

**APPLICANT INFORMATION:**

Name of applicant(s):  
RAS PLANT BASED LLC

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Trade name (DBA):  
RAS PLANT BASED

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Premises address:  
170 BLEECKER STREET, NEW YORK, NY 10012

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Cross Streets and other addresses used for building/premise:

MACDOUGAL AND SULLIVAN STREET

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**CONTACT INFORMATION:**

Principal(s) Name(s):  
ROMEO REGALLI & MILKA ADERA

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Office or Home Address: 170 BLEECKER STREET

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City, State, Zip: NEW YORK, NY 10012

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Telephone #: [REDACTED] email : [REDACTED]

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Landlord Name / Contact:  
BERBERN REALTY CORP., BORDELIW INC., & MYRON LEO LLC

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Landlord's Telephone and Fax: [REDACTED]

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**NAMES OF ALL PRINCIPAL(s):**

ROMEO REGALLI

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MILKA ADERA

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**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

MRR REST LLC (1329004), 739 FRANKLIN AVE, BROOKLYN, NY 11238

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MRR REST LLC (1329004), 739 FRANKLIN AVE, BROOKLYN, NY 11238

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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

THIS WILL BE A PLANT BASED ETHIOPIAN INSPIRED FULL SERVICE RESTAURANT. RAS PLANT BASED IS AN HOMAGE TO THE CHEF/OWNER'S ANCESTRAL ETHIOPIAN ROOTS REIMAGINED THROUGH A CONTEMPORARY NEW YORK LENSE. THE APPLICANT IS FUELED BY THEIR LOVE OF PEOPLE AND PASSION TO CREATE DELICIOUS PLANT BASED FOOD. WITH SUSTANABILITY AT THEIR CORE, THEY DO NOT JUST SERVE MEALS BUT SERVE EXPERIENCES THAT UPLIFT, NURTURE AND BOND COMMUNITIES

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**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant  Tavern / On premise liquor  Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : \_\_\_\_\_

\*PLEASE NOTE, THIS APPLICATION IS PART OF AN ASSET PURCHASE AGREEMENT WITH NAT'S ON BLEECKER LLC (SN#1346550)\*

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

If this is for a new application, please list previous use of location for the last 5 years:

PREMISES CURRENTLY LICENSED AS A TAVERN UNDER NAT'S ON BLEECKER LLC (SN#1346550).  
\_\_\_\_\_  
\_\_\_\_\_

Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_  
NAT'S ON BLEECKER LLC (SN#1346550)

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no \*PLEASE SEE NOTE BELOW

If yes, please list DBA names and dates of operation:

PLEASE NOTE, WE ARE ONLY ABLE TO SEE THE MOST RECENT LICENSE USING THE SLA DATABASE. THE MOST RECENT LICENSE IS, NAT'S ON BLEECKER LLC (SN#1346550).  
\_\_\_\_\_

**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 6 Year Built : 1900

Describe neighboring buildings:

MIXED- USE (COMMERCIAL & RESIDENTIAL)

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) C1-5

Block and Lot Number: 526 / 64

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : N/A, NO PHYSICAL CHANGES WILL TAKE PLACE ASIDE FROM SIGNAGE CHANGE

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain PLEASE SEE THE ATTACHED

What is the proposed Occupancy? 20 (SIDEWALK)

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes \*PLEASE SEE THE ATTACHED\*

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? UG 6

If yes, is proposed occupancy permitted?  yes  no, explain : N/A

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no \*N/A

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: SIGNAGE WILL BE UPDATED TO REFLECT APPLICANT'S TRADE NAME.

