

1 **Business License & Permits Committee**

Item #: 16

2
3 July 27, 2016

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

10
11 **Re: Mission 52 Inc.**
12 d/b/a Takoyaki Bar
13 366 W. 52nd Street, Store West (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 New Restaurant Wine and Beer
19 License application for Mission 52 Inc. d/b/a Takoyaki Bar – 366 W. 52nd Street, Store West (8/9),
20 **unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of
21 operation for this establishment with hours of operation 12p.m. – 9p.m. Sunday to Wednesday, 12p.m. –
22 11p.m. Thursday to Saturday; capacity of 100, 4 tables, and 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

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Mission 52 Inc		Takoyaki Bar	
STREET ADDRESS		CROSS STREETS	ZIP CODE
366 West 52nd Street, Store West		8th & 9th Aves.	10019
OWNER <i>(Attach a list of all the people that will be associated/licensed with the license)</i>	NAME: Thomas Young	ATTORNEY/ REPRESENTATIVE	NAME: Francis R. Buscemi
	PHONE: (917) 747-3072		PHONE: (212) 962-4688
	EMAIL: emilio.yang@gmail.com		EMAIL: frbuscemi@aol.com
MANAGER	NAME:	LANDLORD	NAME: Katherine Chou
	PHONE: Same as above		PHONE: (212) 629-5893
	EMAIL:		EMAIL: mingc@aol.com
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See Rider	
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer	<input type="radio"/> Beer	<input checked="" type="radio"/> Wine & Beer
ESTABLISHMENT TYPE	<input checked="" type="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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	After attending C.B. 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<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	

Applicant: Mission 52 Inc.
d/b/a Takoyaki Bar
366 West 52nd St., Store West
New York, NY 10019

Rider

Owner: Ryuichi Munekata
(917) 597-9987
totto8888@gmail.com

Application Type: Name and address of establishments for Thomas Young:

- New Season Foods Corp.
248 East 52nd Street, 1st Floor, New York, NY 10022
Filing date: 04/25/2014
- TR5 Group Inc.
314 West 53rd Street, New York, NY 10019
Filing date: 01/29/2016

Name and address of establishments for Ryuichi Munekata:

- New Season Foods Corp.
248 East 52nd Street, 1st Floor, New York, NY 10022
Filing date: 04/25/2014
- Ramen Time Inc.
464 West 51st Street, New York, NY 10019
Filing date: 07/05/2012
- Chez Noodle Inc.
366 West 52nd Street, New York, NY 10019
Filing date: 11/18/2009
- Teshigotoya Corp.
213 East 45th Street, New York, NY 10017
Filing date: 03/01/2005
- WMSG Corp.
251 West 55th Street, 2nd Floor, New York, NY 10019
Filing date: 09/25/2003
- The sake Club Inc.
211 East 43rd Street, New York, NY 10017
Filing date: 03/19/1996

Applicant: Mission 52 Inc.
d/b/a Takoyaki Bar
366 West 52nd St., Store West
New York, NY 10019

Community Notification/Relations

- West 47th/48th Streets Block Association: Larry Roberts at larrymichaelroberts@gmail.com
- West 47th/48th Streets Block Association: Kim Bogues at jamesbogues@gmail.com
- West 47th/48th Streets Block Association: Chuck Vassallo at chasmv@hotmail.com
- West 47th/48th Streets Block Association: Steven Riedl at chluderemyc@yahoo.com
- West 47th/48th Streets Block Association: Nancy Roylance at nancyroylance@ymail.com
- 300 West 55th Street Block Association: Paul Loeb at ploeb315@aol.com
- Hudson Hotel Residents: rriarios@hotmail.com
- Housing Conservation Coordinators: Sarah Desmond at sdesmond@hcc-nyc.org
- Midtown North Precinct Council: J.D. Noland at jeandaniel@aol.com
- Midtown North/South Precinct Council: John Mudd at john.mudd@usa.net
- Midtown North/South Precinct Council: William Otterson at bill@midtownsouthcc.org
- Oasis Gardens I at 10th Ave (51/52) - Nancy Kyriacou at nkyriacou@yahoo.com
- Oasis Gardens II (52/10) Gary DiPasquale at gdclay@att.net

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 9p.m.
	Kitchen	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 9p.m.
	Music	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 9p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 11p.m.	12p.m. - 9p.m.

If you plan to have music, what type(s)? (Circle all that apply)	BAC GROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
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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	100	25	4	22	0	0	0
OUTSIDE <i>(Other than sidewalk café)</i>	0	0	0	0	0	0	0
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor? 1, 100

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

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"/>
Will State certified security personnel be used?	YES	<input checked="" type="radio"/>
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/>
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

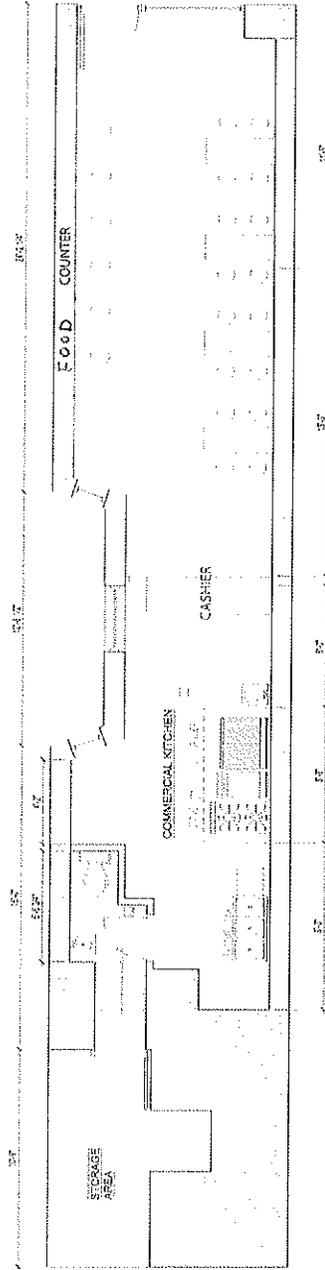
LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?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

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	West 46 th Street Block Association: Allison Tupper
	# 2	West 47 th /48 th Streets Block Association: Eike Feaks
	# 3	West 50/51 st Streets Block Association: Steve Belida
	# 4	West 55 th Street Block Association: Christine Gorman
	# 5	See Rider
Please provide dates when applicant met with the groups listed above.		W. 50/51 st Streets Block Association on 6/30/16
Who was your contact person at each group you met with?		Steve Belida
When did applicant post the notice that was provided?		6/23/16
Where did applicant post the notice that was provided?		Front door
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES NO emilio.yang@gmail.com
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"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	AKI SUSHI II INC 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	AKI SUSHI II
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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	<input 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) N/A	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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 type="radio"/> YES	<input 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?	<input type="radio"/> YES	<input 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?	<input type="radio"/> 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 type="radio"/> YES	<input 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Right wall near entrance		
When was the air conditioner installed?	April 2016		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ		N/A	
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, pavilion, 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	

OUTDOOR ITEMS – SIDEWALK CAFÉ		N/A	
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	



PARTIAL 1ST FLOOR PLAN

Mission 52 inc

366 West 52nd St
 Stone West
 New York, NY 10019

NUMBER OF TABLE 4

NUMBER OF SEAT @TABLE 16

NUMBER OF SEAT @COUNTER 6

TOTAL NUMBER OF SEAT 22

TAKOYAKI BAR

366 W 52ND ST, NEW YORK, NY, 10019

- A1 Seaweed Salad** 海藻サラダ 4.5
- A2 Otsumami Bamboo shoots** おつまみメンマ 3
- A3 Avocado Salad** アボガドサラダ 6
- A4 Pickled Japanese Cucumber** キュウリの一本漬け 4
- A5 Homemade Tofu** 手づくり冷奴 6
Homemade tofu / scallion , ginger , bonito flake
- A6 Tuna poke** マグロポキ 7.75
*Marinated tuna and Avocado
- A7 Edamame** 枝豆 5
- A8 Broiled Char Siu Pork** 炙りチャーシュー 6
House special broiled pork w/ special yuzu sauce
- A9 Shumai Dumplings** (4pcs) シュウマイ 6
2 pc of pork dumplings and 2pc of shrimp dumplings
- A10 Chicken Nanban** チキン南蛮 8.5
Fried chicken w/homemade tartar-sauce
- A11 Teba Gyoza** 手羽餃子 7
Dumpling stuffed fried chicken wing
- A12 Beef tongue croquettes** (2pcs) 牛タン角煮コロッケ 7
Totto ramen special beef tongue croquettes
- A13 Aburi Saba** 炙りしめ鯖 8
*Broiled vinegared Japanese mackerel
- A14 Takoyaki Ball**(6pcs) たこ焼き 7
- A15 Mini Kake Soba** ミニかけ蕎麦 8
- A16 Char Siu Pork Bun** チャーシューバン 1pc 3.50 / 2pc 6.50
Tender char-siu pork, lettuce, mayonnaise & teriyaki sauce
- A17 Chicken Bun** チキンバン 1pc 6 / 2pc 9



A5 Homemade Tofu



A9 Shumai dumplings



A10 Chicken Nanban



A11 Teba Gyoza



A14 Takoyaki Ball



A17 Chicken Bun

-If you have any food allergies please let us know so we can help you make selections.

-Minimum one item from the food menu per customer please

**Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness.*



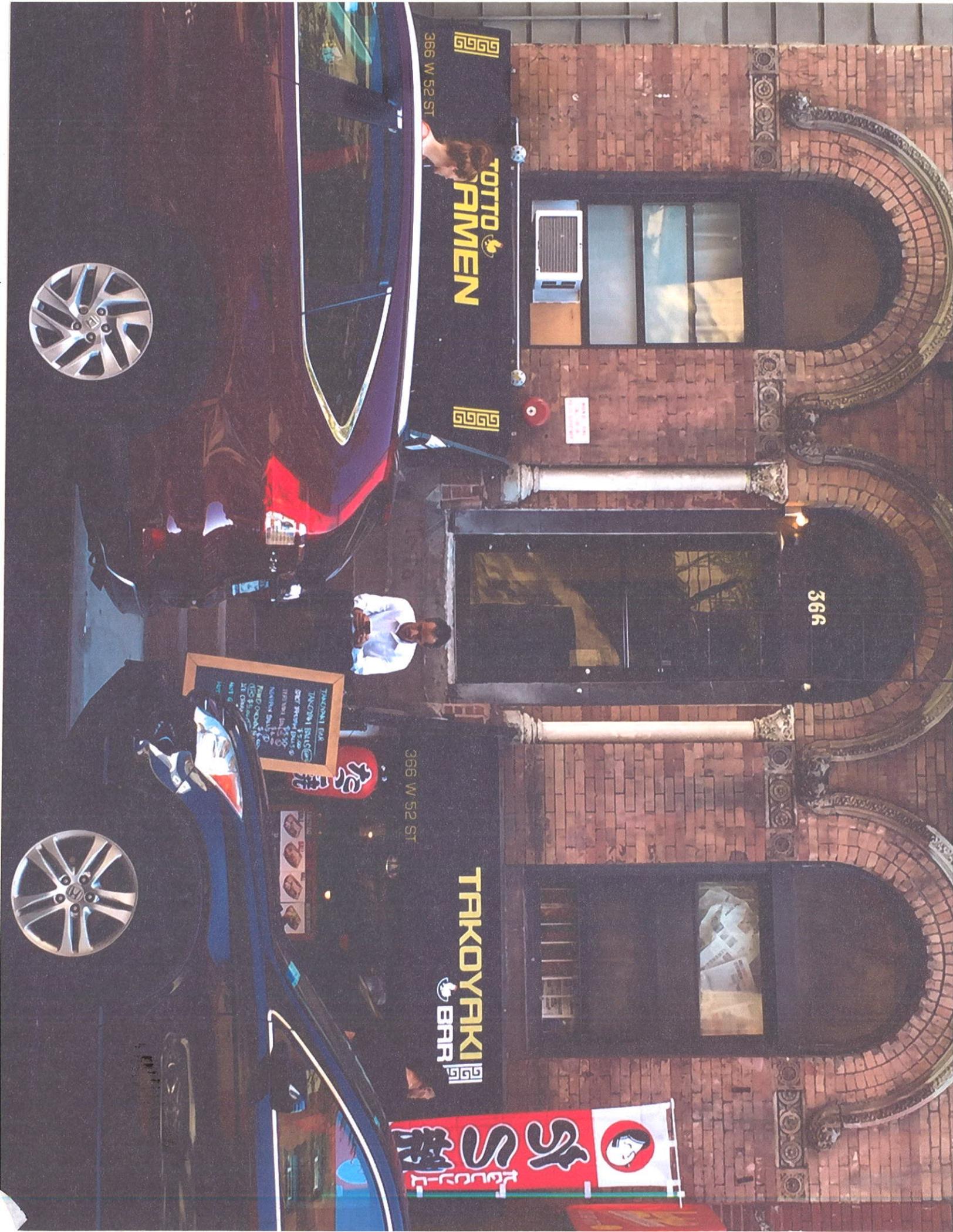
TOTTO RAMEN

366 W 52 ST.

Lucky's
FAMOUS BURGERS
212-247-6717

Please be mindful of others as you wait for your tables. Keep the sidewalk clear for others and be polite to our neighbors.
Thank you, Totto Ramen.

Please do not stand sidewalk.
Thank you very much.



366

TOTO RAMEN

366 W 52 ST

TAKOYAKI BARR

366 W 52 ST

たこやき (Takoyaki) banner

Menu board with text: TACOYAKI BAR, TAKOYAKI BARR, etc.

