

1 **Business License & Permits Committee**

Item #: 01

2  
3 September 7, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Bottino Corp.**  
12 **d/b/a Bottino**  
13 *246-248 10<sup>th</sup> Avenue (24/25)*  
14 *Alteration to an On-Premise Liquor License*  
15

16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of an Alteration to an On-Premise Liquor  
19 License application for Bottino Corp. d/b/a Bottino – 246-248 10<sup>th</sup> Avenue (24/25), **unless** the attached  
20 stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
21 establishment with hours of operation 10a.m. – 11p.m. Monday – Wednesday, 10a.m. – 11:30p.m.  
22 Thursday - Saturday and 10a.m. – 10p.m. Sunday; capacity of 165, 36 tables, 106 seats, 1 stand-up bar  
23 with 10 seats and a patio with 17 tables and 44 seats.  
24

25 Sincerely,

26  
27  
28  
Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

29  
30

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Bottino Corp.		DOING BUSINESS AS (DBA) Bottino	
STREET ADDRESS 246-248 10th Avenue		CROSS STREETS	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated listed with the license.)</i>	NAME: Danny Emerman	ATTORNEY/ REPRESENTATIVE	NAME: David I. Korngut, Esq.
	PHONE: (917) 885-9346		PHONE: (212) 566-5021
	EMAIL: danny@bottinonyc.com		EMAIL: david@korngutlawoffices.com
MANAGER	NAME: Danny Emerman	LANDLORD	NAME: New 41st Street Realty
	PHONE: (917) 885-9346		PHONE: (516) 287-3770
	EMAIL: danny@bottinonyc.com		EMAIL:
<b>APPLICATION TYPE (Check One)</b>			
<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/has 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
	If alterations or operational changes are being made, please describe list all changes.		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	4/30/17	
Please list/describe the nature of all the changes and attach the plans: <b>To alter store front</b>			
<b>METHOD OF OPERATION</b>			
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	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	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	NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	

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

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b>							
<i>(Indoor Only)</i>							
Operation	10am- 11pm	10am- 11pm	10am- 11pm	10am- 11:30pm	10am- 11:30pm	10am- 11:30pm	10am- 10pm
Kitchen	10am- 10pm	10am- 10pm	10am- 10:30pm	10am- 11pm	10am- 11pm	10am- 11pm	10am- 9:30pm
Music							

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
<b>INSIDE</b>	165	165	36	106		1	10
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>			17	44			
<b>SIDEWALK CAFE</b>							

How many floors are there? What is the capacity for each floor? **1**

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

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**

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	West Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Not yet

Community Notification/Relations			
<b>NOTIFICATION:</b> 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?		7-26-16	
Where did applicant post the notice that was provided?		In 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="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A Alteration		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	N/A Alteration
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A Alteration
Will applicant have a vestibule within the establishment?	YES	NO	N/A Alteration
Will applicant use a storm enclosure?	YES	NO	N/A Alteration
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 Alteration
Will applicant comply with the NYC noise code?	YES	NO	N/A Alteration
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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<del>N/A Alteration</del> <i>DE</i>
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="checkbox"/> YES	<input type="checkbox"/> NO	<del>N/A Alteration</del> <i>DE</i>
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 Alteration
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 Alteration
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A Alteration
Will the establishment have an illuminated sign?	YES	NO	N/A Alteration
Will the establishment have a canopy extending over the sidewalk?	YES	NO	N/A Alteration
Where will the air conditioner be located? What type is it?	N/A Alteration		
When was the air conditioner installed?	N/A Alteration		

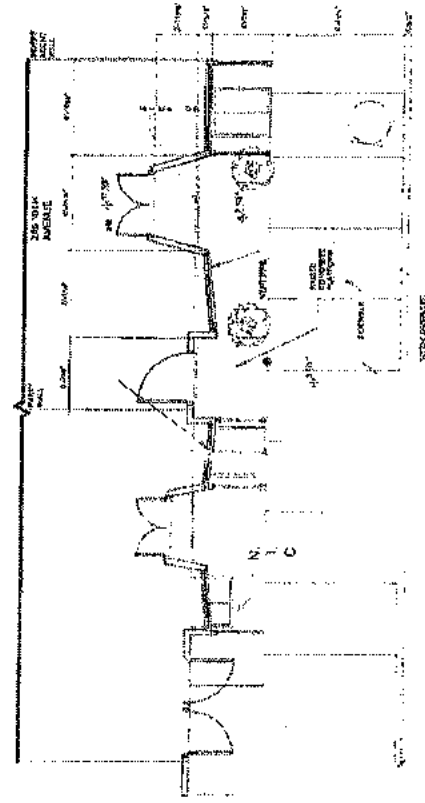
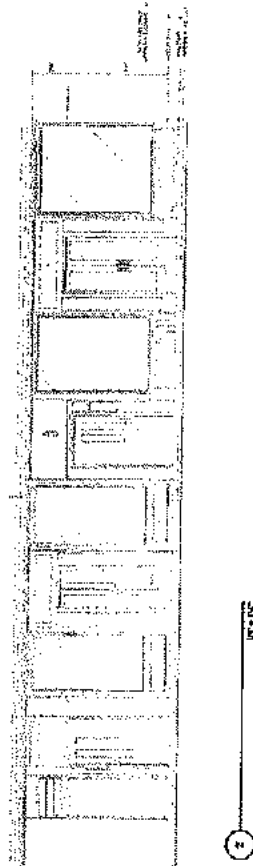
<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which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

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> 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 type="checkbox"/> YES	<input type="checkbox"/> NO

LEGEND	
(Symbol)	CONCRETE
(Symbol)	BRICK
(Symbol)	WOOD
(Symbol)	GLASS
(Symbol)	IRON
(Symbol)	STEEL
(Symbol)	ASPH/FLT
(Symbol)	CEILING
(Symbol)	FLOOR
(Symbol)	ROOF
(Symbol)	FOUNDATION
(Symbol)	MECHANICAL
(Symbol)	ELECTRICAL
(Symbol)	PLUMBING
(Symbol)	PAINT
(Symbol)	FINISH
(Symbol)	LANDSCAPE
(Symbol)	ADDITION
(Symbol)	DEMOLITION
(Symbol)	EXISTING

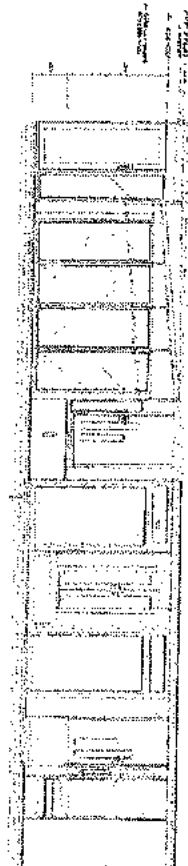
NOTING	
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND THE DRAWINGS.	
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.	
5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.	
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES.	
7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES.	



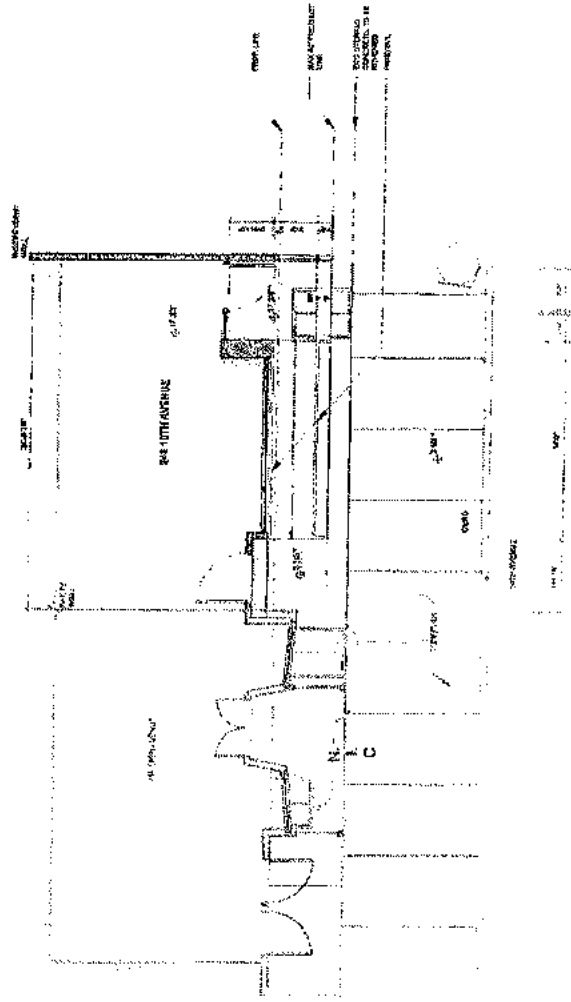
1 FIRST FLOOR PLAN



LEGEND	
1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	ROOF
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISH



1 ELEVATION



1 FIRST FLOOR PLAN

NOTING	
1	SEE PLAN FOR POSITION
2	SEE PLAN FOR POSITION
3	SEE PLAN FOR POSITION
4	SEE PLAN FOR POSITION
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9	SEE PLAN FOR POSITION
10	SEE PLAN FOR POSITION

A1.1

1 **Business License & Permits Committee**

Item #: 02

2  
3 September 7, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Hanare Chelsea LLC**  
12 **d/b/a Hanare**  
13 *311 W. 17<sup>th</sup> Street (8/9)*  
14 *New Restaurant Wine and Beer License*

15  
16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a Restaurant Wine and Beer License  
19 application for Hanare Chelsea LLC d/b/a Hanare – 311 W. 17<sup>th</sup> Street (8/9), **unless** the attached  
20 stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
21 establishment with hours of operation 6p.m. – 11p.m. Monday – Friday and 12p.m. – 11p.m. Saturday -  
22 Sunday; capacity of 64, 19 tables, and 52 seats.

23  
24 Sincerely,

25  
26  
27 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

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**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
HANARE CHELSEA LLC		HANARE	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
311 West 17th Street		8th & 9th Avenues	10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated listed with the license)</i>	<b>NAME:</b>	Please see attached	<b>ATTORNEY/ REPRESENTATIVE</b>
	<b>PHONE:</b>		
	<b>EMAIL:</b>		
	<b>NAME:</b>	Valerie Karasz, Esq., Buchman Law Firm	
	<b>PHONE:</b>	(212) 889-4220	
	<b>EMAIL:</b>	vkarasz@buchmanlaw.com	
<b>MANAGER</b>	<b>NAME:</b>	TBD	<b>LANDLORD</b>
	<b>PHONE:</b>		
	<b>EMAIL:</b>		
	<b>NAME:</b>	311 W 17 LLC c/o Kingman Management	
	<b>PHONE:</b>	(212) 691-6868	
	<b>EMAIL:</b>	Judy@kingmanre.com	
<b>APPLICATION TYPE</b> <i>(Check One)</i>			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> None in NYC
	What is/was the name and address of establishment?		Over 795 restaurants throughout Asia
	What were the dates applicant was involved with this former premise?		Currently
<input type="checkbox"/> <b>Transfer</b>	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="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input 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 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?		<b>YES</b>	<input checked="" type="radio"/> YES <input 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.		<b>YES</b>	<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.		<b>YES</b>	<input checked="" type="radio"/> YES <input 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	

HANARE CHELSEA LLC d/b/a HANARE  
311 West 17<sup>th</sup> Street, New York, NY 10011  
Application for Restaurant Wine License

Rider to Manhattan Community Board 4 Liquor License Stipulations Application

**List of Owners**

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Phone</u></b>	<b><u>Email</u></b>
Create Restaurants NY Inc.	Sole LLC Member/100% Owner of Applicant		
Create Restaurants Holding Inc.	Sole Shareholder/ 100% Owner of Create Restaurants NY Inc. (Publicly-traded on Tokyo Stock Exchange)		
Takakazu Tanaka	CEO of Create Restaurants NY Inc.	(+81) 03-5432-9538	Tanaka@createrestaurants.com
Naoki Takahashi	President of Applicant	(+81) 80-9870-5649	Takahashi@createrestaurants.com

Note, Mr. Takahashi will be moving to New York City in Fall 2016. Questions may be directed locally to either corporate counsel, Noriko Motegi (212-575-7900; nmotegi@balloonstoll.com), or to liquor counsel, Valerie Karasz (212-889-4220; vkarasz@buchmanlaw.com).

