

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Urban Dairy		DOING BUSINESS AS (DBA) Chelsea Creamline	
STREET ADDRESS 75 ninth avenue		CROSS STREETS between 15 & 16	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Harris Mayer-Selinger see attached	NAME: Terry Flynn	
	PHONE: 516 702 -0043	PHONE: 718 945 1000	
	EMAIL: harris@hospitalitymadesimple.com	EMAIL: TRFLYNN12@gmail.com	
MANAGER	NAME: Harris Mayer-Selinger	NAME: Jamestown Properties	
	PHONE: 516 702 0043	PHONE: 212 652-2121	
	EMAIL: harris@hospitalitymadesimple.com	EMAIL:	
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Tippler + EJ Original	
	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="radio"/> YES	<input type="radio"/> 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="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<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="radio"/> YES	<input checked="" type="radio"/> 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="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am
	Kitchen	"	"	"	"	"	"	"	"
Music	-	-	-	-	-	-	-	-	
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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	75	75	14	50		1	8		
OUTSIDE (Other than sidewalk café)									
SIDEWALK CAFÉ									
How many floors are there? What is the capacity for each floor?					1 floor				
How frequently will the owner(s) be at the establishment?					full time				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="radio"/> NO			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO			
Will you be hosting private, promotional or corporate events?					YES	<input checked="" type="radio"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO			
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> 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	<input type="radio"/> NO	N/A		
Where will delivery bicycles be stored during the day when not in use?							N/A		

HWS

HWS

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?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	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	
	# 2	
	# 3	
	# 4	
	# 5	
	Please provide dates when applicant met with the groups listed above.	
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
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="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.			
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="radio"/> NO	
Do you plan any changes to the existing facade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" 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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
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	N/A
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	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	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?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	internal central		
When was the air conditioner installed?			

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

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

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*

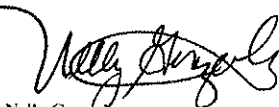
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:

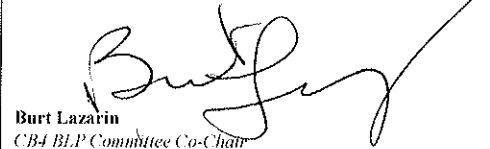
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


