

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME <i>An Entity to be formed by Josh Berkowitz</i>		DOING BUSINESS AS (DBA) <i>TBD</i>	
STREET ADDRESS <i>85 10th Avenue</i>		CROSS STREETS <i>15th & 16th</i>	ZIP CODE <i>10011</i>
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: <i>Josh Berkowitz</i>	ATTORNEY/ REPRESENTATIVE	NAME: <i>Robert Bookman</i>
	PHONE: <i>917-576-8000</i>		PHONE: <i>212-513-1988</i>
	EMAIL: <i>josh@bleeckerkitchen.com</i>		EMAIL: <i>rbookman@pandblegal.com</i>
MANAGER	NAME: <i>Shaun Rose</i>	LANDLORD	NAME: <i>Related Management</i>
	PHONE: <i>917-523-7656</i>		PHONE: <i>2128011000</i>
	EMAIL: <i>shaun@bleeckerkitchen.com</i>		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	<i>Bleecker Kitchen & Co. 643 Broadway</i>	
	What were the dates applicant was involved with this former premise?	<i>9/2013 - Present</i>	
<input type="checkbox"/> 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="checkbox"/> 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 checked="" 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 (Fraternal 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	
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 checked="" 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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation							
	Kitchen		10	-4				
	Music							
If you plan to have music, what type(s)? (Circle all that apply)			<u>BACKGROUND</u>	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	125 74	125 74	17	47	Ø	1	11
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	18	18	9	18			

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

Ground Floor

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

An owner or manager will always be a premise

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will you be hosting private, promotional or corporate events?

YES NO

Will outside promoters be used on a regular basis? If yes please describe.

YES NO

Will you have a security plan? If, yes please attach.

YES NO

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO

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

YES NO

Will applicant be using delivery bicycles? If yes, how many?

YES 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

N/A

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

N/A

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

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	Bill Borock
	# 2	300 West 18 th + 19 th Streets BA - Laura Evans
	# 3	300 West 15 th Street BA - Jim Jasper
	# 4	200 West 16 th Street BA - Will Rogers
	# 5	100 West 17 th + 18 th BA - Craig Slutskin
Please provide dates when applicant met with the groups listed above.		<i>Spoke with Bill Borock & Laura Evans on phone.</i>
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		July 27, 2015
Where did applicant post the notice that was provided?		Front Window
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO 917-576-8000
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Willow Road		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	If the Board deems it necessary
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	N/A		
When was the air conditioner installed?	N/A		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE			N/A
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	

OUTDOOR ITEMS – SIDEWALK CAFÉ		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	NO
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input checked="" type="radio"/> YES	NO
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	<input checked="" type="radio"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO
Will applicant use umbrellas?	<input checked="" type="radio"/> 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 closest obstruction including construction barricades?	<input checked="" type="radio"/> YES	NO

There is an existing license

NA

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will submit
ARCHITECTURAL DRAWINGS
OF ~~THE~~ ESTABLISHMENT
PRIOR TO 9/2/15 FULL
BOARD.



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.



