

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
DZGF2, LLC		Dizengoff	
STREET ADDRESS		CROSS STREETS	ZIP CODE
75 Ninth Avenue, Chelsea Market, Kiosk Area Three, Food Truck B, NY, NY 10011		9th Ave. and 15th St.	10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Steven Cook	ATTORNEY/ REPRESENTATIVE	NAME: Robert D. Skene
	PHONE: 267-973-7703		PHONE: 732-727-5030
	EMAIL: steven@cooknsolo.com		EMAIL: Lfarina@skenelawfirm.com
MANAGER	NAME: Amy Henderson	LANDLORD	NAME: Jamestown Premier Chelsea Market LP
	PHONE: 917-478-2721		PHONE:
	EMAIL: amy@cooknsolo.com		EMAIL:
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name and address of establishment?		
	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?	YES	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?	YES	<input checked="" type="radio"/> NO	will file after Community Board approves
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	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	10-10	10-10	10-10	10-10	10-10	10-10	10-10
	Kitchen	10-10	10-10	10-10	10-10	10-10	10-10	10-10
	Music	10-10	10-10	10-10	10-10	10-10	10-10	10-10
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	27	32	6	0 seats standing	0 tables only	1	21
OUTSIDE <i>(Other than sidewalk café)</i>	n/a						
SIDEWALK CAFÉ	n/a						

How many floors are there? What is the capacity for each floor?	1	
How frequently will the owner(s) be at the establishment?	on a regular basis	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	NO <input checked="" type="checkbox"/>
Will applicant have bottle or table service for beverage alcohol?	YES	NO <input checked="" type="checkbox"/>
Will you be hosting private, promotional or corporate events?	YES	NO <input checked="" type="checkbox"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO <input checked="" type="checkbox"/>
Will you have a security plan? If, yes please attach.	YES	NO <input checked="" type="checkbox"/>
Will security plan be implemented?	YES	NO <input checked="" type="checkbox"/>
Will State certified security personnel be used?	YES <input checked="" type="checkbox"/>	NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input checked="" type="checkbox"/>	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	NO <input checked="" type="checkbox"/>
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?	n/a	

*Security will be provided by Chelsea Market and not by applicant.

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

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	Manhattan Community Board 4	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		November 10, 2015 - Community Board 4	
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.		YES X	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES X	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Chelsea Market vendor space		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	unknown
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	n/a
Will applicant have a vestibule within the establishment?	YES	NO <input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES	NO <input checked="" type="checkbox"/>	
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	n/a
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS NO	GARAGE DOORS NO	WINDOWS THAT CAN BE OPENED NO
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	NO	n/a
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?	YES	NO	n/a
Will the establishment have an illuminated sign?	YES	NO	n/a
Will the establishment have a canopy extending over the sidewalk?	YES	NO	n/a
Where will the air conditioner be located? What type is it?	n/a - food truck style operation		
When was the air conditioner installed?	n/a		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE		no outdoor spaces being used	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES X	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 X	
Are the floorplans for the outdoor space(s) included?	YES	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	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?	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)

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 Hdozubiec
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



Steven Cook

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

10/19/2015

DATE

Handwritten signature and date: Steven Cook 11/20/15



Dizengoff Chelsea Market - Sample Menu

Hummus

served with housemade pita, chopped salad and Israeli pickles

- Tehina
- Lamb stewed with tomato, allspice, turmeric and coriander
- Slow-roasted tomato with pistachio duqqa
- Fermented cucumbers with carrot-harif
- Soft egg, charred tomato sauce, black pepper potato chips
- Beer-braised brisket, potatoes, cilantro

