# DDS- Planning & Zoning: Plan Review Application

| | |
|---|---|
| Submission date: | **1 July 2022, 11:05AM** |
| Receipt number: | **850** |
| Related form version: | **2** |

## Application Type

| | |
|---|---|
| Check all that apply: | **Liquor Permit** |

## Property Information

| | |
|---|---|
| Property Address: | **330 New Park Avenue, Hartford, CT 06106 No coordinates found** |
| Zoning District: | **MS-3** |
| Parcel ID: | **116-475-022** |
| Property Owner: | **DP 103 LLC** |
| Address of Property Owner: | **333 North Bedford Rd., Mount Kisco, NY 10549** |
| Email: | **bdiamond@dpmgt.com** |

## Applicant

| | |
|---|---|
| Name of Applicant: | **District Social Hartford, LLC** |
| File Date: | **07/01/2022** |
| Address: | **330 New Park Avenue, Hartford, CT 06106 No coordinates found** |
| Phone: | **914-773-6219** |

| | |
|---|---|
| Email: | **bdiamond@dpmgt.com** |

## Primary Point of Contact

| | |
|---|---|
| Name: | **Hillel Goldman, Esq.** |
| Phone: | **2037442150** |
| Email | **hgoldman@chlaw-ct.com** |

## Project Narrative

| | |
|---|---|
| Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary: | **District Social Hartford is an entertainment venue that will offer a large redemption arcade, live music, axe throwing and full bar, along with food. Our venue will operate on most week days and weekends. We cater to all age groups and demographics. Typically, our venues cater to families during the day and then migrate to a more millennial crowd in the evening. We will operate a large outdoor patio as well, that will open up to the inside areas via large glass garage doors. We are not a night club, but more a casual entertainment venue that wants to attract families as well as millennials and older adults. We will focus also on attracting corporate customers for larger corporate events. A good example of our venue would be to consider something akin to a Dave & Busters, but rather than having just an arcade our venue also includes axe throwing and live music. Our axe lanes are always staffed and enclosed in metal cages, so extremely safe. Live music will be something only offered on certain nights and during certain times. Overall, we feel this venue being next to the movie theatre will be a true synergistic offering, serving as a venue that customers of the movie theatre can drop into after they're done watching their movie.** |

## Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

## Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

## Variance Application

Please state the paticular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

## Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

## Lot Combination Application

| | |
|---|---|
| Addresses of lots to be combined | |
| Map/Block/Lot for each property to be combined: | |

## Liquor Permit Application

| | |
|---|---|
| Please upload a copy of your State of CT Liquor Permit below. | District Social Hartford, LLC - Liquor Application 7.1.22.pdf |

## Sign Permit Application

| | |
|---|---|
| 1. Is this sign proposed outside of the building line? | |
| Maximum extention from building line: | |
| 2. Is this sign proposed outside of the street line? | |
| Maximum extension from the Street line | |
| 3. Is the sign luminated? | |
| 4. Engineer Name (if any): | |
| Phone: | |
| Address: | |
| 5. Minimum distance from lowest point to the sidewalk: | |
| 6. Maximum height of sign from lowest point of established grade: | |
| 7. Distance from the nearest outdoor sign: | |
| 8. Square feet of surface for one face of the sign: | |
| 9. Wording of the sign (include all words): | |
| Description of work (upload additional files if necessary) | |
| Upload any supporting materials below. | District Social Hartford, LLC - Plan with Dimensions.pdf<br>DS_Menu_2022.pdf |

## Signatures

| | |
|---|---|
| Signature of Applicant | <br>Uploaded signature image: HG Signature 1.jpg |
| Printed Name of Applicant: | **Hillel Goldman** |
| Date: | **07/01/2022** |
| | **If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.** |
| Letter of Authorization from Property Owner | DP103-Authorization Ltr..pdf |
| Date: | **07/01/2022** |

**DP103, LLC**
**333 N Bedford Road**
**Suite 145**
**Mount Kisco, NY 10549**

June 29, 2022

Hartford Zoning Commission
Development Services
260 Constitution Plaza
Hartford, CT 06103

Commission Members,

The undersigned is the owner of property known as 330 New Park Avenue, Hartford, Connecticut (Hartford Tax Assessor PID# 116475022).

The undersigned property owner hereby consents to and authorizes District Social Hartford, LLC, through its attorney Hillel Goldman, Esq. and the law firm of Collins Hannafin, P.C. to obtain a Liquor Permit.

Sincerely,

William Diamond
Co-Owner
DP 103, LLC
333 North Bedford Road
Mount Kisco, NY 10549

1:12 RAMP TO TOP OF DECK
ALL RAILINGS 42" FROM TOP OF DECKING
27'-2"
67'-0"
OUTDOOR DINING
25'-6"
SINGLE 7" STEP FROM ASPHALT TO TOP OF DECK
UP
3'x7' FIRE DOOR
6'x7' DOOR
ALL RAILINGS 42" FROM TOP OF DECKING
28'-0"
46'-9"
STAGE
15'x12' OVERHEAD DOOR
44'-10"
12' TALL PARTITION
3'x7' DOOR
3'x7' DOOR
3'x7' x 3 FIRE DOOR
3'x7' x 2 FIRE DOOR
98'-7"
15' x 12' ROLLING SECURITY GATE
12' TALL PARTITION
48'-2"
ARCADE
30' TALL PARTITION
FOOD PREP
15'-4"
5'-2"
12' TALL PARTITION
12' TALL PARTITION
7" STEP UP TO DECKING FROM ASPHALT
15' PARTITION OPENING
30' TALL PARTITION
15' PARTITION OPENING
6'x7' DOOR
3' HINGED COUNTER
3'x7' DOOR
3'x7' DOOR
3'x7' DOOR
35'-9"
BAR
3'x7' DOOR
3'x7' DOOR
172'-3"
EXT. BAR
20'-0"
15'x12' OVERHEAD DOOR
48'-6"
DINING
3'x7' (2) DOOR
TENANT B
14'-4"
3' HINGED COUNTER
3'x7' DOOR
8'-5"
47'-4"
12' TALL PARTITION
3'x7' DOOR
6'x7' DOOR
15' PARTITION OPENING
30' TALL PARTITION
15' PARTITION OPENING
ALL RAILINGS 42" FROM TOP OF DECKING
3'x7' DOOR
3'x7' DOOR
15'x12' OVERHEAD DOOR
22'-7"
GAMES
12' TALL PARTITION
46'-6"
44'-3"
1:12 RAMP TO TOP OF CURB

DISTRICT SOCIAL

# burgers

## ALLEY BURGER & FRIES $11

LOADED! Two smashed crispy beef patties with house seasoning, American cheese, pickles, diced white onion, mayo, ketchup, and brown mustard on a soft roll. Side of seasoned fries.

## STUFFED BURGER $10

Two smashed crispy beef patties with house seasoning, American cheese, bacon, stuffed with fries on soft roll. Add any side for $3

## WHATEVER BURGER

### 1 PATTY FOR $8 OR 2 PATTIES FOR $9

Whatever you want. Tell us how you want it. Crispy beef patties on a soft roll. Add any side for $3.
Add what you like for .50 cents each:

| | | |
|---|---|---|
| American Cheese | Swiss Cheese | Jalapenos |
| Chopped Onions | Bacon | Pickles |
| Pepper Jack Cheese | Tomato | Lettuce |
| Cheddar Cheese | Carmelized Onions | Provolone |

FREE: Mayo, Ketchup, Mustard

# sandwiches

## MEMPHIS HOT CHICKEN SANDWICH $9

Spicy tender fried chicken with mayo, shredded lettuce and a pickle on soft roll. Add any side for $3

## CHICKEN SANDWICH $9

Tender fried chicken with mayo, shredded lettuce and a pickle on soft roll. Add any side for $3

# wings

## YOUR CHOICE BONE-IN OR BONELESS

Served with one dip and either homestyle ranch or bleu cheese. Add more flavors from our dips menu.

