

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: 06/29/2021

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: Full OP License

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Lounge/Bar

Corporation and trade name of current license: Trummer Art Holdings LLC / Atelier

APPLICANT:

Premise address: 324 Grand Street, New York, New York 10002

Cross streets: Orchard Street and Ludlow Street

Name of applicant and all principals: Lotus Grand LLC & Camilla New York LLC.

James O'Hanlon, Robert Shultz, Arash Josh Rahmani, Abraham Khalili

Trade name (DBA): Camilla

PREMISE:

Type of building and number of floors: Seven story (eight floors) mixed residential and commercial

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: N/A

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): C4-4A

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 3:00pm - 2:00am (Monday - Friday); 11:00am - 2:00am (Saturday & Sunday)

Number of tables? 16 Total number of seats? 64

How many stand-up bars/ bar seats are located on the premise? 1/15

(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): 1 stand-up bar, 20'

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

Mediterranean-inspired menu with a focus on shared plates.

What are the hours kitchen will be open? opening until 1:00am (food prep area)

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

How many employees will there be? 8-16

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* ^{*RECORDED}

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Tuned Martin Audio 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? _____
Occasional (2-4 times a month), cultural and private events, and art showcases

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) Please see attached security and street management plans

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 N/A - Already installed and space is completely subterranean in concrete slab construction without windows.

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: The Daisy

Address: 1641 2nd Avenue, New York, 10128 Community Board # 8

Dates of operation: 2015 - Present

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 Hospitality

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? Approximately 5

How many On-Premise (OP) liquor licenses are within 500 feet? 14

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. 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 Social lounge _____,

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 3:00pm - 2:00am ; Tue 3:00pm - 2:00am ; Wed 3:00pm - 2:00am ;

Thu 3:00pm - 2:00am ; Fri 3:00pm - 2:00am ; Sat 11:00am - 2:00am ;

Sun 11:00am - 2:00am . (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 OR

My sidewalk café hours will be _____

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 live performances or televised sports.

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, or during unamplified live performances or televised sports.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____, _____ number of TVs.
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 7:00pm.
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: James O'Hanlon

Phone Number: 516-924-2225

Camilla - 324 Grand St

Camilla Concept & Overview:

Camilla is conceptualized as a new generation of a social lounge, mixing culture, art & music as a gathering space for the diverse creatives & professionals of lower manhattan.

Bonding mindfulness and sophistication Camilla will brighten up and bring a new memorable energy to the typical New York city social outings.

Camilla Security & Street Management Plan:

Maintaining a thoughtful & peaceful environment outside & inside at all times is of utmost importance & will be prioritized by the operational & security teams for Camilla.

All security will be handled by a licensed security company, at all times of operation a minimum of 1 security guard will be at the street level door. This security personnel will handle both checking ID's & ensuring all guests are entering & leaving efficiently.

Thursday - Saturday, additional security will be added as needed to ensure a proper environment both inside and outside. No lines are to be formed outside on the street at anytimes, patrons will cue in the stairways & in the lower level as needed. Camilla will use electronic reservation systems such as Resy to ensure strict capacity limits are met.

A minimum of one security guard will stay 30 minutes past closing to help ensure all patrons are leaving the building and neighborhood quietly and respectfully.

