

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT Balkan Burek LLC.		DOING BUSINESS AS (DBA) Balkanika	
STREET ADDRESS 691 9 th Avenue		CROSS STREETS 47 th & 48 th Street	
OWNER	NAME: Goce Blazeski (LLC Manager)	REPRESENTATIVE	NAME: Gen Ceballos
	PHONE: 973-725-3741		PHONE: 347-642-5077
	FAX:		FAX: 888-502-5620
MANAGER	NAME: Svetozar Savreski LLC Member	LANDLORD	NAME: Kerman Company
	PHONE: 973-725-3741		PHONE: 212-750-8200
	FAX:		FAX: 212-421-3241

DESCRIPTION OF BUSINESS

Establishment Type:

Bar/Tavern
 Bed & Breakfast
 Eating Place Beer
 Cabaret
 Night Club
 Hotel
 Restaurant

Catering Establishment
 Club (Fraternal Organization – Members Only)
 Other (Explain):

Method of Operation:

Restaurant
 Dance Club
 Sports Bar
 Adult Entertainment
 Wine Bar
 Pizzeria
 Cafe

Other (Explain):

License Type:

On-Premise
 Wine
 Beer
 Wine & Beer

APPLICATION TYPE (check one)	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?	1232843	
		What is the expiration date on the prior license?	June 30, 2012	
		Are you making any alterations or operational changes?	YES	NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input checked="" type="radio"/> Alteration	What is the current license #?	1232843	
		What is the expiration date on the current license?	June 12, 2013	
<i>Please describe the nature of the alterations and attach the plans</i> Changing from a beer/wine to on-premise				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	10 a.m. – 4 a.m.	
	Music									
	Kitchen	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	10 a.m. – 3 a.m.	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	75	75	26	54	1	1	12	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="checkbox"/> 1-2	3-4	5+	1 st Floor		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	<input type="checkbox"/> NO	N/A			
Will applicant have bottle service?					YES	<input type="checkbox"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input type="checkbox"/> NO	N/A			
Will outside promoters be used?					YES	<input type="checkbox"/> NO	N/A			
Will the security plan submitted be implemented?					YES	NO	<input type="checkbox"/> N/A			
Will State certified security personnel be used?					YES	NO	<input type="checkbox"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	<input type="checkbox"/> N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	<input type="checkbox"/> N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	<input type="checkbox"/> NO	N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	<input type="checkbox"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="checkbox"/> YES	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="checkbox"/> BACKGROUND	LIVE MUSIC	DJ	Acoustic Muise				
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					<input checked="" type="checkbox"/> YES	NO	N/A			
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	N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="checkbox"/> YES	NO	N/A			

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="checkbox"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="checkbox"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="checkbox"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="checkbox"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="checkbox"/> N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	<input checked="" type="checkbox"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="checkbox"/> N/A


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

ADDITIONAL INFORMATION: (Applicant Use)

- This is an application in support of changing from a beer & wine license to an on-premise liquor license

ADDITIONAL NOTES: (Office Use Only)

No other change to method of operation



ADDITIONAL STIPULATIONS: (Office Use Only)

- **Live Music will end at 11 p.m.**


Manhattan Community Board 4 (MCB4) recommends:

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

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Community Associate

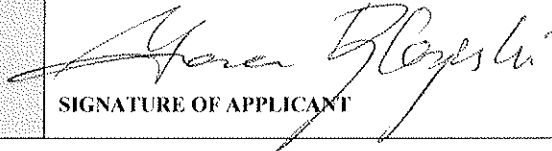

Lisa Daglian
CB4 BLP Committee Co-Chair

Paul Seres
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

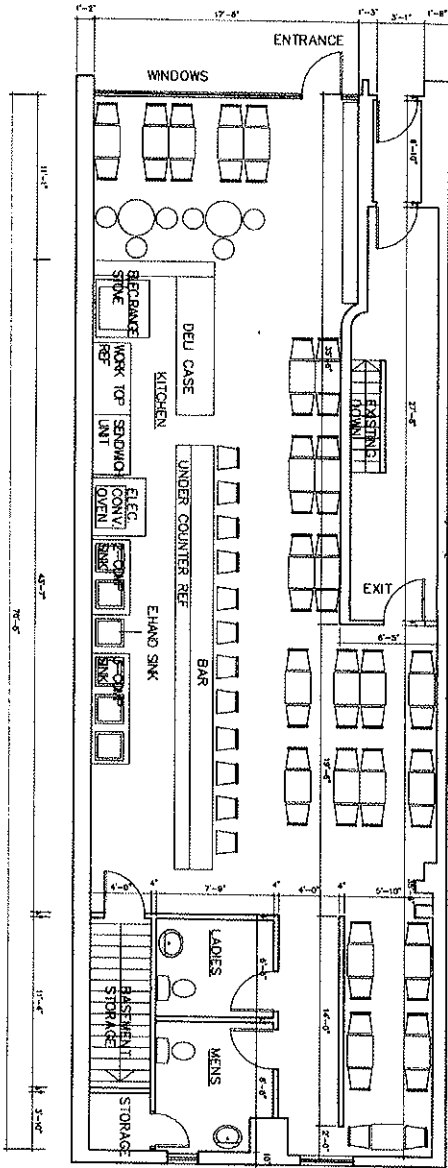
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE →


SIGNATURE OF APPLICANT

**Tuesday,
November 13, 2012**

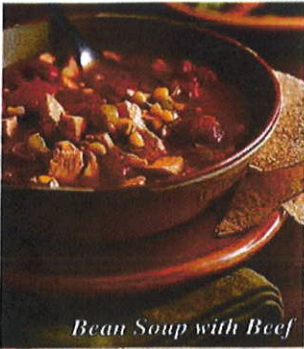
DATE



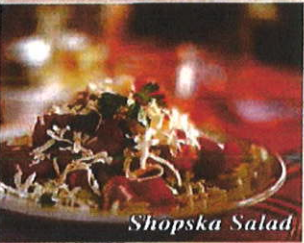
12 BAR STOOLS
48 CHAIRS

SCALE 1" = 1/8"

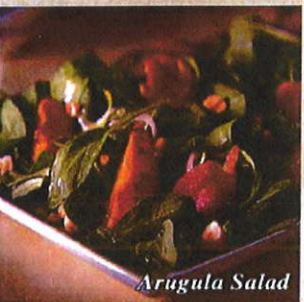
BALKAN BUREK LTD
DBA
BAKLANIKA
691 9TH AVE
MANHATTAN, NY 10036



Bean Soup with Beef



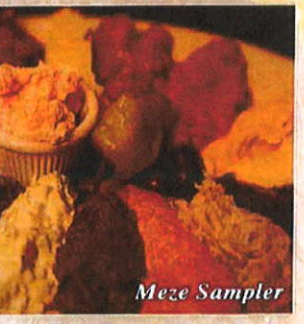
Shopska Salad



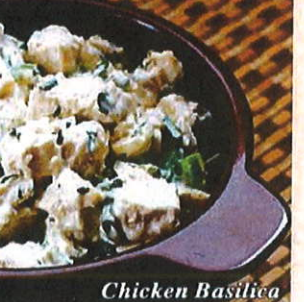
Arugula Salad



Russian Salad



Meze Sampler



Chicken Basilica

HOMEMADE SOUPS

- Bean Soup wih Beef \$7
With stew vegetables & oregano
- Yogurt Beet Soup \$5
With dill, pignolia & garlic (served chilled)
- Gazpacho \$5
With tomato, cucumber & cilantro (served chilled)

SALAD BAR

(Salad dressing is mixed in, unless requested on the side.)

- | | |
|---|---|
| ✓ House Salad \$7
<i>(Garden veggies, olive oil & red vinegar over greens)</i> | ✓ Chicken Basilica \$10
<i>(Basil, black pepper, egg white & extra virgin olive oil)</i> |
| ✓ Beets Salad \$10
<i>(Beets, pistachios and gorgonzola cheese over greens)</i> | ✓ Chicken Turmeric \$10
<i>(Yellow curry, walnut, honey, egg white, raisin, cranberry)</i> |
| ✓ Shopska Salad \$10
<i>(Tomato, cucumber, bell pepper, onion, feta, oil, vinegar)</i> | ✓ Russian Salad \$10
<i>(Peas, carrots, potatoes, cornichons, capers, dill, egg white)</i> |
| ✓ Shepard's Salad \$10
<i>(Manouri, walnut, cranberry, pepper flakes, oil, balsamic)</i> | ✓ French Salad \$10
<i>(Farmer's cheese, cucumbers, walnuts, garlic, sour cream)</i> |

✓ MEDITERRANEAN SIDES

One Serving: \$6
 Choose up to four: \$10

- | | | |
|----------------------|---------------------------|---------------------------|
| Brussel Sprouts Dish | Beets Dish | Furnisto Potatoes Dish |
| Spinach Dish | Cauliflower Dish | Leeks Dish |
| Eggplant Yahni Dish | Grilled Mushrooms Dish | Kupus Dish |
| Tabouleh Dish | Russian Potato Salad Dish | Whole Wheat Bulgur Dish |
| Roasted Peppers Dish | Giant Beans Dish | Stuffed Grape Leaves Dish |
| | | French Salad |

