

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>APPLICANT</b> Magnums In Paris LLC		<b>DOING BUSINESS AS (DBA)</b> Montemartre		
<b>STREET ADDRESS</b> 158 8 <sup>th</sup> Avenue		<b>CROSS STREETS</b> 17 <sup>th</sup> & 18 <sup>th</sup> Street		
<b>OWNER</b>	<b>NAME:</b> Gabriel Stulman	<b>ATTORNEY</b>	<b>NAME:</b> Frank Paillo	
	<b>PHONE:</b> 646-319-8632		<b>PHONE:</b> 212-227-1640	
	<b>FAX:</b>		<b>FAX:</b>	
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> Infinity 8 <sup>th</sup> Ave Retail LLC	
	<b>PHONE:</b>		<b>PHONE:</b> 212-695-6666	
	<b>FAX:</b>		<b>FAX:</b>	
<b>DESCRIPTION OF BUSINESS</b>				
<b>Establishment Type:</b>	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> <b>Restaurant</b> <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization -- Members Only) <input type="radio"/> Other (Explain):			
<b>Method of Operation:</b>	<input checked="" type="radio"/> <b>Restaurant</b> <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain):			
<b>License Type:</b>	<input checked="" type="radio"/> <b>On-Premise</b> <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
<b>APPLICATION TYPE</b> <i>(check one)</i>	<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
		What is/was the name of establishment?	<b>See applicant additional</b>	
		What is/was the address of the establishment?	<b>Notes section</b>	
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> <b>Transfer</b>	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> <b>Alteration</b>	What is the current license #?		
		What is the expiration date on the current license?		
<i>Please describe the nature of the alterations and attach the plans</i>				

**OPERATIONAL ISSUES**

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	5p.m. – 12 a.m.	5p.m. – 12 a.m.	1130 a.m. – 12 a.m.	1130 a.m. – 2 a.m.	1130 a.m. – 2 a.m.	1030 a.m. – 2 a.m.	1030 a.m. – 12 a.m.
	Music	5p.m. – 12 a.m.	5p.m. – 12 a.m.	1130 a.m. – 12 a.m.	1130 a.m. – 2 a.m.	1130 a.m. – 2 a.m.	1030 a.m. – 2 a.m.	1030 a.m. – 12 a.m.
	Kitchen	5p.m. – 12 a.m.	5p.m. – 12 a.m.	1130 a.m. – 12 a.m.	1130 a.m. – 2 a.m.	1130 a.m. – 2 a.m.	1030 a.m. – 2 a.m.	1030 a.m. – 12 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
	Currently 28 Proposed 74	70	6	34	0	2	14	34 20	10/

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	<input checked="" type="checkbox"/> 3-4	5+
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 checked="" type="checkbox"/> NO	N/A
Will applicant have bottle service?	YES	<input checked="" type="checkbox"/> NO	N/A
Will you be hosting private parties and promotional events?	YES	<input checked="" type="checkbox"/> NO	N/A
Will outside promoters be used?	YES	<input checked="" type="checkbox"/> NO	N/A
Will the security plan submitted be implemented?	YES	NO	<input checked="" type="checkbox"/> N/A
Will State certified security personnel be used?	YES	NO	<input checked="" type="checkbox"/> N/A
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	<input checked="" 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	<input checked="" type="checkbox"/> NO	N/A
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	<input checked="" 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 checked="" 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
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**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?	YES	NO	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> YES	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.	<input checked="" type="checkbox"/> YES	NO	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.	<input checked="" type="checkbox"/> YES	NO	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="checkbox"/> YES	NO	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.).	<input checked="" type="checkbox"/> YES	NO	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.	<input checked="" type="checkbox"/> YES	NO	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	NO	N/A

LOCATION & ZONING			
Primary Zoning District:	<b>Use Group 6</b>	Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> NO	N/A
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	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	Council Chelsea Block Association	
	# 2		
	# 3		

**ADDITIONAL INFORMATION: (Applicant Use)**

Businesses Owned or Managed: Happy Cooking LLC – 170 Waverly Place (2009); John Dory LLC – 28 Bedford Street (2007); Little Wisco LLC – 239 W 4<sup>th</sup> Street (2011); Penmanship LLC – 172 Waverly Place (2010); George Marcel LLC – 24 Minetta Lane (2012); Blackfoot Consulting LLC – 90 Bedford Street

