

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
BKUK 8 Corp.		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
111 West 17th Street, NY, NY		6th + 7th Avenues	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Besim Kukaj	ATTORNEY/ REPRESENTATIVE	NAME: Rosa M Sanchez
	PHONE: 201-962-0270		PHONE: 646-619-1166
	EMAIL: BesimKukaj@yahoo.com		EMAIL: ROSA@rosamsanchez.com
MANAGER	NAME: TBD	LANDLORD	NAME: Pajoet + Other LLC
	PHONE:		PHONE: 212-754-1212
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <i>See attached rider</i>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input checked="" type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternel Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="checkbox"/> NO	<i>After CB meeting</i>
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES	<input type="checkbox"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	<input checked="" type="checkbox"/> NO	

Rider to Besim KUKAJ Personal Questionnaire

Active Licenses

9th Avenue Lime Jungle Inc
803 9th Avenue
53rd & 54th Street
New York, NY 10019
Serial# 1195004

Zucca Trattoria Inc
Gallo Nero
95 7th Avenue South
Barrow St & Grove Street
New York, NY 10014
Serial# 1223197

B&R Sorrento Corp
Intermezzo
202 8th Avenue
New York, NY 10011
Serial# 1258239

BKUK Corporation
Cara Mia
654 9th Avenue
New York, New York 10036
Serial# 1273661

319 West 51st Street Rest Inc
Maria Pia
319 West 51st Street
New York, New York 10019
Serial# 1119055

Caswell Pearson Enterprises LTD & BKUK3
Corporation as Mgr
La Carbonara
202 West 14th Street
New York, New York 10013
Serial# 1140242

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11 AM - 11 PM	11 AM - 11 PM	11 AM - 11 PM	12 AM	12 AM	12 AM	11 PM
	Kitchen							
	Music							

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND
 LIVE MUSIC
 DJ
 JUKE BOX
 KARAOKE

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	74	25	50	0	1	14
OUTSIDE (Other than sidewalk cafe)	0						
SIDEWALK CAFE	0						

How many floors are there? What is the capacity for each floor?

ground floor & basement

How frequently will the owner(s) be at the establishment?

hours will vary between locations - will be at premises daily

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO	
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="checkbox"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="checkbox"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> NO	1-2
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	<input checked="" type="checkbox"/> NO	

Where will delivery bicycles be stored during the day when not in use?

inside of premises

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO
Does the building have a Certificate of Occupancy ('C of O') or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> NO

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	see attached rider
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	all block were emailed 1/21/16	
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?	January 25, 2016	
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 201-962-0270
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

BKUK 8 Corp Block Associations Rider

- 200 West 16th Street Block Association: Will Rogers at willrogers@gmail.com
- 100 West 17th/18th Streets Block Association: Craig Slutzkin at craig.slutzkin@outlook.com
- 100 West 17th/18th Streets Block Association: Judy Klein at jakmail@earthlink.net
- 100 West 19th/10th/21st/22nd Streets Block Association: Sally Greenspan at sallygmg@gmail.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Karen Bell at kibphoto@gmail.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Bill Borock at wborock@hotmail.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Diane Nichols at beacon195@aol.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Gerald Germany at germanygerald@aol.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Melissa Stern at m@melissa-stern.com
- 100 West 19th/10th/21st/22nd Streets Block Association: Michael Walsh at mwalshny@yahoo.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at pamela@angel.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Dottie Francoure at dfranco243@earthlink.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pat Cooke at fcmgf@me.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Merle Lister at merie.levine@gmail.com

BUILDING DESIGN			
State the name and type of business previously located in the space.			
Crema			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS <input checked="" type="checkbox"/>	GARAGE DOORS <input type="checkbox"/>	WINDOWS THAT CAN BE OPENED <input type="checkbox"/>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	n/a
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	n/a
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have an illuminated sign?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	Roof		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ		
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO
Are the floorplans for the outdoor space(s) included?	YES	NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO
Will there be no amplified music, as per the law?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO

N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ N/A		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO
Will applicant be applying for a sidewalk café now or in the future?	YES	NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO
Will applicant use umbrellas?	YES	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

