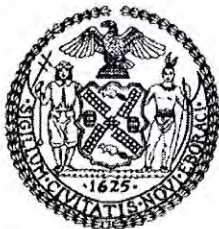




HELBRAUN & LEVEY LLP
ATTORNEYS AT LAW

CLINTON STREET RESTAURANT LLC
29A CLINTON STREET
NEW YORK, NY 10002

MANHATTAN COMMUNITY BOARD THREE



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
 Phone: (212) 533-5300 - Fax: (212) 533-3659
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, 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
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change
 **TRANSFER OF EXISTING LICENSE TO SAME OWNERSHIP/PRINCIPAL)

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 3/29/2017

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: OP

If alteration, describe nature of alteration: (transfer of existing license to same principle, new entity name)

Previous or current use of the location: Restaurant

Corporation and trade name of current license: VALOURIA INC (OP SERIAL 1134508)
DBA THELMA ON CLINTON

APPLICANT:

Premise address: 29a Clinton Street

Cross streets: Houston and Stanton Streets

Name of applicant and all principals: Clinton Street Restaurant LLC (Melissa O'Donnell)
n/a

Trade name (DBA): Lil' Gem

PREMISE:

Type of building and number of floors: Apartment building, 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: n/a
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? under 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):
Zoning:R7A Commercial Overlay:C1-5

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
n/a

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday-Thursday 5pm-12am,
Friday 5pm-1am, Sat: 10am-1am, Sun: 10am-10pm

Number of tables? 17 Total number of seats? 42

How many stand-up bars/ bar seats are located on the premise? 1/5
(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 bar, 10 ft

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
Modern Lebanese, sharing plates

What are the hours kitchen will be open? all hours that the restaurant is open

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

How many employees will there be? 8-10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 3 (for special occasions)

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 n/a

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

Please describe your sound system: 4 JBL speakers (existing system)

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.

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.")

**crowds and vehicular traffic should not be an issue.*

Will there be security personnel? Yes No (If Yes, how many and when) n/a

n/a

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: Valouria Inc dba Thelma on Clinton

Address: 29a Clinton Street NY NY 10002 Community Board # 3

Dates of operation: 12/2002 - 1/2017

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

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 n/a

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? (see attached) _____

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. I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. 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 _____.
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by _____.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

*REQUESTING
THE SAME
STIPULATIONS
AS PREVIOUS
OPERATION*



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RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will control noise inside and remind customers to be respectful of neighbors, with a fulltime manager and staff that will be managing the premises at all times.

Music will be limited to low level, ambient background music. Low level speakers will be installed where noise will not be leaving the premise.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does not expect that this will be an issue given the character of their proposed establishment and the small size of it. To ensure that this does not become an issue, all staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear. These applicants have an existing restaurant in New York City that is similarly situated. They have proven effective at maintaining order outside the establishment their and would employ the same techniques here.

Proximity Report for Location:

March 29, 2017

29 Clinton St, New York, NY, 10002

* 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.

Churches within 500 Feet

| Name | Approx. Distance |
|----------------------------|------------------|
| Congregation Chasam Sopher | 215 ft |

