

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

CORPORATION NAME 27 West Chelsea Inc.		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 544 W. 27th street		CROSS STREETS 10th & 11th Ave	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: 27 West Chelsea Inc.	ATTORNEY/ REPRESENTATIVE	NAME: Martin P. Mehler
	PHONE:		PHONE: 212-962-4688
	EMAIL:		EMAIL: mehlerbuscemi@aol.com
MANAGER	NAME:	LANDLORD	NAME: Simon Milul-Mushlan Inc.
	PHONE:		PHONE: 212-947-3185
	EMAIL:		EMAIL:
<b>APPLICATION TYPE</b> <i>(Check One)</i>			
<input checked="" type="radio"/> 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?		BOCCA DI BACCO
	What were the dates applicant was involved with this former premise?		2012-2016-169 9TH AVE, NY, NY
<input type="radio"/> 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
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input checked="" type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> 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"/> NO
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.		<input checked="" type="radio"/> YES	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"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES	NO

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons )									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Kitchen	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Music	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12AM-2PM
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	294		75	250	0	1	20		
OUTSIDE (Other than sidewalk café)									
SIDEWALK CAFÉ									
How many floors are there? What is the capacity for each floor?					2 FLOORS				
How frequently will the owner(s) be at the establishment?					50 HOURS PER WEEK				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO			
Will applicant have bottle or table service for beverage alcohol?					YES	NO	WINES		
Will you be hosting private; promotional or corporate events?					YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO			
Will you have a security plan? If, yes please attach.					YES	NO			
Will security plan be implemented?					YES	NO	DEPENDS ON EVENT		
Will State certified security personnel be used?					YES	NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	NO			
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	NO	N/A		
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
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 checked="" type="radio"/> YES	<input type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	ALL THAT WERE LISTED
	# 2	
	# 3	
	# 4	
	# 5	
	Please provide dates when applicant met with the groups listed above.	
Who was your contact person at each group you met with?		SEE ATTACHED
When did applicant post the notice that was provided?		7/28/17
Where did applicant post the notice that was provided?		ROLL GATE OF THE PREMISES
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
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	SON CUBANO		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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"/> YES	<input 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"/> YES	<input 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?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	ON THE ROOF AIR COOLED		
When was the air conditioner installed?	2005		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE			
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	N/A
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	N/A
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	N/A
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	N/A
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A
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	N/A

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

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


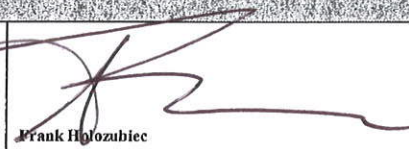

- Listed on the liquor license will be 27 West Chelsea Inc. and Kristin Sollenne only
- Live music will be limited to no more than 3 performers
- Will submit plan to MCB4 office no later than 8/28/17 (recieved 8/23/17)

*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	
<b>CB4 REPRESENTATIVES</b>			
 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair	
<b>APPLICANT AGREEMENT WITH THE COMMUNITY</b>			
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.			
<b>SIGN HERE</b> →	KRISTINE SOLLENNE	KRISTINE SOLLENNE	JULY 31, 2017
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE


 8/8/17

## SECURITY PLAN FOR 27 WEST CHELSEA INC.

1. There will be a minimum of one licensed and trained security guard in the premises when 75 or more patrons are present at the same time. From within the security detail, one will be designated as a security supervisor to insure that those assigned to the premises are abiding by the rules. In addition to the above, discretion will be used by management to determine the appropriate number of security based on the event or crowd to ensure safety and lawfulness.
2. The establishment will use the services of a security guard company which will be licensed by the NYS Department of State.
3. Security guards will be trained in techniques to de-escalate potential violent encounters and difficult situations.
4. Establishment policy will mandate that security separate and remove all potentially violent patrons in a manner, consistent with the law that is designed to prevent a continuation of violent activity inside or outside the premises. If a matter cannot be contained by the security personnel, an employee of the premises will call 911 or otherwise notify police for assistance in these circumstances. Similarly, an employee will call 911 to report serious medical emergencies.
5. Security guards will be distinctively and uniformly attired -- very easily identified.
6. Security guards will be spread throughout the establishment and not just at the door.
7. Those that engage in disorders will be detained by security through whatever lawful means is allowed. Written reports will be made out by those security guards that may intercede in any disorder and will attempt to get identifying information from those that witnessed any such events. Witnesses will also be encouraged to make a written statement to establishment personnel regarding the incident.