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)								
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6 pm-11 pm	"	"	"	"	Noon-11 pm	"
	Kitchen	Noon-11 pm	"	"	"	"	10 am-11 pm	"
	Music	6 pm-11 pm	"	"	"	"	Noon-11 pm	"
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	64	64	19	52	0	0	0	
OUTSIDE (Other than sidewalk cafe)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
SIDEWALK CAFE	N/A	N/A	N/A	N/A				
How many floors are there? What is the capacity for each floor?					2 floors (ground flr. & basement); 64 on dining floor			
How frequently will the owner(s) be at the establishment?					Principal Nakahashi will be there regularly			
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"/>		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/>		
Will you be hosting private, promotional or corporate events?					YES	<input checked="" type="radio"/>		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/>		
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/>		
Will security plan be implemented?					YES	<input checked="" type="radio"/>	N/A	
Will State certified security personnel be used?					YES	<input checked="" type="radio"/>	N/A	
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	<input checked="" type="radio"/>	N/A	
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/>		
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 checked="" type="radio"/>	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"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?		<input checked="" type="radio"/>	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/>	
Are your plans filed with DOB?		<input checked="" type="radio"/>	NO

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	Please see attached list.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		N/A - Sent email only	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		July 29, 2016	
Where did applicant post the notice that was provided?		Exterior of Premises on paper covering front windows	
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"/>	NO (212) 586-0803
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	<input checked="" type="radio"/>

HANARE CHELSEA LLC d/b/a HANARE  
311 West 17<sup>th</sup> Street, New York, NY 10011  
Application for Restaurant Wine License

Rider to Manhattan Community Board 4 Liquor License Stipulations Application

**Community Notification/Relations**

On July 28, 2016, Valerie Karasz sent introductory emails and copies of the CB Meeting Notice to the following community members and block associations:


- Bill Borock at [wborock@hotmail.com](mailto:wborock@hotmail.com)
- 100 West 16th St. Block Associations: Paul Groncki at [paul@groncki.com](mailto:paul@groncki.com).
- 100 West 16th St. Block Associations: Eric Bomze at [eric.bomze@gmail.com](mailto:eric.bomze@gmail.com)
- 100 West 16th St. Block Associations: Elizabeth Zechella at [ezechella@gmail.com](mailto:ezechella@gmail.com)
- 200 West 16th Street Block Association: Will Rogers at [willrogers@gmail.com](mailto:willrogers@gmail.com)
- 300 West 18/19 Street Block Association: Cheryl Kupper at [clkupper@aol.com](mailto:clkupper@aol.com)
- 300 West 18/19 Street Block Association: Laura Evans at [laura14evans@gmail.com](mailto:laura14evans@gmail.com)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at [pamela@angel.net](mailto:pamela@angel.net)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Dottie Francoure at [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pat Cooke at [fcmgt@me.com](mailto:fcmgt@me.com)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Merle Lister at [merle.levine@gmail.com](mailto:merle.levine@gmail.com)
- Fulton House Tenant Association: Miguel Acevedo at [acevedoandassociates@gmail.com](mailto:acevedoandassociates@gmail.com)

On July 29, 2016, Valerie Karasz hand delivered introductory letters and copies of the CB Meeting Notice to twenty residential buildings on West 17<sup>th</sup> Street (btwn 8<sup>th</sup> & 9<sup>th</sup> Aves). In addition, she delivered similar letters and the Notice to other buildings that abut the back of the proposed premises – two residential buildings on 8<sup>th</sup> Avenue and two residential buildings on West 18<sup>th</sup> Street.


<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Restaurant; Princessa 62 Corp d/b/a Suenos Restaurant		
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	See above (Serial No. OP 1139717)
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Removing front windows; replace with wall.
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?	YES	<input checked="" 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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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 checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	Top of roof; standard central air units		
When was the air conditioner installed?	New air conditioners to be installed Oct/Nov 2016		



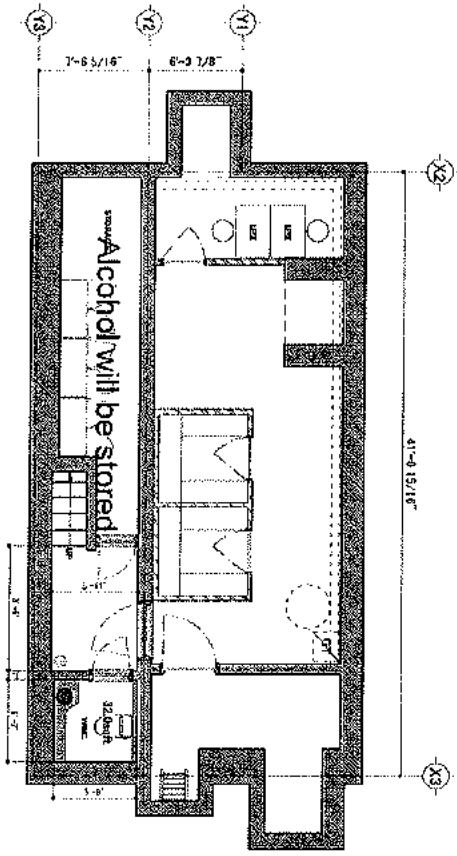
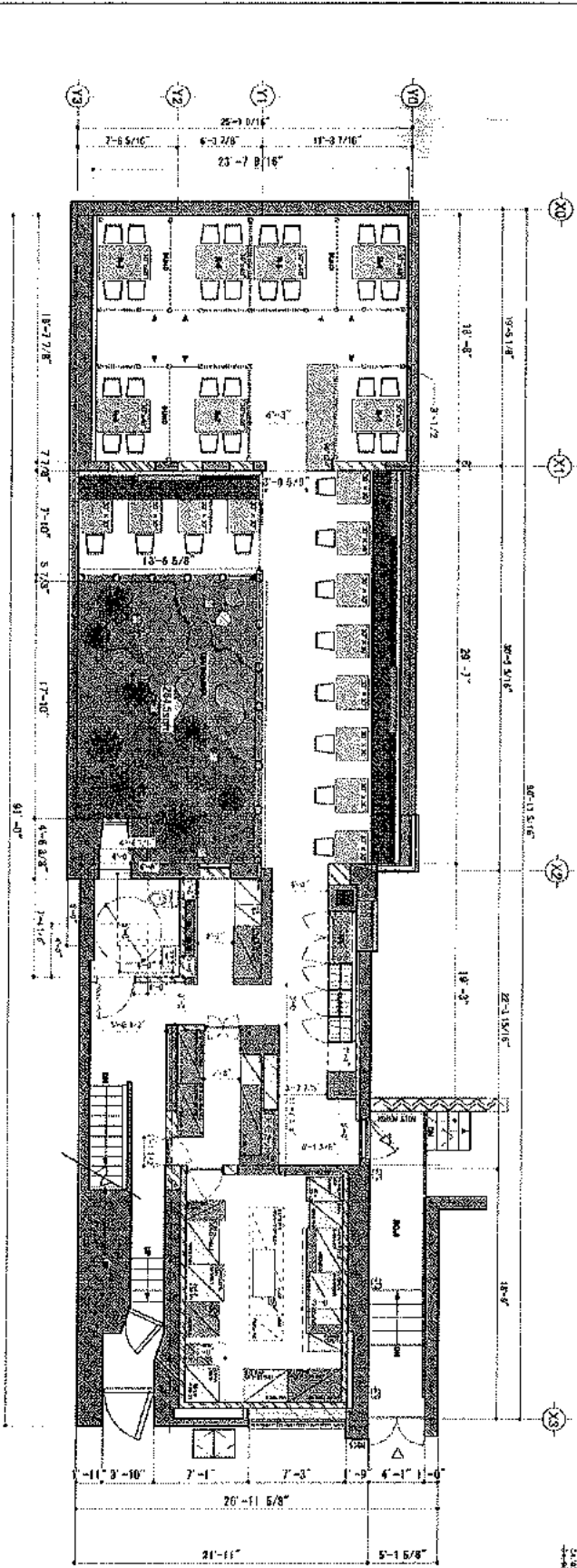
N/A

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
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, pavillion, 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	

N/A

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 <sup>st</sup> and March 21 <sup>st</sup> , 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	

AREA	SEAT	AREA(sq/ft)	%	SQFT	SQFT
HALL	25	115.24m/34.76T	59%	1240.0sqft	1240.0sqft
HALLWAY	28	41.1m/12.4T	21%	442.4sqft	442.4sqft
KITCHEN		27.1m/8.20T	14%	291.7sqft	291.7sqft
NOA		11.0m/3.32T	6%	118.4sqft	118.4sqft
TOTAL	528/1,055T	194.4m/58.68T	100%	2092.5sqft	1974.1sqft
25:28	8 seats	1.6 seat	30%		
4-6:28	9 seats	3.6 seat	70%		
6-8:28	0 seats	0 seat	0%		
TOTAL	17 seats	5.2 seat	100%		