TAKOYAKI BAR



366 W 52 ST.



Menu
TAKOYAKI 10.00
Octopus 12.00
Prawn 13.00
Shrimp 14.00
Fried Chicken 15.00
Hot Chicken 16.00
HOT CHICKEN 17.00
HOT CHICKEN 18.00

1 **Business License & Permits Committee**

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3 July 27, 2016

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

10
11 **Re: Zora's Café, LLC**
12 d/b/a Zora's Cafe
13 712 9th Avenue (49/9)
14 *New Restaurant Wine and Beer License*

15
16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New Restaurant Wine and Beer
19 License application for Zora's Café, LLC d/b/a Zora's Café – 712 9th Avenue (49/9), **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 4p.m. – 12a.m. Tuesday to Friday, 11a.m. – 12a.m. Saturday to
22 Sunday, Closed Mondays; capacity grandfathered in as per landlord, 12 tables, and 24 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

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Zora's Cafe, LLC		Zora's Cafe	
STREET ADDRESS		CROSS STREETS	ZIP CODE
712 9th Ave New York, NY		49th st and 9th ave	10019
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Linda Browne Zora Browne	ATTORNEY/ REPRESENTATIVE	NAME: Joseph Rosati
	PHONE: 443-699-3560 443-699-3561		PHONE: 212-378-2507
	EMAIL: lbrowne@zorascafe.com zbrowne@zorascafe.com		EMAIL: jrosati@cahill.com
MANAGER	NAME: Same as Owner	LANDLORD	NAME: Vickers Realty LTD
	PHONE: Same as Owner		PHONE: 212-628-2313 x13
	EMAIL: Same as Owner		EMAIL: avickers@vickers.nyc
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	What is/was the name and address of establishment?		Linda has worked in a home catering service in Ohio
	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 <input type="checkbox"/> NO <input type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES	NO
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		YES	<input checked="" type="checkbox"/>
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="checkbox"/>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/>	NO

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	Closed	4pm-12am	4pm-12am	4pm-12am	4pm-12am	11am-12am	11am-12am
	Kitchen	Closed	4pm-11:30pm	4pm-11:30pm	4pm-11:30pm	4pm-11:30pm	11am-11:30pm	11am-11:30pm
	Music	Closed	During Operating					
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	Grandfathered in as per landlord	Grandfathered in as per landlord	12	24			
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A			
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	1 floor with basement 35	
How frequently will the owner(s) be at the establishment?	At least one owner will be there during operating hours	
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.	<input checked="" type="radio"/>	NO ADT will be securing location. Will attach
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?	YES	NO N/A
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> Using seamless and grubhub personnel
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 Refer to above
Where will delivery bicycles be stored during the day when not in use?		

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	Grandfathered in per landlord
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/>	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/>	No construction needed

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	West 46th Street Block Association: Allison Tupper	
	# 2	West 47th/48th Streets Block Association: Elke Fears, Larry Roberts, Kim Bogues, Chuck Vassallo, Steven Riedl, Nancy Roylance	
	# 3	West 50th/51th Streets Block Association: Steve Belida	
	# 4	Oasis Gardens I Association: Nancy Kyriacou	
	# 5	Oasis Gardens II Association: Gary DiPasquale	
Please provide dates when applicant met with the groups listed above.		June 18, 2016	
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		June 18, 2016	
Where did applicant post the notice that was provided?		Via email to association personnel	
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 443-699-3560 443-699-3561
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/>	NO https://zorascafe.com/career/

BUILDING DESIGN			
State the name and type of business previously located in the space.	Chili Thai		
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	Chili Thai
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Awning
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> 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	<input 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)	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input checked="" type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input 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"/> YES	<input 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Will do in the near future
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	<input type="radio"/> NO	
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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<i>MW</i>
Where will the air conditioner be located? What type is it?	Located above door		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	Will not have outdoor space
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	<input checked="" type="radio"/>	
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/>	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/>	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/>	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	N/A
Will there be a fighting 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 not have outdoor space
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/>	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/>	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	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 cafe?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	N/A
Will applicant use umbrellas?	YES	NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- Will not apply for a sidewalk cafe now or in the future

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.

SCOPE OF WORK:

RENOVATION OF RESTAURANT IN EXISTING STORE USE.
 INSTALL EQUIPMENT, RANGE HOOD SYSTEM, PLUMBING FIXTURES AND HVAC UNIT. BRICK PARTITIONS, NEW FLOORING AND STOREFRONT.

FIRE SUPPRESSION SYSTEM FILE UNDER SEPARATE APPLICATION.

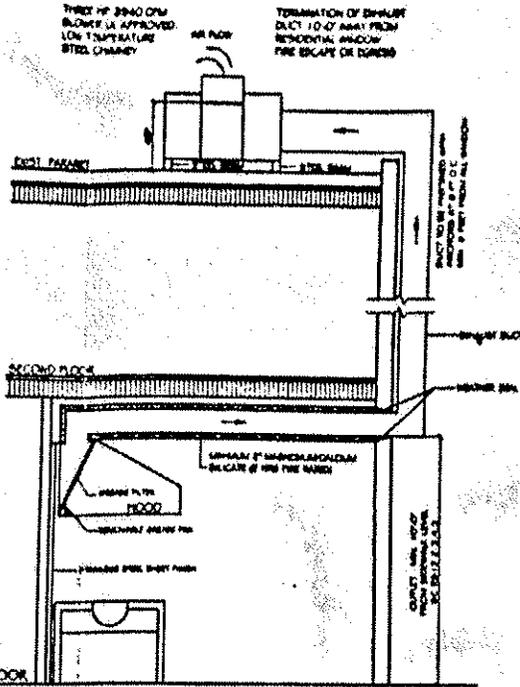
NO CHANGE IN USE, EGRESS AND OCCUPANCY.

CONTROLLED INSPECTION

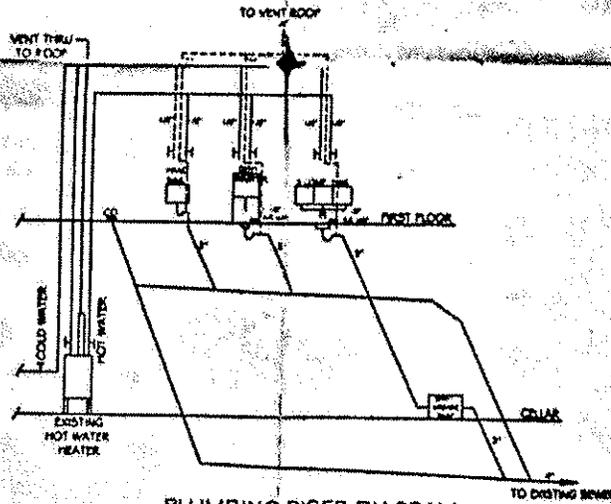
1. FIRE STOP
2. VENTILATION SYSTEM, ENGINEER/INSTALLER
3. NOISE CONTROL
4. FINAL INSPECTION

LEGEND

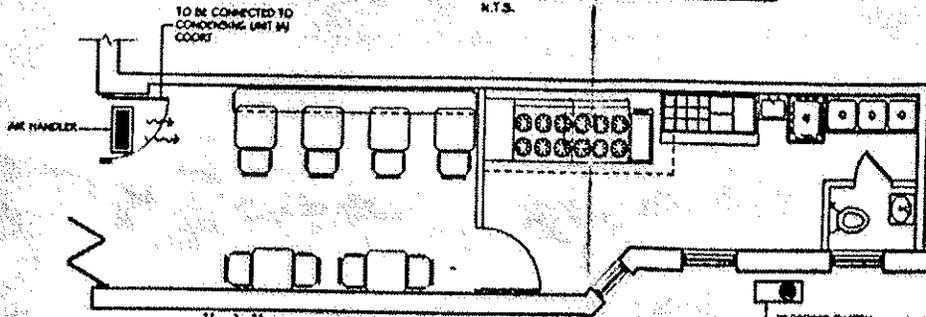
- EXISTING BRICK WALL TO REMAIN
- NEW 2 HOUR RATE PARTITION 3 1/2\"/>
- EXIT SIGN & EMERGENCY LIGHT WITH BATTERY PACK WIRE TO LOCAL LIGHTING CIRCUIT



HOOD SECTION
N.T.S.



PLUMBING RISER DIAGRAM
N.T.S.



MECHANICAL PLAN-FIRST FLOOR

SCALE: 1/4\"/>



REF. NO.
D313805

PROJ. NO.
DATE: 08/16/2005
NAME: JOEY

DATE	REVISION

ROBINSON ARCHITECTS P.C.
 550 DELANCEY STREET
 NEW YORK, N.Y. 10002
 TEL: (212) 966-7828 FAX: (212) 966-5611

104222271

JOB LOCATION:
 712 9th AVENUE
 MANHATTAN, N.Y.

DWG. NO.
A1

THE ARCHITECT SHALL SUPERVISE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE.

THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE.

SEE FLOOR PLAN FOR ROOM SCHEDULES AND FINISHES. SEE FLOOR PLAN FOR ROOM SCHEDULES AND FINISHES. SEE FLOOR PLAN FOR ROOM SCHEDULES AND FINISHES.

ZORA'S CAFE

Food for the Soul



SMALL PLATES

FRIED GREEN TOMATOES

Garden fresh green tomatoes dipped in wash and dredged in flour and fried to crispy outside and juicy tender inside TBD

HUSH PUPPIES

Moist cornbread balls fried in pure vegetable oil crispy outside and soft moist inside. Great with fried catfish TBD

CHICKEN WINGS

Generous portion of crispy chicken wings fried to perfection in pure vegetable oil-great for small appetites. TBD

DEVILED EGGS

Hard boiled eggs, cut in half, and filled with egg's yolk mixed with mayonnaise, cayenne pepper, pickle brine, dill, and paprika TBD

LARGE PLATES

Served with 1 side

ZORA'S FRIED CHICKEN

Free range chicken soaked overnight in special seasoned brine mixture, flour coated and fried in pure vegetable oil to a golden crispy brown TBD

GF BAKED CHICKEN

Free-range chicken seasoned with special spices and herbs baked to even brown on outside and juicy inside less calories but equally delicious TBD

GF FRIED FISH

Southern favorite-meaty catfish fillets dipped in special coating dredged in cornmeal and fried to crispy succulent dish TBD

GF GRILLED FISH

Seasoned and blackened grilled catfish fillet-less calorie option with great taste TBD

OXTAILS & GRAVY

Braised beef oxtails seasoned and slowly simmered until tender covered with flavorful brown homemade gravy TBD

SMOTHERED PORK CHOPS

Lean cut seasoned and lightly floured braised pork chops slowly smothered in flour based onion gravy until tender TBD

SIDES

GF SOUTHERN POTATO SALAD

Cut potatoes mixed with sweet relish mayonnaise boiled eggs with a dash of yellow mustard-goes great with fried chicken TBD

LINDA'S MACARONI & CHEESE

House favorite macaroni mixed with milk flour and cheese base baked to perfection TBD

GF TONY'S COLLARD GREENS

Southern cooked greens with pork simmered with spices until tender-great with cornbread. Also available cooked with smoked turkey TBD

GF WHITE RICE

Great with smothered pork chops and/or red beans TBD

GF BEA'S RED BEANS

Simmered with pork and seasonings-great over rice or bowl with cornbread TBD

GF GREEN SALAD

Romaine lettuce, tomatoes, cucumbers, onion slices mixed with chosen dressing TBD

GF - Gluten Free

18% gratuity included for parties of 6 or more.

ZORA'S CAFE

Food for the Soul



DESSERTS

SWEET POTATO PIE

Sweet potatoes married with brown and white sugar eggs and flakey thin crust with touch of cinnamon and nutmeg-a southern favorite TBD

PEACH COBBLER

Juicy fresh peaches covered with homemade crust with hint of cinnamon-served warm with or without scope of vanilla ice cream TBD

VELMA'S CHOCOLATE CAKE

Homemade from scratch fluffy moist yellow cake covered with thick chocolate frosting TBD

TEA 2

COFFEE 4

18% gratuity included for parties of 6 or more.

ZORA'S CAFE

Food for the Soul



NON-ALCOHOLIC

COCA-COLA TBD

DIET COCA-COLA TBD

SPRITE TBD

LEMONADE TBD

COLD TEA
Sweet or unsweet TBD

HOT TEA 2

COFFEE 4

WINE

Red

PINOT NOIR TBD

CABERNET SAUVIGNON TBD

MERLOT TBD

MALBEC TBD

ZINFANDEL TBD

White

PINOT GRIGIO TBD

RIESLING TBD

MOSATO TBD

SAUVIGNON BLANC TBD

CHARDONNAY TBD

Rosé

ROSÉ TBD

SPARKLING ROSÉ TBD

BEER

STELLA ARTOIS
Belgium TBD

SAM ADAMS BOSTON LAGER
Massachusetts TBD

BRAVEN BLACK PALE ALE
Brooklyn TBD

MONTAUK SUMMER ALE
New York TBD

HARPOON UFO WHITE
Boston TBD

CORONA
Mexico TBD



MUST HAVE
menus
FOR PROOFING

Chili Thai

712 9TH AVE.