Schools within 500 Feet

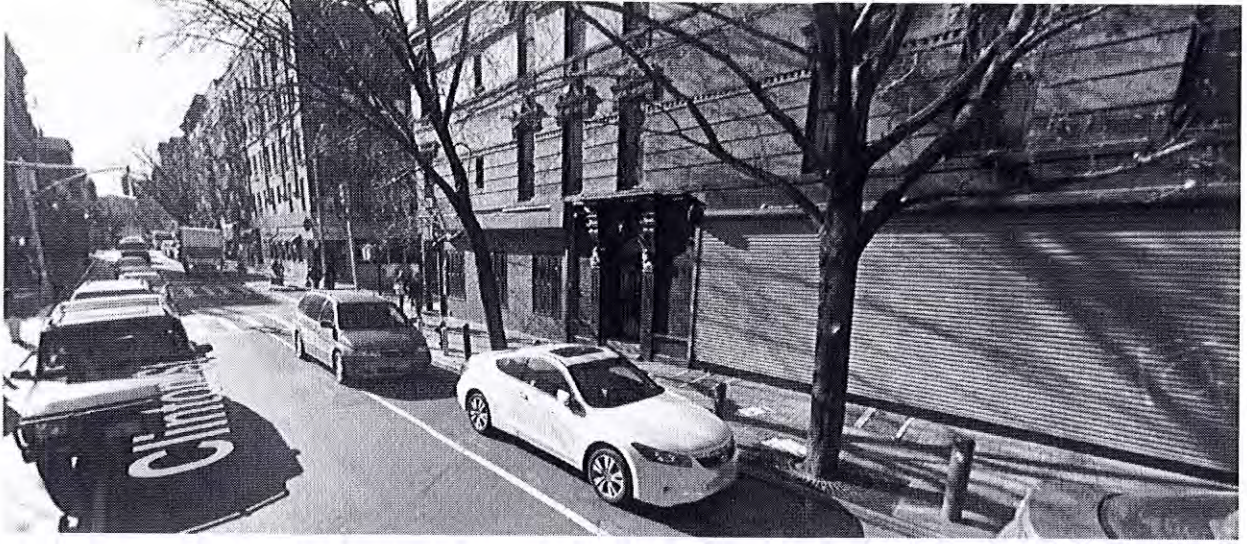
| Name | Address | Approx. Distance |
|--------------------------------|-----------------------|------------------|
| LOWER EAST SIDE PREP SCHOOL | 145 STANTON ST 4TH FL | 320 ft |
| CHANCELLOR'S MODEL SCHOOL PROJ | 145 STANTON ST | 320 ft |

On-Premise Licenses within 500 Feet

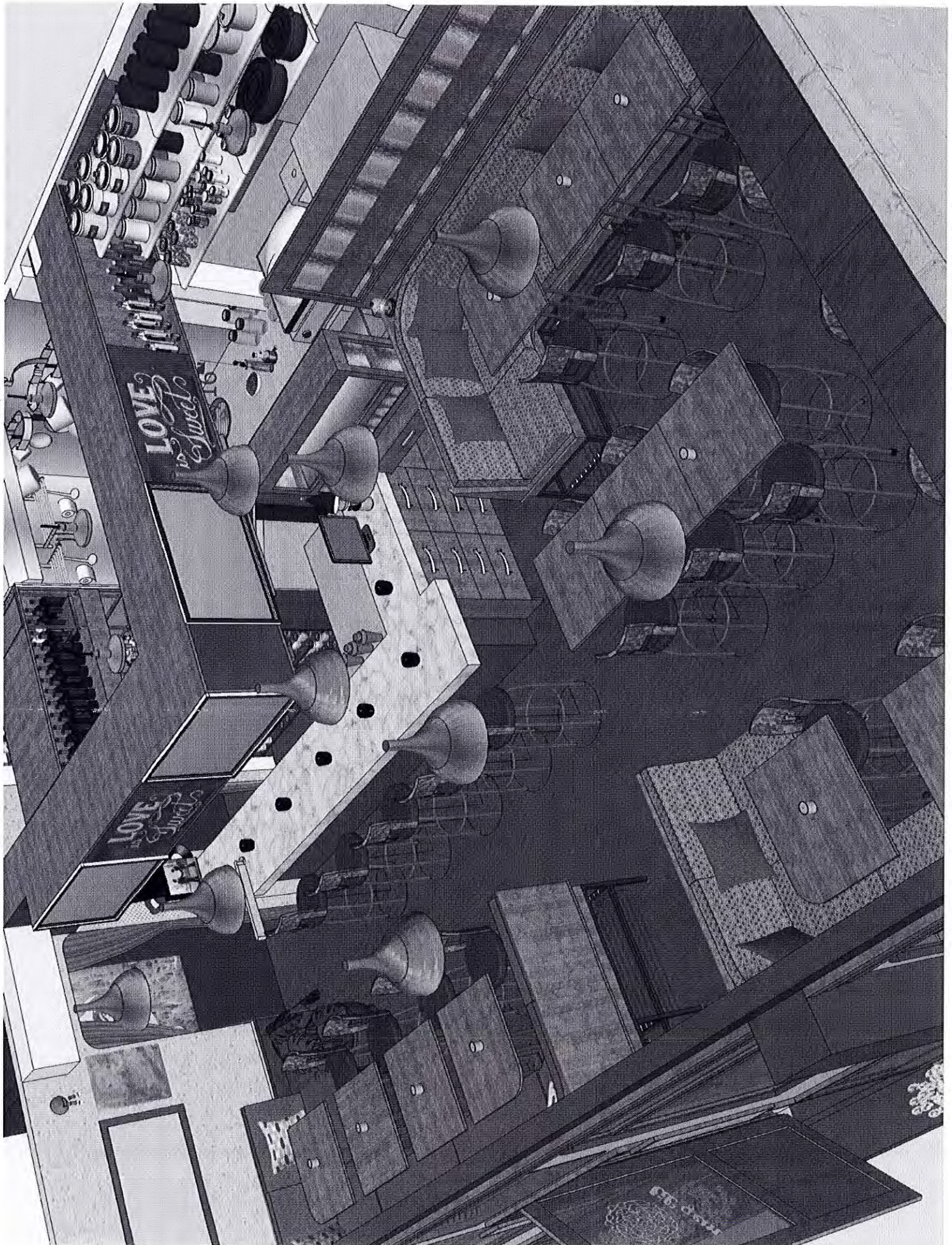
| Name | Address | Approx. Distance |
|--------------------------------------|--------------------------------|------------------|
| AVIR LLC | 29 CLINTON ST AKA168STANTON ST | 0 ft |
| VALOURIA INC -- current location | 29 CLINTON STREET | 0 ft |
| BETA CLINTON CORP | 37 39 CLINTON STREET | 95 ft |
| AZASU INC | 49 CLINTON ST | 220 ft |
| PMMR LLC | 188 SUFFOLK ST | 340 ft |
| PINALITO CITY RESTAURANT INC | 293 E HOUSTON ST | 355 ft |
| MAPLE VIEW HOLDINGS CORP | 2-4 CLINTON ST | 380 ft |
| J SALT LLC | 63 CLINTON ST | 390 ft |
| BLACK ROSE HOSPITALITY GROUP LLC | 67 CLINTON ST | 410 ft |
| GRC RESTAURANT PARTNERS INC | 269 E HOUSTON ST | 430 ft |
| 68 CLINTON RESTAURANT ASSOCIATES LLC | 68 CLINTON ST | 445 ft |
| ICHIBAN 71 CLINTON INC | 71 CLINTON ST | 445 ft |
| STERLING PARKSIDE CORP | 317 E HOUSTON STREET | 460 ft |
| EL MAGUEY Y LA TUNA LTD | 321 E HOUSTON ST | 480 ft |
| 174 RIVINGTON STREET CORP | 174 RIVINGTON ST | 485 ft |