**PLAN B**

create restaurants holdings inc. 311 West 17th Street New York, NY 10011	Super Paprika Corp. 311 East 10th Street New York, NY 10002 T: 646-437-8275 F: 212-777-8938 info@super-paprika.com	TOSHITSUGA Name: Toshi Tsuruta Title: Design Coord. Date: 06/30/20	No. 01-001 Date: 06/30/20 Issue: Issue Notice No. 01-001 Date: 06/30/20 Revision: Revision Notice No. 01-001 Date: 06/30/20
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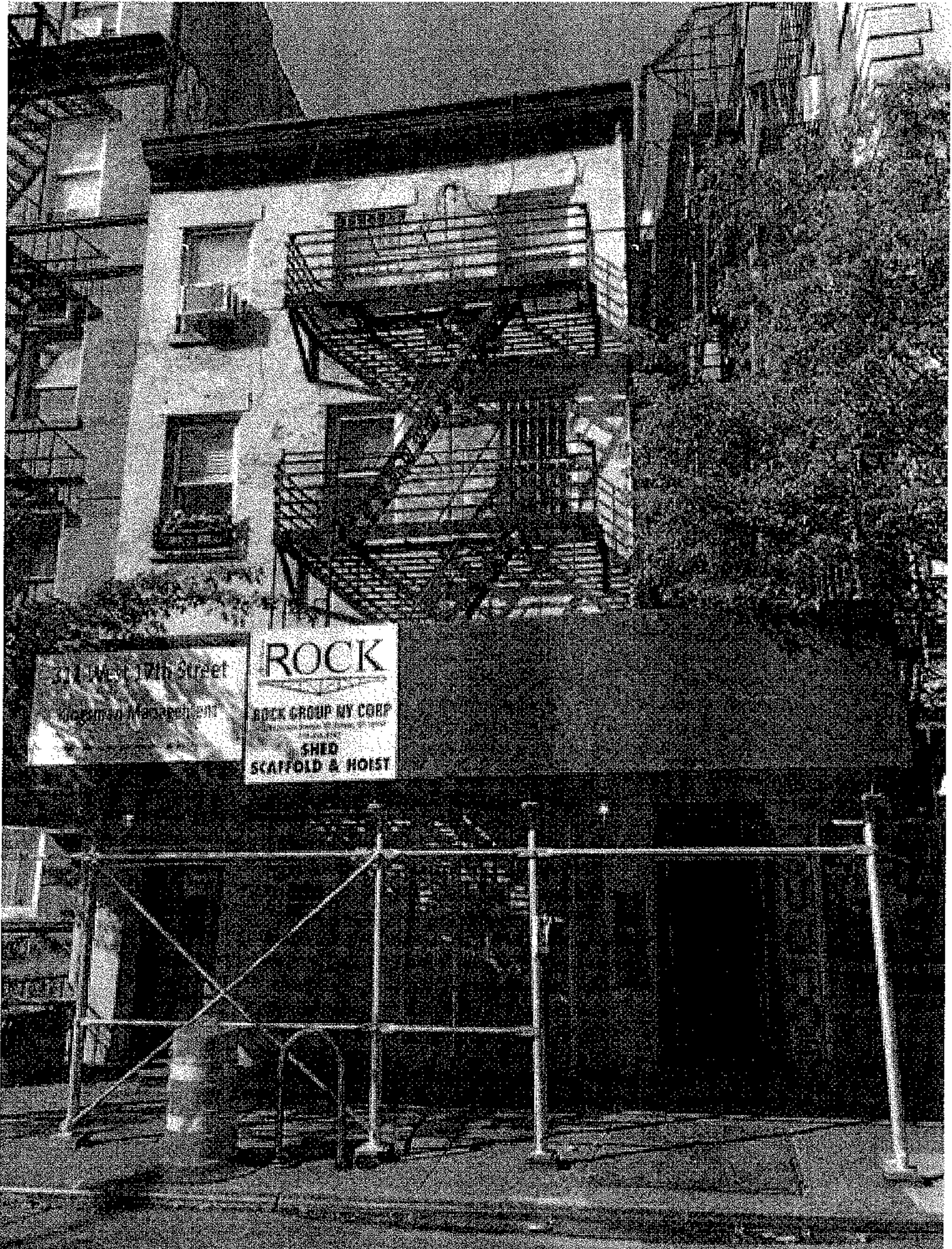
DINNER MENU 菜 (価格帯と数量がイメージ)

STARTER	EDAMAME	ROAST SASHITO PEPPERS	FRIED NASU DENGAKU MISO	ASPARAGUS GOMAE	HOMME MADE TORU	MISO SOUP	KINOKO MISO SOUP	ROCK SHRIMP TEMPURA	UNI TEMPURA	CHICKEN WING (RED & BLACK)	TOICU TARTARE	SALMON TARTARE	SALMON DAIKON SUNOMOJO	CRAB DAIKON SUNOMOJO	OYSTER HALF-SHELL (1P)	FRESH GREEN SALAD	HOMME MADE TORU SALAD	GRILLED CHICKEN SALAD	FRESH GRILLED KINOKO SALAD	ELDKWARTZ & TORU SALAD	TUNA TARTARE SUSHI SALAD	MAKI SUSHI (ASSORTED ROLL)	MAKI SUSHI (ASSORTED ROLL)	NERI SUSHI (ASSORTED)	NERI SUSHI (ASSORTED)	NERI & ROLL (ASSORTED)	NERI & ROLL (ASSORTED)	CHERASHI SUSHI (BOX)	ZUKKE WAGYU CHIRASHI (BOX)	UNAKE CHIRASHI (BOX)
	大豆	揚げ野菜の串刺し	ナス(肉なし)の味噌炒め	アスパラガスのゴマ和え	自家製つくね(豆腐(豆、肉))	お味噌汁	きのこのみそ汁	ロックシュリンプの天ぷら	ウニの天ぷら	鶏肉の唐揚げ(黒と赤)	トロトロカルル冷豆腐サラダ	トロトロカルルカルル冷豆腐	昆布ダマシの冷豆腐	あじの冷豆腐	あじの冷豆腐	グリーンサラダ	自家製豆腐サラダ	チリメンの冷豆腐	チリメンの冷豆腐	高菜の冷豆腐	高菜の冷豆腐	ロール巻(2ROLL)	ロール巻 (SHRILL)	にぎり握り	にぎり握り(2P)	にぎり握り(PIED-ロール巻(1ROLL))	にぎり握り(PIED-ロール巻(1ROLL))	海鮮巻き50のちし巻	豚のちし巻	
	\$6.00	\$7.00	\$2.00	\$10.00	\$8.00	\$5.00	\$8.00	\$14.00	\$16.00	\$10.00	\$9.00	\$14.00	\$12.00	\$12.00	\$5.00	\$8.00	\$10.00	\$16.00	\$12.00	\$14.00	\$20.00	\$28.00	\$22.00	\$30.00	\$34.00	\$38.00	\$24.00	\$30.00		
SOUP																														
APPETIZER FROM KITCHEN																														
APPETIZER FROM COLD BAR																														
SALAD																														
COLD BAR																														
FROM KITCHEN																														

**PEK POK DINNER** おまかせ **\$95.00**


DESSERT	ICE CREAM	SAVORY BREAD DREAM BREAD	MAISON TERABUSU	CHOCOLATE SOUFFLE	SAKE/WINE	Grass	Bottle	BEER
デザート	アイスクリーム	自家製パン	抹茶クッキー	チョコレート	お酒/ワイン	グラス	ボトル	ビール
\$6.00	\$6.00	\$6.00	\$6.00	\$10.00	\$10.00	\$60.00	\$20.00	\$20.00





211 West 17th Street  
Wesman Marston Inc.

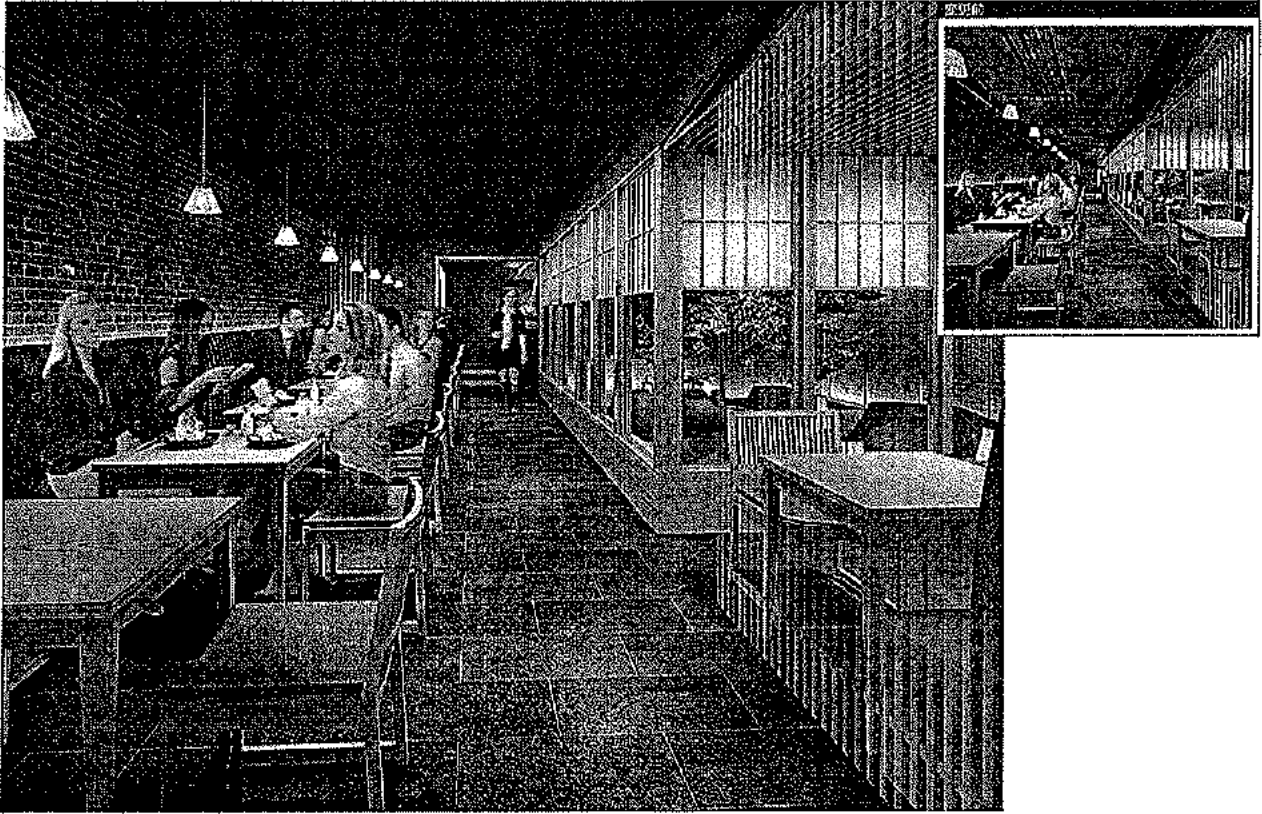
**ROCK**  
ROCK GROUP NY CORP  
SHED  
SCAFFOLD & HOIST


 OFFICE OF THE CLERK  
 OF THE CITY OF CHICAGO  
 PUBLIC NOTICE  
 NOTICE OF THE SALE OF REAL ESTATE  
 TO Satisfy a Judgment  
**Hanare Chelsea LLC**  
**dba Hanare**  
**311 W. 17<sup>th</sup> Street**  
 Chicago, Illinois 60608  
 The property is located in the  
 City of Chicago, Cook County, Illinois.  
 The property is being sold to satisfy a  
 judgment entered in the  
 County of Cook, State of Illinois, on  
 08/11/2011, in favor of the  
 Plaintiff, **Hanare Chelsea LLC**,  
 against the Defendant, **Hanare**,  
 in Case No. 11CH00012.  
 The property is being sold to satisfy a  
 judgment entered in the  
 County of Cook, State of Illinois, on  
 08/11/2011, in favor of the  
 Plaintiff, **Hanare Chelsea LLC**,  
 against the Defendant, **Hanare**,  
 in Case No. 11CH00012.

dated, com







1 **Business License & Permits Committee**

Item #: 03

2  
3 September 7, 2016

4  
5 Vincent G. Bradley

6 Chairman

7 New York State Liquor Authority

8 80 S. Swan Street, 9<sup>th</sup> Floor

9 Albany, New York 12210

10  
11 **Re: Pod TS F&B LLC**

12 *400 W. 42<sup>nd</sup> Street (42/9)*

13 *New On-Premise Liquor License*

14  
15 Dear Chairman Bradley:

16  
17 Manhattan Community Board 4 (MCB4) recommends **denial** of an On-Premise Liquor License  
18 application for Pod TS F&B LLC – 400 W. 42<sup>nd</sup> Street (42/9), **unless** the attached stipulations, agreed to  
19 and signed by the applicant, are part of the method of operation for this establishment with hours of  
20 operation 7a.m. – 4a.m. seven days a week; capacity of 136, 26 tables, 101 seats, and 1 stand-up bar  
21 with 13 seats and a terrace capacity of 152, 18 tables, 60 seats and a stand-up bar with 10 seats.