Burt Lazarin
CB4 BLP Committee Co-Chair

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





Harris Margolis

PRINT NAME OF APPLICANT


Harris Margolis

SIGNATURE OF APPLICANT

7/14/07
DATE



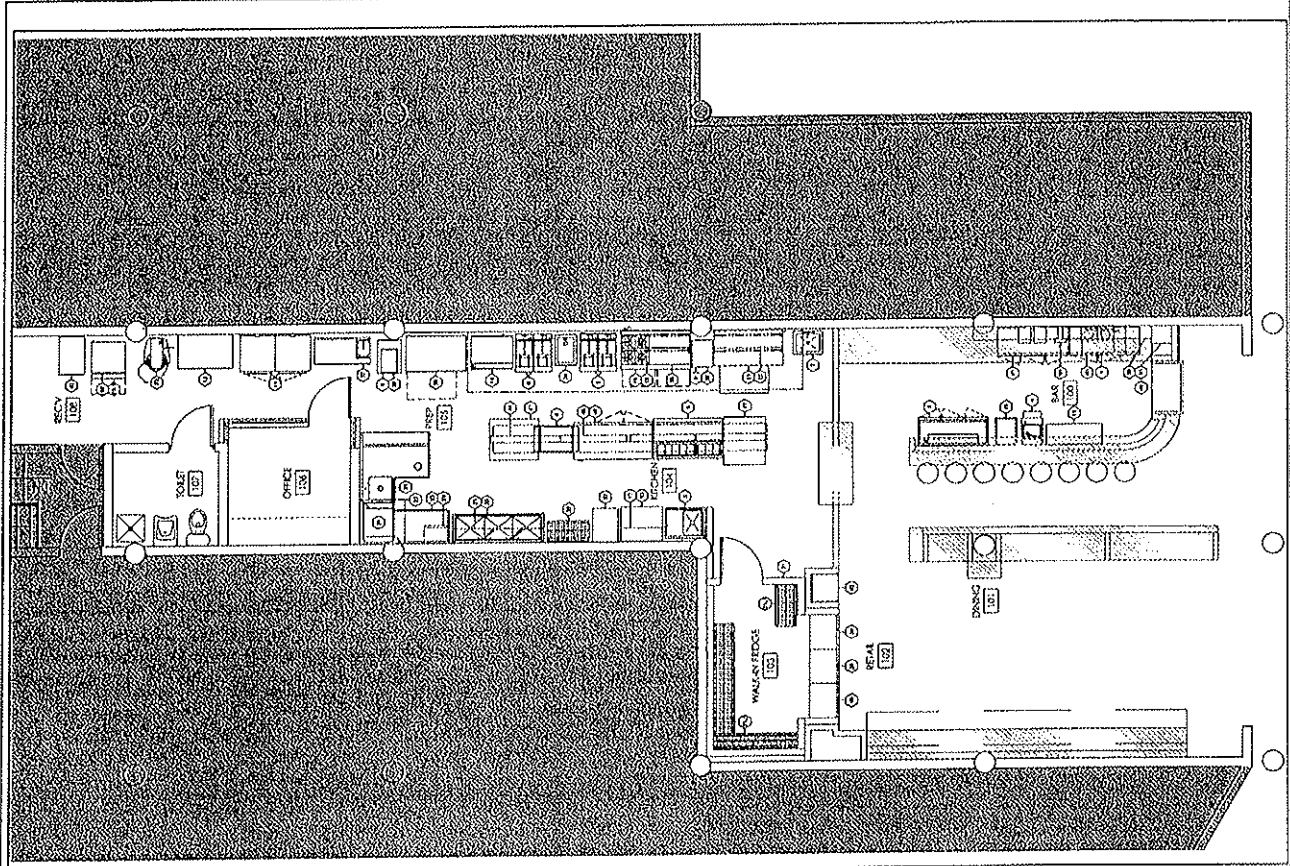
M. TUCKER
a division of SINGER NY, LLC
1300 Hudson Avenue, Paterson, NJ 07503
800-688-2537

PROJECT NAME
RFD of Chelsea Market
New York, NY 10011

DATE
9/11/2012

SCALE
1/4" = 1'-0"

DATE
03-11-15



EQUIPMENT SCHEDULE			
ITEM NO	QTY	EQUIPMENT CATEGORY	EQUIPMENT REMARKS
1	1	SHAKE MACHINE	
2	1	REFRIGERATED BACKBAR EQUIPMENT	
3	1	WORK SINK	
4	1	UNDERBAR HANDSINK	
5	1	PETRIEATOR, SANDWICH	
6	1	FRENCH FRY WASHER	WITH BASE SHELVES
7	2	HAND SINK, WALL MOUNT	FOOT PEDALS
8	4	FRYER, DEEP FAT, GAS	
9	2	TABLE	
10	1	RANGE, RESTAURANT, GAS	
11	1	REFRIGERATOR, SHORTY	
12	2	SHELF	
13	3	WORK TABLE	
14	2	FREEZER, REACH-IN	
15	1	ICE MAKER, BIN	
15.1	1	SAN. ICE	
16	1	OVEN, CONVECTION, GAS	
17	2	WALL SHELF	
18	1	UNDERCOUNTER DRAIN BOARD	
-	-	NOT USED	
21	1	WALK-IN COOLER	
21.1	1	HOE BACKS	
22	1	SCALED DISHWASHER	
23	1	CLEAN DISHWASHER	
24	1	DISH-WASHER, DOOR TYPE	
25	1	CONDENSATE HOOD	
26	1	DISHWASHER, SORTING SHELF	
28	2	TRASH	
29	2	DUPWELL	
30	1	POT WASH	
31	1	POT RACK	
32	1	POT RACK STORAGE	
33	1	PREP TABLE W/ SINK	
34	1	KNIFE	
35	1	GRIDDLE	
36	2	DISPLAY REFRIGERATOR	
37	1	WORKER FLOOR	
38	1	REFRIGERATOR, LONGBY	
39	1	PROP-INL COLD PAN	
40	1	FREEZER, ICE CREAM	
41	1	REFRIGERATOR, BEER	FRONT OPENING GLASS DOORS
43	1	ICE CREAM MAKER	
44	1	DOUBLE OVER HEAD SHELF	
45	4	HEATED SHELF	
46	1	REFRIGERATOR, UNDERCOUNTER	
47	2	TABLE, WORKTOP	
48	1	DISPUN. FREEZER	
49	1	ICE CREAM FREEZER DIPPING	
50	1	ICE DISPENSER	
51	1	CO2 TANK	
52	1	BAKERS RACK	
53	1	COUNTERTOP FREEZER	GLASS DOORS

