



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Ravi Lalchandani, as a qualified representative of Derossi Asia LLC, located at 111 East 7th Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Vegan Indian Restaurant
 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)

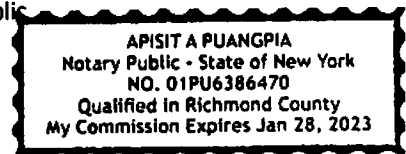
- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than _____
- I will employ a doorman/security personnel on the following days: _____
- I will install soundproofing, _____
- I will close any front or rear façade doors and windows at 10:00 P.M. every night 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 _____ DJs/ promoted events per _____, more than _____ private parties per _____
- I will play ambient recorded background music only.
- 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: Ravi Lalchandani Phone Number: (212) 777-2017

18. I will: _____

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

Signed _____ Dated 5/22/19
 Sworn to this 22nd day of May 2019 _____ Notary Public





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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: May 22, 2019

APPLICANT

- Name of applicant and principle(s): Derossi Asia LLC
- Premise address: 111 East 7th Street, New York, NY 10009
- Cross streets: Between Avenue A and First Avenue
- Trade name (DBA): Nightbird
- Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: concept change
- Is location currently licensed? Yes No
- Type of license: Beer and Wine
- Previous or current use of the location: Restaurant
- Corporation and trade name of current location: Derossi Asia LLC dba Fire and Water
- Type of building and number of floors: Mixed - Use, 7 Floors
- 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? See enclosed Letter of no objection
- Do you plan to apply for Public Assembly permit? Yes No
- What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doit/nycitymap/> - please give specific zoning designation, such as R8 or C2): R8B
- How many licensed establishments are within 1 block? 6
- How many On-Premise (OP) liquor licenses are within 500 feet? 40
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: Full-Service restaurant
- 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/hours each day and hours of outdoor space if applicable): Monday - Sunday 5pm - 12am
 22. Total number of table: 14 23. Total number of seats: 44

24. How many stand-up bars/ bar seats are located on the premise? 1 bar, 12 seats (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): U-shaped 17' along East wall
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 5pm - 12am daily
28. What type of food is available for sale? Vegan Indian Cuisine
29. Will a manager or principal always be on site? Yes No If yes, which? Both
30. How many employees will there be? 14
31. Do you have or plan to install French doors accordion doors or 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 Juke box
 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: iPod Speakers
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? See attached - n/a vehicular traffic
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? see attached
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): See attached
45. Address: _____ 47. Community Board # _____
46. Dates of operation: _____
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 businesses in this area? Yes No If yes, give trade name and describe type of business: See attached
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.

Question 39: Crowd Management

Guests will be greeted upon entry by the host who will seat them at an appropriate table. If a table is not available, the host will take down the name and call back number to notify the guests when their table is available. The host will also suggest a local neighboring establishment to visit while waiting so as to keep the sidewalk clear.

Question 41: Noise Control

The establishment has sound proofing to ensure neighbors will not hear any noise. The host on duty will direct customers out from in front of the establishment, whether that is while entering or exiting the establishment or while being placed on a wait list. No crowds will be allowed in front of the building.

Question 47: Has any principal had work experience similar to the proposed business?

Ravi's bars and restaurants have been featured in hundreds of thousands of national, international and local publications, received acclaim for their impact on cocktail culture and two of his establishments have published cocktail books. Named one of Wine Enthusiast's Tastemakers of the year, it is no doubt that he is the man behind several of New York City's favorite bars.

Having achieved a level of notoriety and success in the cocktail world, Ravi shifted his focus to food where his innovation was noticed by the New York Times, Forbes, Zagat and The New Yorker. A vegetarian-turned-vegan himself, Ravi holds a deep affection for all animals, and has been an outspoken voice on animal rights issues. His nonprofit BEAST Foundation and shift to plant-based ventures has warranted both local and national applause, receiving an award from PETA for his efforts.

**Derossi Asia LLC – 111 East 7th Street
CB3 Questionnaire Supplement**

Question 48: Does any principal have other businesses in this area?