PROPOSED MENU

PICKLES AND PRESERVES

Lil' Gem will be a Modern Lebanese restaurant focusing on small plates and fresh seasonal ingredients.

DIPS \$8

- Sprouted chickpea hummus
- Smoked eggplant babaganoush
- Beet dip, zataar, feta
- Homemade labne, mint, plum balsamic, pickled pepper

PIES \$6

- Spinach: pine nuts, fresh cheese
- Meat: Lamb, pine nuts
- Chicken: dried figs, onion, thyme

VEGETABLES

- Pickled beets and turnips \$5
- Little Gems, artichoke, labne, lemon, herbs \$12
- Sweet potato kibbeh: cilantro and pomegranate \$12
- Stuffed onions, quinoa, tomato, almonds, preserved lemon \$12
- Braised fennel, orange, olive, dill \$8
- Shaved cabbage, almonds, parsley, lemon \$8
- Fried cauliflower, sumac, garlic sauce \$11
- French fries, sumac, garlic sauce \$8

FISH AND MEAT

- Smoked Fish kibbeh: house smoked fish, quinoa, dill, preserved lemon \$12
- Roasted baby octopus, sumac, pickled turnips and onions \$15
- Homemade lamb sausage, zhug and coriander \$15
- Whole roasted branzino, pomegranate, preserved lemon, basil \$27

FLATBREADS FROM OUR SAJ OVEN (ASSORTED REGULAR AND GLUTEN FREE)

- Zataar, olive oil \$8
- Labne, plum balsamic, baby arugula \$12
- Homemade lamb sausage \$15

DAILY SHWARMA (rotating)

- Chicken
- Mixed poultry
- Lamb
- Beef

ROTISSERIE (rotating)

- Organic chicken, lemon, garlic, turmeric, sumac
- Duck, cardamom, pomegranate, honey, thyme, dried mint
- Kokoretsi: lamb kidneys and liver, Lebanese 7 spices