

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME TD 601 LLC		DOING BUSINESS AS (DBA) Taqueria Diana	
STREET ADDRESS 601 6th Avenue		CROSS STREETS W 17th - W 18th	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: MATTHEW LA RUE	ATTORNEY/ REPRESENTATIVE	NAME: Robert S. Bookman
	PHONE: (209) 662-4273		PHONE: 212-513-1988
	EMAIL: TAQUERIA DIANA@gmail.com		EMAIL: rbookman@pendblegal.com
MANAGER	NAME: MATTHEW LA RUE	LANDLORD	NAME: 595 Realty LLC
	PHONE: (209) 662-4273		PHONE: 212-568-2017
	EMAIL: TAQUERIA DIANA@gmail.com		EMAIL: sisi@eliseeinvestments.com
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?	Taqueria Diana, 129 2nd Ave, NY 10003	
	What were the dates applicant was involved with this former premise?	July 2013 - Present	
<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
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" 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?	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.	YES	<input checked="" 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.	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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	9AM-10PM	9AM-10PM	9AM-10PM	9AM-10PM	9AM-10PM	9AM-10PM	9AM-10PM
	Kitchen	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM
	Music	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM
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	75	40	6	19	1	0	0
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A		

How many floors are there? What is the capacity for each floor?
2 - Ground Floor & Basement (Storage)

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

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 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 NO

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

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?	YES	<input checked="" type="radio"/> 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	Craig Stutzkin, President, W17 th /18 th Block
	# 2	Judy Klein
	# 3	Cheryl Kupper
	# 4	Laura Evans
	# 5	Sally Greenspan
Please provide dates when applicant met with the groups listed above.		We have yet to meet. Contacted 7/8/15
Who was your contact person at each group you met with?		Craig Stutzkin Emailed 7/10/15
When did applicant post the notice that was provided?		July 7, 2015
Where did applicant post the notice that was provided?		Door of 6016 th Avenue
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 209-662-4273
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.	2 Bros PIZZA, PIZZERIA	
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 façade? If yes, please describe.	YES	<input checked="" type="radio"/> 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 <input checked="" 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	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	NO
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	<input checked="" type="radio"/> NO
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?	ROOF	
When was the air conditioner installed?	2007 by previous tenant	

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

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)

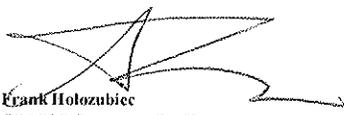
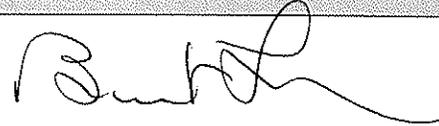
- Applicant agrees to the eight stipulations from the 8/10/15 letter from the 100 W. 17th Street Block Association (see attached)

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*

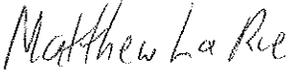
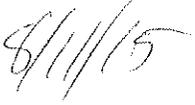
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.

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 Lazarin <i>CB4 BLP Committee Co-Chair</i>

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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100 WEST 17TH AND WEST 18TH STREETS BLOCK ASSOCIATION

136 WEST 17TH STREET, APARTMENT 2A
NEW YORK, NY 10011
(646) 329-6363

Craig L. Slutzkin
President

August 10, 2015

Ms. Christine Berthet, Chair
Community Board 4 Manhattan
330 West 42nd Street
New York, NY 10036

Dear Ms. Berthet,

It is our understanding that TD 601 LLC (the "Operator") will be presenting to the Business License and Permits Committee on August 11, 2015. The Operator is proposing a new restaurant to be called Taqueria Diana ("Taqueria") at 601 6th Avenue in Chelsea (the "Premises").