212-265-5054

712

Delicious

\$2

A

SPECIAL
+ \$2 Thai Basil
+ 4 Side
+ 4 Main Item
+ All-You-Can-Eat

Lunch Special \$5.95
Salad 6.50
+ Juice 1 Free
+ Spring Roll
+ Bean Dipping
+ Thai Salad
+ Soup



1 **Business License & Permits Committee**

Item #: 18

2
3 July 27, 2016

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

10
11 **Re: New York Burger 10th Ave Inc.**
12 d/b/a New York Burger Co
13 470 W. 23rd Street (9/10)
14 *New Restaurant Wine and Beer License*

15
16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New Restaurant Wine and Beer
19 License application for New York Burger 10th Ave Inc. d/b/a New York Burger Co – 470 W. 23rd Street
20 (9/10), **unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of
21 operation for this establishment with hours of operation 11a.m. – 11p.m. Monday - Saturday, 11a.m. –
22 10:30p.m. Sunday; capacity of 74; 9 tables; 26 seats; and an enclosed sidewalk café with capacity of 54;
23 19 tables and 46 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 NEW YORK BURGER 10TH AVE INC		DOING BUSINESS AS (DBA) NEW YORK BURGER CO	
STREET ADDRESS 470 WEST 23RD ST		CROSS STREETS 9TH + 10TH AVE	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: SPIROS ZISIMATOS	ATTORNEY/ REPRESENTAIVE	NAME: ROBERT ROMANO
	PHONE: 212-229-1404		PHONE: 914-500-3196
	EMAIL: info@newyorkburgerco.com		EMAIL: ROMANOLAW@GMAIL.COM
MANAGER	NAME: CHRISTOS ZISIMATOS	LANDLORD	NAME: 470 WEST 23 ASSOCIATES
	PHONE: 646-361-8836		PHONE: 718-298-4412
	EMAIL: christos@newyorkburgerco.com		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	NEW YORK BURGER CO - 678 6TH AVE NYC 2005 - PRESENT SPEEDY'S CAFE - 1271 BROADWAY NYC THE HAROLD - 1271 BROADWAY NYC 2014 - PRESENT	
	What were the dates applicant was involved with this former premise?	ALL THREE STORES ARE STILL OPEN WITH ACTIVE SLA LICENSES	
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer	<input type="radio"/> Beer	<input checked="" type="radio"/> Wine & Beer
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

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

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	74	20	9	26	0	0	0
OUTSIDE <i>(Other than sidewalk café)</i>							
SIDEWALK CAFÉ	54 - ENCLOSED CAFE	54	19	46			

How many floors are there? What is the capacity for each floor? **BASEMENT (0) AND 1ST FLOOR (74)**

How frequently will the owner(s) be at the establishment? **The owner will be on premise daily**

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	3
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Where will delivery bicycles be stored during the day when not in use? **BIKES WILL BE STORED INSIDE THE RESTAURANT WHEN NOT IN USE.**

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1		
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	SEE ATTACHED		
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?			
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO	646-361-8836
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	

The community board questionnaire has been sent to the following block/tenant associations:

- 100 West 19th/20th/21st/22nd Streets Block Association
- 100 West 19th/20th/21st/22nd Streets Block Association
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association
- 300 West 21st/22nd/23rd Streets Block Association
- 400 West 21/22/23 Streets Block Association
- Elliot-Chelsea Houses Tenant Association
- Elliot-Chelsea Houses Tenant Association
- London Terrace Gardens

BUILDING DESIGN			
State the name and type of business previously located in the space.	RESTAURANT / SAME NAME (NEW YORK BURGER CO)		
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	NY FAST GOURMET PREMIER LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input 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)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input checked="" type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input 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"/> YES	<input 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"/> 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	<input type="radio"/> NO	
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?	UNITS ARE ON THE ROOF. THEY ARE FUJITSU SPLIT UNIT ASU30RLX		
When was the air conditioner installed?	2010		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will be applying for a DOT bike corral on SE of 10th & 23rd, on 10th Avenue

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.



470 West 23rd Street
at 10th Avenue
212.255.0400

678 6th Avenue
Between 21st & 22nd St
212.229.1404

www.newyorkburgerco.com

Choice of All-Natural Angus Beef or All-Natural Turkey

CLASSIC BURGERS

NEW YORK BURGER

NEW YORK CHEESEBURGER
cheddar, american, swiss, jack or blue

TURKEY BURGER

SKYSCRAPER (Double Patty!)

MINI BURGER DEAL (Served with Fries)

BLACK BEAN BURGER (Vegetarian)
avocado + carrots + sprouts

SPECIALTY BURGERS

CHELSEA BURGER
applewood smoked bacon + cheddar + 1000 island

BOWERY BURGER
onion rings + cheddar + chipotle honey

FLATIRON BURGER
poblanos + grilled onions + jack + bbq

SOHO BURGER
portobello + grilled onions + swiss + new york burger sauceTM

TRIBECA BURGER
applewood smoked bacon + blue cheese + avocado

TOPPINGS

red peppers · portobello · poblano

cheese

applewood smoked bacon · avocado

grilled onions · jalapenos

red onions · pickles

HAND CUT SIDES

IDAHO FRIES

SWEET POTATO FRIES

CHILI CHEESE FRIES (Seasonal)

FRESH ASPARAGUS FRIES with Thyme Aioli

BUTTERMILK ONION RINGS

SIDE SALAD

MANGO-JICAMA SLAW

SANDWICHES + MORE

GRILLED CHICKEN

marinated in fresh herbs + thyme aioli

SPICY CRISPY CHICKEN

buttermilk fried chicken + chipotle honey sauce

COBB GRILLED CHICKEN

applewood smoked bacon + avocado + blue cheese sauce

SLAW CHICKEN

mango-jicama slaw + avocado

SAUCE BAR

new york burger sauceTM · bbq · 1000 Island · chipotle honey · basil pesto
creamy horseradish · maple dijon · chili pepper ketchup

order online: newyorkburgerco.com

SANDWICHES + MORE *continued...*

BUTTERMILK CHICKEN TENDERS

BUTTERMILK CHICKEN TENDERS + FRIES

HOT DOG (Sauerkraut or Relish)

CHILI DOG (Seasonal)

FRESH SALADS

Add a Protein:

GRILLED CHICKEN +

CRISPY CHICKEN +

VEGGIE PATTY +

HEARTY GARDEN SALAD balsamic dressing
organic mesclun + kale + romaine + fresh garden vegetables

CAESAR SALAD caesar dressing
romaine hearts + shaved parmesan + homemade croutons

COBB SALAD blue cheese dressing
applewood smoked bacon + avocado + blue cheese

GREEK ISLES SALAD lemon & oregano dressing
roasted red peppers + kalamata olives + feta

THAI SALAD spicy thai peanut dressing
fresh mango + crispy asian noodles + cilantro + mint

TROPICAL SALAD fat free balsamic dressing
fresh mango + avocado

TUSCAN SALAD balsamic vinaigrette
roasted red peppers + portobello + olives + fresh mozzarella

CRISPY CHICKEN SALAD spicy chipotle honey dressing
avocado + cheddar + poblanos

CHILI (seasonal) *choice of 2 chili toppings*

ALL NATURAL ANGUS BEEF CHILI *(Seasonal)*

ALL NATURAL TURKEY AND BLACK BEAN CHILI *(Seasonal)*

NEW MEXICO CHILI SALAD
garden salad + chili + cheddar + sour cream *(Seasonal)*

BEVERAGES

COCA COLA FREESTYLE

BOTTLED DRINKS

BOTTLED SPRING WATER

HOMEMADE ICED TEA

HOMEMADE LEMONADE

BEER + WINE

DRAFT BEER

PITCHER- 48 oz.

BOTTLE BEER

RED WINE

WHITE WINE

WHAT WE'RE MADE OF:

Our main ingredients include love, passion and a healthy measure of obsession.

That's why we use all-natural Angus beef, chicken and turkey. No preservatives. No hormones. No antibiotics. No compromises.

Our meat is never frozen. Our fries are freshly cut. Our onion rings are homemade. We even make our own dipping sauces and salad dressings.

Because it's made to order, our fast food is a little slower. But it's worth a few extra New York minutes.

SHAKES + FLOATS

SHAKES (16oz)

vanilla bean · belgian chocolate · black & white
mint chip · oreo cookie · strawberry

MALTS +

ICE CREAM FLOATS

combine your favorite ice cream and soda for a delicious treat!



Catering Available

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1 **Business License & Permits Committee**

Item #: 19

2
3 July 27, 2016

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

10
11 **Re: Guckenheimer Services, LLC**
12 d/b/a Guckenheimer at Twitter
13 245-249 W. 17th Street (7/8)
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for Guckenheimer Services, LLC d/b/a Guckenheimer at Twitter – 245-249 W. 17th Street
20 (7/8), **unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of
21 operation for this establishment with hours of operation 8:30a.m. – 11p.m. Monday to Friday; capacity
22 of 1,835; 50 tables; 200 seats; and 1 stand-up bar with no seats.

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

CORPORATION NAME Guckenheimer Services, LLC		DOING BUSINESS AS (DBA) Guckenheimer at Twitter	
STREET ADDRESS 245-249 W. 17th Street		CROSS STREETS 7th and 8th Avenue	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Guckenheimer Services, LLC	ATTORNEY/ REPRESENTATIVE	NAME: Alissa M. Yohey, Esq.
	PHONE: (646) 902-3238		PHONE: (518) 449-8893
	EMAIL: khero@guckenheimer.com		EMAIL: alissa.yohey@wilsonelser.com
MANAGER	NAME: Amelia Ekus	LANDLORD	NAME: ARC N/Y 24549W17, LLC
	PHONE: (413) 575-8865		PHONE: (212) 415-6500
	EMAIL: ameliaekus@guckenheimercafes.com		EMAIL: Do Not Know
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	What is/was the name and address of establishment?	N/A	
	What were the dates applicant was involved with this former premise?	N/A	
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input checked="" 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	July 5, 2016 (30 day notice will have expired)
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	8:30a.m. - 11p.m.						
	Kitchen	6:30a.m. - 9p.m.						
	Music	varies by event						

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 checked="" type="checkbox"/>	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
--	--	-------------------------------------	-----------------------------------	----------------------------------

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	1,835	600	50	200	0	1	0
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?
 13 floors; Cellar Floor; 110 persons; Floors 1 - 3; 6 - 12: 120 persons
 Floors 4 - 5: 180 persons

How frequently will the owner(s) be at the establishment?
 The principals will not be at the premises; however, the employees and manager will be on site on a day to day basis on behalf of Owner

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?	<input checked="" type="radio"/> YES	NO	
Will you be hosting private, promotional or corporate events?	<input checked="" type="radio"/> YES	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	NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/>	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	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	NO	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"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted *Please see attached for additional groups notified	# 1	Community Board 4
	# 2	100/200 W. 15th Street Block Association
	# 3	100 W. 16th St. Block Association
	# 4	200 W. 16th Street Block Association
	# 5	300 W. 18/19 Street Block Association
Please provide dates when applicant met with the groups listed above.	Notice was sent on June 16, 2016; Applicant did not meet with any groups	
Who was your contact person at each group you met with?	Please see attached list	
When did applicant post the notice that was provided?	June 17, 2016	
Where did applicant post the notice that was provided?	On the premises; hand delivered to all residential buildings on the block and behind the building	
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 (413) 575-8865 (Manager's Cell)
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Twitter (Still located in the space)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing 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) N/A	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="radio"/> YES	NO	<i>any</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="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<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?	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?	On every floor in mechanical rooms		
When was the air conditioner installed?	Installed by landlord in 2014		

JUB

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE N/A - NO OUTDOOR AREA			
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, pavilion, 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	

OUTDOOR ITEMS – SIDEWALK CAFE N/A - NO SIDEWALK CAFE			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- This license does not extend to the rooftop or any outdoor space
- There will be no consumption of alcohol on the rooftop
- There will be no live music after 9:00p.m. nightly
- Applicant and representatives of Twitter will meet with interested neighbors prior to 7/27/16

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.

1 **Business License & Permits Committee**

Item #: 20

2
3 July 27, 2016

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

10
11 **Re: 132 7th Ave Rest LLC**
12 *132 7th Avenue (17/18)*
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 132 7th Ave Rest LLC – 132 7th Avenue (17/18), **unless** the attached stipulations, agreed
19 to and signed by the applicant, are part of the method of operation for this establishment with hours of
20 operation 9a.m. – 2a.m. seven days a week; capacity of 74; 16 tables; 44 seats; and 1 stand-up bar with
21 20 seats.
22

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

CORPORATION NAME 132 7th Ave Rest LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 132 7th Avenue		CROSS STREETS 17th & 18th Streets	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated listed with the license)</i>	NAME: Will be included with	ATTORNEY/ REPRESENTATIVE	NAME: Robert S Bookman, Esq.
	PHONE: supporting documents		PHONE: 212-513-1988
	EMAIL:		EMAIL: rbookman@pandblegal.com
MANAGER	NAME: Sam Nidel	LANDLORD	NAME: 200 Realty Equities, LLC
	PHONE: 516-567-6500		PHONE: 212-288-0050
	EMAIL: samnidel7@gmail.com		EMAIL: paicymgmt@aol.com
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Will be included with supporting documents	
	What were the dates applicant was involved with this former premise?	SAA	
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	9am - 2am	9am - 2am	9am - 2am	9am - 2am	9am-2am	9am - 2am	9am - 2am	
	Kitchen	9am - 2am	9am - 2am	9am - 2am	9am - 2am	9am-2am	9am - 2am	9am - 2am	
	Music	9am-12am	9am-12am	9am - 12am	9am - 12am	9am-12am	9am - 12am	9am-12am	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	74	74	16	44	0	1	20		
OUTSIDE <i>(Other than sidewalk café)</i>	0	0	0	0	0	0	0		
SIDEWALK CAFÉ	0	0	0	0					
How many floors are there? What is the capacity for each floor?					Ground floor - 74 Basement - Storage				
How frequently will the owner(s) be at the establishment?					Majority of the days				
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?					<input checked="" type="radio"/> YES	<input 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.					YES	<input checked="" type="radio"/> NO			
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO			
Will State certified security personnel be used?					YES	<input type="radio"/> NO	N/A		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	<input type="radio"/> NO	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Will Attach list with supporting documents	
	# 2		
	# 3		
	# 4		
	# 5		
	Please provide dates when applicant met with the groups listed above.		N/A
Who was your contact person at each group you met with?		See Above	
When did applicant post the notice that was provided?		6/22/2016	
Where did applicant post the notice that was provided?		Front door of premises	
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 212-966-6868
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Spa Belles - Nail Salon		
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.	<input checked="" type="radio"/> YES	NO	Clean up - center door
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	NO	Winter
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED <input checked="" type="checkbox"/>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<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?	Rear Court Yard		
When was the air conditioner installed?	To be installed		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ		N/A	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/>	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	N/A
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	N/A
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input type="radio"/> NO	TBD
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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 closest obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- Any storm enclosure will extend no more than 18" from building facade

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.

OWNER INFO:

Matthew Mogil: 516-457-9749, matt.mogil@gmail.com

Sam Nidel: 516-567-6500, samnidel7@gmail.com

Brett Nidel: 646-267-0414, bnidel@gmail.com

COMMUNITY NOTIFICATION/RELATIONS

- 100/200 West 15 St. Block Association: Stanley Bulbach at letters@bulbach.com
and Robert Boddington at rboddington@gmail.com

- 100 West 16 St. Block Association: Paul Groncki at paul@groncki.com or pgroncki@gmail.com,
Eric Bomze at eric.bomze@gmail.com, Elizabeth Zechella at ezechella@gmail.com

- 200 West 16 St.* Block Association: Will Rogers at willrogers@gmail.com

- 100 West 17/18th St. Block Association: Craig Slutzkin at craig.slutzkin@outlook.com
and Judy Klein at jakmail@earthlink.net

- 100 West 19th/20th/21st/22nd Streets Block Association: Bill Borock at wborock@hotmail.com
and Michael Walsh at mwalshny@yahoo.com

- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at pamelawolff@angel.net,
Dottie Francoeur at dfranco243@earthlink.net , Pat Cooke at fcmgt@me.com
and Merle Lister at merle.levine@gmail.com

Liquor License Rider

Applicant Name	Name of Establishment	Premises Address	Dates of Operation
Brett Nidel	Cantine Parisienne	153 Elizabeth Street	09/2009-6/2015
Brett Nidel, Sam Nidel, Matthew Mogil	The Commons Chelsea	128 7 th Avenue	08/2012-Present
Brett Nidel	The Nolitan	153 Elizabeth Street	09/2009-Present



SUNSHINE

FREE DAILY

am NEW YORK

OCH KEND H TIMES

two hundred West

FOOD & DRINK

SMALL PLATES

MINI TOASTS - CHOOSE 3

Mushroom, White Bean, Avocado,
Jamón & Cheese, Shrimp or
Steak Tartare.

