

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> WMW Rest II, LLC		<b>DOING BUSINESS AS (DBA)</b> Dianne & Elisabeth			
<b>STREET ADDRESS</b> 644 10th Avenue		<b>CROSS STREETS</b> 45th and 46th Streets		<b>ZIP CODE</b> 10036	
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Brian Andrew Weiss	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Terrence Flynn		
	<b>PHONE:</b> 917-9038569		<b>PHONE:</b> 718-913-4974		
	<b>EMAIL:</b> brianandrewweiss@gmail.com		<b>EMAIL:</b> trflynnjr@gmail.com		
<b>MANAGER</b>	<b>NAME:</b> Charlie Marshall	<b>LANDLORD</b>	<b>NAME:</b> Scott Sambade		
	<b>PHONE:</b> 347-935-2151		<b>PHONE:</b> 917-576-5996		
	<b>EMAIL:</b> charlie@wmwhospitality.com		<b>EMAIL:</b> SSambade@appianre.com		
<b>APPLICATION TYPE (Check One)</b>					
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> Yes
	What is/was the name and address of establishment?		The Marshal		
	What were the dates applicant was involved with this former premise?		January 2013 - Present		
<input type="radio"/> <b>Transfer</b>	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"/> <b>Alteration</b>	What is the current license # and expiration date?				
	<i>Please list/describe the nature of all the changes and attach the plans:</i>				
<b>METHOD OF OPERATION</b>					
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer				
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)				
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
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.		<input checked="" type="checkbox"/> 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.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		

11 a.m., 11 p.m.

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)								
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	5pm-12am	5pm-12am	5pm-12am	5pm-12am	5pm-1am	5pm-1am	5pm-12am
	Kitchen	Same	Same	Same	Same	Same	Same	Same
	Music	NA	NA	NA	NA	NA	NA	NA
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	NA	54	12-15	24-30	0	1	12-14	
OUTSIDE (Other than sidewalk café)	0	0	0	0	0	0	0	
SIDEWALK CAFE	<i>[Handwritten signature]</i>							
How many floors are there? What is the capacity for each floor?					2 floors, only ground floor is for customers; 54			
How frequently will the owner(s) be at the establishment?					Infrequently, but management will be present at all times, Charlie Marshall will be present 40hrs/wk			
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO	NO	
Will applicant have bottle or table service for beverage alcohol?					YES	NO	NO	
Will you be hosting private, promotional or corporate events?					YES	NO	YES	
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO	NEVER	
Will you have a security plan? If, yes please attach.					YES	NO	NO	
Will security plan be implemented?					YES	NO	NA	
Will State certified security personnel be used?					YES	NO	NA	
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	YES	
Will applicant be using delivery bicycles? If yes, how many?					YES	NO	NO	
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	NO	NA	
Where will delivery bicycles be stored during the day when not in use?					NA			

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Letter of No Objection
Is a Public Assembly permit required?	YES	NO	NO
Are your plans filed with DOB?	YES	NO	NO

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	Manhattan Plaza TA: Douglas Leland	
	# 2	West 44th Street Better Block Assn: Linda Ashley	
	# 3	West 45th Street Block Assn: Tim Tanner and Chana Widawsky	
	# 4	West 46th Street Block Assn: Allison Tupper	
	# 5	West 47/48th Street Block Assn: Elke Fears, Larry Roberts, Kim Bogues, Chuck Vassallo, Steven Reidl, Nancy Roylance, and Steve Belida	
Please provide dates when applicant met with the groups listed above.		All were emailed Tuesday, February 23rd, 2016	
Who was your contact person at each group you met with?		See above	
When did applicant post the notice that was provided?		February 16th	
Where did applicant post the notice that was provided?		Posted in the Northern Window of 644 10th Ave.	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Check Cashing Store and Oliveng Thai Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes, Oliveng Thai Restaurant
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	Yes - there are plans to restore the facade
Will applicant have a vestibule within the establishment?	YES	NO	No
Will applicant use a storm enclosure?	YES	NO	Not planned
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	NO	No
Will applicant comply with the NYC noise code?	YES	NO	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
			WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	Yes
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	NO	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	No
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	NO	Yes
Will the kitchen exhaust system extend to the roof?	YES	NO	Yes
Will the establishment have an illuminated sign?	YES	NO	Yes
Will the establishment have a canopy extending over the sidewalk?	YES	NO	Yes
Where will the air conditioner be located? What type is it?	Rear yard or roof - Central Air		
When was the air conditioner installed?	New system to installed		