**ADDITIONAL NOTES: (Office Use Only)**

**ADDITIONAL STIPULATIONS: (Office Use Only)**

- Outdoor use will be as follows
  - will be closed and vacated by 10 p.m. Sunday through Thursday
  - 11 p.m. Friday and Saturday
  - 26 seats at 10 tables
- Outdoor bar
  - 8 at bar. Seated <sup>food</sup> service at bar only, no standing
- Six top charges to 4 & 2 in rear yard.
- no outdoor music.
- will reach out to neighbors again
- be immediately responsive to <sup>any</sup> complaints
- give your contact information to neighbors
- lights are directed away from neighbors
- will provide plans before alterations.

french doors will be closed at those times as well.

JS

Manhattan Community Board 4 (MCB4) recommends:

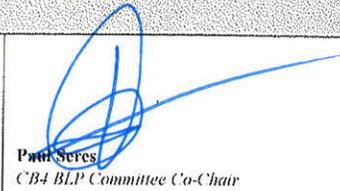
Denial unless all agreed to by applicant is part of the method of operation

Denial     Approval

**CB4 REPRESENTATIVES**

  
Nelly Gonzalez  
CBA Community Associate

  
Lisa Daglian  
CBA BLP Committee Co-Chair

  
Paul Seres  
CBA 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.

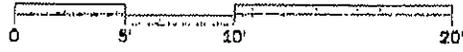
**SIGN HERE** →

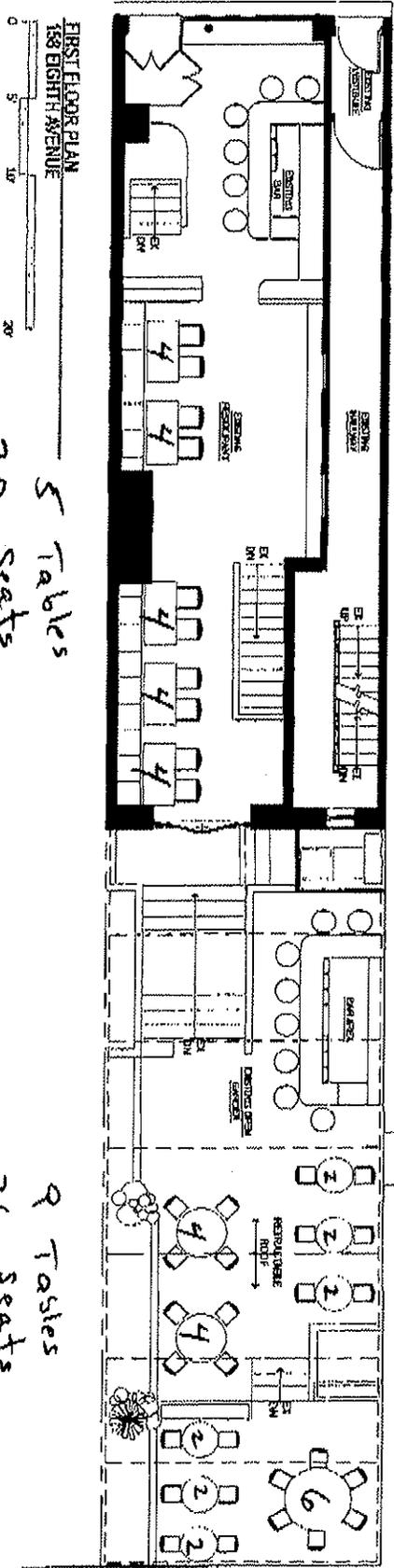
  
SIGNATURE OF APPLICANT

DATE 9-11-12



FRONT ELEVATION  
158 EIGHTH AVENUE





David Gruber, Chair  
Bo Riccobono, First Vice Chair  
Jo Hamilton, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Susan Kent, Secretary  
Keen Berger, Assistant Secretary

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

Dear Community Board 4:

You will have before you an application for a liquor license from Gabriel Stulman. This operator has many locations within CB2 including: Joseph Leonard at 170 Waverly Place, Jeffrey's Grocery at 172 Waverly Place, Fedora at 239 West 4th Street, and Perla at 24 Minetta Lane. CB2 is not aware of any violations or community complaints in regards to these establishments. Gabriel and his investors have always been respectful operators and an asset to our community.