\$12

HUMMUS DIP

House made Hummus with
crudité and bread.

\$10

BRANDADE

Whipped cod and potato
with grilled bread.

\$13

GRILLED MUSHROOM

Black garlic, herbs and vinegar.

\$9

GRILLED RADICCHIO

House bacon, balsamic drizzle.

\$9

SHOESTRING FRIES

\$7

Add Chorizo | Add Fried Egg

\$5 \$4

CHARCUTERIE

HOUSE BOARD

A selection of our dried, cured meats
and local cheese, served with
homemade pickles and chutney.

\$21

SALADS

KALE

Focaccia croutons, celery root
and caesar dressing

\$12

FARRO

Snap Pea, marcona almond
and mint

\$12

GEM LETTUCE

Mixed citrus and honey
vinaigrette

\$12

Add Chicken | Add Avocado

\$5 \$2

PASTAS

TAGLIATELLE

Housemade pasta, veal, pork
and beef ragu.

\$18

RIGATONI

Pork sausage, radicchio and chili

\$17

TORTELLINI

Housemade ricotta tortellini with
sungold tomato, basil and parmigiano

\$16

MAINS

BRICK CHICKEN

Half crispy chicken with roasted
vegetables.

\$24

GRILLED HANGAR STEAK

Black Garlic, escarole and lemon.

\$26

BAR BURGER

Sauteed onion and special Sauce,
served with shoestring fries.

\$16

FISH OF THE DAY

Teriyaki and scallion relish served
with shoestring fries or green salad

\$29

SUNDAY ROAST

PORK LOIN

Mustard, garlic and rosemary slather.
Wrinkled salt potatoes with mojo
Grilled escarole with lemon
anchovy vinaigrette.

\$28

Check in during the week to see
what is this weeks 'Sunday Roast!'

PLEASE ASK YOUR SERVER FOR TODAY'S SPECIALS!

1 **Business License & Permits Committee**

Item #: 21

2
3 July 27, 2016

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

10
11 **Re: R&R Westside LLC**
12 d/b/a The Brazen Tavern
13 356 W. 44th Street (8/9)
14 *New On-Premise Liquor License*

15
16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for R&R Westside LLC d/b/a The Brazen Tavern – 356 W. 44th Street (8/9), **unless** the
20 attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this
21 establishment with hours of operation 11 a.m. – 4 a.m. seven days a week; capacity of 195; 19 tables with
22 76 seats on 1st floor and 12 tables with 48 seats on second floor; and 2 stand-up bar with 17 seats on first
23 floor and 18 seats on second floor.

24
25
26 Sincerely,

27
28
29
Delores Rubin
Chair

Burt Lazarin
Co-Chair
Business License & Permits
Committee

Frank Holozubiec
Co-Chair
Business License & Permits
Committee

30
31

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME				DOING BUSINESS AS (DBA)			
R&R Westside LLC				The Brazen Tavern			
STREET ADDRESS				CROSS STREETS		ZIP CODE	
356 West 44th Street				8th Avenue & 9th Avenue		10036	
OWNER <i>(Attach a list of all the people that will be associated/linked with the license)</i>	NAME:	Maurice Ryan	Damien Rafferty	ATTORNEY/ REPRESENTATIVE	NAME:	Benjamin Korngut	
	PHONE:	(646) 644-2284	(917) 455-0707		PHONE:	(212) 566-5021	
	EMAIL:	Mauricothryan@yahoo.com	Raffertydamien@gamil.com		EMAIL:	ben@korngutlawoffices.com	
MANAGER	NAME:	Geraldine Ryan		LANDLORD	NAME:	Lori Realty Co.	
	PHONE:	(646) 496-3284			PHONE:	(212) 489-8183	
	EMAIL:	gerbutter@yahoo.com			EMAIL:		
APPLICATION TYPE (Check One)							
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?				<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Mulligans
	What is/was the name and address of establishment?				Mulligans- 267 Madison Avenue, NY, NY		
	What were the dates applicant was involved with this former premise?				2013		
<input type="radio"/> Transfer	What is the prior license # and expiration date?						
	Is applicant making any alterations or operational changes?				<input type="checkbox"/> YES	<input type="checkbox"/> NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>						
<input type="radio"/> Alteration	What is the current license # and expiration date?						
	<i>Please list/describe the nature of all the changes and attach the plans:</i>						
METHOD OF OPERATION							
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer						
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)						
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?				<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Immediately after 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?				<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11am-4am	11am-4am	11am-4am	11am-4am	11am-4am	11am-4am	11am-4am	
	Kitchen	Noon-2am	Noon-2am	Noon-2am	Noon-2am	Noon-2am	Noon-2am	Noon-2am	
	Music	11am-3am	11am-3am	11am-3am	11am-3am	11am-3am	11am-3am	11am-3am	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	195	150	19- 1st Floor 12- 2nd Floor	76-1st Floor 48-2nd Floor	0	2	17- 1st Floor 18- 2nd Floor		
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A					
How many floors are there? What is the capacity for each floor?					3 Floors, 7 Basement; 100 1st Floor; 88 2nd Floor				
How frequently will the owner(s) be at the establishment?					Principal will always be present				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input type="checkbox"/> NO			
Will applicant have bottle or table service for beverage alcohol?					YES	<input type="checkbox"/> NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Occasional corporate events		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input type="checkbox"/> NO			
Will you have a security plan? If, yes please attach.					YES	<input type="checkbox"/> NO			
Will security plan be implemented?					YES	<input type="checkbox"/> NO			
Will State certified security personnel be used?					<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input type="checkbox"/> 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="checkbox"/> 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 type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="checkbox"/>	NO	
Is a Public Assembly permit required?	<input type="checkbox"/>	NO	
Are your plans filed with DOB?	YES	<input type="checkbox"/>	We will not be making many changes, C. of O. & PA, Ext.

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Community Board No. 4	
	# 2	West 44th Street Better Block Association	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		CB4- July 12th, Block Association Pending	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		6/24/16	
Where did applicant post the notice that was provided?		Front window at store	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input type="checkbox"/>	NO
		(646) 644-2284	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input type="checkbox"/>	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	C6-2		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	No items placed on sidewalk
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	SEE ADDITIONAL STIPULATIONS Background music only
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	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	If required. There is existing soundproofing. Applicant will not be making changes.
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Existing
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Roof		
When was the air conditioner installed?	Unsure - prior tenant installed.		

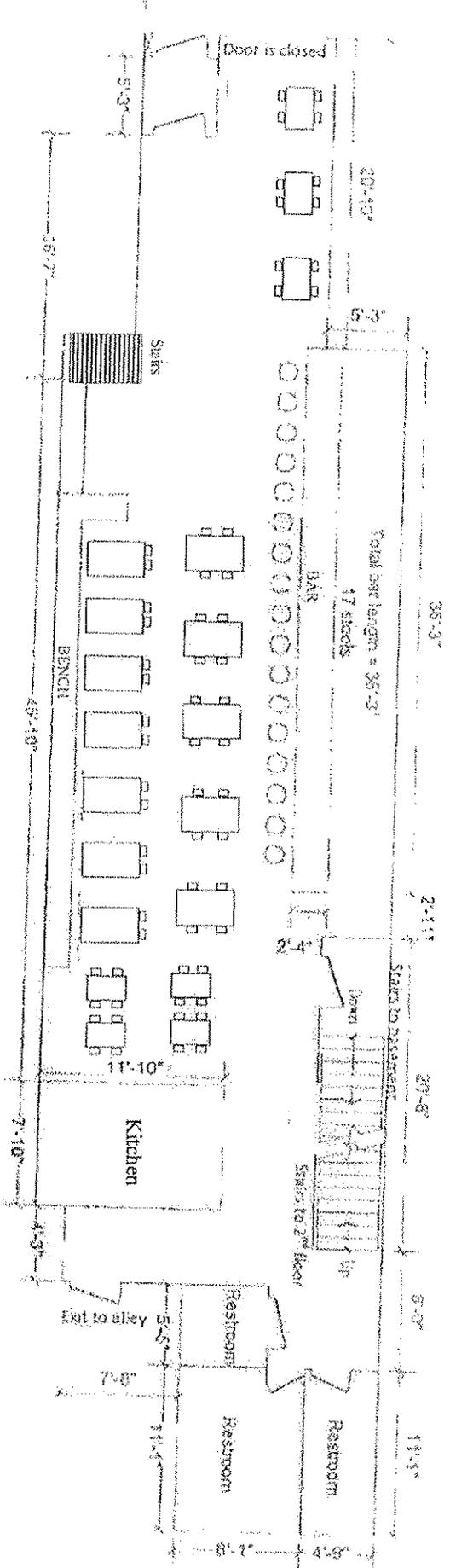
OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ		N/A	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) 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	

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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	We will notify and appear before the Community Board before applying for a sidewalk cafe.
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input checked="" 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 cafe?	<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 st and March 21 st , 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 closes obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

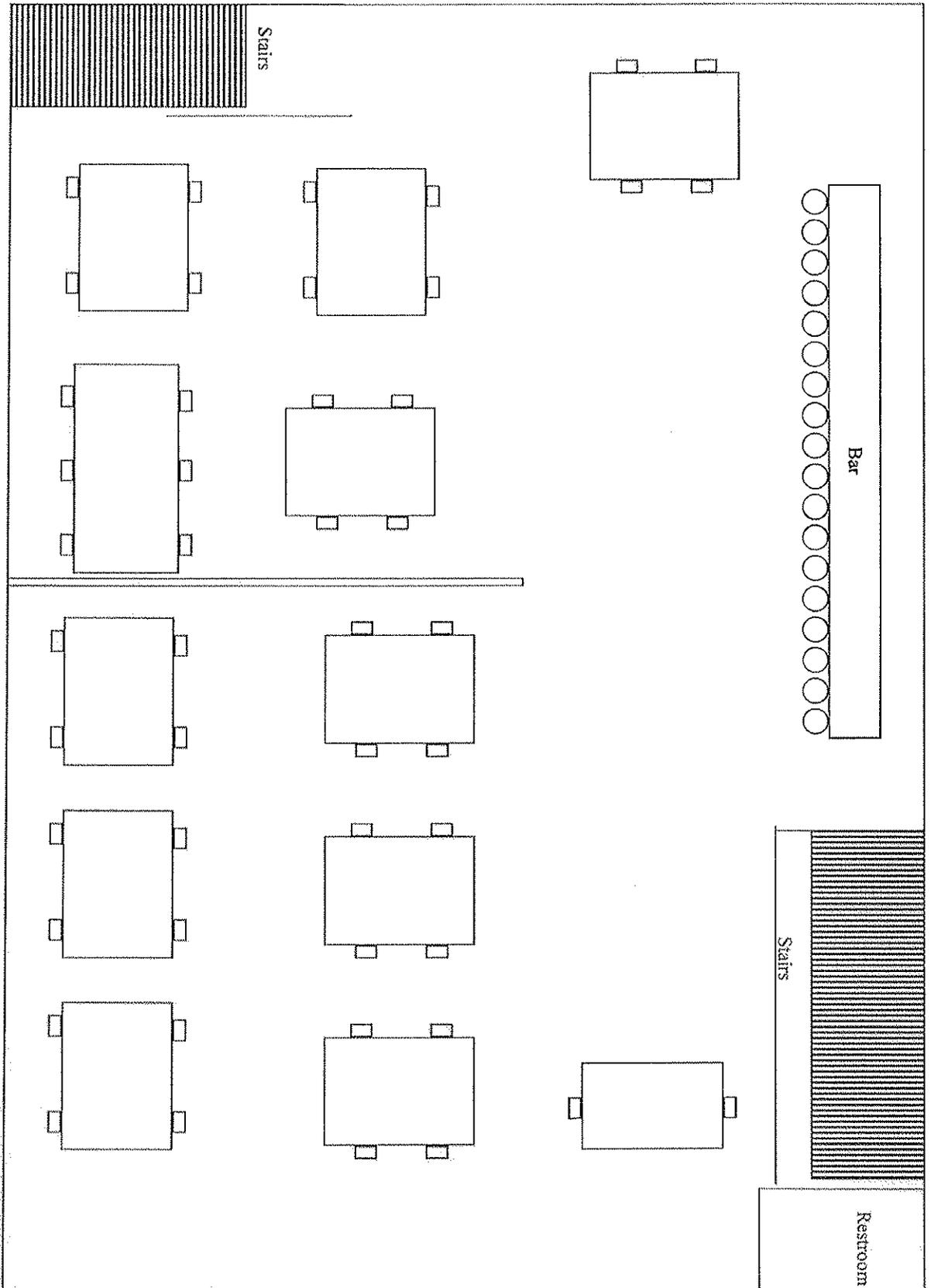
- There will be no illuminated sign. Any non-illuminated will extend no more than 18" from building facade
- There will be no outdoor music. Current outdoor speakers will be removed
- This application does not extend to any sidewalk cafe. Until a sidewalk cafe license is obtained, no chairs, tables or other furniture/obstructions will be placed on sidewalk
- NYS - licensed security will be on site on Thurs, Fri, and Saturday, and other days as needed, until 5:00a.m. (the following morning)
- Applicant will close all windows and doors whenever amplified sound (including televisions that can be heard from the sidewalk) is played