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

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

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

- Applicant will submit final floor plans with final number of tables & seats by 3/28/16
- This application does not extend to any sidewalk cafe

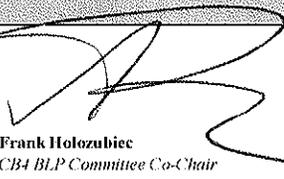
*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

**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.*

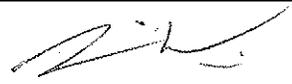
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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**CB4 REPRESENTATIVES**

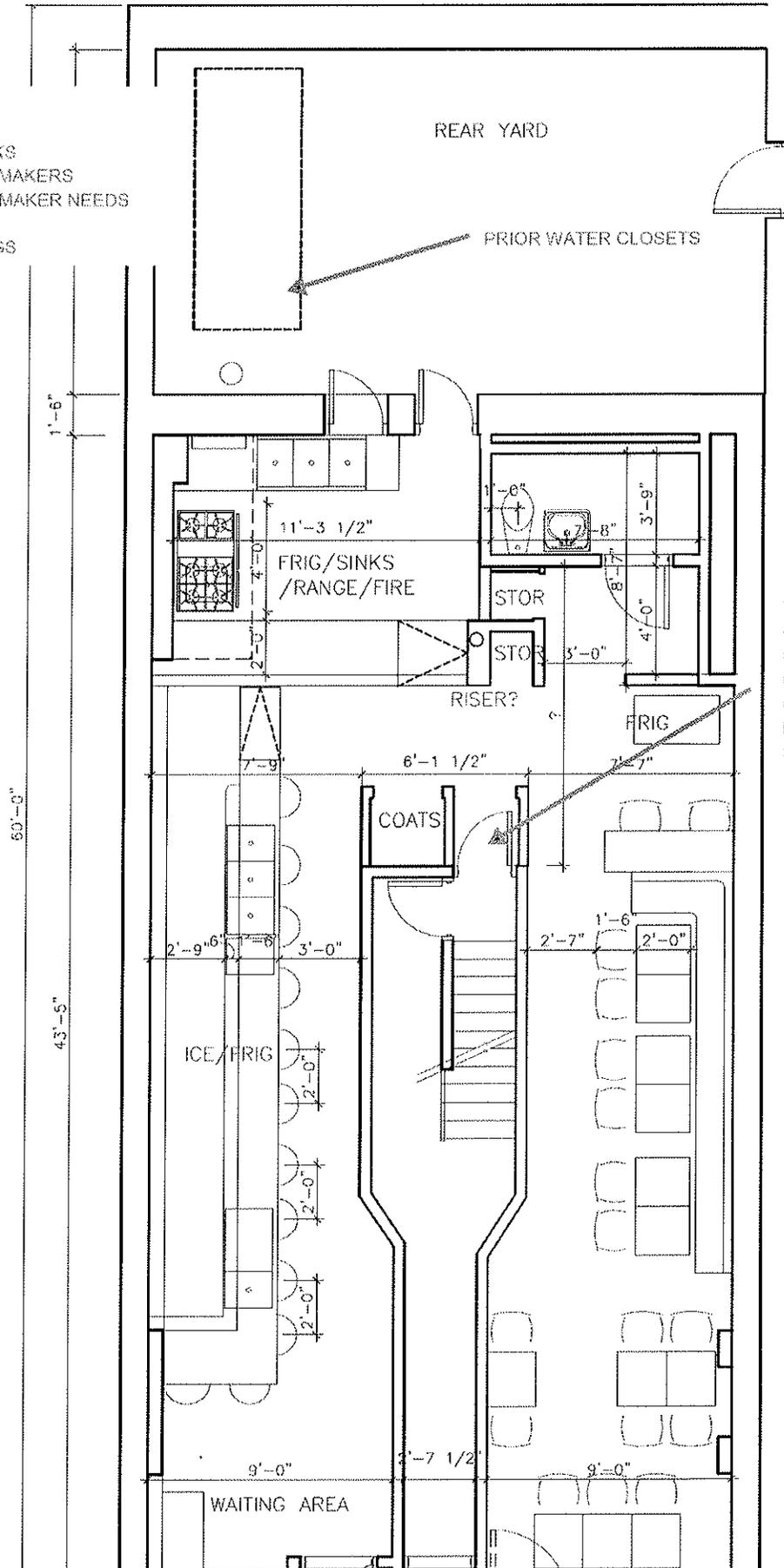
 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lizarin <i>CB4 BLP Committee Co-Chair</i>
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