22  
23 Sincerely,

24  
25  
26 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

27  
28

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Pod TS F&B LLC		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
400 West 42nd St		W42nd St & 9th Ave	10036
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/linked with the license)</i>	<b>NAME:</b> Pod TS F & B LLC	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Robert Bookman, Esq.
	<b>PHONE:</b> 646-277-0059		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> richard@bdhotels.com		<b>EMAIL:</b> rbookman@pandblegal.com
<b>MANAGER</b>	<b>NAME:</b> Major Management TCZ LLC	<b>LANDLORD</b>	<b>NAME:</b> 400 Times Square Assoc LLC
	<b>PHONE:</b> 646-692-4732		<b>PHONE:</b> 646-485-6276
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> <i>(Check One)</i>			
<input checked="" type="checkbox"/> <b>New</b>	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?	Please see attached	
	What were the dates applicant was involved with this former premise?	Please see attached	
<input type="checkbox"/> <b>Transfer</b>	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 all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please describe the nature of all the changes and attach the plans.</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input checked="" type="checkbox"/> Hotel <input 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 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="radio"/> NO	Immediately following CB Approval
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.	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
<b>HOURS*</b> <i>(Indoor Only)</i>	Operation	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am
	Kitchen	SAA	SAA	SAA	SAA	SAA	SAA	SAA
	Music	SAA	SAA	SAA	SAA	SAA	SAA	SAA

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
--	-------------------------------------	-----------------------------	-----------------------------------	----------------------------------

Please see attached for 28th Floor OCCUPANCY 3rd Floor only

	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
<b>INSIDE</b>	136	130	26	101	0	1	13
<b>OUTSIDE</b> <i>(Other than sidewalk cafe)</i>	152	<del>100</del> 100 <i>PR</i>	18	60	0	1	10
<b>SIDEWALK CAFE</b>	N/A						

How many floors are there? What is the capacity for each floor? Floors: 3-28 For the 3rd Fl: 136 All others: 50

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

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?	<input checked="" type="radio"/> YES	<input 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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will security plan be implemented?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input 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

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?	YES	<input checked="" type="radio"/> NO	Currently under construction
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	See Attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	See Attached		
Who was your contact person at each group you met with?	See Attached		
When did applicant post the notice that was provided?	7/14/2016		
Where did applicant post the notice that was provided?	On Construction Fence		
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	Manager's Cell # will be provided
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	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	New Building		
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?	<input checked="" type="radio"/> YES	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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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 checked="" type="radio"/>	
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 checked="" type="radio"/>	
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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	
Where will the air conditioner be located? What type is it?	Roof Chiller w/ fan coils		
When was the air conditioner installed?	Currently being installed		

RB  
RB

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE</b>			
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 checked="" type="radio"/> YES	<input type="radio"/> NO	Terrace on the 3rd & 28th Floors
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	<input checked="" type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input checked="" type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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)	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	

<b>OUTDOOR ITEMS – SIDEWALK CAFE</b>			<b>N/A</b>
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 cafe?	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 <sup>st</sup> and March 21 <sup>st</sup> , 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)**

- There will be no music or amplified sound in the third floor or 28th floor outdoor spaces
- Third Floor outdoor space will be closed and vacated of patrons no later than 11:00p.m. Sunday through Wednesday and midnight on Tuesday, Friday & Saturday
- Capacity of third floor outdoor space will not exceed 80 patrons at any time
- 28th Floor outdoor space will not be open to the public

***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.***

**Pod 15 F&B, LLC Manhattan CB4 Liquor License Stipulations Application  
Additional Information**

**Owner Information**

Richard Born  
Ira Drukier  
Robert Friedman  
Bernard Friedman  
Alan Landis

**Occupancy - 28<sup>th</sup> Floor**

	Capacity	Anticipated Occupancy	Tables	Seats	Service Bar	Stand up Bar	Bar Seats
Indoor	20	15	3	14	1	0	0
Outdoor	20	15	2	15	0	0	0

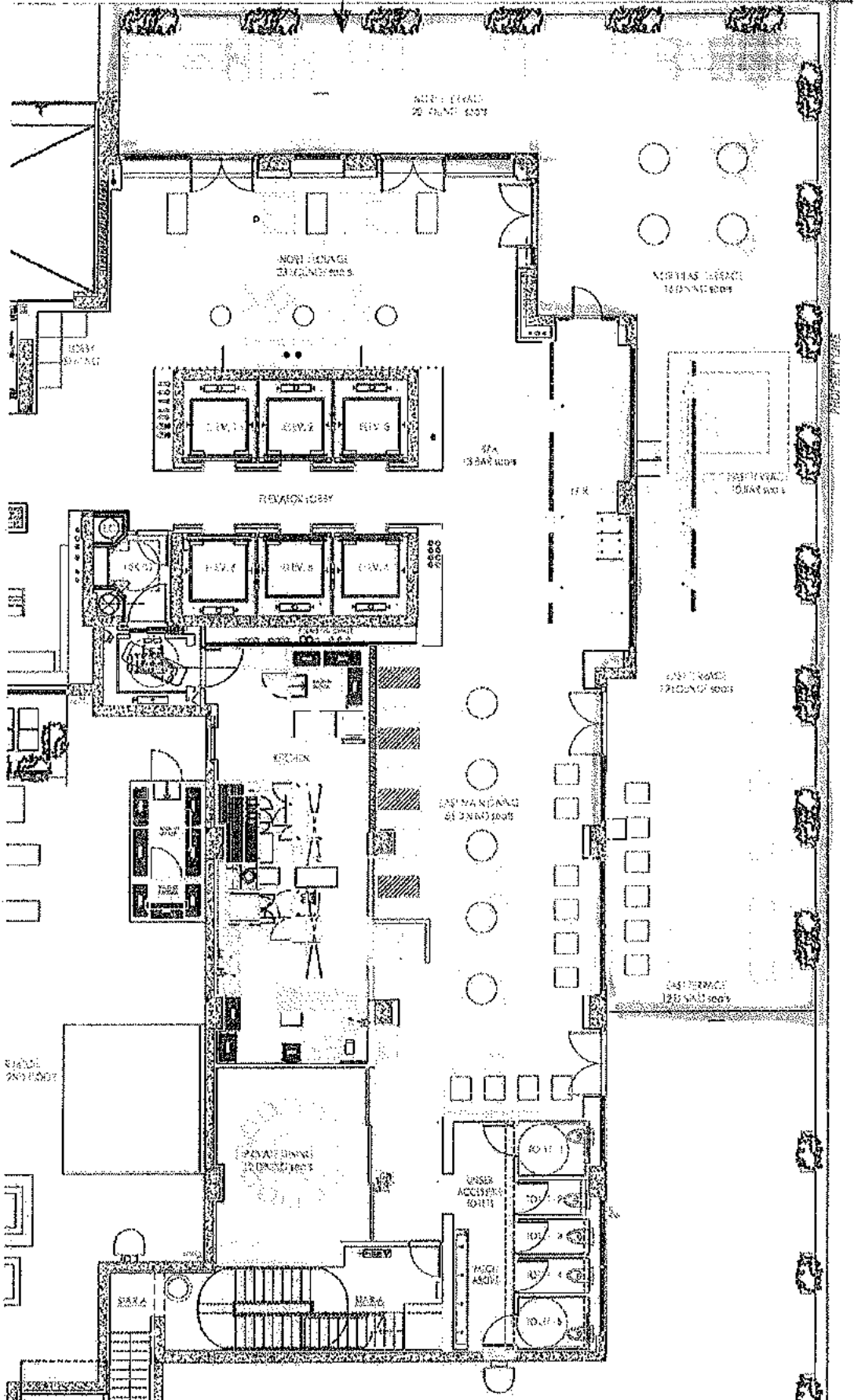
**Ownership's Similar Businesses**

Elysee Management Inc	60 East 54 <sup>th</sup> St	1992 - Present
35 <sup>th</sup> Street Hotel Corp	45 West 35 <sup>th</sup> St	1995 - Present
The Mercer I LLC	147 Mercer St	1999 - Present
Hotel Chandler, LLC	12 East 31 <sup>st</sup> St	2000 - Present
BDC 56, LLC & M56 LLC	15 West 56 <sup>th</sup> St	2001 - Present
Hudson River Inn, LLC	88 9 <sup>th</sup> Ave	2002 - 2016
BD Stanhope, LLC	363 W. 16 <sup>th</sup> St	2002 - 2014
Maritime F&B, LLC	88 9 <sup>th</sup> Ave	2002 - Present
BD Gorham LLC	136 W 55 <sup>th</sup> St	2003 - Present
The Bowery Hotel, LLC	335 Bowery	2007 - Present
Bowery F&B, LLC	4 East 3 <sup>rd</sup> St	2007 - Present
377 Greenwich, LLC	377 Greenwich St	2007 - Present
BD Hotels, LLC	230 East 51 St	2007 - 2015
Jane Street Hotel	113 Jane Street	2008 - Present
AGO (New York) LLC	377 Greenwich St	2008 - 2010
Greenwich Hotel Restaurant, LLC	377 Greenwich St	2009 - 2017
BD NY Hotels, LLC	230 E. 51 <sup>st</sup> St	2010 - Present
Pod 39 Hotel, LLC	145 E. 39 <sup>th</sup> St	2011 - Present
Marlton Hotel Operating, LLC	5 W. 8 <sup>th</sup> St.	2013 - Present
Ludlow Hotel Food & Beverage, LLC	180 Ludlow St	2014 - Present

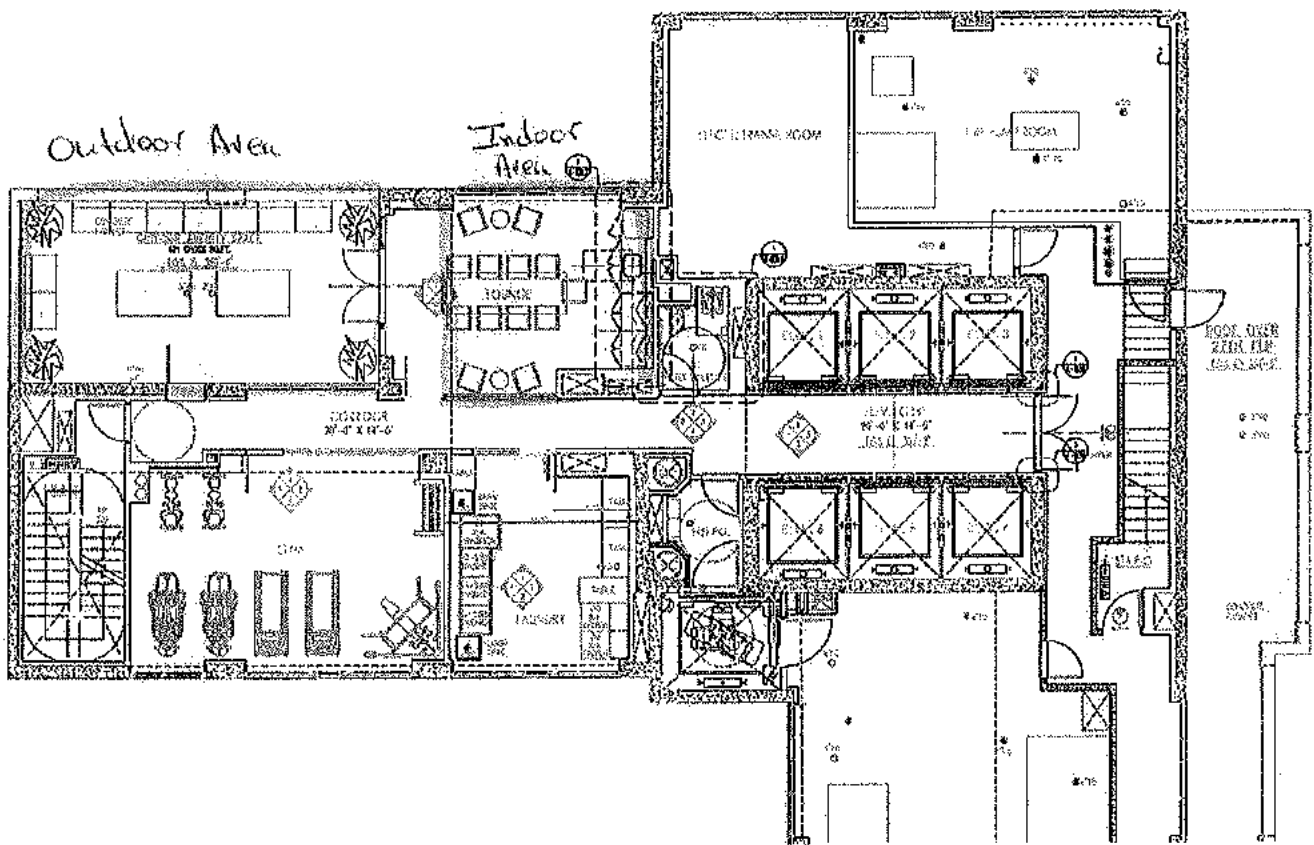
**Community Outreach - Email sent 7/19/2016**

