



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: 11/20/2020

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: Beer / Wine Tavern

If alteration, describe nature of alteration: _____

Previous or current use of the location: Juice Bar (Liquiteria)

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 170 2nd Ave New York, NY 10003

Cross streets: Corner at 11th St and 2nd Ave

Name of applicant and all principals: GVI East Village, LLC

Rakesh Chandiramani, Dilip Hari, Sebastien Auvet

Trade name (DBA): Vin Sur Vingt Wine Bar

PREMISE:

Type of building and number of floors: Co-op, 15 Stories

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: _____

What is permitted under the NYC outdoor dining program _____

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? 74

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):

R7A, 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) Sun & Monday: 3pm - 12am; Tuesday - Saturday: 3pm - 2am

Outdoor Space: Sun & Monday: 3pm - 10pm; Tuesday - Saturday: 3pm - 11pm

Number of tables? 11 Total number of seats? 36

How many stand-up bars/ bar seats are located on the premise? 1 bar, 9 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): L-Shaped: 5'11"x 12'2"x 11'3" (Attached)

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

French inspired. See attached.

What are the hours kitchen will be open? all hours of operation

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

How many employees will there be? 3

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: Standard Receiver; Sonos and 4 Martin Logan Mounted 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 Vin Sur Vingt Wine Bar

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? ¹⁰ _____

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

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) _____, 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 6pm.
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.

500 Foot Survey

Legend

- LEGEND**
- On-Premise Licenses
 - Off-Premise Liquor
 - Off-Premise Wine and Beer
 - On-Premise Wine and Beer
 - On-Premise Beer
 - Off-Premise Liquor
 - Off-Premise Wine
 - Off-Premise Beer
 - Wholesale
 - Pending



On-Premise Licenses within 500 Feet

| | |
|--------------------------|--------|
| LA MERIDIANA I LTD | 120 ft |
| JUDEX ENTERPRISES INC | 145 ft |
| CHURCH & LOUIS INC | 175 ft |
| PEPRICO INC | 195 ft |
| A VENIERO INC | 260 ft |
| PJ RESTAURANT INC | 300 ft |
| E&Y HOSPITALITY LLC | 300 ft |
| 155 SECOND AVE REST INC | 305 ft |
| SOBAYA RESTAURANT INC | 325 ft |
| 31 ORCHARD ST REALTY INC | 350 ft |
| MSB RESTAURANTS LLC | 365 ft |
| 12TH ST ALE HOUSE LLC | 370 ft |
| HONEY RYDER LLC | 370 ft |
| 149 SECOND AVE REST INC | 410 ft |
| 211 AVE A RESTAURANT INC | 435 ft |
| DUCKS EATERY EV LLC | 445 ft |
| FT 245 CORP | 450 ft |
| ROBATAYA NY LLC | 495 ft |

Information on Novel Coronavirus

Coronavirus is still active in New York. We have to be smart. Wear a mask, maintain six feet distance in public and download the official New York State exposure notification app, COVID Alert NY.

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 Vincent G. Bradley, Chairman
 Greeley T. Ford, Commissioner

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Public Query - Results

Found 8 matches for: *chandiramani, rakesh* in Principal Name
 Displaying records 1 - 8.

| Premises Name | Address | License Class | License Type | Expiration Date | License Status |
|---------------------|-------------------------------------------------------------|---------------|--------------|-----------------|----------------------|
| GHAR VENTURES INC | 201 W 11TH ST STORE 6 NEW YORK, NY 10014 | 344 | TW | 04/30/2021 | License is Active |
| GVI BROADWAY LLC | 1140 BROADWAY STORE #3 NEW YORK, NY 10001 | 344 | TW | 08/31/2021 | License is Active |
| GVI PLAZA LLC | 768 5TH AVE SPACE # GC 19/21 NEW YORK, NY 10019 | 344 | TW | 10/31/2020 | Expired |
| GVI COLUMBUS LLC | 66 W 84TH ST NEW YORK, NY 10024 | 344 | TW | 05/31/2022 | License is Active |
| GVI TRIBECA LLC | 66 WEST BROADWAY STORE 7 NEW YORK, NY 10007 | 344 | TW | 08/31/2021 | License is Active |
| GVI RIVERSIDE LLC | 100 RIVERSIDE BLVD UNIT 2 NEW YORK, NY 10069 | 344 | TW | 06/30/2020 | OPERATING UNDER SAPA |
| ARC 74TH STREET LLC | 417 419 E 74TH ST STORE W NEW YORK, NY 10021 | 344 | TW | 12/31/2020 | License is Active |
| GVI LEXINGTON LLC | 570 LEXINGTON AVE UNIT 120 NEW YORK, NY 10022 | 341 | RW | 10/31/2020 | License is Inactive |

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Public Query - Results

Found 7 matches for: *"hari, dilip"* in Principal Name
Displaying records 1 - 7.

| Premises Name | Address | License Class | License Type | Expiration Date | License Status |
|-------------------|---------------------------------------------------------------|---------------|--------------|-----------------|----------------------|
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**170 Second Avenue Owners Corp.
c/o ERPM Company
591 Third Avenue #2B
New York, New York 10016**

