arlington, VA 22203	13171893
Astro Shirlington LLC	Astro Beer Hall	4001 Campbell Ave, Arlington, VA 22206	013409792
Lost & Found LLC	Lost & Found	1240 9th Street NW Washington, DC 20001	ABRA-094410
Jackpot LLC	Jackpot	726 7th St NW, Washington, DC 20001	ABRA-091915
Nanny O's LLC	Nanny O'Briens	3319 Connecticut Ave NW, Washington, DC 20008	ABRA-076279
Atomic Billiards Inc	Atomic Billiards	3427 Connecticut Ave NW, Washington, DC 20008	
Bedrock Billiards Inc	Bedrock Billiards	1841 Columbia Rd NW, Washington, DC 20009	

## Past:

Buffalo Billiards LP	Buffalo Billiards	1330 19th St NW, Washington, DC 20036	ABRA-020480
Comet Bar Investors LP	Rocket Bar	714 7th St NW, Washington, DC 20001	ABRA-074970
Iron Hourse LLC	The Boardwalk	507 7th St NW, Washington, DC 20004	ABRA-081525
Big Chief DC LLC	Big Chief	2002 Fenwick Street NE Washington DC 20002	ABRA-098902
Smoked & Stacked LLC	TallBoy	1239 9th Street NW Washington DC 20001	ABL-SS-001
Big Chief DC LLC	Slice & Pie/ Lucy	2221 14th ST NW Washington, DC 20009	ABRA-118631
Church DC LLC	Clubhouse	1070 Wisconsin Ave NW Washington, DC 20007	ABRA-119851

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	10 Delancey St, New York, New York, 10002
Geocode	Latitude: 40.72033 longitude: -73.99329
Report Generated On	10/31/2025

8 Closest Liquor Stores		
Name	Address	Distance
WINE-O INC License ID: 0100-21-113695 Legacy Serial No.: 1262156	171 ELIZABETH ST SPRING & KENMARE STREETS NEW YORK, New York 10012	481 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	856 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	946 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013	978 ft
GROTTA AZZURRA IMPORTS INC License ID: 0100-21-115652 Legacy Serial No.: 1259856	177 MULBERRY ST STORE 1A NEW YORK, New York 10013	985 ft
SA VINO ITALIANO INC. License ID: 0100-23-124962 Legacy Serial No.: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, New York 10013	1,029 ft
YOUNG NAM KANG License ID: 0100-21-114493 Legacy Serial No.: 1023586	52 SPRING STREET NEW YORK, New York 10012	1,101 ft
ELIZABETH & VINE INC License ID: 0100-21-115687 Legacy Serial No.: 1192584	269 BOWERY NEW YORK, New York 10012	1,180 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		



Churches within 500 feet	
Name	Distance
C3 Downtown	40 ft
Delancey Spanish Seventh Day Adventist Church	446 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
141Sport, Inc. & FHT Industries LLC Application ID: NA-0340-25-119460	141 Chrystie St New York, NY 10002	207 ft
CRYBABY HOSPITALITY LLC Application ID: NA-0370-25-123063	153 Bowery New York, NY 10002	404 ft
Gammon Cafe LLC Application ID: NA-0370-25-102517	7 Spring St New York, NY 10012	461 ft
Tashca NYC LLC Application ID: NA-0340-25-130063	151 Elizabeth St New York, NY 10012	518 ft
220 Retail Partners LLC Application ID: NA-0340-25-112644	220 Bowery New York, NY 10012	608 ft
Super Dac Biet LLC Application ID: NA-0340-25-111589	137 Eldridge St New York, NY 10002	645 ft
Dante Elizabeth St LLC Application ID: NA-0340-24-144519	206-210 Elizabeth St New York, NY 10012	712 ft
174 Mott Hospitality LLC and 174 Mott LLC Application ID: NA-0340-24-115691	174 Mott St New York, New York 10012	738 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
10 DELANCEY COCINA INC License ID: 0370-24-121743 Legacy Serial No.: 6030166	10 DELANCEY ST NEW YORK, New York 10002	0 ft
OSIB BOWERY ST OPERATOR LLC & OSIB BCRC BOWERY ST License ID: 0343-22-126822 Legacy Serial No.: 1310647	185 187 189 191 BOWERY NEW YORK, New York 10003	117 ft
ESSEX HOSPITALITY LLC License ID: 0340-23-131302 Legacy Serial No.: 1318858	115 DELANCEY ST NEW YORK, New York 10002	133 ft
183 BOWERY LLC License ID: 0370-25-110241 Legacy Serial No.: 6059824	183 Bowery New York, New York 10002	138 ft
Casa Thirteen LLC License ID: 0340-25-113551 Legacy Serial No.: 6063198	1-3 Delancey St New York, New York 10002	174 ft
DIXON PLACE LLC License ID: 0340-21-118304 Legacy Serial No.: 1217964	161 CHRYSTIE ST NEW YORK, New York 10002	184 ft
CK 139 Inc License ID: 0340-24-123184 Legacy Serial No.: 6031642	139 Chrystie St New York, New York 10002	228 ft