West 43rd Street Block Association	Eduardo Zeiger
Manhattan Plaza Tenants Association	Douglas Leland
West 44 Street Better Block Association	Linda Ashley
West 44th Street (b. 9th/10th) Block Association	Renee & Gordon Stanley & Rudy Papiri
West 45th Street Block Association	Tim Tanner
West 45th Street Block Association (b. 9th/11th Aves)	Chana Widawsky
West 46th Street Block Association	Allison Tupper & Steve Fanto

# Terrace Area



3rd Floor



28th Floor



**Breakfast***Appetizers*

- Fruit bowl
- Pastry basket
- Parfait

*Entrees*

- Oatmeal
- Eggs Benedict
- Omelette
- Eggs any style
- Bagel sandwich
- French toast
- Pancakes
- Breakfast combo: Eggs any style, toast, home fries, bacon, coffee and juice

*Sides*

- Bacon
- Ham
- House salmon
- Home fries
- Mushrooms
- Avocado
- Green salad
- Toast
- Everything bagel
- English muffin

**Lunch / Dinner***Appetizers*

- Meatballs
- Fried zucchini
- Fried calamari
- Baked clams
- Fresh mozzarella
- Stuffed artichoke hearts
- Prosciutto

*Salads*

- Caesar salad
- Cobb salad
- Iceberg salad
- Chopped salad
- Greek farro salad
- Arugula salad

*Pasta*

- Rigatoni in red sauce
- Penne scampi
- Bolognese pasta
- Linguine with clams

*Main Course*

- Roast beef sandwich with fries
- Ribs
- Whole fish
- Fried pork chop
- Half chicken with lemon vinaigrette



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

110 West 15th Street, 26<sup>th</sup> floor, New York, NY 10036

212-738-1500 / Fax: 212-947-9512

[www.mbc4.com](http://www.mbc4.com)

DELORES RUBIN  
Chair

JESSE DODINE  
District Manager

## PUBLIC NOTICE

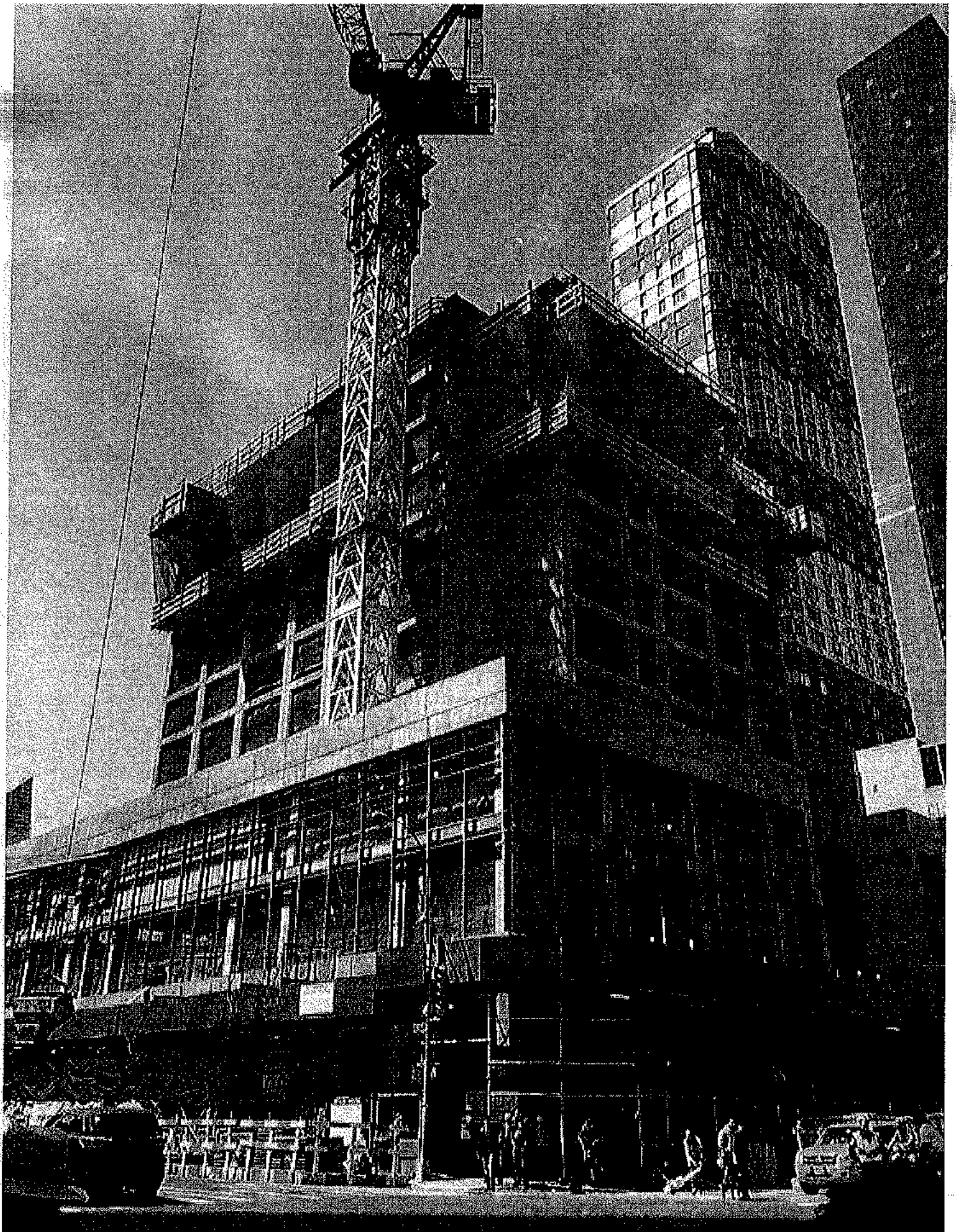
Business Licenses and Permits Committee  
will discuss an application submitted by

An Entity to be formed by  
Richard Born  
400 W. 42<sup>nd</sup> Street

An application for an On-Premise Liquor License

DATE:	Tuesday, August 9, 2016
TIME:	6:30 PM
PLACE:	Intercontinental NY Times Square 300 W. 44 <sup>th</sup> Street

We invite you to attend this meeting and give your comments on this application.  
Alternately, you may mail, fax or email us at the address listed above.  
For more information, please call 212-736-4536.





1 **Business License & Permits Committee**

**Item #: 04**

2  
3 September 7, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Blokes Retail LLC**  
12 *696 9<sup>th</sup> Avenue (48/9)*  
13 *New On-Premise Liquor License*

14  
15 Dear Chairman Bradley:

16  
17 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License  
18 application for Blokes Retail LLC – 696 9<sup>th</sup> Avenue (48/9), **unless** the attached stipulations, agreed to  
19 and signed by the applicant, are part of the method of operation for this establishment with hours of  
20 operation 10a.m. – 12a.m. Monday – Saturday, 10a.m. – 8p.m. Sunday; capacity of less than 75, 4  
21 counters, 21 seats, 1 stand-up bar with 12 seats and an outdoor space with capacity 15, 12 tables and 20  
22 seats.

23  
24 Sincerely,

25  
26  
27 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

28  
29

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

<b>CORPORATION NAME</b> Blokes Retail LLC		<b>DOING BUSINESS AS (DBA)</b>	
<b>STREET ADDRESS</b> 696 9th Avenue		<b>CROSS STREETS</b> 9th Ave & W 48th Street	<b>ZIP CODE</b> 10036
<b>OWNER</b> <i>(Attach a list of all the people that will be associated listed with the license)</i>	<b>NAME:</b> Spiro Geroulanos	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Joseph Lovey
	<b>PHONE:</b> 347-885-7933		<b>PHONE:</b> 212-219-1193
	<b>EMAIL:</b> spiro@tridentdevelopers.com		<b>EMAIL:</b> Patty@helbraunlovey.com
<b>MANAGER</b>	<b>NAME:</b> Robert Sellers (co-owner)	<b>LANDLORD</b>	<b>NAME:</b> 696 9th Avenue Realty, LLC
	<b>PHONE:</b> 917-364-0613		<b>PHONE:</b>
	<b>EMAIL:</b> jeffsellers43@gmail.com		<b>EMAIL:</b>
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="radio"/> <b>New</b>	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?	G-Studio in Pheonix AZ	
	What were the dates applicant was involved with this former premise?	2004-2010	
<input type="radio"/> <b>Transfer</b>	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"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans.</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Barber Shop <input type="radio"/> Barbershop with high-end cocktails <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	After the community board meeting
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)**

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
	<b>Kitchen</b>	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
	<b>Music</b>	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	
<b>OCCUPANCY</b>								
	<b>Capacity</b> (Certificate of Occupancy)	<b>Maximum # of Persons You Anticipate Occupying Premises (including Employees)</b>	<b>Number of Tables</b>	<b>Number of Seats</b>	<b>Number of Service Only Bars</b>	<b>Number of Stand-Up Bars</b>	<b>Number of Seats at Stand-Up Bar</b>	
<b>INSIDE</b>	<75	<del>75</del> 50	4 counters	<del>40</del> 40	0	1	12	
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>		<del>15</del>	<del>12</del>	<del>80</del>	<del>0</del>	<del>0</del>	<del>0</del>	
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A	N/A			
How many floors are there? What is the capacity for each floor?					2 floors, only one floor used for guest with <75 CoO			
How frequently will the owner(s) be at the establishment?					Six days per week			
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"/>		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/>		
Will you be hosting private, promotional or corporate events?					<input checked="" type="radio"/>	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input type="radio"/>		
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/>	NO		
Will security plan be implemented?					<input checked="" type="radio"/>	NO		
Will State certified security personnel be used?					YES	<input checked="" type="radio"/>		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/>	NO		
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/>		
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 checked="" type="radio"/>		
Where will delivery bicycles be stored during the day when not in use?					N/A			

*Handwritten initials and marks on the right side of the form.*

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

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	See attachment of block associations in separate email	
	# 2	Applicants also canvased area to speak with local residents	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		PENDING	
Who was your contact person at each group you met with?		PENDING	
When did applicant post the notice that was provided?		Tuesday, July 19th	
Where did applicant post the notice that was provided?		On front door, also distributed to block associations & residents	
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	<input type="radio"/> NO 347-885-7933
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	<input type="radio"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Restaurant		
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"/>	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/>	NO	Paint & windows
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/>	
Will applicant use a storm enclosure?	<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"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/>	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> 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"/>	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"/>	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"/>	
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"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/>	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/>	NO	Not a neon sign
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/>	
Where will the air conditioner be located? What type is it?	air conditioner currently installed		
When was the air conditioner installed?	same location as existing		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>		
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 checked="" type="radio"/> YES	<input type="radio"/> NO
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input 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 checked="" 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 checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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)	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/>	NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/>	NO	In the future
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
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 sealed 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 <sup>st</sup> and March 21 <sup>st</sup> , 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)**

- ANY SIGN ENCLASURE  
WILL EXTEND NO FURTHER  
THAN 18" FROM THE  
BUILDING FACADE.
- THE REAR YARD WILL NOT  
BE USED BY ANYONE  
(PATRONS OR ~~EMPLOYEES~~ <sup>STAFF/EMPLOYEES</sup>)  
AT ANY TIME. ANY DOORS  
OR WINDOWS TO REAR  
YARD WILL BE KEPT  
CLOSED AT ~~ALL~~ ALL TIMES

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.



