

Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street / New York, New York 10013

Questionnaire for Applications for a Transfer of a Liquor License, Temporary Retail Permit and CB Addendum for Exterior Roadway and Sidewalk Cafes

1. Diagrams with Exterior Seating
2. Photographs
3. Menus
4. Area Survey
5. Public Interest Statement with Community Board Stipulations dated May 9, 2022
6. NY State Liquor Authority Application
7. NYC Department of Buildings Certificate of Occupancy and Department of Buildings Property Profile Page

BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

Meeting Date: September 8, 2026

APPLICANT INFORMATION:

Name of applicant(s): Bobby Lou's Enterprises Inc.

Trade name (DBA): Baby John's Pizzeria

Premises address: 191 Grand Street / New York, NY 10013

Cross Streets and other addresses used for building/premise:
Mulberry and Mott Streets

CONTACT INFORMATION:

Principal(s) Name(s): Grace Piccirillo DeLutro

Office or Home Address: 191 Grand Street

City, State, Zip: New York, NY 10013

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: 191 Grand LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Grace Piccirillo DeLutro</u>	<u>Gigi's of Mulberry Inc as a restaurant with a full liquor license from 2020 to 2025.</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on...")
Baby John's Pizzeria has been operating as a neighborhood restaurant with an emphasis on fine Italian dishes since 2023. Baby John's Pizzeria is an neighborhood institution in Little Italy serving local residents, business professional and tourists.

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 : Temporary Retail Permit

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

The only change is in ownership from the current owner Juliana DeLutro to Grace Piccirillo DeLutro.

There is no change in the method of operation.

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

Jo Rach Inc dba Baby John's Pizzeria from 2023 to the present.

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: _____

Jo Rach Inc dba Baby John's Pizzeria / License ID No. 0340-23-136518/ Expiration 8/31/2027

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

☒ yes ☐ no

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

Genuine Grand St NYC LLC dba Genuine Superette fka Genuine Roadside as a restaurant with a full liquor license from 2015 to around 2023.

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 : Estimated 1900

Describe neighboring buildings:

Mixed

Zoning Designation: C6-2G

Zoning Overlay or Special Designation (applicable) LI - Special Little Italy District

Block and Lot Number: 232 / 12

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

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 DOT application to be filed.

What is the proposed Occupancy? Under 75

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

☐ no ☒ yes

If yes, what is the maximum occupancy for the premises? Under 75

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

If yes, is proposed occupancy permitted? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☐ yes ☒ no

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: N/A

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2,319 square feet

1st floor 1,269 square feet

If more than one floor, please specify square footage by floors: Cellar 1.050 square feet

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

Yes. A 66 square foot sidewalk cafe and a 106 square foot roadway cafe.

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

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 1 and 1 employee restroom

Is there access to other parts of the building? X no ____ yes, explain: _____

****Interior 12 tables and 38 seats.**

Exterior roadway cafe 12 tables and 24 seats

Exterior sidewalk cafe 7 tables and 14 seats

OVERALL SEATING INFORMATION:

Total number of tables? 31** Total table seats? 76**

Total number of bars? None Total bar seats? None

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

Total OVERALL number of seats in Premises : 76**

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars None Seats _____

How many service bars are being applied for on the premises? One 9' service bar

Any food counters? X no ____ yes, describe : _____

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 X Restaurant ____ Club/ Cabaret ____ Hotel ____ Other: _____

Exterior to close by 11pm daily.

What are the Hours of Operation? **See enclosed 5/9/2022 CB Stipulations

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 2am 11am to 2am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : John DeLutro
He has been the general manager since 2023

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 to close by 10am

Will you have TV's ? ☐ no ☒ yes (how many?) Two with no sound

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

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? No

Please describe your sound system and sound proofing:

The venue has sound proofing consisting of panel ceilings and music is played via a radio. The radio faces down in the premises so music is generated away from the ceiling.

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☒ private parties

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) _____

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 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ 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: **Grace Piccirillo DeLutro** Phone: [REDACTED] _____

Address: **191 Grand Street / New York, NY 10013**

Email : [REDACTED] _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name **Donald M. Bernstein**

Title **Counsel for applicant**

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 SLA Licensing
Committee Donna Raftery, Chair

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE

**FOR EXISTING LICENSEES –
ALTERATION TO ADD CONTIGUOUS OR NONCONTIGUOUS MUNICIPAL PUBLIC SPACE**

Form to be Completed and Returned with 30-Day Notice

Name/email of Principal/Contact: Grace DeLutro/ [REDACTED]

Name/email of Representative: Donald M. Bernstein, Esq. / [REDACTED]

Applicant/Premises Name: Bobby Lou's Enterprises Inc.**

DBA Name: Baby John's Pizzeria

Address of Premises (include zip code): 191 Grand Street

Cross Streets of Premises: Mulberry and Mott Streets

License ID #: 0340-26-121233

☒ On Premise Liquor ☐ Restaurant Wine ☐ Tavern Wine ☐ Other _____

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

6 tables and 12 seats on Mulberry Street

_____ tables and _____ seats on _____ Street

Will applicant agree to close sidewalk café area by 10 PM every night? Yes ☐ No ☒ **See enclosed Stipulations allowing for an 11pm close daily**