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,550 SQ. FT

If more than one floor, please specify square footage by floors: GROUND FLOOR 2,000 SQ. FT & BASEMENT 550 SQ. FT

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

YES, THERE IS A SIDEWALK CAFE THAT WILL BE APPROX. 150 SQ. FT

If more than one floor, what is the access between floors? SIDEWALK HATCH

How many entrances are there? 4 How many exits? 4 How many bathrooms ? 2

Is there access to other parts of the building?  no  yes, explain: N/A

## OVERALL SEATING INFORMATION:

Total number of tables? 24 Total table seats? 45

Total number of bars? 1 Total bar seats? 10

Total number of "other" seats? N/A please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 55

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 10

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe : N/A

### *For Alterations and Upgrades:*

Please describe all current and existing bars / bar seats and specific changes: N/A

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: N/A

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
11AM to 12AM   11AM to 12AM   11AM to 12AM   11AM to 12AM   11AM to 12AM   11AM to 12AM   11AM to 12AM

Will the business employ a manager?  no  yes, name / experience if known : PRINCIPALS WILL MANAGE

Will there be security personnel?  no  yes( if yes, what nights and how many?) N/A  
Do you have or plan to install French doors, accordion doors or windows that open?  no  yes

If yes, please describe : WINDOWS THAT WILL OPEN, WINDOWS WILL CLOSE BY 10PM

Will you have TV's ?  no  yes ( how many? ) N/A

**Type of MUSIC / ENTERTAINMENT:**  Live Music  Live DJ  Juke Box  Ipod / CDs  none

Expected Volume level:  Background (quiet)  Entertainment level  Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing?  no  yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: \_\_\_\_\_  
APPLICANT WILL BE UTILIZING THE STANDRAD SOUND SYSTEM AND SOUNDPROOFING FROM PREVIOUS LICENSEE (STANDARD RESTAURANT WALL SPEAKERS).

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties (ON OCCASSION)  
\*APPROX. 10-20 PER YEAR\*

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes ( if yes, please attach plans)

Will you be utilizing  ropes  movable barriers  other outside equipment (describe) \_\_\_\_\_

APPLICANT PLANS TO CONTAIN THEIR SIDEWALK SEATING WITH MOVABLE PLANTERS THAT WILL BE BROUGHT INSIDE EVERY EVENING.

Are your premises within 200 feet of any school, church or place of worship?  no  yes

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: (N/A)

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: (N/A) Distance: \_\_\_\_\_

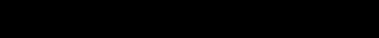
Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

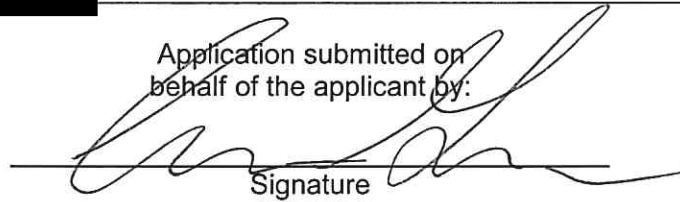
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: MILKA ADERA Phone: 

Address: 170 BLEECKER STREET, NEW YORK, NY 10012

Email: 

Application submitted on  
behalf of the applicant by:



Signature

Print or Type Name ADRIANNA GOLOVATII

Title REPRESENTATIVE

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan  
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## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

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### COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
  - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
  - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: RAS PLANT BASED LLC

Address of Premises: 170 BLEECKER STREET, NEW YORK, NY 10012

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

10 tables and 20 seats on SULLIVAN Street

N/A tables and N/A seats on N/A Street

Hours of sidewalk café: 11AM to 10PM

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): N/A

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

N/A tables and N/A seats on N/A Street

N/A tables and N/A seats on N/A Street

Hours of roadbed: N/A to N/A

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): N/A

Rear yard / Rooftop (circle) will have no more than N/A tables and N/A seats

Hours of rear yard / rooftop: N/A to N/A

Does seating extend beyond the business frontage?  No  Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides?  No  Yes N/A

Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides?  No  Yes

Is there any outdoor music, speakers or TVs?  No  Yes, please describe: \_\_\_\_\_

Will heating elements be used?  No  Yes, please describe: \_\_\_\_\_

# (MENU) STARTERS

## TOMATO FITFIT SALAD

Traditional Ethiopian salad of tomato, jalapeño, onion and shredded injera with lime vinaigrette. 10

## MASHED AVOCADO

avocado, tomato, onion, serrano pepper, cilantro and fresh lime juice + injera chips. 12