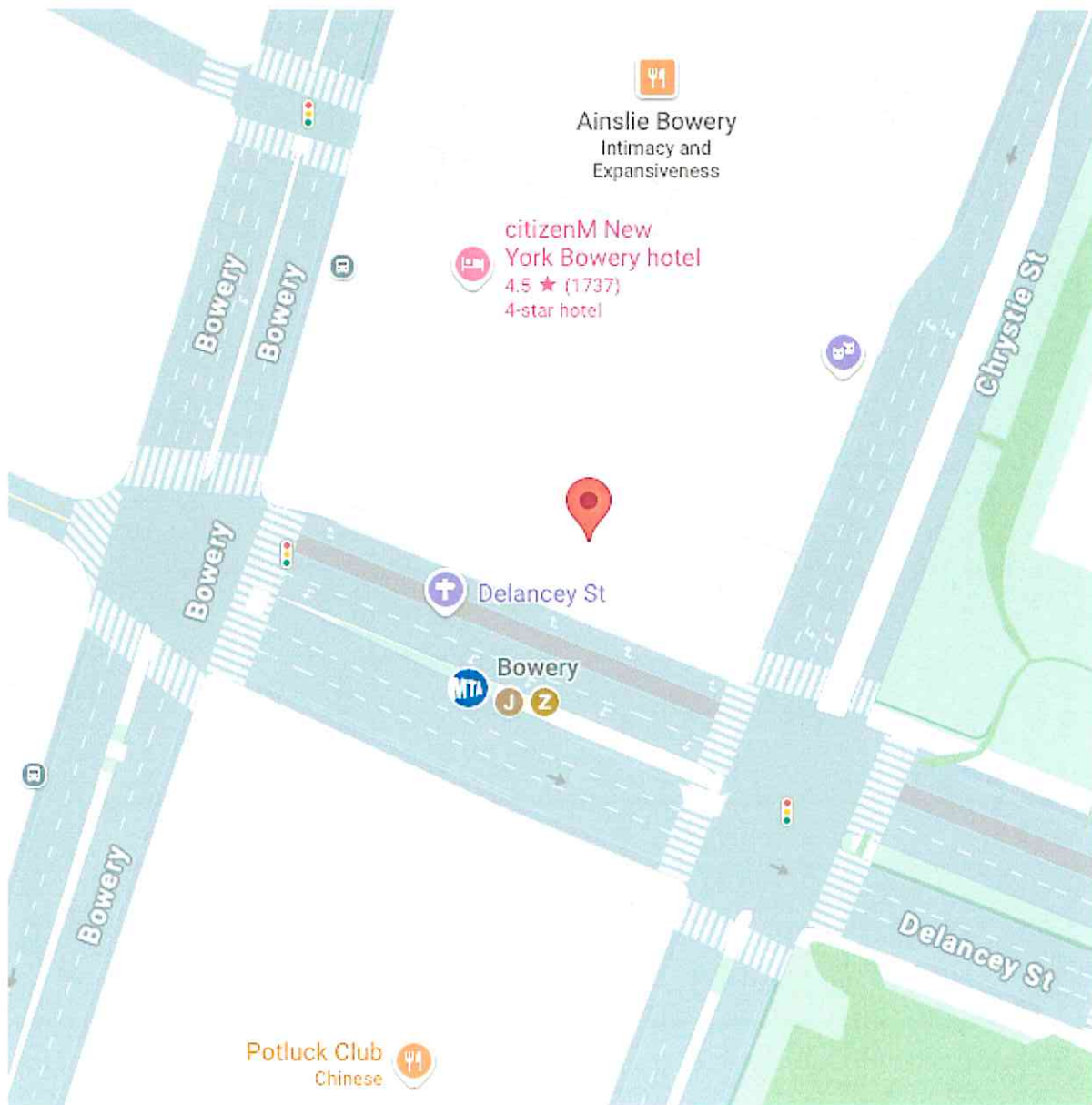
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
189 DRINKS LLC License ID: 0370-25-124085 Legacy Serial No.: 6074320	171 CHRYSTIE ST NEW YORK, New York 10002	245 ft
WALLABOUT ENTERTAINMENT LLC License ID: 0340-24-132010 Legacy Serial No.: 6040753	167 171 CHRYSTIE ST NEW YORK, NY 10002	262 ft
AINSLIE BOWERY LLC License ID: 0340-22-110402 Legacy Serial No.: 1338113	199 BOWERY NEW YORK, New York 10002	293 ft
133 GROUP INC License ID: 0340-24-102268 Legacy Serial No.: 6010232	133 CHRYSTIE ST NEW YORK, New York 10002	294 ft
TLS CHRYSTIE LLC License ID: 0370-24-119240 Legacy Serial No.: 6027596	131 CHRYSTIE ST BASEMENT STORE BROOME & DELANCEY NEW YORK, New York 10002	308 ft
Sip Champagne LLC License ID: 0370-24-131778 Legacy Serial No.: 6040484	207 Bowery New York, NY 10002	350 ft
SWISS WHITE INT'L LLC License ID: 0340-22-106527 Legacy Serial No.: 1292870	177 CHRYSTIE ST NEW YORK, NY 10002	358 ft
RIVINGTON BEER GARDEN LLC License ID: 0340-23-164879 Legacy Serial No.: 6007275	7 RIVINGTON ST NEW YORK, NY 10002	391 ft