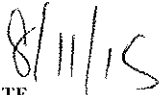
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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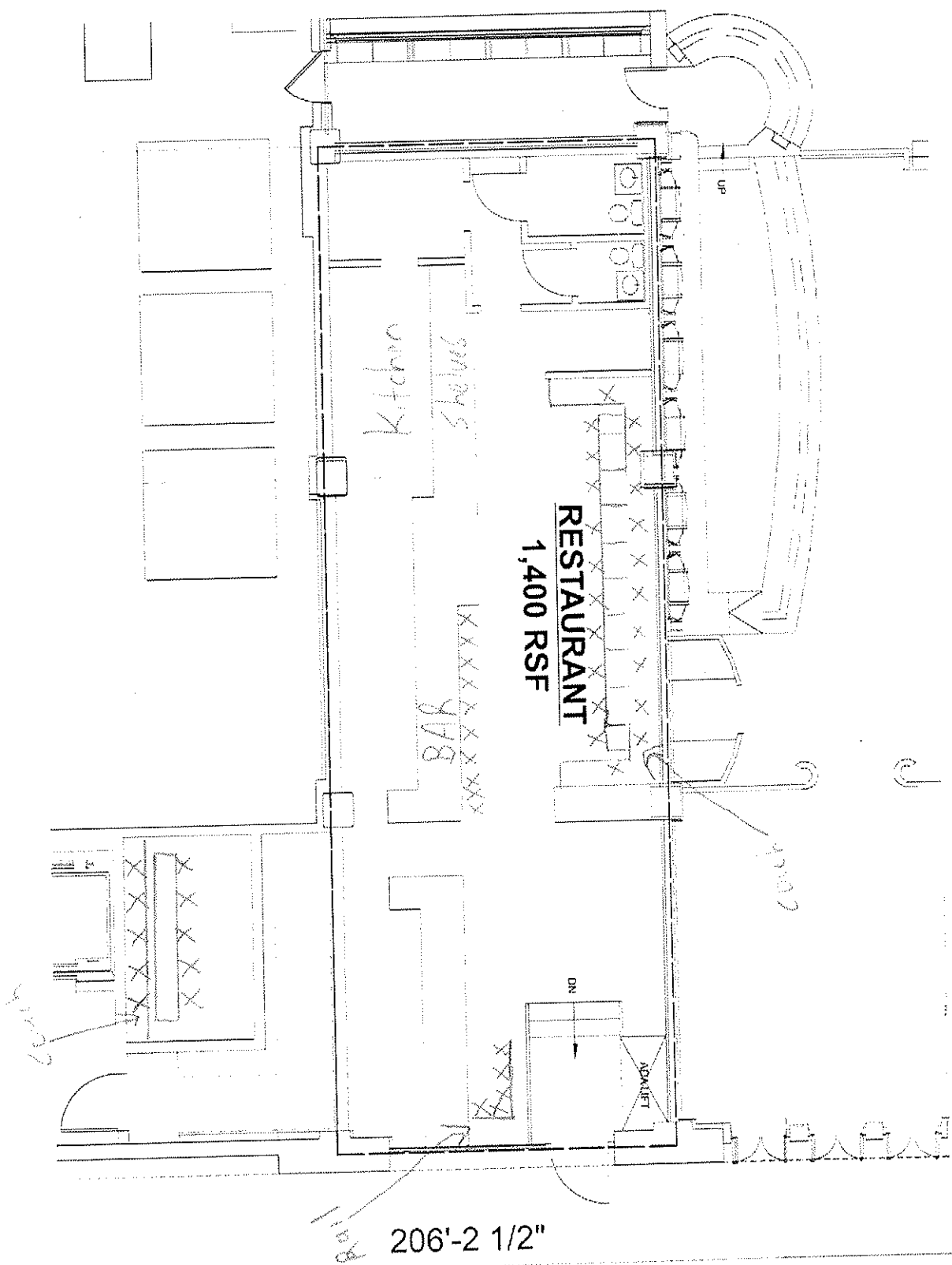
CB4 REPRESENTATIVES

Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Bart Lazarin <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.

