

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>APPLICANT</b> BK 18 INC		<b>DOING BUSINESS AS (DBA)</b> TBD	
<b>STREET ADDRESS</b> 120 Ninth Ave. 10011		<b>CROSS STREETS</b> 17-18 street.	
<b>OWNER</b>	NAME: Babak Khorrami	<b>ATTORNEY</b>	NAME: Carrera & McAllen
	PHONE: 212-470-0931		PHONE: 212-732-3640
	FAX:		FAX: 212-732-3670
<b>MANAGER</b>	NAME: Kelly McAlfrey	<b>LANDLORD</b>	NAME: Stonehedge Realty
	PHONE: 805-279-2151		PHONE: 646-524-8050
	FAX:		FAX:

**DESCRIPTION OF BUSINESS**

Establishment Type:  Bar/Tavern  Bed & Breakfast  Eating Place Beer  Cabaret  Night Club  Hotel  Restaurant

Catering Establishment  Club (Financial Organization - Members Only)

Other (Explain) Bar/Arcade

Method of Operation:  Restaurant  Dance Club  Sports Bar  Adult Entertainment  Wine Bar  Lounge  Cafe

Other (Explain) Bar/Arcade

License Type:  On-Premise  Wine  Beer  Home & Office

**APPLICATION TYPE**

Select one:

New

Transfer

Assignment

This applicant/owner is managed in similar business? YES NO

What was the name of the establishment? \_\_\_\_\_

What was the address of the establishment? \_\_\_\_\_

What year, if dated, the applicant was related with the former premises? \_\_\_\_\_

What is the prior license? \_\_\_\_\_

What is the license date of the prior license? \_\_\_\_\_

Are you making any extensions to the license changed? YES NO

If technical or operational changes are being made, please check the boxes in this form.

What is the current license #? \_\_\_\_\_

What is the reference number for current license? \_\_\_\_\_

Please describe the nature of the assignment and attach the terms \_\_\_\_\_

**OPERATIONAL ISSUES**

HOURS	Operation	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		12-2	12-4	12-4	12-4	12-4	12-4	12-4
	Music	Background	Background	Background	Background	Background	Background	Background
	Kitchen	12-2	12-4	12-4	12-4	12-4	12-4	12-2

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OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (including Employees)	Number of Tables	Number of Seats	Number of Seating Only Bars	Number of Seating Bars	Number of Seating Bars	Number of Seats	Number of Tables
	55	55	12	47	1	0	8	14	6

How many floors are there? What is the capacity for each floor? (please respond in space provided)

Will you be applying or intending to apply for a cabinet license? If yes, will there be dancing? (please respond in space provided)

Will applicant have bottle service?

Will you be hosting private parties and promotional events?

Will outside promoters be used?

Will the security plan submitted be implemented?

Will State certified security personnel be used?

Will New York Nightlife Association recommendations and NYPD Best Practices be followed?

Will the applicant be using delivery bicycles? If yes, have you applied to DCCT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear shirts clearly noting name. (please respond in space provided)

Will the applicant be applying for a Sidewalk Cafe now or in the future? (please respond in space provided)

If yes to the above, are plans attached and submitted to DOA? How many tables/seats? (please respond in space provided)

Will applicant provide contact information to neighbors and respond to complaints that arise?

Will you return the Community Board office of your job openings and/or provide a hyperlink to your job webpage?

If you plan to have music, what type(s)?

YES → Not At this time  
6 tables 14 seats

**BUILDING DESIGN**

Doors and windows will be closed when amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.

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?