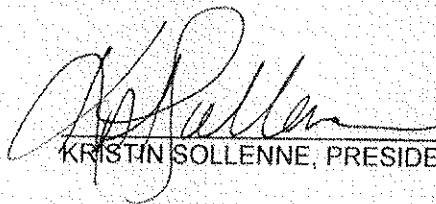
8. The staff will cooperate with the police or any other authorized agency with whatever evidence it can provide.

9. Identifying information on ejected and/or arrested patrons will be retained on a "banned list" database. These patrons will not be allowed subsequent re-entry.

10. All those awaiting admission will be placed in a line, not blocking the sidewalk. All individuals on admission lines will be informed that if they are not orderly, they will not be admitted. Individuals who will not be admitted will be encouraged to leave the area.

11. At closing, security will be stationed to ensure orderliness when patrons are exiting the establishment.

Dated: August 11, 2017



KRISTIN SOLLENNE, PRESIDENT

Organization	First Name	Last Name	Email
Council Chelsea Block Association (include him for everything in Chelsea aside from his block)	Bill	Borok	wborok@hotmail.com
100/200 West 15 Street	Stanley	Bulbach	letters@bulbach.com
300 West 15th Street	Robert	Boddington	rboddington@gmail.com
100 West 16th Street	Jim	Jasper	jasper@gq.guny.edu
100 West 16th Street	Paul	Grochki	paul@grochki.com
100 West 16th Street	Eric	Bonzke	eric.bonzke@gmail.com
200 West 16th Street	Elizabeth	Zachella	ezachella@gmail.com
Fulton House Tenant Association (W 16th St to W 19th St. from 9th/10th Avenue)	Will	Rogers	willrogers@gmail.com
100 West 17th/18th Street	Michael	Acavado	acavadoassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com, craigs1029@aol.com
300 West 18th/19th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street (President)	Cheryl	Kunger	ckunger@aol.com
100 West 19th/20th/21st/22nd Street	Ethan	Felson	Ethan.Felson@ewstfederations.org
100 West 19th/20th/21st/22nd Street	Gloria	Lowe	laramellrad@gmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borok	wborok@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallyqnd@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beatcon195@aol.com
100 West 19th/20th/21st/22nd Street	Gerard	Germany	germanvoalid@aol.com
200 West 19th/20th/21st/22nd/23rd Street	Michael	Stum	m@malissa-stum.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Walsh	fmwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Dorrie	Woff	pamale@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Francoeur	dfranco243@earthlink.net
500 West 19th Street	Merle	Cooke	fcmo@qme.com
300 West 20th Street	Neil	Lisler	merle.jevins@gmail.com
300 West 20th Street	Carol	Selkirk	neil@neiselkirk.com
300 West 21st/22nd/23rd Street	Albert	Ott	cott@nyc.rr.com
300 West 21st/22nd/23rd Street	Albert	Taylor	alberttaylor@gmail.com
300 West 21st/22nd/23rd Street	Leslie	Doyel	leslie@vynchord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleonor@quintecorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300vba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Watsman	phylliswatsman@gmail.com
400 West 21st/22nd/23rd Street	Zazel	Lovern	zazellovern@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	ms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McCluff	emcc33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristianson.com
100 West 26th Street	Karen	Jacob	v400ba@gmail.com
100 West 26th Street	Susan	Buttenwieser	susanb1011@aol.com
Chelsea-Elliott Tenant Association (W 26th/26th Street from 9th/10th Avenue)	Dan	Shulman	shulman@speakeasy.net
Chelsea-Elliott Tenant Association (W 26th/26th Street from 9th/10th Avenue)	Florence	Dent	flentbunter@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Darlene	Walters	chwalters@gmail.com
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Mario	Mazzoni	education@bernsoath.cooog
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinib	
Hotel Americano	Andy	Humm	andyhumm@aol.com
Highline537	Scott	Hupe	
Donna Langman Costumes	Donna	Langman	ldonna@donnalangman.com



**DELORES RUBIN**  
Chair

**JESSE BODINE**  
District Manager

CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD No. 4**  
330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

## **PUBLIC NOTICE**

Business Licenses and Permits Committee  
will discuss an application submitted by

**27 West Chelsea Inc.**  
**544 W. 27th Street**

An application for an On-Premise Liquor License

<b>DATE:</b>	Tuesday, August 8, 2017
<b>TIME:</b>	6:30 PM
<b>PLACE:</b>	Yotel New York – 570 10 <sup>th</sup> Avenue, 4 <sup>th</sup> Floor The Green Room

We invite you to attend this meeting and give your comments on this application.  
Alternately, you may mail, fax or email us at the address listed above.  
For more information, please call 212-736-4536.