## HALF-DOZEN WINGS $11

## DOZEN WINGS $17

# dips

add dipping sauces to jazz up the flavor separately 50 cents each

| | |
|---|---|
| Melted American Cheese | Sweet Chili |
| Buffalo Classic | Garlic Parm |
| Homestyle Ranch | Tangy BBQ |
| Chunky Bleu Cheese | Sweet Teriyaki |

# sides $4

add a dip or dust for 50 cents each

| | |
|---|---|
| FRIES | SWEET POTATO TOTS |
| POTATO TOTS | ONION RINGS |

PAWLING, NEW YORK
KIRBY HILL FARM
EST. 2015

Kirby Hill Beef is Angus USDA Grade A from free roaming cattle, pasture raised, eating mostly grass, a bit of grain & live in a stress-free environment located at our own 250-acre equestrian & cattle ranch in Pawling, NY.

DISTRICT SOCIAL

# bites

## LOADED NACHOS $9

Corn tortilla chips topped with melted cheddar jack cheese, pico de gallo, jalapeños, guacamole, and side of sour cream.

## MOZZARELLA STICKS $7

6 lightly breaded mozzarella sticks served with marinara sauce.

## HOT DOG & FRIES $7

Add an additional hot dog for $4

## SOFT PRETZEL $4

Add melted cheese for 50 cents.

## CHICKEN TENDER PLATE $9

3 lightly breaded crispy chicken tenders & fries. Served with one dip.

## TORTILLA CHIPS WITH MELTED CHEESE & PICO DE GALLO $5

# beverages

## FOUNTAIN DRINK CUPS $3.50

Choose and mix any flavor with FREE REFILLS

## COFFEE, HOT CHOCOLATE, OR TEA $3

# pizza

## 16" CHEESE PIZZA $13

## 16" PEPPERONI PIZZA $15

### *PIZZA TOPPINGS* $2 each

| | |
|---|---|
| Chopped Onions | Mushrooms |
| Peppers | Bacon |
| Caramelized Onions | Jalapeño |

# salads

## CAESAR SALAD $9

Crisp romaine lettuce, shaved parmesan, herbed croutons, & Caesar dressing.
Add crispy chicken for $3 more.

# cookies

$2 each
OR
3 for $5

## CHOCOLATE CHUNK

For Official Use Only

STATE OF CONNECTICUT
**DEPARTMENT OF CONSUMER PROTECTION**
**Liquor Control Division**
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Website: https://portal.ct.gov/DCP/Agency-Administration/Division-Home-Pages/Liquor-Control-Division

# APPLICATION FOR ON-PREMISES LIQUOR PERMIT

Please print clearly or type the information entered on this application. **An application and permit fee is required. Please see fee chart for required fee.** Checks and/or money orders should be made to ***"Treasurer, State of Connecticut"*** and must accompany this application. The application fee is non-refundable. Return your completed application, documentation and appropriate fee to: **Department of Consumer Protection, 450 Columbus Blvd., Suite 801, Hartford, CT 06103**

## Section A: BUSINESS INFORMATION

**ADDRESS AT WHICH BUSINESS WILL BE CONDUCTED**

| **1. Type of Liquor Permit Applying for:** | 2. Are you requesting a Provisional Permit? |
|---|---|
| Cafe Liquor | ☑ YES ☐ NO |

| 3. Trade Name (DBA Name) |
|---|
| District Social Hartford, LLC |

| 4. Business Address | City | State | Zip Code |
|---|---|---|---|
| 330 New Park Avenue | Hartford | CT | 06106 |

| 5. Business Telephone Number | 6. Business Fax Number | 7. Business Email Address |
|---|---|---|
| 914-773-6219 | none | bdiamond@dpmgt.com |

| 8. Is there currently a liquor permit at the proposed premises? ☐ YES ☑ NO | *If yes, current permit number* none | 9. Patio? *(If yes, complete attached patio request form)* ☑ YES ☐ NO |
|---|---|---|

10. Type of Live Entertainment: ☑ YES ☐ NO (If yes, please check (✓) all that apply below)

☑ Acoustics - (Not Amplified) ☐ Disc Jockeys ☑ Live Bands ☐ Comedians ☐ Exotic Dancers
☐ Concerts ☐ Karaoke ☐ Plays/Shows ☐ Sporting Event(s) ☐ Magicians

## Section B: APPROVAL/CERTIFICATION OF LOCAL OFFICIALS

11. **Zoning Authority Approval:** I certify that I am familiar with the zoning ordinances and bylaws of the city/town identified in item #4 of this application and they do not prohibit the sale of alcoholic beverages under the type of liquor permit/establishment identified in this application and/or entertainment listed in #10.

Signature of Zoning Official **X** _____ Print Name _____

Title of Official _____ Date _____ /_____ /_____

12. **Fire Marshal's Approval:** I certify that the premises identified in items #3 & #4 of this application is physically constructed in a manner that is safe for the type of business that will be operated there.

Signature of Fire Marshal **X** _____ Print Name _____

Title of Official _____ Date _____ /_____ /_____

13. **Certification of Town Clerk:** The town in which the business identified in item # 4 of this application is to be operated, has no ordinance restricting the hours of sale of alcoholic liquors beyond those set forth in State law except as indicated in the box below. (If none, please enter "NONE")

Additional Restrictions:

Signature of Town Clerk **X** _____ Date _____ /_____ /_____

## Section C: PERMITTEE APPLICANT INFORMATION

| 14. Permittee Name (First, Middle, Last) | | | |
|---|---|---|---|
| William Edward Diamond | | | |
| 15. Permittee Residence Street Address | City | State | Zip Code |
| 63 High Ridge Ave. | Ridgefield | CT | 06877 |
| 16. Permittee Telephone Number | 17. Permittee Fax Number | 18. Permittee Email Address | |
| 914-438-4438 | none | bdiamond@dpmgt.com | |

## Section D: PREFERRED MAILING ADDRESS

**Check (✓) one box below and enter address if different than Business or Permittee Address**

☐ **BUSINESS ADDRESS** ☐ **PERMITTEE ADDRESS** ☑ **ADDRESS BELOW**

| 19. Name | | | |
|---|---|---|---|
| Diamond Hospitality Group, LLC | | | |
| 20. Address | City | State | Zip Code |
| 333 North Bedford Road | Mount Kisco | NY | 10549 |

## Section E: BACKER INFORMATION

*** Each backer** must also complete the **"Authorization for Release of Financial Information & Statement of Personal History"** form that accompanies this application

21. Backer: Please select the type of Backer (individual or legal entity that owns the business) below
Please check (✓) only one

| ☐ **Sole Proprietorship/ Owner** | ☐ **Corporation** | ☑ **Limited Liability Company** | ☐ **Partnership** | ☐ **Limited Liability Partnership** | ☐ **Unincorporated Association** |
|---|---|---|---|---|---|

| 22. Name of Corporation, LLC, Partnership, Sole Proprietorship, etc. | | | |
|---|---|---|---|
| District Social Hartford, LLC | | | |
| 23. Street Address | City | State | Zip Code |
| 330 New Park Ave. | Hartford | CT | 06106 |
| 24. Backer Telephone Number | 25. Backer Fax Number | 26. Backer Email Address | |
| 914-773-6219 | none | bdiamond@dpmgt.com | |

