



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: July 28, 2020

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: Restaurant

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 511 E. 5th Street

Cross streets: BETWEEN AVE. A & AVE. B

Name of applicant and all principals: Ravi Lalchandani

Trade name (DBA): Spider in the Garden

PREMISE:

Type of building and number of floors: Mixed use, 5 floors

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? _____

see attached LNO

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):

R7B

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) Monday-Thursday 5p-1a; Friday 5p-2a;

Saturday 12p-2a; Sunday 12p-1a

Number of tables? 12 Total number of seats? 34 seats + 6 Bar stools

How many stand-up bars/ bar seats are located on the premise? 1 Bar, 6 Bar 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)

Describe all bars (length, shape and location): 13 ft bar located in main dining room;
rectangular shape on the left from front

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 Mexican

What are the hours kitchen will be open? M-Th 5p-12a; F 5p-1a; Sa 12p-1a; Su 12p-12a

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

How many employees will there be? 20

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 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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 24

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. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) vegan
mexican cuisine, with a kitchen open and serving food during all hours of operation OR ☐ I have less than full-service kitchen but will serve food all hours of operation.
2. ☒ 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.
3. ☒ 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 ____.
4. ☒ I will play ambient recorded background music only.
5. ☒ 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.
6. ☒ I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. ☒ I will not participate in pub crawls or have party buses come to my establishment.
8. ☒ 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 ____.
9. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. ☒ 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.

Proximity Report for Location:

July 29, 2020

Latitude: -73.983695205907, Longitude: 40.7246667148429

* 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.

Closest Liquor Stores

Name	Address	Approx. Distance
NIZGA CORP	58 AVENUE A	330 ft
DARA LIQUORS INC	110 AVENUE I	445 ft
DISCOVERY WINES LLC	16 AVE B	965 ft
WINESHOP LLC	438 A E 9TH ST	995 ft
JCCSM INC	45 1ST AVE	1060 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1075 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	1195 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
GPEV LLC	511 E 5TH ST	5 ft
THUNDERBOLT CORP	531 E 5TH STREET	40 ft
511 E 5TH STREET LLC	511 E 5TH ST	110 ft
DESMO 916 CORP	545 E 5TH ST AKA 76 AVE B	135 ft
CORMAR INCORPORATED	507 E 5TH ST	135 ft
ELLSFRED INC	520 E 6TH ST	225 ft
BA VICTORY CORP	513 E 6TH ST	240 ft
AVE A KARAOKE CORP	81 AVENUE A	250 ft
CAFETASIA INC	85 AVENUE A	250 ft
PINEAPPLE CLUB LLC THE	509 E 6TH ST	255 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	255 ft
BOGGY DEPOT INC	85 AVENUE A	265 ft
CHICANO GOTHAM LLC	503 E 6TH ST	265 ft
GREAT CABIN LLC, THE	205 E 4TH ST	270 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	285 ft
EAE CORP	94 96 AVENUE A	290 ft
CIEN FUEGOS LLC	95 AVENUE A	305 ft
THREE BEANS INC	93 AVENUE A	305 ft

Name	Address	Approx. Distance
TABLE 20 LLC	94 96 AVENUE A	315 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	390 ft
A H 103 CORP	103 AVENUE A	420 ft
LE MIU CORP	107 AVE A	475 ft
GOSLING INC	234 E 4TH ST	490 ft
SEVEN A CAFE INC	130 E 7TH STREET	495 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	515 ft
ILLB INC	43 AVENUE A	525 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	525 ft
DEATH & CO EAST VILLAGE LLC	433 E 6TH ST	525 ft
235 EAST 4TH INC	235 - 237 E 4TH ST	540 ft
SUNRISE SHADOW LLC	50 AVENUE B	580 ft
TOZZER LTD	112 AVENUE A	605 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	615 ft
ST DYMPHNAS LLC	117 AVENUE A	630 ft
GENCO IMPORTING INC	99 AVENUE B	635 ft
CHERRY TAVERN INC	441 E 6TH STREET	660 ft
FRENCH AVENUE B INC	103 105 AVENUE B	660 ft
STACKLEATHER LLC	42 AVENUE B	670 ft
ROLO REST LLC	32 AVENUE A	685 ft
AUGUST VAZAC RESTAURANT INC	108 AVENUE B	690 ft
FONDA AVENUE B LLC	40 AVENUE B	735 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BALLINGERS EV LLC	85 AVENUE A	275 ft
AVE B BUON GUSTO CORP	76 AVENUE B	535 ft
NORTEAMERICA COFFEE COMPANY LLC & SAN LORENZO	117-119 E 7TH ST	625 ft
ETHIOPIAN MESKEL INC	199 E 3RD ST	740 ft