Sincerely,

Richard Stewart, Co-Chair  
SLA Licensing Committee  
Community Board #2, Manhattan

Carter Booth Co- Chair  
SLA Licensing Committee  
Community Board #2, Manhattan

David Gruber, Chair  
Community Board #2, Manhattan

FIVE HUNDRED (500) FOOT AREA PLAN

APPLICANT: Gabe Surman

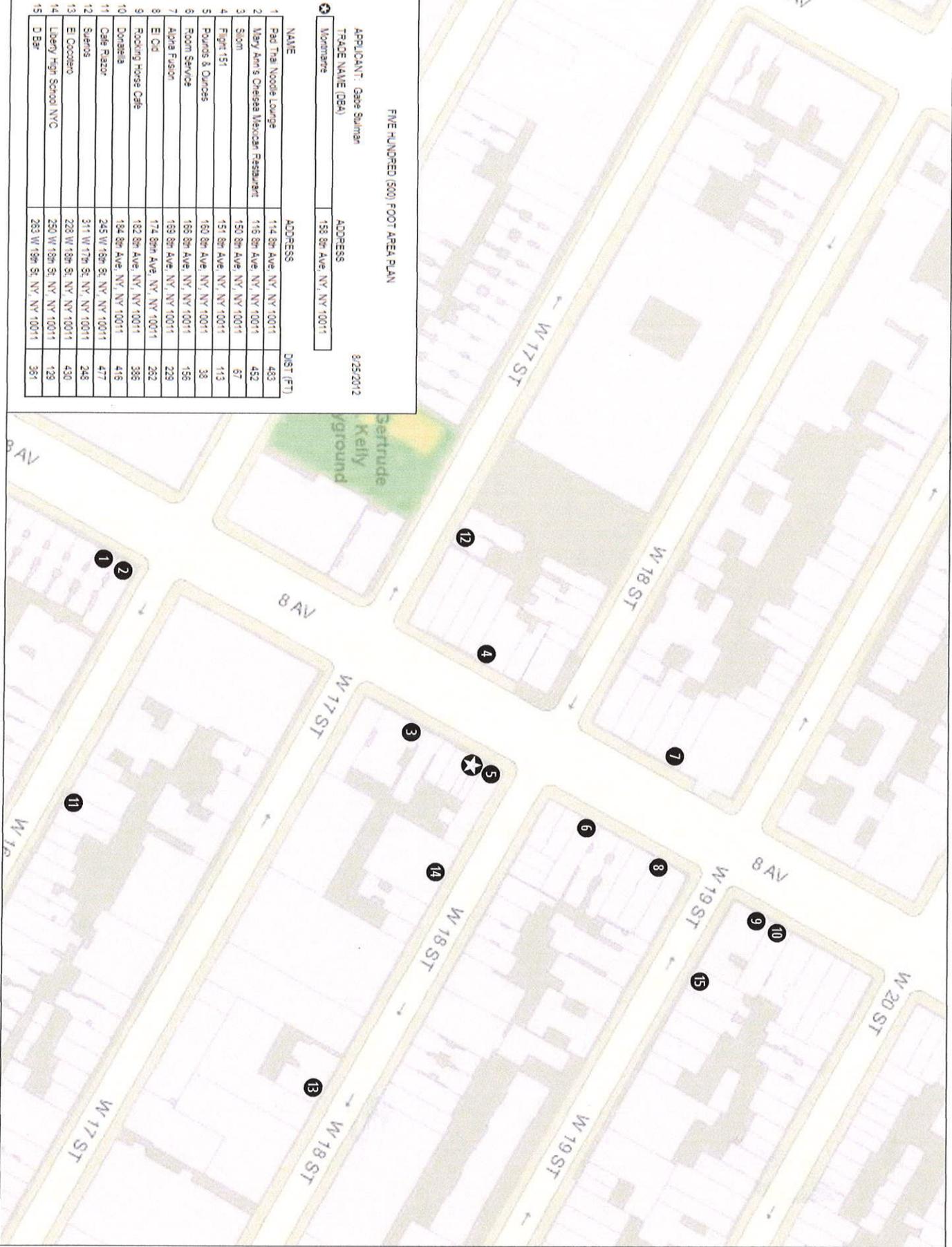
8/25/2012

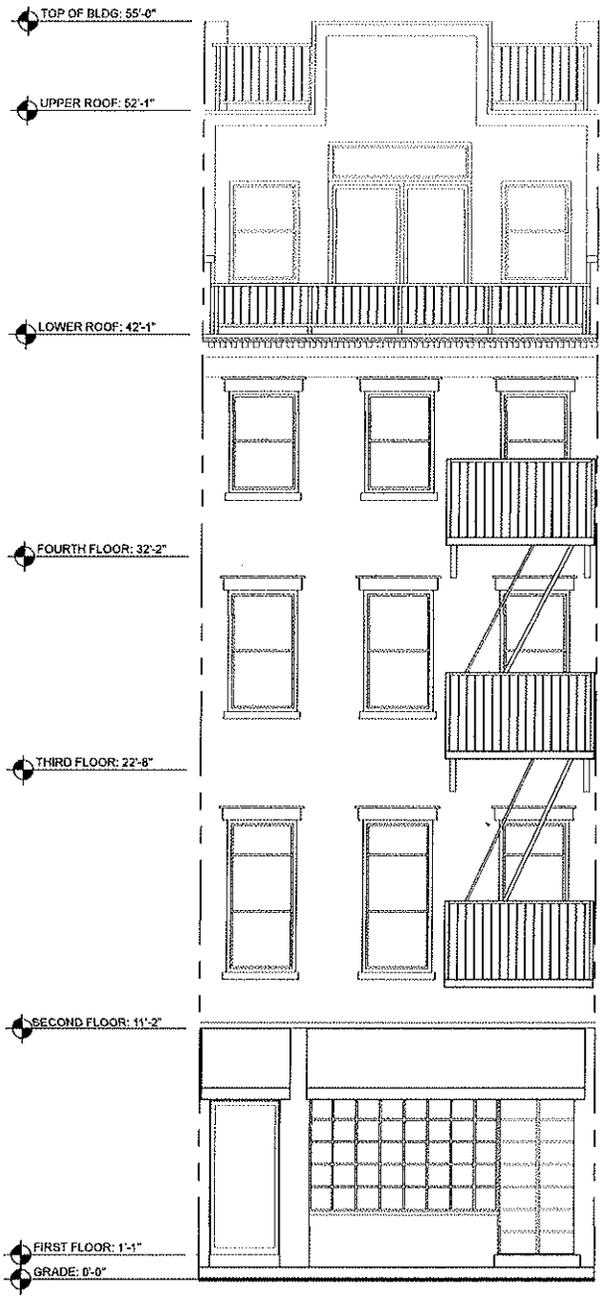
TRADE NAME (DBA)