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NYC Department of Buildings

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Premises: 544 WEST 27 STREET MANHATTAN

BIN: 1012401 Block: 698 Lot: 61



Page 2 of 2

*Certificate of Occupancy*

CO Number: 103862802F

**Permissible Use and Occupancy**

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	294	100		F-4		12A	EATING AND DRINKING ESTABLISHMENT (CABARET)
001		100					LOBBY, UTILITIES
END OF SECTION							

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



**PRIME RETAIL SPACE**  
5,000-10,000 SQF  
CALL 212 947.3185

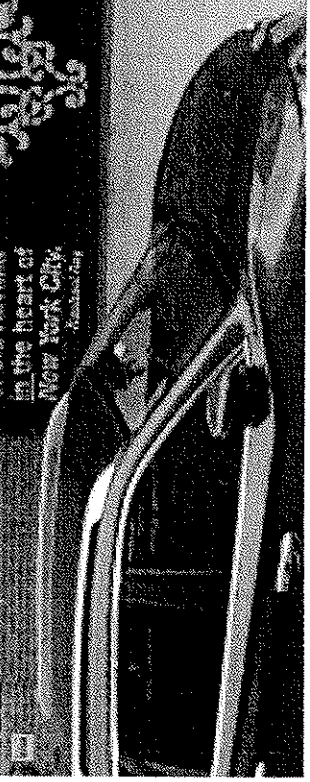
**For Lease**  
Call 212 947.3185

944

STREET CUISINE  
JAPANESE  
SUSHI BAR

Cheating Eating with  
Cheating Eating with

Style,  
elegance  
and flavors  
of old Havana  
in the heart of  
New York City.  
Havana City



