



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Robert Cordero, as a qualified representative of GrandLo Café, Inc. (Grand Street Settlement, Inc.), located at 178 Broome Street, New York, NY 10002, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Cafe (coffee shop)  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
 Mon 2am-3pm; Tue 7am-3pm; Wed 7am-3pm;  
 Thu 7am-3pm; Fri 7am-3pm; Sat 7am-3pm; Sun 7am-3pm 10pm  
 \* store hours but even will be up to

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than \_\_\_\_\_
- I will employ a doorman/security personnel on the following days: \_\_\_\_\_
- I will install soundproofing, \_\_\_\_\_
- 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.
  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.
- 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 \_\_\_\_\_
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- I will not have a happy hour or drink specials with or without time limitations OR  I will have happy hour and it will end by \_\_\_\_\_.
- I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Robert Cordero, Executive Director Phone Number: (646) 201-4212

18.  I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Robert Cordero Dated 3/14/18

Sworn to this 14<sup>th</sup> day of March 2018  
 Notary Public, State of New York  
 No. 01V16257726  
 Qualified in Queens County  
 Commission Expires March 19, 2020



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**Community Board 3 Liquor License Application Questionnaire**

Today's Date: March 8, 2018

**APPLICANT**

- Name of applicant and principle(s): Thanh Bui and Robert Cordero
- Premise address: 178 Broome Street, New York, NY 10002
- Cross streets: Clinton Street and Ridge Street
- Trade name (DBA): GrandLo Café, Inc.
- Check which you are applying to:  New liquor licence  Alteration of an existing license  Sale of assets
- If alteration, describe nature of alteration: \_\_\_\_\_
- Is location currently licensed?  Yes  No
- Type of license: H25 Food Service Establishment permit
- Previous or current use of the location: New
- Corporation and trade name of current location: Essex Crossing Site 6
- Type of building and number of floors: Commercial and residential (14 floors)
- Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No   
 12a. What is the permitted occupancy indoors and outdoors? 94 indoors
- 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): C2-5
- How many licensed establishments are within 1 block? None
- How many On-Premise (OP) liquor licenses are within 500 feet? None
- Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

- Describe your method of operation: Cafe with beer and wine only for catered events
- 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/hours each day and hours of outdoor space if applicable): Sunday-Monday 7:00am-3:00pm
- Total number of table: 14
- Total number of seats: 54

- 24. How many stand-up bars/ bar seats are located on the premise? None (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.)
- 25. Describe all bars (length, shape, and location): N/A
- 26. Does premise have a full kitchen?  Yes  No
- 27. What are the hours kitchen will be open? N/A
- 28. What type of food is available for sale? Sandwiches, salad and pastries
- 29. Will a manager or principal always be on site?  Yes  No If yes, which? Manager
- 30. How many employees will there be? 5
- 31. Do you have or plan to install  French doors  accordion doors or  windows?
- 32. Will there be TVs/monitors?  Yes  No (If Yes, how many?) \_\_\_\_\_
- 33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Juke box  DJ  Tapes/CDs/iPod
- 34. If other type, please describe: \_\_\_\_\_
- 35. What will be the music volume?  Background (quiet)  Entertainment level
- 36. Please describe your sound system: Sonos surround sound (4 speakers)
- 37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  Yes  No
- 38. If Yes, what type of events or performances are proposed and how often? Community events (monthly)
- 39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? N/A
- 40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? \_\_\_\_\_
- 41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? Daytime hours
- 42. Do you have sound proofing installed?  Yes  No 43. If not, do you plan to install sound-proofing?  Yes  No

**APPLICANT HISTORY**

- 44. Has this corporation or any principal been licensed previously?  Yes  No If yes, please indicate name of establishment(s): \_\_\_\_\_
- 45. Address: 178 Broome Street, New York, NY 10002 47. Community Board # 3
- 46. Dates of operation: March 12, 2018
- 47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume.
- 48. Does any principal have other businesses in this area?  Yes  No If yes, give trade name and describe type of business: \_\_\_\_\_
- 49. 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.

**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.