## Blokes Retail LLC: 696 9th Avenue



### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
NAHM INC.	690 9TH AVENUE	70 ft
SETA RESTAURANT CORP	686 688 NINTH AVENUE	95 ft
689 JING RESTAURANT INC	689 9TH AVE	105 ft
GAF WEST LTD	401 W 48TH STREET	120 ft
LOS LIZARDOS INC	693 9TH AVE	140 ft
701 RESTAURANT LLC	701 9TH AVE	180 ft
683 NINTH AVENUE INC	683 NINTH AVE AKA 401 W 47TH	195 ft
CORNER 47TH RESTAURANT CORP	683 9TH AVENUE	195 ft
675 VENTURES LLC	675A 9TH AVE	275 ft
JPGY REST INC	675B 9TH AVE	275 ft
PARADISO 679 INC	679 9TH AVE	280 ft
NINE AVENUE THAI INC	717 9TH AVE	285 ft
365 SEKI INC	365 367 W 46TH ST	375 ft
TRES MOSQUETEROS CORP	371 W 46TH ST	390 ft
667 9TH AVE REST CORP	667 9TH AVE	415 ft
NINTH AVE KITCHEN CORP	662 9TH AVE	440 ft
BETTI BAR INC	373 W 46TH STREET	475 ft
G CUBED CORP	369 W 46TH ST	490 ft
658 THAI CORP	658 9TH AVE	500 ft

Manhattan Community Board # 4

August 9, 2016

RE: Blokes Retail LLC

I would like to thank the members of the board for taking the time to meet with me.

The purpose of this letter is to point out changes that were made after you may have received copies of previously submitted documents.

The first item I would like to draw your attention to is the architects drawing of the floor plan: The original drawing was shown with seating in the yard area. We have always wanted the yard to be a place for our employees and our customers who are waiting for a haircut who do not wish to sit in the food and drink area. We do not want customers who are not getting barber services to walk back and forth through the barbering area. So I wish to clearly state that the yard area is not to be used for public food and drink.

Next, the hours of operation were a little confused on the application. The morning services available in the restaurant will be a variety of coffees, juices and pastries, to begin at 8:00 am. A full service menu will be available from 11:00 am. Closing at 10:00 pm. The bar will close at 12:00 am. The hours of the barbershop will be 10:00 am, closing at 8:00 pm. The hours are 7 days a week.

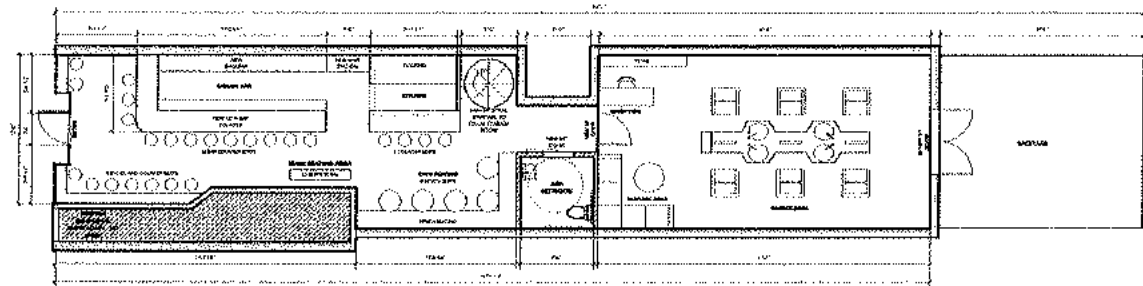
We do not plan to have sidewalk seating.

These are the major items that I wanted to clarify. Please don't hesitate to ask me questions, I welcome the opportunity to explain our venture.

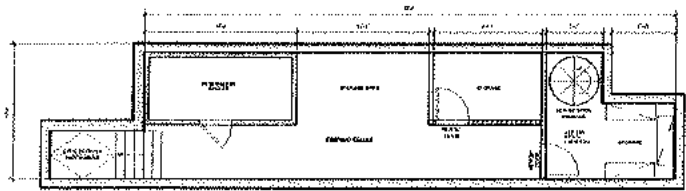
Again,

Thank you.

Robert G Sellers (Jeff)



1 FIRST FLOOR FIVE PLAN



2 CELLAR FIVE PLAN

4A SHANGHAI  
NEW YORK NY 10012

C+M

CONSTRUCTION  
ARCHITECTS  
100 W. 11th St.  
New York, NY 10011  
Tel: 212-255-1234  
Fax: 212-255-5678

PROJECT:  
FIRST FLOOR AND  
CELLAR PLANS

DATE: 10/10/11  
SCALE: 1/8" = 1'-0"

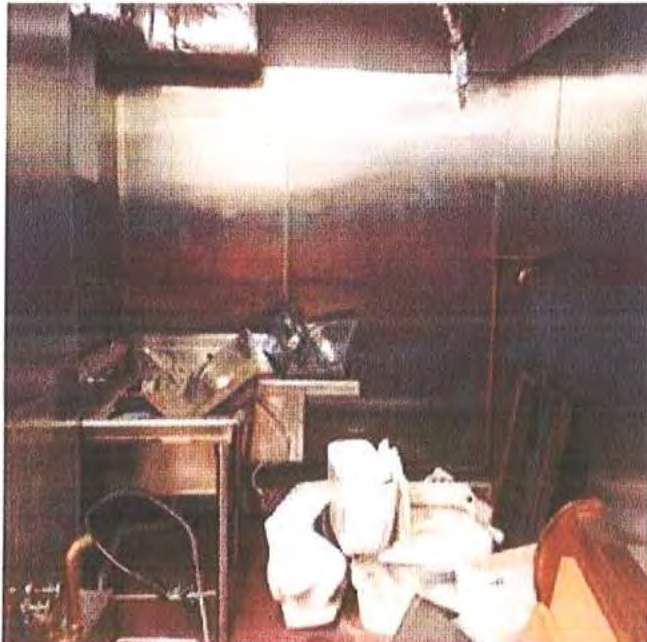
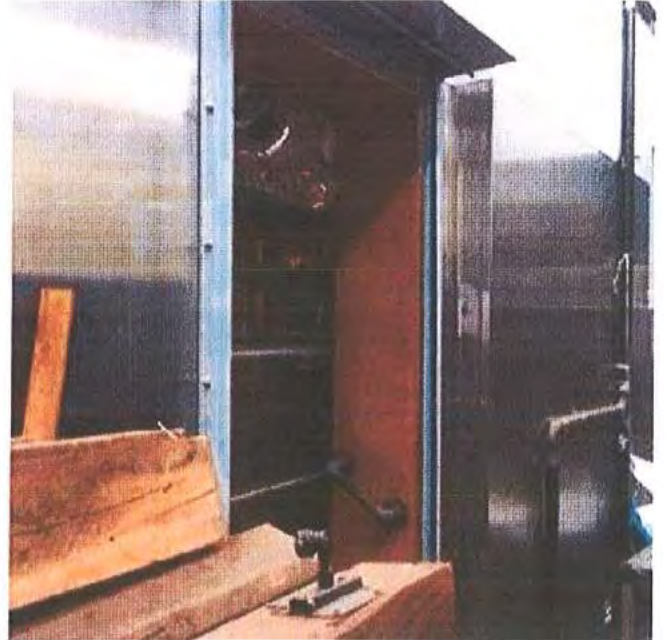
**Blokes Retail LLC**  
**696 9<sup>th</sup> Avenue**  
**New York, NY 10019**



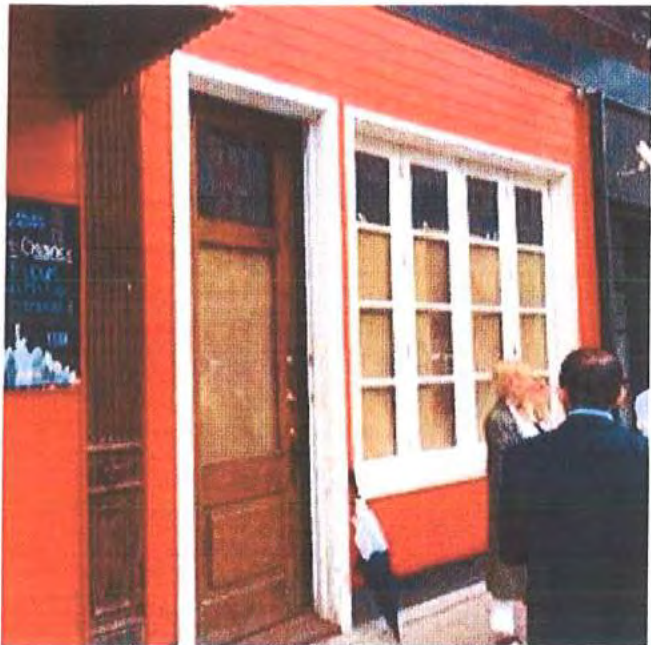
**Blokes Retail LLC  
696 9<sup>th</sup> Avenue  
New York, NY 10019**