## **Appetizers**

### **GAMBERONI**

**\$18.00**

Skewered Jumbo Shrimp, Sautéed Lima Beans

### **POLIPO GRIGLIATO**

**\$16.00**

Herbed Grilled Octopus, Celery, Red Potato Salad

### **TORTINO DI GRANCHIO**

**\$14.00**

Crab Cake, Warm Wild Mushroom Salad

### **INVOLTINI DI MELANZANE E RICOTTA**

**\$12.00**

Eggplant, Imported Bufala Ricotta, Mint, Tomato sauce

### **QUAGLIA E POLENTA**

**\$16.00**

Sausage Stuffed Quail Served with Polenta in a Balsamic Reduction Sauce

### **COZZE AL VINO BIANCO**

**\$15.00**

Mussels with Garlic in a White Wine Broth, Tomato Sauce

### **AFFETTATI MISTI**

**\$17.00**

Taste of Cured Meats, Chef's Choice

### **FORMAGGI MISTI**

**\$15.00**

Taste of Four Cheeses, Honey, Fig Jam, Chef's Choice

### **ARANCINI**

**\$12.00**

Italian Style Saffron Rice Balls

### **CROSTINI MISTI**

**\$12.00**

Taste of Mixed Crostini Chef's Choice

## **Pasta**

### **CAVATELLI DI GRANO ARSO**

**\$20.00**

Burnt Wheat Cavatelli, Italian Sausage, Chanterelle Mushrooms

### **FETTUCCINE ALLA BOLOGNESE**

**\$18.00**

Homemade Pasta with a Traditional Meat Sauce



**SPAGHETTI AMATRICIANA SBAGLIATA**

**\$18.00**

Spaghetti, Tomato, Smoked Bacon, Onion, Olives

**GNOCCHI ALLA SORRENTINA**

**\$18.00**

Fresh Chopped Tomato, Basil, Bufala Mozzarella

**TORTELLI RICOTTA E SPINACI**

**\$18.00**

Fresh Ricotta and Spinach Tortellini, Butter Sage, Green Asparagus, Parmesan

**Dinner Plates**

**BRANZINO CILENO**

**\$30.00**

Pan-Seared Chilean Seabass, Lemon Capers, White Wine sauce, Spinach

**CODA DI ROSPO ALLA LIVORNESE**

**\$22.00**

Seared Monkfish, Tomato Sauce, Kalamata Olives

**SALMONE**

**\$24.00**

Oven Roasted Salmon, Caramelized Onion, French Beans, Balsamic Reduction

**BRANZINO GRIGLIATO**

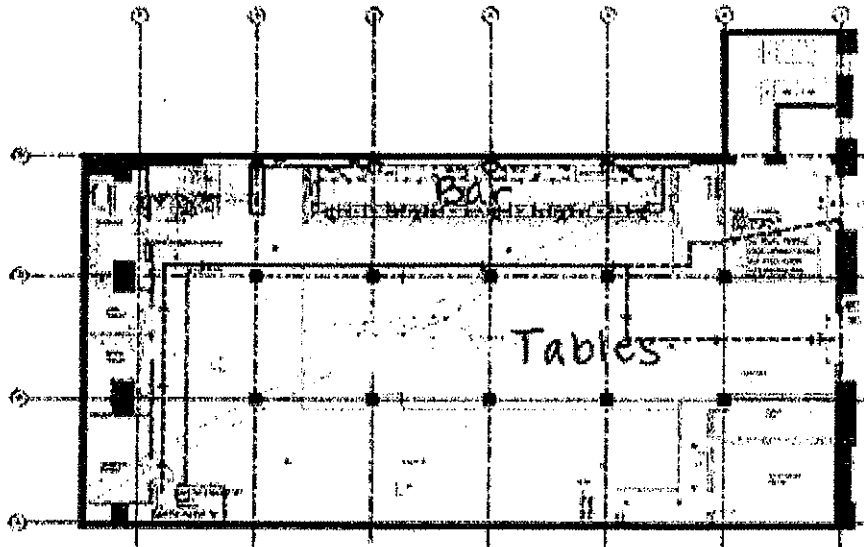
**\$26.00**

Grilled Branzino, Roasted Potatoes, Broccoli Rabe

**STINCO D'AGNELLO**

**\$24.00**

Herbed Roasted Lamb Shank, Pearl Onions, Mashed Potatoes

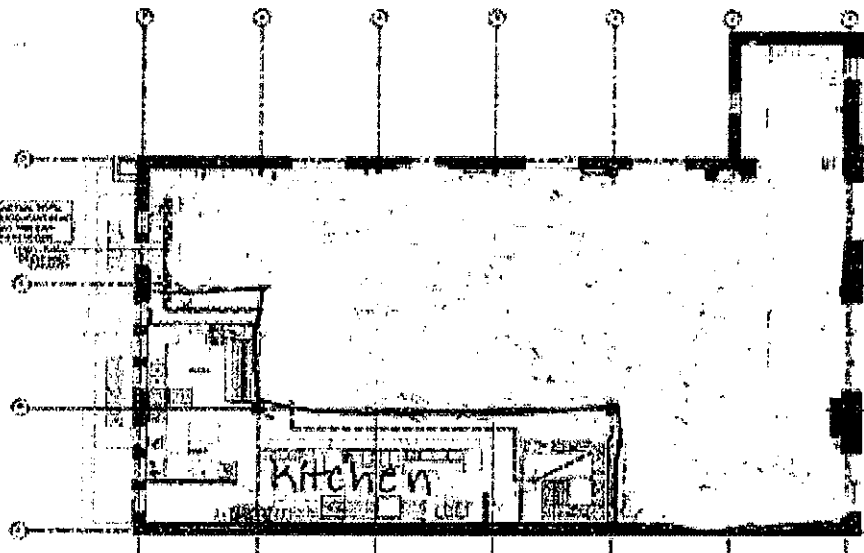


NO.	DESCRIPTION	AMOUNT	TOTAL
1	Bar	120.00	120.00
2	Tables	180.00	300.00
3	Kitchen	120.00	420.00
4	Restroom	20.00	440.00
5	Storage	20.00	460.00
6	Office	20.00	480.00
7	Entrance	20.00	500.00
8	Exit	20.00	520.00
9	Staircase	20.00	540.00
