

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036 tel: 212-736-4536 fax: 212-947-9512 www.nyc.gov/mcb4

LOWELL D. KERN Chair

JESSE R. BODINE District Manager

February 19, 2020

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

Re: Taste With Style LLC, Inc. d/b/a Intermezzo Italian Restaurant & Pizzeria 623 Ninth Avenue, NY, NY (44/45 Streets)

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends <u>denial</u> of the application for an OP license for Taste With Style, LLC Inc. d/b/a Intermezzo Italian Restaurant & Pizzeria, 623 9th Ave, NY, NY (44/45).¹ MCB4 has been unable to confirm that this applicant has no connection with Besim Kukaj – who held an OP license for this establishment/location until recently, when that license was summarily suspended by the Liquor Authority. At that time, the Liquor Authority suspended four of Mr. Kukaj's licenses, including three in this district. With interesting timing, supposedly new operators for all three of those establishments presented their applications to the Business Licenses and Permits (BLP) Committee of MCB4 at the same January 14, 2020 meeting. MCB4 is concerned about the possibility of Mr. Kukaj's involvement with the supposedly new establishment and the new OP license. If the Liquor Authority concludes that the current applicant has no connection to Mr. Kukaj, then MCB4 recommends denial unless the attached stipulations, proposed by the applicant, are made terms of the license.

History at 623 Ninth Avenue

623 9th Avenue was formerly licensed (License No. 1299684) as *Cara Mia* and licensed under BKUK 10 Corp, one of Mr. Kukaj's multiple licenses. At certain points, the establishment was named Intermezzo. Mr. Kukaj also operated an Intermezzo at 202 8th Avenue under a different BKUK Corp.

MCB4's recommendation is based on a vote taken at its February 5, 2020 full board meeting, with __39__ members voting in favor of the recommendation, _0__ members opposed, _0__ members abstaining and _0__ present but not eligible.

The Current Application

At the January 14, 2020 meeting of the BLP Committee, Melsa Skrapalliu presented her application for an OP license at 623 9th Avenue. Ms. Skrapalliu informed the committee that she intends to continue operating Intermezzo as it has been operating, with the same name, décor, and staff. She has helped manage restaurants before but has never owned or operated one herself.

MCB4's Recommendation re 623 9th Avenue

Given Besim Kukaj's history in this district and with the Liquor Authority, MCB4 is concerned about Mr. Kukaj obtaining any new licenses or having any involvement with the sale of alcoholic beverages in this district. Although MCB4 has been unable to uncover any concrete connection between the current applicant Melsa Skrapalliu and Mr. Kukaj, there are several red flags. Mr. Kukaj operated and previously held the OP license at the current Cara Mia/Intermezzo at 623 9th Avenue and the Intermezzo at 202 8th Avenue. Ms. Skrapalliu stated that she intends to continue Intermezzo as it has been operating. There is nothing in Ms. Skrapalliu's background or application to indicate that she, standing alone, would be a knowledgeable and effective owner of a restaurant.

In addition, this establishment is in an area with a high concentration of liquor licenses -- **27 (twenty-seven)** OP liquor licenses within 500 feet of this address (per the SLA LAMP report) -- and granting another license under these circumstances would not be in the public interest.

Accordingly, MCB4 requests that the Liquor Authority investigate whether the applicant Ms. Skrapalliu has any connection to Mr. Kukaj and whether Mr. Kukaj will be involved in any way in the ownership or operation of the planned establishment. If no such connections are found, MCB4 would recommend denial unless the attached stipulations, submitted by Ms. Skrapalliu, are made terms of the license at 623 9th Avenue.

Based on the information currently available to it and for the reasons stated above, however, MCB4 requests that the present application be **denied**.

Thank you for your attention and cooperation with this application.

