

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>APPLICANT</b> 675 Ventures LLC		<b>DOING BUSINESS AS (DBA)</b> To be determined		
<b>STREET ADDRESS</b> 675A Ninth Avenue New York, NY 10036		<b>CROSS STREETS</b> West 46th Street and West 47th Streets		
<b>OWNER</b>	<b>NAME:</b> Nectarios "Nick" Spanos	<b>ATTORNEY</b>	<b>NAME:</b> Donald M. Bernstein, Esq.	
	<b>PHONE:</b> 917 502 1066		<b>PHONE:</b> 212 486 6000	
	<b>FAX:</b> njspanos@aol.com		<b>FAX:</b> 212 486 8668	
<b>MANAGER</b>	<b>NAME:</b> To be determined	<b>LANDLORD</b>	<b>NAME:</b> Leonard Franzblau c/o Pioneer Management Company	
	<b>PHONE:</b>		<b>PHONE:</b> 212 496 7322	
	<b>FAX:</b>		<b>FAX:</b> N/A	
<b>DESCRIPTION OF BUSINESS</b>				
<b>Establishment Type:</b>	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization – Members Only) <input type="radio"/> Other (Explain): Bar/Arcade			
<b>Method of Operation:</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe with pizza oven <input type="radio"/> Other (Explain): Bar/Arcade			
<b>License Type:</b>	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
<b>APPLICATION TYPE</b> <i>(check one)</i>	<input type="radio"/> New	Has applicant owned or managed a similar business?	<b>YES</b>	<b>NO</b>
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input checked="" type="radio"/> Transfer	What is the prior license #?	1272534	
		What is the expiration date on the prior license?	10/31/2015	
		Are you making any alterations or operational changes?	<b>YES</b>	<b>NO</b>
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
<i>Please describe the nature of the alterations and attach the plans</i>				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	
	Music	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	
	Kitchen	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	8AM - 4AM	*
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 Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	74	45	9	26	0	1	11	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5-6	2 floors total capacity is 74		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A	NO		
Will applicant have bottle service?					YES	NO	N/A	NO		
Will you be hosting private parties and promotional events?					YES	NO	N/A	YES - private parties only		
Will outside promoters be used?					YES	NO	N/A	NO		
Will the security plan submitted be implemented?					YES	NO	N/A	NO		
Will State certified security personnel be used?					YES	NO	N/A	N/A		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A	NO		
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A	NO		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A	NO		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A	N/A		
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A	YES		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	NO	N/A	YES		
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	DJ	BACKGROUND				
BUILDING DESIGN										
Doors and windows will be closed when any 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.					YES	NO	N/A	YES		
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	YES		
Do you agree to comply with DOB 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.)					YES	NO	N/A	YES		

\*The restaurant will close French doors 10PM Sunday to Thursday and 11PM Friday and Saturday AND WHATEVER APPLIED SOUND IS PLAYED REGARDLESS OF TIME.

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	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	N/A	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 seated food service.	YES	NO	N/A	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	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 regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	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.	YES	NO	N/A	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	N/A

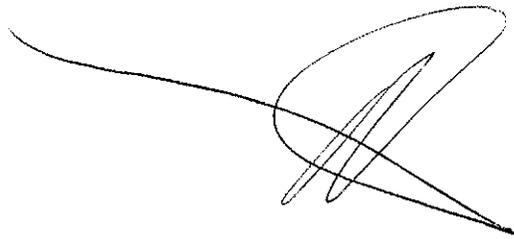
LOCATION & ZONING				
Primary Zoning District:	R8		Overlay (If Applicable):	C1-5
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	Applicant will obtain a Letter of No Objection or Certificate of Occupancy
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	YES
Is a Public Assembly permit required?	YES	NO	N/A	NO
Are your plans filed with DOB?	YES	NO	N/A	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	The West 46th Street Block Association		
	# 2			
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