## CUCUMBER SALAD

cucumber, tomato, onion and field greens tossed in lime vinaigrette. 12  
add: injera roll +1, sliced avocado +4

## INJERA NACHOS

injera chips covered in our homemade berbere cheese sauce, a soy based protein crumble, tomatoes, onions and jalapeño. Topped with sour cream and our very own pico de gallo. 15

## AZIFA LENTIL DIP

Puréeed brown lentil, tomato, onion, serrano pepper and wasabi + lime vinaigrette + injera chips. 11

## SAMBUSA

Two flakey pastry rolls filled with your choice of mixed veggies, lentils or butternut squash + homemade hot sauce. 10  
three sambusas- one of each 15.



# MAINS

SERVED WITH YOUR CHOICE OF TURMERIC BROWN RICE OR SOURDOUGH INJERA.  
WE SUGGEST ONE PLATE AND ONE PLATTER FOR TWO.

## PLATES

### RAS TIBS

stir-fried seitan, tomato, onion, jalapeño, and zesty berbere sauce. 19

### MAMA'S TOFU

pan-fried tofu, tomato, onion, jalapeño, and Ras spice blend. 18

### MUSHROOM TIBS

sautéed white button 'shrooms, onion, rosemary, and Ras spice blend. 18

### DULET

minced royal trumpet 'shrooms, sautéed onion, jalapeño and Ras spice infused grapeseed oil. 19

### KITFO

sautéed soy protein crumble, onion, and jalapeño in spice infused grapeseed oil with Ras spice blend. 19

### SAUTÉED CHUNK™ CUTS

sautéed Chunk™ cuts, tomato, onion, rosemary, and Ras spice blend served with beet & potato salad. 32



## PLATTERS

NO SUBSTITUTIONS

### MERCATO

an assortment of Chef Romeo's Grandma's red lentil stew + caramelized string beans & carrots + spiced ground chickpeas + stir-fried cabbage, carrots & bell peppers + collard greens with onions. 22

### PIASSA

an assortment of Grandma's split pea stew + stir-fried beets & carrots + zucchini, tomato, carrots & berbere sauce + brown lentil stew + ground chickpea with ginger, garlic & holy basil. 22



# SIDES + ADD ONS

## AVOCADO SALAD 6

## TOMATO FITFIT SALAD 6/10

## SOURDOUGH INJERA ROLL 1

## INJERA CHIPS 3



## ANY PLATTER ITEM

select any item from the Platter assortments as a side. 6

## AWAZE HOT SAUCE 2

## TURMERIC BROWN RICE 3

## SPICED MAC 'N CHEESE:

elbow pasta, Violife™ mozzarella & cheddar cheese, coconut milk, berbere sauce and Ras spice blend with crumbled injera. 11

**ORGANIC. LOCALLY SOURCED. ECO FRIENDLY. KOSHER CERTIFIED.**

Ras Plant Based strives to create a unique Ethiopian experience unlike any you've had before.  
We take pride in the quality of our ingredients.

**PLEASE NOTIFY YOUR SERVER OF ANY ALLERGIES. ALL INGREDIENTS ARE NOT LISTED.**

**WE WANT TO SHARE THIS EXPERIENCE WITH EVERYONE. PLEASE RESPECT OUR 90 MINUTE RULE.**





(MENU CONTINUED)

# RAS BOWLS

EVERYDAY  
TIL 6 PM

ALL BOWLS ARE SERVED OVER TURMERIC BROWN RICE, INJERA CRUMBLE, CILANTRO, WITH A DRIZZLE OF AWAZE HOMEMADE HOT SAUCE. \$18



## BOWL ADD ONS

**SAMBUSA**  
flakey pastry roll filled with your choice of mixed veggies, lentils, or butternut squash + awaze home made hot sauce. 5

**SOURDOUGH INJERA ROLL 1**

### LANGANO BOWL

stir-fried seitan, tomato, jalapeño, and berbere sauce + caramelized string beans, carrots, & onion + stir-fried cabbage & bell peppers + zucchini, tomato, & carrots + mashed avocado.

