

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Blokes Retail LLC		DOING BUSINESS AS (DBA)	
STREET ADDRESS 696 9th Avenue		CROSS STREETS 9th Ave & W 48th Street	ZIP CODE 10036
OWNER <i>(Attach a list of all the people that will be associated listed with the license)</i>	NAME: Spiro Geroulanos	ATTORNEY/ REPRESENTAIVE	NAME: Joseph Levey
	PHONE: 347-885-7933		PHONE: 212-219-1193
	EMAIL: spiro@tridentdevelopers.com		EMAIL: Patty@helbraunlevey.com
MANAGER	NAME: Robert Sellers (co-owner)	LANDLORD	NAME: 696 9th Avenue Realty, LLC
	PHONE: 917-364-0613		PHONE:
	EMAIL: jeffsellers43@gmail.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?	G-Studio in Pheonix AZ	
	What were the dates applicant was involved with this former premise?	2004-2010	
<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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> 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="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 checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment Barber Shop <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/>	After the community board meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	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"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	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	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
	Kitchen	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
	Music	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-8pm
If you plan to have music, what type(s)? (Circle all that apply)		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	<75	75 50	4 counters	40	0	1	12		
OUTSIDE <i>(Other than sidewalk café)</i>		15	12	20	0	0	0		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A				
How many floors are there? What is the capacity for each floor?					2 floors, only one floor used for guest with <75 CoFO				
How frequently will the owner(s) be at the establishment?					Six days per week				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="radio"/>			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/>			
Will you be hosting private, promotional or corporate events?					<input checked="" type="radio"/>	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/>			
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/>	NO			
Will security plan be implemented?					<input checked="" type="radio"/>	NO			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/>			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/>	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/>			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	<input checked="" type="radio"/>			
Where will delivery bicycles be stored during the day when not in use?					N/A				

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

Community Notification/Relations			
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	See attachment of block associations in separate email	
	# 2	Applicants also canvased area to speak with local residents	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		PENDING	
Who was your contact person at each group you met with?		PENDING	
When did applicant post the notice that was provided?		Tuesday, July 19th	
Where did applicant post the notice that was provided?		On front door, also distributed to block associations & residents	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO 347-885-7933
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

Block Associations Contacted

- West 45th Street Block Association: Tim Tanner at tangotanner@gmail.com
- West 45th Street Block Association (between 9th/11th Aves): Chana Widawsky at chanawid@gmail.com or west45thstreet@gmail.com
- West 46th Street Block Association: Allison Tupper at allisontupper@verizon.net
- West 46th Street Block Association: Steve Fanto at stephenfanto@gmail.com
- West 47th/48th Streets Block Association: Elke Fears at aefearshk@earthlink.net
 - 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
- West 50th/51st Streets Block Association: Steve Belida at hk5051@gmail.com
 - Oasis Gardens I Association: Nancy Kyriacou at nkyriacou@yahoo.com
 - Oasis Gardens II Association: Gary DiPasquale at gdclay@att.net

BUILDING DESIGN			
State the name and type of business previously located in the space.		Restaurant	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/>	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/>	NO	Paint & windows
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/>	
Will applicant use a storm enclosure?	<input checked="" type="radio"/>	NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/>	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/>	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/>	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/>	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/>	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/>	NO	Not a neon sign
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/>	
Where will the air conditioner be located? What type is it?	air conditioner currently installed		
When was the air conditioner installed?	same location as existing		

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)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/>	NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/>	NO	In the future
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via 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)

- Any storm enclosure will extend no further than 18" from the building facade
- The rear yard will not be used by anyone (patrons or staff/employees) at any time. Any doors or windows to rear yard will be kept closed at all times

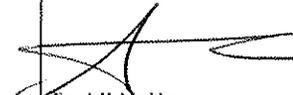
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holdzubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

