

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT Kashkaval Kitchen LLC.		DOING BUSINESS AS (DBA) Kashkaval Garden		
STREET ADDRESS 852 9 th Avenue		CROSS STREETS 55 th and 56 th Street		
OWNER	NAME: Daniel Assaf	ATTORNEY	NAME:	
	PHONE: 917-945-0118		PHONE:	
	FAX: 646-292-5161		FAX:	
MANAGER	NAME:	LANDLORD	NAME: Maxine Danowitz	
	PHONE:		PHONE: 212-249-4014	
	FAX:		FAX:	
DESCRIPTION OF BUSINESS				
Establishment Type:	<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"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization -- Members Only) <input type="radio"/> Other (Explain):			
Method of Operation:	<input checked="" type="radio"/> Restaurant <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): _____			
License Type:	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
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 of establishment?	Kashkaval	
		What is/was the address of the establishment?	856 9th Ave	
		What were the dates the applicant was involved with this former premise?	2004 - Present	
	<input type="radio"/> Transfer	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"/> YES	<input type="checkbox"/> NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 12 a.m.	
	Music	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 12 a.m.	
	Kitchen	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 a.m. – 3 a.m.	11 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	
	74	70 42	11	22	0	1	10	38	15	
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+	Basement + 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 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	<input checked="" type="checkbox"/> NO	N/A			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/> NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	<input checked="" type="checkbox"/> NO	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)					<input checked="" type="checkbox"/> YES	NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input checked="" type="checkbox"/> YES	NO	N/A	In the Future		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	<input checked="" type="checkbox"/> NO	N/A	In the Future		
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	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ						
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	If necessary		
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	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	Enclosed backyard
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	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	To discuss
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	<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/> NO	<input 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.).	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input 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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	

LOCATION & ZONING				
Primary Zoning District:	R-8	Overlay (If Applicable):	CI-5	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	500 Ft Rule
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	
Building Type	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input 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			
	# 2			
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will not use the rear yard at this time
- Applicant can reapply for rear yard use once DOB approves enclosure for rear yard

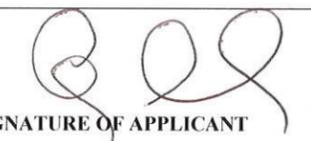
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Community Associate</i>	 Lisa Daglian <i>CB4 BLP Committee Co-Chair</i>	 Paul Seres <i>CB4 BLP Committee Co-Chair</i>
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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, August 14, 2012 DATE
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Kashkaval Garden
852 9th Avenue

Application for OP License

Community Board 4

August, 2012

About Us

Daniel Assaf and **Corey Samuels** both hail from Montreal, Quebec and moved to New York in the late 1990s. Before moving to New York City, Daniel received his Bachelor's Degree in Economics from McGill University, in Montreal; Corey received a Bachelor's Degree in Engineering also from McGill University.

Corey and Daniel, both Hell's Kitchen residents for over ten years, opened Kashkaval Wine Bar / Cheese Market, located at 856 9th Avenue, in the fall of 2004.

Since opening, Kashkaval has received many positive reviews and awards, including being Michelin recommended, highly rated in Zagat, and included in many popular New York City tour books.

Kashkaval has also become a popular community meeting and eating place and our clientele includes a rich mix of local Hell's Kitchen residents, actors, musicians, and artists, and tourists.

At Kashkaval Garden our aim is to keep many of the aspects of Kashkaval that our customers enjoy (low-key ambiance, affordable food and drinks, healthy and homemade food) and innovate on our menu and interior design.

We are very excited about the rear garden enclosure as we think this will be a distinct and unique space in both our neighborhood and in New York City.

Please feel free to contact us directly if you have any questions:

Corey: corey@kashkaval.com

Daniel: daniel@kashkaval.com

Kashkaval Garden

Draft Menu

Soups \$6

Summer:

Carrot with cumin and lime (vegetarian)

Gazpacho with watercress (vegetarian)

Winter:

Chicken ciorba (slightly sour chicken soup)

Cauliflower with smoked paprika (vegetarian)

Salads \$9

Watermelon with feta cheese

Garden salad with seasonal vegetables and fruit

Rocket with lemon, scallions, and tomatoes, shaved pecorino

Olive salad with heart of palm, cherry tomatoes, and sun dried red peppers

Anjou pear with hazelnut smoked blue cheese over mixed greens

Chopped cucumber, pepper, and tomato salad with parsley

Bruschetta

Mix and match, One \$4, Any three \$11, Any five \$18

Hot

Chorizo with melted manchego and fresh parsley

Soujouk with fried Halloumi cheese and chopped tomatoes

Sliced eggplant with garlic, onion, peppers, parsley and peanuts

Fresh Mozzarella with chopped tomatoes, fresh basil, and parsley

Cold

Caramelized onion with soft goat cheese, roasted red pepper spread

Tzatziki with chopped black olives and tomato

Hummus and olive tapenade drizzled with olive oil, topped with chopped tomato, onion, parsley