Sincerely,

Lowell D. Kern Chair Yoni Bokser Co-Chair

you so buffer

Business Licenses & Permits Committee

Co-Chair

Frank Holozubiec

Business Licenses & Permits

Committee

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations

Application (ATI)	ricius ivii	isi Be Completed)									
CORPORATION NAME TASTE WITH STYLE LLC, INC.			DOING BUSINESS AS (DBA) INTERMEZZO ITALIAN RESTAURANT & PIZZERIA								
STREET ADDRESS	AVENU	E NEW YORK, NY	CROSS STREETS	H STREETS	ztp code 10036						
OWNER	NAME:	MELSA SKRAPALLIU		NAME: CLAU	JDIO FERN	NANDEZ					
(Attach a list of all	PHONE:	347-675-3056	ATTORNEY/ REPRESENTATVE	PHONE: 646-2	294-6125						
the people that will be associated/listed with the license)	EMAIL:	RIMEMPIRE@GMAIL.COM		EMAIL: HWY	LT@AOL.	COM					
	NAME:	BEDRI KLANI		NAME: CHRI	ISTINA TG	AM					
MANAGER	PHONE:	917-972-2657	LANDLORD	PHONE: 516-	567-7171						
APPLICATIO	EMAIL:	Liquor License	Pr.	EMAIL:	0-61	ALEX IVE DESCRIPTION					
ATTEICATIO			Kith Della	losed Sidewalk (Caje)						
	Has appli	cant owned or managed a simila	r business? NO	YES	(NO)						
	What is/	was the name and address of es	tablishment?		$\overline{}$						
(O) New	What were	the dates applicant was involved with this	former premise?								
1464	What is	the license # and expiration d	ate?								
Corp Change/Class	Is applic	cant making any alterations of	r operational	YES	(NO)						
Change/Removal			eing made, please describe/list all changes.								
	What is th	ne current license # and expiration	on date?								
O Alteration		list/describe the nature of all t	he changes an	d attach the plar	18.						
METHOD OF	OPERA	TION									
TYPE OF ALCOR	TYPE OF ALCOHOL Liquor/Wine/Beer & Cider Beer & Cider Wine/Beer & Cider										
ESTABLISHMEN		0	baret Nig	ght Club O	Hotel O	Bar/Tavern Catering					
		O Club (Fraternal Organization – N	Members Only)								
		with the SLA? If yes, when? If no	0,	WILL FIL	E DECEMI	BER 26 TH , 2019					
when do you pla			YES (N	יוע		•					
diagram of the (On-Premis	cable? If yes, please attach a e liquor license establishments our establishment and the Public	NO NO	0							
Interest Statements the 200 Foo		oplicable? If yes, please attach	n al	-							

diagram of the schools and houses of worship that trigger	YES	(NO)	
the rule. NO		\sim	
Has applicant/owner(s) read MCB4 Policy Regarding	-(
Concentration and Location of Alcoholic-Serving	(YES)	NO	
Establishments? YES			

		MONDAY TUESDAY WEDNESI		DNESDAY	THUR	SDAY	١,	RIDAY	SA	TURDAY	SL	NDAY		
	Operation	11AM-	11AM-12A			M-	11AM		-	AM-	_	M-3AM	1 11AM-11PM	
HOURS*	1.	12AM			12A	M	12AM		ВА	М				
(Indoor	Kitchen	11AM-	11AM-11P	М	11/	AM-	11AM	1-	11	AM-	11/	M-	11A	M-11PN
Only)	KIIGIEII	11PM			11P	М	11PM		12/	AM	12A			
	Music	12PM-	12PM-10P		12F		12PM		1	PM-				И-10PN
If you plan	to have music	10PM	s)?		10P 	М	10PM		12/	AM	12A	M		
(Circle all tha		, 27.0	BACKGRO	UND) LI	IVE MUSIC	<u> </u>	ນ (J	KE BOX	D_	KAJ	MOKE	-
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	Caps	icity	Maximum # of											
	(Certi	lincate .	Persons You Anticipate	Num		Number of Seata		r of Ser ly Bars	vice	Number Stand-Up		Number of at Stand-U		
			Occupying remises (Including Employees)		ons	of ixed		.,		J		2.0.22		
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INSIDE OUTSIDE	-						l .	_	-			0	-	
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(Other sidewalk cafe	than										_			
SIDEWALI CAFĖ	ζ													
			the capacity fo				BASEN PREP (LEV	EL IS FO	R ST	ORAGE A	ND F	OOD
			at the establish OF THE TIME.	ment?	?									
T KEGOE!	TET MORE		OI THE HIME.											
Will there	be dancing? I	NO					YES	(NO)						
Will applic	ant have bottle	e or table se	ervice for bever	age al	coho	I? YES	VEX	NO						
Will you be hosting private; promotional or corporate events? NO						NO	YES	NO	-		_			
Will you be	fill outside promoters be used on a regular basis? If yes please					ase	YES	(NO)						
<u> </u>							YES	(NO)			_	-		_
Will outsid		plan? If, ve	s piease attach.	_					H		-		_	
Will outsid describe. I Will you ha	ive a security				l security plan be implemented? NO									
Will outsid describe. I Will you ha	ive a security ty plan be imp	lemented?	NO				YES	(COS)	-					
Will outsid describe. I Will you ha	ive a security ty plan be imp	lemented?					YES	NO		N	ОТ	APPLIC	ABL	
Will outsid describe. I Will you ha Will securi Will State Will New Y followed?	ty plan be imposertified secur	ity personn	NO el be used? N/A and NYPD Bes	t Prac							_	APPLIC APPLIC	_	
Will outsid describe. I Will you ha Will securi Will State Will New Y followed?	ty plan be imposertified secur	ity personn	NO el be used? N/A	t Prac			YES	NO			_		_	

