

Meeting Date: November Meeting

APPLICANT INFORMATION:

Name of applicant(s):
P.F. Chang's China Bistro Inc.

Trade name (DBA):
P.F. Chang's China Bistro

Premises address:
113 University Place, New York, NY 10013

Cross Streets and other addresses used for building/premise:

East 12th Street and East 13th Street

CONTACT INFORMATION:

Principal(s) Name(s):
John Paulson, Lisa Gressel, Arthur Kilmer, Oludamola Adamolekun, and Jessica Kuczai

Office or Home Address: [REDACTED]

City, State, Zip: Scottsdale, AZ 85255

Telephone #: (4 [REDACTED])

Landlord Name / Contact:
Amalithone Realty Corp.

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

John Paulson

Lisa Gressel

Arthur Kilmer

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Please see attached list

Please see attached list

Please see attached list

Please see attached for additional officers

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

P.F. Chang's China Bistro is an Asian restaurant concept founded on making food from scratch everyday in every restaurant. P.F. Chang's is the first multi-unit restaurant concept in the United States to honor and celebrate the 2,000 year old tradition of wok cooking as the center of every guest experience.

P.F. Chang's China Bistro Inc.
d/b/a P.F. Chang's China Bistro
113 University Place
New York, NY 10013

Community Board 2 – Manhattan
SLA Questionnaire

Names of All Principals:

Names/Locations of Past/Current Licenses Held:

Oludamola Adamolekuh

Please see attached list

Jessica Kuczai

Please see attached list

October 18, 2021 | 4:44 pm

COVID-19 Vaccines

Booster doses are now available for eligible New Yorkers, including New Yorkers age 65 and older who got the Pfizer vaccine.

[DETAILS >](#)



Kathy Hochul, Governor
 Vincent G. Bradley, Chairman
 Greeley T. Ford, Commissioner
 Lily M. Fan, Commissioner

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Public Query - Results

Found 14 matches for: ""P F Chang"" in Premises or Trade Name
 Displaying records 1 - 14.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
P F CHANG'S CHINA BISTRO INC	476 SMITH HAVEN MALL LAKE GROVE, NY 11755	252	OP	10/31/2023	License is Active
P F CHANG'S CHINA BISTRO INC	160 WALT WHITMAN RD SPACE 1027B HUNTINGTON STATION, NY 11746	252	OP	11/30/2021	License is Active
P F CHANGS CHINA BISTRO INC	1504 OLD COUNTRY ROAD WESTBURY, NY 11590	252	OP	03/31/2021	License is Inactive
P F CHANGS CHINA BISTRO INC	125 WESTCHESTER AVENUE #1500A WHITE PLAINS, NY 10601	252	OP	06/30/2022	License is Active
P F CHANGS CHINA BISTRO INC	820 EASTVIEW MALL DR VICTOR, NY 14564	252	OP	09/30/2023	License is Active
P F CHANGS CHINA BISTRO INC	131 COLONIE CENTER COLONIE CENTER MALL SPACE #305 ALBANY T/O COLONIE, NY 12205	252	OP	08/31/2023	License is Active
P F CHANGS CHINA BISTRO INC	1 WALDEN GALLERIA DR STE A106 CHEEKTOWAGA, NY 14225	252	OP	09/30/2023	License is Active
P F CHANGS CHINA BISTRO INC	7676 E PINNACLE PEAK RD SCOTTSDALE, AZ 85255	1MF	AM	12/31/2013	Pending
P F CHANGS CHINA BISTRO INC	306 HIAWATHA BLVD SPACE H 111 SYRACUSE, NY 13204	252	OP	11/30/2022	License is Active
P F CHANGS CHINA BISTRO INC	1125 FASHION DR ROOM 1107 NANUET, NY 10954	252	OP	07/31/2022	License is Active
P F CHANGS CHINA BISTRO INC	136 MARKET ST STE 1350 YONKERS, NY 10710	252	OP	11/30/2020	Expired
P F CHANGS CHINA BISTRO INC	1504 OLD COUNTRY ROAD WESTBURY, NY 11590	ML1	OP	04/14/2020	License is Inactive
P F CHANGS CHINA BISTRO INC	136 MARKET ST YONKERS, NY 10710	ML1	OP	12/09/2020	Expired

P F CHANGS CHINA BISTRO INC	2655 RICHMOND AVE STATEN ISLAND, NY 10314	252	OP	License is Inactive
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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other)
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A

If this is for a new application, please list previous use of location for the last 5 years:

Restaurant

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current previous licensee, license # and expiration date: VAP Union Square LLC
d/b/a Vapiano - License Serial Number 1243534. License expired on June 30, 2020

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
 yes no

If yes, please list DBA names and dates of operation:

N/A

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 11 Year Built : 1940

Describe neighboring buildings:

Commercial

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 564 / 7

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

N/A (if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? 245

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes Certificate of Occupancy is pending

If yes, what is the maximum occupancy for the premises? Pending

If yes, what is the use group for the premises? Pending

If yes, is proposed occupancy permitted? Pending yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: The facade is still in the design phase. Attached are the signage restrictions that the applicant must adhere to.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,777

If more than one floor, please specify square footage by floors: Cellar: 1,307 sq ft; Ground Floor: 3,470 sq. ft
Mezzanine Level: 1,848 sq ft

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? Stairs and elevators

How many entrances are there? 3 How many exits? 3 How many bathrooms ? 2

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 28 Total table seats? 143

Total number of bars? 1 Total bar seats? 7

Total number of "other" seats? 4 please explain : Food counter seats

Total OVERALL number of seats in Premises : 154

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 7

How many service bars are being applied for on the premises? 1

Any food counters? no yes, describe : There is a food counter bar with 4 seats where patrons can watch cooking in the open kitchen.

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

11 am to 11 pm 11 am to 11 pm 11 am to 11 pm 11 am to 11 pm 11 am to 11 pm 11 am to 12 am 11 am to 12 am

Will the business employ a manager? ___ no yes, name / experience if known : Manager has not yet been hired

Will there be security personnel? no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no* ___ yes

If yes, please describe : *There are currently existing operable windows on the ground/street level facing the University. Those will remain.

Will you have TV's ? ___ no yes (how many?) 4

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box ___ Ipod / CDs none

Expected Volume level: ___ Background (quiet) ___ Entertainment level ___ Amplified Music N/A
(check all that apply)

Do you have or plan to install soundproofing? no ___ yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: N/A

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties NONE

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no ___ yes (if yes, please attach plans)

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____
NONE

Are your premises within 200 feet of any school, church or place of worship? ___ no yes*

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

*Please see attachment to NYSLA License Application for explanation.

Indicate the distance in feet from the proposed premise:

Name of School / Church: Village Temple

Address: 33 East 12th Street, New York, NY 10003 Distance: 175.34 feet

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: [Redacted]

Address: [Redacted]

Email : M [Redacted]

Application submitted on behalf of the applicant by:


Signature

Print or Type Name Alissa Yohey

Title Attorney for Applicant

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



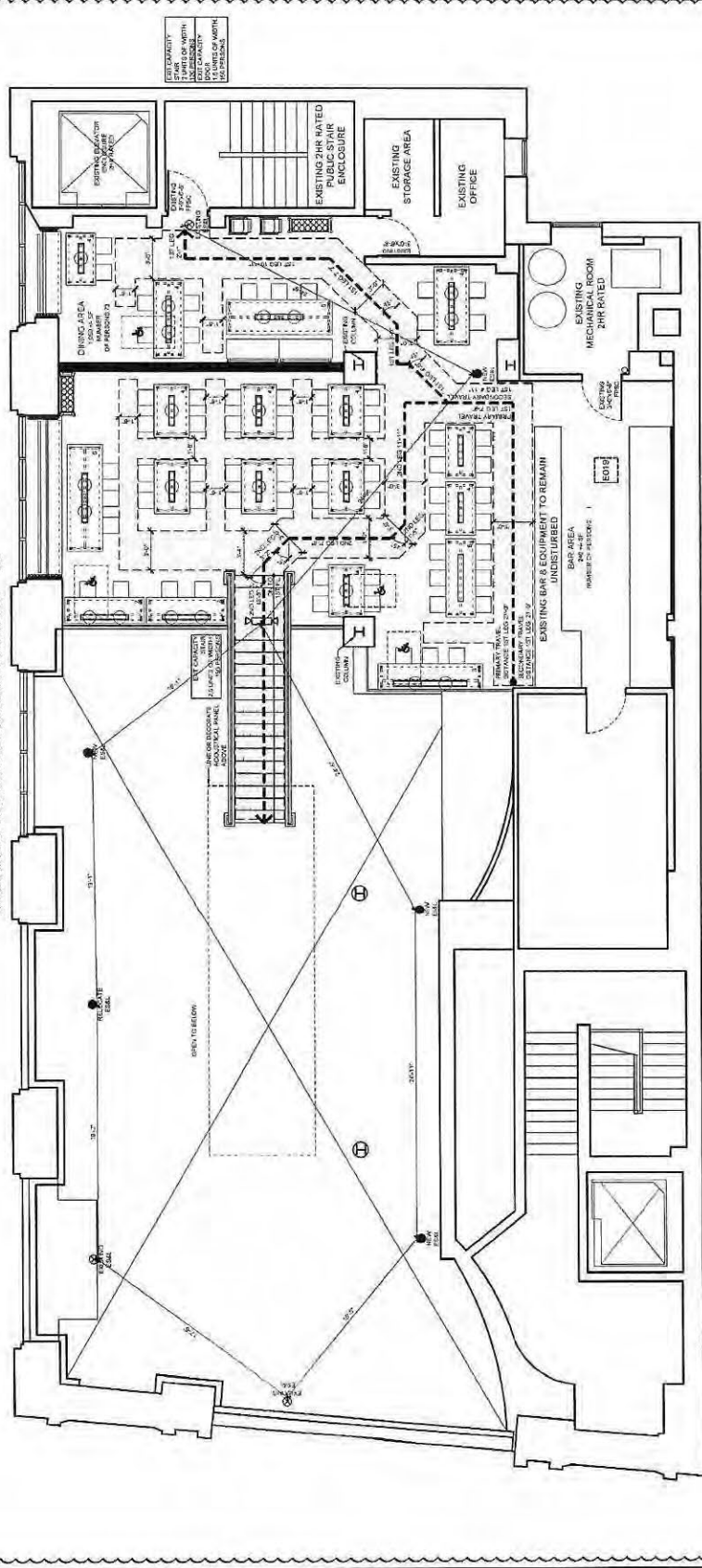


Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

EAST 13TH STREET

EXISTING EATING AND DRINKING ESTABLISHMENT:
USE PERMITTED AS OF RIGHT AS PER ALTERATION TYPE APPLICATION #100642910.

USE GROUP: B
OCCUPANCY GROUP: 6
NUMBER OF SEATING SPACES: 467
NUMBER OF STANDEES (PATRONS): 35
NUMBER OF EMPLOYEES: 19
TOTAL NUMBER OF PERSONS AT EATING & DRINKING ESTABLISHMENT: 245



MEZZANINE PUBLIC ASSEMBLY PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN UNDISTURBED
- FIRE-RATED PARTITION FILED UNDER SEPARATE APPLICATION
- EXISTING ILLUMINATED EXIT SIGN AND LIGHT TO REMAIN UNDISTURBED
- NEW ILLUMINATED EXIT SIGN AND LIGHT - "QUALITY" (WARRANTY: NOT TO EXCEED 5 WATT'S PER SIDE)
- EXISTING 30 WATT EMERGENCY LIGHT (EMERGENCY BATTERY PACK) TO REMAIN UNDISTURBED
- ALL EMERGENCY LIGHTING SHALL BE CONNECTED TO SEPARATE CIRCUITRY AND SHALL BE TESTED TO OPERATE AUTOMATICALLY IN THE EVENT OF FAILURE TO NORMAL LIGHTING SYSTEM.
- SEATING SHALL MAINTAIN CLEAR FLOOR SPACE AND LOCATION OF HANDICAPPED SEATING AT LOOSE SEAT AREA

NOTE: THIS PUBLIC ASSEMBLY IS FILED IN CONJUNCTION WITH A SEPARATE ALTERATION TYPE II APPLICATION.
AS PER NYCBC 27-501(a)(5) TABLE AND CHAIR SEATING TABLES AND CHAIRS SHALL BE SO ARRANGED THAT THE DISTANCE FROM ANY CHAIR AT ANY TABLE BY WAY OF A PATH BETWEEN TABLES AND CHAIRS NOT BE LESS THAN 18 INCHES. THE DISTANCE BETWEEN TABLES SHALL NOT BE REDUCED BY ONE INCH FOR EACH ONE FOOT THAT THE DISTANCE TO THE ASBLE IS LESS THAN EIGHTEEN FEET BUT MAY NOT BE REDUCED TO LESS THAN TWELVE FEET. THE DISTANCE BETWEEN TABLES SHALL NOT PROTRUDE INTO THE PATH, BOOTHS CONTAINING UP TO EIGHT SEATS MAY BE USED, PROVIDED THEY OPEN DIRECTLY ON AN AISLE.
AS PER NYCBC 27-503(a)(3) A CHANGE IN DIRECTION SHALL BE DEEMED TO OCCUR WHEN IT IS NECESSARY TO CHANGE DIRECTION BY A FORTY-FIVE DEGREES OR GREATER ANGLE. THIS CHANGE IN DIRECTION SHALL BE CONSIDERED AS A CHANGE IN DIRECTION WHEN IT IS NECESSARY IN AN AISLE TO TRAVEL IN ANOTHER DIRECTION NOT MORE THAN SEVEN FEET.
AS PER NYCBC 27-503(a)(2) THE FIRST 35'-0" OF A PRIMARY AND SECONDARY PATH OF TRAVEL MAY BE COMMON TO ONE AND ANOTHER.
COMMON PATH: 21'-0" < 35'-0", OKAY
ALL EMERGENCY LIGHTS ARE PROVIDED WITH BATTERY BACK-UP POWER AND ARE LOCATED 25'-0" DISTANT OR LESS FROM ONE ANOTHER