### ARADA BOWL

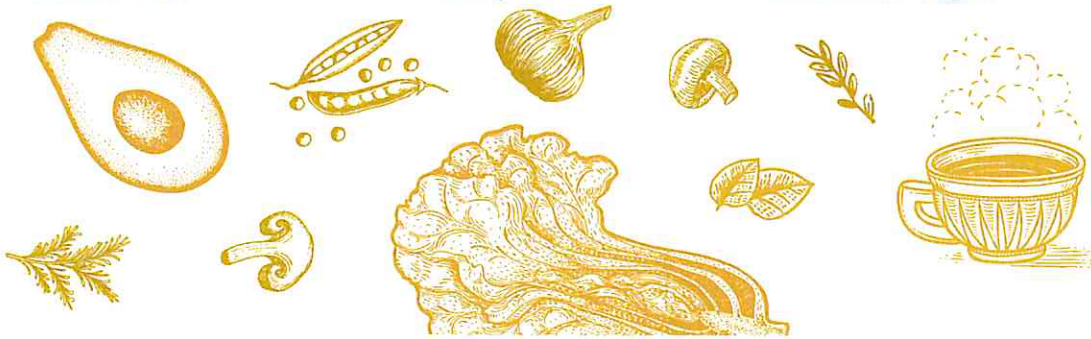
Grandma's red lentil stew + zucchini, tomato, & carrots + stir-fried cabbage & bell peppers + collard greens with onions + avocado salad with lime vinaigrette.

### KAZANCHIS BOWL

brown lentil stew + stir-fried beets & carrots + ground chickpea with ginger, garlic & holy basil + caramelized string beans, carrots, & onion + avocado salad with lime vinaigrette.

### BOLE BOWL

sautéed soy protein crumble and jalapeño + ground chickpea with ginger, garlic & holy basil + collard greens with onions + stir-fried cabbage, carrots & bell peppers + avocado salad with lime vinaigrette.