Salatim

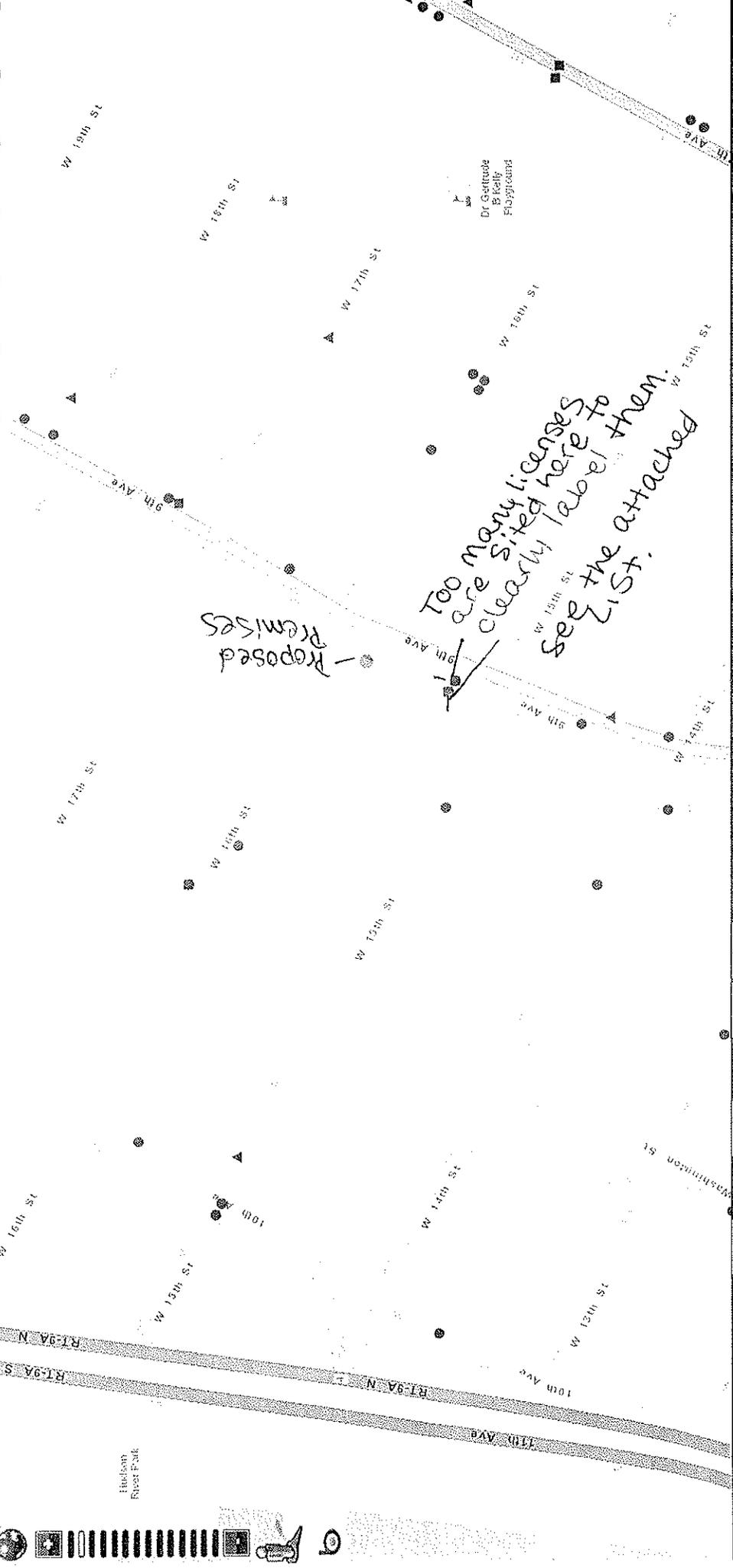
- Beets with tehina
- Twice-cooked eggplant
- Moroccan carrots

Rotating Daily Specials (dinner or brunch)

- Salt-cod and potato borekas
- Green shakshuka with fried eggs and crispy pita
- Malawach with schug and cured egg yolk
- Beef kofta braised with beets
- Lamb belly pancetta with roasted baby turnips

Beverages

- Frozen mint lemonade (with or without bourbon)
- Soft drinks
- Draft beer
- Wine by the glass
- Limited cocktails





Certificate of Occupancy

CO Number: 104025706T028

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: 00713	Certificate Type: Temporary
	Address: 75 9 AVENUE	Lot Number(s): 1	Effective Date: 12/24/2014
	Building Identification Number (BIN): 1012541	Building Type: Altered	Expiration Date: 03/24/2015
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1		
	Building Occupancy Group classification: COM		
	Multiple Dwelling Law Classification: None		
	No. of stories: 7	Height in feet: 72	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 13 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			


Borough Commissioner


Commissioner

Certificate of Occupancy

CO Number: **104025706T028**

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
CEL	10	OG	B-2			STORAGE
CEL	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	2				6	ACCESSORY OFFICE
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
CEL	10	OG	B-2			STORAGE
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	5		B-2		6	RETAIL STORAGE
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
CEL	1					ACCESSORY OFFICE
001		300	B-2			NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	25	150	B-2			NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 104025706T028