11/20/2020

Community Board #3

CC: Edwin Chan, Sr. Community Associate, Max Bookman, Pesetsky and Bookman, OC
59 East 4th St. New York, NY 10003

Dear Community Board #3:

We are the Board of a 75-unit cooperative at a 1920's 17-story building on 11th Street and Second Avenue. Our residents are a representative mix of the population of the East Village: residents who have lived here for decades and raised families here (including families where multiple generations now live in the building), more recent neighbors with young families, renters, and an overall mix of generations, professions and backgrounds. We have a total of 3 commercial spaces: aside from the space referenced herein, there is a pharmacy and an eyeglass store - and we have worked hard with our commercial tenants during the pandemic in an effort to aid in their survival. We all care deeply about the East Village community and our quality of life here.

We met with Rakesh Chandiramani, the new leaseholder of the corner retail space, on multiple occasions. He has provided us with an overview of the Vin Sur Vingt Wine Bar concept that he intends to open. He answered all our questions and addressed any concerns. We appreciate his outreach to our Board and are satisfied that we are starting off on the right foot with his company. We have also spoken with references in other buildings where he leases Vin Sur Vingt locations and were told they are good tenants with no issues or complaints, quality of life or otherwise. We look forward to a long-term relationship with Vin Sur Vingt and wish Rakesh much success with his new location.

Representing the unanimous support of the Board of Directors, it is my pleasure to express our enthusiastic support for VSV Wine Bar's application for a license to serve beer and wine (no hard liquor) with light recorded background music (no loud music, live music or DJs), with closing hours no later than 12am on Sunday and Monday's and Tuesday through Saturday, no later than 2am.

Sincerely,



David Seres, President
On Behalf of the Board of Directors
170 Second Ave Owners Corp.



CHARCUTERIES

3 FOR \$26 or 5 FOR \$40

SAUCISSON SEC Dry Sausage Plate with Pickles 9

SAUCISSON A L'AIL Garlic Sausage Plate with Pickles 10

ROSETTE DE LYON Pork Sausage Plate with Pickles 10

PÂTÉ DE CAMPAGNE Housemade Pork Paté Served with Pickle 14

MOUSSE DE FOIE DE VOLAILLE Housemade Chicken Liver Mousse

Served with Toast & Mustard 10

RILLETTE Housemade Shredded Pork Served with Pickles & Mustard 10

CHIFFONADE DE JAMBON CRU Country Style Ham, Pickles 9

TERRINE DE FOIE GRAS Duck Terrine (extra \$12 for combo) 22

FROMAGES

3 FOR \$24 or 5 FOR \$34

SINGLE ORDER Ask for our Daily Selection 10

Combos

3 FROMAGES & 3 CHARCUTERIES \$47

5 FROMAGES & 5 CHARCUTERIES \$68

CLASSIQUES

OLIVES Marinated Mixed Olives, Herbes de Provençes 9

CRÈME DE BLEU Warm Blue Cheese Dip, Toast 10

FRENCH ONION SOUP Vegetable Broth, Caramelized Onions, White

Wine, Gratinated Cheese 15

ESCARGOTS Garlic & Parsley Butter 15

MAC & CHEESE Macaroni, Bechamel 16

QUICHE AUX CHAMPIGNONS Egg Custard in Puff Pastry, Crimini

Mushrooms, Gruyere, Mixed Greens 14

TUNA TARTARE Hand-Chopped Tuna, Mixed Greens 18

STEAK TARTARE AU COUTEAU Hand-Chopped Grass Fed Beef

Tenderloin, Mixed Greens 20

TARTINES

TOMATE Fresh Tomato, Basil Pesto, Pickled Red Onions 12

BRIE AU MIEL Melted Brie, Honey 12

SAUMON Smoked Atlantic Salmon, Basil Pesto, Pickled Red Onions, Capers,

Lemon Crème Fraîche 16

CHAMPIGNON Sautéed Mushrooms, Goat Cheese 14

AVOCADO Red Onions, Sesame Seeds 15

SANDWICHES

CROQUE PROVENÇAL Tomato, Gruyere, Basil Pistou 16

CROQUE MONSIEUR/MADAME Black Forest Ham, Gruyere,

Garlic Parmesan Bechemel 18/19

POULET Marinated Chicken Breast, Lettuce, Tomato, Avocado, Mayo 19

STEAK Hanger Steak, Mixed Peppers, Swiss Cheese, Caramelized Onions 24

CASSOLETTES

3 FOR \$43 / 5 or FOR \$61 (1 OF EACH)



BOURGUIGNON MAISON Beef Braised Stew, Red Wine, Carrot, Potato, Pearl Onions, Mushroom 16