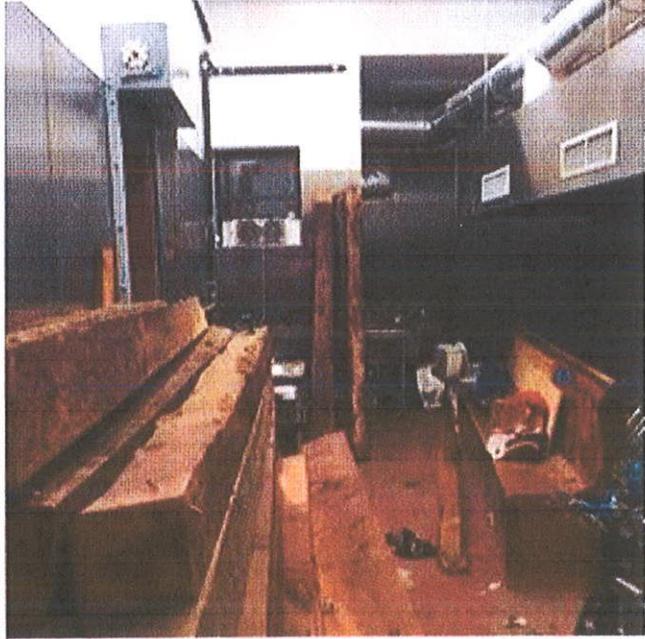
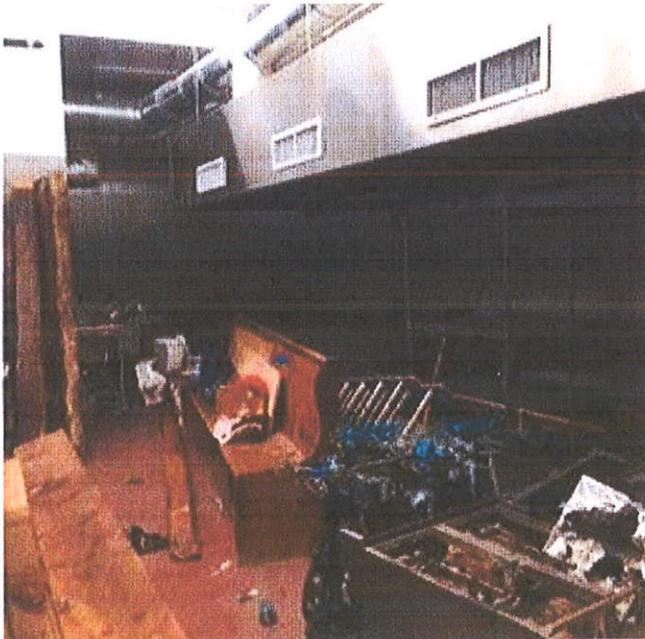
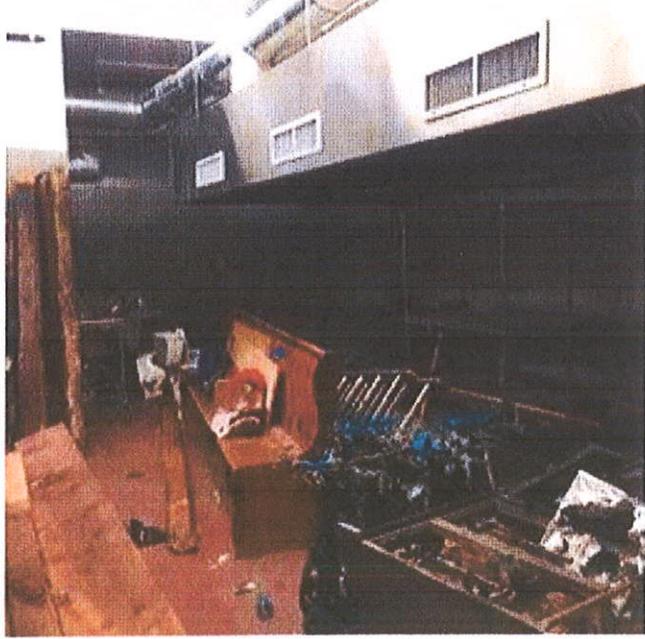
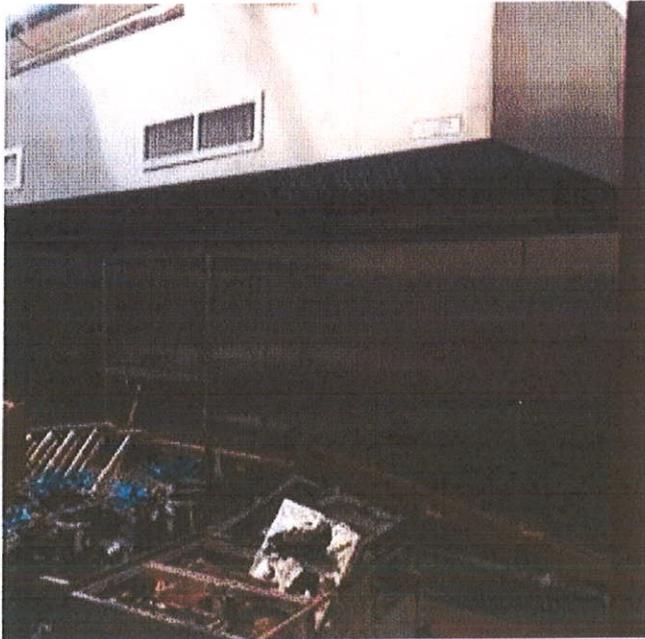
SIGN HERE →	Spiro Geroulanos		7/27/2016
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE



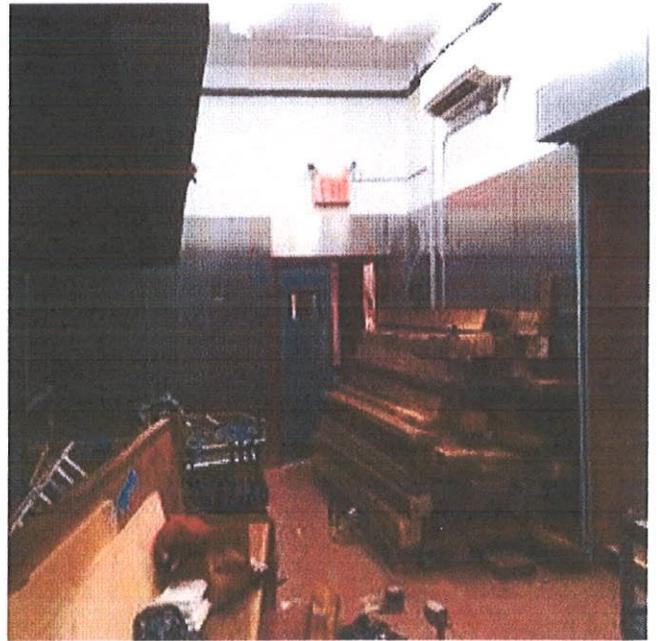
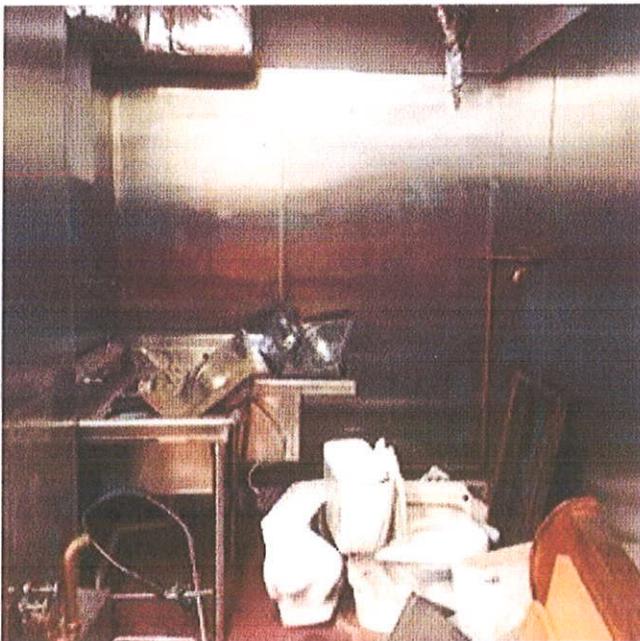
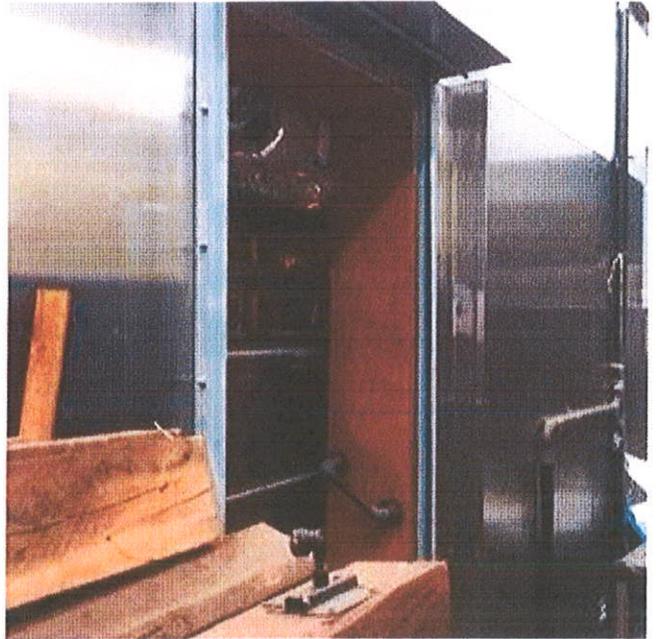