10	Corridor	20.00	560.00
11	Reception	20.00	580.00
12	Waiting	20.00	600.00
13	Seating	20.00	620.00
14	Bar	20.00	640.00
15	Tables	20.00	660.00
16	Kitchen	20.00	680.00
17	Restroom	20.00	700.00
18	Storage	20.00	720.00
19	Office	20.00	740.00
20	Entrance	20.00	760.00
21	Exit	20.00	780.00
22	Staircase	20.00	800.00
23	Corridor	20.00	820.00
24	Reception	20.00	840.00
25	Waiting	20.00	860.00
26	Seating	20.00	880.00
27	Bar	20.00	900.00
28	Tables	20.00	920.00
29	Kitchen	20.00	940.00
30	Restroom	20.00	960.00
31	Storage	20.00	980.00
32	Office	20.00	1000.00
33	Entrance	20.00	1020.00
34	Exit	20.00	1040.00
35	Staircase	20.00	1060.00
36	Corridor	20.00	1080.00
37	Reception	20.00	1100.00
38	Waiting	20.00	1120.00
39	Seating	20.00	1140.00
40	Bar	20.00	1160.00
41	Tables	20.00	1180.00
42	Kitchen	20.00	1200.00
43	Restroom	20.00	1220.00
44	Storage	20.00	1240.00
45	Office	20.00	1260.00
46	Entrance	20.00	1280.00
47	Exit	20.00	1300.00
48	Staircase	20.00	1320.00
49	Corridor	20.00	1340.00
50	Reception	20.00	1360.00
51	Waiting	20.00	1380.00
52	Seating	20.00	1400.00
53	Bar	20.00	1420.00
54	Tables	20.00	1440.00
55	Kitchen	20.00	1460.00
56	Restroom	20.00	1480.00
57	Storage	20.00	1500.00
58	Office	20.00	1520.00
59	Entrance	20.00	1540.00
60	Exit	20.00	1560.00
61	Staircase	20.00	1580.00
62	Corridor	20.00	1600.00
63	Reception	20.00	1620.00
64	Waiting	20.00	1640.00
65	Seating	20.00	1660.00
66	Bar	20.00	1680.00
67	Tables	20.00	1700.00
68	Kitchen	20.00	1720.00
69	Restroom	20.00	1740.00
70	Storage	20.00	1760.00
71	Office	20.00	1780.00
72	Entrance	20.00	1800.00
73	Exit	20.00	1820.00
74	Staircase	20.00	1840.00
75	Corridor	20.00	1860.00
76	Reception	20.00	1880.00
77	Waiting	20.00	1900.00
78	Seating	20.00	1920.00
79	Bar	20.00	1940.00
80	Tables	20.00	1960.00
81	Kitchen	20.00	1980.00
82	Restroom	20.00	2000.00
83	Storage	20.00	2020.00
84	Office	20.00	2040.00
85	Entrance	20.00	2060.00
86	Exit	20.00	2080.00
87	Staircase	20.00	2100.00
88	Corridor	20.00	2120.00
89	Reception	20.00	2140.00
90	Waiting	20.00	2160.00
91	Seating	20.00	2180.00
92	Bar	20.00	2200.00
93	Tables	20.00	2220.00
94	Kitchen	20.00	2240.00
95	Restroom	20.00	2260.00
96	Storage	20.00	2280.00
97	Office	20.00	2300.00
98	Entrance	20.00	2320.00
99	Exit	20.00	2340.00
100	Staircase	20.00	2360.00