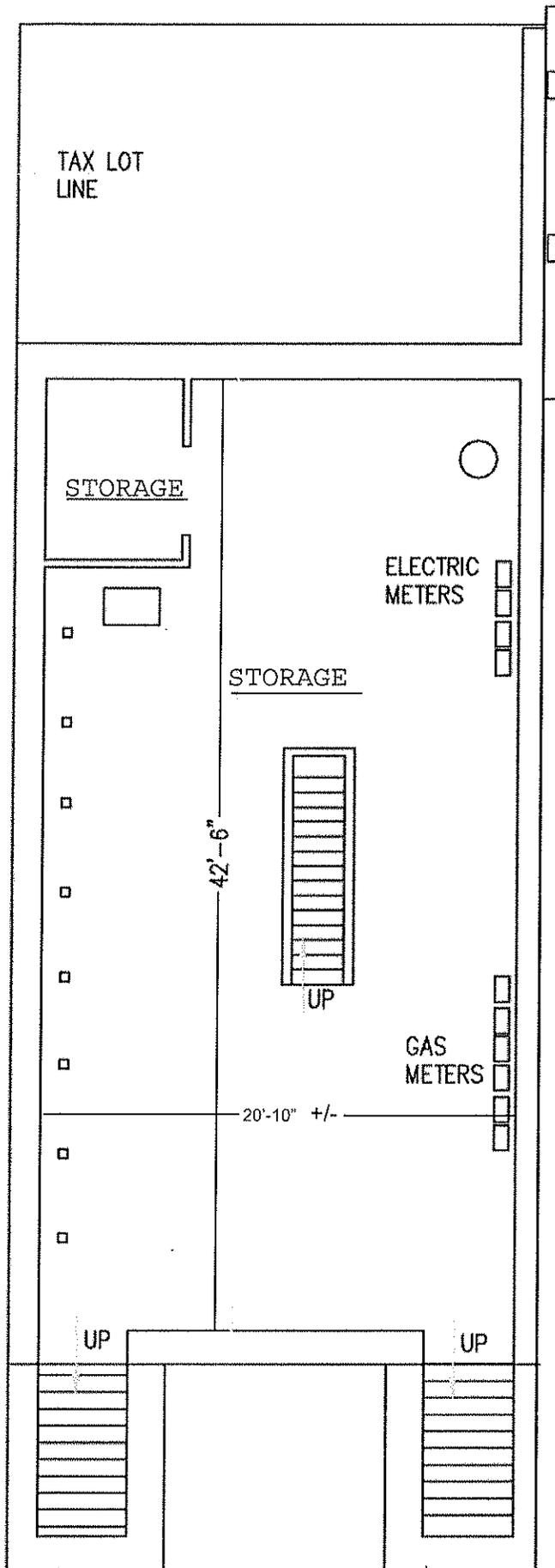
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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.

<b>SIGN HERE</b> →	Brian Weiss <b>PRINT NAME OF APPLICANT</b>	 <b>SIGNATURE OF APPLICANT</b>	3/8/16 <b>DATE</b>
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- LIST
- SINKS
- ICE MAKERS
- IF ICEMAKER NEEDS
- IN
- FRIGS