Law?		
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? NO	YES	(NO)					
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection? YES	VES	NO					
Is a Public Assembly permit required? NO	YES	(NO)					
Are your plans filed with DOB? N/A	YES	NO	NOT APPLICABLE				

Community Notification/Rela	tions				T.V.				
NOTIFICATION: List all block associations;	# 1	IN PROGRESS	VIA EN	ИAIL					
tenant associations, co-op boards or condo boards of residential buildings; and	# 2	IN PROGRESS	IN PROGRESS VIA EMAIL						
community groups that applicant has notified regarding its application. For	cant has notified IN PROGRESS VIA EMAIL rding its application. For								
each please list both the organization and individual you contacted	# 4	IN PROGRESS VIA EMAIL							
	# 5	IN PROGRESS	VIA EN	/AIL					
Please provide dates when applica listed above.	int met	with the groups	IN PROGRESS						
Who was your contact person at ea	ach gro	up you met with?	TO BE DETERMINED						
When did applicant post the notice	that wa	is provided?	DECEMBER 15 TH , 2019						
Where did applicant post the notice that was provided?				THREE PLACES – FRONT ENTRANCE SIDE ENTRANCE AND INSIDE					
Will applicant provide owner cell p and respond to complaints that aris in space provided. YES	e? Plea	ase provide number		(VES)	NO	347-675-3056			
Will applicant inform the Commur openings and/or provide a hypewebpage? YES				YES	NO				

BUILDING DESIGN			NV-1 1/2-3- 3- 3-2		
State the name and type of business previously located in the space	INTERMEZZO ITALIAN RESTAURANT & BAR				
Has a liquor-licensed establishment previously occupied this space at any time? YES If yes, please provide the name of the business	(YES)	NO	CARA MIA ITALIAN RESTAURANT		

Do you plan any changes to the section 5 I also				
Do you plan any changes to the existing façade? NO If yes, please describe.				
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	(NO)		
YES	YES	NO		
Is the entrance ADA Compliant? YES	(VES)	NO		
Do you plan any changes to the existing façade? NO If yes, please describe.	YES	NO		
Will applicant have a vestibule within the establishment? YES	YES	NO		
Will applicant use a storm enclosure? NO	YES	(NO)		
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law? YES	YES	NO		
Will applicant comply with the NYC noise code? YES	YES	NO		
Will the establishment have any of the following: (circle all that apply)	FREN	CH 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	VES) 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? YES	YES	NO		
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? NO		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	YES) _{NO}		
Will the kitchen exhaust system extend to the roof? YES	YES	NO		
Will the establishment have an illuminated sign? NO	YES	NO		
Will the establishment have a canopy extending over the sidewalk? YES	VES	NO		
Where will the air conditioner be located? ROOF TOP What type is it? CENTRAL AIR				
When was the air conditioner installed? 2016				

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	NOT APPLICABLE
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	NOT APPLICABLE
Are the floorplans for the outdoor space(s) included?	YES	NO	NOT APPLICABLE
Will applicant close and vacate the outdoor space(s) by 11PM on			

Friday & Catumber and 10 DM and III all and a second	_		
Friday & Saturday and 10 PM on all other days?	YES	NO	NOT APPLICABLE
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	NOT APPLICABLE
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	NOT APPLICABLE
Will there be no amplified music, as per the law?	YES	NO	NOT APPLICABLE
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'?	VES)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	NOT APPLICABLE
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	NOT APPLICABLE

OUTDOOR ITEMS – SIDEWALK CAFÉ	STORE ST		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy? YES	VES) NO	
Vill applicant be applying for a sidewalk café now or in the future? YES	YES	NO	
s applicant in this application seeking to include a sidewalk café in its liquor license? YES	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept of Consumer Affairs? Please attach application and plans.	YES	NO	IN PROGRESS WILL NOTIFY CB#4 UPON FILING APPLICATION WITH NYCDCA
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days? YES	YES	NO	
Will applicant be serving alcohol in the sidewalk café? YES. If so, will you have waiter service? YES	VES) NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe? YES	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk? YES	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only by via seated food service? YES	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking? YES	(YES)	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department? NO	YES	NO	
Mill applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? YES	VES	NO	
vill all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours? YES	(VES)	NO	
vill all furniture be stored inside between December 21 _{st} and March 21 _{st} and any other day when it rains or snows? YES	VES	NO	
Mill applicant use umbrellas? YES	VES	NO	
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	(VES) NO	

ADDITIONAL STIPULATIONS: (Office Use Only)
- The 9th Avenue and W 44th Street sidewalks wil be completely clear of obstructions, including but not limited to storm enclosure up to 18 inches , a fram signs and seating
- The applicant will supply a floorplan, menu and business plan by 1/16/2020
To the extent any additional eliquistics on some 7 and 8 at the second s
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with
any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), Continued					
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with					
any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.					

Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its full board meeting, with members voting in favor of the recommendation, members opposed, members abstaining and present but not eligible)		Denial unless all stipulations agreed to by applicant/owner are part			
	O Denial Approval				
CB4 REPRESENTATIVES					
Nelly Gonasies CB4 Assistant District Manager	Frunk Holonublee CB4 BLP Committee Co Chair			Yoni Bokser UB-1412 Committee Co-Chair	
APPLICANT AGREEMENT Applicant agrees to these st acknowledges that all of the regarding this application. A of its liquor license. The sti applicant and may only be oral statements or represen	lipulations as the basis for the see stipulations are essentions. Applicant agrees to have the pulations in this application altered in writing signed by	he community su al prerequisites t ese stipulations i constitute the er MCB4 and appli	to the MCB4 re incorporated in intire agreemen	ecommendation the method of operation t between MCB4 and	
SIGN HERE \rightarrow	MELSA SKRAPALI Mela 1918 PRINT NAME OF APPLICAN	T WILL	OF APPLICANT	December 18, 2019	

Taste with Style, L.L.C., Inc. d/b/a/ Intermezzo Italian Restaurant

623 9[™] Avenue New York, NY 10036 Owner Melsa Skrapalliu 347-675-3056

To: Community Members

December 18, 2019

Greetings,

I am respectfully notifying all community members that I, Melsa Skrapalliu, am applying to the NYS Liquor Authority for an On-Premise Liquor License in conjunction with an existing business which I am purchasing at 623 Ninth Avenue. In compliance with the NYSLA procedures, I have provided a 30-Day Advanced Notice to the Community Board #4 for a new application, as I am seeking a license to sell Beer, Wine and Liquor at this establishment. The name of the establishment will be Intermezzo Italian Restaurant and Pizzeria. I have formed a business, Taste with Style, LLC, Inc. and as a proud female minority business owner I very much look forward to working with the community and serving the best community in NYC. The establishment is located at 623 Ninth Avenue with the cross streets of 44th Street and 45th Street.

This business will not have any ties to previous establishments that have been located at this specific address. This business will NOT operate as an adult entertainment establishment; neither will there be any nudity of any kind. This establishment will be a respectable one fashioned after a restaurant-oriented type business with zero tolerance for those things that this community strongly objects to such as loud music, adult entertainment/nudity of any type, gambling, violence and or drugs. To appease any community concerns, I will affirm these same statements at the next Community Board #4 meeting on Tuesday, January 14th, 2019 at 6:30 P.M. at the Hotel Trades Council located at 305 W. 44th Street, 2th Floor.

I will avail myself at this meeting and hope to be a great partner with the community moving forward and I will have advertisements of the application placed in a valid daily newspaper as well as a local newspaper, I have placed at eye level the notice provided by CB#4 posted on my property door announcing the application and where to comment if anyone would like to do so.

I do not intend to apply for a cabaret license and I will have music playing from a prerecorded music device or DJ prepared playlist that is consistent with the mood and atmosphere of this fine dining establishment. The hours of operation will dictate when alcohol will be made available all other times alcohol will not be served in compliance with SLA regulations.

A kitchen exhaust system will be required and used since there will be an active kitchen. Air-conditioning units will be standard central air units with the latest technologies so there will

be no impactful environmental concerns in compliance with all federal. State and local building codes as overseen by the City of New York Department of Buildings.

My staff and I will employ and promote all security measures to ensure a safe environment that adheres to a peaceful and enjoyable experience. We will have all appropriate signage, we will inspect Identification for all patrons to ensure no underage drinking ever occurs and we will develop relationships with the local law enforcement, NYSLA, and community organizations in order to provide a friendly and enjoyable space.

The following information is provided; 1) the corporate name is Taste with Style LLC. Holdings, Inc. 2) the corporate address is 900 South Avenue 3rd Floor Staten Island, NY 10314 and the corporate phone number is 347-675-3056, 3) the President Melsa Skrapalliu, a U.S. citizen in good standing will be in control and is currently a Licensed Real Estate Broker with an unblemished record. The President/General Manager Melsa Skrapalliu can be reached at 347-675-3056.

I will submit a legal ad in the daily newspaper The NY Post for a period of two weeks to ensure all concerned citizens have been made aware. Furthermore, I will submit a two-week legal ad in a local newspaper for local residents to be informed of the intent of seeking a license to sell Beer, Wine and Liquor.

Please feel free to contact me by replying to the email from which I send you this letter with any concerns and know that I will cooperate fully with CB#4, NYSLA, the local law enforcement agency and all city & state agencies involved. Thank you for your consideration in this matter and this letter is submitted for your information.

Melsa/Skrapalliu Owner – President