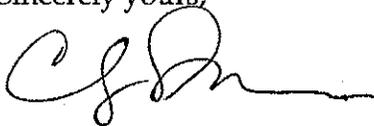
Matthew LaRue, representing the Operator, met with me, representing the 100 West 17 and West 18 Street Block Association (the "Block Association") on July 30, 2015. The Operator agreed to the following items at this meeting:

1. Service will end no later 11:00pm daily.
2. The Premises will not have "French doors" in the front nor will it be serving patrons through a window in the front of the store.
3. Taqueria will be installing a large HVAC device. If such device is disruptive to neighbors, Taqueria will employ sound mitigating techniques to remedy.
4. Taqueria will address cleanliness of the sidewalk as well as garbage pickup.
5. Taqueria will not operate as a club nor apply for a cabaret license, and will only operate a service bar.
6. Music, if any, shall only be at background level (ambient), with volume controlled by management.
7. Neither the Operator nor Taqueria will apply for a sidewalk café.
8. The Operator will periodically meet with representatives of Community Board 4 and Block Association if so requested.

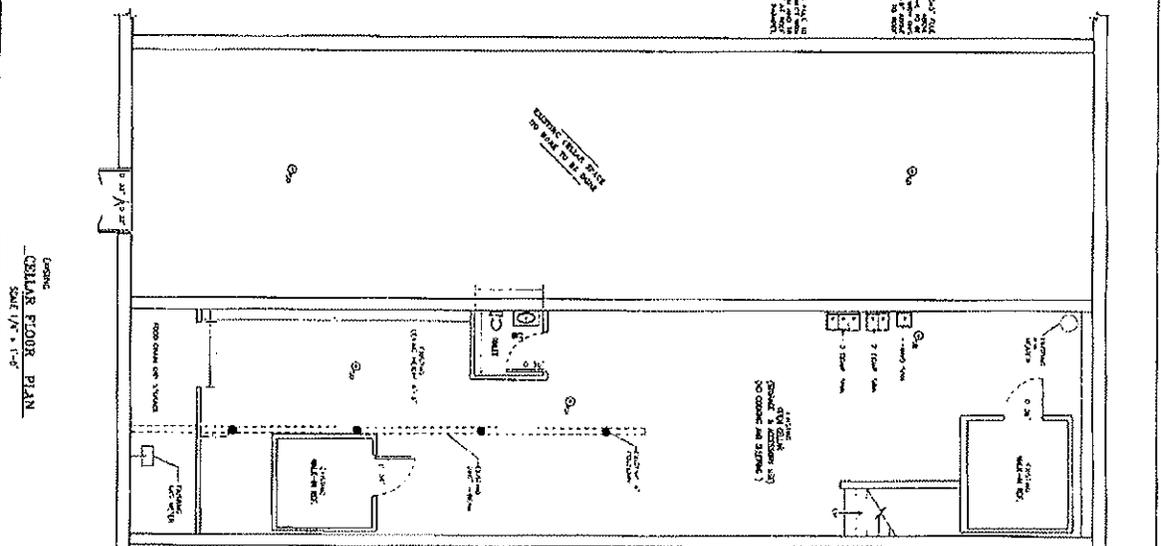
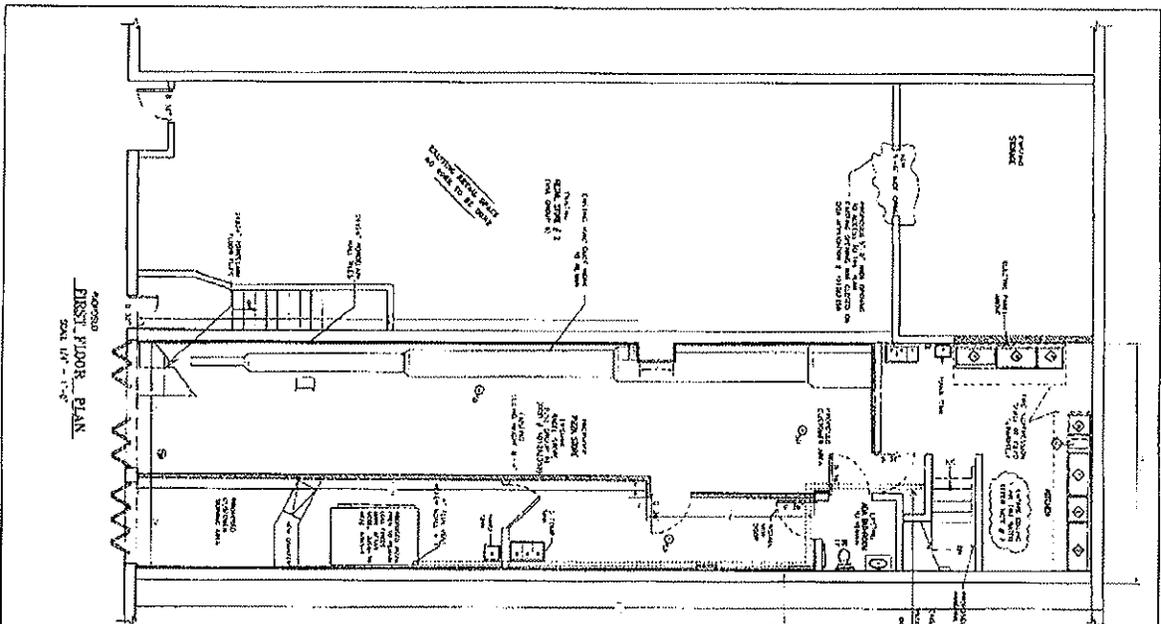
If Taqueria and Operator agree to these conditions listed above, the Block Association strongly supports the granting of a "wine and beer" liquor license to Taqueria. We feel that both Taqueria and the operator will be positive additions to our community.

