



HELBRAUN & LEVEY LLP
ATTORNEYS AT LAW

ENTITY TO BE FORMED BY JOSH GRINKER
168 1/2 DELANCEY STREET
NEW YORK, NY

MANHATTAN COMMUNITY BOARD THREE
SLA MATERIAL



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

Check if either of these apply:

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

Today's Date: July 27, 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: N/A

Previous or current use of the location: RESTAURANT WITH CUSTOMER BAR

Corporation and trade name of current license: (PREVIOUSLY APOLO RESTAURANT - 1125611)

APPLICANT:

Premise address: 168 & 1/2 Delancey Street

Cross streets: Delancey between Clinton St and Ridge St

Name of applicant and all principals: Tracy Jane Young and Joshua Grinker

Trade name (DBA): (pending)

PREMISE:

Type of building and number of floors: MIXED USE BUILDING, 6 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: 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? _____

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):
R8A - GENERAL RESIDENTIAL DISTRICT C1-5 LOCAL RETAIL DISTRICT

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) 7 DAYS A WEEK 11AM-2AM
N/A

Number of tables? 8 Total number of seats? 43

How many stand-up bars/ bar seats are located on the premise? 12
(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, SOUTHEAST SIDE OF BUILDING, 15' LONG

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 CHINESE FOOD. (SEE ATTACHED MENU)

What are the hours kitchen will be open? 11AM - 2AM (all hours)

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

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?) N/A

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: SONOS RESTAURANT SYSTEM FOR BACKGROUND MUSIC

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? _____

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.")

Will there be security personnel? Yes No (If Yes, how many and when) _____
NO SECURITY PERSONNEL WILL BE NEEDED FOR THIS ESTABLISHMENT.

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: RED HOUSE BK LLC / STONE PARK CORNER LLC

Address: 20 SKILLMAN AVE (B1) / 324 5TH AVENUE (B6) Community Board # 1, 6

Dates of operation: 2004 TO PRESENT

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? SEE ATTACHED

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 N/A DJs/ promoted events per N/A, more than N/A private parties per N/A.
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 7PM.
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.



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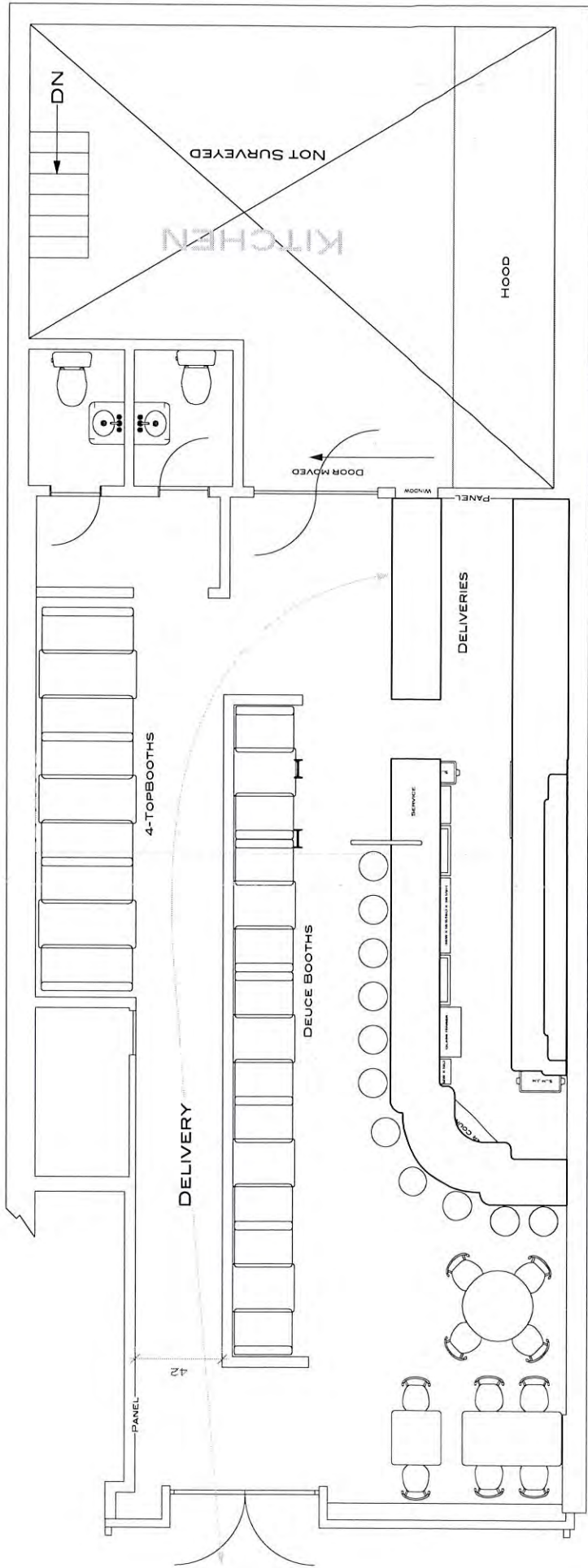
RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

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.