NO.	DESCRIPTION	AMOUNT	TOTAL
1	Bar	120.00	120.00
2	Tables	180.00	300.00
3	Kitchen	120.00	420.00
4	Restroom	20.00	440.00
5	Storage	20.00	460.00
6	Office	20.00	480.00
7	Entrance	20.00	500.00
8	Exit	20.00	520.00
9	Staircase	20.00	540.00
10	Corridor	20.00	560.00
11	Reception	20.00	580.00
12	Waiting	20.00	600.00
13	Seating	20.00	620.00
14	Bar	20.00	640.00
15	Tables	20.00	660.00
16	Kitchen	20.00	680.00
17	Restroom	20.00	700.00
18	Storage	20.00	720.00
19	Office	20.00	740.00
20	Entrance	20.00	760.00
21	Exit	20.00	780.00
22	Staircase	20.00	800.00
23	Corridor	20.00	820.00
24	Reception	20.00	840.00
25	Waiting	20.00	860.00
26	Seating	20.00	880.00
27	Bar	20.00	900.00
28	Tables	20.00	920.00
29	Kitchen	20.00	940.00
30	Restroom	20.00	960.00
31	Storage	20.00	980.00
32	Office	20.00	1000.00
33	Entrance	20.00	1020.00
34	Exit	20.00	1040.00
35	Staircase	20.00	1060.00
36	Corridor	20.00	1080.00
37	Reception	20.00	1100.00
38	Waiting	20.00	1120.00
39	Seating	20.00	1140.00
40	Bar	20.00	1160.00
41	Tables	20.00	1180.00
42	Kitchen	20.00	1200.00
43	Restroom	20.00	1220.00
44	Storage	20.00	1240.00
45	Office	20.00	1260.00
46	Entrance	20.00	1280.00
47	Exit	20.00	1300.00
48	Staircase	20.00	1320.00
49	Corridor	20.00	1340.00
50	Reception	20.00	1360.00
51	Waiting	20.00	1380.00
52	Seating	20.00	1400.00
53	Bar	20.00	1420.00
54	Tables	20.00	1440.00
55	Kitchen	20.00	1460.00
56	Restroom	20.00	1480.00
57	Storage	20.00	1500.00
58	Office	20.00	1520.00
59	Entrance	20.00	1540.00
60	Exit	20.00	1560.00
61	Staircase	20.00	1580.00
62	Corridor	20.00	1600.00
63	Reception	20.00	1620.00
64	Waiting	20.00	1640.00
65	Seating	20.00	1660.00
66	Bar	20.00	1680.00
67	Tables	20.00	1700.00
68	Kitchen	20.00	1720.00
69	Restroom	20.00	1740.00
70	Storage	20.00	1760.00
71	Office	20.00	1780.00
72	Entrance	20.00	1800.00
73	Exit	20.00	1820.00
74	Staircase	20.00	1840.00
75	Corridor	20.00	1860.00
76	Reception	20.00	1880.00
77	Waiting	20.00	1900.00
78	Seating	20.00	1920.00
79	Bar	20.00	1940.00
80	Tables	20.00	1960.00
81	Kitchen	20.00	1980.00
82	Restroom	20.00	2000.00
83	Storage	20.00	2020.00
84	Office	20.00	2040.00
85	Entrance	20.00	2060.00
86	Exit	20.00	2080.00
87	Staircase	20.00	2100.00
88	Corridor	20.00	2120.00
89	Reception	20.00	2140.00
90	Waiting	20.00	2160.00
91	Seating	20.00	2180.00
92	Bar	20.00	2200.00
93	Tables	20.00	2220.00
94	Kitchen	20.00	2240.00
95	Restroom	20.00	2260.00
96	Storage	20.00	2280.00
97	Office	20.00	2300.00
98	Entrance	20.00	2320.00
99	Exit	20.00	2340.00
100	Staircase	20.00	2360.00