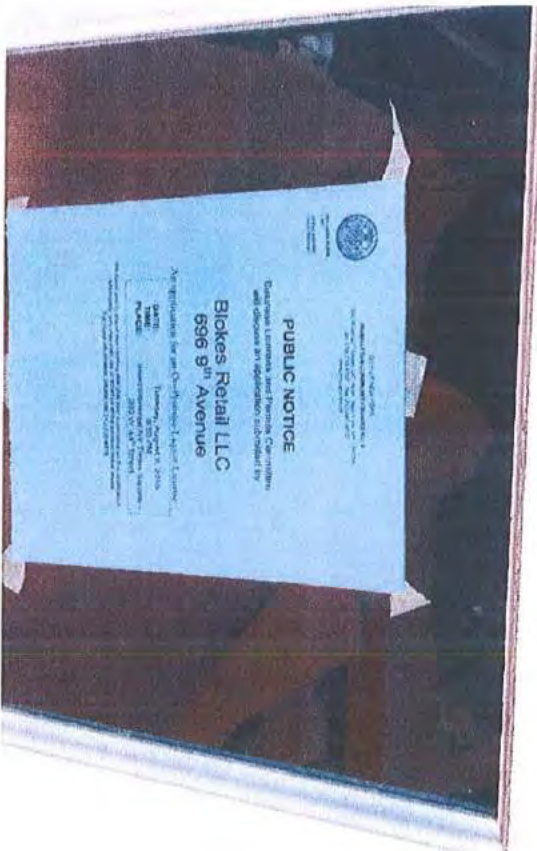
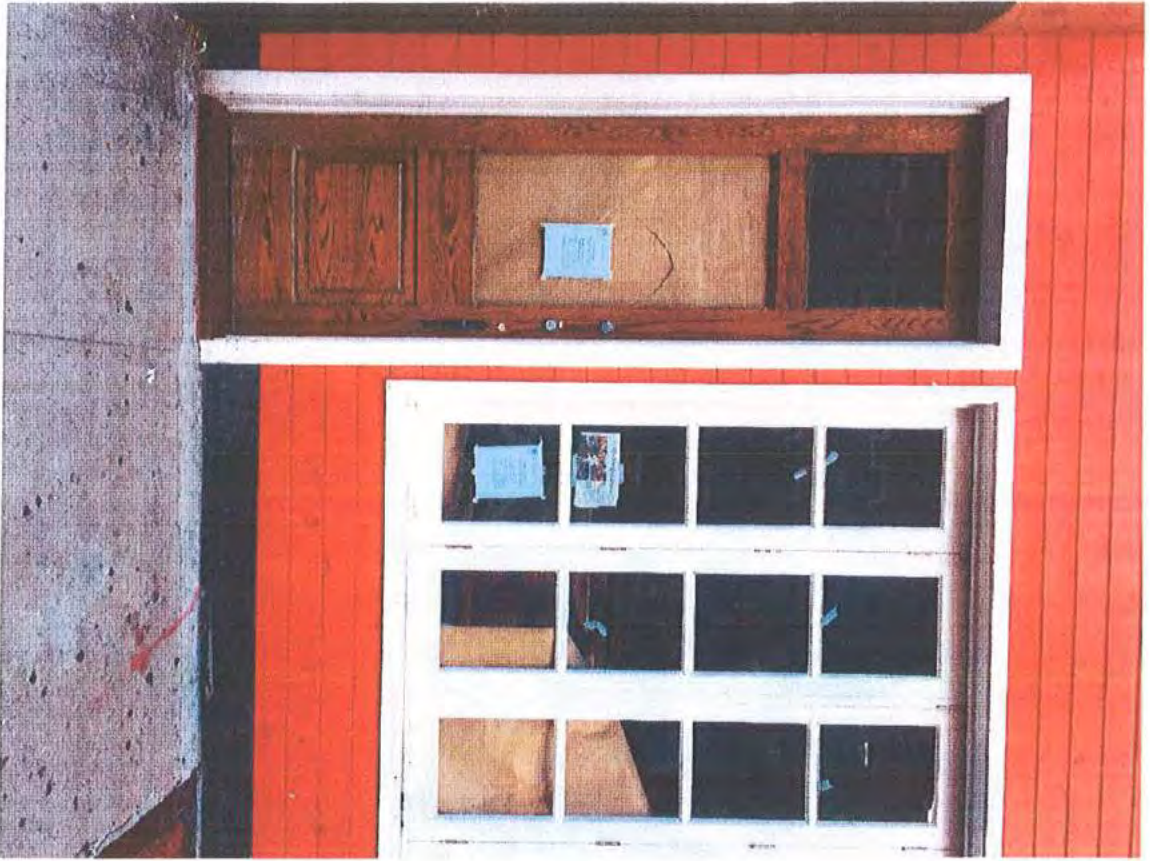
**Blokes Retail LLC**  
**696 9<sup>th</sup> Avenue**  
**New York, NY 10019**



**Blokes Retail LLC  
696 9th Avenue  
New York, NY 10019**



**Proof of Notice Posting**  
**696 9th Avenue**





## **Security Plan**

The establishment will be supervised and managed at all times by a principal, manger, or both. All staff members are TIPS-and/or ATAP-trained, and are also trained on responsibility and awareness practices. Additionally, this establishment will cater to customers who are looking to get a haircut, as it is mainly a barbershop that will hold high end products for their clients. This method of operation, along with early closing hours, will not attract or cater to a late night bar crowd.



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
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DELORES RUBIN  
Chair

JESSE R. BODINE  
District Manager

**NEW BUSINESS – CHELSEA LAND USE COMMITTEE**

**Item#: 05  
For Ratification**

August 18, 2016

Carl Weisbrod  
Chair  
City Planning Commission  
120 Broadway,  
New York, NY 10271

Howard Zemsky  
President  
Empire State Development  
633 Third Avenue  
New York, NY 10017

**Re: The Women’s Building at 550 West 20<sup>th</sup> Street: Requested Zoning Overrides and Other Issues**

Dear Mr. Weisbrod and Mr. Zemsky:

Because Manhattan Community Board 4 (MCB4) has a modified schedule during the summer, the Chelsea Land Use Committee (CLU) only had a preliminary informational presentation of the application at its April committee meeting and was not able to review the full application before the Empire State Development comment period ended. The following recommendations and agreements were formed from discussions at the Chelsea Land Use Committee, and at a series of smaller meetings with MCB4 leadership and the applicant. Small meetings with the applicant took place on January 14<sup>th</sup>, March 29<sup>th</sup>, April 27<sup>th</sup>, June 30<sup>th</sup> and August 17<sup>th</sup>. It is anticipated that this letter will be ratified at the next Full Board meeting on September 7<sup>th</sup>, 2016.

The Goren Group seeks to develop the former Bayview Correctional Facility at 550 West 20<sup>th</sup> Street into the Women’s Building, a center for non-profit women’s organizations. The Goren Group, following ESD Design Guidelines, is seeking 15 zoning overrides for the development of the property.

As we have stated previously, MCB4 enthusiastically supports the goals of the Goren Group and welcomes a space for girls’ and women’s rights groups. We have reviewed the proposed

1 overrides, including the detailed explanations and follow-up clarifications provided by the  
2 applicant.

3  
4 We recommend the following:

- 5
- 6 • Approval of two proposed overrides
  - 7 ▪ Minimum and maximum base heights
  - 8 ▪ Yard regulations
- 9 • Modification of proposed maximum building height
- 10 • Denial of three proposed overrides
  - 11 ▪ As-of-right accessory uses on rooftop
  - 12 ▪ As-of-right rooftop greenhouse
  - 13 ▪ Sign regulations (expansion of permitted coverage)
- 14 • Shifting two proposals for restrictions to a contract between the applicant and ESD
  - 15 ▪ Height limit for permitted rooftop obstructions (lower limit than ZR regulation)
  - 16 ▪ Use regulations (prohibiting certain uses).
- 17

18 MCB4 also has comments on other issues: preservation of historic features, public access,  
19 programming, and employment opportunities for community residents.

20  
21  
22  
23 **Zoning Override Requests and MCB4 Recommendations**

24  
25 Rooftop Uses

26  
27 *Accessory Uses*

28  
29 MCB4 recommends denial of the requested overrides of ZR 12-10 and ZR 32-412 (all uses to be  
30 located within completely enclosed buildings) so that any uses accessory to community facility  
31 uses and commercial uses could be located as-of-right on the rooftop. We do not support a  
32 blanket approval for all such uses without knowing what these uses would be. We recommend  
33 that when the applicant knows which uses are planned for the rooftop or other open spaces, a  
34 request for a zoning override for those uses be submitted so that MCB4 can comment on them.

35  
36 *Greenhouse*

37  
38 MCB4 recommends denial of the requested waivers of ZR 75-01 and ZR 33-42 so that the  
39 applicant can construct a rooftop greenhouse as-of-right, avoiding the City Planning Chair  
40 Certification for a rooftop greenhouse. ZR 33-42 states that rooftop greenhouses are permitted  
41 pursuant to ZR 75-01 (Certification for Rooftop Greenhouses) which says:  
42

43 Plans submitted shall include sections and elevations, as necessary to demonstrate  
44 compliance with the provisions of paragraphs (a) through (f) of this Section, as  
45 applicable. A copy of the proposed rooftop greenhouse plan shall be delivered to the  
46 affected Community Board, which may review such proposal and submit comments to  
47 the Chairperson of the Commission. The certification of a rooftop greenhouse shall not be

1 complete until the earlier of the date that the affected Community Board submits  
2 comments regarding such proposal to the Chairperson of the Commission or informs the  
3 Chairperson that such Community Board has no comments; or 45 days from the date that  
4 such proposal was submitted to the affected Community Board.

5 MCB4 is generally supportive of the concept of a rooftop greenhouse but should have the  
6 opportunity to review and comment on a specific rooftop greenhouse proposal as provided in ZR  
7 75-01.

8  
9 *MCB4 Rooftop Use Stipulations*

10  
11 Rooftop uses have created disturbances for nearby neighbors throughout CD4. MCB4 requests  
12 that the applicant agree to stipulations about the use of the rooftop:

- 13 • Lighting that points down and is shaded
- 14 • No amplified music
- 15 • No third party promoters
- 16 • No full liquor license
- 17 • Liquor license limited to only beer and wine
- 18 • No liquor license for catering
- 19 • Specific hours for ending night use.

20 We are pleased that the applicant is willing to make a written commitment to rooftop use  
21 stipulations.

22  
23 *Permitted Obstructions*

24  
25 The applicant has clarified that the project should have a lower permitted rooftop obstruction  
26 height (30 feet) than the maximum permitted by the Zoning Resolution (40 feet). ZR 33-  
27 42(f)(3)(ii) states that for buildings over 120 feet, permitted obstructions for rooftop mechanical  
28 equipment shall be limited to 40 feet. GPP Design Guidelines specify that the maximum height  
29 for such permitted obstructions should be 30 feet. MCB4 supports this lower height and believes  
30 that because the proposal is more restrictive than the existing zoning regulation, this modified  
31 permitted height limit for rooftop obstructions should be in a contract between the applicant and  
32 ESD, not identified as a zoning override.

33  
34 Maximum Building Height

35  
36 The Special West Chelsea District (SWCD), adopted in 2005, was carefully crafted to permit  
37 higher densities and heights on the avenues, with lower densities and heights on the narrower  
38 side streets. Both the Main Building site and the Annex site are in the SWCD. The Main  
39 Building site is in Subarea D which was mapped along Eleventh Avenue and has a maximum 7.5  
40 FAR and building height limit of 250 feet. The Annex site faces West 20<sup>th</sup> Street is partially  
41 located in Subarea E and partially in Subarea D. Subarea E has a lower permitted FAR and  
42 height than Subarea D.

43  
44 The two existing buildings suffer from several deficiencies, including floors on different levels  
45 creating difficult transitions from one building to the other and small rooms (former cells) that

1 are not easily transformed to office and other uses. The applicant proposes to demolish the annex  
2 building and construct a 16-story building in its place. The new building would be built to line up  
3 with the floors of the main building and could provide space for a day care center, meeting  
4 rooms and a wellness center.