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
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	200		F-1B		6	WAITING AREA
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	7		D-2		6	KITCHEN
001	2					ACCESSORY OFFICE
001	40		C		6	RETAIL SPACE
002	5	150	B-2			STORAGE
003	25	150	B-2			SHIPPING AND RECEIVING
004	40	150	B-2			STORAGE, SHIPPING, MANUFACTURING
005	40	150	B-2			MANUFACTURING
006	80		B-2		6	OFFICES
PEN		400	C			WATER SUPPLY, MISCELLANEOUS EQUIPMENT



Borough Commissioner



Commissioner



Certificate of Occupancy

CO Number: 104025706T028

END OF SECTION

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines.

Borough Commissioner

A handwritten signature in black ink, appearing to read "John Chander" in a cursive script.

Commissioner

END OF DOCUMENT

500-Foot Public Interest Statement

Applicant:
DZGF2, LLC d/b/a Dizengoff
75 Ninth Avenue, Chelsea Market, Kiosk Area Three, Food Truck B
New York, NY 10011

The proposed premises for the applicant is within 500-feet of three or more establishments selling liquor for on-premises consumption. This statement provides reasons in support of granting the license.

- A. The premises will be operated as a concession area with a full menu within the Chelsea Market. Therefore, the licensing of this establishment will promote commerce and attract tourism to patrons and tourists already visiting Manhattan.
- B. Prior to operation, all necessary licenses and permits will be obtained.
- C. Clientele for the premises is anticipated to draw primarily from guests who are already visiting New York City, and as such, the effect on vehicular traffic and parking in proximity to the location will not adversely affect the surrounding neighborhood.
- D. The granting of this liquor license will have no negative impact on the neighborhood but will rather enhance the surrounding community by providing a high quality, casual dining facility, and be a boom to the local commerce and tourism of the neighboring area.

For these and other reasons, an on-premises liquor license for this premises would be in the public interest and should be granted.

Proximity Report for Location:

October 19, 2015

75 9 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	135 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1020 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	1035 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1150 ft
IN A GLASS LLC	156 10TH AVENUE, SOUTH STORE	1260 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1460 ft
MAHADEV INC	242 W 14TH ST	1550 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
MKT GROUP LLC	75 9TH AVENUE	135 ft
RANA USA LLC	75 9TH AVE STE 01A55	140 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	140 ft
HUDSON RIVER INN LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVENUE	190 ft
MARITIME F&B LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVE 2ND FLOOR	190 ft
408 W15 ASSOCIATES LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	260 ft
BD STANHOPE LLC AND E&S HOTEL OWNERS INC AS MGR	369 W 16TH ST	345 ft
CLEAVER COMPANY INC, THE	428 W 16TH ST AKA 75 9TH AVE	345 ft
ORIGINAL HOMESTEAD, THE	56 9TH AVENUE	345 ft
DT HOSPITALITY GROUP INC	110 9TH AVE	400 ft
GREENWICH VILLAGE ENTERTAINMENT GROUP LLC	431 WEST 16TH STREET 2ND FL	440 ft
LDV 16 LLC	357 W 16TH ST	455 ft

Name	Address	Approx. Distance
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC	355 W 16TH ST	475 ft
NORTHQUAY PROP LLC & AVE REST LLC & DREAM REST LLC	355 W 16TH STREET	475 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC	355 W 16TH STREET	475 ft
MEATPACKING RESTAURANT LLC	44 9TH AVE AKA 351 356 W 14 ST	485 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	500 ft
400 WEST 14TH INC	400 W 14TH STREET	520 ft
DLP GROUP LLC	132 9TH AVE	605 ft
SPICE MARKET LLC	29 35A 9TH AVENUE	645 ft
VIRCAN GROUP LLC	136 9TH AVE	655 ft
LUCKY 13 LLC	355 W 14TH STREET	685 ft
675 HUDSON VAULT LLC	675 HUDSON STREET	730 ft
THE VAULT LLC	VAULT AT 675 HUDSON ST	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MARITIMA LLC	88 9TH AVE	240 ft

Unmapped licenses within zipcode of report location

Name	Address
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