✓ MEZES

Appetizer Spreads served with Pita

One Serving: \$6 Choose up to four: \$12 Sampler 16 Mezes: \$18

Ajvar
 with Roasted Red Peppers,
 Eggplant, Olive Oil, Garlic

Hummus
 with Ground Chickpeas, Tahini,
 Garlic, Lemon

**Turmeric Almond
 Hummus**
 with Tahini, Garlic and Lemon Juice

Spicy Red Hummus
 with Pepper, Cayenne, Tahini,
 Lemon, Garlic

Russian Eggplant
 with Tomato Sauce, Onion,
 Herbs & Spices

Almond Olive
 with Vinegar, Lemon Juice

Paprika Walnut
 with Red Pepper, Walnut,
 Tomato, Red Onion

Lentil Ezme
 with Garlic, Dill, Olive Oil

Carp Roe 
 with Lemon Juice, Olive Oil

Artichoke Spread
 with Lemon, Garlic, Oregano,
 Egg White

Celery Root (Selino)
 with Mustard, Egg White and
 Vinegar

Yogurt Cucumber
 with Greek Yogurt, Garlic, Dill

Melitzanosalata
 with Smokey Eggplant, Red Pepper,
 Garlic & Vinegar

Pignolia Beet
 with Garlic, Egg White,
 Vinegar, Dill

Fava Spread
 with Portuguese Fava,
 Lemon, Olive Oil, Dill

Pesto Porcini
 with Mushroom,
 Pignolia, Olive Oil

CHEESES, OLIVES, MEATS

One selection: \$8 Up to Three: \$16 Up to Five: \$18

- **Bulgarian Kashkaval** Tangy & Mild Soft Sheep's Cheese
- **Macedonian Manouri** Very Mild Sheep's Cheese
- **Graviera** Sharp, Creamy & Nutty Sheep's Cheese from Crete
- **Manchego** Semi-Hard Aged Goat Cheese
- **Greek Kasserri** Savory & Sharp Sheep's Cheese
- **Bulgarian Feta** Sharp Savory Sheep's Cheese Aged in Brine
- **Dried Beef** Air-dried, Tender & Smoked
- **Prossutto** Dried Pork Salami with Mustard Seed
- **Kolbasica** Air-dried Pork Sausage
- **Kulen** Spicy Dried Beef Sausage with Garlic
- **Basturma** Sliced Beef Cured w/ Paprika & Garlic
- **Mixed Olives**

BALKANIKA SPECIALTIES

- | | |
|---|--|
| Cevapcici \$14
(Grilled & served with Turkish pita, tomato, red onion, ajvar & yogurt) | Macedonian Musaka \$12
(Homemade pie layered with beef, potato, carrot, tomato sauce, served with salad) |
| Chicken Shishkebab \$14
(In a red pepper marinade. Choose rice, orzo in sauce or roast potatoes) | ✓ Curry Balls \$12
(Ground lentil, chickpea & fava patties with yellow curry & herbs, served with garlic yogurt & greens) |
| Turkey Köfte \$13
(Turkey meatballs served with bean salad & yogurt) | Pepper Dolma \$13
(Bell pepper stuffed with hearty mix of beef, rice, tomato, carrot & onion) |
| Lamb Köfte \$19
(Grilled ground lamb patties served with grilled tomato, hot Albanian pepper, rice & salad.) | Beef Sarma \$14
(Grape and cabbage leaves stuffed with beef, rice & spices, with furnisto potatoes & yogurt) |
| Chicken Uvijac \$19
(Rolled with melted cheese, mushrooms & bacon) | Hungarian Gulash \$14
(Traditional Hungarian Gulash over mashed potatoes) |
| Macedonian Pleskavica \$16
(Ground beef stuffed with kashkaval cheese) | Grilled Salmon w/ Steamed Vegetables .. \$19 |

BUREKS

Our specialty. Filo pies stuffed with your choice of ingredients.

- | | |
|--------------------------|---------------------------|
| Beef Burek \$8 | ✓ Spinach Burek \$8 |
| ✓ Cheese Burek \$8 | ✓ Leek Burek \$8 |

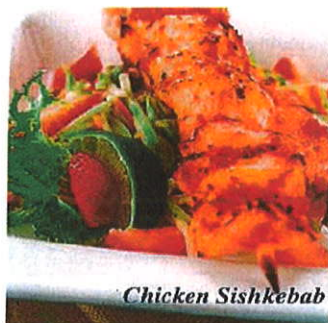
Add side of yogurt for \$3

BALKANIKA DISHES

- | | |
|--|---|
| Beef Guvech \$15
Stewed beef in a red wine broth, with potatoes, peppers, eggplant, tomatoes, and onions. | Grilled Sausages \$15
• Turkey Sausage
• Spicy Lamb Sausage
• Lucanica |
| Pilafs \$10
• Add Turkey Köfte \$4
• Add Bell Pepper Chicken \$4
• Add Stewed Beef \$5 | Gratins \$14
• Beef Au Gratin
• Chicken Au Gratin
✓ • Mushroom Au Gratin |