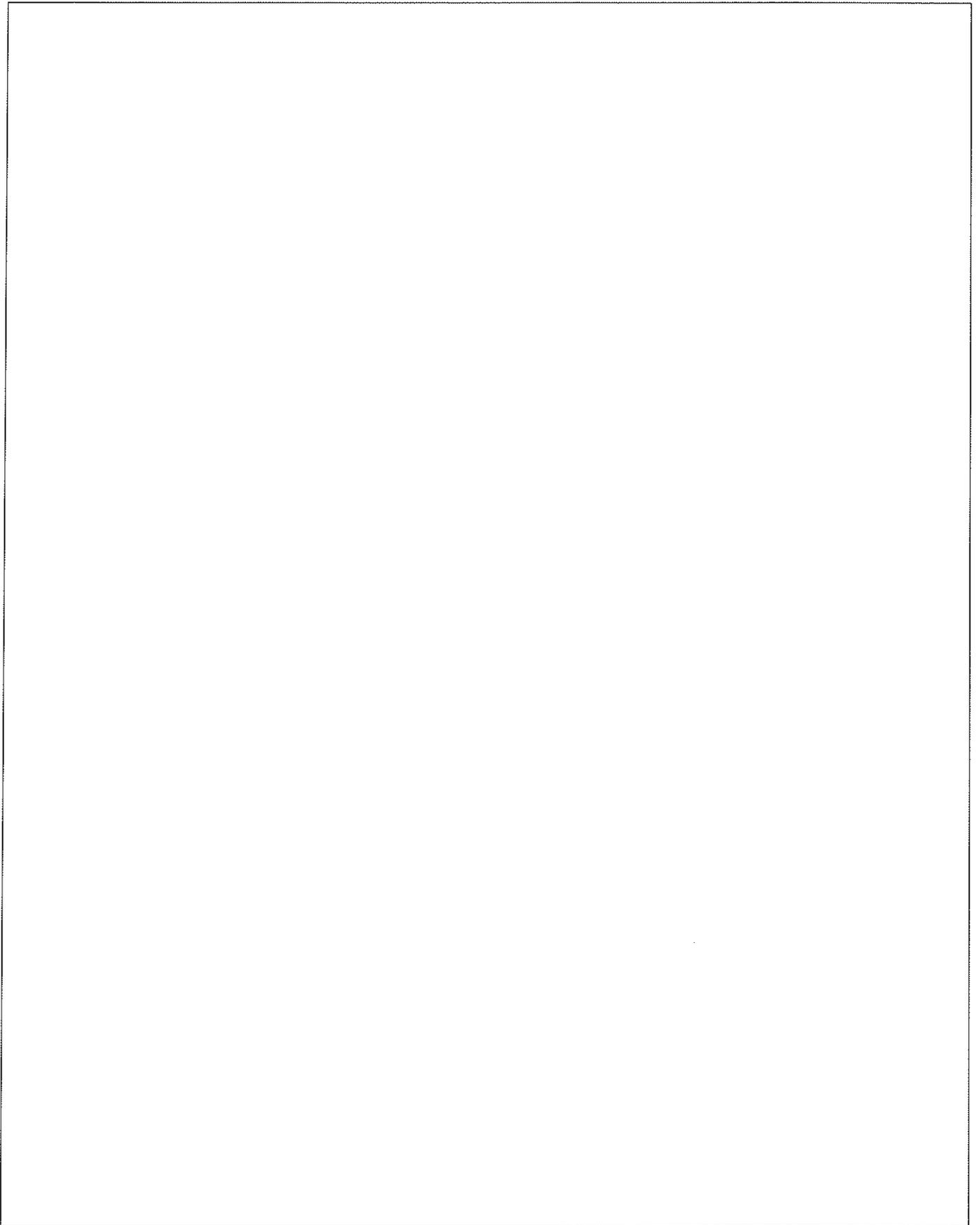
ADDITIONAL NOTES: (Office Use Only)

→ NO FREE-STANDING SIGNAGE  
ON SIDEWALK.

→ MAY STAY OPEN UNTIL  
4:00 a.m. ~~ONLY~~ ON New York;  
Eve.