Will open sidewalk café area at 11am

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

12 tables and 24 seats on Mulberry Street

_____ tables and _____ seats on _____ Street

Is roadbed in a floating parking lane separated from the curb by a bike path? Yes ☐ No ☒

Does DOT Dining Out NYC application include an FDNY waiver? Yes ☐ No ☒

Will applicant agree to close roadbed seating by 10 PM every night? Yes ☐ No ☒ **See enclosed Stipulations allowing for an 11pm close daily**

Will open roadbed seating area at 11am

For all Applicants:

Will agree there will be no host stands, bus or service stations on the sidewalk or in the roadbed? Yes ☒ No ☐

Will agree there will be no exterior music, speakers or TVs? Yes ☒ No ☐

Will agree that all patrons in any sidewalk café or roadbed will be seated? Yes ☒ No ☐

SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Clear Path Requirements:

- ☐ Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan Pedestrian Demand Map on Open Data.
- ☐ C1- Global Corridor (12 feet Clear Path)
- ☐ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor (8 feet Clear Path)
- ☐ C4- Community Connector (8 feet Clear Path)
- ☐ C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐ Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



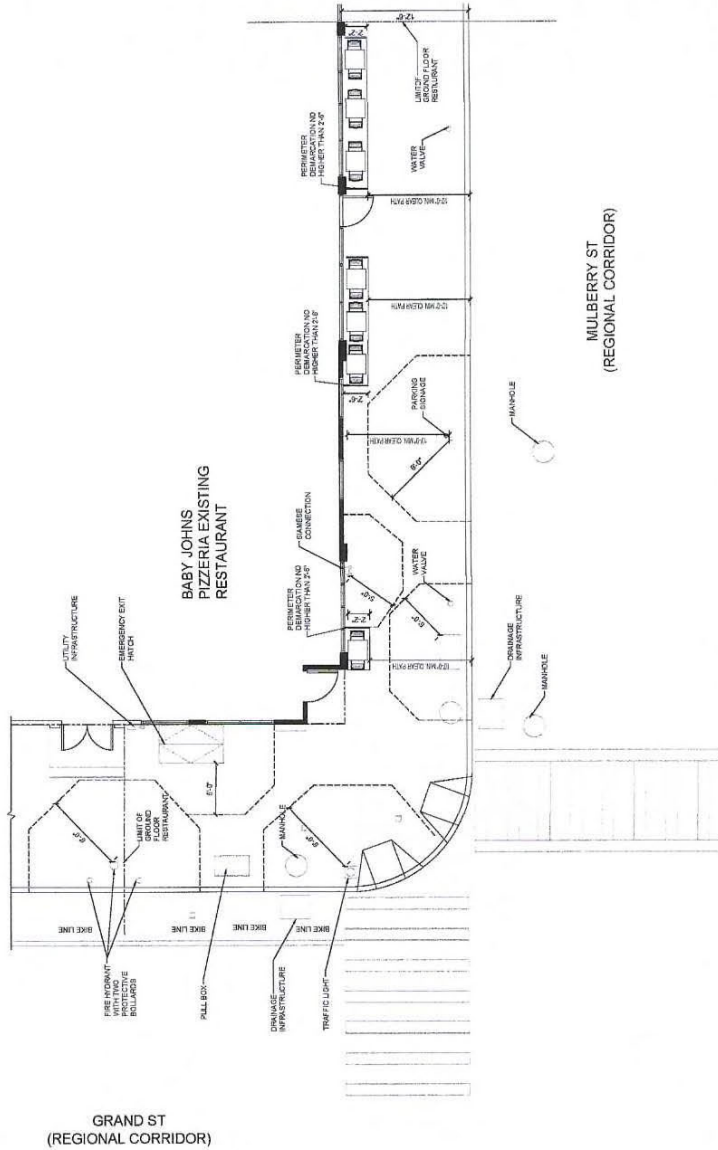
NEW YORK CITY
Eric Adams
Mayor
Ysidro Rodriguez
Commissioner

Sidewalk Cafe Site Plan Form

Applicant Name: Juliana Delutro
Restaurant Name: JO-RACH INC
FSEP Number: 50142297

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

SIDWALK CAFE INFORMATION
COMMUNITY BOARD # 102
BLOCK # 297 LOT # 12
CAPACITY: 7
OF SEATINGS: 7
OF SEATINGS: 14
CAFE AREA: 88 SQ FT



PROPOSED PLAN
SCALE: 1"=10'-0"

Length of sidewalk cafe: 32'-2" feet

Width of sidewalk cafe: 2'-6" feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- (Dashed line) representing Private Property Line

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup
- MANHOLE COVER
- UTILITY COVERING

DRAWING TITLE: INFORMATION

PROPOSED
SIDWALK CAFE
FLOOR PLAN

DATE: 10/10/2023

SCALE: 1"=10'-0"

SHEET: 01 OF 01

DATE: 10/10/2023

SCALE: 1"=10'-0"