Do you agree to comply with DOE rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via sealed food service	<input checked="" type="radio"/> YES	NO	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="radio"/> YES	NO	N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible, provided they do not violate any fire or building code requirements? This includes possibly working with landlords for soundproofing towards apartments (such as installing soundproofing windows, acoustical tiles, etc.).	<input checked="" type="radio"/> YES	NO	N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	<input checked="" type="radio"/> YES	NO	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	N/A

LOCATION & ZONING			
Primary Zoning District:		Overlay (if Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A
Does the building have a Certificate of Occupancy (CO or C) or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A
Is the 500 Foot Rule or 300 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule	<input checked="" type="radio"/> YES	NO	N/A
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A

West Chelsea

**SEE  
SLA PROXIMITY MAP**

Building Type:  Residential  Commercial  Mixed Use  Other, describe:

Adjacent Buildings:  Residential  Commercial  Mixed Use  Other, describe:

NOTIFICATION:	
What organizations / community groups have you notified regarding your application?	#1 <u>Fulton House Tenant Assoc.</u>
	#2 <u>Manhattan Plaza Tenant Assoc.</u>
	#3 <u>300 West 18-19 St. Block Assoc.</u>

**ADDITIONAL INFORMATION: (Applicant Use)**

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

ADDITIONAL STIPULATIONS: (Office Use Only)

THIS APPLICATION USE/  
NOT EXTENDED TO ~~A~~  
SIDEWALK CAFE,


Manhattan Community Board 4 (MCB4) recommends:

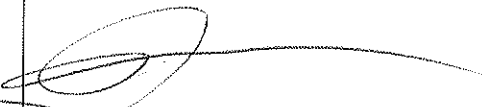
Denial unless all agreed to by applicant is part of the method of operation

Denial  Approval

**CB4 REPRESENTATIVES**

Nelly Gonzalez  
*CB4 Assistant District Manager*

  
Frank Holozubiec  
*CB4 BLP Committee Co-Chair*

  
Paul Sees  
*CB4 BLP Committee Co-Chair*

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

**SIGN HERE**



  
SIGNATURE OF APPLICANT

DATE

4/14/19

## Proximity Report for Location:

March 30, 2015

120 9TH AVE, 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
CHELSEA WINERY LTD	75 9TH AVENUE	620 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	670 ft
IN A GLASS LLC	156 10TH AVENUE, SOUTH STORE	1020 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1215 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1325 ft
ALGA WINES & SPIRITS LTD	221 9TH AVENUE	1500 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	1520 ft

### Churches within 500 Feet

Name	Approx. Distance
Saint Peter's Church	435 ft

### Schools within 500 Feet

Name	Address	Approx. Distance
HS - HUMANITIES	351 W 18TH ST	490 ft
HUMANITIES PREP SCHOOL	351 W 18TH ST	490 ft

### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
DT HOSPITALITY GROUP INC	110 9TH AVE	90 ft
DLP GROUP LLC	132 9TH AVE	120 ft
VIRCAN GROUP LLC	136 9TH AVE	170 ft
HUDSON RIVER INN LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVENUE	305 ft
MARITIME F&B LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVE 2ND FLOOR	305 ft
TASTY BISCUIT LLC	156 9TH AVE	445 ft
SAIGON FOOD CORP	158 NINTH AVE	475 ft
BD STANHOPE LLC AND E&S HOTEL OWNERS INC AS MGR	369 W 16TH ST	485 ft
SPEAK INTEGRATED CORP	167 9TH AVE	485 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC	355 W 16TH STREET	570 ft

Name	Address	Approx. Distance
NORTHQUAY PROP LLC & AVE REST LLC & DREAM REST LLC	355 W 16TH STREET	570 ft
LAS RAMBLAS RESTAURANT LLC	355 W 16TH STREET	570 ft
LDV 16 LLC	357 W 16TH ST	570 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC	355 W 16TH ST	585 ft
CLEAVER COMPANY INC, THE	428 W 16TH ST AKA 75 9TH AVE	615 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	615 ft
RANA USA LLC	75 9TH AVE STE 01A55	615 ft
MKT GROUP LLC	75 9TH AVENUE	620 ft
GREENWICH VILLAGE ENTERTAINMENT GROUP LLC	431 WEST 16TH STREET 2ND FL	650 ft
408 W15 ASSOCIATES LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	730 ft
17TH STREET ENTERTAINMENT II LLC	453 W 17TH STREET	735 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
HOT SICHUAN INC	130 9TH AVE	135 ft

### Unmapped licenses within zipcode of report location

Name	Address
OAXACA GREENWICH LLC	48 GREENWICH AVE