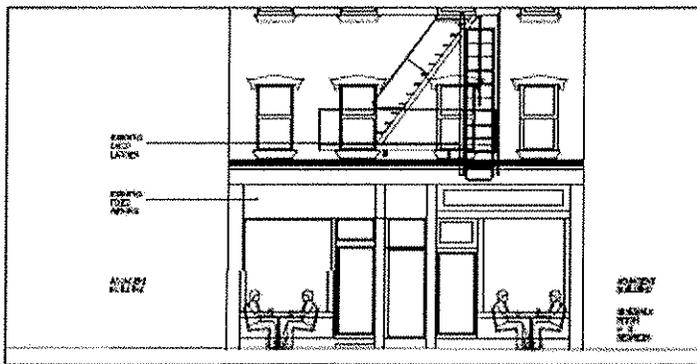
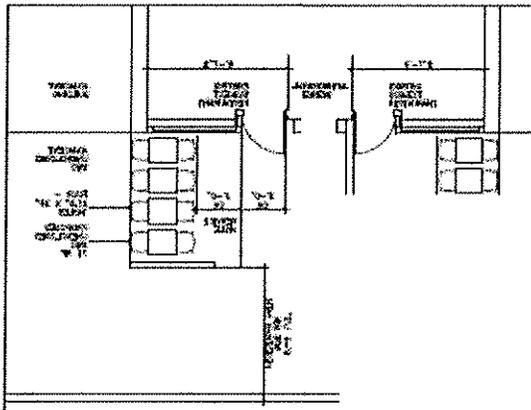


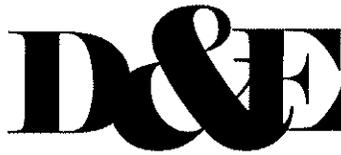
THIS CONFIGURATI  
ON IS MORE  
CODE  
COMPLIANT,  
NICER & MORE  
SECURE



644 10th Avenue  
 New York, NY 10036

Cellar plan





**Dianne & Elisabeth**

**Cheese**

**Bayley Hazen Blue**

**Kunik Goat**

**Landaff**

**Meat**

**NY Bresaola**

**Jersey Tasso Ham**

**Surryano Ham**

**Summer Sausage**

**ONE \$5 - THREE \$12 - ALL \$16**

*\$12 small, \$18 large*

*just a fluke*

local fluke ceviche, citrus jus, sunchoke, wasabi  
micros, cucumber and red onion, crispy jienna

*seared steer*

lightly seared filet mignon sliced thin, horseradish  
crème fraiche, challah toasts, greens, parsley pesto

*lovage and envy*

local spinach and lovage creamed with garlic, sea salt,  
& hard cheese, homemade bread sticks

*rebel clucker*

black silkie chicken soup, scallions, root vegetables,  
red bean noodles, crunchy chicharón

*dessert first*

beet, tomato, and carrot panna cottas, smoked baby  
beets, local sea salt

*civil pleasure*

humane fois gras au torehone, fig coulis, hazelnut  
crackers, local honey, calvados flame

*croquettes*

frog's leg croquettes, gruyere, smoked paprika crème

*russian waffle*

rye bread, housemade pastrami, local swiss, russian  
dressing

*hot tails*

deep fried lungostino, sorghum batter, garlic thyme  
aioli

Retail Space  
Available



SQUARE  
FOOT  
REALTY, LLC

212.971.1414

Howard S. Aaron & Aaron Gavos



WMW Rest II, LLC. doing business as Dianne & Elisabeth

644 10<sup>th</sup> Avenue, New York, NY, 10036

Application for On-premises Retail License

Statement for 500 Foot Hearing

Background of the Premises

Dianne & Elisabeth is located in the Clinton district. The proposed premises are located on Tenth Avenue between 45<sup>th</sup> and 46<sup>th</sup> Streets and has been used as a restaurant for many years, most recently as Oliveng Thai Restaurant. Adjacent businesses on this block include a Deli, an Ethiopian Restaurant, and a Rotisserie Chicken Shop. To add variety to the upscale food choices in the area, Applicant leased the commercial space to offer the hottest trends in cuisine and beverages while maintaining a price point that is accessible to our community. In keeping with the upscale gourmet trendy eatery, Applicant seeks a license to offer cocktails, wine and beer with its food.

Positive Impact

Over the decades of its existence, the developing face of Clinton has had a positive impact on the community, including the generation of additional revenue and employment. The variety of eateries has enhanced the quality of the neighborhood with its rich history and character. The opening of new eateries has continued to improve upon the quality of the neighborhood with the addition of unique gourmet dining experiences with upscale and mid-market offerings that appeal to a wide audience. The new businesses have been beneficial to both commercial and residential neighbors, providing for an increase in tourism and enhancing the culture of the community. Applicant seeks a liquor license to add its small plate food fare to the gourmet offerings in the neighborhood.