SHEET: 01 OF 01

DATE: 10/10/2023

SCALE: 1"=10'-0"

SHEET: 01 OF 01

DATE: 10/10/2023

SCALE: 1"=10'-0"

SHEET: 01 OF 01

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance _____ feet ☐ S04- MTA Curb Cut _____ feet
☐ S03- Exhaust Duct _____ feet ☐ S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

☐ S06- Street Tree Bed _____ feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☐ S16- Fire Hydrant _____ feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☐ S11- Parking Meter _____ feet ☒ S18- Traffic Signal 19'-3" _____ feet

☐ S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

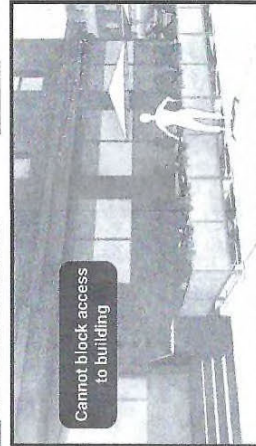
☐ S19- CitiBike/Bike Share Station _____ feet ☐ S24- Emergency Exit Hatch _____ feet
☐ S20- Bike Corral _____ feet ☐ S25- Subway Stair: Closed End _____ feet
☐ S21- Micromobility Station _____ feet ☐ S26- Subway Elevator: Non-Entry _____ feet
☐ S22- Primary Building Entrance _____ feet ☐ S27- Siamese Connection _____ feet
☒ S23- Curb Cut 12 _____ feet

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet
☐ S29- Transformer Vault _____ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

☒ Perimeter Demarcation

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

Optional- Only check the material categories you intend to use in your sidewalk cafe

☐ Furnishings

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.

☐ Awnings (Physically attached to the building)

- ☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

☐ Overhead Coverings/ Umbrellas

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ Lighting and Electrical Connections