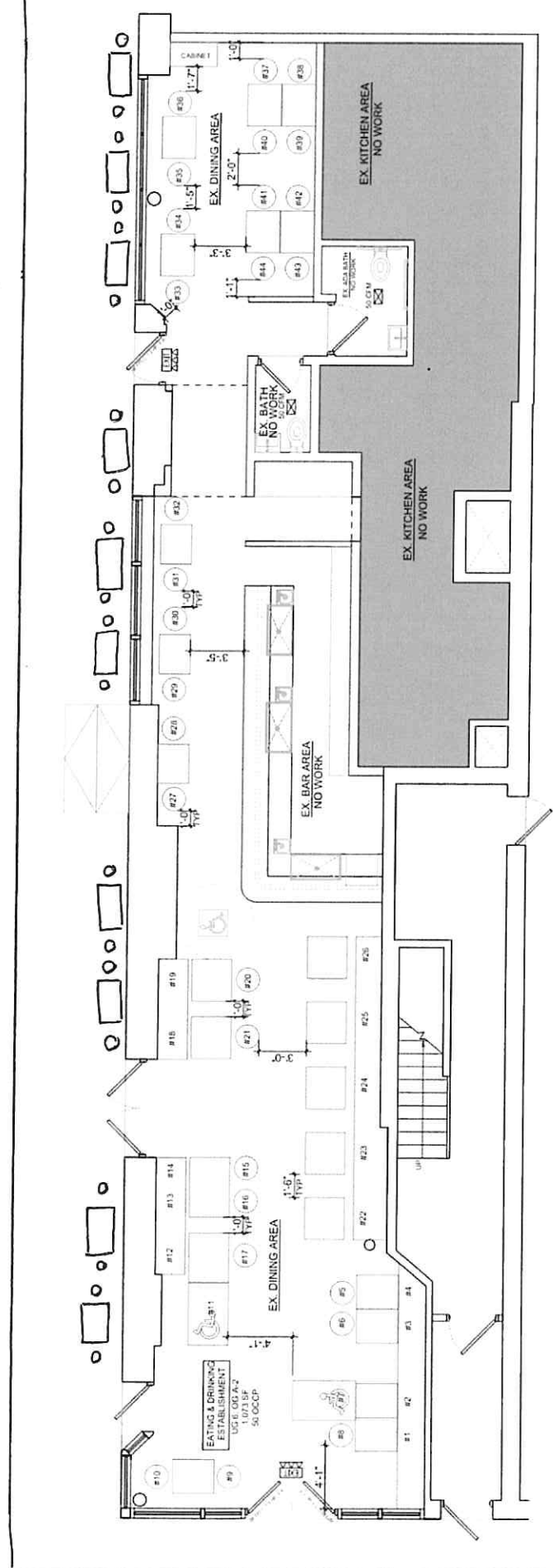
## COFFEE + TEA

**SORREL CHAI ICED TEA 6**

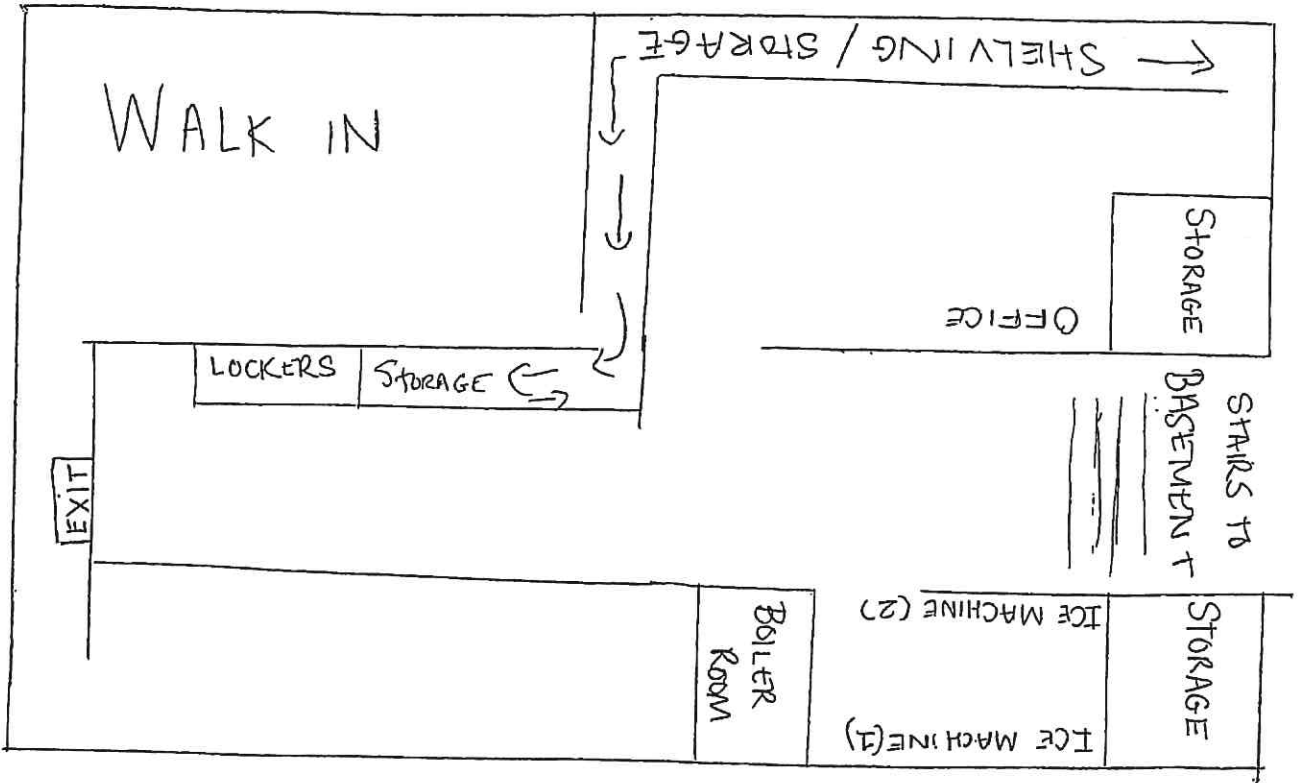
**COLOR THEORY TEA CO.**  
ask FOR ROTATING FLAVORS 5