JUICERIE NOLITA LLC License ID: 0340-24-109612 Legacy Serial No.: 6017710	19 Kenmare St EAST UNIT New York, NY 10012	407 ft
Delta Charlie NYC LLC License ID: 0370-25-127394 Legacy Serial No.: 6077674	5 Spring St New York, NY 10012	438 ft
AGOODLOOK LLC License ID: 0340-22-113442 Legacy Serial No.: 1294253	174 ELIZABETH ST NEW YORK, New York 10012	466 ft
TOKANA CAFE BAR RESTORANT INC License ID: 0340-21-118913 Legacy Serial No.: 1287602	163 ELIZABETH ST NEW YORK, New York 10012	495 ft
153 ELIZABETH HOTEL LLC License ID: 0343-23-122842 Legacy Serial No.: 1232135	153 ELIZABETH ST AKA 40 KENMAR NEW YORK, New York 10012	511 ft
Bowery Street Hospitality LLC License ID: 0370-25-120796 Legacy Serial No.: 6070530	217 Bowery New York, NY 10002	513 ft
TWELVE SPRING ST REST CORP License ID: 0340-23-133781 Legacy Serial No.: 1215096	12 SPRING ST AKA176ELIZABETHST BOWERY & ELIZABETH ST NEW YORK, New York 10012	514 ft
CHERRY LANE INC License ID: 0340-22-106010 Legacy Serial No.: 1149860	349 BROOME ST BOWERY & ELIZABETH NEW YORK, New York 10013	531 ft
14 SPRING STREET CAFE LLC License ID: 0340-21-119467 Legacy Serial No.: 1270562	14 SPRING STREET NEW YORK, New York 10012	532 ft

## Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
PIACERE ENTERPRISES LLC License ID: 0340-25-108774 Legacy Serial No.: 6058335	351 BROOME ST NEW YORK, New York 10013	556 ft
18 FRONT INC License ID: 0340-22-107087 Legacy Serial No.: 1151149	18 SPRING STREET MOTT & ELIZABETH NEW YORK, New York 10013	591 ft
VARIETY ENTERTAINMENT GROUP LLC License ID: 0340-22-105303 Legacy Serial No.: 1183239	189 CHRYSTIE STREET STANTON & RIVINGTON NEW YORK, New York 10002	597 ft
MF PEASANT LLC License ID: 0340-22-112626 Legacy Serial No.: 1325099	194 ELIZABETH ST NEW YORK, New York 10012	603 ft
GPGB LLC & 225 BOWERY LLC License ID: 0343-23-112199 Legacy Serial No.: 1344809	225 BOWERY AKA 3 FREEMAN ALLEY NEW YORK, New York 10002	604 ft
CANTALOUPE LLC License ID: 0340-22-103734 Legacy Serial No.: 1149525	196 ELIZABETH STREET PRINCE & SPRING STREETS NEW YORK, NY 10010	612 ft
TTBEL HOLDINGS INC License ID: 0370-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, NY 10002	614 ft
MARI MAKAN LLC License ID: 0340-22-104236 Legacy Serial No.: 1303337	20 SPRING ST NEW YORK, New York 10012	625 ft
FREEMAN HOLDINGS LLC License ID: 0340-22-106044 Legacy Serial No.: 1150177	191 CHRYSTIE ST AKA 2 FREEMAN ALLEY NEW YORK, New York 10002	632 ft
MARI MAKAN NEXT DOOR LLC License ID: 0340-23-133324 Legacy Serial No.: 1345941	22 SPRING ST NEW YORK, New York 10012	651 ft
SANUK LLC AND UNCLE BOONS LLC License ID: 0340-23-129831 Legacy Serial No.: 1316704	52 KENMARE ST AKA 186 MOTT ST NEW YORK, New York 10012	656 ft
Broome Bistro and Cafe LLC License ID: 0340-24-139557 Legacy Serial No.: 6048443	303 305 Broome St New York, New York 10002	663 ft
AKCB HOLDING LLC AND OUTER HOSPITALITY LLC License ID: 0340-23-130833 Legacy Serial No.: 1332415	191 CHRYSTIE ST NEW YORK, New York 10002	675 ft
CAFFE VETRO INC License ID: 0340-22-107090 Legacy Serial No.: 1205046	200 MOTT ST KENMARE & SPRING ST NEW YORK, New York 10012	710 ft
MM 130 BOWERY REST CORP License ID: 0340-22-110563 Legacy Serial No.: 1121708	130 BOWERY NEW YORK, New York 10013	711 ft
TAVA CAFE LLC License ID: 0340-22-106328 Legacy Serial No.: 1294864	202 MOTT ST UNIT B NEW YORK, NY 10012	713 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	719 ft