27. Backers: List individuals below (for example; sole owner, corporate officers, members, etc.) Attach additional sheet if needed.

| a. Name (First, Middle, Last) | Title | % of ownership or # of shares |
|---|---|---|
| William Edward Diamond | Managing Member | 50% |
| b. Name (First, Middle, Last) | Title | % of ownership or # of shares |
| James Arthur Diamond | Managing Member | 50% |
| c. Name (First, Middle, Last) | Title | % of ownership or # of shares |
| | | |
| d. Name (First, Middle, Last) | Title | % of ownership or # of shares |
| | | |

## Section F: CURRENT OR PREVIOUS LIQUOR PERMITS HELD BY PERMITTEE OR BACKER

This section applies to the permittee applicant, and to each backer who is a sole proprietor, partner or a member of a partnership organization, corporation, and members of a limited liability organization or unincorporated associations. Attach a separate sheet if needed.

28a. Does any Permittee or Backer currently hold a liquor permit? ☑ YES ☐ NO

28b. Has any Permittee or Backer held a liquor permit in the past? ☑ YES ☐ NO

*If yes, please complete the permit information for each past or present permit below*

| 29a. Type of liquor permit (e.g., cafe) | Liquor permit # | State in which issued | Name of business |
|---|---|---|---|
| 252 On-Premises Liquor | 1261940 | New York | Grand Prix New York Racing, LLC |

| Name of backer or permittee for the permit | Were/Are you a backer or permittee of the permit? | Dates held |
|---|---|---|
| William Diamond | ☑ Backer ☐ Permittee | 1/6/2012-12/31/2022 |

| 29b. Type of liquor permit (e.g., cafe) | Liquor permit # | State in which issued | Name of business |
|---|---|---|---|
| 252 On-Premises Liquor | 2197899 | New York | Spins Bowl Poughkeepsie, LLC |

| Name of backer or permittee for the permit | Were/Are you a backer or permittee of the permit? | Dates held |
|---|---|---|
| William Diamond | ☑ Backer ☐ Permittee | 12/6/2015-12/31/2022 |

| 29c. Type of liquor permit (e.g., cafe) | Liquor permit # | State in which issued | Name of business |
|---|---|---|---|
| 344 Tavern Wine | 1281507 | New York | Bedford Brew & Co. |

| Name of backer or permittee for the permit | Were/Are you a backer or permittee of the permit? | Dates held |
|---|---|---|
| William Diamond | ☑ Backer ☐ Permittee | 6/30/2018-1/31/2023 |

30. Have any of the permits listed above been revoked, suspended or denied in CT or any other state? ☐ YES ☑ NO

Please see attached sheet for additional permits.

If yes, attach a statement detailing the enforcement action(s) taken including violation(s), date(s), and the circumstance(s) involved.

## Section G: CERTIFICATION OF PERMITTEE APPLICANT AND BACKER OR AUTHORIZED REPRESENTATIVE OF BACKER

| | | |
|---|---|---|
| 31. **Permittee Certification** (To be signed by permittee applicant, identified in "Section A" of this application)<br><br>I certify that the information provided in this application is true to the best of my knowledge. | Signed by Permittee Applicant<br><br>X William Edward D | Date<br><br>6/30/22 |
| 32. **Backer Certification** (To be signed by backer or the authorized representative of the backer)<br><br>I certify that the information provided in this application is true to the best of my knowledge and that the permittee applicant identified in "Section A" of this application is designated as my principal representative on the premises for which this application is being submitted. | Signed by Backer or Authorized Representative of Backer<br><br>X William Edward D | Date<br><br>6/30/22 |
| | Print name of Backer or Representative<br><br>William Edward Diamond | Title of Backer or Representative<br><br>Managing Member |

| | | | |
|---|---|---|---|
| Type of liquor permit (e.g., cafe)<br>252 On-Premises Liquor | Liquor permit #<br>2198514 | State in which issued<br>New York | Name of business<br>Spins Bowl Carmel, LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>3/2/2015-2/28/2023 |
| Type of liquor permit (e.g., cafe)<br>D1/D2 Beer, Wine, Mixed Beverages On-Premises / Sealed Take-Out | Liquor permit #<br>8432461 | State in which issued<br>Ohio | Name of business<br>Spins Bowl Akron LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>4/13/2017 - 10/1/2022 |
| Type of liquor permit (e.g., cafe)<br>D5/D6 On-Premises Liquor | Liquor permit #<br>8432465 | State in which issued<br>Ohio | Name of business<br>Spins Bowl Kent LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>10/6/2017 - 10/1/2022 |
| Type of liquor permit (e.g., cafe)<br>AX 122 Grocery Beer/Wine | Liquor permit #<br>2213474 | State in which issued<br>New York | Name of business<br>DP77 LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>7/26/2018-10/31/2024 |
| Type of liquor permit (e.g., cafe)<br>D5/D6 Beer/Liquor | Liquor permit #<br>1914794 | State in which issued<br>Ohio | Name of business<br>DP105 LLC, dba The Resort at Erie Landing |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>6/6/2018 – 6/6/2023 |
| Type of liquor permit (e.g., cafe)<br>252 On-Premises Liquor | Liquor permit #<br>2219551 | State in which issued<br>New York | Name of business<br>Spins Bowl Wappinger Falls LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>3/25/2015-2/28/23 |
| Type of liquor permit (e.g., cafe)<br>D5/D6 Beer/Liquor | Liquor permit #<br>8436345 | State in which issued<br>Ohio | Name of business<br>Spins Bowl Independence LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>6/11/-2020-6/11/2023 |
| Type of liquor permit (e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429855 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Taylor LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |

| | | | |
|---|---|---|---|
| Type of liquor permit<br>(e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429818 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Waterford LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429812 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Canton LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429817 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Sterling Heights LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429810 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Troy LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>On-Premises | Liquor permit #<br>L-000429849 | State in which issued<br>Michigan | Name of business<br>Spins Bowl Southfield LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>11/30/2019-4/30/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>Coliseum Liquor | Liquor permit #<br>LCM.0000064 | State in which issued<br>Connecticut | Name of business<br>Danbury Ice Arena |
| Name of backer or permittee for the permit<br>DP 110, LLC - William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>8/5/2021 – 8/4/2022 |
| Type of liquor permit<br>(e.g., cafe)<br>Restaurant Liquor | Liquor permit #<br>R12254 | State in which issued<br>Pennsylvania | Name of business<br>Spins Bowl Pittsburgh LLC |
| Name of backer or permittee for the permit<br>Spins Bowl Pittsburgh LLC<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>10/12/2021 – 5/31/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>252 On-Premises | Liquor permit #<br>2223740 | State in which issued<br>New York | Name of business<br>District Social Beacon LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>6/2/2021 – 5/31/2023 |
| Type of liquor permit<br>(e.g., cafe)<br>252 On-Premises | Liquor permit #<br>2219766 | State in which issued<br>New York | Name of business<br>Grand Prix Orange County LLC |
| Name of backer or permittee for the permit<br>William Diamond | | Were/Are you a backer or permittee of the permit?<br>☑ Backer □ Permittee | Dates held<br>Expired 4/30/20-4/30/2021 |