Kebabs

One \$8, Any three \$21, Any Five \$34

Served with side of Tzatziki and Israeli salad

Warm

Hungarian smoked paprika chicken with red pepper and eggplant

Spiced ground lamb with garlic roasted brussel sprouts

Mustard seed chicken with curried cauliflower and roasted tomato

Roast chicken with spicy soujouk, green pepper, and onion

Turkey koefta with roasted beets

Roasted eggplant, artichoke, olives (vegetarian)

Salmon dolma, artichokes, roast tomato

Cold

Watermelon, Feta and olive

Fresh mozzarella, tomato, basil, calamata olives

Smoked pacific oysters, stilton, purple onion

Soujouk, fontina cheese, cucumber, tomato

Tilapia ceviche with fresh avocado, tomato, fresh cilantro

Tapenades and Meze

One \$7, Three \$12, Five \$18

Tapenades (served with warm pita bread)

Classic hummus

Porcini almond tapenade

Curry tapenade

Asparagus tapenade

Spinach tapenade

Sun dried tomato tapenade

Calamata olive tapenade

Pinto bean meze

Spicy *muhambara* (with almonds and roasted red pepper)

Beet skordalia

Chickpea and almond tapenade

Chickpea and roasted red pepper tapenade

Meze and Salads

Spicy baked tofu

Quinoa salad

Kishi

Lebani (walnut and garlic spread)

Roasted celery root

String bean meze

Roasted artichokes

Greek pasta salad

Roasted asparagus

Fondues

Kashkaval with smoked cheddar and beer

Spicy jalepeno jack with Cider

Classic Swiss

Mains

Sun-dried pepper pasta with olives, broccoli, and shaved pecorino \$12

Smoked paprika chicken with roasted artichokes and kishi \$14

Spicy tofu with roasted celery root and asparagus \$14

Monkfish and salmon, roasted in grape leaves with asparagus and cauliflower \$18

Sweets

Homemade baklava

Assorted pastry plate for 2 or 4

New York style cheesecake

200 and 500 Foot Maps and Locations

Closest Liquor Stores

Name	Address	Approx. Distance
NINTH AVENUE WINE & LIQ CORP	860 9TH AVENUE	100 ft
CHOSEN TRADING CORP	400 WEST 55TH ST AKA 839 9TH A	150 ft
WEST 54 LIQUORS LLC	453 W 54TH ST	605 ft
ROYAL WINES & LIQUORS INC	789 9TH AVE	800 ft
921 WESTERLY LIQUOR CORP	921 8TH AVE	905 ft

Churches within 500 Feet

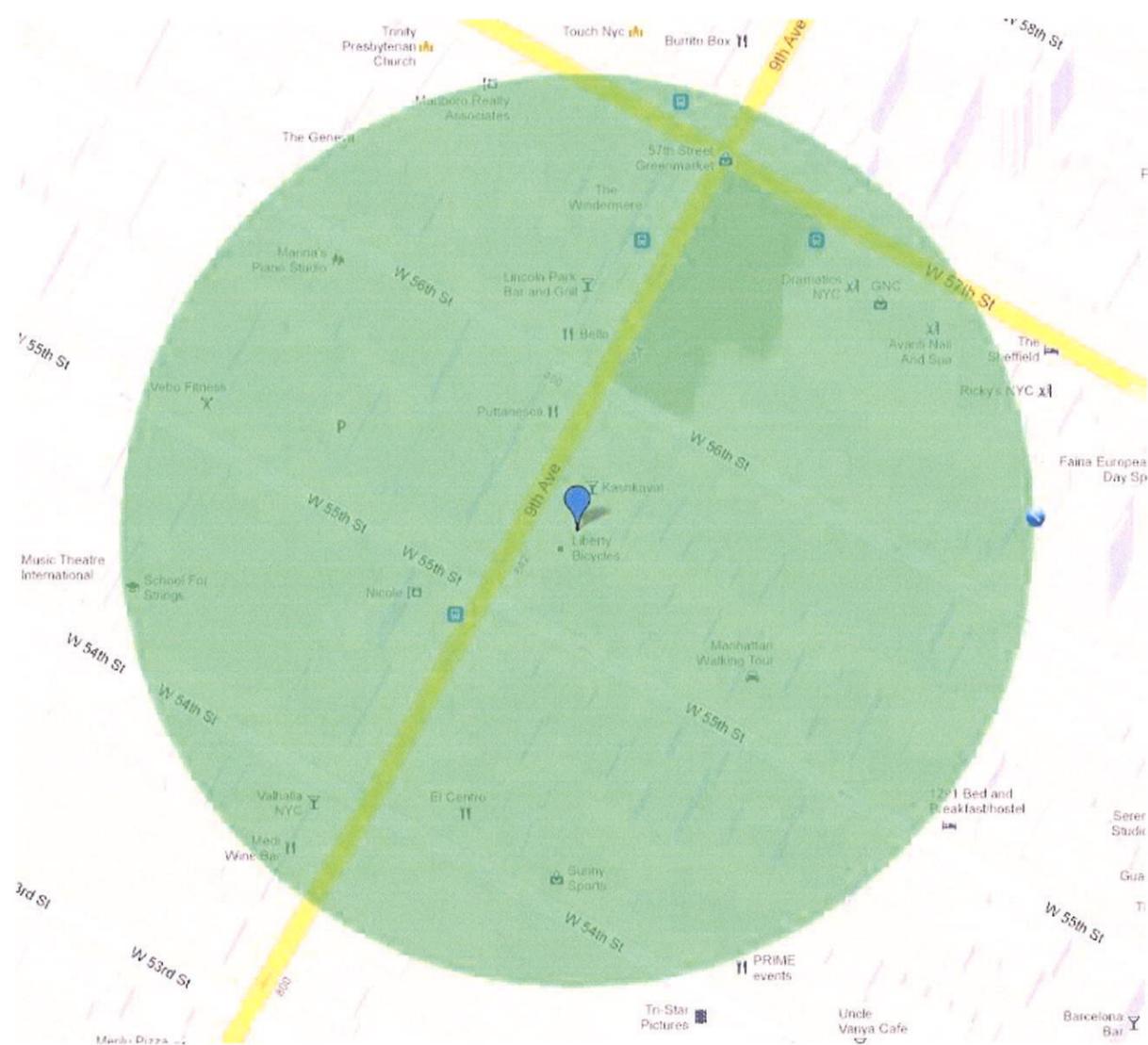
Name	Approx. Distance
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Schools within 500 Feet