ADDRESS

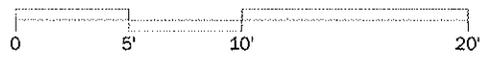
Workforce 158 8th Ave. NY, NY 10011

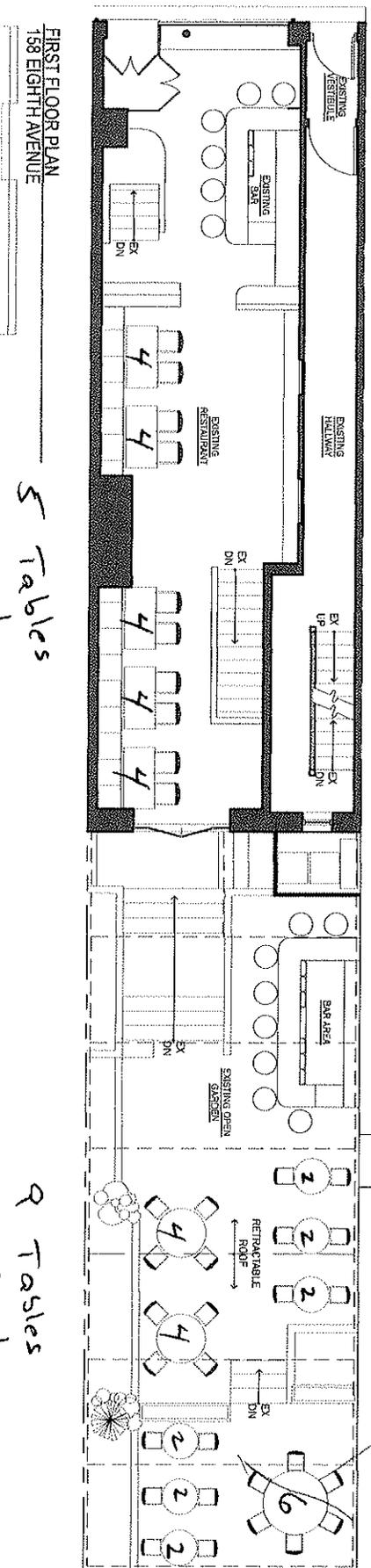
NAME	ADDRESS	DIST. (FT)
1 Pad Thai Noodle Lounge	114 8th Ave. NY, NY 10011	483
2 Mary Ann's Cheesecake Mexican Restaurant	116 8th Ave. NY, NY 10011	452
3 Siam	150 8th Ave. NY, NY 10011	87
4 Flight 151	151 8th Ave. NY, NY 10011	113
5 Pounds & Ounces	160 8th Ave. NY, NY 10011	38
6 Room Service	168 8th Ave. NY, NY 10011	156
7 Alpha Fusion	169 8th Ave. NY, NY 10011	229
8 El Odi	174 8th Ave. NY, NY 10011	262
9 Rocking Horse Cafe	182 8th Ave. NY, NY 10011	388
10 Dorabella	184 8th Ave. NY, NY 10011	416
11 Cafe Raptor	245 W 17th St. NY, NY 10011	477
12 Suenos	311 W 17th St. NY, NY 10011	248
13 El Cocotero	228 W 18th St. NY, NY 10011	430
14 Library High School NYC	290 W 18th St. NY, NY 10011	129
15 D Bar	263 W 18th St. NY, NY 10011	361