Should you have any questions, please feel free to contact me at (917) 312-1802.

Sincerely yours,



Craig L. Slutzkin
President



NOTE

1. ALL SKETCH ANNOTATIONS SHALL BE FIELD FOR THE CONTRACTOR WORK BY BUILDING DEPARTMENT OF RECORDS.
2. ALL SKETCH ANNOTATIONS SHALL BE FIELD FOR THE CONTRACTOR BY BUILDING DEPARTMENT OF RECORDS.
3. TOOK APPROVAL OF existing system, including of existing and shall be replaced without type "X" or "Y" of existing ceiling.

LEGEND

NEW PARTITION WALL TO BE CONSTRUCTED

EXIST. WALL WITH OPENING

LIST OF COOKING EQUIPMENT

- 1. 36" COUNTER WITH SINK/STOVE
- 2. 36" RANGE OVEN
- 3. 24" DISHWASHER ONLY
- 4. 44" DRINKER REFRIGERATOR
- 5. 24" DISHWASHER UNIT
- 6. 36" RANGE EXHAUSTION FAN
- 7. 15" ISLAND SINK
- 8. 18-24" REFRIGERATOR CASE

DATE	05/28/15	SCALE	AS SHOWN
Sheet	008 I	A-002.01 10209532	
PROJECT TITLE	595 RIVA NY, LLC 601 6 AVENUE NY, NEW YORK, 10011 PROJECT LOCATION INTERIOR RENOVATION OF OF EXISTING EATING ESTD 801 5 AVENUE NEW YORK, NEW YORK, 10011		
DESIGNED BY	DAVID SILBERMAN, PE 64-14 137 STREET QUEENS NY 11367 TEL: 718-888-5960 FAX: 718-251-8534 CSA APPROVALS		
DESIGNED BY	ROBERT ST. C GASKIN, FA 50-04 151 STREET SUIE SUI JAMAICA NY 11432 TEL: 718-266-2200 FAX: 718-266-2225		
DATE	05/19/15	PROJECT	RENOVED 1ST FLOOR PLAN
SCALE	DATE	DESCRIPTION	REVISIONS OWNED BY



TACOS

(Corn tortilla, meat, salsa, onion, cilantro)

Rajas (Poblanos & Corn) ❖	\$3.22
Pollo (Chicken)	\$3.22
Al Pastor (Spit Roast Pork)	\$3.22
Carnitas (Pork)	\$3.22
Carne Asada (Steak)	\$4.13
+Cheese .23, Crema .23, Guacamole .69	