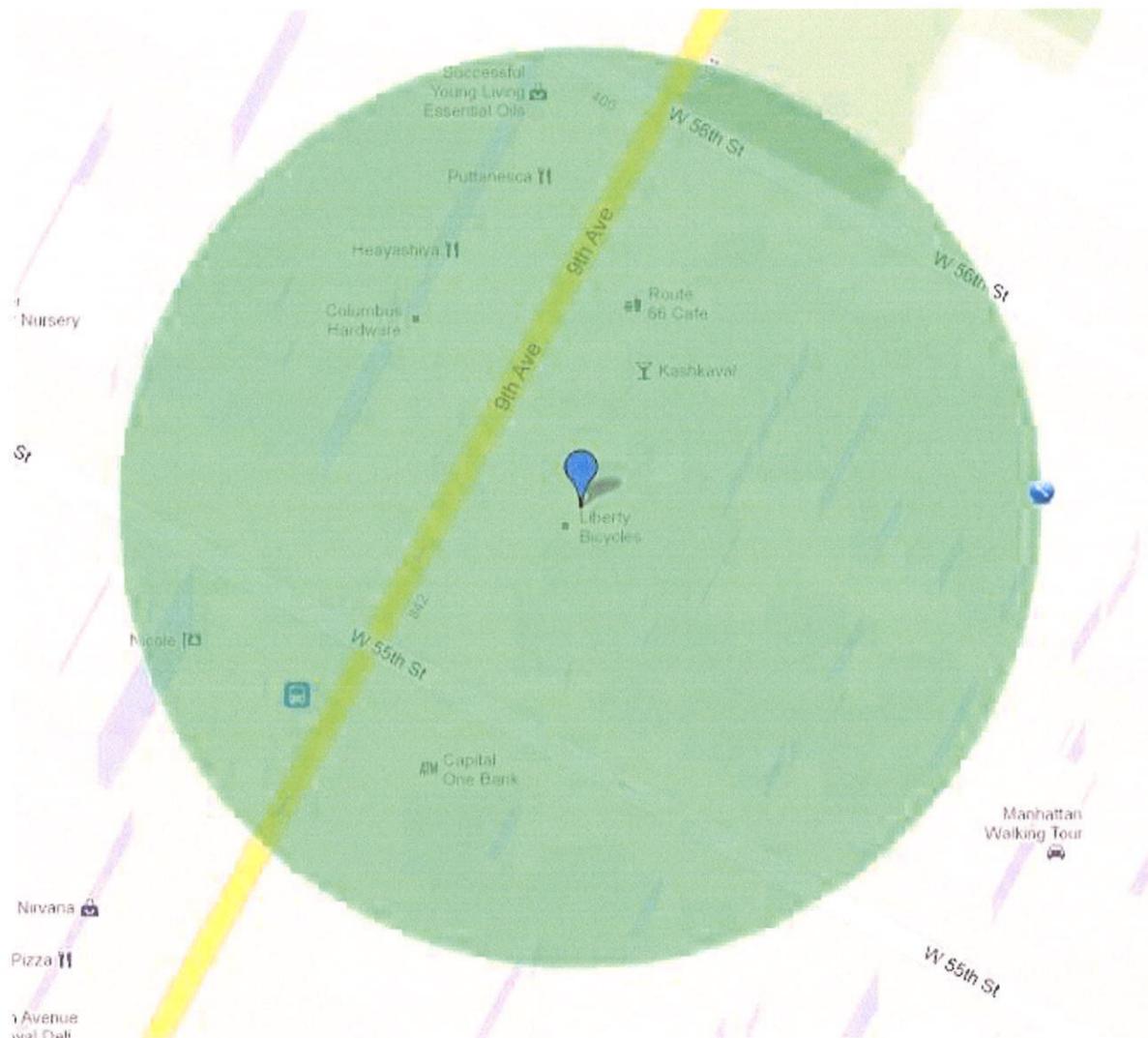
Name	Address	Approx. Distance
HS FOR ENVIRONMENTAL STUDIES	444 W 56TH ST	325 ft
CAREER EDUC CTR	448 W 56TH ST	355 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SCENIC ROUTE 66 CAFE INC	858 9TH AVENUE	75 ft
MIDWEST TOMATO INC	859 861 9TH AVENUE	125 ft
LISSETTE 861 CORP	401 W 56TH STREET	150 ft
SACADA LLC	832 836 9TH AVE	190 ft
DYLMAN RESTAURANT GROUP INC	867 9TH AVENUE	215 ft
BACCO 828 9TH AVE CORP	828 9TH AVE	290 ft
CHOW DOWN INC	824 NINTH AVENUE	340 ft
TPMJY BAR & REST CORP	815 9TH AVE	405 ft
PUCCINI RESTAURANT TWO LLC	400 1/2 W 54TH ST	420 ft
MEDI WNEBAR LLC	811-13 9TH AVENUE	475 ft
LAZAR EDIBLES INC	440 W 57TH STREET	540 ft
GUSTOSO LLC	807 9TH AVE	545 ft
GRACE UNDER FIRE LLC	889 9TH AVE	550 ft
WEST 57TH HOTEL L P	426 440 W 57TH ST	555 ft
58TH STREET BAR COMPANY LLC & HUDSON LEASECO LLC	353 61 W 57 ST AKA 356 W 58 ST	600 ft
HUDSON LEASECO LLC & GU PIRKLE LLC	353 61 W 57TH STREET	600 ft
KALESMENO CORP	893 9TH AVENUE	600 ft