STATE OF CONNECTICUT
**DEPARTMENT OF CONSUMER PROTECTION**
LIQUOR CONTROL DIVISION
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Website: www.ct.gov/dcp/liquorcontrol

# PROVISIONAL PERMIT AGREEMENT FORM

## A. PERSONAL/BUSINESS INFORMATION:

| Permittee/Authorized Representative of the Backer | Trade Name of Proposed Premises | | |
|---|---|---|---|
| William Edward Diamond | District Social Hartford, LLC | | |
| Proposed Premises Street Address | City | State | Zip Code |
| 330 New Park Avenue | Hartford | CT | 06106 |
| Backer Legal Entity Name: District Social Hartford, LLC | | | |

## B. REQUEST AND STIPULATED AGREEMENT FOR PROVISIONAL:

I have submitted an application for a liquor permit to the Department of Consumer Protection and hereby request a Provisional Permit pursuant to Sec. 30-35b, Connecticut General Statutes. In the event my request is granted, I understand there will be an additional fee of $500 associated with the issuance of such provisional permit.
I also agree with the Department of Consumer Protection that if for any reason I am not approved for a liquor permit within 90 days of this date, that my provisional permit will give no right or authority to sell alcohol, unless I request, and the Liquor Control Commission, grants an extension of my provisional permit. I understand that my application must be investigated and that I must provide the department all documentation required to process my application. I also understand that if a remonstrance is filed within the time prescribed by statute, the Liquor Control Commission is required to conduct a hearing regarding the suitability of person or place.

**Sec. 30-35b. Ninety-day provisional permit.**
A ninety-day provisional permit shall allow the retail sale of alcoholic liquor by any applicant and his backer, if any, who has made application for a liquor permit pursuant to section 30-39 and may be issued at the discretion of the Liquor Control Commission. If said applicant or his backer, if any, causes any delay in the investigation conducted by the Department of Consumer Protection pursuant to said section, the ninety-day provisional permit shall cease immediately. Only one such permit shall be issued to any applicant and his backer, if any, for each location of the club or place of business which is to be operated under such permit and such permit shall be nonrenewable but may be extended due to delays not caused by the applicant. The fee for such ninety-day permit shall be five hundred dollars.

Type text here

## C. CREDIT WAIVER REQUEST:

I do hereby request approval by the Department of Consumer Protection to allow wholesalers to extend credit while I am operating under a provisional liquor permit, pursuant to Section 30-6-A36(b) of the Regulations of Connecticut State Agencies. ☑ **YES** ☐ **NO**

*(If YES, please provide proof that the backer is fiscally responsible. This can be demonstrated by submitting a complete financial statement and any supporting documentation.)*

**Sec. 30-6-A36(b). Period of credit.**
No wholesaler shall provide credit to a permittee while under a provisional permit, unless otherwise approved by the department.

I certify, under penalty of law that the information provided in this statement is the truth to the best of my knowledge.

| Signature of Applicant, Permittee, Backer, Backer Member or Partner completing this statement | Print Name | Date |
|---|---|---|
| William Edward D | William Edward Diamond | 6/30/22 |

DCPLC-Pers Hist Rev 3/17

STATE OF CONNECTICUT
**DEPARTMENT OF CONSUMER PROTECTION**
LIQUOR CONTROL DIVISION
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Website: www.ct.gov/dcp/liquorcontrol

# AUTHORIZATION FOR RELEASE OF FINANCIAL INFORMATION & STATEMENT OF PERSONAL HISTORY

All spaces must be completed – **please print or type**. This statement must be completed by the permittee and each person who is a backer member or partner for this liquor permit. Please attach a separate sheet if necessary.

## A. PERSONAL/BUSINESS INFORMATION:

| Last Name | First Name | Middle Name |
|---|---|---|
| Diamond | William | Edward |

| Business Title | Relationship to Liquor Permit | % Interest / # of Shares | Aliases, Other names known by, Maiden name |
|---|---|---|---|
| Managing Member | ☑ Permittee ☐ Backer | 50% | William Diamond |

| Residence Street Address (no P.O. Boxes): | City or Town: | State: | Zip Code: |
|---|---|---|---|
| 63 High Ridge Ave. | Ridgefield | CT | 06877 |

| Telephone Number (Home): | Telephone Number (Cell): | Fax Number: | E-mail Address: |
|---|---|---|---|
| 914-438-4438 | 914-438-4438 | none | bdiamond@dpmgt.com |

| Motor Vehicle Driver's License Number | State of Issue: | Sex: |
|---|---|---|
| 189111644 | CT | ☑ Male ☐ Female |

| Date of Birth | Place of Birth | Are you a US Citizen? | If No, Alien Reg Number: | Date & Place of Naturalization |
|---|---|---|---|---|
| 6/15/68 | Washington, DC | ☑ Yes ☐ No | | |

## B. EMPLOYMENT OF PUBLIC OFFICES:

Please indicate below any public offices held by the applicant, individual backers, shareholders, corporate officers, LLC members, etc. **Please attach a separate sheet if necessary*

| Name | Title | Place | Town, City, State or Federal Agency |
|---|---|---|---|
| | | | |

If NONE, check here ☑ **NONE**

## C. CRIMINAL HISTORY:

Have you had any prior felony convictions? ☐ **YES** ☑ **NO**

*(If YES, please complete the "CHRO-Review of Criminal Convictions Worksheet")*

## D. AUTHORIZATION:

1. I authorize any agent from the State of Connecticut, Department of Consumer Protection to obtain any information related to me from criminal justice agencies, past or present employers, financial or lending institutions, credit bureaus, consumer reporting agencies and retail business establishments or individuals. This information may include, but is not limited to, my residential, personal, and criminal history records and financial and credit information.
2. I authorize criminal justice agencies to release records concerning my criminal history to the Department of Consumer Protection for the purpose of determining my suitability, as a permittee or backer; or
   1. I agree that no individual or entity shall be held liable for use of this authorization to determine my suitability as a permittee or backer

I certify, under penalty of law that the information provided in this statement is the truth to the best of my knowledge.

William Edward D / William Edward Diamond / 6/30/22

Signature of Applicant, Permittee, Backer, Backer Member or Partner completing this statement — Print Name — Date

DCPLC-Pers Hist Rev 3/17

STATE OF CONNECTICUT
**DEPARTMENT OF CONSUMER PROTECTION**
LIQUOR CONTROL DIVISION
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Website: www.ct.gov/dcp/liquorcontrol

# AUTHORIZATION FOR RELEASE OF FINANCIAL INFORMATION & STATEMENT OF PERSONAL HISTORY

All spaces must be completed – **please print or type**. This statement must be completed by the permittee and each person who is a backer member or partner for this liquor permit. Please attach a separate sheet if necessary.