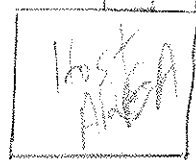
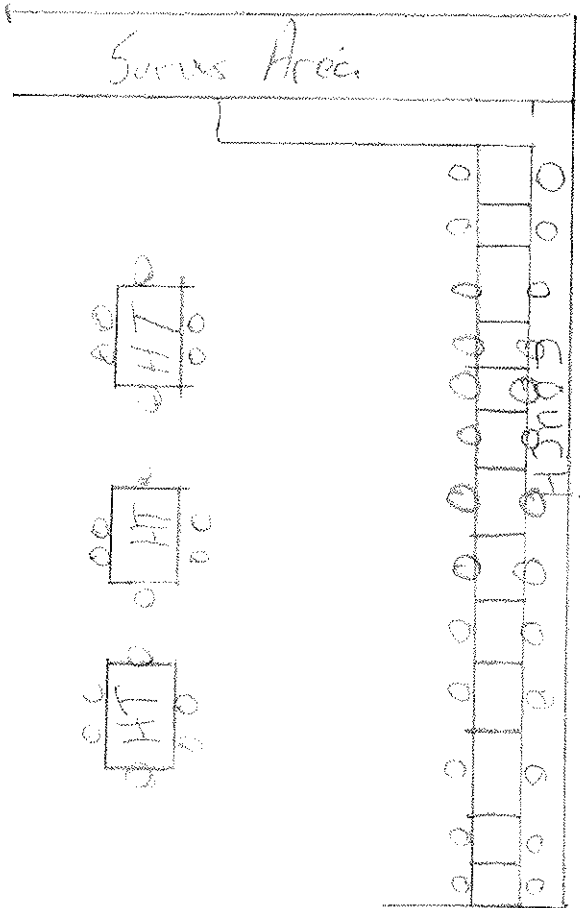
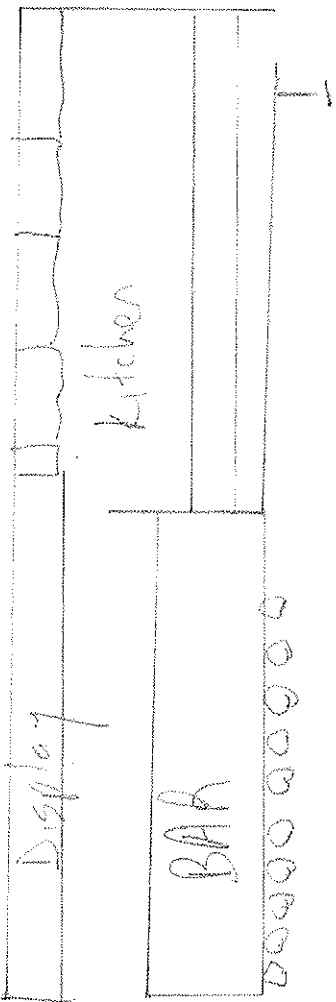
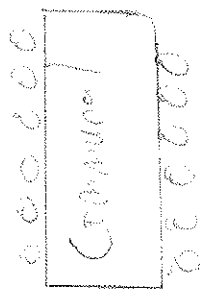
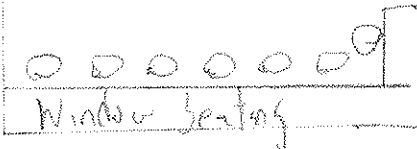
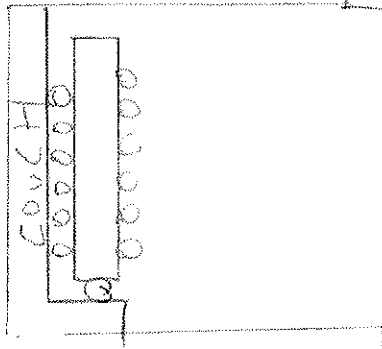
SIGN HERE →	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	 DATE
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206'-2 1/2"

D E

10TH AVENUE



Salads:

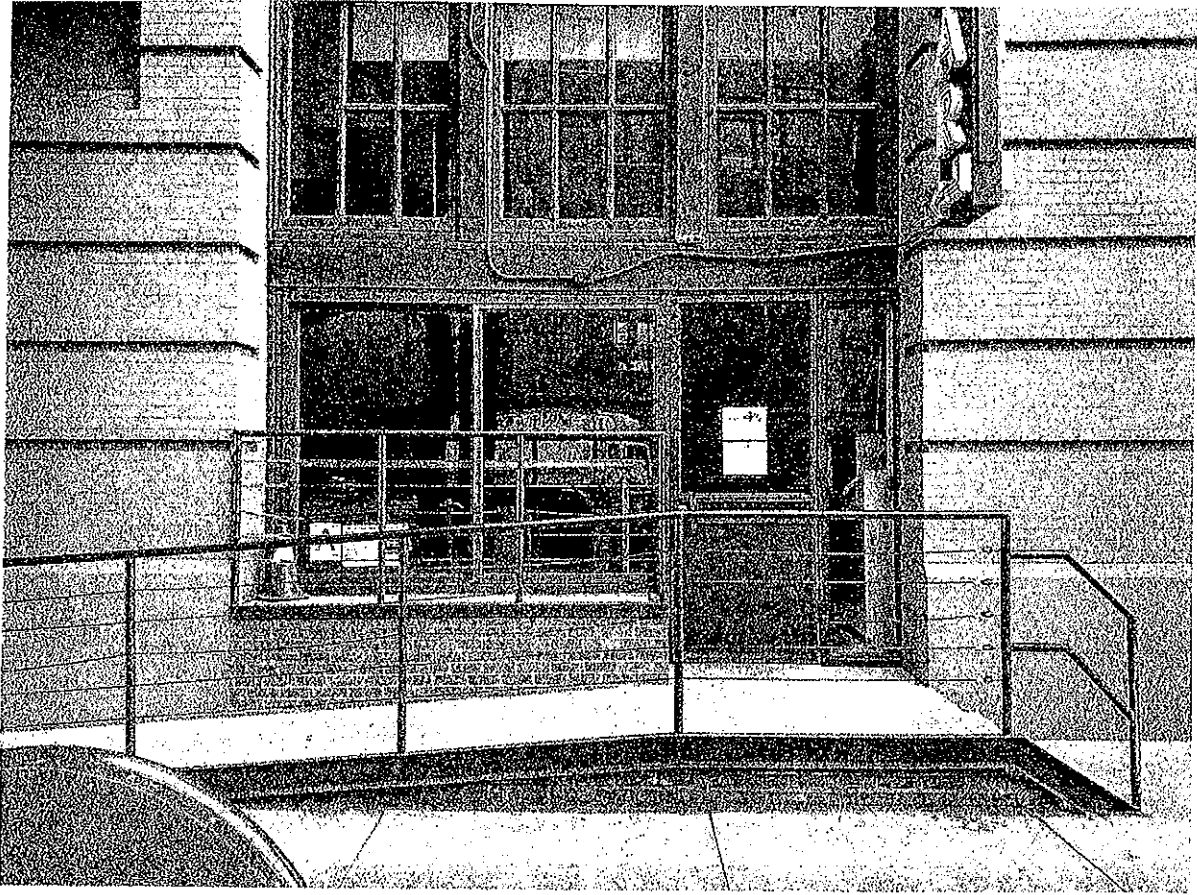
- ***E Tu Brute*** \$12 - Chopped Romaine, Pickled Red Onions, Radish, Parmesan Crisps, Brioche Croutons, Cilantro & Roasted Garlic "Caesar" Dressing
- ***The Hulk*** \$12 - Kale, Baby Spinach, Granny Smith Apples, Spiced Cashews, Lemon Vinaigrette
- ***Why So Blue?*** \$14 - Arugula, Mixed Greens, Maytag Blue Cheese, Dried Cranberries, Candied Walnuts, Apple Cider Vinaigrette
- ***The Mexi-'Yes We'-Can*** \$16 - Bibb Lettuce, Guacamole, Pickled Red Onions, Jalapeños, Yellow Grape Tomatoes, Basil Vinaigrette
- ***Califruity*** \$16 - Tuscan Kale, Red Grapes, Chia Seeds, Hummus, Bean Sprouts, Lemon Vinaigrette