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

DRIVING
OUT
NYC

NEW YORK CITY

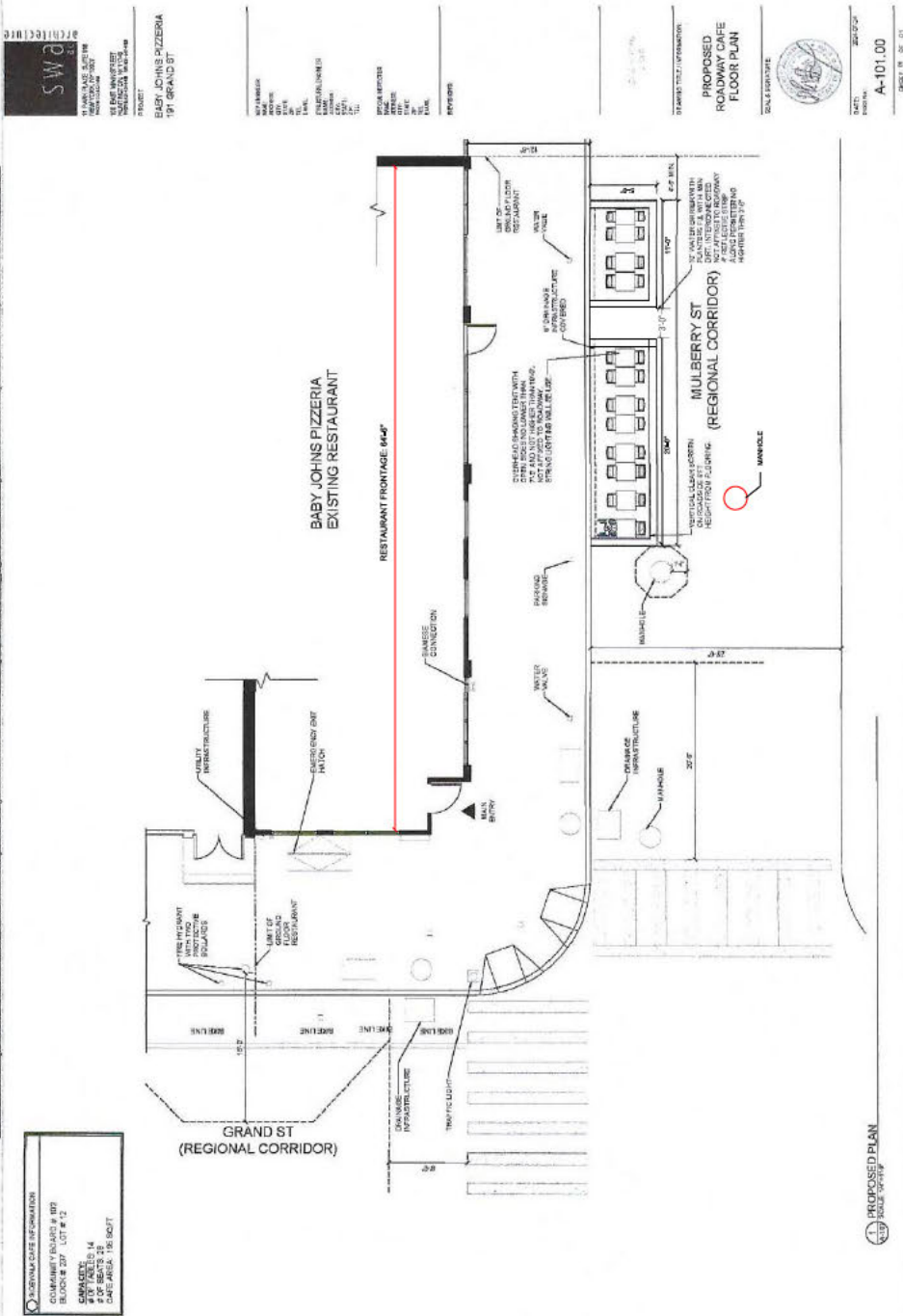
Eric Adams
Mayor

Ysidro Rodríguez
Commissioner

- Identify Permitted Parking Location:**

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
 1. Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
 2. Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
 3. Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.



Roadway Cafe Site Plan Form

Applicant Name: Juliana Delutro

Restaurant Name: JO-RACH INC

FSEP Number: 50142297

Drawing Requirements

- Food service establishment frontage shown by:

- Labels
- Length

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Roadway shown as:

- Lines indicating parking lane
- Width of parking lane

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width of all three sides

**Set-up furniture (tables, chairs, etc.)
shown as:**

- Lines or symbols at approximate location within setup

Elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

- ☐ MANHOLE COVER
☒ UTILITY COVERING

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

- ☐ R01- Subway Stair: Open End _____ feet
- ☐ R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

- ☐ R03- Subway Elevator Entrance _____ feet
- ☐ R04- FDNY Curb Cut _____ feet
- ☐ R05- MTA Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

- ☒ R06- Curb Cut _____ feet ☐ R11- CitiBike/Bike Share Station _____ feet
- ☐ R07- Emergency Exit Hatch _____ feet ☐ R12- Bike Corral _____ feet
- ☐ R08- Subway Stair: Closed End _____ feet ☐ R13- Micromobility Station _____ feet
- ☐ R09- Subway Elevator: Non-Entry _____ feet ☒ R14- Drainage Infrastructure 27'-10" feet
- ☐ R10- Bus Stop Pole: _____ feet

Non- Approaching Side

Elements with minimum 3 feet clearance from roadway cafe:

- ☐ R15- Elevated Train Infrastructure _____ feet
- ☐ R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

- ☐ R17- Vent Infrastructure _____ feet

Elements with minimum 6 inches clearance from roadway cafe:

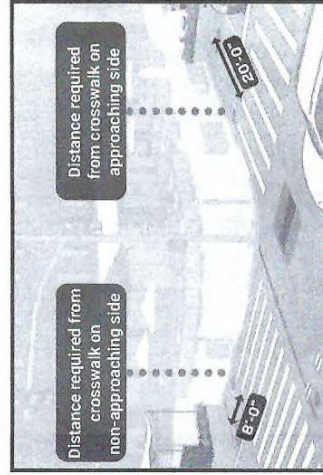
- ☐ R18- Thermoplastic Marking _____ feet

Roadway cafe distance from crosswalks:

- ☐ R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ feet

- ☒ R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) 32 feet

- ☐ R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

☒ Barriers

- ☒ Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- ☒ Not permanently affixed to the roadway.
- ☒ 30-42 inches tall (excluding planting), and at least 4 inches in width.
- ☒ Barriers are interconnected with each other.
- ☒ Any cladding over the barriers is securely fastened or affixed.
- ☒ Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- ☒ Water-filled with a minimum of 150 pounds per linear foot of barrier length.
- ☐ If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

Optional- Only check the material categories you intend to use in your roadway cafe

☐ Flooring

- ☒ Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- ☒ Flush with the curbline (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- ☒ Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

☐ Furnishings

- ☒ Lightweight and easily movable.

☐ Vertical Screenings

- ☒ Located between the barrier and 6 feet above the cafe base or floor.
- ☒ Located on the roadway facing side, does not extend the beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- ☒ Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- ☒ If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

☐ Overhead Coverings/ Umbrellas

- ☒ Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- ☒ Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- ☒ Easily removable, comprised of fire-grade and wind resistant materials.
- ☒ If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

☐ Lighting and Electrical Connections

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ At least 14 feet above sidewalk, and 18 feet above roadway.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

- ☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Monday, April 20 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Grace Piccirillo DeLutro as a qualified representative of Bobby Lou's Enterprises Inc dba Baby John's Pizzeria located at 191 Grand Street, New York, NY 10013 agree to the following stipulations:

Application Type: ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration Lic ID #0340-23-136518, exp. 8/31/2027

☒ Premise will be advertised and operated as a neighborhood Italian restaurant.

☒ Hours of operation:

Sunday:	11 AM	to	12 AM	Thursday:	11 AM	to	12 AM
Monday:	11 AM	to	12 AM	Friday:	11 AM	to	2 AM
Tuesday:	11 AM	to	12 AM	Saturday:	11 AM	to	2 AM
Wednesday:	11 AM	to	12 AM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

☒ Will operate a full service restaurant, specifically a family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.

☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

☒ There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.

☒ Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.

☒ Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.

☒ Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.

☒ Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.

☒ Will not make changes to the existing façade except to change signage or awning.

☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

☒ There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged

☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

☒ Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: **Grace Piccirillo DeLutro**

Phone Number: **347 500 8857**

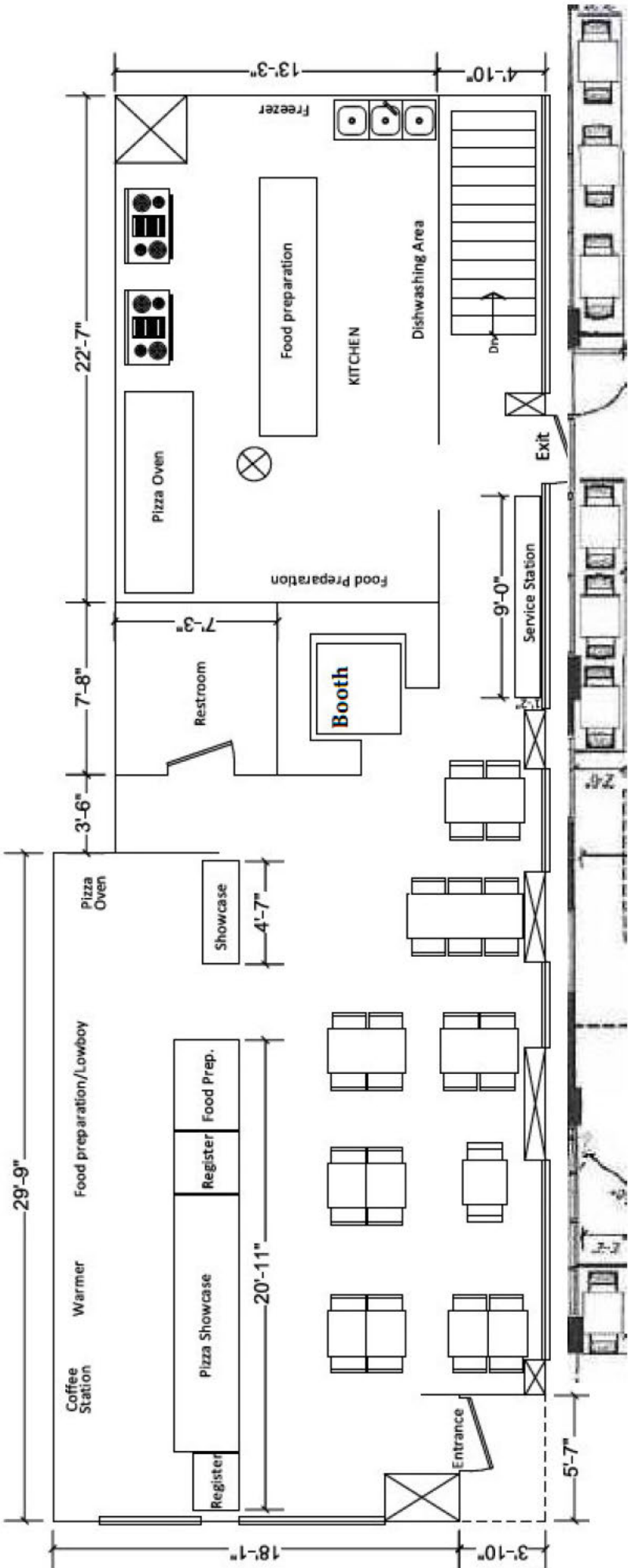
- Valid: 9-30-22 to 9-30-26

X *Grace Piccirillo DeLutro*
Signed **Grace Piccirillo DeLutro** Dated **4/20/2026**
Sworn to this **20th** day of **April** 2026 by *Marie Cupo, CSR*
Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license
County Clerk - S. Fiala **Reg. No. - 01CU4773930.**

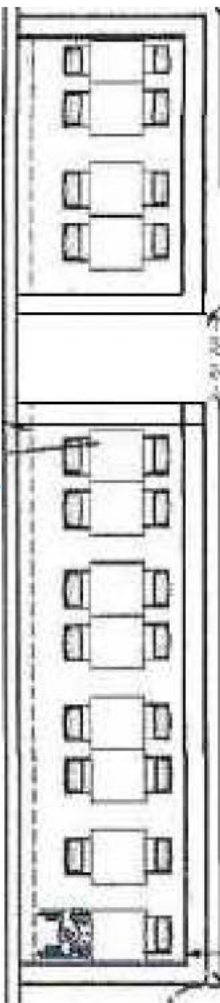
1st floor 12 tables and 38 seats/ 1,269 square feet with occupancy under 75

Roadway Cafe 12 tables and 24 seats contained by wood sidings/ Sidewalk Cafe 7 tables and 14 seats contained by planters
Total 31 tables and 76 seats