500 Foot Radius Map



200 Foot Radius Map

Kashkaval Garden Proposed Menu

Soups

Summer:

Carrot with Cumin and Lime

Watermelon Gazpacho with Mint Feta

Winter:

Chicken Ciorba

White Bean Soup (vegetarian)

Cauliflower with Smoked Paprika (vegetarian)

Salads

Watermelon with feta cheese

Rocket with lemon, scallions, and heirloom tomatoes, shaved pecorino

Olive Salad with Heart of Palm and Cherry Tomatoes

Pear & Smokey Blue Cheese

Israeli Salad

Bruschettas

Mix and match, One \$4, Any three \$11, Any five \$18

Chorizo with melted manchego and fresh parsley

Soujouk with fried Halloumi and chopped tomatoes

Chopped eggplant with tomato paste and

Fresh Mozzarella with chopped tomatoes and basil

Sliced Prosciutto, Fuji Apple Marmalade & Parmigiano

Kebabs

One \$7, Any three \$19, Any Five \$31

Served with Tzatziki

Warm

Hungarian Smoked Paprika Chicken with Red Pepper and eggplant

Spiced Ground Lamb with Brussel Sprouts

Mustard Seed Chicken with Curried Cauliflower and Roasted Tomato

Roast chicken with Spicy Soujouk and Green Bell Pepper

Turkey Kofte with Roasted Beets

Roasted eggplant, artichoke, olives (vegetarian)

Salmon Dolma, artichokes, roast tomato

Cold

Watermelon, Feta and olive

Fresh mozzarella, tomato, basil, calamata olives

Smoked Oysters, Stilton, Purple onion

Tapas

One \$7, Three \$12, Five \$18

Tapenades (served with warm pita bread)

Classic Hummus
Porcini Almond tapenade
Curry Tapenade
Asparagus Tapenade
Spinach Tapenade
Sun Dried Tomato tapenade
Pinto Bean meze
Spicy Muhambara Tapenade
Beet skordalia
Almond Hummus
Chickpea and Roasted Red Pepper Tapenade

Meze and Salads

Spicy baked tofu
Quinoa salad
Kishi
Lebani (walnut and garlic)
Roasted Celery Root
String Bean Meze
Roasted Artichoke
Greek Pasta Salad
Roasted Asparagus
Roasted Pepper Humus

Fondues

Truffle Cheese
Kashkaval and Pinot Blanc
Smokey Blue with Ale

Mains

Sundried Pepper Pasta with olives, broccoli, and shaved pecorino
Smoked paprika chicken with roasted artichokes and Kishi
Spicy tofu with roasted celery root and asparagus

Desserts

Assorted Pastries
Cheese Cake Drizzled with Greek honey
Fresh Fruit Plate with Melted Dark Chocolate for Dipping

Design, Diagrams, and Schematics

1. Rear Yard Enclosure

We are currently working with **Solar Innovations** (<http://www.solarinnovations.com>) and our architect Angelo Ng of Architect's Studio, PC, to design a pre-fabricated all glass structure to cover the existing rear yard space. The enclosure will be surrounded by an evergreen hedge that will be aesthetically pleasing to both our customers from the interior and neighboring residents from the exterior. Soundproofing the structure (see below) is a crucial requirement of the design as we hope to be able to use the enclosure year round, through our normal operating hours.