5  
6 The applicant proposes a 190-foot tower on the Annex site that would utilize the maximum 15  
7 FAR and the maximum height permitted in Subarea D for the entire site (as stated in the ESD  
8 Guidelines). The proposed building would be 70 feet higher than the 120 foot height limit of  
9 Subarea E. The existing buildings on the south side of West 20<sup>th</sup> Street between Tenth and  
10 Eleventh Avenues where the subject site is located are one to four stories high. Buildings on the  
11 north side of West 20<sup>th</sup> (across the street from the subject site) (one of the two SWCD M1-5  
12 zones) are taller, bulkier buildings, ranging from five to eight stories high, approximately 55 to  
13 88 feet in height. A number of buildings along Eleventh Avenue are over 20 stories high (230 –  
14 240 feet in height). The building on West 19<sup>th</sup> Street directly behind the Main Building and  
15 Annex Building is one of those.

16  
17 MCB4 recommends a modification of the requested override to ZR 98-423. We request that the  
18 height of the 190-foot tower on West 20<sup>th</sup> Street be lowered to 150 feet and that the excess bulk  
19 be shifted to the rear section of the Main Building site, preferably behind the building. This 150  
20 foot height would to be more consistent with the planning goals of the SWCD and more in  
21 context with nearby buildings. We recommend that the applicant and ESD be creative in  
22 designing the addition to the Main Building site. Our state elected officials will work with the  
23 applicant to resolve issues with the State Historic Preservation Office (SHPO) and ESD.  
24 The applicant points out that ESD’s RFP explicitly precluded construction on, through, or over  
25 the Main building. The applicant developed the proposed maximum massing to incorporate the  
26 amount of floor area stated by ESD, 118,493 zoning floor area as basis for their bid. The  
27 applicant has stated however a willingness to explore the technical, design, programmatic and  
28 financial feasibility of building on, through, or over the Main building, and will work with ESD  
29 and SHPO to assess if other schemes are viable. We are pleased that the applicant has agreed to a  
30 written commitment to MCB4 to investigate options for shifting the tower’s excess floor area to  
31 the Main building site.

32  
33 The basic FAR in the Special West Chelsea District is 5.0. This base FAR can be increased to a  
34 maximum of 7.5 FAR if affordable housing is provided (1.25 FAR bonus) and if a High Line  
35 Improvement is provided (1.25 FAR bonus). Since the Women’s Building is a unique project  
36 designated for an important underserved purpose and is preserving an historic Chelsea waterfront  
37 building, MCB4 approves its utilization of an FAR of 7.5 without providing affordable housing  
38 or a High Line Improvement. MCB4 wishes to emphasize, however, that the Women’s Building  
39 is a special case and does not set a general precedent. Other projects proposed in the SWCD  
40 should not expect to achieve an FAR higher than 5.0 without providing affordable housing or a  
41 High Line Improvement.

#### 42 43 Minimum and Maximum Base Heights

44  
45 MCB4 recommends approval of a waiver under ZR 98-423 for base heights. Under existing  
46 zoning regulations, the base height in Subarea E is 105 feet. In Subarea D the minimum base  
47 height is 60 feet and the maximum is 90 feet. The applicant proposes an override to ZR 98-423

1 so that in Subarea D and Subarea E the minimum base height would be 87 feet and the maximum  
2 would be 120 feet. This override would facilitate development, the use of floor area and provide  
3 for uniform floor plates. MCB4 thinks it is reasonable, not excessive and allows the buildings on  
4 the Annex site and the Main building site to line up.

5  
6 Yard Regulations  
7

8 MCB4 recommends approval of the proposed waiver to ZR 33-23, permitted obstruction in rear  
9 yard. Currently a portion of a building up to one story but not more than 23 feet is a permitted  
10 obstruction in a rear yard. The applicant proposes that a two-story obstruction be permitted up to  
11 30 feet. MCB4 agrees with the applicant that this relatively small obstruction will match the  
12 existing Annex building rear wall and would not adversely impact the adjacent residential  
13 development to the south.

14  
15 Use Regulations  
16

17 MCB4 recommends that the proposed use regulations override (ZR 32-00) be put in a contract  
18 between the applicant and ESD instead of being identified as a zoning override. The GPP Design  
19 Guidelines specify that residential uses, not-for-profit with sleeping accommodations and hotels  
20 will not be permitted uses for the project. MCB4 supports this restriction of uses for the project.

21  
22 Sign Regulations  
23

24 The applicant requests an override to ZR 32-642, non-illuminated signs to remove the 500  
25 square-foot cap of maximum surface area for non-illuminated signs and allow maximum surface  
26 area of 3 times the length of zoning lot street frontage along 20<sup>th</sup> Street, 5 times the length of  
27 zoning lot street frontage along 11<sup>th</sup> Avenue. And to allow 8 times the length of articulation at  
28 intersection of 20<sup>th</sup> Street and 11<sup>th</sup> Avenue, for the existing building. The applicant points out  
29 that the cap of 500 square feet has been overridden in the GPP Design Guidelines to allow the  
30 opportunity of signage for multiple tenants of the proposed building. Because the Main  
31 building's entrance is at a chamfered corner and it might be unclear as to how to apply the square  
32 foot cap to that corner façade the GPP Design Guidelines overrides the zoning by generating  
33 regulations for articulated-corner signage.

34  
35 The applicant proposes an override of ZR 32-643 (illuminated non-flashing signs) to increase the  
36 amount of illuminated non-flashing sign coverage: up to 300 square feet or surface area on the  
37 Eleventh Avenue and the West 20<sup>th</sup> Street frontage equaling a total of 600 square feet of  
38 illuminated signage (on both frontages of the project) with no illuminated signs directly facing  
39 residential buildings. This total of 600 square feet would be in addition to the non-illuminated  
40 signs.

41  
42 MCB4 is pleased that the applicant has committed to no flashing signs but recommends denial of  
43 these two proposed waivers because the amount of signage requested, if implemented to the  
44 maximum coverage, does not respect the historic Main building and is not consistent with  
45 neighborhood character. We feel strongly that sign bands on both the 20<sup>th</sup> Street and the Eleventh  
46 Avenue sides of the Main building would detract from the historic features of both facades.

1 MCB4 may support some expansion of sign coverage rules but without specific proposals,  
2 cannot fully support the requested permitted expansion of sign coverage.  
3 MCB4 recommends a different approach to signage similar to the Landmarks Preservation  
4 Commission (LPC) process. Applicants whose buildings are either designated landmarks or  
5 within a landmark district submit an application to LPC which is sent to the community board for  
6 review and advisory comment. The application describes the signage (location, materials, etc.).  
7 LPC considers community boards' comments and makes the final decision. The State Historic  
8 Preservation Office could similarly consult with MCB4 on the Women's Building sign  
9 proposals. We are pleased that the applicant has agreed to this approach and will give MCB4 a  
10 written commitment to that effect.

11  
12 The applicant proposes to erect a projecting sign similar to the "Seaman's House" sign on the  
13 Eleventh Avenue side of the Main building which would have the project's name, "Women's  
14 Building" instead of "Seamen's House". The applicant points out that the GPP Design  
15 Guidelines have established maximum dimensions and areas that would facilitate the re-creation  
16 of the old signage.

17  
18 MCB4 has seen photos of the old Seaman's House sign, finds it attractive and supports the idea  
19 of using a feature that recalls the original use of the building. We are pleased that the applicant  
20 proposes to re-create the projecting sign with the current use: "Women's Building". We  
21 anticipate that a review of this sign will be part of a sign package that the applicant will come  
22 back to MCB4 for comments.

#### 23 24 Applicant's Commitment Letter to MCB4

25  
26 At a meeting on August 17, 2016 the applicant agreed to write a letter to MCB4 committing to:

- 27 1. Rooftop use stipulations
- 28 2. Working with EDC, SHPO, elected officials and MCB4 to investigate shifting floor area from the  
29 proposed tower on the Annex site to the Main building site so that the height of the tower would  
30 be lowered to 150 feet instead of 190 feet.
- 31 3. Establishing a process for the review by MCB4 of a proposed signage package.

#### 32 Other Issues

##### 33 34 *Preservation of Historic Features*

35  
36 MCB4 is pleased that the applicant intends to preserve many interior and exterior historic  
37 features of the Main Building. We call attention to the importance of maintaining the integrity of  
38 the front corner, the building envelope, the terra cotta tiles and the original light features at the  
39 building entrance. We encourage the applicant to use a contractor with experience in restoring  
40 historic buildings.

##### 41 42 *Public Access*

43  
44 MCB4 is concerned that the building provide reasonable public access to the historically  
45 significant aspects of the Main building. We understand that security issues may place some  
46 restrictions on access to the building. So far it appears that the front lobby would be publicly-  
47 accessible and may include an art gallery, as well as a café or restaurant, and that public tours of

1 the building will most likely be offered. We strongly encourage the applicant to arrange a way  
2 for the local residents to enjoy the large swimming pool.

3  
4  
5 *Programming and Employment Opportunities*

6  
7 We also are concerned that programming and services target not only global women's issues, but  
8 also address the needs of the local community, including job opportunities in the construction  
9 and operation of the Women's Building. The applicant has committed to notify MCB4 when  
10 such opportunities are available. We urge the applicant to go beyond simple notification and  
11 actively seek qualified job applications from the community. We also would support  
12 organizations located in the Women's Building that could offer job training to the local  
13 community.

14  
15 We look forward to the transformation of this important site which is part of Chelsea's historic  
16 waterfront and our continued engagement with the applicant to advance the Women's Building.

17  
18 Sincerely,

19 

20  
21 Delores Rubin  
22 MCB4 Chair

23  
24  
25 

26  
27  
28 John Lee Compton, Co-Chair  
29 Chelsea Land Use Committee

30  
31 

32  
33  
34 Betty Mackintosh, Co-Chair  
35 Chelsea Land Use Committee

36  
37 cc: Hon. Brad Hoylman, State Senate  
38 Hon. Richard Gottfried, State Assembly  
39 Hon. Gale A. Brewer, Manhattan Borough President  
40 Hon. Corey Johnson, City Council  
Goren Group  
Marion Phillips. III, Sr. VP Community Relations, NYS ESD  
Karolina Grebowiec-Hall, NYC DCP  
Council of Chelsea Block Associations



1 New Business – Chelsea Land Use Committee

Item#: 06

2

3

4 September XX, 2016

5

6 Hon. Meenakshi Srinivasan, Chair  
7 Landmarks Preservation Commission  
8 Municipal Building, 9th floor  
9 One Centre Street New York, NY 10007

10

11 **Re: 334 West 20<sup>th</sup> Street**

12

13 Dear Chair Srinivasan:

14

15 Manhattan Community Board No. 4 (CB4), at its regularly scheduled meeting on September 7,  
16 2016, voted, by a vote of XX in favor, XX opposed, XX abstaining and XX present but not  
17 eligible to vote, to recommend approval of the revised application to the Landmarks Preservation  
18 Commission (LPC) for the renovation of 334 West 20<sup>th</sup> Street.

19

20 The applicant's original proposal included a rooftop addition. At its hearing on August 2, 2016,  
21 LPC requested a revised proposal that included the removal of the proposed rooftop addition, as  
22 well as the rebuilding of the rear facade.

23

24 We have received the revised proposal and are pleased that the applicant has complied with  
25 LPC's requests. We thank the applicant and recommend approval of the revised application.

26

27 Sincerely,

28

29 Delores  
30 Lee  
31 Betty

32

33 CC: DOB

34

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38

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