Unmapped licenses within zipcode of report location

Name	Address
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Ravi Lalchandani - Prior Licenses
95 Avenue A New York, NY 10009

1	Business Name Queen Bear LLC (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 Derossi Asia LLC (Saransam)	Business Address 111 East 7th Street, New York NY 10009
	Type of Interest and Date Interest Began 11/2018 - Equity - CB3 Manhattan	Serial Number 1311879
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	<p>Business Name</p> <p>Little Hands Play Café Inc. (Death & Co)</p> <p>Type of Interest and Date Interest Began</p> <p>2007 - 11/2018 - Equity - CB3 Manhattan</p>	<p>Business Address</p> <p>433 East 6th Street, New York NY 10009</p> <p>Serial Number</p> <p>1113525</p>
8	<p>Business Name</p> <p>Cajun Brooklyn LLC (August Laura)</p> <p>Type of Interest and Date Interest Began</p> <p>7/2011 - Member - CB3 Manhattan</p>	<p>Business Address</p> <p>387 Court Street, Brooklyn, NY 11231</p> <p>Serial Number</p> <p>1258056</p>
9	<p>Business Name</p> <p>Derossi Chelsea LLC (Proletariat)</p> <p>Type of Interest and Date Interest Began</p> <p>9/2010 member - CB3 Manhattan</p>	<p>Business Address</p> <p>102 St. Marks Place, New York, NY 10009</p> <p>Serial Number</p> <p>1259614</p>
10	<p>Business Name</p> <p>Warlord Brooklyn LLC (Desnuda Cevicheria)</p> <p>Type of Interest and Date Interest Began</p> <p>11/2011 - Equity - CB1 Brooklyn</p>	<p>Business Address</p> <p>221 South First St, Brooklyn, NY 11211</p> <p>Serial Number</p> <p>1264966</p>
11	<p>Business Name</p> <p>Viejo Group LLC (Bourgeois Pig)</p> <p>Type of Interest and Date Interest Began</p> <p>7/2014 - 5/2017- Equity CB2 Manhattan</p>	<p>Business Address</p> <p>127 MacDougal Street, New York, NY 10012</p> <p>Serial Number</p> <p>1220699</p>
12	<p>Business Name</p> <p>Derossi Mac LLC (Ladybird)</p> <p>Type of Interest and Date Interest Began</p> <p>2017 - Equity - CB3 Manhattan</p>	<p>Business Address</p> <p>111 East 7th Street, New York, NY 10009</p> <p>Serial Number</p> <p>1303100</p>
13	<p>Business Name</p> <p>Cajun & Co LLC</p> <p>Type of Interest and Date Interest Began</p> <p>4/2007 - 2015 - Equity - CB3 Manhattan</p>	<p>Business Address</p> <p>111 East 7th Street, New York, NY 10009</p> <p>Serial Number</p> <p>1191065</p>

14 Business Name

Death & Co East Village LLC

Business Address

433 East 6th Street, New York, NY 10009

Type of Interest and Date Interest Began

11/2018 - Equity - CB3 Manhattan

Serial Number

1313715

Menu

The menu is still to be determined but the concept will be vegan Mexican cuisine.

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.

Noise Control

The establishment will have sound proofing installed 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.

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.

Does any principal have other businesses in this area?