2. Soundproofing

The structure will be designed to ensure maximal soundproofing so neighboring residents will not be disturbed. In addition to using highly soundproof rated glass (see below), the structure will be surrounded with a hedge which will further reduce any noise and light that permeates the glass.

Soundproofing is measured using "Sound Transmission Class" (or STC); STC is an integer rating of how well a building partition attenuates airborne sound. The following listing provides examples of what can and can not be heard through a partition with increasing values of STC:

25 Normal speech can be understood through wall

30 Normal speech heard but not understood

35 Normal speech inaudible; loud speech audible but not intelligible

40 Onset of "privacy"

45 Loud speech not audible; 90% of statistical population not annoyed

50 Very loud sounds can be faintly heard; 99% of population not annoyed.

60+ Superior soundproofing; most sounds inaudible

The *Solar Innovations* structure will incorporate **1" insulated plate glass** with an **STC rating of 36**. This is the thickest glass available for this type of structure, and will provide a very high level of soundproofing for adjoining buildings.

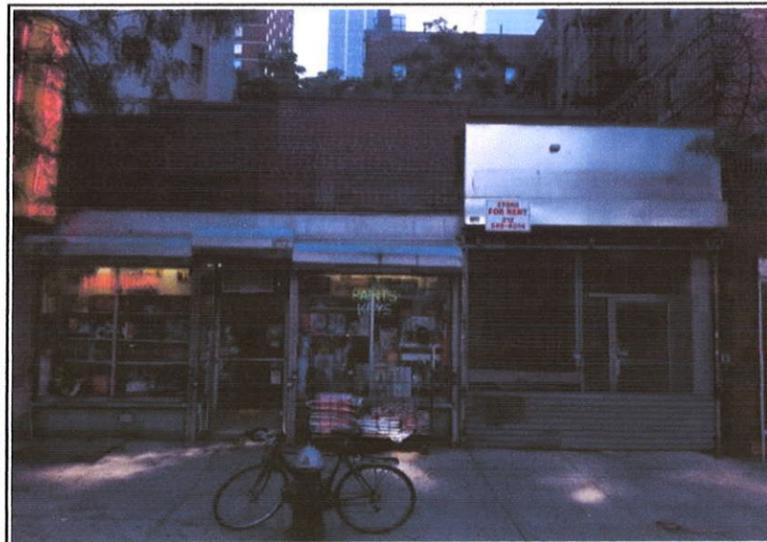
Additionally, we propose the following policies regarding the rear enclosure:

- If open, all enclosure windows will be closed by 10:30pm Fridays and Saturdays, and 9:30pm all other days.
- Music at all times will be limited to very light background music.
- Lights will be dimmed in the evenings and at night so as to not disturb adjoining residents with bright ambient lighting.