## A. PERSONAL/BUSINESS INFORMATION:

| Last Name | First Name | Middle Name |
|---|---|---|
| Diamond | James | Arthur |

| Business Title | Relationship to Liquor Permit | % Interest / # of Shares | Aliases, Other names known by, Maiden name |
|---|---|---|---|
| Managing Member | ☐ Permittee ☑ Backer | 50% | |

| Residence Street Address (no P.O. Boxes): | City or Town: | State: | Zip Code: |
|---|---|---|---|
| 47 Lexington Avenue | Greenwich | CT | 06830 |

| Telephone Number (Home): | Telephone Number (Cell): | Fax Number: | E-mail Address: |
|---|---|---|---|
| 914-494-3878 | 914-494-3878 | none | jdiamond@dpmgt.com |

| Motor Vehicle Driver's License Number | State of Issue: | Sex: |
|---|---|---|
| 239885887 | CT | ☑ Male ☐ Female |

| Date of Birth | Place of Birth | Are you a US Citizen? | If No, Alien Reg Number: | Date & Place of Naturalization |
|---|---|---|---|---|
| 11/2/1966 | New York, NY | ☑ Yes ☐ No | | |

## B. EMPLOYMENT OF PUBLIC OFFICES:

Please indicate below any public offices held by the applicant, individual backers, shareholders, corporate officers, LLC members, etc. **Please attach a separate sheet if necessary*

| Name | Title | Place | Town, City, State or Federal Agency |
|---|---|---|---|
| | | | |

If NONE, check here ☑ **NONE**

## C. CRIMINAL HISTORY:

Have you had any prior felony convictions? ☐ **YES** ☑ **NO**

*(If YES, please complete the "CHRO-Review of Criminal Convictions Worksheet")*

## D. AUTHORIZATION:

1. I authorize any agent from the State of Connecticut, Department of Consumer Protection to obtain any information related to me from criminal justice agencies, past or present employers, financial or lending institutions, credit bureaus, consumer reporting agencies and retail business establishments or individuals. This information may include, but is not limited to, my residential, personal, and criminal history records and financial and credit information.
2. I authorize criminal justice agencies to release records concerning my criminal history to the Department of Consumer Protection for the purpose of determining my suitability, as a permittee or backer; or
   1. I agree that no individual or entity shall be held liable for use of this authorization to determine my suitability as a permittee or backer

I certify, under penalty of law that the information provided in this statement is the truth to the best of my knowledge.

| Signature of Applicant, Permittee, Backer, Backer Member or Partner completing this statement | Print Name | Date |
|---|---|---|
| [signature] | James Arthur Diamond | 6/30/22 |

**STATE OF CONNECTICUT**
**DEPARTMENT OF CONSUMER PROTECTION**
**LIQUOR CONTROL DIVISION**
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Web Site: www.ct.gov/dcp/liquorcontrol

# Authorization of the Proposed Backer Legal Entity for Release of Financial Information

**This form must be completed by a duly authorized representative of the backer identified in Section D of the new application:**

## A. BUSINESS INFORMATION

| | | | |
|---|---|---|---|
| 1. Name of Backer Business Entity: District Social Hartford, LLC | | | |
| 2. Address of Backer Business Entity: (street & number) 330 New Park Avenue | City: Hartford | State: CT | Zip code: 06106 |
| 3. Name of Authorized Representative: (last, first, middle) Diamond, William Edward | | 4. Business Title of Representative: Managing Member | |
| 5. Address of Authorized Representative: (street & number) 63 High Ridge Ave. | City: Ridgefield | State: CT | Zip code: 06877 |
| 6. Telephone Number of Authorized Representative: 914-438-4438 | 7. Fax Number: none | 8. Email Address bdiamond@dpmgt.com | |

## B. AUTHORIZATION:

1. I authorize any agent from the State of Connecticut, Department of Consumer Protection to obtain any information related to the business entity identified in item #1 above from financial or lending institutions, credit bureaus, consumer reporting agencies, licensing agencies and retail business establishments or individuals.

2. I agree that no individual or entity shall be held liable for use of this authorization to determine my suitability for a liquor permit.

## C. PERSONAL CERTIFICATION:

I certify, under penalty of law that the information provided in this authorization is true to the best of my knowledge.

William Edward Diamond — 6/30/22

Signature of duly authorized representative of the backer — Date

**STATE OF CONNECTICUT**
**DEPARTMENT OF CONSUMER PROTECTION**
**Liquor Control Division**
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Web Site: www.ct.gov/dcp/liquorcontrol

# BACKER'S FINANCIAL STATEMENT

| Name of Backer or Authorized Representative of the Backer: | | | |
|---|---|---|---|
| William Edward Diamond | | | |
| Street Address: | City: | State: | Zip Code: |
| 63 High Ridge Ave. | Ridgefield | CT | 06877 |

***Please Note:** *The following sections should document the expenses involved in establishing your business and the sources of the funds to pay for these expenses. The total dollar amount in Section A should equal the total dollar amount in Section B. Additional documents may be required by the Department.***

## Section A – Cost/Expenses:

| | |
|---|---|
| 1. PURCHASE/SALE PRICE OF YOUR BUSINESS: | $ 0 |
| 2. COST OF BUILDING: (If real estate is being transferred) | $ 0 |
| 3. LEASEHOLD/SECURITY DEPOSIT: | $ 0 |
| 4. RENOVATIONS/ALTERATIONS: | $ 380,000 |
| 5. EXISTING BEER, WINE, AND/OR LIQUOR INVENTORY: | $ 0 |
| 6. FURNITURE. FIXTURES, EQUIPMENT, ETC: | $ 265,000 |
| 7. OTHER EXPENSES: (Please Specify) | $ 0 |
| TOTAL FUNDS FOR ALL COSTS/EXPENSES: (add 1-7 above) | $ 645,000 |

## Section B - Sources of Funds:

| | |
|---|---|
| 8. PERSONAL ACCOUNTS: (Savings, Checking, Certificate of Deposit-CD's) | $ 0 |
| 9. CASH ON HAND: | $ 395,000 |
| 10. PROMISSORY NOTES & LOANS: (Specify Other Source Types) | $ 250,000 |
| TOTAL FUNDS FOR ALL SOURCES: (add 8-10 above) | $ 645,000 |

I certify under penalty of law that the information provided in this financial statement is true to the best of my knowledge:

Signature of Backer or Authorized Representative of Backer:

X William Edward D Date: 6/30/22

| Printed Name of Backer or Authorized Representative: | Title: |
|---|---|
| William Edward Diamond | Managing Member |

STATE OF CONNECTICUT
**DEPARTMENT OF CONSUMER PROTECTION**
**Liquor Control Division**
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Web Site: www.ct.gov/dcp/liquorcontrol

For Official Use Only



# APPLICATION FOR PATIO, EXTENSION OF USE and/or ADDITIONAL CONSUMER BAR

| ☑ **PATIO** *(Restaurants & Cafes ONLY)* | ☐ **EXTENSION OF USE** *(All other permit types)* | ☐ **ACB (Additional Consumer Bar)** # of ACB's: _____ (FEE: $190.00 each) |
|---|---|---|

## Section A: BUSINESS INFORMATION

| | | | |
|---|---|---|---|
| 1. Trade Name (DBA Name): District Social Hartford, LLC | | 2. Permit Number: | |
| 3. Permittee Name (First, Middle, Last): William Edward Diamond | | | |
| 4. Backer Name (Corporation, LLC, Partnership, Sole Proprietorship, etc.): District Social Hartford, LLC | | | |
| 5. Business Address: 330 New Park Avenue | City: Hartford | State: CT | Zip Code: 06106 |
| 6. Business Telephone Number: 914-773-6219 | 7. Business Fax Number: none | 8. Business Email Address: bdiamond@dpmgt.com | |
| 9. Type of Request? ☑ Permanent ☐ Temporary | *If TEMPORARY is checked, List Specific Dates Below:* | | |

## Section B: APPROVAL/CERTIFICATION OF LOCAL OFFICIALS

10. **Zoning Authority Approval:** I certify that I am familiar with the zoning ordinances and bylaws of the city/town identified in Section A and on the sketch provided with this application, they do not prohibit the sale of alcoholic beverages under the type of liquor permit/establishment identified in this application.