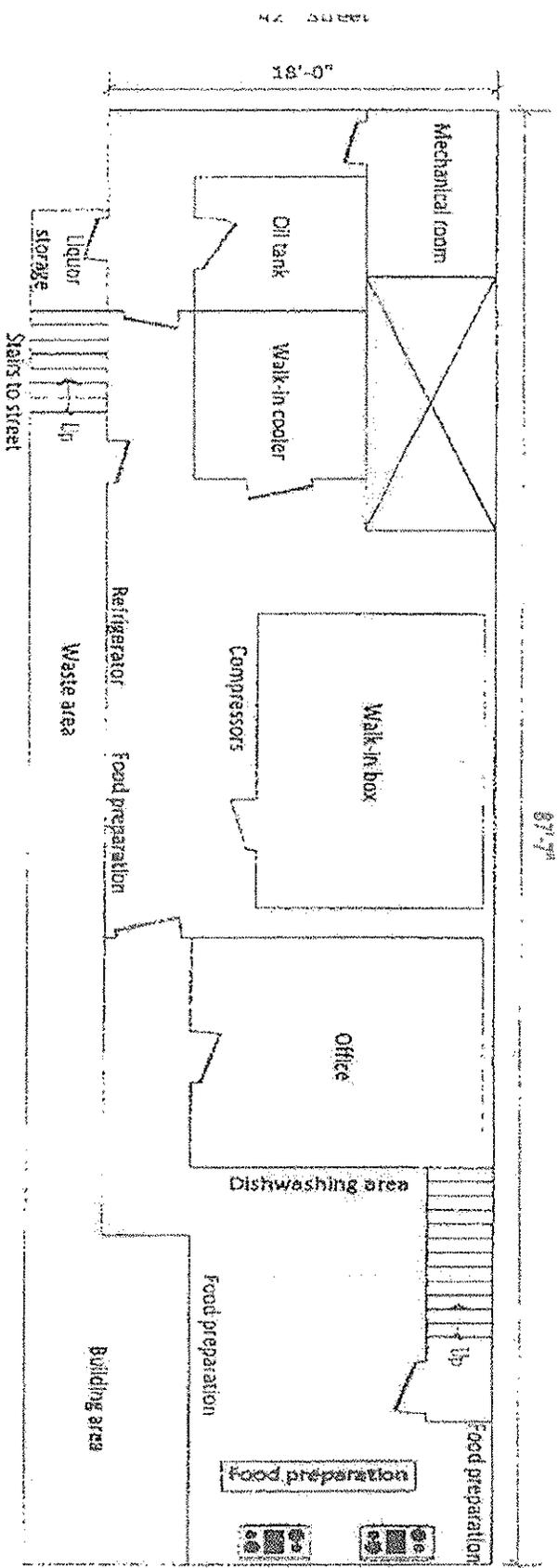
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.



R&R Westside LLC
 356 West 44th Street
 New York, NY 10036
 First Floor

R&R Westside LLC
356 West 44th Street
New York, NY 10036
Second Floor





R&R Westside LLC
 356 West 44th Street
 New York, NY 10036
 Basement

Appetizers

Jumbo Shrimp Cocktail
Served with Cocktail Sauce
14

Spinach & Artichoke Dip Imperial
With Crab Meat served with Pita Toast Points
14

Wings
(your choice)
Lemon Butter & Garlic, Buffalo,
Honey Sriracha, or BBQ
Served with Ranch or Blue Cheese,
Celery and Carrot Sticks
10

Chef Mike's Chili
Served with Cheddar Jalapeño Corn Bread
Croutons, Chipotle Sour Cream, and Fresh
Cilantro
9

Chicken Fingers
With Choice of Sauce
(Buffalo - Honey Sriracha - BBQ)
10

Bavarian Pretzel
W/ Sea Salt and Blue Moon Beer Cheese
8

Lump Crab Cake
2 Petit Crab Cakes served over Mixed Greens &
Topped with Imperial sauce
11

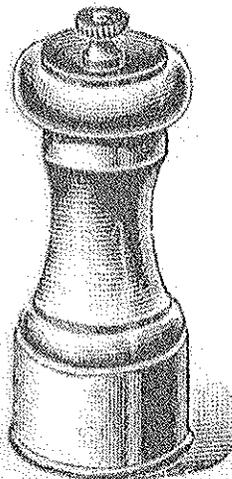
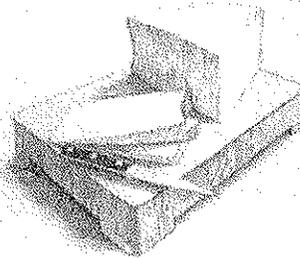
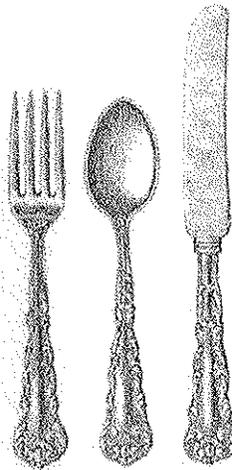
Cheese & Fruit & Charcuterie Board
Soppressata, Pepperoni, Abruzzese, Maytag Blue
cheese, Smoked Gouda, Fig jam, grapes, apples,
and Carl's Crackers
(Based on availability)
14

Rock Shrimp Tempura
Served with Honey Sriracha Mayo & Ketchup
12

Sliders
Beef or Crab Cake served on Eli's Brioche
Beef 10
Crab Cake 13

Parmesan and Truffle Steak Fries
Wedge Cut Fries topped with Herbs Parmesan
and Truffle oil
8

Braised Pork Belly



Soups and Salads

French Onion Soup Au Gratin
Served in a Crock Bowl with
Crostini's & Gruyere
8

Cream of Mushroom & Chicken Soup
Served in a Bread Bowl
10

Poached Pear Salad
Poached Pear, Candied Pecans, Crumbled Bleu
Cheese, Raspberry Vinaigrette
12

Cobb Salad
With Bacon Crumbles, Hard Boiled Egg,
Avocado, Crumbled Cheese, Grilled Chicken,
Tomatoes, Romaine and Leaf Lettuce Red
Wine Vinaigrette
14

House Salad
Mixed Lettuce with Tomatoes, Cucumber, Red
Onion, Croutons, Shredded Carrots with
choice of Dressing
12

Caesar Salad
Romaine Lettuce and Croutons Dressed with
Parmesan Cheese, And Caesar Dressing
(contains anchovies)
10

Sides

Roasted Rustic Herbed Potatoes
6

Crispy Brownd Brussel Sprouts
6

Wild Rice
6

Garlic & Rosemary Mashed Potatoes
6

Sautéed Haricovents
6

Creamed Spinach
7

Sautéed Corn
6

Mixed Veggies
6

Potatoes Au Gratin
Scalloped Potatoes Baked in a Creamy and
Cheesy Sauce until Golden Brown
8

The Brazen Burger
2 Beef Patties, Sautéed Mushrooms, American Cheese,
topped with Crispy Onions, Mayo, Bacon,
on Eli's Onion Brioche
 20

Portobello Burger Ala Caprese
Roasted Red Pepper, Fresh Mozzarella, Nut Free Basil Pesto,
Balsamic reduction
 13

Tavern Burger
Herbed Mayo with Lettuce & Tomato set
(Add Cheese \$1.50)
Served on Eli's Onion Brioche
 13

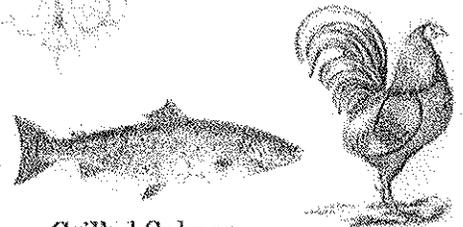


Chicken Sandwich
Swiss Cheese, Avocado, and Herbed Mayo
Served on Semolina Hero Roll
 13

Classic Philly Cheese Steak
With Peppers, Onions, and American Cheese
Served on Semolina Hero Roll
 15

Turkey Club
Triple Decker Sandwich with homemade brined
Turkey Breast, Melted Swiss cheese, Bacon, Lettuce,
Tomato, and Mayo
Served on Texas Toast
 16

Entrees



Beef Stew topped with Puffed Pastry
Hearty Beef Stew with Chunks of Tender Beef and
Vegetables in a Rich Beef Gravy Topped with a Flakiey
Pastry Crust
 18

Chicken & Dumplings
Creamy Chicken Stew with Soft Flavorful Dumplings
 17

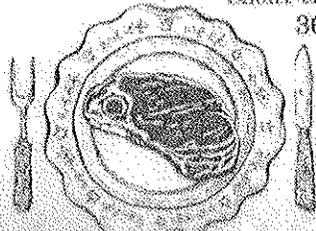
Baked Mac & Cheese
Fusilli Pasta Baked into a Cheese Sauce
 15

Pan Roasted Half Chicken
With Pan Gravy and Choice of 2 Sides
(please allow 20 mins to prepare)
 17

Center Cut Grilled Bone in Pork chop
With Apple Chutney and Choice of 2 Sides
 22

Sliced Hanger Steak with Wild Mushroom Ragu
Served over Wild Rice and choice of 1 side.
 27

Bone in Rib Eye Steak
24oz Rib eye topped with Sautéed Buttered Mushrooms and
Choice of 2 sides
 36



Grilled Salmon
Topped with a Lemon, Capser, and Herb Compound Butter.
Choice of 2 sides
 23

Crispy Long Island Duck Breast
Spiced Mandarin Orange Glaze
Choice of 2 Sides
 28

Pasta Primavera
Pasta Tossed with Parmesan and Vegetables
in a pink sauce
 16
 Add Chicken - 3 Add Steak - 8

Steak Pasta
Roasted Red Pepper and Garlic Cream Sauce
 24

Pancetta Braised Beef Short Ribs
Slow cooked Beef Short Ribs Fall off the Bone Tender
Choice of 2 Sides
 36

Crab Cake Imperial
Served over Mixed Corn and Brussel Sprouts
Choice of 2 Sides
 27

Keith's Fish & Chips
Fried Atlantic Cod and Wedge Cut Fries
Served with Malt Vinogar
 14

HELL'S KITCHEN



RDR West 3rd LLC
356 West 44th Street
New York, NY 10036
Exterior Photograph

1 **Business License & Permits Committee**

Item #: 22

2
3 July 27, 2016

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

10
11 **Re: Chaufa Inc.**
12 d/b/a Chaufa Inc.
13 698-700 9th Avenue (47/48)
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for Chaufa Inc. d/b/a Chaufa Inc. – 698-700 9th Avenue (47/48), **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 11:30a.m. – 11:30p.m. Sunday to Thursday, 11:30a.m. –
22 12:30a.m. Friday to Saturday; capacity of 74; 19 tables with 54 seats; and 1 stand-up bar with 8 seats.
23

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		DOING BUSINESS AS (DBA)	
Chaufa Inc		Chaufa Inc	
STREET ADDRESS		CROSS STREETS	ZIP CODE
698-700 9th Avenue		8th Ave and 9th Ave 47th / 48th	10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license) *see attached in email</small>	NAME: Juttana Rimreartwate	ATTORNEY/ REPRESENTATIVE	NAME: Anthony Caraballo
	PHONE: 718-687-9394		PHONE: 718-875-2929
	EMAIL: moonabon@hotmail.com		EMAIL: anthony@cblservices.com
MANAGER	NAME: same	LANDLORD	NAME: 358 W48th St LLC
	PHONE:		PHONE: 718-854-2300
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	see attached in email	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<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?	YES	<input checked="" type="checkbox"/>	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES	<input checked="" type="checkbox"/>	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="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	<input checked="" type="checkbox"/>	NO

Juttana Rimreartwate Licenses

Active

1. **Premises** QITME Inc DBA Qi
Address 675 8th Ave, New York, NY 10036
Years 2011 – Present
Serial Number 1251058

2. **Premises** QIWILL Inc
Address 176 N 9th St, Brooklyn, NY 11211
Years 2012 - Present
Serial Number 1265520

Inactive

1. **Premises** Spice 199 Inc DBA Spice
Address 199 8th Ave, New York, NY 10011
Years 1999 – 2015
Serial Number 1100286

2. **Premises** Lychee Inc DBA Lychee
Address 126 St Marks Place, New York, NY 10009
Years 2000 – 2012
Serial Number 1112451

3. **Premises** Rice Avenue Inc DBA Rice Avenue
Address 72-19 Roosevelt Avenue, Jackson Heights, NY 11372
Years 2003-2011
Serial Number 1137696

4. **Premises** Tai Gourmet Inc DBA Vendor
Address 1407 2nd Avenue, New York, NY 10021
Years 2004-2007
Serial Number 1152796

5. **Premises** Room Service II Inc DBA Room Service II
Address 166 8th Avenue, New York, NY 10011
Years 2006 - 2014
Serial Number 1177404

6. **Premises** QI Curry Corp
Address 31 W 14th Street, New York, NY 10011
Years 2009-2015
Serial Number 1235205

7. **Premises** Bangkok Palace II Inc DBA Spice
Address 1411 2nd Avenue, New York, NY 10021
Years 2012 – 2013
Serial Number 1029801

Chaufa Inc Principals

Juttana Rimreartwate

Bopitk Mohktong

Yanyong Limleartvate

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS: <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	←	11:30am	11:30pm	→	11:30am-12:30am		11:30-11:30	
	Kitchen	←	11:30am	1:00pm	→	11:30am-12am		11:30-11:00pm	
	Music	←	11:30am-11:30pm	→	11:30am-12:30pm		11:30-11:30		
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	74	74	19	54	0	1	8		
OUTSIDE <i>(Other than sidewalk café)</i>									
SIDEWALK CAFÉ									
How many floors are there? What is the capacity for each floor?					1 floor; 74				
How frequently will the owner(s) be at the establishment?					Every day				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="checkbox"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="checkbox"/> YES	NO			
Will you be hosting private, promotional or corporate events?					YES	<input checked="" type="checkbox"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="checkbox"/> YES	NO			
Will security plan be implemented?					<input checked="" type="checkbox"/> YES	NO			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					<input checked="" type="checkbox"/> YES	NO	2		
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					<input checked="" type="checkbox"/> YES	NO			
Where will delivery bicycles be stored during the day when not in use?					bike rack on side of premises				

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	N/A	
	# 2		
	# 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?	N/A		
When did applicant post the notice that was provided?	06/22/2016		
Where did applicant post the notice that was provided?	front of premises		
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	718-687-9394
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	on the roof; central AC		
When was the air conditioner installed?	installed by previous owner		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" 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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 checked="" type="checkbox"/> YES	<input 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	