NOTE: AS PER NYCBC TABLE S-2, SEATING SPACES SHALL BE 36" SEPARATION FROM OTHER SPACES.
NOTE: ALL EMERGENCY LIGHTS ARE PROVIDED WITH BATTERY BACK-UP POWER.
1. ALL EMERGENCY LIGHTS ARE LOCATED LESS THAN 35'-0" FROM EACH OTHER.
2. THE MINIMUM WIDTH OF AN AISLE SHALL BE 36" WIDE.
NOTE: PER 27-503(a)(2) THE MINIMUM WIDTH OF AN EXIT OPENING SHALL BE 36" WIDE FOR SINGLE DOORS AND 60" FOR DOUBLE DOORS IN PAIRS.
EXTERIOR SPACE SHALL BE ARTIFICIALLY LIGHTED BY ELECTRICAL MEANS AT ALL TIMES BETWEEN SUNSET AND SUNRISE DURING OCCUPANCY OF A PLACE OF ASSEMBLY. CANDLE LIGHTS SHALL NOT BE USED IN CONJUNCTION WITH CANDLE LIGHTS AT THE LEVEL OF THE FLOOR OVER AT LEAST THE REQUIRED AREA.
AS PER NYCBC TABLE S-2 PROPOSED PUBLIC SPACES HAVE 2 HOUR RATED SEPARATION FROM OTHER SPACES.
NO PLACE OF ASSEMBLY SHALL BE LOCATED WITHIN 200'-0" OF ANY OCCUPANCY CONTAINING EXPLOSIVE CONTENTS.

TRAVEL DISTANCES FOR SPRINKLED SPACES (AS PER TABLE #4-1)
F-4 PRIMARY DISTANCE = 71'-7"
F-4 SECONDARY DISTANCE = 55'-10"
TRAVEL DISTANCE:
JUL LEG: 7'-0"
KUL LEG: 25'-0" x 13'-11" = 33'-5"
TOTAL PRIMARY TRAVEL DISTANCE = 71'-7" - 68'-0" OKAY
TOTAL TRAVEL DISTANCE:
JUL LEG: 7'-0"
KUL LEG: 21'-0" x 11'-2" = 23'-5"
TOTAL PRIMARY TRAVEL DISTANCE = 55'-10" < 65'-0" OKAY
OCCUPANCY GROUP: 6
NUMBER OF SEATS (PATRONS): 47
NUMBER OF STANDEES: 35
TOTAL NUMBER OF PERSONS: 74
THIS PUBLIC ASSEMBLY IS FILED IN CONJUNCTION WITH A TYPE II UNDER SEPARATE APPLICATION #122099997.
OCCUPANCY LOAD CALCULATION AS PER TABLE 6-2:
AREA OF FLOOR SPACE = 2,503 SF
FLOOR AREA PER PERSON = 1,050 SF PER PERSON
AS PER 27-503(a)(1) 12 SF PER PERSON EXITS OPENINGS OF ANY CLASS MAY BE PROVIDED

MEZZANINE PUBLIC ASSEMBLY PLAN

VAPIANO NYC
113 UNIVERSITY PLACE
NEW YORK CITY 10003

PA-102.03
NYC JOB NUMBER

NO. DATE REVISION

NEW SEATING APPROVED FOR WORK
INDICATED ON THIS ALTERATION APPLICATION IS
BASED ON THE INFORMATION PROVIDED BY THE
OWNER AND THE ARCHITECT. THE ARCHITECT
HAS CONDUCTED VISUAL GENERAL VERIFICATION
AND HAS NOT CONDUCTED A STRUCTURAL ANALYSIS
OR OTHER ANALYSIS.

THIS PLAN IS THE PROPERTY OF VAPIANO NYC
AND IS NOT TO BE REPRODUCED OR COPIED
WITHOUT THE WRITTEN PERMISSION OF VAPIANO NYC.
IT IS A VIOLATION OF THE LAW FOR ANY
PERSON TO REPRODUCE OR COPIY THIS
PLAN OR ANY PART THEREOF WITHOUT THE
WRITTEN PERMISSION OF VAPIANO NYC.
ANY WORK TO ALTER AN ITEM IN
THIS PLAN SHALL BE THE RESPONSIBILITY OF THE
OWNER AND THE ARCHITECT.

TO THE BEST OF MY KNOWLEDGE, BELIEF
AND PROFESSIONAL OPINION, THESE
PLANS COMPLY WITH THE ENERGY
CONSERVATION CODE AND THE CONSTRUCTION CODE OF
NEW YORK CITY.

MEZZANINE PUBLIC ASSEMBLY PLAN

DATE: 02-15-17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
K.O. 3. 61. 3

MEZZANINE PUBLIC ASSEMBLY PLAN