**GET SUM:
DUMPLINGS, BUNS & DIM SUM**

- White Broiler Chicken Dumplings (4) .10
w/ cinnamon red oil (steamed or fried)
- Wok Seared Long Dumpling (4)12
Berkshire pork, garlic stems
& black vinegar
- Chinese Hanging Pork Ribs (4)12
Mei Kuei Lu Chiew Brandy, local honey
- Crispy White Radish Cake (4)11
Lap Chong sausage, rock shrimp
& hoisin
- Sesame Shrimp Toast (8)12
w/ spicy mustard & Chinese ketchup
- Bok Choy Potsicker (4)11
w/ bean thread noodle, mushroom,
water chestnut & carrot
- Handmade Scallion Chicken Buns (3) .11
w/ orange hoisin. (steamed or fried)
- Soy Braised Crispy Pork Belly (4)14
w/ ginger & scallion white BBQ sauce

BIG WOK TRADITIONAL

- Tea Smoked Mu Shu Duck.21
w/ homemade pancake
- Red Pine Chicken22
pressed w/ Berkshire pork, star anise
braise, Shanghai shoots
- Mapo Dofu.14
minced pork, Sichuan peppercorn
& handmade dofu
- Crispy Garlic Chicken.24
Lancaster County 1/2 bird
- Steamed Whole Fish.MP

BIG WOK STIR FRIED

- Twice Cooked Harvest Pork.22
spring onions, trumpet mushrooms
& chili paste
- Kung Po Chicken.18
dried chilies & roasted Georgia peanuts
- Gulf Shrimp & Choy.24
black soybeans, sweet red chili
- Market Salt & Pepper Dry Fry.MP
- Ginger Beef & Chinese Broccoli25
shellfish brine/ house made silver

Dim Sum Supper

ask your server for details



NOODLES

- Copper Well Street Noodle.13
chili oil, shrimp & Chinese greens
- Beijing Street Noodle10
Chinkiang vinegar, baby bok choy
- Ants Climbing a Tree.14
pork, yam cellophane noodle, tree ear
mushrooms
- Dan Dan Mian.13
preserved mustard stem, Sichuan
pepper, chili oil, minced pork & peanut
- Cold Sesame Noodle.9
garden cucumber, peanuts, chili oil

FRIED RICE

- Angry Pig w/ Chinese hanging pork. 12
smoked tofu, snap pea, egg & ginger
- Ocean Wealth Shrimp.12
smoked tofu, snap pea, egg & ginger
- Yeungshau Egg.12
smoked tofu, snap pea, egg & ginger

SOUPS

- Chop Your Head Off.9
napa cabbage, flour dumpling & pork
- Hot & Sour.9
lily flower, shrimp, chicken, white pepper
& red vinegar

VEGETABLES

- Sichuan Cucumbers.8
w/hot bean, sesame & chili oil
- Double Garlic Chinese Eggplant.9
spring onion & kung po sauce
- Dry Fried Long Bean12
w/pickled vegetable & ground pork
- Crispy Sichuan Oyster Mushrooms . . .14
green peppercorns, chili oil & wok
fried salt
- Wok Seared Pea Shoots or
Steamed Shanghai Bok Choy.14
w/ charred garlic
- Weeping Tiger Salad.9
w/ cilantro, hot long pepper,
napa cabbage & dried baby shrimp
- Cold Poached Watercress8
garlic, fish sauce & soy vinaigrette
- Mock Eel.9
shiitake mushrooms, KCI Soy
- Sweet & Sour Walnuts.8
red vinegar, tofu & palm sugar

*Try Our Famous
Imperial Spring Rolls*

- shrimp, squid, scallops & cilantro
- 1 order.12
- 2 orders.22

Kings County Imperial is in partnership with Kings County Soy Works, a sun-fermented soy sauce crafted by 4th generation soy makers on the Pearl River delta in Southern China.

Like our soy sauce, we use all natural ingredients in our cooking. We source locally and support our local producers.

We harvest as much from our heirloom Chinese garden as possible.

Chinese Tea Selection

6/pot

Gunpowder Green: Zhejiang bold, smokey	Fujian Oolong Fujian strong, peppery, earthy	Shoumei White: Fujian floral, sweet
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Please Inform Your Server
About Any Food Allergies

Proximity Report for Location:

July 27, 2017

168 Delancey 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.

Closest Liquor Stores

Name	Address	Approx. Distance
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	350 ft
LOON CHUN INCORPORATED	45 PITT STREET	775 ft
SEWARD PARK LIQUORS INC	393 GRAND STREET	815 ft
TURTLE DOVE LLC	28 30 CLINTON ST	955 ft
SALGIRAH CORP	141 ESSEX ST	980 ft
DELANCEY WINE INC	35 ESSEX ST	1320 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	1495 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 142 AMALIA CASTRO SCHOOL	100 ATTORNEY ST	330 ft

On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
ADR RESTAURANT INC	168 DELANCEY STREET	20 ft
MOSCOW 57 LLC	168 1/2 DELANCEY ST	65 ft
SC DELANCEY LLC	148 DELANCEY ST	270 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	270 ft
79 CLINTON RESTAURANT GROUP LLC	79 CLINTON ST	415 ft
76 CLINTON RESTAURANT LTD	76 CLINTON ST	420 ft
GREY CRESCENT LLC	76 CLINTON ST	425 ft
151 SG PROPS LLC	151 RIVINGTON ST	430 ft
RIVINGTON F & B LLC	155 RIVINGTON ST	460 ft