324 Grand St - Outside Photo



324 Grand St - Inside (Current) Photos



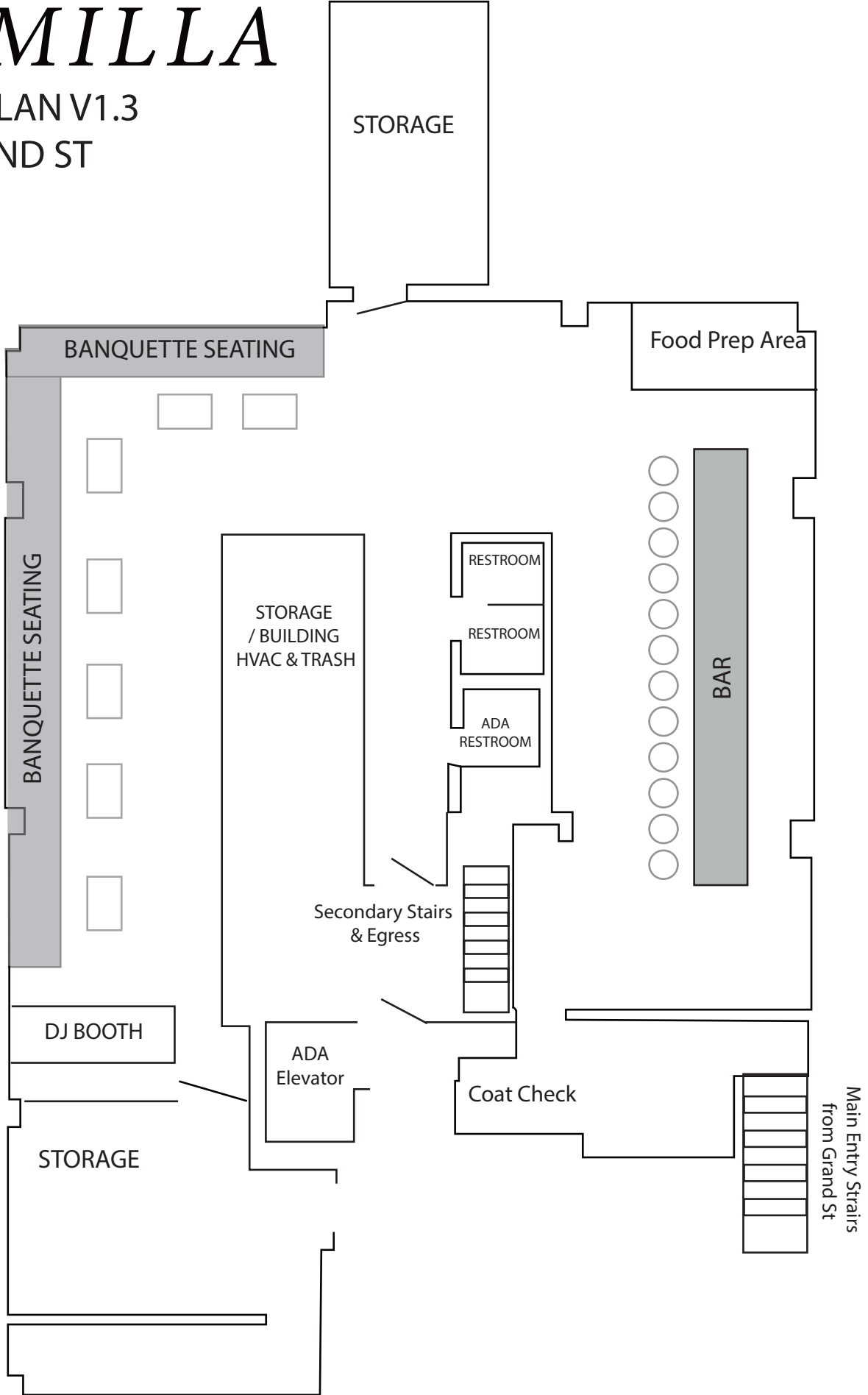




CAMILLA

FLOOR PLAN V1.3

324 GRAND ST



Camilla

Shared Plates

Edamame, sea salt 7

Sampler, Tzatziki, Olives, Tirokafteri, Pita 16

Organic Garden Salad, ginger dressing 14

Marinated & Grilled Peppers, Olive Oil, Garlic 12

Shishito Peppers, lightly seasoned 12

The Salad, Tomato, Cucumber, Green Pepper, Red Onion, Feta, Olives 14

The Hummus, Pita, Olive Oil 12

Stringed Cheese, Hand Pulled, Olive Oil, Caraway Seeds 9

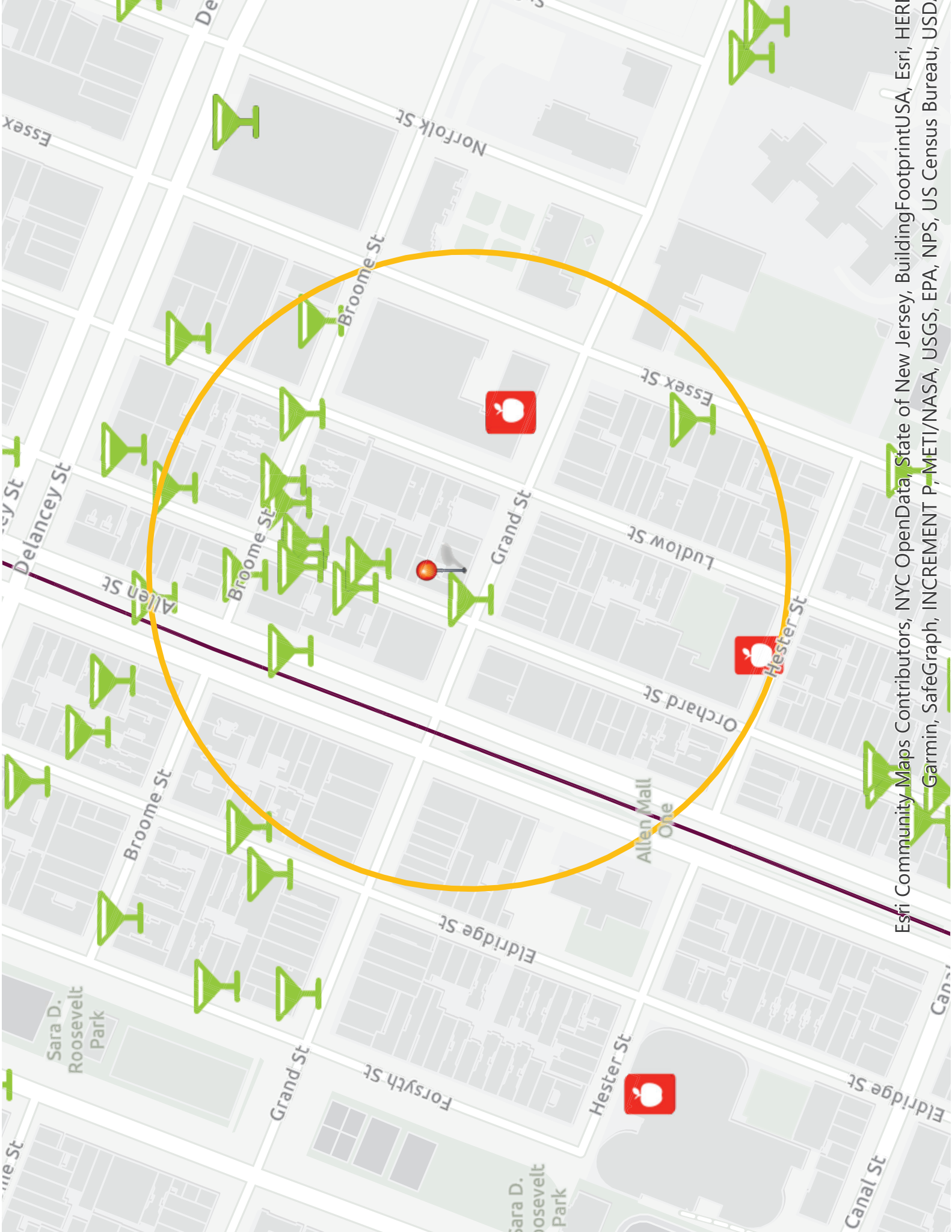
Meatballs, spicy aoli 12

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	324 Grand St, New York, 10002
Geocode	Latitude: 40.71722 longitude: -73.99040
Report Generated On	3/29/2021

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
FRIEDMAN'S ON GRAND LLC Ser #: 1334484	359 GRAND ST NEW YORK, NY 10002	470 ft

Active On Premises Liquor Licenses within 500 feet		
Name	Address	Distance
TRUMMER ART HOLDINGS LLC Ser #: 1309413	324 GRAND ST NEW YORK, NY 10002	46 ft
NORMAN'S CAY GROUP LLC Ser #: 1272699	74 ORCHARD ST NEW YORK, NY 10002	158 ft
GRAZ RESTAURANT LLC Ser #: 1189713	79 ORCHARD STREET GRAND & BROOME STS. NEW YORK, NY 10002	180 ft
TWO BIKES LLC Ser #: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, NY 10002	258 ft