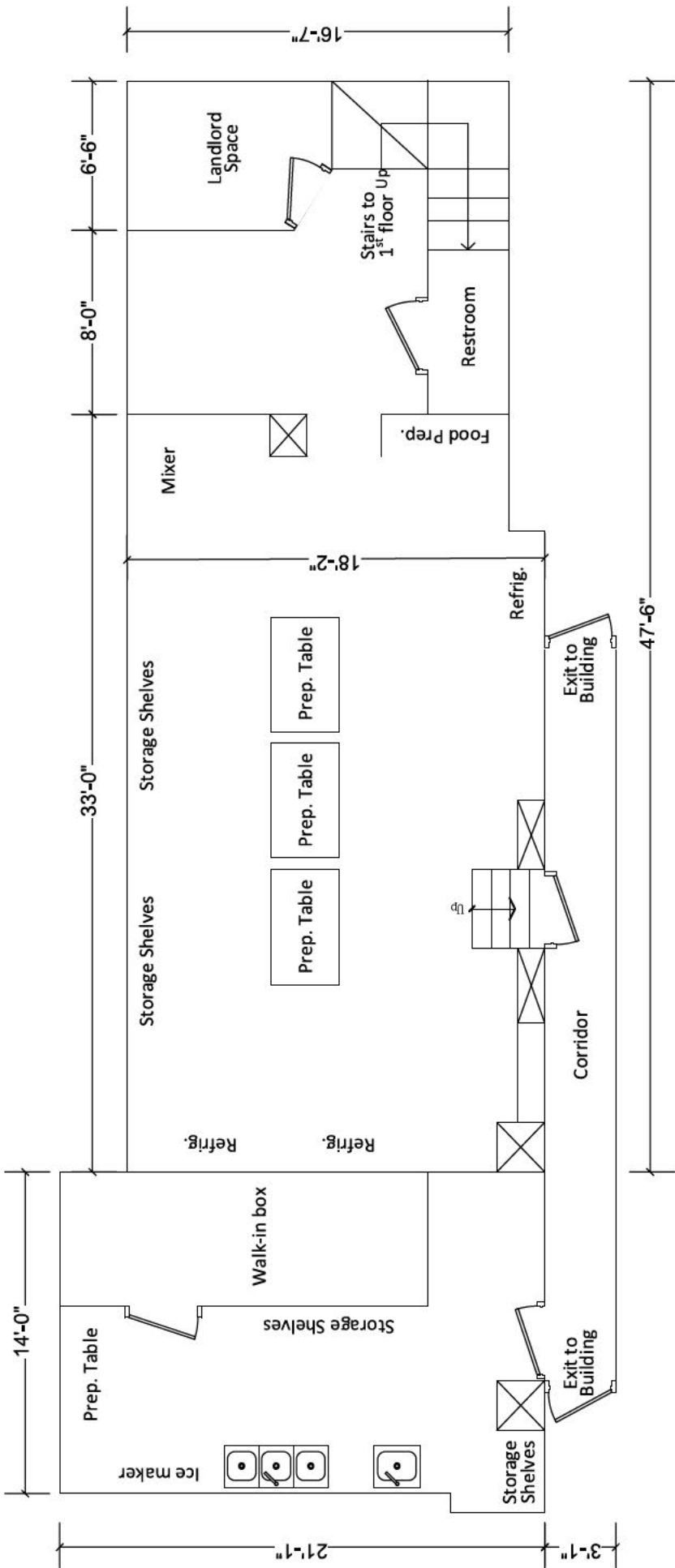
Sidewalk Cafe

Roadway Cafe



Bobby Lou's Enterprises Inc dba Baby John's Pizzeria / 191 Grand Street, New York, NY 10013

Cellar not for patron use except restroom / 1,050 square feet



Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013



Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013



Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013



Best
CANNOLI K
HOME OF

Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013





A photograph of a commercial kitchen. In the center is a large, red, three-deck pizza oven with stainless steel doors and control panels on the right. Above the oven is a stainless steel range hood with a blue logo. To the left of the oven, there are shelves with various kitchen supplies, including boxes of 'Kleenex' and 'FILM'. In the foreground, there is a white marble countertop. To the right of the oven, there is a black trash can and a red fire extinguisher. The floor is made of dark tiles. The text 'Bobby Lou's Enterprises Inc dba Baby John's Pizzeria' is overlaid on the image, along with the address '191 Grand Street, New York, New York 10013'.

Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013

MUST SHOW
Receipt to CAFFE
PALERMO to get
any item order

Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013



**Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013**



Bobby Lou's Enterprises Inc
dba Baby John's Pizzeria
191 Grand Street
New York, New York 10013