Amor y Amargo- Bitters-Focused Bar

Avant Garden - Vegan Restaurant

Ladybird- Vegan Tapas Restaurant

Desnuda- Cevicheria & Wine Bar

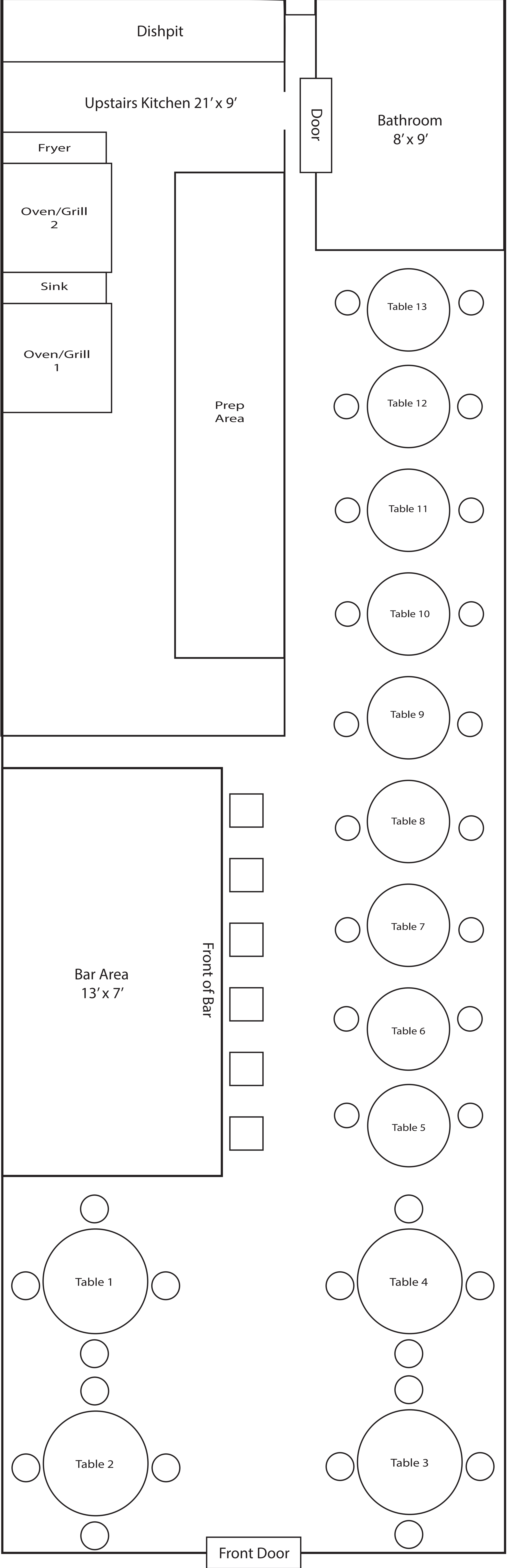
Death & Company- Cocktail Bar

Night Music- Vegan Restaurant

Proletariat - Beer Bar

Soda Club – Vegan Pasta Restaurant

Rear Door



Rear Door

Downstairs Kitchen
45' x 41'

Hatch Entrance



4907

Rick D. Chandler, PE
Commissioner

Joseph Bruno, RA.
Dep. Borough Commissioner
josbruno@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007

www.nyc.gov/buildings

212-393-2019

646-500-6170

May 25, 2018

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th Floor
New York, NY 10027

Re: 511 East Fifth Street
BLOCK: 0401 LOT: 0058
ZONING DISTRICT: R7B

To Whom It May Concern:

This is in response to your request dated **May 24, 2018** for a Letter of No Objection for **511 East Fifth Street**, for an **Eating and Drinking Establishment**. **Department Records indicate Store, Use Group 6, as a use on the First (1st) Floor.**

The Department has **No Objection** to an **Eating & Drinking Establishment, Use Group 6**, on the **First (1st) Floor**, for **less than 75 persons**, at the above referenced premises.

If this building is hereafter altered, or its use changes, an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

Joseph Bruno, RA
Deputy Borough Commissioner

Joseph Bruno, RA
Deputy Borough Commissioner
Manhattan

JB/dmw

Cc: Martin Rebholz, R.A., Borough Commissioner
James Geoghegan, Plan Examiner
John Bedard, Applicant
Premises File