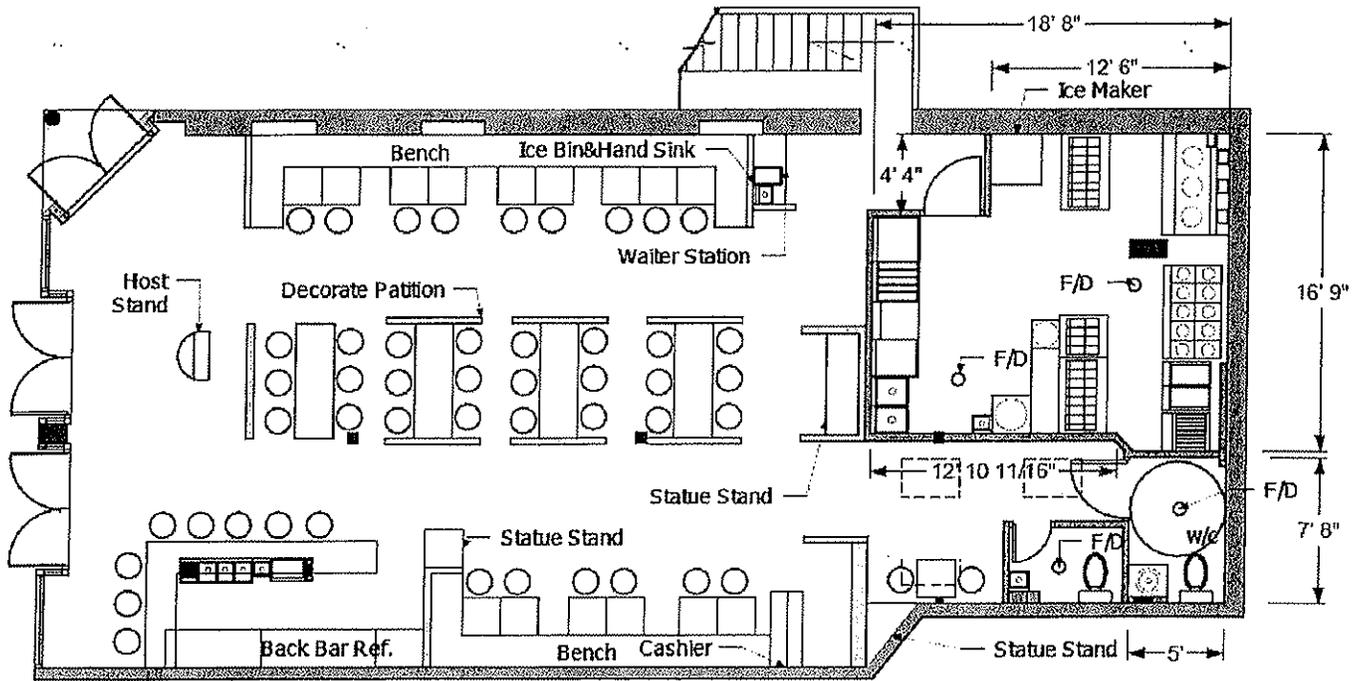
OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input checked="" 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 checked="" 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	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 checked="" type="checkbox"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" 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	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

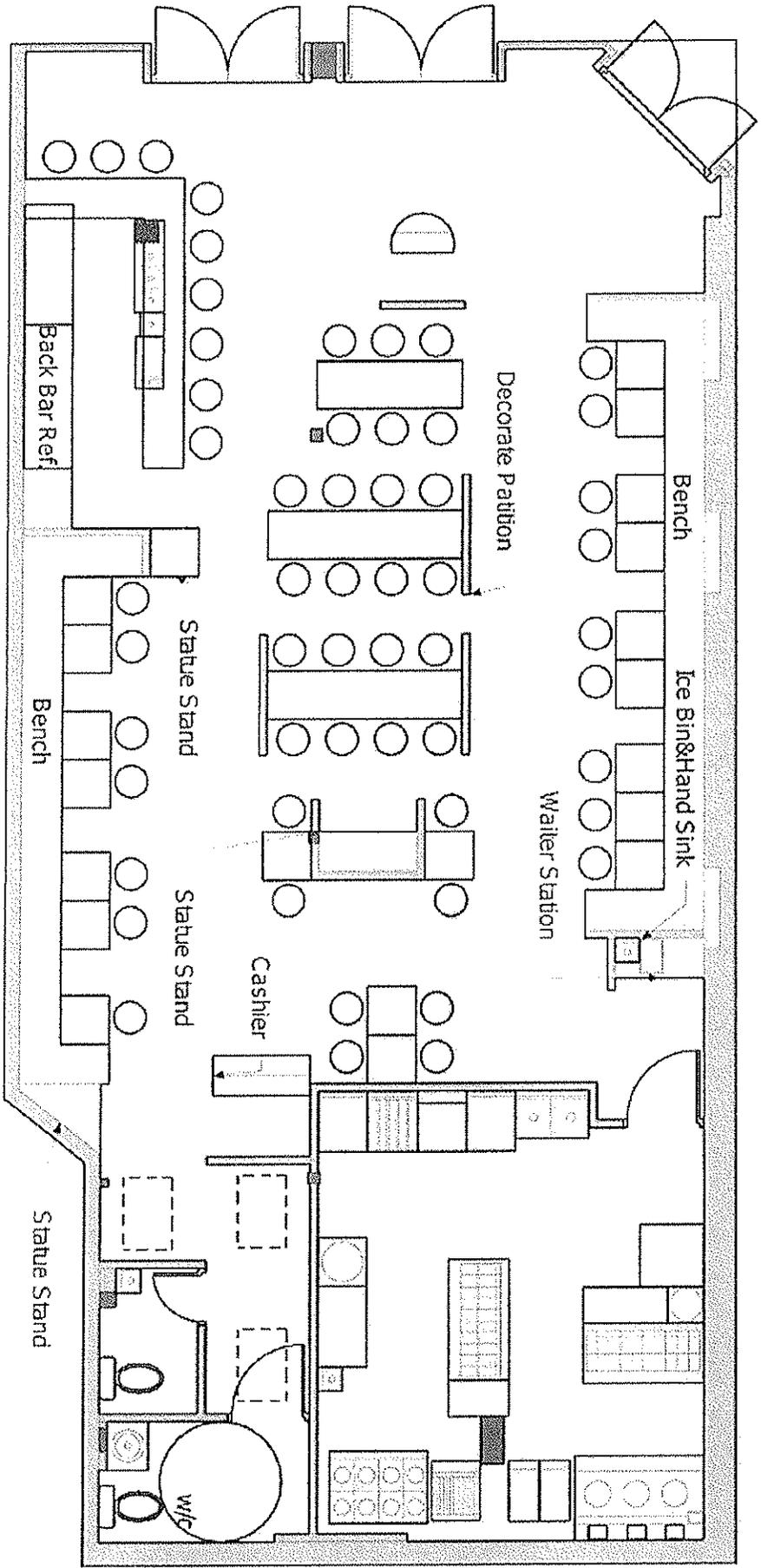
ADDITIONAL STIPULATIONS: (Office Use Only)

- Patron occupancy will be no more than 66 people. Revised patron number and floor plan will be submitted by 7/22
- Two doors on Ninth Ave will be kept closed at all times and used only for emergency exits

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.

Revised floor plans submitted 7/13





MENU

SOUP

Shrimp & Pork Wonton Soup - 6
Chicken Rice or Noodle Soup \$6
Bean Curd with Vegetable Soup \$6

APPETIZER

General Tso Chicken Meatball - 9
Sesame Chicken Wings 2 Ways - 9
Pumpkin Tempura - 7
Braised Duck Mini Tacos - 9
Salt & Pepper Calamari Rings - 9

DIM SUM

Mushroom Spring Roll - 7
Crystal Shrimp Dumpling - 8
Mushroom Dumplings - 7
BBQ Pork Puff - 7
Scallion Pancake - 7
Chicken Dumpling - 8
Vegetable Dumpling - 8

NOODLE & RICE

Dan Dan Duck Ramen - 13
Duck confit, egg, seaweed, scallion, mushroom, shishito
Oink Oink Fried Rice - 14
Black rice, shishito, carrots, green peas, pork belly, bacon, Chinese sausage, scallion, egg
Vegetables Fried Rice - 13
Asian vegetables, carrots, shallot, dark soy
Spicy Singapore Laksa Noodle Soup - 13
Egg noodle, shrimp, tofu, bean sprouts, egg, fish cake, cilantro
Flank Steak Longevity Noodle - 15
Asparagus, onion, cabbage, shiitake mushroom, carrots

MEAT & SEAFOOD

Roasted Pork W. Basil Sauce - 14
Tomato, onion, bell pepper, okra, string beans
Broiled Char Sui Salmon - 19
Asian slaw, edamame beans
Braised Short Rib Curry - 17
Crushed cashews
Szechuan-Peppercorn Steak - 24

Shaking Beef - 18

Wok charred. Tomato, red onion, bell pepper, roasted salt & pepper

Chicken Teriyaki - 15

Broccoli, asparagus

Steamed Prawns Green Curry -18

Eggplant, bell pepper, string beans, tofu, basil

Tamarind Crispy Whole Fish -20

Shishito pepper, candied pineapple, tomato, basil, bell pepper, onion

Pan-Roasted Duck Breast - 18

Mandarin sauce. Asian vegetables

New Zealand Rack Of Lamb - 23

Roasted garlic, rosemary, sesame seed soy jus

Classic Steam Fish Of The Day - 17

Green peas, asparagus, enoki, shiitake mushroom. Ginger soy

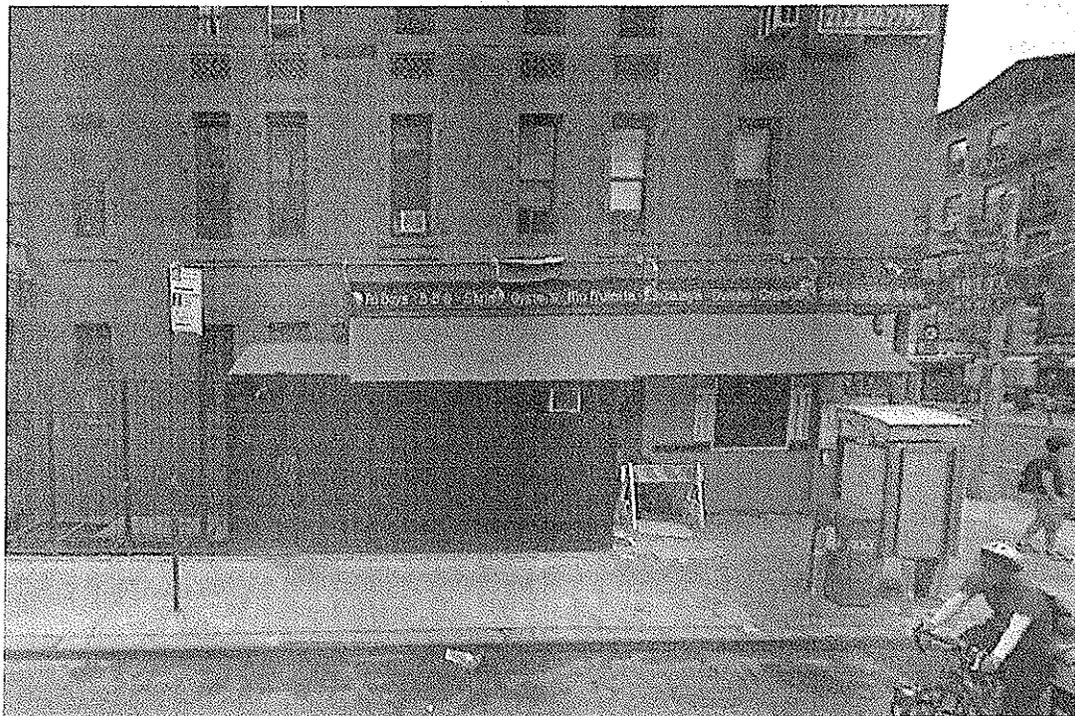
SIDES

BLACK RICE - 3

BROWN RICE - 2

JASMINE RICE - 2

698-700 9th Ave, New York, NY 10036



1 **Business License & Permits Committee**

Item #: 23

2
3 July 27, 2016

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

10
11 **Re: MMCM, LLC**
12 d/b/a The Rippler Cassa Hotel
13 511 9th Avenue (39/40)
14 *New On-Premise Liquor License*

15
16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for MMCM. LLC d/b/a The Rippler Cassa Hotel – 511 9th Avenue (39/40), **unless** the
20 attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this
21 establishment with hours of operation 7a.m. – 2a.m. seven days a week; capacity of 200; 42 tables; 155
22 seats; and 2 stand-up bars with 22 seats.

23
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 MMCM, LLC		DOING BUSINESS AS (DBA) The Rippler Cassa Hotel	
STREET ADDRESS 511 9th Avenue		CROSS STREETS b/t 39th & 40th Streets	ZIP CODE 10018
OWNER <i>(Attach a list of all the people that will be associated with this license)</i>	NAME Michael Ginsberg	ATTORNEY/ REPRESENTATIVE	NAME Terry Flynn Jr.
	PHONE 646-243-7072		PHONE 718.945.1000
	EMAIL michael@chelseamarket.com		EMAIL trflynnjr@gmail.com
MANAGER	NAME Michael Barrett	LANDLORD	NAME Solly Assa
	PHONE 646-496-9841		PHONE 917-902-7074
	EMAIL michaelbarrettv@gmail.com		EMAIL Solly.assa@assaproperties.com
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		d.b.a. The Rippler @ 511 9th Ave
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input 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 checked="" type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input checked="" type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise Liquor License establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.
	Kitchen	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.	7a.m. - 2a.m.
	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
INSIDE	✓	200	42	155		2	22
OUTSIDE <i>(Other than sidewalk café)</i>							
SIDEWALK CAFÉ							
How many floors are there? What is the capacity for each floor?					3		
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	✓	
Will applicant have bottle or table service for beverage alcohol?					NO	⊖	
Will you be hosting private; promotional or corporate events?					NO	⊖	
Will outside promoters be used on a regular basis? If yes please describe.					YES	⊖	
Will you have a security plan? If, yes please attach.					NO	✓	
Will security plan be implemented?					NO	✓	
Will State certified security personnel be used?					NO	✓	
Will New York Nightlife Association and NYPD Best Practices be followed?					NO	⊖	
Will applicant be using delivery bicycles? If yes, how many?					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?					NO	⊖	
Where will delivery bicycles be stored during the day when not in use?					pkg garage		

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

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted.	# 1	midtown north/south precinct council: john mudd
	# 2	w. 36th block assoc: frank strock
	# 3	hkna assoc: kathleen treat
	# 4	midtown north/south precinct council: william otterson
	# 5	
Please provide dates when applicant met with the groups listed above.	may 27th, 2016 by email	
Who was your contact person at each group you met with?	see above please	
When did applicant post the notice that was provided?	may 18th, 2016	
Where did applicant post the notice that was provided?	window at address 511 9th ave	
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	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="checkbox"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.		cassa hotel (current hotel/res)	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO <input checked="" type="checkbox"/>	
Do you plan any changes to the existing facade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES <input checked="" type="checkbox"/>	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="checkbox"/>	YES <input checked="" type="checkbox"/>	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="checkbox"/>	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="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have a canopy extending over the sidewalk?	YES <input checked="" type="checkbox"/>	NO	
Where will the air conditioner be located? What type is it?			
When was the air conditioner installed?			