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

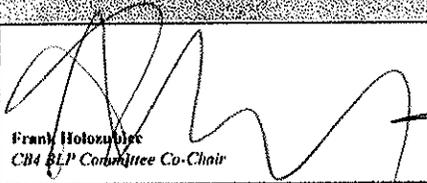


Manhattan Community Board 4 (MCB4) recommends:

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

**CB4 REPRESENTATIVES**

  
Nelly Gonzalez  
CB4 Assistant District Manager

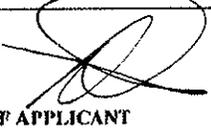
  
Frank Holzman  
CB4 BLP Committee Co-Chair

  
Eyal Seres  
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 →

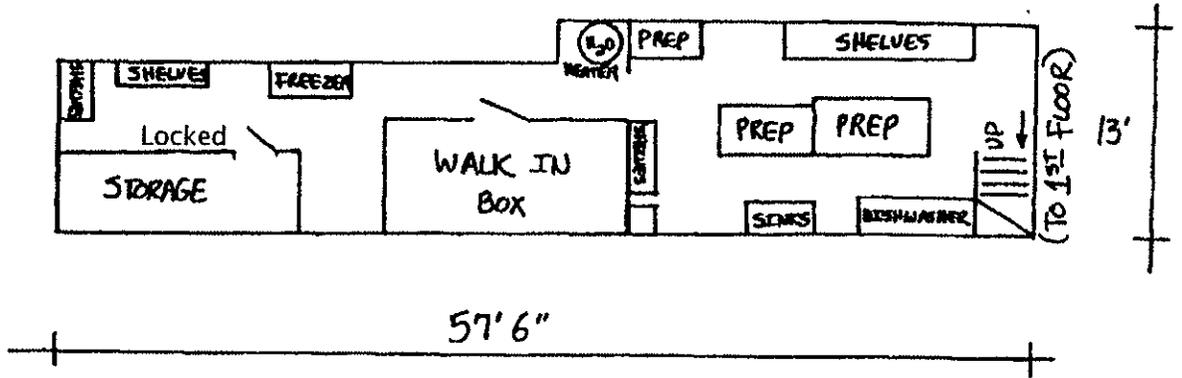
  
SIGNATURE OF APPLICANT

10-14-14  
DATE 10/14/2014