PROPOSED  
SON CUBANO RESTAURANT

PA-100.00



1	Bar	120.00	120.00
2	Tables	180.00	300.00
3	Kitchen	120.00	420.00
4	Restroom	20.00	440.00
5	Storage	20.00	460.00
6	Office	20.00	480.00
7	Entrance	20.00	500.00
8	Exit	20.00	520.00
9	Staircase	20.00	540.00
10	Corridor	20.00	560.00
11	Reception	20.00	580.00
12	Waiting	20.00	600.00
13	Seating	20.00	620.00
14	Bar	20.00	640.00
15	Tables	20.00	660.00
16	Kitchen	20.00	680.00
17	Restroom	20.00	700.00
18	Storage	20.00	720.00
19	Office	20.00	740.00
20	Entrance	20.00	760.00
21	Exit	20.00	780.00
22	Staircase	20.00	800.00
23	Corridor	20.00	820.00
24	Reception	20.00	840.00
25	Waiting	20.00	860.00
26	Seating	20.00	880.00
27	Bar	20.00	900.00
28	Tables	20.00	920.00
29	Kitchen	20.00	940.00
30	Restroom	20.00	960.00
31	Storage	20.00	980.00
32	Office	20.00	1000.00
33	Entrance	20.00	1020.00
34	Exit	20.00	1040.00
35	Staircase	20.00	1060.00
36	Corridor	20.00	1080.00
37	Reception	20.00	1100.00
38	Waiting	20.00	1120.00
39	Seating	20.00	1140.00
40	Bar	20.00	1160.00
41	Tables	20.00	1180.00
42	Kitchen	20.00	1200.00
43	Restroom	20.00	1220.00
44	Storage	20.00	1240.00
45	Office	20.00	1260.00
46	Entrance	20.00	1280.00
47	Exit	20.00	1300.00
48	Staircase	20.00	1320.00
49	Corridor	20.00	1340.00
50	Reception	20.00	1360.00
51	Waiting	20.00	1380.00
52	Seating	20.00	1400.00
53	Bar	20.00	1420.00
54	Tables	20.00	1440.00
55	Kitchen	20.00	1460.00
56	Restroom	20.00	1480.00
57	Storage	20.00	1500.00
58	Office	20.00	1520.00
59	Entrance	20.00	1540.00
60	Exit	20.00	1560.00
61	Staircase	20.00	1580.00
62	Corridor	20.00	1600.00
63	Reception	20.00	1620.00
64	Waiting	20.00	1640.00
65	Seating	20.00	1660.00
66	Bar	20.00	1680.00
67	Tables	20.00	1700.00
68	Kitchen	20.00	1720.00
69	Restroom	20.00	1740.00
70	Storage	20.00	1760.00
71	Office	20.00	1780.00
72	Entrance	20.00	1800.00
73	Exit	20.00	1820.00
74	Staircase	20.00	1840.00
75	Corridor	20.00	1860.00
76	Reception	20.00	1880.00
77	Waiting	20.00	1900.00
78	Seating	20.00	1920.00
79	Bar	20.00	1940.00
80	Tables	20.00	1960.00
81	Kitchen	20.00	1980.00
82	Restroom	20.00	2000.00
83	Storage	20.00	2020.00
84	Office	20.00	2040.00
85	Entrance	20.00	2060.00
86	Exit	20.00	2080.00
87	Staircase	20.00	2100.00
88	Corridor	20.00	2120.00
89	Reception	20.00	2140.00
90	Waiting	20.00	2160.00
91	Seating	20.00	2180.00
92	Bar	20.00	2200.00
93	Tables	20.00	2220.00
94	Kitchen	20.00	2240.00
95	Restroom	20.00	2260.00
96	Storage	20.00	2280.00
97	Office	20.00	2300.00
98	Entrance	20.00	2320.00
99	Exit	20.00	2340.00
100	Staircase	20.00	2360.00
101	Corridor	20.00	2380.00
102	Reception	20.00	2400.00
103	Waiting	20.00	2420.00
104	Seating	20.00	2440.00
105	Bar	20.00	2460.00
106	Tables	20.00	2480.00
107	Kitchen	20.00	2500.00
108	Restroom	20.00	2520.00
109	Storage	20.00	2540.00
110	Office	20.00	2560.00
111	Entrance	20.00	2580.00
112	Exit	20.00	2600.00
113	Staircase	20.00	2620.00
114	Corridor	20.00	2640.00
115	Reception	20.00	2660.00
116	Waiting	20.00	2680.00
117	Seating	20.00	2700.00
118	Bar	20.00	2720.00
119	Tables	20.00	2740.00
120	Kitchen	20.00	2760.00
121	Restroom	20.00	2780.00
122	Storage	20.00	2800.00
123	Office	20.00	2820.00
124	Entrance	20.00	2840.00
125	Exit	20.00	2860.00
126	Staircase	20.00	2880.00
127	Corridor	20.00	2900.00
128	Reception	20.00	2920.00
129	Waiting	20.00	2940.00
130	Seating	20.00	2960.00
131	Bar	20.00	2980.00
132	Tables	20.00	3000.00
133	Kitchen	20.00	3020.00
134	Restroom	20.00	3040.00
135	Storage	20.00	3060.00
136	Office	20.00	3080.00
137	Entrance	20.00	3100.00
138	Exit	20.00	3120.00
139	Staircase	20.00	3140.00
140	Corridor	20.00	3160.00
141	Reception	20.00	3180.00
142	Waiting	20.00	3200.00
143	Seating	20.00	3220.00
144	Bar	20.00	3240.00
145	Tables	20.00	3260.00
146	Kitchen	20.00	3280.00
147	Restroom	20.00	3300.00
148	Storage	20.00	3320.00
149	Office	20.00	3340.00
150	Entrance	20.00	3360.00
151	Exit	20.00	3380.00
152	Staircase	20.00	3400.00
153	Corridor	20.00	3420.00
154	Reception	20.00	3440.00
155	Waiting	20.00	3460.00
156	Seating	20.00	3480.00