Honeybee's- Vegan Texas BBQ

Mother of Pearl- Vegan Polynesian Tiki Bar

Amor y Amargo- Bitters-Focused Bar

Avant Garden- Vegan Restaurant

Ladybird- Vegan Tapas Restaurant

Desnuda- Cevicheria & Wine Bar

Death & Company- Cocktail Bar

Proletariat- Beer Bar

Ravi Lalchandani - Prior Licenses
111 East 7th Street New York, NY 10009

1	Business Name Queen Bear (Avant Garden)	Business Address 188 Havemeyer St, Brooklyn NY 11211
	Type of Interest and Date Interest Began 7/2010 - Equity - CB1 Brooklyn	Serial Number 1246515
2	Business Name Cien Fuegos LLC (Honeybee's, Mother of Pearl, Amor y Amargo)	Business Address 95 Ave A, New York NY 10009
	Type of Interest and Date Interest Began 3/2010 - Equity - CB3 Manhattan	Serial Number 1239384, 1239385, 1239386
3	Business Name M&R Mediterranean Corp (Mayahuel)	Business Address 304 E 6th St, New York, NY 10003
	Type of Interest and Date Interest Began 6/2008 -8/2017 - Equity - CB3 Manhattan	Serial Number 1140219
4	Business Name Derossi Veg LLC (Avant Garden)	Business Address 130 East 7th Street, New York, NY 10009
	Type of Interest and Date Interest Began 07/2014 - Equity - CB3 Manhattan	Serial Number 1286961
5	Business Name Sungod Enterprises LLC (Rabbit Club)	Business Address 124 MacDougal St, New York, NY 10012
	Type of Interest and Date Interest Began 11/2005 - 7/2017 - Equity - CB2 Manhattan	Serial Number 1167414
6	Business Name Warlord Enterprises LLC (Desnuda)	Business Address 122 E. 7th St, New York, NY 10009
	Type of Interest and Date Interest Began 2/2005 - Equity - CB3 Manhattan	Serial Number 1159283

- | | | | | |
|-----------|--|---|------------------|--|
| 7 | Business Name | Little Hands Play Café Inc. (Death & Co) | Business Address | 433 East 6th Street, New York NY 10009 |
| | Type of Interest and Date Interest Began | 2007 - 11/2018 - Equity - CB3 Manhattan | Serial Number | 1113525 |
| | | | | |
| 8 | Business Name | Cajun Brooklyn LLC (August Laura) | Business Address | 387 Court Street, Brooklyn, NY 11231 |
| | Type of Interest and Date Interest Began | 7/2011 - Member - CB3 Manhattan | Serial Number | 1258056 |
| | | | | |
| 9 | Business Name | Derossi Chelsea LLC (Proletariat) | Business Address | 102 St. Marks Place, New York, NY 10009 |
| | Type of Interest and Date Interest Began | 9/2010 member - CB3 Manhattan | Serial Number | 1259614 |
| | | | | |
| 10 | Business Name | Warlord Brooklyn LLC (Desnuda Cevicheria) | Business Address | 221 South First St, Brooklyn, NY 11211 |
| | Type of Interest and Date Interest Began | 11/2011 - Equity - CB1 Brooklyn | Serial Number | 1264966 |
| | | | | |
| 11 | Business Name | Viejo Group LLC (Bourgeois Pig) | Business Address | 127 MacDougal Street, New York, NY 10012 |
| | Type of Interest and Date Interest Began | 7/2014 - 5/2017- Equity CB2 Manhattan | Serial Number | 1220699 |
| | | | | |
| 12 | Business Name | Derossi Mac LLC (Ladybird) | Business Address | 111 East 7th Street, New York, NY 10009 |
| | Type of Interest and Date Interest Began | 2017 - Equity - CB3 Manhattan | Serial Number | 1303100 |
| | | | | |
| 13 | Business Name | Cajun & Co LLC | Business Address | 111 East 7th Street, New York, NY 10009 |
| | Type of Interest and Date Interest Began | 4/2007 - 2015 - Equity - CB3 Manhattan | Serial Number | 1191065 |
| | | | | |

14 Business Name

Death & Co East Village LLC

Type of Interest and Date Interest Began

11/2018 - Equity - CB3 Manhattan

Business Address

433 East 6th Street, New York, NY 10009

Serial Number

1313715



NYC Department of Buildings
280 Broadway, New York, NY 10007

Patricia Lancaster, FAIA, Commissioner

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Dileep Khedekar, P.E.
Deputy Borough Commissioner
Manhattan Borough Office, 3rd Fl.
Phone: (212) 566-0019
Fax: (212) 566-5575
E-mail: dileepk@buildings.nyc.gov

April 16, 2007

New York State Liquor Authority
Division of Alcoholic Beverages Control
105 West 125th Street – 5th Floor
New York, NY 10027

RE: LETTER OF NO OBJECTION
111 EAST 7TH STREET
Block #:435; Lot #: 45
Manhattan

To Whom It May Concern:

The Department has No Objection to an Eating and Drinking Establishment, Use Group 6, Non- Place of Assembly, for less than Seventy- Five (75) persons on the First (1st) floor of the above referenced premises.

However, any new Construction must be filed with this Department.

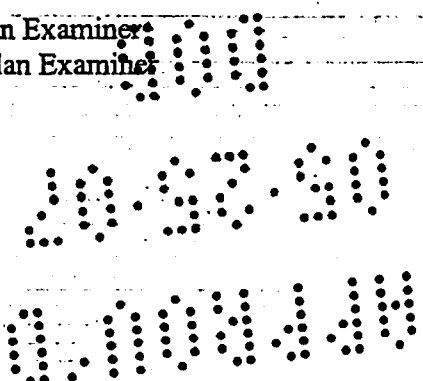
This is based upon departmental records; Block #435; Lot #: 45, Copies HPD "I" Cards.