Donald M. Bernstein, Counsel for  
applicant- 675 Ventures LLC

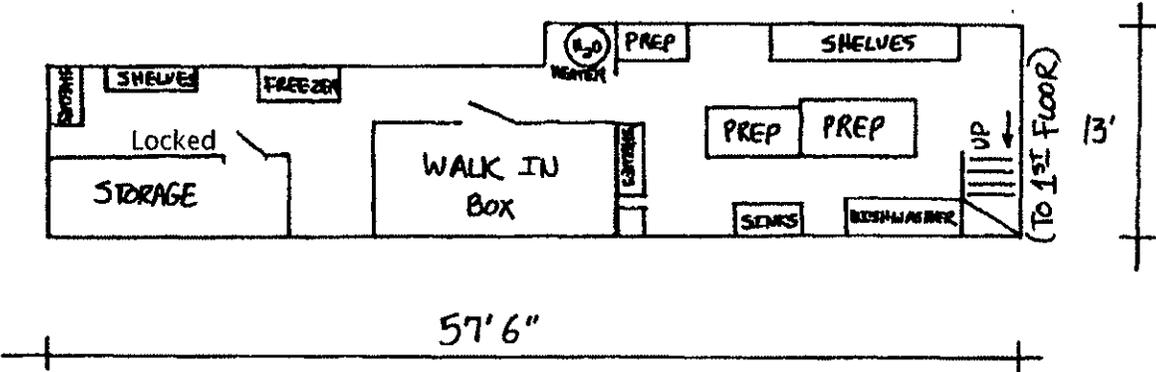
675 Ventures LLC / 675A Ninth Avenue

Basement diagram



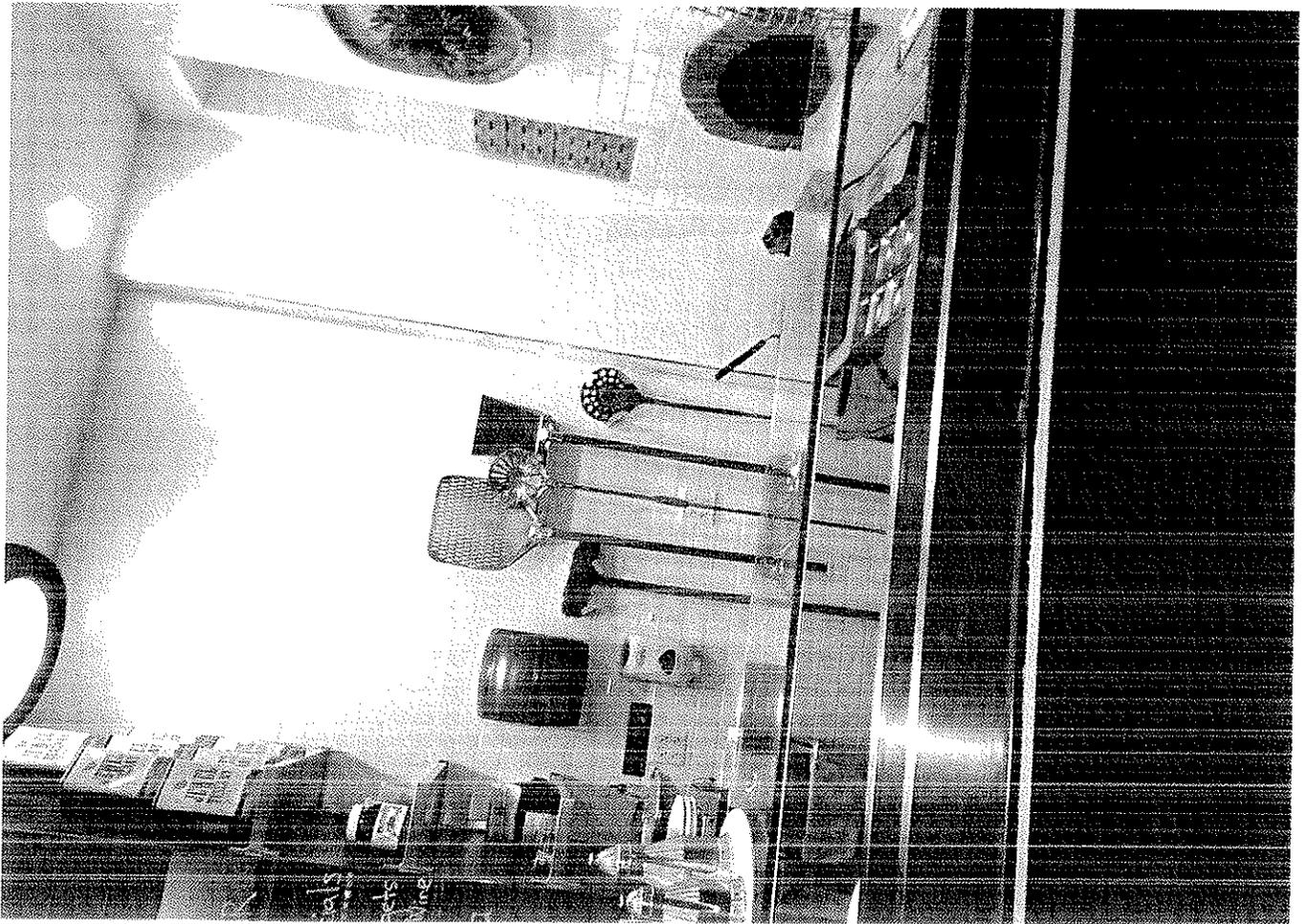
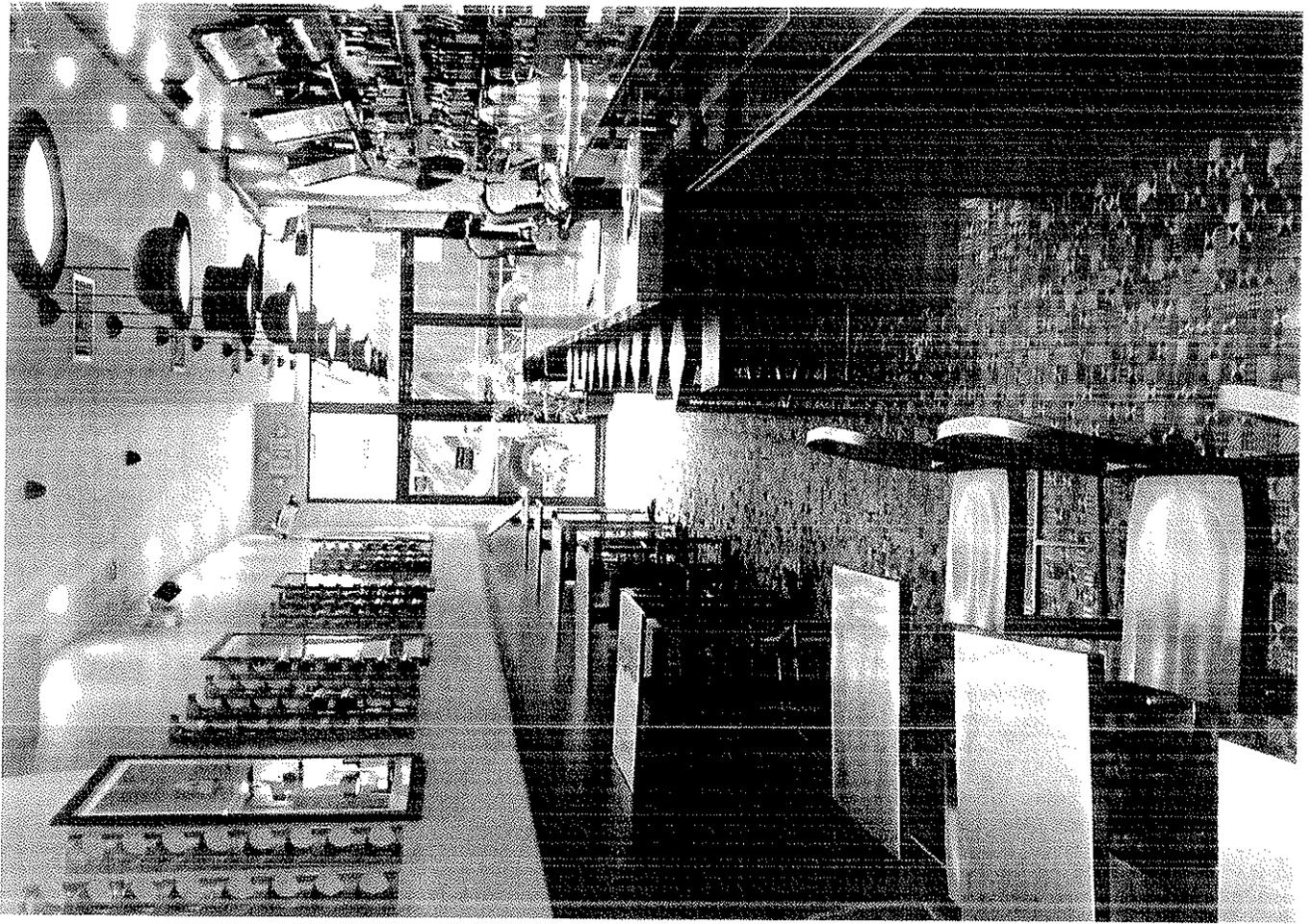
675 Ventures LLC / 675A Ninth Avenue