COMPAS GROUP NEW YORK LLC Ser #: 1222226	86 ORCHARD STREET BROOME ST AND GRANT ST NEW YORK, NY 10002	258 ft
SAIGONNYC LTD Ser #: 1256341	85 ORCHARD ST UNIT B BROOME ST & GRAND ST NEW YORK, NY 10002	264 ft
BARRIO CHINO LLC Ser #: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, NY 10002	301 ft
BIG CANDY LLC Ser #: 1275668	86 ALLEN ST NEW YORK, NY 10002	306 ft
54 MULBERRY LLC Ser #: 1312031	252 BROOME ST NEW YORK, NY 10002	322 ft
XLR8 LLC Ser #: 1271863	266 BROOME ST NEW YORK, NY 10002	348 ft
L E S RESTAURANT CORP Ser #: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, NY 10002	358 ft
RABBIT BOX HOSPITALITY LLC Ser #: 1318946	41 ESSEX ST STORE B NEW YORK, NY 10002	422 ft
GUTTER BAR LES LLC THE Ser #: 1324160	242 BROOME ST BASEMENT LEVEL NEW YORK, NY 10002	454 ft
JOHANNGPRO LLC Ser #: 1289900	96 ORCHARD ST NEW YORK, NY 10002	477 ft
CONGEE VILLAGE INC Ser #: 1273685	100 ALLEN ST NEW YORK, NY 10002	492 ft



Esri Community Maps Contributors, NYC OpenData, State of New Jersey, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Community Groups to be Contacted for Application:

Space: Space.blockassociation.nyc@gmail.com

OSBA: orchardstblockassociation@gmail.com

Assc. Of Latino Business Owners & Residents: ecruz@nyalbor.org

Friends of the LES: Friendsoftheles@gmail.com

LUNGS: Lesdwellers2012@gmail.com

Bowery Alliance of Neighbors: Ban62007@gmail.com