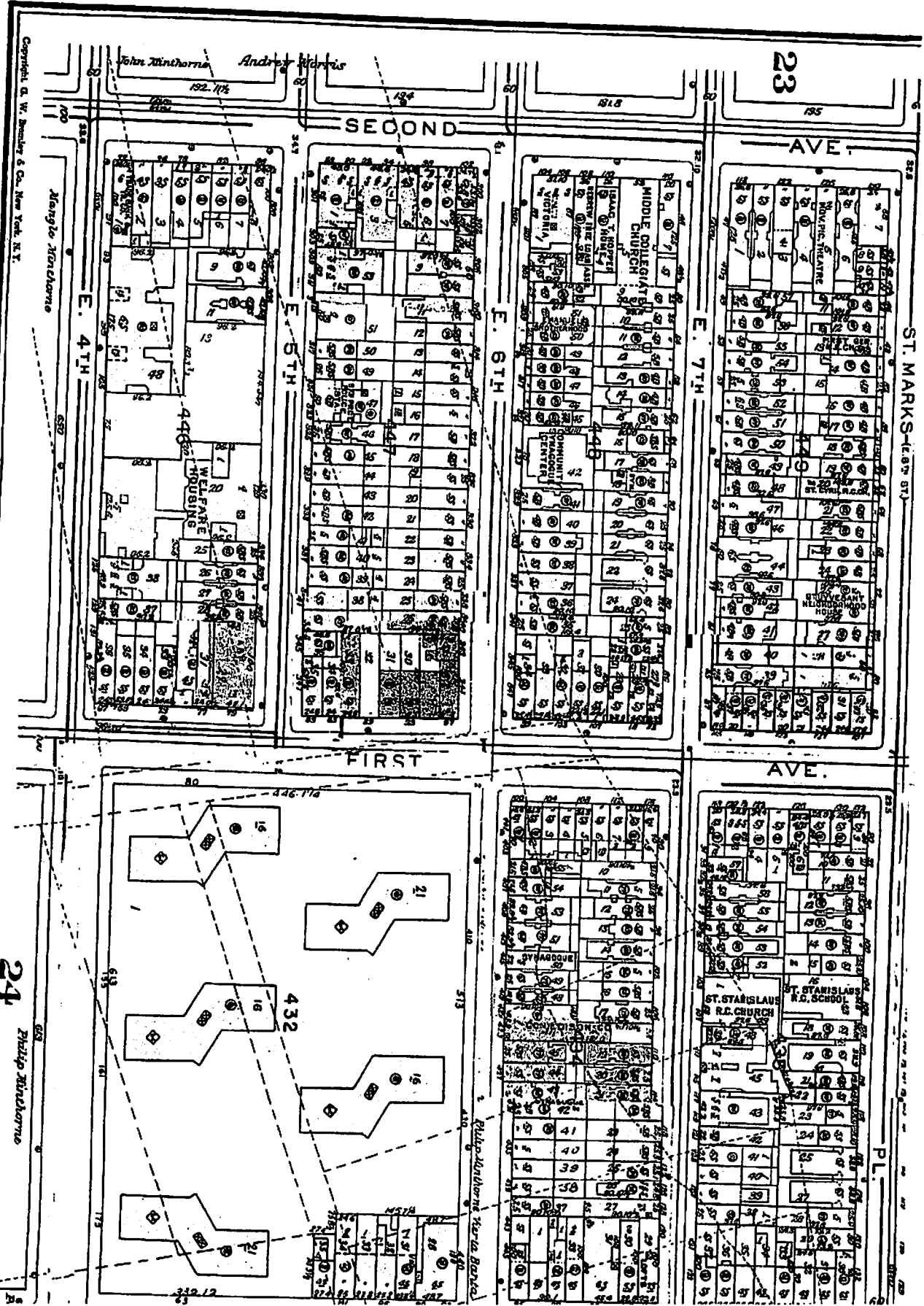
Sincerely,

Dileep Khedekar, P.E.
Deputy Borough Commissioner
Manhattan

DK/ks:

Cc: Gino Topino, Plan Examiner
Tahmin Gaffar, Plan Examiner
LNO File
Premises File





23

AVE

SECOND

E. 4TH

E. 5TH

E. 6TH

E. 7TH

ST. MARKS (E. 67 ST.)

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Maple Montclair

John Anthony Andrew Harris

24

Philip Murphy

FIRST

AVE.

ST. STANISLAUS R.C. CHURCH

ST. STANISLAUS R.C. SCHOOL

432

513

Philip Murphy, Inc. Bldg.

ATTENTION RESIDENTS & NEIGHBORS

Derossi Asia LLC / Nightbird (212) 777-2017

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

111 East 7th Street, New York, NY 10009

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

(212) 777-2017

Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
info@cb3manhattan.org - www.cb3manhattan.org**

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

Derossi Asia LLC / Nightbird (212) 777-2017

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)

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)

111 East 7th Street, New York, NY 10009

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
info@cb3manhattan.org - www.cb3manhattan.org