Basement diagram



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## Sample Menu:

### **Hot**

Pork Belly Panini- mustard, pickled fennel

Burger- chipotle aioli, American

Meatballs- roasted tomato, ricotta

Crudit - roasted seasonal vegetables, buttermilk ranch

### **Pizzas**

O. G.- tomato, buffalo mozzarella, basil

White- ricotta, buffalo mozzarella, seasonal mushroom

Meat Pack- cured meats, tomato, buffalo mozzarella

Market- garlic, arugula, fennel, lemon

### **Crostini**

Roasted Eggplant

Chickpea

Yoghurt

Seasonal mushroom

Chicken Liver Mousse

### **Tartare**

Tuna

Steak

### **Garden**

Tomato- burata, arugula vinaigrette

Endive- mustard, Roquefort, breadcrumb

Romaine- crouton, parmigiano, anchovy



Re: 675A 9<sup>th</sup> Avenue

Schools & Churches

1. The Actors Temple Congregation Esrath Israel - 339 W. 47<sup>th</sup> St. - (433')
2. Crossroads 7<sup>th</sup> Day Adventist Church - 410 West 45<sup>th</sup> Street - (457')
3. Saint Clement's Episcopal Church - 423 West 46<sup>th</sup> Street - (251')
4. Calvary Christian Church - 409 West 47<sup>th</sup> Street - (209')
5. Professional Performing Arts School - 328 West 48<sup>th</sup> Street - (469')

## PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

675 Ventures LLC  
675A Ninth Avenue  
New York, NY 10036

The subject premises will be a small restaurant located on 675A Ninth Avenue between West 46<sup>th</sup> and West 47<sup>th</sup> Street in the Clinton - Hell's Kitchen neighborhood in Manhattan.

The premises will operate as a small and intimate restaurant offering customers quality dishes prepared in the wood burning oven. Patrons can order from a variety of dishes from meatballs with roasted tomato with ricotta to tuna or steak tartare. All specialty pizzas will be prepared in the wood burning oven to perfection. The proposed restaurant plans to be an upscale alternative to the other establishments in the area.

The premises will have soft background music. There will not be any outdoor spaces for seating. The proposed hours of operation for the restaurant are 8AM to 4AM Monday to Sunday serving breakfast, lunch and dinner. Brunch will be served on the weekends.

675 Ventures LLC will be located on the ground floor and basement of a four story residential building. The ground floor space will have 9 tables with 26 seats a 22'-1" stand-up bar with 11 bar stools. The total seating for the restaurant is 37.

The owners of 675 Ventures LLC are Nectarios "Nick" Spanos and John Sweiss. Growing up with parents working in the restaurant business, Nick was introduced to the hospitality business at a young age. He worked at his uncle's restaurants through Junior and Senior High School. When Nick continued his schooling at NYU's Stern School of Business he partnered in his first restaurant deal which was an immediate success.

Since then Nick has opened an additional four restaurants and one cafe concept. In total his portfolio of restaurants includes Mario's Pizzeria of East Northport, Mario's Pizzeria & Restaurant of Commack, Mario's Pizzeria & Restaurant of Melville, Luigi's Pizzeria & Restaurant of East Setauket, Luigi's Pizzeria of Mineola, and Chill'n Yogurt & Cafe of Mineola. Nick has a passion for the restaurant business and for the hospitality industry. He firmly believes in community involvement and participates in non-profit fundraising.

Customers of the restaurant can walk to the premises thereby not negatively impacting traffic patterns in and around the restaurant. Further, the restaurant is in walking distance of the theater district and is accessible by New York City buses and subways.

With an anticipated maximum occupancy of 74 the premises will not create any significant traffic burden.

**(c) The existing noise level at the location and any increase in noise levels that would be generated by the proposed premises**

Since the premises have been opened and operating as a restaurant with background music since July 2010 and since the applicant will continue to operate as a small restaurant with only background music issuance of a full liquor license will not cause an unusual increase in noise levels in this area.

**(d) The history of liquor violations and reported criminal activity at the proposed premises**

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.