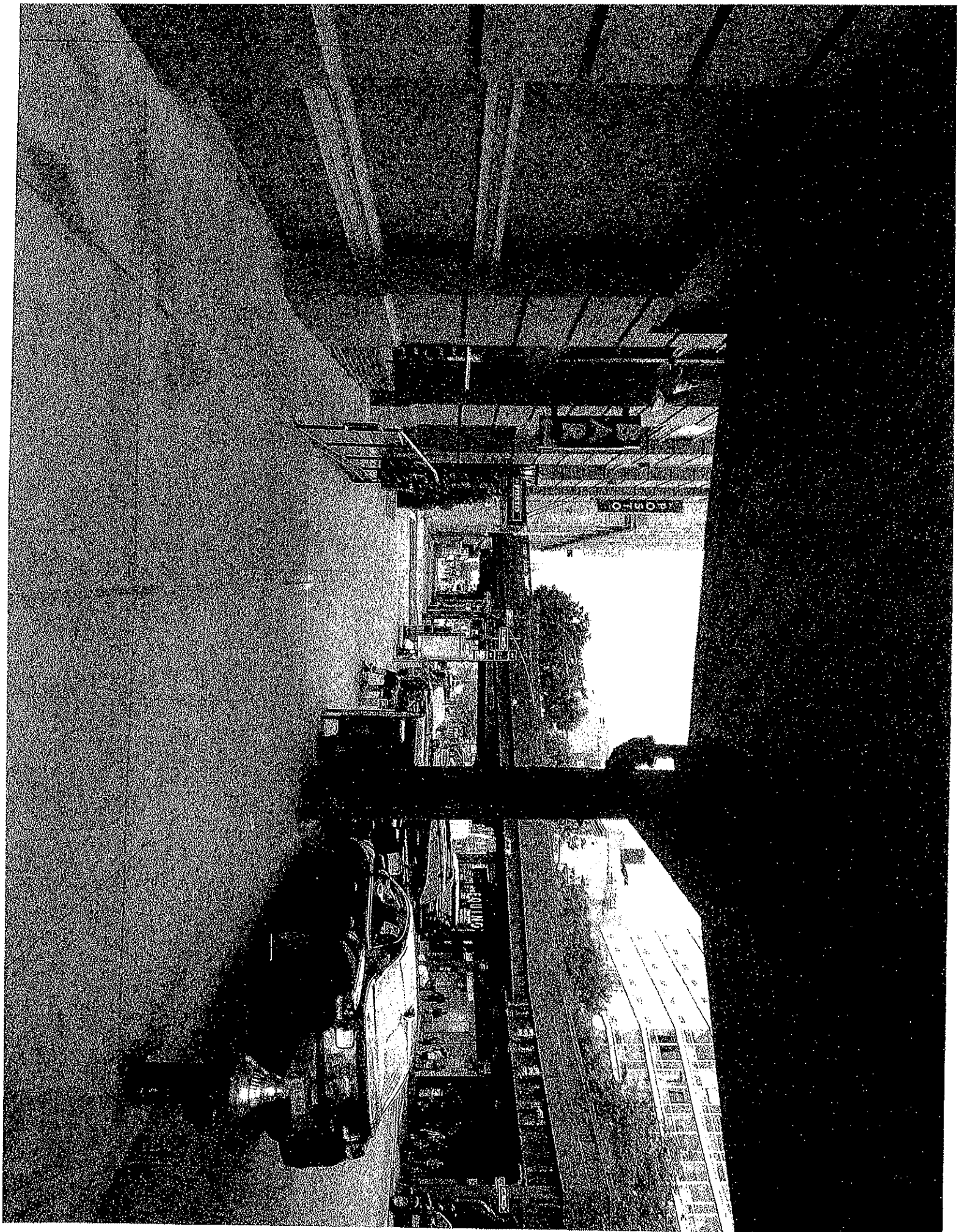
Sammys:

- ***Buffalo Soldier*** \$16 - Buttermilk Fried Chicken Breast, Heirloom Carrot Slaw, Frank's Red Hot, Maytag Blue Cheese, Brioche Bun
- ***QuackerJacks*** \$18 - Pan Seared Rohan Duck Breast, Crispy D'Artagnan Duck Bacon, Pepper Jack Cheese, Pickled Jalapeños, Rickles Sweet & Sour Pickles, Baguette
- ***The Ringer*** \$17 - Slow Roasted Heritage Pulled Pork, Brick-O'-Rings, Sharp NY Cheddar, Carolina Style BBQ Sauce, Rickles Caliente Pickles, LTO, Wonder Bread
- ***The Gringo*** 🍖 \$18 - All Natural Grass Fed Beef Burger, Pickled Jalapeños, Guacamole, Basil Pesto, LTO, Brioche Bun
- ***The Valley Girl*** 🍌 \$17 - Free Range Turkey Burger, Hummus, Bean Sprouts, Avocado, Heirloom Carrot Slaw, Chia Seeds, LTO, Whole Wheat
- ***Hello Deer*** \$17 - Free Range Venison Burger, Applewood Smoked Bacon, Swiss Cheese, Sautéed Mushrooms, Sautéed Onions, Sunnyside Free Range Egg, Amy's Onion Bread
- ***Slammin*** \$16 - Wild Atlantic Salmon Filet, Basil Pesto, Heirloom Carrot Slaw, Sautéed Onions, Amy's Olive Bread
- ***The Regs*** \$17 - All Natural Grass Fed Beef Burger, 'Marecan Cheese, Sautéed Onions & Mushrooms, LTO, Toasted Pepperidge Farm Sesame Seed Bun
- ***El Cubano*** \$17 - Slow Roasted Heritage Breed Pulled Pork, Thick Cut Pork Belly, Swiss Cheese, Heirloom Carrot Slaw, Rickles Sweet & Sour Pickles, Baguette

Can't I Just Get A Normal Meal??... Why Yes. Yes You Can:

- Pan Seared 16oz NY Strip Steak, Arugula, Yellow Grape Tomatoes, Fries with Truffle Salt \$34
- Roasted Wild Atlantic Salmon Fillet, Grilled Local & Seasonal Vegetables, "The Hulk" Salad, Basil Pesto \$28
- Buttermilk Fried Free Range Chicken Breast served with your choice of two sides \$19
- Grilled Teriyaki Marinated Skirt Steak served over our "Mexi-'Yes We'-Can" Salad \$22
- Grilled Free Range Chicken Breast served with our Simple Little House Salad \$18
- Oven Roasted Prime Rib, Potato Salad, Warm Buttermilk Biscuits, Au Jus \$34
- Montauk Flounder served "En Papiote" with Lemon, Yellow Tomatoes, Fresh Basil and Grilled Local & Seasonal Vegetables \$26
- Grilled Mahi Mahi, Sweet Potato Fries & our "Califruity" Salad \$29



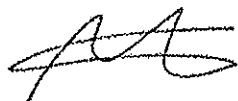


Certificate of Occupancy

CO Number: 103623900T036

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00687	Certificate Type: Temporary
	Address: 85 TENTH AVENUE	Lot Number(s): 29	Effective Date: 06/11/2015
	Building Identification Number (BIN): 1012277	Building Type: Altered	Expiration Date: 09/09/2015
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	OLD CODE: 1	
	Building Occupancy Group classification:	COM	
	Multiple Dwelling Law Classification:	None	
	No. of stories: 10	Height in feet: 176	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 11 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner



Certificate of Occupancy

CO Number: 103623900T036

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	420	100	E		6	OFFICES
003	420	100	E		6	OFFICES
005 007	40	100	E		6	COMMUNICATIONS, EQUIPMENT OFFICES - (EACH FLOOR)
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT



Buildings

**PLACE OF ASSEMBLY
CERTIFICATE OF OPERATION**

Certificate Number: 121515789

Borough: MANHATTAN

Premises Address: 85 10TH AVENUE

Block/Lot: 687 / 29

Issued On: 01/30/2014

BIN: 1012277

Related NB/A1 Job No: 121121179

Name of Establishment: BAR TORO NY

Floors: 001

Occupancy Classification and Description:

Number of Persons

A-2 EATING OR DRINKING ESTABLISHMENT Not a cabaret

125

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

Acting

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

Proximity Report for Location:

July 28, 2015

85 10TH 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	885 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	1155 ft
IN A GLASS LLC	156 10TH AVENUE, SOUTH STORE	1170 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1635 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1825 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1965 ft
MAHADEV INC	242 W 14TH ST	2350 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

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

Name	Address	Approx. Distance
CRAFTSTEAK NYC LLC	85 10TH AVENUE	0 ft
BAR TORO RESTAURANT NY LLC	85 10TH AVE	20 ft
IL POSTO LLC	85 10TH AVE	20 ft
PICKLE LLC	85 10TH AVE	20 ft
MORIMOTO NY VENTURE LP	88 10TH AVE CHELSEA MARKET	165 ft
LIBERTY INN CAFE LTD	51 10TH AVE	395 ft
GRUPO LATINO LLC	100 10TH AVE	445 ft
GREENWICH VILLAGE ENTERTAINMENT GROUP LLC	431 WEST 16TH STREET 2ND FL	515 ft
CHELSEA HOSPITALITY PARTNERS LLC	116 10TH AVENUE	550 ft
WEST 17TH STREET ITALIAN RESTAURANT LLC	457 W 17TH ST	555 ft
CLEAVER COMPANY INC, THE	428 W 16TH ST AKA 75 9TH AVE	575 ft
CHELSEA PARK LLC	118 126 10TH AVENUE	580 ft
HOGS & HEIFERS INC	859 WASHINGTON STREET	715 ft
408 W15 ASSOCIATES LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	725 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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Unmapped licenses within zipcode of report location

Name	Address
ROUGE TOMATE CHELSEA LLC	126 128 W 18TH ST

Consumer Affairs Unenclosed Sidewalk Cafe License

Business Name:
PICKLE LLC

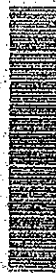
Business Address:
85 10TH AVE
NEW YORK, NY 10011-4725

License Number: 2009252-DCA

Expiration Date: 12/15/2016

Maximum # of Tables: 9

Maximum # of Chairs: 18



41503-2014-NSNY

New York City Department of Consumer Affairs
42 Broadway, New York, NY 10004



To file a complaint about this business, contact 311 or go to nyc.gov/consumers