Signature of Zoning Official **X** _____ Print Name _____

Title of Official _____ Date _____ / _____ / _____

11. **Fire Marshal's Approval:** I certify that the premises identified in Section A and on the sketch of this application is safe for this type of request.

Signature of Fire Marshal **X** _____ Print Name _____

Title of Official _____ Date _____ / _____ / _____

12. **Local Health Approval: (Patio Requests ONLY) I** certify that the Patio at the premises identified in Section A and on the sketch of this application meets local health approval.

Signature of Health Official **X** _____ Print Name _____

Title of Official _____ Date _____ / _____ / _____

## Section C: CERTIFICATION OF BACKER OR AUTHORIZED REPRESENTATIVE OF BACKER

| | | |
|---|---|---|
| 13. **Backer Certification** (To be signed by backer or the authorized representative of the backer)<br><br>I certify that the information provided in this application is true to the best of my knowledge and that the permittee applicant identified in "Section A" of this application is designated as my principal representative on the premises for which this application is being submitted. | Signed by Backer or Authorized Representative of Backer<br>X William Edward Diamond | Date: 6/30/22 |
| | Print name of Backer or Representative: William Edward Diamond | Title of Backer or Representative: Managing Member |

***Attach a Sketch of the current premises, identifying the proposed Patio, Extension of Use area and/or ACB***

DCPLC-abandaff Rev 3/17


**STATE OF CONNECTICUT**
**DEPARTMENT OF CONSUMER PROTECTION**
**Liquor Control Division**
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov
Web Site: www.ct.gov/dcp/liquorcontrol


# ABANDONMENT AFFIDAVIT

**Date:** 6/30/22

**Permittee:** William Edward Diamond

**Trade Name:** District Social Hartford, LLC

**Address:** 330 New Park Ave.
Hartford, CT 06106

Neither I, William Edward Diamond, nor the backer District Social Hartford, LLC, purchased anything from the previous permit holder/backer.

Neither I, William Edward Diamond, nor the backer District Social Hartford, LLC, received any benefit from the predecessor for the abandonment of permittee/backer.

I do hereby affirm that the information contained in this affidavit is true to the best of my knowledge.

*Signature of permittee, backer or authorized representative of the backer:*

X [signature] Date: 6/30/22
William Edward Diamond

*Subscribed and affirmed before me:*

Signed X [signature] Date 6/30/22
(Commissioner of Superior Court, ~~Notary Public, Justice of Peace~~) Hillel Goldman

STATE OF CONNECTICUT

**INSPECTION CERTIFICATE**

On *(date)*_____, the *(Town/City)*_____ Office of the Fire Marshal conducted an inspection of *(name of facility)* District Social Hartford, LLC located at *(address)* 330 New Park Avenue in the City/Town of Hartford to determine the degree of compliance with the fire safety requirements of Connecticut General Statutes Chapter 541 as authorized by Section 29-305 of the statutes. This facility was evaluated as a *(new/existing)* _____ *(occupancy classification)* _____ as classified by the *CONNECTICUT STATE FIRE SAFETY CODE*. As a result of this inspection, the following conditions were found:

**I.** ☐ At the time of inspection, no code violations were identified. **Certificate of approval recommended.**

**II.** ☐ At the time of inspection, conditions were discovered to be contrary to the minimum requirements of these codes. An acceptable plan of correction was submitted. (*See attached information*) **Certificate of approval recommended**

**III.** ☐ At the time of inspection, conditions were discovered to be contrary to the minimum requirements of these codes. No approved plan of correction was submitted. (*See attached information*) **Certificate of approval NOT recommended**

**IV.** ☐ Based on the extreme hazard to public safety discovered at the time of this inspection, this office is currently seeking an injunction from the court through our Town/City Attorney for the purpose of closing or restricting usage of this facility by the public. (*See attached information*) **Certificate of approval NOT recommended**

_____ _____

Fire Marshal Date

City or Town: Hartford

## Paul Ashworth

**From:** Bill Diamond <bdiamond@dpmgt.com>
**Sent:** Tuesday, August 9, 2022 5:25 PM
**To:** Bill Diamond; Hillel Goldman; Paul Ashworth
**Cc:** Hartford Planning Division
**Subject:** RE: Parkville NRZ Letter of Support

Paul, one more view of the location that shows some outdoor seating and the activity areas. This would certainly go a very, very long way in cleaning up that area of the street and bringing some life back to that area in general.

**Bill Diamond**

President | Diamond Properties

**D:** (914) 773-6219
**F:** (914) 773-6259
**E:** bdiamond@dpmgt.com
333 N Bedford Road Suite 145
Mount Kisco, NY 10549


---

**From:** Bill Diamond <bdiamond@dpmgt.com>
**Sent:** Tuesday, August 9, 2022 5:05 PM
**To:** Hillel Goldman <hgoldman@chlaw-ct.com>; Paul Ashworth <Paul.Ashworth@hartford.gov>
**Cc:** Hartford Planning Division <oneplan@hartford.gov>; Bill Diamond <bdiamond@dpmgt.com>
**Subject:** RE: Parkville NRZ Letter of Support

Paul,

Hopefully I can shed some light on this. There are a lot of very cool concepts out there in the entertainment vertical that rely less on traditional kitchens and more on food truck like concepts. One of these in particular is Pinz Mechanical

which is a concept that has multiple locations in the mid west. Their locations often have only a food truck servicing the venue (https://www.pinsbar.com/columbus) , even during the winter. These are really creative venues and just one example of entertainment venues relying on a food truck, or food trailer. It is a concept that is very relevant for today's demographic and creates a cool vibe. For some reason, people feel everything tastes better when it comes from a food truck or trailer!

I also recently visited Sparkman Wharf in Tampa where the entire park is food containers.

So, with this in mind, the idea is to create a cool entertainment venue, focussed on families and millenials that has some great indoor activities like a large arcade, axe throwing, bar/lounge, and live music a few nights a week. Outdoors will be a nice patio that has an annex bar container, and most likely a food container as well (shown below), or if we decide to go the food truck route instead we'll build that into the patio. We're still debating that one aspect. Below is a first take on what the patio would look like, including the glass garage doors and outdoor bar trailer and food trailer.

Hopefully the above clarifies the concept. But to confirm, in the winter guests will still need to go order food that will be served out of the container. But keep in mind guests can place orders on their phone via the app, or place orders on site via a tablet or kiosk, and then we can either run food in from the container or just ask guests to pick it up at the container. This is part of the experience of course. We're not a full service restaurant and don't want to give that appearance or vibe. We'll offer delicious burgers and food, but we want to keep the experience a bit 'hipster' and cool, thus the food container/truck experience.

Regards,

**Bill Diamond**

President | Diamond Properties

**D:** (914) 773-6219
**F:** (914) 773-6259
**E:** bdiamond@dpmgt.com
333 N Bedford Road Suite 145
Mount Kisco, NY 10549

**From:** Hillel Goldman <hgoldman@chlaw-ct.com>
**Sent:** Tuesday, August 9, 2022 4:03 PM
**To:** 'Paul Ashworth' <Paul.Ashworth@hartford.gov>
**Cc:** Hartford Planning Division <oneplan@hartford.gov>
**Subject:** RE: Parkville NRZ Letter of Support

Paul:

Thanks, We'll prepare that for you and the Commission.