INSALATA

ADD GRILLED CHICKEN 5

CEASAR 16

ROMAINE LETTUCE, PECORINO CHEESE W/ OUR SPECIAL DRESSING

TOMATO SALAD 16

ONIONS, TOMATOES, GARLIC & OIL W/ CROSTINI

BABY JOHN SALAD 18

ROMAINE, CHERRY TOMATOES, PROVOLONE CHEESE, BLACK OLIVES,
ONION, ROASTED RED PEPPERS & SPECIAL HOUSE DRESSING

PASTA

GARLIC & OIL 22

CACIO E PEPE 24

CRACKED PEPPER & PECORINO CHEESE

CHEESE RAVIOLI 24

SERVED WITH FRESH MARINARA SAUCE

PUTTANESCA 26

ANCHOVIES, CAPERS, GREEN OLIVES, OREGANO IN A LIGHT TOMATO BROTH

PENNE ALLA VODKA 26

PENNE IN A FRESH PINK CREAMY VODKA SAUCE

FETTUCCINI ALFREDO 26

FETTUCCINI IN A WHITE CREAM SAUCE, PECORINO CHEESE

SPAGHETTI 28

W/ TWO MEATBALLS & TOMATO SAUCE

LASAGNA 28

GROUND BEEF, RICOTTA, MOZZARELLA, PARMESAN CHEESE & FRESH BASIL

LINGUINE ALLE VONGOLE 28

CLAMS, OLIVE OIL, GARLIC & WHITE WINE

RIGATONI BOLOGNESE 30

BEEF, PORK, PROSCIUTO RAGU

SUNDAY SAUCE 38

MEATBALL, SAUSAGE, SPARE RIB & BRACIOLE SERVED W/ RIGATONI

FRA DIAVOLO 42

MUSSELS, CLAMS & SHRIMP IN A SPICY TOMATO SAUCE SERVED W/ SPAGHETTI



BABY JOHN'S

Pizza Pasta Panini
NYC

ANTIPASTO

BRUSCHETTA

DI POMODORO (4) 14

TOMATO, RED ONION & BASIL

PROSCIUTTO (4) 22

MOZZARELLA & TRUFFLE OIL

FRIED ZUCCHINI 14

LIGHTLY BREADED ZUCCHINI SPEARS W/ FRESH MARINARA SAUCE

MOZZARELLA CARROZZA 14

CLASSIC ITALIAN FRIED MOZZ W/ LEMON, BUTTER & CAPER SAUCE

MEATBALLS (2) 15

MOZZARELLA STICKS 15

SERVED W/ MARINARA SAUCE

STUFFED MUSHROOMS 15

FIVE STUFFED MUSHROOMS W/ BREAD CRUMBS

POTATO CROQUETTES (2) 12

ARANCINE

MOZZARELLA (2) 12

BEEF, PEAS & RED SAUCE (2) 14

CHICKEN FINGERS 18

SERVED W/ FRENCH FRIES

BAKED CLAMS OREGANATA 18

BAKED CLAMS W/ SEASONED BREAD CRUMBS

FRIED CALAMARI 18

FRIED CALAMARI SERVED W/ TOMATO SAUCE ON THE SIDE

ZUPPA DI COZZE 18

MUSSELS SAUTEED IN GARLIC W/ A WHITE WINE OR LIGHT TOMATO SAUCE

EGGPLANT ROLLATINI (3) 19

STUFFED WITH RICOTTA CHEESE SERVED OVER MARINARA SAUCE

BUFFALO CHICKEN WINGS (8) 20

SERVED W/ FRENCH FRIES

FREGOLA 22

TOMATO & BASIL SERVED RISOTTO STYLE

TRUFFLE BURRATA 22

OVEN ROASTED OCTOPUS 22

SAUTED W/ FRIED GARLIC & ROSEMARY, SERVED W/ CANNELLINI BEAN STEW

ZUPPA

Homemade Minestrone 12

Italian mix vegetable soup

Stracciatella alla Romana 14

Roman egg drop soup w/ spinach

Escarole & Bean 14

w/ garlic & oil

Torellini in Brodo 14

tortellini & tomato in an old-styled chicken broth

Pasta Fagioli 14

beans & macaroni

SECONDI
GRILLED CHICKEN 26

W/ HOUSE SALAD

EGGPLANT PARMIGIANA 26

LIGHTLY BREADED & FRIED EGGPLANT W/ FRESH BASIL & MARINARA, SERVED W/ PASTA

RISOTTO 28

PORCINI MUSHROOMS & BLACK TRUFFLES

CHICKEN MILANESE 28

BREADED W/ HOUSE SALAD

SHRIMP OREGANATA 28

SHRIMP OREGANATA W/ WHITE WINE SAUCE, SERVED W/ HOUSE VEG & POTATO CROQUETTE

CHICKEN PICCATA 28

SAUTED IN A PIQUANT VELVETY WHITE WINE, LEMON - BUTTER & CAPER SAUCE,
SERVED W/ HOUSE VEG & POTATO CROQUETTE

CHICKEN FRANCESE 28

SAUTED W/ WHITE WINE, LEMON & BUTTER, SERVED W/ HOUSE VEG & POTATO CROQUETTE

CHICKEN PARMIGIANA 28

BREADED W/ FRESH MARINARA SAUCE, SERVED W/ PASTA

CHICKEN SCARPARELLO 29

ROASTED CHICKEN ON THE BONE IN A SPICY RED WINE VINEGAR SAUCE,
SERVED W/ HOUSE VEG & POTATO CROQUETTE

PORK CHOP 32

ROASTED PORK CHOP W/ HOT & SWEET CHERRY PEPPERS
SERVED W/ HOUSE VEG & POTATO CROQUETTE

SALMON OREGANATA 32

BROILED SALMON W/ TOASTED BREAD CRUMB, SAUTEED W/ WHITE WINE, SERVED W/
HOUSE VEG & POTATO CROQUETTE

CONTORI

Zucchini 14

sauted w/ garlic & oil

Broccoli Rabe 14

Italian broccoli sauted w/ garlic & oil

Steamed Asparagus 15

Italian Panini Sandwiches 18.95

Prosciutto e Mozzarella

Italian prosciutto, mozzarella, roasted peppers w/ basil leaves

Palermo

Grilled chicken, mozzarella, roasted peppers, fresh basil w/ house spread

Italiano

Ham, prosciutto, provolone cheese, roasted red peppers, Romaine
& crushed olives

KING

Breaded chicken, imported sun dried tomatoes, shaved parmesan
cheese w/ balsamic & oil

Yo Turkey

Turkey, fresh tomato, Romaine & house spread

Italian Tuna