[Handwritten signature]

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

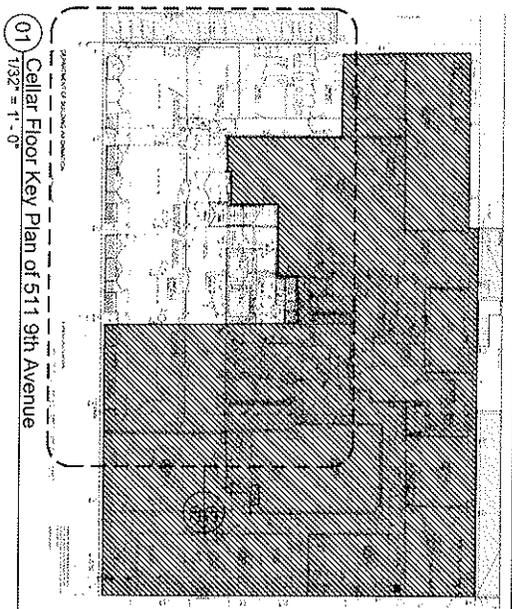
rear yard/patio/porch/balcony/pavilion (faces garage and bus yard)

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

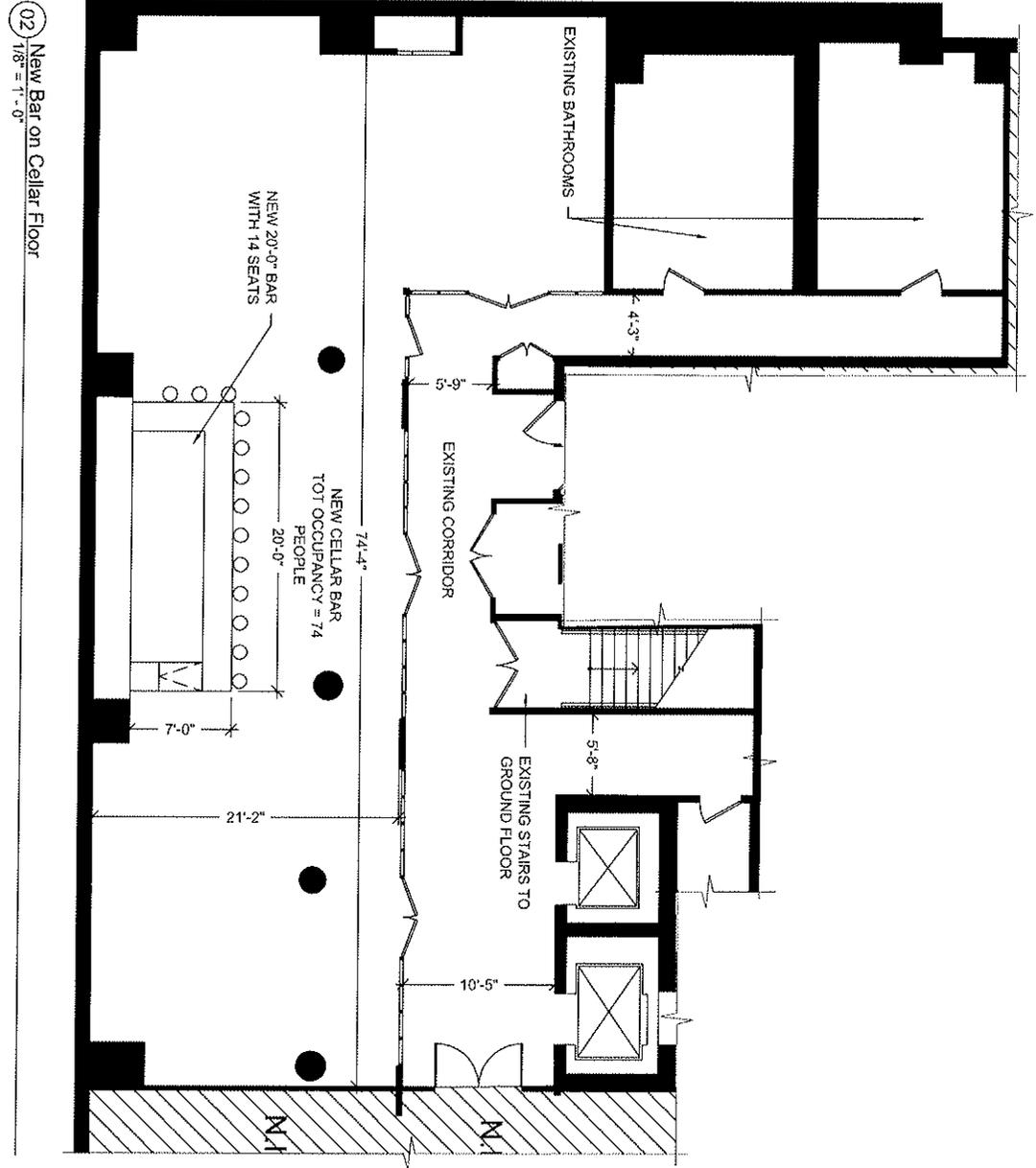
ADDITIONAL STIPULATIONS: (Office Use Only)

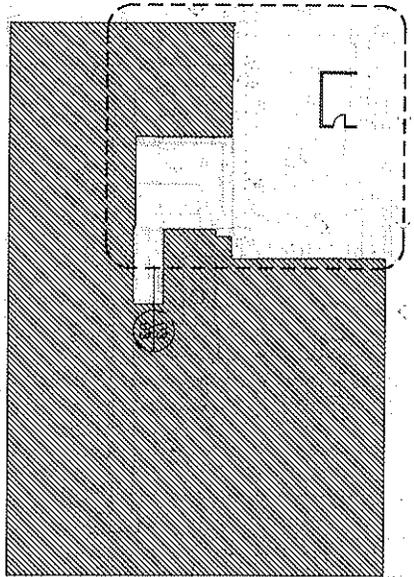
- There will be no outdoor space or any retractable roof.
Second Floor space will be enclosed at all times.
- This application does not extend to the basement level and encompasses only the first and second floor restaurant
- Background music only
- Hours of Operation: 7a.m. to 2a.m. seven days a week; Capacity: 200; Tables: 42; Seats: 155;
Stand-up bars: 2 with 22 seats

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.



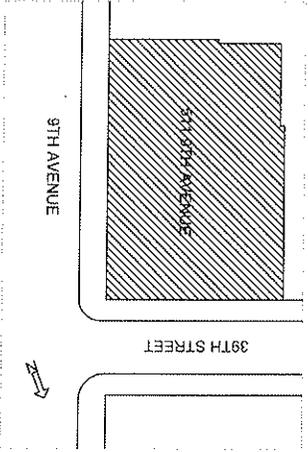
NOTES:
1. TOTAL CELLAR BAR
OCCUPANCY = 74 PEOPLE



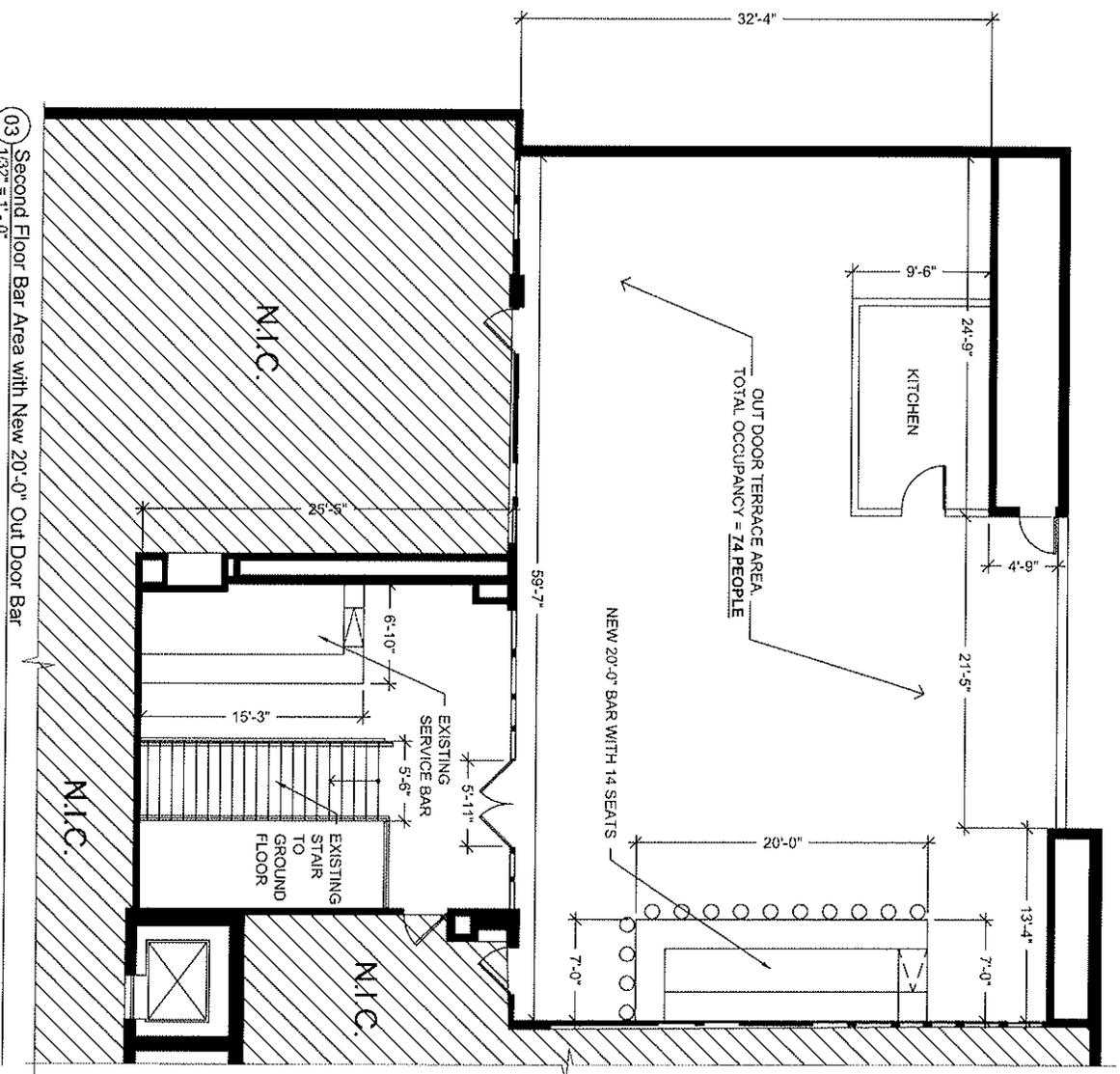


01 Second Floor Key Plan of 511 9th Avenue
1/32" = 1'-0"

NOTE:
 1. TOTAL ROOF TOP AND SERVICE BAR OCCUPANCY IS 74 PEOPLE.
 2. SERVICE BAR IS EXISTING.
 3. NEW 20'-0" TERRACE BAR.



02 Plot Plan
NOT TO SCALE



03 Second Floor Bar Area with New 20'-0" Out Door Bar
1/32" = 1'-0"

Rococo
511 9th Avenue
New York NY 10018
646.599.4013

Menu

APPETIZERS

- Meatballs - in a Neapolitan ragu sauce 12
- Eggplant Parm - Eggplant, Tomato Sauce, Parmigiano Reggiano, Basil 12
- Zucchini Scapece - Zucchini with White Wine Vinegar, Mint, Garlic 9
- Cheese Board - Parmigiano Reggiano, Asiago, Pecorino Toscano, Goat Cheese served with nuts, grape and Honey 16
- Charcuterie Board - Prosciutto, Sweet Sopressata, Spicy Salame, Porchetta 18

SALADS

- Caesar Salad - Romaine, Parmigiano Reggiano, Garlic Croutons, Cesar Dressing 10
- Spinach Salad - Spinach, Avocado, Shallots, Cherry Tomatoes, Cilantro, Lime Dressing 11
- Arugula Salad - Baby Arugula, Cherry Tomatoes, Raw Slice Cremini Mushroom, Shaved Parmigiano Reggiano, Lemon Dressing 9
- Caprese Salad - Mozzarella, Cherry Tomatoes, basil, EVOO 12
- Tuna Salad - Italian Tuna, Cucumber, Gaeta Olives, Plum Tomatoes, Carrots, Romaine, Oregano and EVOO 13
- Mixed Green Salad - Mixed Green, Raisin, Apple, Balsamic Dressing 12

PASTAS

- Baked meat Lasagna 15
- Baked Ziti 16
- Vegetables Lasagna 14
- Baked Gnocchi 16

PIZZA

- Margherita - Tomato Sauce, Mozzarella, Basil, EVOO 14
- DOP - Tomato Sauce, Buffalo Mozzarella, Basil, EVOO 16
- Capricciosa - Tomato Sauce, Mozzarella, Mushrooms, Italian Ham, Artichokes and Olives 17
- Spicy Salami - Tomato Sauce, Mozzarella, Salame, Spicy Oil 15
- Sausage & Broccoli Rabe - Mozzarella, Italian Sausage, Broccoli Rabe 18
- Potatoes & Speck - Thinly Sliced Idaho Potatoes, Speck, Mozzarella, Rosemary, EVOO 18
- Porcini Mushroom & Pancetta - Porcini, Mushroom, Italian Bacon, Mozzarella, Parsley 18
- Quattro Formaggi - Mozzarella, Provolone, Parmigiano Reggiano, Gorgonzola 16
- White Pie - Buffalo Ricotta, Mozzarella, Basil, EVOO 14
- Nerano - Thinly Sliced Zucchini, Smoked Mozzarella, Mint 16
- Prova - Mozzarella, Cherry Tomatoes, Arugula, Prosciutto di Parma, Shaved Parmigiano Reggiano 19
- The Parm - Tomato Sauce, Eggplant Parmigiana, Basil 18
- Veggie - Tomato Sauce, Eggplant, pepper, Zucchini, Mozzarella 16

DESSERTS

- Tiramisu - Italian Classic with Lady Fingers, Espresso Coffee and Mascarpone Cheese 10
- Cannoli - 9
- Ricotta Cheesecake - 9
- Gelato - 9
- Affogato - truffle gelato Drowned in Espresso 10

Flynn & Flynn, P.L.L.C.