Hillel

Hillel Goldman, Esq.
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, CT 06810-7727
Tel. (203) 744-2150 Ext. 3332
Fax (203) 791-1126
hgoldman@chlaw-ct.com

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**From:** Paul Ashworth <Paul.Ashworth@hartford.gov>
**Sent:** Tuesday, August 9, 2022 4:02 PM

**To:** Hillel Goldman <hgoldman@chlaw-ct.com>
**Cc:** Hartford Planning Division <oneplan@hartford.gov>
**Subject:** RE: Parkville NRZ Letter of Support

Hi Hillel,
That is a little helpful. I think the Commission will want a lot more information about how food will be served at all times, all year. If it is a permanent structure, we need to know what that looks like.

**Paul Ashworth**
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
*he/him*
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

Follow us! **@DDSHartford**

*Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit* www.hartfordct.gov/dds *and click on "Our Services" to begin the application process.*

Make an appointment online: https://developmentservices.setmore.com/

---

**From:** Hillel Goldman <hgoldman@chlaw-ct.com>
**Sent:** Tuesday, August 9, 2022 2:20 PM
**To:** Paul Ashworth <Paul.Ashworth@hartford.gov>
**Subject:** FW: Parkville NRZ Letter of Support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.
Paul:

Is this helpful?

Hillel

Hillel Goldman, Esq.
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, CT 06810-7727
Tel. (203) 744-2150 Ext. 3332
Fax (203) 791-1126
hgoldman@chlaw-ct.com

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---

**From:** Bill Diamond <bdiamond@dpmgt.com>
**Sent:** Monday, August 8, 2022 3:30 PM
**To:** Hillel Goldman <hgoldman@chlaw-ct.com>
**Cc:** Bill Diamond <bdiamond@dpmgt.com>
**Subject:** RE: Parkville NRZ Letter of Support

Hillel,

Attached/Below are the plans for the venue. The red outline shows the outdoor patio. There is a container out there called 'Food Prep'. This will either be a permanent food container, or we'll cat an area into the deck for 1 or 2 food trucks to park up against the patio. We haven't entirely decided which model works best yet for this venue.

In regards to what area of parking we plan to utilize for the expanded patio, below shows the 17 spots we plan to fill in next to the building. I believe there is something like 1,100 spots in shown below in red, and we're utilizing just the 17 highlighted in yellow. There were originally 17 movie theatres on premise. Apple Cinema converted 12 of them to recliner luxury seating, which eliminated 50% of the number of seats, and in addition we are converting 5 of theatres for this venue which have a much, much lower occupancy load than movie theatres. So we are swimming in parking.

Gabrielli Truck Sales, Hartford
Truck dealer
Elise Rose Nails
Hartford Flooring & Handy Mnny
Flooring store
New Park Ave
Apple Cinemas Xtreme
New Park Ave & Bowtie Cinema Palace
CTfastrak Busway
CTfastrak Busway

**Bill Diamond**

President | Diamond Properties

**D:** (914) 773-6219
**F:** (914) 773-6259
**E:** bdiamond@dpmgt.com
333 N Bedford Road Suite 145
Mount Kisco, NY 10549

---

**From:** Hillel Goldman <hgoldman@chlaw-ct.com>
**Sent:** Monday, August 8, 2022 3:13 PM
**To:** 'bdiamond@dpmgt.com' <bdiamond@dpmgt.com>
**Subject:** FW: Parkville NRZ Letter of Support

Bill:

I'm attaching my email to David Morin the Chairmen on the Parkville NRZ.

I lied to you. Looking back at my notes, the reason we need to go for a Special Permit is because the premises is located in an Entertainment Assembly Zone. My bad on that.

Hillel Goldman, Esq.
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, CT 06810-7727
Tel. (203) 744-2150 Ext. 3332
Fax (203) 791-1126
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**From:** Hillel Goldman
**Sent:** Thursday, July 21, 2022 5:29 PM
**To:** 'barridoncorp@aol.com' <barridoncorp@aol.com>
**Subject:** Parkville NRZ Letter of Support

Dear Chairman Morin:

We represent District Social, LLC which is applying for a café liquor permit for a portion of the facility located at 330 New Park Avenue, Hartford, CT which is in Parkville NRZ. I've attached the Project Narrative prepared by our client which has been submitted as part our client's liquor application to Hartford Planning & Zoning. The next public hearing of the Planning & Zoning Commission to review our client's Special Permit Application is August 23.

We would like and request that the Parkville NRZ to prepare a letter of support for our Special Permit application after your next meeting on August 10th. Are your meetings live or by zoom? What is the procedure? Is there anything more that you would like us to provide prior to the meeting?

Please don't hesitate to contact me to discuss.

Hillel Goldman

Hillel Goldman, Esq.
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VISITING FOOD TRUCK SPACE
CORNHOLE
BOWLING ALLEY
CORNHOLE
EXISTING ARCADE
HATCHED AREA DENOTES PHASE 1 CONSTRUCTION SEE PHASE 1 DRAWINGS
DECK
SHUFFLEBOARD
POOL
PARTY ROOM STORAGE
OUTDOOR BAR
INDOOR BAR
STAGE
TENANT B
ROOCK BALL COURT
POOL
WALK IN COOLER
DARTS
MECH. CLOSET
DARTS
POOL
(4) 6'-0 x 27'-0 AXE LANES
(8) 6'-0 x 27'-0 AXE LANES

DISTRICT SOCIAL
DISTRICT SOCIAL

DISTRICT SOCIAL

DISTRICT SOCIAL
DISTRICT SOCIAL

**SCHEME A3 STATISTICS**

1BR: 122 2BR: 99 TOTAL: 221
GROSS AREA: 249,702 SF
GROSS RESIDENTIAL: 191,109 SF
INDOOR AMENITY AREA: 6,400 SF
5TH FLOOR ROOF DECK AREA: 2,000 SF
COMMERCIAL AREA: 3,000 SF
GARAGE AREA: 32,153 SF
COVERED PARKING: 117 OPEN PARKING: 183
TOTAL PARKING RATIO: 1.36 PER UNIT + SHARED

| A10 | CAPACITY STUDY SCHEME 'A3' GROUND FLOOR/SITE PLAN |
|---|---|
| NORTH | SCALE: 1" = 30' |
| DATE: 8/18/22 | K&A#: 22109 |

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# PARKVILLE SOCIAL

Parkville Social (formerly planned District Social) is an entertainment venue that will offer such amenities as a large redemption arcade, bowling, axe throwing, bocce, billiards, live music, a full bar, and a food truck. Our venue will operate on most week days and weekends. We cater to all age groups and demographics. Typically, our venues cater to families during the day and then migrate to a more millennial crowd in the evening. We will operate a large outdoor patio as well, that will open up to the inside areas via large glass garage doors. We are not a night club, but more a casual entertainment venue that wants to attract families as well as millennials and older adults. We will focus also on attracting corporate customers for larger corporate events. A good example of our venue would be to consider something akin to a Dave & Busters, but rather than having just an arcade our venue also includes axe throwing, bowling, and live music and a range of other activities. Our axe lanes are always staffed and enclosed in metal cages, so extremely safe. Live music will be something only offered only on limited nights and during certain times. Overall, we feel this venue being next to the movie theatre will be a true synergistic offering, serving as a venue that customers of the movie theatre can drop into after they're done watching their movie.