157	Bar	20.00	3500.00
158	Tables	20.00	3520.00
159	Kitchen	20.00	3540.00
160	Restroom	20.00	3560.00
161	Storage	20.00	3580.00
162	Office	20.00	3600.00
163	Entrance	20.00	3620.00
164	Exit	20.00	3640.00
165	Staircase	20.00	3660.00
166	Corridor	20.00	3680.00
167	Reception	20.00	3700.00
168	Waiting	20.00	3720.00
169	Seating	20.00	3740.00
170	Bar	20.00	3760.00
171	Tables	20.00	3780.00
172	Kitchen	20.00	3800.00
173	Restroom	20.00	3820.00
174	Storage	20.00	3840.00
175	Office	20.00	3860.00
176	Entrance	20.00	3880.00
177	Exit	20.00	3900.00
178	Staircase	20.00	3920.00
179	Corridor	20.00	3940.00
180	Reception	20.00	3960.00
181	Waiting	20.00	3980.00
182	Seating	20.00	4000.00
183	Bar	20.00	4020.00
184	Tables	20.00	4040.00
185	Kitchen	20.00	4060.00
186	Restroom	20.00	4080.00
187	Storage	20.00	4100.00
188	Office	20.00	4120.00
189	Entrance	20.00	4140.00
190	Exit	20.00	4160.00
191	Staircase	20.00	4180.00
192	Corridor	20.00	4200.00
193	Reception	20.00	4220.00
194	Waiting	20.00	4240.00
195	Seating	20.00	4260.00
196	Bar	20.00	4280.00
197	Tables	20.00	4300.00
198	Kitchen	20.00	4320.00
199	Restroom	20.00	4340.00
200	Storage	20.00	4360.00
201	Office	20.00	4380.00
202	Entrance	20.00	4400.00
203	Exit	20.00	4420.00
204	Staircase	20.00	4440.00
205	Corridor	20.00	4460.00
206	Reception	20.00	4480.00
207	Waiting	20.00	4500.00
208	Seating	20.00	4520.00
209	Bar	20.00	4540.00
210	Tables	20.00	4560.00
211	Kitchen	20.00	4580.00
212	Restroom	20.00	4600.00
213	Storage	20.00	4620.00
214	Office	20.00	4640.00
215	Entrance	20.00	4660.00
216	Exit	20.00	4680.00
217	Staircase	20.00	4700.00
218	Corridor	20.00	4720.00
219	Reception	20.00	4740.00
220	Waiting	20.00	4760.00
221	Seating	20.00	4780.00
222	Bar	20.00	4800.00
223	Tables	20.00	4820.00
224	Kitchen	20.00	4840.00
225	Restroom	20.00	4860.00
226	Storage	20.00	4880.00
227	Office	20.00	4900.00
228	Entrance	20.00	4920.00
229	Exit	20.00	4940.00
230	Staircase	20.00	4960.00
231	Corridor	20.00	4980.00
232	Reception	20.00	5000.00
233	Waiting	20.00	5020.00
234	Seating	20.00	5040.00
235	Bar	20.00	5060.00
236	Tables	20.00	5080.00
237	Kitchen	20.00	5100.00
238	Restroom	20.00	5120.00
239	Storage	20.00	5140.00
240	Office	20.00	5160.00
241	Entrance	20.00	5180.00
242	Exit	20.00	5200.00
243	Staircase	20.00	5220.00
244	Corridor	20.00	5240.00
245	Reception	20.00	5260.00
246	Waiting	20.00	5280.00
247	Seating	20.00	5300.00
248	Bar	20.00	5320.00
249	Tables	20.00	5340.00
250	Kitchen	20.00	5360.00
251	Restroom	20.00	5380.00
252	Storage	20.00	5400.00
253	Office	20.00	5420.00
254	Entrance	20.00	5440.00
255	Exit	20.00	5460.00
256	Staircase	20.00	5480.00
257	Corridor	20.00	5500.00
258	Reception	20.00	5520.00
259	Waiting	20.00	5540.00
260	Seating	20.00	5560.00
261	Bar	20.00	5580.00
262	Tables	20.00	5600.00
263	Kitchen	20.00	5620.00
264			

## STATEMENT

Re: **27 West Chelsea Inc.**  
**544 W. 27<sup>th</sup> Street**  
**New York, NY 10001**

The following is a statement on behalf of the applicant in compliance of the 500 foot Rule to show compliance with Section 64 Subdivision 6-a of the Alcoholic Beverage Control Law.

- A. The approval of the license will not overburden the area.
- B. All of the necessary license and permits have either been obtained or pending.
- C. The granting of the license will not impact on the vehicular traffic and parking that are in proximity to the proposed premises.
- D. The approval of the license will not increase the noise level to the area surrounding the proposed premises.
- E. Upon information and belief the proposed premises has no history of liquor violations or reported criminal activity.
- F. Public convenience and advantage would be served by the approval of this license. The applicant is opening a neighborhood Mediterranean restaurant that will feature good food at reasonable prices. It is in the interest of the community that the establishment runs a full service.

Dated: August 1, 2017

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KRISTIN SOLLENNE