QUESADILLA SUIZA

(Flour tortilla, cheese, meat)

Queso (Cheese) ❖	\$6.66
Rajas (Poblanos & Corn) ❖	\$9.19
Pollo (Chicken)	\$9.19
Al Pastor (Spit Roast Pork)	\$9.19
Carnitas (Pork)	\$9.19
Carne Asada (Steak)	\$10.79
+Beans .46, Crema .46, Guacamole \$1.38	

ROAST CHICKEN

¼ Dark	\$7.58
¼ White	\$8.73
½ Chicken	\$10.10
Whole Bird	\$15.16
Add Rice & Beans or Salad	\$1.61

DRINKS

Soda	\$2.53
Horchata	\$3.67

BURRITOS

(Flour tortilla, rice, beans, meat, salsa)

Rice & Beans ❖	\$6.89
Rajas (Poblanos & Corn) ❖	\$8.27
Pollo (Chicken)	\$8.27
Al Pastor (Spit Roast Pork)	\$8.27
Carnitas (Pork)	\$8.27
Carne Asada (Steak)	\$9.64
+Cheese .46, Crema .46,	
Guacamole \$1.38	

NACHOS

(Chips, beans, cheese, meat, salsa)

Queso (Cheese) ❖	\$7.58
Rajas (Poblanos & Corn) ❖	\$9.87
Pollo (Chicken)	\$9.87
Al Pastor (Spit Roast Pork)	\$9.87
Carnitas (Pork)	\$9.87
Carne Asada (Steak)	\$11.25
+Crema .46, Guacamole \$1.38	

SIDES

Salad	\$5.05
Chips	\$0.92
Guacamole	\$4.13
Rice (Mexican Rice or Brown Rice)	\$2.76
Beans (Black, Pinto, or Refried)	\$2.76
Tortillas (3)	\$1.61
Escabeche (Pickled Jalapeño)	\$0.23

❖ = Vegetarian

*Refried beans contain pork

*Vegetarian brown rice may be substituted

*Gluten allergy? Get a burrito without the tortilla

2 BROS. BILLY MA



Proximity Report for Location:

July 13, 2015

601 6TH 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
WINE GALLERY INC,THE	576 6TH AVENUE	300 ft
TRIMMINGS WINE LLC	111 W 20TH ST	620 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	1035 ft
MAYURA INC	52 W 14TH ST	1045 ft
BOTTLEROCKET WINE & SPIRIT LLC	5 W 19TH STREET	1070 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	1240 ft
VILLAGE WINES LIQUOR INC	486A 6TH AVENUE	1390 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
DA UMBERTO RESTAURANT INC	107 W 17TH STREET	110 ft
HAVENS KITCHEN LLC	109 W 17TH ST	120 ft
CREMA RESTAURANTE LLC	111 W 17TH ST	145 ft
RUBY SLIPPERS HOSPITALITY CORP	135 W 18TH ST	340 ft
METROPOLITAN ARTS & ANTIQUES PAVILION LTD	110 W 19TH ST 2ND FL AKA 115 W	370 ft
METROPOLITAN ART AND ANTIQUES PAVILLION LTD	110 W 19 ST AKA 115 W 18 ST	370 ft
METROPOLITAN ART & ANTIQUES	110 W 19TH STREET	370 ft
FTG COMPANY USA INC	37 W 17TH ST	435 ft
UNDER CHELSEA LLC	48 W 17TH STREET	565 ft
BURGER & LOBSTER FLATIRON LLC	39 W 19TH ST	580 ft
TAPAS Y MAS, LLC	53 W 19TH ST	630 ft
ONE ONE DOMESTIC CORPORATION	37 39 W 17TH STREET	665 ft
PORTUGA RESTAURANT GROUP LLC	31 W 17TH STREET	720 ft
CHELSEA KARAOKE INC	29 W 17TH STREET	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
FIKA 555 6TH AVENUE LLC	555 6TH AVE	500 ft
JELL HOLDINGS LLC	15 W 18TH ST	700 ft

Unmapped licenses within zipcode of report location

Name	Address
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