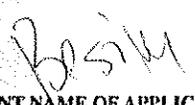
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="checkbox"/> Denial <input type="checkbox"/> Approval
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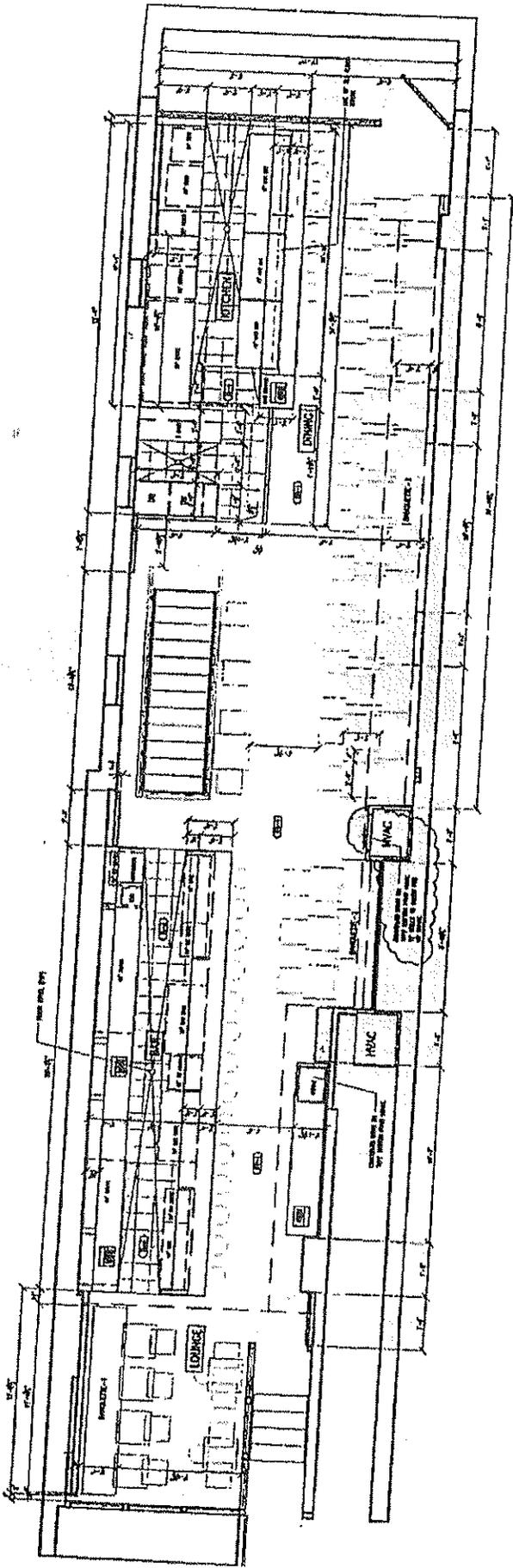
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Larcin <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	 DATE
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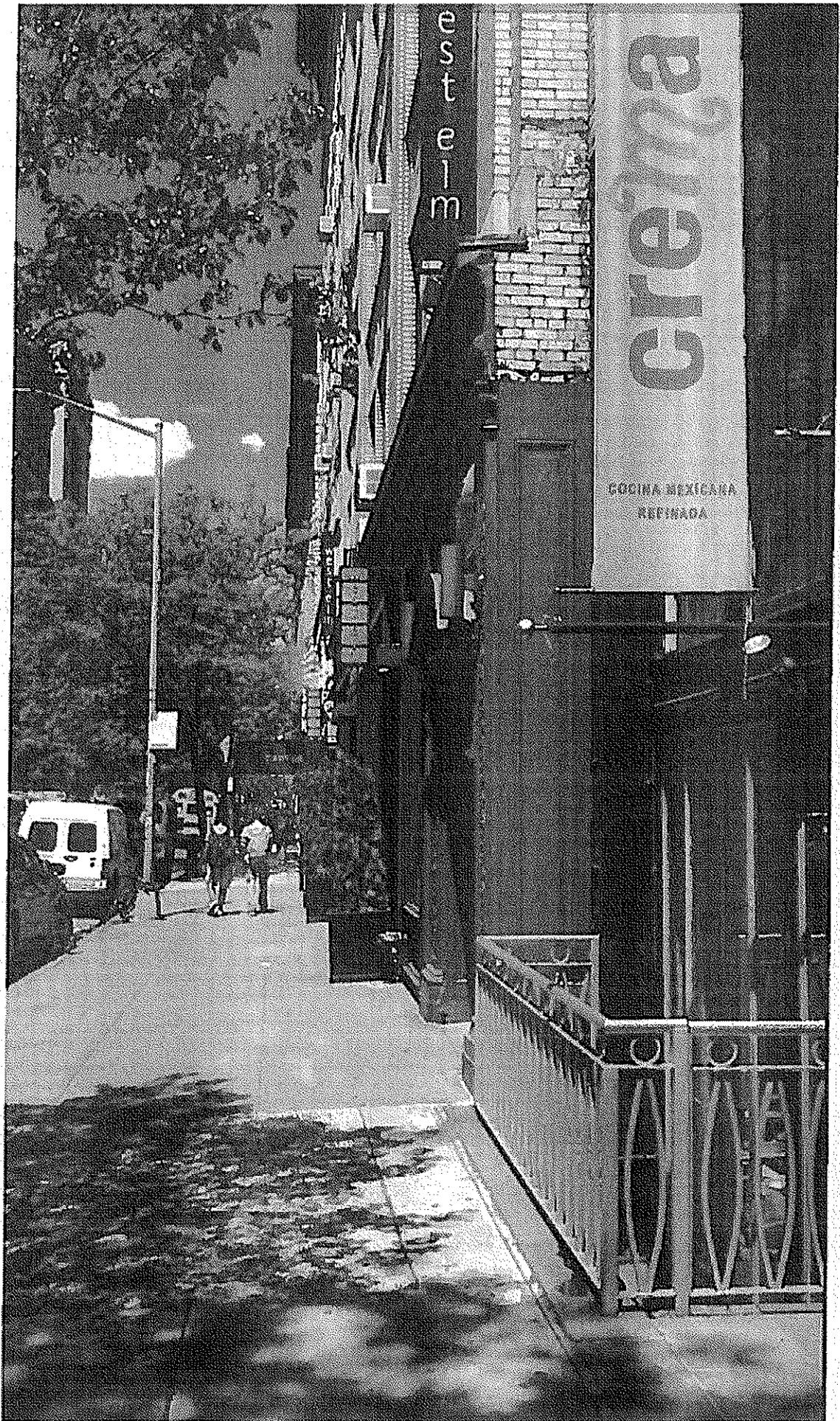
1st floor