5. Existing Exterior Photos

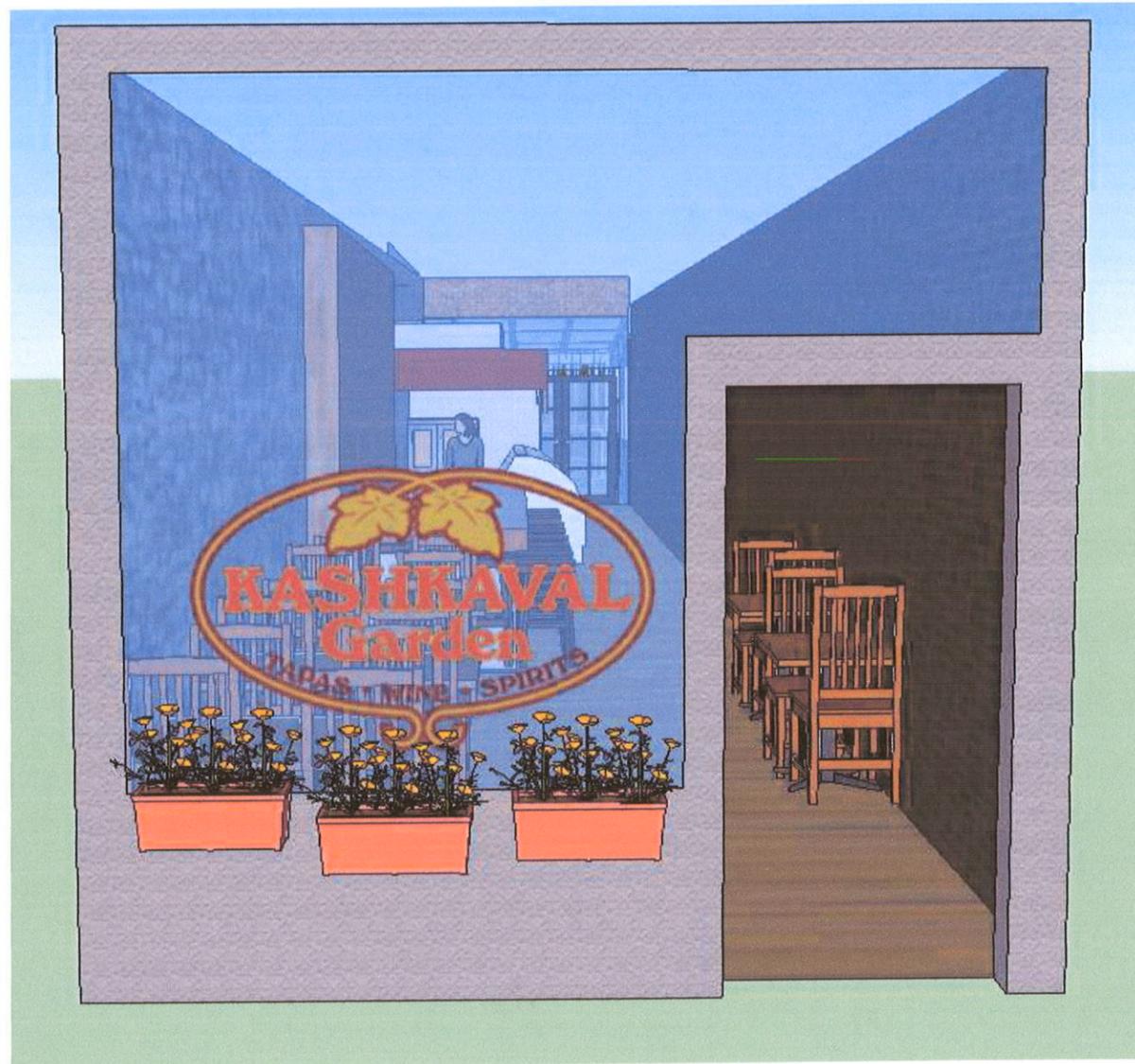


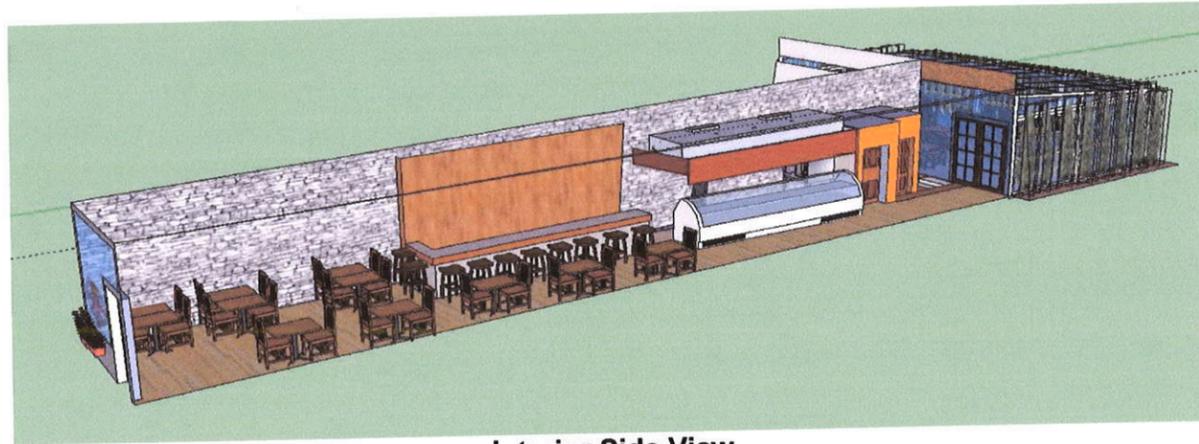
Storefront



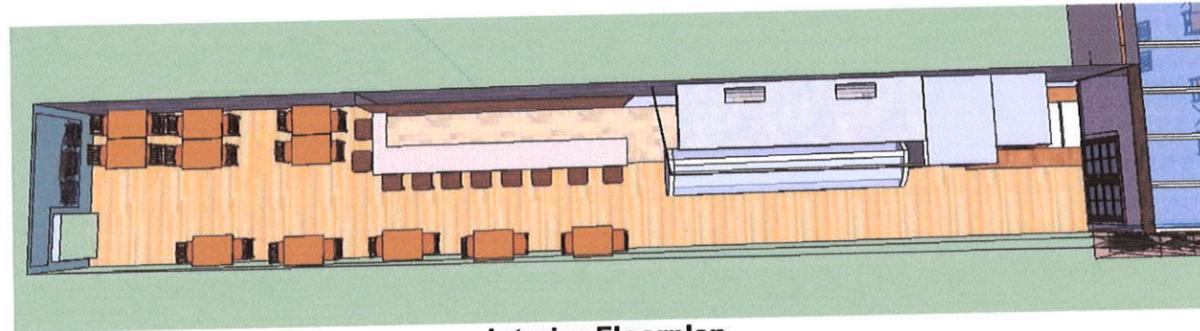
6. Diagrams and Floorplans

View From 9th Avenue