FRONT ELEVATION  
158 EIGHTH AVENUE



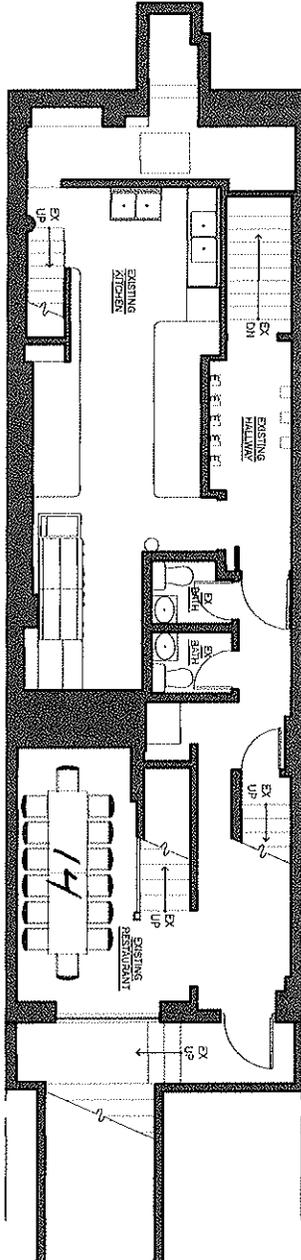


FIRST FLOOR PLAN  
168 EIGHTH AVENUE

5 Tables  
20 Seats

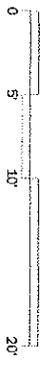
9 Tables  
26 Seats

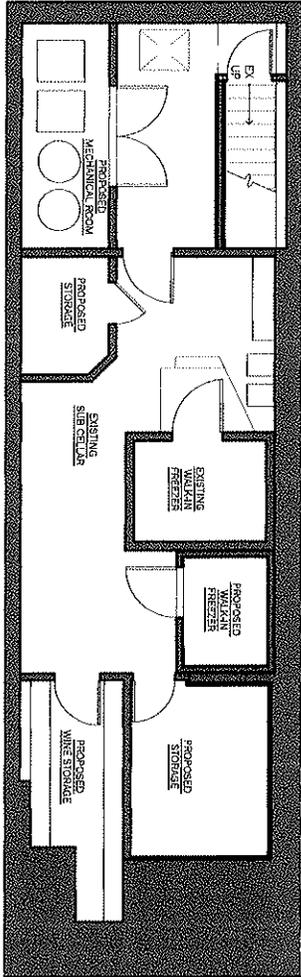
4 2



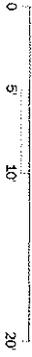
CELLAR FLOOR PLAN  
 158 EIGHTH AVENUE

1 Tables  
 14 Seats





**SUBCELLAR FLOOR PLAN**  
**158 EIGHTH AVENUE**





158 8th Ave  
New York, NY



158 8th Avenue  
New York, NY



158<sup>th</sup> 8<sup>th</sup> Avenue  
New York, NY



158 8th Avenue  
New York, NY



158 8th Avenue  
New York, NY



158<sup>th</sup> 8<sup>th</sup> Avenue  
New York, NY



158 8<sup>th</sup> Avenue  
New York, NY



158 8th Avenue  
New York, NY

## PETITES

CHICKEN LIVER TOASTS   MISO   SESAME	8
GRILLED FILONE   MUSHROOM   SHERRY CREAM	10
BACON & ONION TART   CHIVES	10
CASSAVA CHIPS   GINGER EGGPLANT   CASHEW DIP	6
PARKER HOUSE ROLLS   CHILI JAM BUTTER	6
EDWARDS HAM & GRAYSON CHEESE	10
<b>PREMIERS</b>	
ROMAINE   GOAT CHEESE   PISTACHIO	12
BEETS   BEEF TONGUE   SOUR CREAM   ARUGULA	15
CAVALO NERÒ   PARMESANI ANCHOVY VINAIGRETTE	12
HAMACHI   APPLE   KAFFIR	16
BAY SCALLOPS   PICKLED GRAPES   CELERY	18
BEEF TARTARE   ONION   SOY MUSTARD	16
PIG'S HEAD TERRINE   BAGUETTE   PICKLE	14
RABBIT SAUSAGE   SNAILS   SWISS CHARD	16

## PLATS

BROCCOLI   PESTO   MEYER LEMON   CHICKEN JUS	16
SUNCHOKES   ENDIVES   WALNUTS   ANCHOVIES	18
CARROTS   SHORT RIBS   ARUGULA   FISH SAUCE	22
FLUKE   POTATOES   LEEKS   HERBS	25
CRISPY SKATE   BACON   CABBAGE   MUSTARD	26
GRILLED SHRIMP   SPINACH   CHILI CRAB BUTTER	26
RICE CREPES   MUSHROOM   SWISS CHARD   CHILI TOMATO	20
ROASTED POUSSIN   CREAMED ROMAINE   VIN JAUNE	24
'RIBEYE'   ONION   MARROW   CHIVES	28
BRISKET MEURETTE   BACON   MUSHROOM   RED WINE	24
<b>GARNITURES</b>	
BRUSSELS SPROUTS   MINT   CHILIES   CAPER VINAIGRETTE	9
GRILLED TREVESIO   CRACKLINGS   BLACK VINEGAR	9
STICKY RICE   BEANS   CARAMEL PORK   SCALLIONS	9

## POUR DEUX

FISH SOUP 'ANNE ABSIL'	
A TRIBUTE TO A MENTOR	54
<b>CASSOLET MAISON</b>	
CONFIT & SAUSAGES	
BEANS	58
<b>DRY AGED COTE DE BOEUF</b>	
DUCK FAT POTATOES	
VEGETABLES	120

# MONTMARTRE

NYC

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

### 500 FOOT RULE STATEMENT

#### Applicants for on premises liquor licenses must complete this section (Not required for on premises beer or wine application)

If the location is subject to the 500 foot rule, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within 500' of three or more similarly licensed premises. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

**The proposed premises: Check the appropriate box below:**

- PREMISES IS NOT WITHIN A 500' RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- PREMISES IS WITHIN A 500' RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500' RADIUS, UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993
- NOT APPLICABLE - POPULATION UNDER 20,000

**YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN 500' OF THE PROPOSED PREMISES**

**IMPORTANT:**

If premises is within a 500' radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must, **SUBMIT A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**  
**FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.**

These premises will provide a safe, well lit and secure space in the neighborhood, offering its guests a relaxed. stress free and humorous evening, while providing jobs for over 20 employees, mostly drawn from the immediate neighborhood and paying taxes to Federal, State and City governments. These premises will not be conducted in a rowdy manner and the operation of this business will be centered on the needs of the community, not turning a buck