Blokes Retail LLC
696 9th Avenue
New York, NY 10019



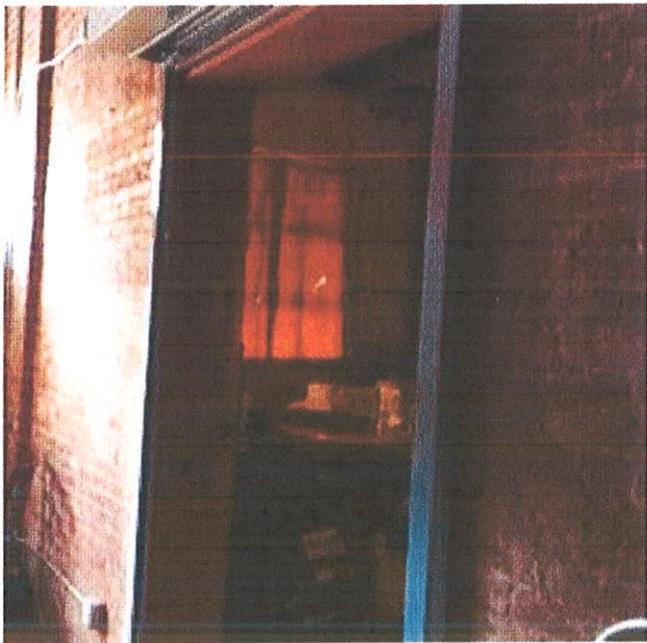
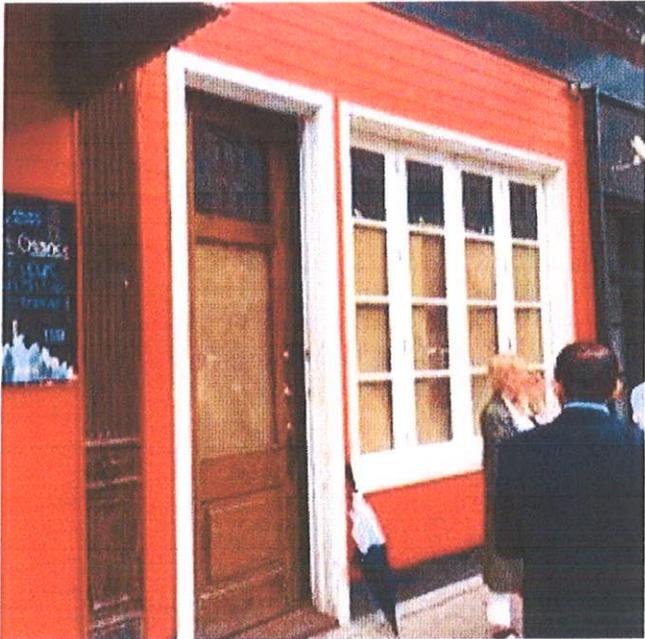
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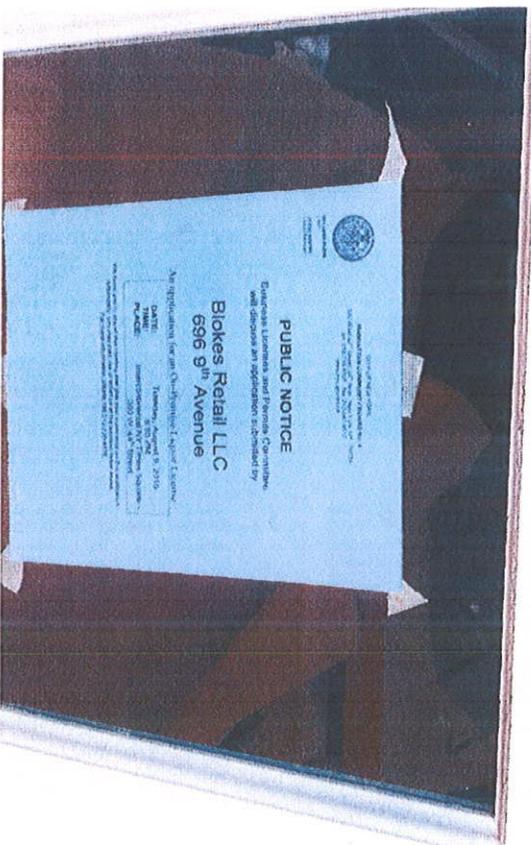
Blokes Retail LLC
696 9th Avenue
New York, NY 10019



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



Proof of Notice Posting
696 9th Avenue



Security Plan

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

Blokes Retail LLC: 696 9th Avenue



On-Premise Licenses within 750 Feet

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

Manhattan Community Board # 4

August 9, 2016

RE: Blokes Retail LLC

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

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

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

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

We do not plan to have sidewalk seating.

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

Again,

Thank you.

Robert G Sellers (Jeff)