MEATBALL Marinated Beef Meatballs, Fresh Crushed Tomato Sauce 15

POULET A LA CREME Braised Chicken, Mushroom Cream Sauce 14

SAUMON Atlantic Salmon, Tomato, Shallots, Black Olives, Capers 17

RATATOUILLE Tomato, Zucchini, Eggplant, Onions, Garlic, 14

HACHIS PARMENTIER Angus Ground Meat, Roasted Garlic Mash

Potatoes 15

SALADES

FERMIÈRE Mixed Greens, Roasted Chicken, Avocado, Tomato, Cucumber, Corn,

Red Onions, Shallot Vinaigrette 20

CRAB SALAD Arugula, Ginger, Scallions, Cucumber, Mint, Cilantro, Red

Onions, Cherry Tomato, Seasonal Dressing 19

KIDS MENU

MAC & CHEESE Macaroni, Bechamel, Bread Crumble 12

GRILLED CHEESE SANDWICH Melted Cheese, Toast 12

DESSERTS

GATEAU AU CHOCOLAT Warm Chocolate Cake,

Salted Caramel Whipped Cream 10

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness. 20% gratuity will be added to parties of 6 or more

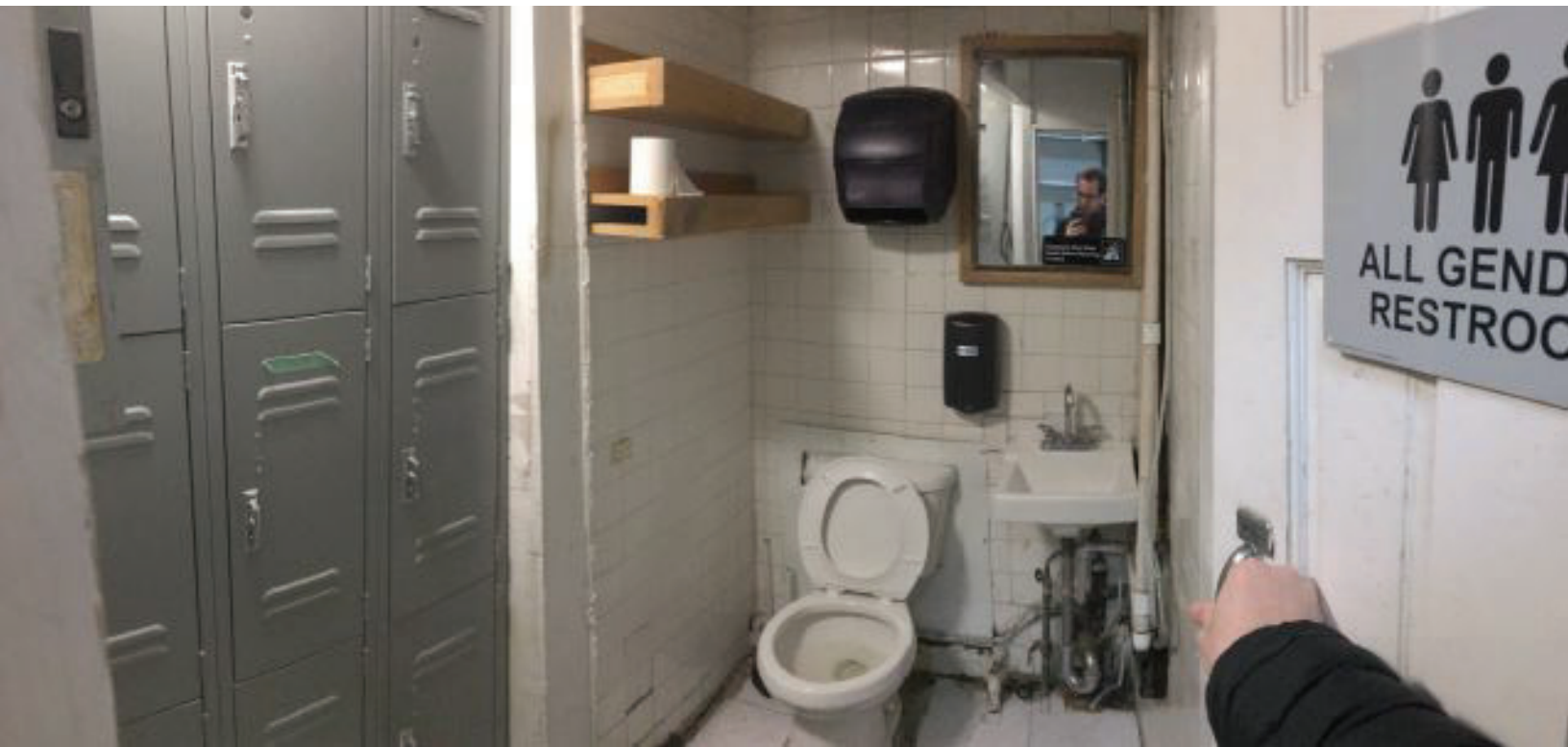
GVI East Village LLC
170 2nd Avenue
New York, NY 10003



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New York, NY 10003



**GVI East Village LLC
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New York, NY 10003**



170 Grand Avenue

Retail Space For Lease

| | |
|--------------|--------|
| GROUND FLOOR | 700 SF |
| LOWER LEVEL | 200 SF |

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G
/ T
THE GRAFF TEAM

COMPASS