Breakfast Menu

Ronny Milk Pancakes \$9

*New York State maple syrup & RB cinnamon butter
w/ banana please add \$1*

Breakfast Sandwich \$7

*Egg and cheese on a biscuit or Kaiser roll
Choice of Dickson's breakfast sausage or bacon*

Fried Chicken Biscuit \$8

with red hot honey or pickles & mustard

Egg Toast \$5

griddled country bread with a local egg in the center

Creamline Yogurt \$6

fruit and granola

Multi Grain Oatmeal \$6

Ronnybrook crème fraiche, fruit & local honey

Daily Pastry \$5

Muffin, ricotta fritters, dirt bombs, etc. etc.

Sides

Bacon

Dickson's Breakfast Sausage

Barn fries

Toast or biscuit with RB butter & jam

******juice/smoothie*

Menu

Cheeseburger \$8

Dickson's beef, American-made cheese, gem lettuce, red onion, pickles

NY Corn Dog \$6

all-beef hot dog or chicken sausage, Cayuga cornmeal

Ronny Fried Chicken

biscuit with red hot honey or pickles & mustard \$8
plate with 2 pieces chicken, biscuit, cream gravy, slaw or fries \$14

Crispy Pork Sandwich \$7

cole slaw, bbq mayonnaise

American Dip \$7

grilled cheese fingers and tomato soup

Griddled Peanut Butter & Jelly \$6

crunchy peanut butter & greenmarket jam
w/ banana please add \$1

Sides

Barn Fries 4

Cole slaw 3

house made b & b pickles 1

Crunchy vegetables & RB dill ranch 4

(carrots, radish, cucumber)

biscuit w/ RB butter & jam 3

Creamline Sundaes (3 scoops)

Stay-cation *coffee, chocolate & coconut ice creams, butter caramel, toasted coconut & whipped cream \$11*

TCB: *chocolate, vanilla & butter pecan ice creams, banana, local honey, peanut butter sauce, peanut brittle, & whipped cream \$12*

Waffle sundae: *hazelnut, strawberry & chocolate ice creams, salted almonds, fruit sauce, & whipped cream on a waffle \$14 (sauces in squares)*

All American: *vanilla, chocolate & strawberry ice creams with hot fudge, peanut brittle, sprinkles, whipped cream, & a cherries on top \$12*

"C" Monkey: *three scoops coffee ice cream, hot fudge, cacao nibs, butter caramel, salted almonds, & whipped cream \$11*

The Sauvage: *ginger, chocolate chip & strawberry ice creams, butter caramel, toasted coconut, whipped cream and syrup cherries \$12*

Ma Ma Moo Moo: *three scoops chocolate ice cream, fudge, butter caramel, two-cookies \$11*

Big Dog: *vanilla, chocolate chip & coffee ice creams, local honey, crushed pretzels, & a splash of creamline milk \$11*

Johnnie Mae Sundae: *coconut, coffee, & strawberry ice creams, peanut brittle, butter caramel, chocolate fudge and whipped cream \$11*

Claire Bear: *mint chip, coffee, & hazelnut ice creams, local honey, gummy bears (garnish) chocolate fudge, cookie crumbs, whipped cream \$11*