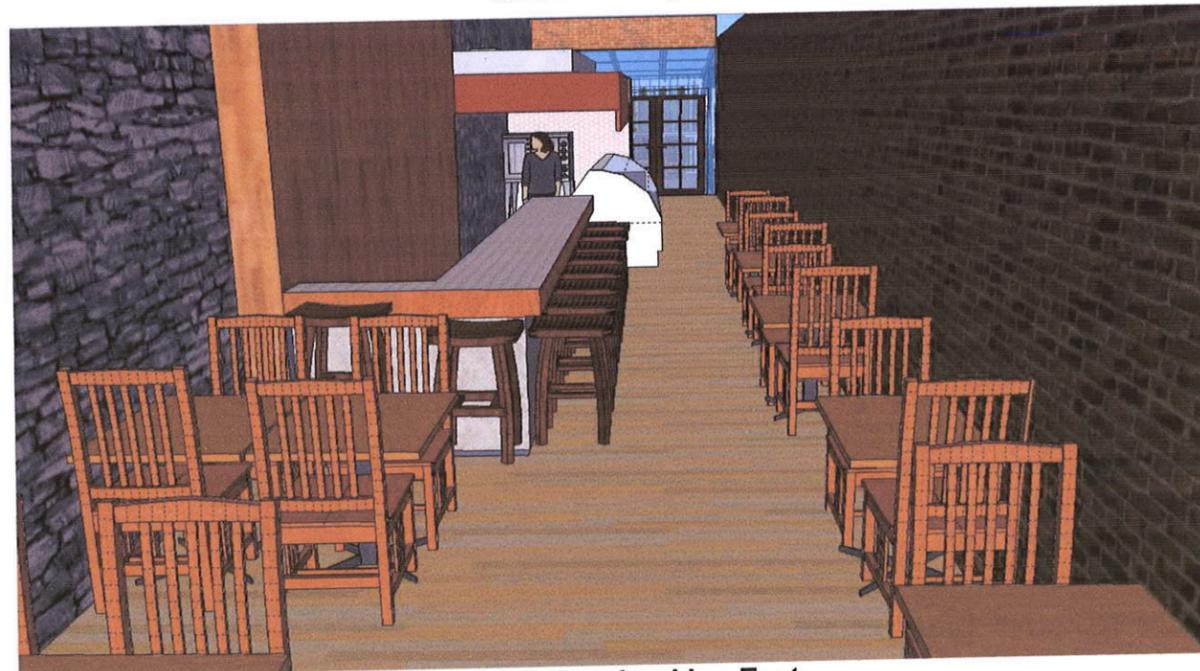




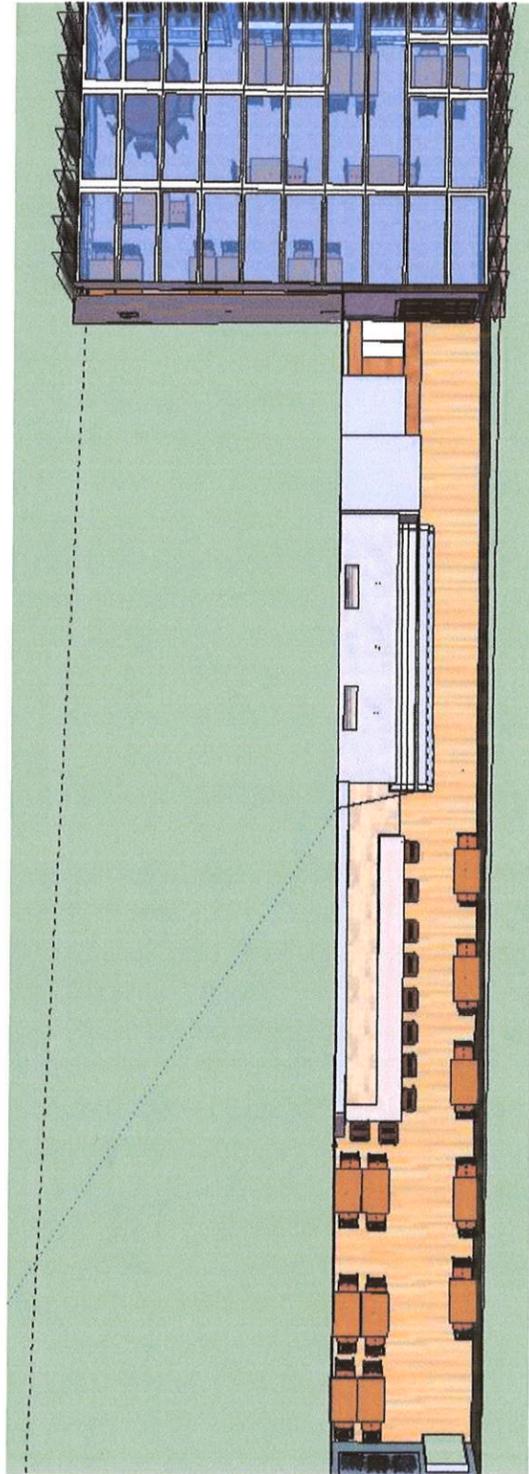
Interior Side View



Interior Floorplan



Interior View Looking East



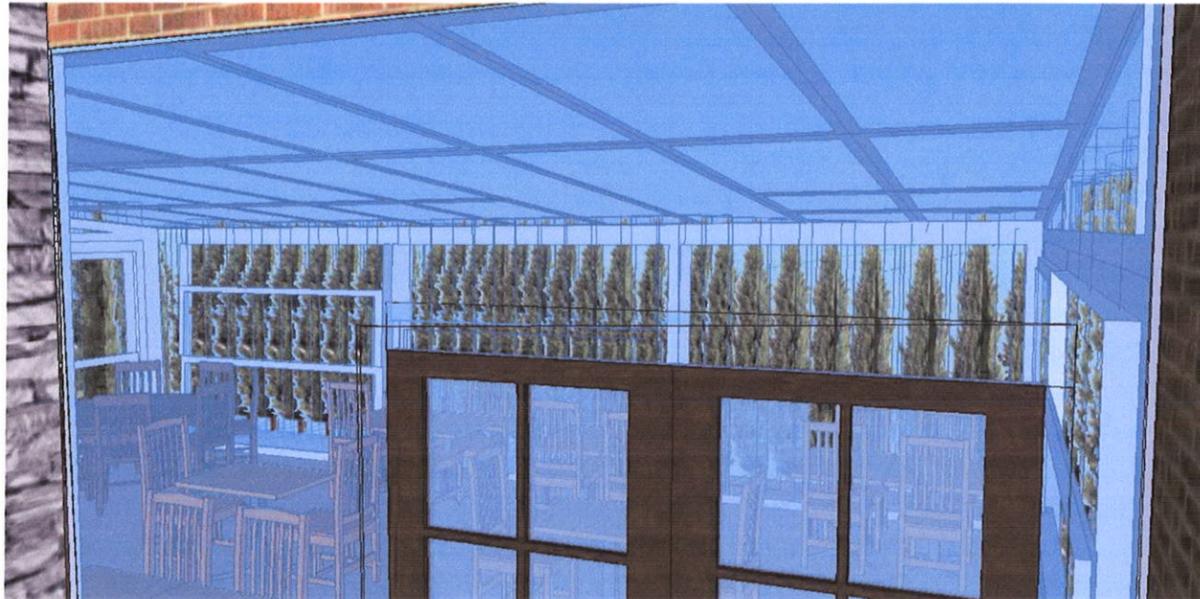