Imported Italian tuna w/ pesto mayo

Italian Heroes 18.50

Chicken Parmesan

Meatball Parmesan

Eggplant Parmesan

Italian Sausage & Peppers

PIZZA

Slice 12" 18"

Classic Cheese 5.50 22 34

mozzarella, tomato sauce & cheese

Margherita 6 25 34

fresh mozzarella, fresh garlic, plum tomato & basil
Ingredients are the Color of the Italian Flag!

Grandma Bobby-Lou Sicilian 6 32

fresh mozzarella, plum tomato, fresh garlic & basil

Pesto Sicilian 7 36

mozzarella cheese, pesto & olive oil

Pepperoni Sicilian 7 36

mozzarella cheese, tomato sauce & sliced pepperoni

Pepperoni 7 25 38

mozzarella cheese, sliced pepperoni & tomato sauce

Florentine 7 25 39

spinach, fresh garlic, olive oil, mozzarella, ricotta, parmesan, provolone

Bolognese 7 25 39

bolognese sauce, parmesan & mozzarella cheese

Buffalo Chicken 7 25 40

chicken cutlet tossed in our buffalo sauce w/ mozzarella

Chicken Bacon Ranch 7 25 40

mozzarella cheese, chicken cutlet & bacon bits

Meat Lovers 7 25 40

bacon, sausage, meatball, tomato sauce & mozzarella

Capricciosa 7 25 40

artichoke hearts, peppers, mushrooms, spinach w/ mozzarella cheese and tomato sauce

BAKED CALZONE

Four Cheese 14.95

provolone, ricotta, parmesan & mozz,
sauce on the side

Sausage & Sauteed Peppers 17.95

w/ mozz - sauce on the side

Chicken Parm 18.95

chicken cutlet w/ tomato sauce & mozz cheese

MeatLovers 18.95

bacon, sausage, meatball & mozz,
sauce on the side

Add Toppings 8

Chicken Pepperoni Mushroom Bacon
Sausage Anchovies Peppers Onions Ham
Spinach Artichoke Hearts Olives Mozzarella

Garlic Knots

3 for 8

1 for 3

12oz Spring Water Bottle 3.00 16oz S.Pellegrino Sparkling Water 4.75
Coke Diet Coke Sprite 3.85 Arianciata Limonata 4.50



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Tuesday, May 11, 2022

I, **Julianna DeLutro** as a qualified representative of **Jo Rach Inc. d/b/a Café Palermo**

Located at **191 Grand Street, New York, New York 10013** agree to the following stipulations:

Application Type: ☒ P Restaurant ☐ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as an Italian restaurant.

☒ Hours of operation:

Sunday: 11:00 AM to 12:00 AM
Monday: 11:00 AM to 12:00 AM
Tuesday: 11:00 AM to 12:00 AM
Wednesday: 11:00 AM to 12:00 AM

Thursday: 11:00 AM to 12:00 AM
Friday: 11:00 AM to 2:00 AM
Saturday: 11:00 AM to 2:00 AM

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

☒ Will operate a full service restaurant, specifically a family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.

☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

☒ Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront with no more than nine (9) tables and eighteen (18) patron seats and roadbed seating not exceeding the business frontage of licensed premises with five (5) tables and ten (20) patron seats.

☒ Sidewalk café and roadbed seating will close no later than 11:00 PM. All tables and chairs will be removed/secured at this hour. No exterior music, speakers or TVs.

☒ Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.

☒ Will have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.

☒ Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.

☒ Will not make changes to the existing façade except to change signage or awning.

☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits Certificates.

☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

☒ There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

☒ Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

Will not have: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged

☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be handled by the Manager/Owner.

Name: **JULIANNA DELUTRO**

POL § 89 (2)(b)

Signed: Julianna DeLutro Print Name: Julianna DeLutro Dated: 5/9/22
Sworn to this 9th day of May 2022 Rosemary A. McKeena
Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.

ROSEMARY A. MCKEENA
Notary Public, State of New York
No. 01MC6385474
Qualified in Bronx County
Commission Expires January 7, 2023