**ETHIOPIAN COFFEE 3**

<SULLIVAN STREET>

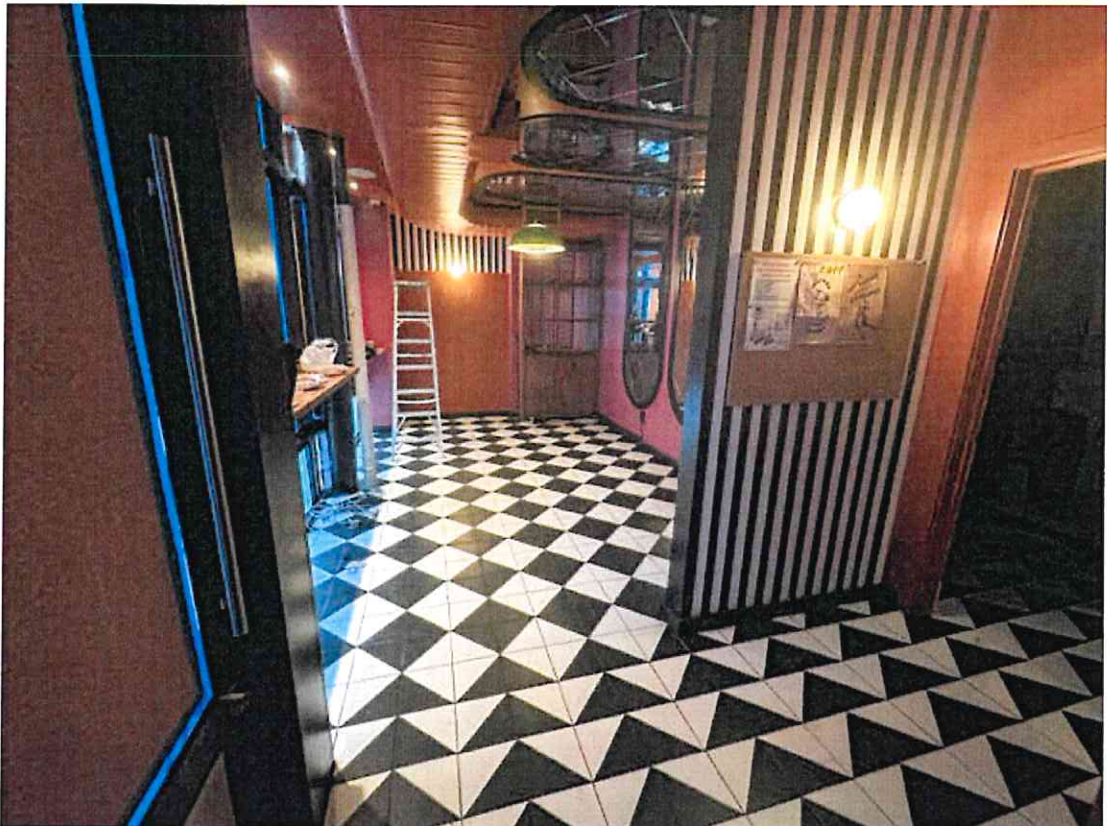


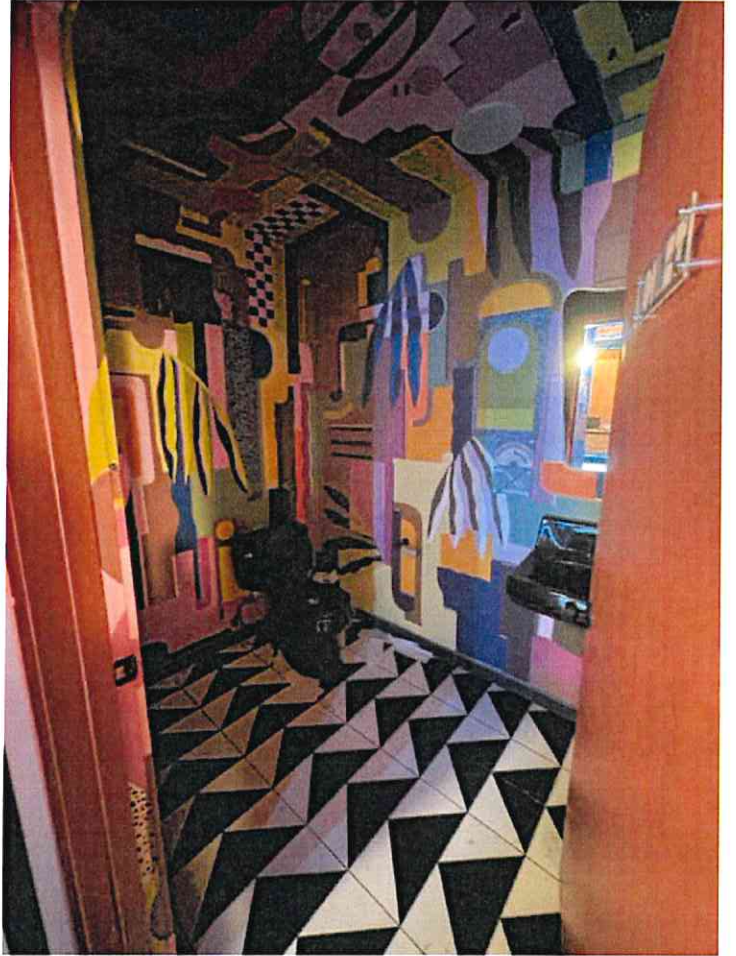