Legal Standard

ABC Law 64(7)(f) provides a discretionary exception to the rule that no retail liquor license for on-premises consumption may be granted for any establishment within five hundred feet of three or more existing liquor licenses. If after consultation with the

municipality, it determines that granting such a license would be in the public interest, the SLA may grant an on-premise liquor license for an establishment which violates the 500 foot rule.

In determining whether the issuance of a liquor license would promote the “public convenience and advantage” and be in “the public interest” the SLA should consider:

(a) the number, classes and character of licenses in proximity to the location and in the particular municipality;

(b) evidence that all necessary permits have been obtained from the state and all governing bodies;

(c) the effect of granting the license on vehicular traffic and parking in proximity to the location;

(d) the existing noise level at the location and any increase in noise level that would be generated by the proposed premises;

(e) the history of liquor violations and reported criminal activity at the proposed premises; and

(f) any other factors specified by law or regulation that are relevant to determine the public convenience and advantage and public interest of the community.

Each of these factors will be addressed below.

#### Discussion

##### **A. the number, classes and character of licenses in proximity to the location and in the particular municipality**

The Applicant's address is 644 Tenth Avenue. This building is a single tax parcel with just one deed and a single restaurant. This commercial property has been operating as a restaurant and bar for years and was leased to Applicant with this commercial use on the street level. Applicant is not increasing the density of on-premises locations in the

neighborhood, he is merely re-opening one that has been there for years, in an updated concept that will be of more benefit to the community than the previous Thai restaurant.

It is undisputed that there are more than three (3) on-premises establishments within 500 feet of the proposed premises. However, the neighborhood is commercial, consisting mostly of high quality service providers and eateries. The wealth of tourism in the area is motivated in part by the presence of the variety of unique eateries.

The vicinity within 500 feet of the premises already includes Siri Thai directly across the street from Applicant's premises. Siri Thai serves wine, beer and food and is open 7 days a week from 11:30am-11pm. Within 2 blocks is also The Marshal, a casual restaurant offering a variety of New American cuisine and an upscale foodie scene, and is open for dinner 7 days a week from, 11am until 11pm, and until 1am Fridays and Saturdays. Also on that block is

Applicant's restaurant will be open 7 days a week from 5:00 PM to 12:00 AM, and until 1am on Fridays and Saturdays. Applicant's menu, submitted with the application, reveals that it is operating as a true restaurant and wine bar with many entree and appetizer menu items ranging from ceviche to meat & cheese, lamb and beef dishes, to a fish entree. The cocktail menu is equally elaborate with a wide array of alcoholic and nonalcoholic beverage options.

**B. evidence that all necessary permits have been obtained from the state and all governing bodies**

Applicant presents testimony for the record, emphasizing that the restaurant will be a first class eatery featuring popular small plate and large plate food selections only until midnight and 1am on Fridays and Saturdays.

Applicant is a responsible and legally compliant business and property owner. A copy of other permits needed to operate is submitted into the record, or proof that same was filed for and is currently pending, including the health department, zoning/building department and business licenses.

**C. the effect of granting the license on vehicular traffic and parking in proximity to the location**

In the application under consideration, the neighborhood is not oversaturated with restaurants / wine bars.

Applicant's premises have a capacity to accommodate 54 people, and will primarily serve food. A copy of Applicant's menu has been submitted with the application.

There is no evidence of parking related issues on this block. There is ample parking, and there would be no notable impact on parking or traffic. As the former restaurant has had a steady volume of traffic over the years, there is no reason to expect any change in traffic patterns, parking or noise level upon the addition of this new restaurant in the same location. Many of the patrons will be neighborhood residents so traffic and parking are not a concern within the community. The premises are centrally located and are easily accessible by subway or bus.

**D. the existing noise level at the location and any increase in noise level that would be generated by the proposed premises**

The premises will have one sidewalk cafe, and consistent with regulations of the City, will be closed after 1am. The ambient noise level after 11 pm would be negligible since the restaurant only has light background music playing for its customers. Applicant's premises do not feature live music, karaoke, nor similar.

There are no nightclubs operating on the block at this time. Again it is stressed that Applicant is operating a restaurant with a bar business, not a night club. There is no dancing or even a dance floor at the restaurant. Patrons will not be allowed to loiter, and cars would not be permitted to park illegally in the street in front of the premises.