ATTORNEYS AT LAW

TERRENCE R. FLYNN, JR.

MARY P. FLYNN

198 Beach 102nd Street
ROCKAWAY BEACH, NEW YORK 11694
TEL: 718-945-1000
FAX: 718-318-6162

NYC OFFICE BY APPOINTMENT ONLY

July 12, 2016

Ms. Janine Pretente
Community Board 4 Manhattan
330 West 42nd Street
New York, New York 10036

Re: 511 Ninth Avenue On Premise License application

Dear Ms. Pretente:

At last month's Community Board Committee meeting the applicant was asked to breakdown the usage of each area of the premise as the premise covered three floors within the hotel. Towards this end I will refer to the premise as having three areas; the first floor, the basement area and the second floor and rooftop area.

The First Floor. The first floor will function as a dining room for the hotel. This area will have 48 seats and 13 tables. There will be a 16 foot bar with 8 stools. Please see the diagram attached as exhibit "A". This area will have background music, there will be no dancing, and food will be available at all hours of operation. The hours of operation for this area are 8 am to 2 am Sunday through Wednesday and 8 am to 4 am Thursday through Saturday.

Pursuant to a conversation with Christina the sidewalk café will be withdrawn from the application.

The Second Floor. This area will be an extension of the restaurant on the first floor. There is access by staircase between the floors. This area will 107 seats, 29 tables, and a 27' bar with 14 stools. There will be a kitchen within the space and a service bar for waitress/waiter usage. The area is partially enclosed always and there is a section with a retractable roof. The retractable roof would only be open seasonally and only until 10 pm. The roof will not be open when there is music playing.

Please see a diagram of the space as exhibit "B". There will only be background music, there will be no dancing within the area and food will be available during all hours of operation. The hours of operation for this area are 8 am to 2 am Sunday through Wednesday and 8 am to 4 am Thursday through Saturday.

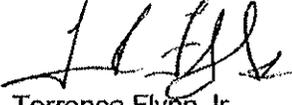
Basement area. The basement area will be used for private events (birthdays, showers, Christenings, etc), corporate events (Christmas parties, annual meetings, etc), and overflow for those seeking food service. There will be no outside promoters, no dancing, the music will be background however we do expect to have dj's for some private functions.

The area is comprised of restrooms, 49 tables and 148 seats, a 27' bar with 14 stools, and access between the floors by staircase. Please see a diagram of the space as exhibit "C" attached. The hours of operation will be from 8 am to 2 am as traffic bears.

The main application is attached to this letter as well as the diagrams and menu previously submitted. Members of the committee have done a walk through of the space. The applicant notified the community groups as requested by the Community Board.

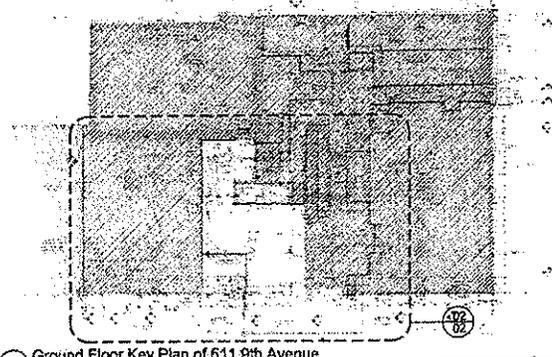
Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Flynn Jr.', written in a cursive style.

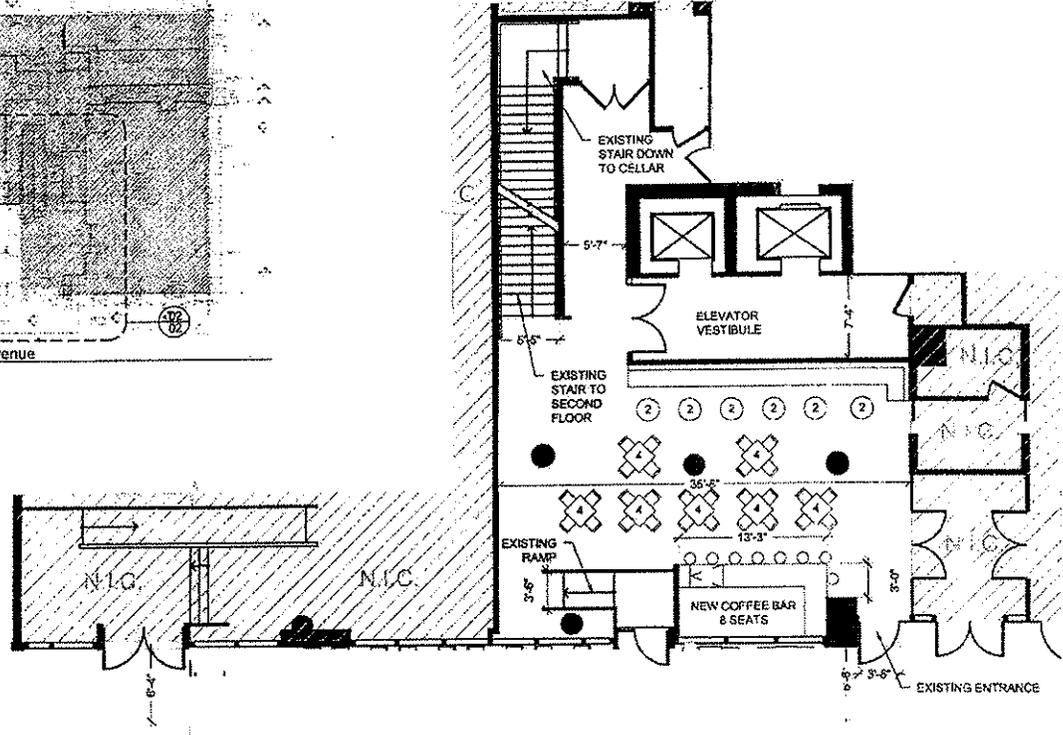
Terrence Flynn Jr

Exhibit "A"



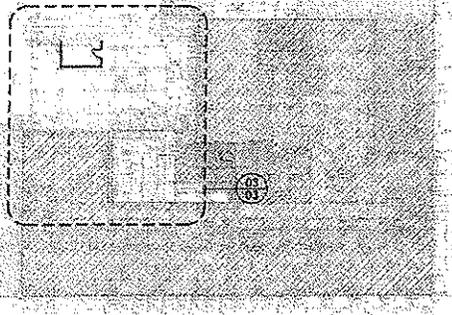
01 Ground Floor Key Plan of 511 9th Avenue
1/32" = 1' - 0"

- NOTES:**
1. NEW COFFEE BAR INSIDE HOTEL LOBBY TO HAVE 48 SEATS.
 2. NEW UN-ENCLOSED SIDE WALK CAFE TO HAVE 34 SEATS AND IS ACCESSIBLE THROUGH THE NEW COFFEE BAR IN THE HOTEL LOBBY.
 3. STAFF = 10 PEOPLE
 4. TOTAL OCCUPANCY = 92 PEOPLE



02 New Coffee Shop and Side Walk Cafe
1/8" = 1' - 0"

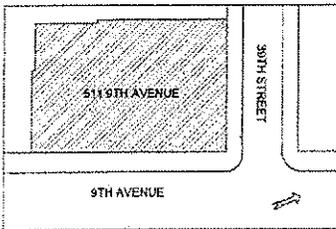
Exhibit "B"



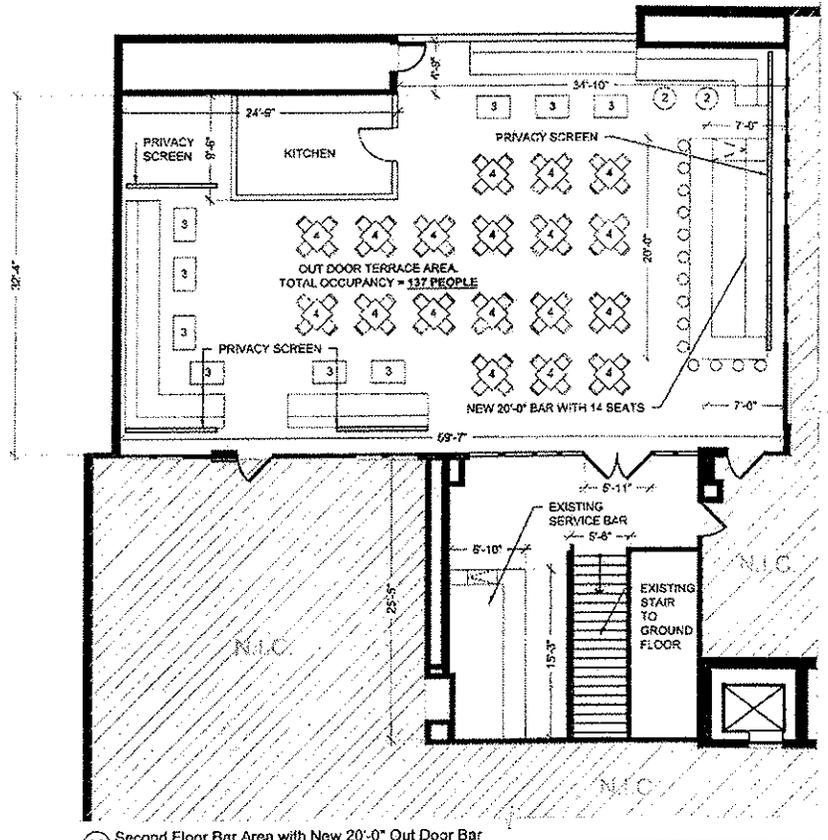
01 Second Floor Key Plan of 511 9th Avenue
1/32" = 1'-0"

NOTE:

- 1. ROOF TOP SEATING = 103 PEOPLE.
- 2. BAR SEATING = 14 PEOPLE
- 3. STAFF = 20
- 4. TOTAL OCCUPANCY = 137 PEOPLE
- 5. SERVICE BAR IS EXISTING.
- 6. NEW 20'-0" TERRACE BAR.



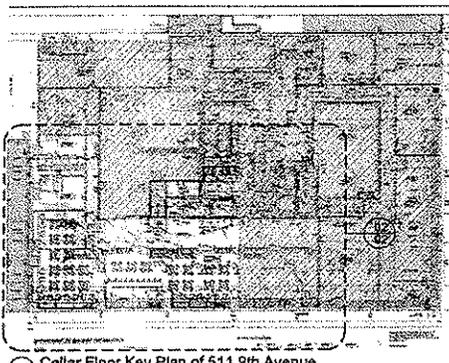
02 Plot Plan
NOT TO SCALE



03 Second Floor Bar Area with New 20'-0" Out Door Bar
1/32" = 1'-0"



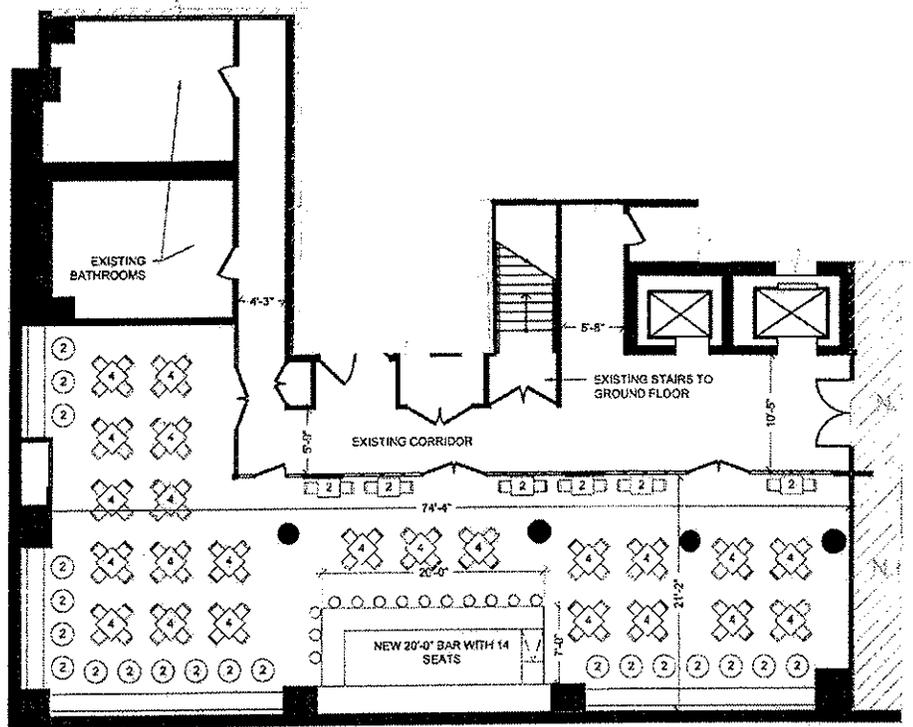
Exhibit "C"



01 Cellar Floor Key Plan of 511 9th Avenue
1/8" = 1'-0"

NOTES:

1. CELLAR TABLE AND CHAIR OCCUPANCY = 144 PEOPLE
2. TOTAL BAR SEATS = 14 PEOPLE
3. STAFF = 20 PEOPLE
4. TOTAL OCCUPANCY = 176 PEOPLE



02 New Bar on Cellar Floor
1/8" = 1'-0"