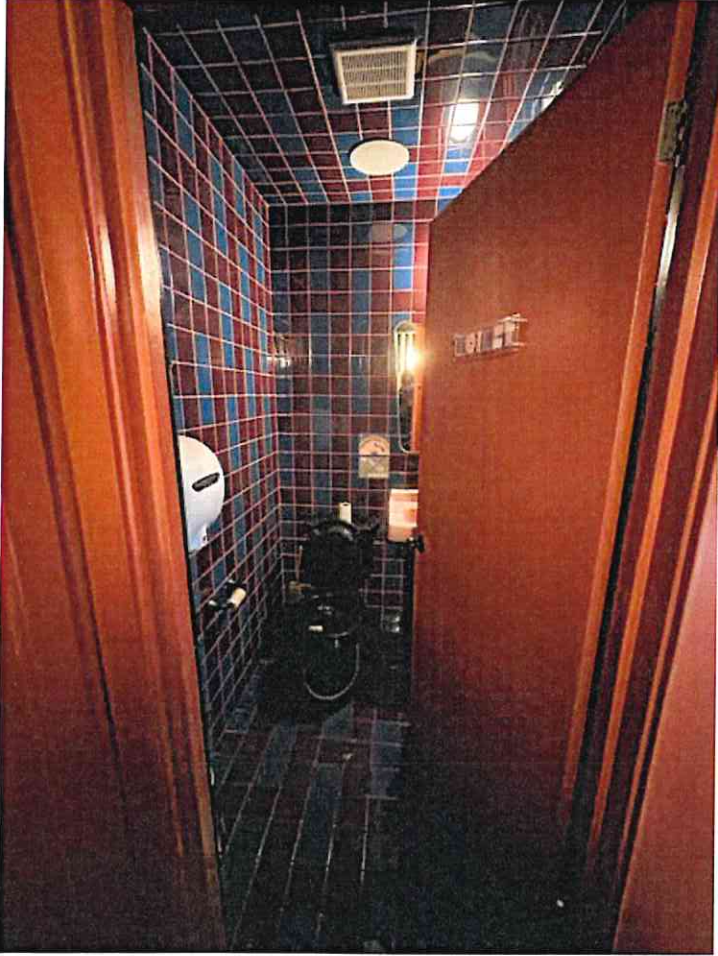
GROUND FLOOR DIAGRAM



**BASEMENT / CELLAR DIAGRAM**









# PROPOSED SIDEWALK SEATING AREA