SEE PLAN DETAILS A-4a AND A-4b.

BAR EQUIP.	SIZE (WxDxH)	POWER REQ.	QUANTITY
90" REFRIG	90" x 28" x 36"	AS PER K.B.	2
48" SINK	48" x 18"		2
12" SINK	12" x 18"		1
24" ICE CHEST	24" x 18"	AS PER K.B.	2
50" SFR BACK	50" x 28" x 32"	AS PER K.B.	2
24" ICE MAKER	24" x 24" x 40"	AS PER K.B.	2
CAPPACINO	24" x 18"	AS PER K.B.	1
COFFEE	26" x 20"	AS PER K.B.	2

KITCHEN EQUIP.	SIZE (WxDxH)	POWER REQ.	QUANTITY
DISHWASHER	24" x 24"	AS PER K.B.	2
3 SINK UNIT	60" x 24"		1
12" STOVE	72" x 34" x 37"	AS PER K.B.	1
24" BROILER	24" x 34" x 37"	AS PER K.B.	1
26" FRYER	26" x 30" x 46"	AS PER K.B.	1
30" DOUBLE OVEN	30" x 26" x 65"	AS PER K.B.	1
24" SINK	24" x 24"		1
48" LOW BOY	48" x 30" x 36"	AS PER K.B.	2
12" LOW BOY	12" x 30" x 36"	AS PER K.B.	1
VENTILATION HOOD	AS PER K.B.	AS PER K.B.	1

Crema Restaurant LLC
 111 W 17 ST
 N.Y. N.Y. 10011



PARA LA MESA

- Guacamole \$13
 - Traditional
 - Edamame \$3
 - Chorizo \$2
 - Bacon \$2
 - Camarón \$4
- Salsas
 - Chile tomate
 - Chile manzano

ANTOJITOS

- Queso Fundido \$12
 - Melted Chihuahua cheese, jalapeño, pico de gallo, corn tortillas
 - chorizo
 - vegetarian
- Soup of the day \$9
- Ensalada de Betabel \$12
 - Herb roasted beets, mesculin greens, toasted almonds, requeson, fresh corn, avocado, blood orange-beet dressing
- Ensalada del Desierto \$14
 - Grilled cactus, roasted corn, grilled cipollini onions, wild mushrooms, grape tomatoes, avocado, dry dates, cilantro/sabilla vinaigrette, red & black lava/saffron salt
- Taqitos de Ropa Vieja (Beef) \$14
 - Slow cooked and shredded beef, olives, red bell peppers, guajillo chile sauce, Mexican cream
- Flautas de Pollo 12/22
 - Shredded chicken, black bean-pasilla chile sauce, queso fresco, romaine lettuce, pico de gallo

CEVICHE

- Pulpo \$15
 - Grilled Spanish octopus marinated in squid ink and lime juice, Mexican chorizo, pickled radishes, crispy garlic chips.
- Aguachile de camarón \$15
 - Poached shrimp, serrano chiles, cucumber, avocado, cilantro, chile Aleppo/lime salt, spicy roasted chickpeas
- Pescado \$14
 - Mahi-Mahi marinated in lime juice, leche de tigre (Lime juice, celery, red onions, ginger, cilantro, habanero pepper), potato cream sauce, chile manzano aioli