Some additional information:

**Hours of Operation**
Monday – Thursday 3PM – 11PM
Friday 3PM – 1AM
Saturday 11AM – 1AM
Sunday 11AM – 10PM

Note: For many of the above operating hours only the arcade will be open. Depending on time of day and day or week we may choose to keep the larger venue closed and only operate the arcade. But whenever the bar is open the food truck will be operational.

**Live Music**

All live entertainment will be indoors within the bar area. No live entertainment will be outdoors. Since the live entertainment will be confined to indoor areas, there will not be any potential nuisances to be mitigated. Additionally, since Parkville Social is owned by the owner of the building, it is in the interest of the owner to prevent the creation of any nuisances which could be created by any live entertainment.

Therefore, since all live entertainment planned for both the Applicant and the movie theater tenant will be indoors, the Applicant's live entertainment noise levels will be controlled and the live entertainment will not create any noise nuisance.

**Lighting Upgrades**
Generally all lighting upgrades will be to LED lighting that conform to modern standards. The majority of additional lighting will be decorative and will not affect surrounding communities.

**Menu:**

Below is a typical menu consistent with the sort of venues we operate. The Food Truck will operate all hours that the bar is operational.

## burgers

### ALLEY BURGER & FRIES $11

LOADED! Two smashed crispy beef patties with house seasoning, American cheese, pickles, diced white onion, mayo, ketchup, and brown mustard on a soft roll. Side of seasoned fries.

### STUFFED BURGER $10

Two smashed crispy beef patties with house seasoning, American cheese, bacon, stuffed with fries on soft roll. Add any side for $3

### WHATEVER BURGER

**1 PATTY FOR $8 OR 2 PATTIES FOR $9**

Whatever you want. Tell us how you want it. Crispy beef patties on a soft roll. Add any side for $3.
Add what you like for .50 cents each:

| | | |
|---|---|---|
| American Cheese | Swiss Cheese | Jalapenos |
| Chopped Onions | Bacon | Pickles |
| Pepper Jack Cheese | Tomato | Lettuce |
| Cheddar Cheese | Carmelized Onions | Provolone |

FREE: Mayo, Ketchup, Mustard

## sandwiches

### MEMPHIS HOT CHICKEN SANDWICH $9

Spicy tender fried chicken with mayo, shredded lettuce and a pickle on soft roll. Add any side for $3

### CHICKEN SANDWICH $9

Tender fried chicken with mayo, shredded lettuce and a pickle on soft roll. Add any side for $3

## wings

### YOUR CHOICE BONE-IN OR BONELESS

Served with one dip and either homestyle ranch or bleu cheese. Add more flavors from our dips menu.

### HALF-DOZEN WINGS $11

### DOZEN WINGS $17

## dips

add dipping sauces to jazz up the flavor separately 50 cents each

| | |
|---|---|
| Melted American Cheese | Sweet Chili |
| Buffalo Classic | Garlic Parm |
| Homestyle Ranch | Tangy BBQ |
| Chunky Bleu Cheese | Sweet Teriyaki |

## sides $4

add a dip or dust for 50 cents each

| | |
|---|---|
| FRIES | SWEET POTATO TOTS |
| POTATO TOTS | ONION RINGS |

KIRBY HILL FARM

Kirby Hill Beef is Angus USDA Grade A from free roaming cattle, pasture raised, eating mostly grass, a bit of grain & live in a stress-free environment located at our own 250-acre equestrian & cattle ranch in Pawling, NY.

**Additional Comments:**

(ii) Security plan We believe that the demographic and clientele we hope to attract to our venue will not be the sort of demographic that will create a disturbance. But, with that in mind, we will likely have security personnel on certain evening hours such as Fri-Sat nights.

(iii) Parking management plan, except in the DT-1 zoning district (**Only concerning bicycle parking, see additional comment below**). Answered below

(iv) Floor plan(s) (**please provide a dimensioned version of the updated floor plan**). Below:

1. Please identify the type of structure that will house the areas labeled "Ext bar" and "Food Prep" on the floor plan. Are they housed, or simply located here? (**Food Truck** – Comment Met) All food related activities will take place in the food truck.

2. Per section 1.3.3.A, please provide a site plan showing that the deck will not project into the abutting vehicular drive aisle, as well as the location of new accessory structures (Ext Bar, Food Prep buildings, deck-Sec.4.20.4.B and axe throwing cages-4.20.4.H). This plan could be an expanded version of the floor plan that shows surrounding parking lot features and dimension. (**Dimensioned floor plan shall satisfy**)
3. Please confirm no alterations are proposed to the street facing façade of the building. No major changes at this time besides color, and decorative changes.

Please identify bicycle parking facilities compliant with Sec.7.3. serving this use. Capacity for at least 1 bicycle is required per 3,000 feet of total square footage. What is the total square footage of the proposed use?

**Building Details**

The building is located at 330 New Park Avenue on 13.26 acres of land and was previously the Bow Ties Cinema which was a multiplex movie theater containing 17 with stadium seating and digital sound in every auditorium. The building size is currently 74,130 square feet. The current parking lot contains 1,022 parking spaces. Since there appears to have been no nuisance complaints against the Bow Ties Cinema, there should be no nuisance created by the indoor live entertainment by the Applicant.

Although the Applicant does not plan to have live entertainment outside, size of the property (13.26 acres) and the location would preclude the likelihood of any nuisance complaints if outdoor entertainment were even contemplated in the future, WHICH IT IS NOT. The remainder of the facility (12 movie theaters) will be rented to a movie theater tenant. Parkville Social is expected to be roughly 15,185 square feet. Based on local requirements, this would mean we would need accommodations for approximately 5 bicycles.

**Additional Comments:**

Post-NRZ Follow-Up.

1. Consistent with original comment #3, is any lighting proposed either in the parking lot, the patio/deck, or on the building? If so please provide lighting specs and a full lighting plan.
    a. Lighting in the parking lot was brought up by both the community and by HPD as potential improvement. Still in progress
2. Please adjust the plan to show not only the deck and immediately surrounding area on the site, but also the proposed fencing/gates.
    a. The fencing was another item that the community and HPD thought was important. We have decided to hold off on the gate/fence idea until we determine if it is necessary. With the renovation of the property, and the potential for the next door apt building, these may become unnecessary. In addition, we do not believe that the demographic and clientele we bring to our venue will be a risk to the neighborhood.

Below are some renderings of the planned Parkville Social

Bowling

Southern view:

Layout showing details of bowling, bar, axe throwing and patio

VISITING
FOOD TRUCK
SPACE
CORNHOLE
BOWLING
ALLEY
MEN'S
TOILET
WOMEN'S
TOILET
AREA ON HOLD PENDING
MORE INFORMATION
FROM GC
EXISTING ARCADE
HATCHED AREA DENOTES
PHASE 1 CONSTRUCTION
SEE PHASE 1 DRAWINGS
CORNHOLE
DECK
SHUFFLEBOARD
POOL
PARTY
ROOM
STORAGE
OUTDOOR
BAR
INDOOR
BAR
STAGE
TENANT
B
POOL
BOCCE
BALL COURT
WALK IN
COOLER
DARTS
MECH.
CLOSET
DARTS
POOL
(4) 6'-0 x 22'-0
AXE LANES
(6) 6'-0 x 22'-0
AXE LANES