# HELBRAUN | LEVEY

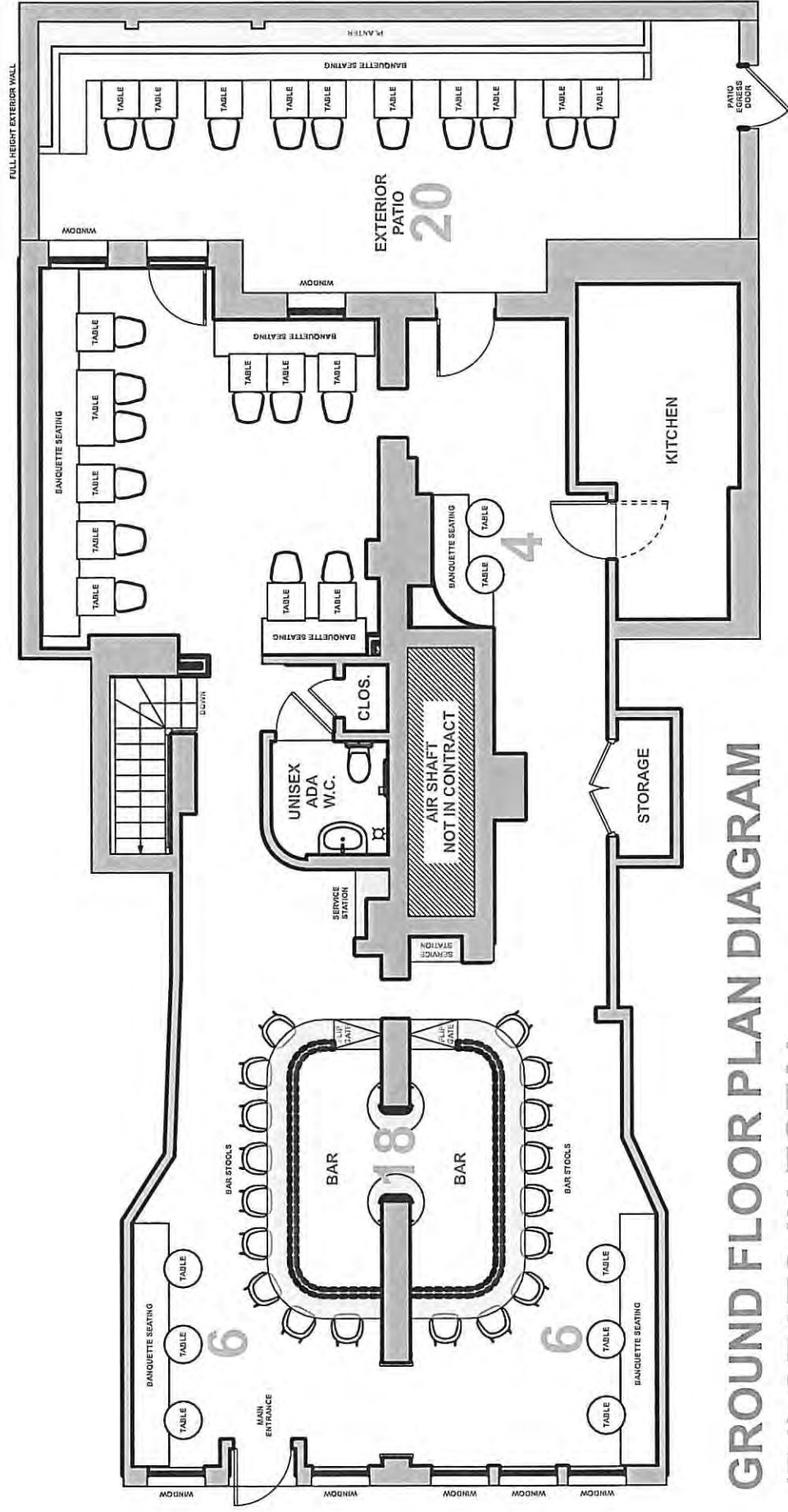
## NEIGHBORHOOD MAP



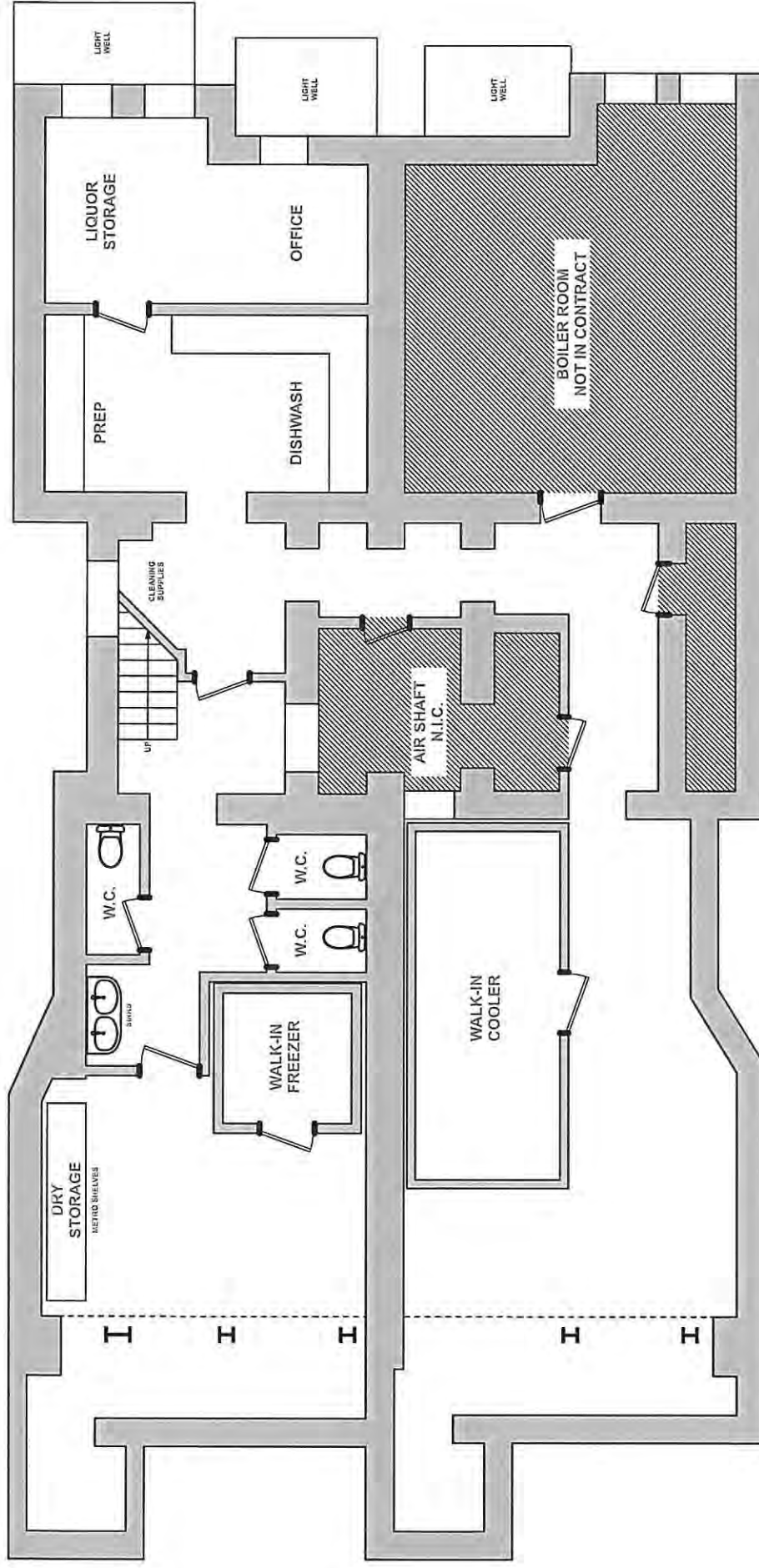


GREEN MARTINI = ACTIVE OP LICENSE  
 GREEN WINE = ACTIVE BW LICENSE  
 PINK MARTINI = INACTIVE OP LICENSE  
 PINK WINE = INACTIVE BW LICENSE





**GROUND FLOOR PLAN DIAGRAM**  
**(74) SEATS IN TOTAL**



## BASEMENT FLOOR PLAN DIAGRAM

\* NO PATRON ACCESS \*