**E. the history of liquor violations and reported criminal activity at the proposed premises**

Applicant will present a management plan evidencing that it will take proactive efforts to offer a more upscale, safer and cleaner experience and to avoid disturbances,

violence, fighting, crime, noise, and litter. Applicant's business will be owner/manager operated. It is also a local establishment, catering to locals and a young professional crowd. The owners-operators will be on the premises 50 – 70 hours per week.

Surveying the other local bar owners (licensees), there is currently no evidence of problems in the. The only disturbances they report are an occasional drunk patron who is asked to leave.

Applicant has operated one prior licensed premises with an excellent record. There is no adverse activity on his liquor licenses. It is not reasonable to presume this establishment will be operated differently and will not be compliant with ABC and other applicable laws and regulations. The prior history of the premises, and any history of violations committed by the previous licensee, without a showing of an ownership interest between applicant and the former owner of the premises, or management of the former premises by Applicant or one of its principals, is insufficient to warrant disapproval of the application. Moreover, there is no factual support that the prior history of the premises created a degree of risk that would be continued by the applicant's operation of its bar. *Matter of 512-3rd St., d/b/a The Buzz v. New York State Liquor Authority*, 217 A.D.2d 1010 (1995). *In the Matter of Ha Ha Ha, Inc., d/b/a Mickey Rats v. New York State Liq. Auth.*, 262 A.D.2d 1008 (4th Dep't 1999) makes clear that although the SLA has the discretionary power to deny an application "for good cause shown" [ABC Law 64(1)], such power may not cross the line into speculation and conjecture. The dysfunctional operation of a previous owner should not be imputed on a new liquor license applicant.

- **F. any other factors specified by law or regulation that are relevant to determine the public convenience and advantage and public interest of the community**

Tenth Avenue is a very active urban historic neighborhood with restaurants and shops as diverse as the people. The boutique shops are complemented by ethnic and trendy upscale eateries. The proposed license will serve to enhance the impact the gourmet eateries have had and continue to have on the neighborhood.

For all of the reasons set forth above, it is clear that the liquor license applied for with respect to Dianne & Elisabeth is in the public interest, convenience and advantage of the

community. Accordingly, we respectfully request that the Authority grant the issuance of the On-Premises Liquor License to the Applicant.

47th Street	
DBL	Anejo Mexican Restaurant
Kahve Coffee	Hell's Kitchen Groom Room
Tulcingo de Valle Deli and Restaurant	Residential 666 10th Avenue
Vacant	10th Avenue Check Cashing
Residential 661 10th Ave	Hell's Kitchen Dental
Stylish Ten Spa	Residential 644 10th Ave
Mr. Zhang Grocery & 99 Cent Store	Preston Rehab Physical Therapy
Residential 659 10th Ave	Taxi Management, Inc
Residential 657 10th Ave	Residential 662 10th Avenue
	Jadite Galleries
Westway Medallions	Erik's Barbershop
	Residential 660 10th Ave
	Jadite Galleries
	Midtown Medical Associates
Danny's Cycles	Residential 658 10th Ave
	Clothespin Launderette
	Mud, Sweat, & Tears Pottery
46th Street	
	Le Bon Choix
Ryan Chelsea-Clinton Communit Health Center	Queen of Sheeba Ethiopian Restaurant
	Residential 650 10th Ave
	Clinton Gourmet Restaurant
	Thriftway Gourmet Restaurant
Gaiimo & Gaiimo	Residential 646 10th Ave
Siri Thai	WMW Rest II, LLC DBA Dianne & Elisabeth
Residential 641 10th Ave	Residential 644 10th Ave
Hell's Chicken	WMW Rest II, LLC DBA Dianne & Elisabeth
Kiabacca Pizza	Residential 642 10th Ave
Residential 639 10th Ave	Vacant
Pony Bar	
	Piano Building Condominiums
45th Street	
	A&A Market & Deli
	New Kam Wei Chinese Cuisine
	Residential 630 10th Ave
	Lafi Dominican Restaurant
	Daisy NEW Nails and Spa
	Residential 628 10th Ave
	The Marshal
	44 1/2 Restaurant
	Residential 626 10th Ave
	Hallo Berlin German Restaurant
	44 & X Restaurant