TACOS

- Barbacoa de Pollo \$13/23
 - Shredded chicken, queso fresco, lettuce, salsa verde, Mexican radishes
- Carne Asada \$14/25
 - Flank steak, refried beans, avocado, caramelized onions, pico de gallo
- Pescado \$14/25
 - Baja-style sea bass, guacamole, jalapeno-tartare sauce, citrus coleslaw
- Camaron \$13/24
 - Blackened shrimp, pineapple/mango escabeche, guacamole, red pickled onions
- Vegetariano \$12/22
 - Grilled cactus, mushrooms, fresh corn, requeson, refried beans, avocado

ESPECIALIDADES DE LA CASA

Ave en Salsa de Cacahuata y Ajonjolí \$23

Grilled chicken breast, pipian rojo, sweet plantain puree, spicy toasted pumpkin seeds

Carne Asada \$29

Grilled Rib Eye, wild mushroom-truffle bread pudding, nopales chimichurri, chile ancho romesco sauce, black truffle butter

Pescado a la Plancha \$25

Sauteed Mahi-Mahi, chileatole, squash spaghetti, pumpkin pesto, pickled radishes

Codillo de Puerco \$24

Braised pork shank, tamal de queso, zucchini-corn hash, salsa verde con guaje beans

Chilaquiles Rojos de Filete Mignon \$28

Grilled Filet Mignon, baked tortilla casserole, guajillo salsa, Chihuahua cheese, Mexican cream, avocado, poached egg

Chile Relleno de Mariscos \$25

Roasted and stuffed poblano pepper (shrimp and jumbo lump crab, bay scallops, white rice, ritz crackers, applewood smoked bacon), salsa oaxaqueña

ACOMPANAMIENTOS \$5

*Frijoles Refritos

refried black beans

*Arroz

Mexican rice

*Esquites

Mexican street corn salad

*Plátanos Maduros

sweet fried plantains

Chef de Cuisine: Angel Sanchez

Proximity Report for Location:

December 7, 2015

111 W 17 St, New York, NY, 10011

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
WINE GALLERY INC,THE	576 6TH AVENUE	320 ft
TRIMMINGS WINE LLC	111 W 20TH ST	685 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	830 ft
MAYURA INC	52 W 14TH ST	1090 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	1170 ft
BOTTLEROCKET WINE & SPIRIT LLC	5 W 19TH STREET	1280 ft
VILLAGE WINES LIQUOR INC	486A 6TH AVENUE	1330 ft

Churches within 500 Feet

Name	Approx. Distance
French Evangelical Church	485 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CREMA RESTAURANTE LLC	111 W 17TH ST	105 ft
HAVENS KITCHEN LLC	109 W 17TH ST	115 ft
DA UMBERTO RESTAURANT INC	107 W 17TH STREET	135 ft
RUBY SLIPPERS HOSPITALITY CORP	135 W 18TH ST	255 ft
METROPOLITAN ARTS & ANTIQUES PAVILION LTD	110 W 19TH ST 2ND FL AKA 115 W	445 ft
METROPOLITAN ART & ANTIQUES	110 W 19TH STREET	445 ft
METROPOLITAN ART AND ANTIQUES PAVILLION LTD	110 W 19 ST AKA 115 W 18 ST	445 ft
FTG COMPANY USA INC	37 W 17TH ST	625 ft
119 7TH AVENUE CAFETERIA LLC	119 121 1/2 7TH AVE	690 ft
MNY CHELSEA LLC	112 7TH AVENUE	720 ft
UNDER CHELSEA LLC	48 W 17TH STREET	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
B & P BROTHER'S CORP	419A GREAT E NECK RD	230 ft
FIKA 555 6TH AVENUE LLC	555 6TH AVE	420 ft

Unmapped licenses within zipcode of report location

Name	Address
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500 Foot Statement

BKUK 8 Corp

The granting of this license is in the public interest because the premises will be operated by an experienced Restaurateur.

The Applicant has successful, long-established restaurants/bars located within CB4. He has worked and continues to work very hard to earn his reputation as a committed community partners and is confident this will be another establishment that CB4 will be proud to call its own.

The establishment will continue to generate tax revenue for the City, maintain employment.

They will be offering a varied selection of menu items at reasonable prices.

BKUK 8 Corp will continue to operate as a Family friendly establishment, welcoming all patrons.

The premises has previously operated as a restaurant and the granting of the license would not increase noise in the area nor would it substantially affect vehicular or pedestrian traffic or parking.

The applicant is looking to continue to be a long term operator in this Community and looks forward to continuing to accommodate the local needs and concerns.