Full Aerial / Floorplan



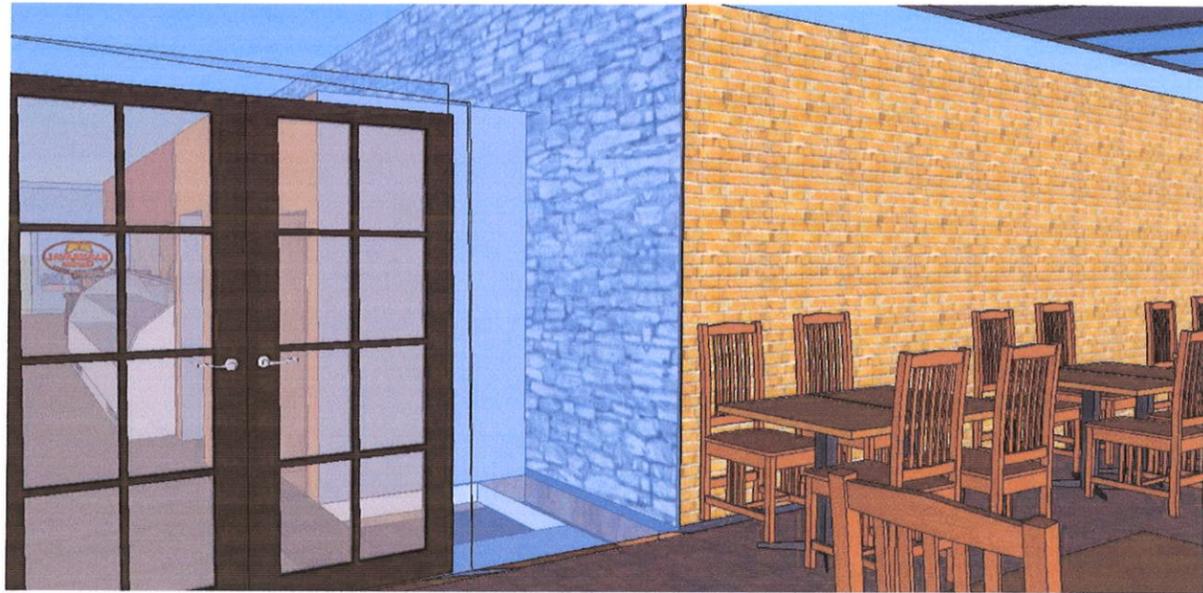
Kitchen Area



Interior View Into Garden



View of Garden from Interior



View of Garden Entryway and Seating



View of Exterior (East) Wall of Garden