BALKANIKA'S SIGNATURES

- **Mesana Skara**
Sampler of meats Cevapcici, Chicken Uvijac, Lamb Köfte, Turkey Köfte & Macedonian Pleskavica
for two people: \$38
for four people: \$58
- **Cheeses and Meats Sampler over Greens**
for two people: \$18
for four people: \$30
- **Meze Sampler**
\$18 of all sixteen mezes



Chicken Shishkebab



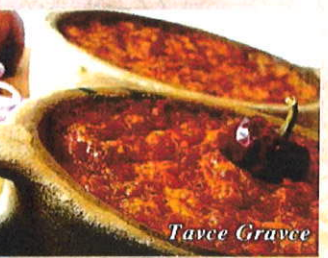
Beef Burek



Cevapcici



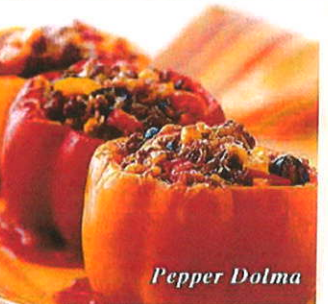
Macedonian Musaka



Tavce Gravce



Beef Guvech



Pepper Dolma





SANITARY INSPECTION GRADE
A
NYC

PUBLIC NOTICE
Balkan Burek LLC
db/a Balkanika
691 9th Avenue
LICENSING
DATE: 10/15/2012
TIME: 10:00 AM
PLACE: 691 9th Avenue, LICENSING

735	McDonalds
733	Gossip Irish Bar
731	Amish Market
721	Duane Reade

Housing Works	730
Ricky's NYC	728
Worldwide Cleaners	726
TAGG / Worldwide Cleaners	720

49th Street

719	7 Brothers Deli
717	Viv Lounge / Restaurant
715	Universal Gear
709	Eye Works
707	Gazala Place
705	Pizza Plus NYC / Kyotofu
703	Traffic

Ninth Avenue

Mickey's Spilliaine	718
Ta Cocina	714
Istanbul Kebab House / Chili Thai	712
Our Latin Food / Barber Shop	710
Ray & Frank Liquors / Liberty Bagel	708
Wash & Clean	706
Fountain Gallery	702

48th Street

697	Sweet Gifts
695	Leon Bakery / Aru Sushi
693	Ideal Cuisine / Dunkin Donuts
691	Balkanika Restaurant
689	Jing Restaurant
687	Esco Superdrugs
685	Fuel Juice / Pietrasanta Restaurant

← X

Delta Grill	696
Wholesale Mazella's Market	694
Vacant Building	692
Room Service Restaurant	690
Manhattan Hardware Store	688
Amarone Restaurant	686
Starbucks	684

47th Street

681	9th Ave Food Market
679	Hells Kitchen Restaurant
677	Grocery
675	Chelsea Grill
673	Zigoline / Farmers
669	Liquor Store Wine Spirits Beer & Cheese
665	Galaxy Diner / Riposo

Midtown Bicycles	680
Basilica / Empire Tailors	674
Amy's Bread	672
Laundromat	670
Clinton Glass / San Doredo Grocery	666
Barber Shop	664
Yum Yum Too	662

46th Street

663	Zen Palate
661	Breeze Thai French Kitchen
659	Mercury Bar
655	Tartina

Yum Yum Bangkok 3	658
9th Ave Salloon/Cara Mia Trattoria	656
Yum Yum Bangkok	650
Chinese Health Salon / Verizon Store	648

1232843 - 20



Robert D. LiMandri
Commissioner

Raymond Plumey, FAIA
Dep. Borough Commissioner
rplumey@buildings.nyc.gov

280 Broadway
3rd Floor
New York, NY 10007
www.nyc.gov/buildings

+1 212 666 0019 tel
+1 212 666 5578 fax

July 6, 2010

New York State Liquor Authority
Division of Alcoholic Beverages Control
105 West 125th Street- 5th Floor
New York, New York 10027

Re: 691 Ninth Avenue
BLOCK: 1057 LOT: 33
ZONING DISTRICT: C1-5, R8

To Whom It May Concern:

This is in response dated May 28, 2010, for Letter of No Objection for 691 Ninth Avenue. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicate that on the first (1st) floor there is commercial space.

Therefore this department has **No Objection** for an Eating and Drinking Establishment, Use Group 8, Non-Place of Assembly, for less than seventy-five (75) persons, in the cellar of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

Raymond Plumey, FAIA
Deputy Borough Commissioner
Manhattan

Cc: Derek Lee, P.E., Borough Commissioner
Ginjo Topino, Plan Examiner
Premises File
LNO Files, #127