

HELBRAUN || LEVEY

4 CHARLES STREET RESTAURANT LLC
4 CHARLES STREET
NEW YORK, NY 10014

MANHATTAN COMMUNITY BOARD 2

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Community Board No. 2, Manhattan

3 Washington Square Village
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www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: 4 Charles Street Restaurant LLC

Address of Premises: 4 Charles Street, NY, NY 10014

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

N/A tables and _____ seats on _____ Street
_____ tables and _____ seats on _____ Street

Hours of sidewalk café: _____ to _____.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

2 tables and 8 seats on Charles Street
_____ tables and _____ seats on _____ Street

Hours of roadbed: 11am to 11:30pm

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): Utility Manhole

Rear yard / Rooftop (circle) will have no more than N/A tables and _____ seats

Hours of rear yard / rooftop: _____ to _____.

Does seating extend beyond the business frontage? No ___ Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? ___ No ___ Yes N/A

Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? No ___ Yes

Is there any outdoor music, speakers or TVs? No ___ Yes, please describe: _____

Will heating elements be used? ___ No ___ Yes, please describe: Working with LPC to determine if eligible

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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

APPLICANT INFORMATION:

Name of applicant(s):
4 CHARLES STREET RESTAURANT LLC

Trade name (DBA):
4 CHARLES PRIME RIB

Premises address:
4 CHARLES STREET NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:
GREENWICH AVENUE AND WAVERLY PLACE

CONTACT INFORMATION:

Principal(s) Name(s):
BRENDAN SODIKOFF

Office or Home Address: 4 CHARLES STREET

City, State, Zip: NEW YORK, NY 10014

Telephone #: [REDACTED]

Landlord Name / Contact:
NAUTILUS LLC, C/O SARA GELBARD

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

BRENDAN SODIKOFF

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

79 WALKER STREET RESTAURANT LLC (SN:1304490) DBA AU CHEVAL

79 Walker St, NY, NY 10013

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

THIS APPLICANT OPERATES A FINE-DINING RESTAURANT SERVING AMERICAN CUISINE WITH EUROPEAN INFLUENCES. THE PURPOSE OF THIS APPLICATION IS TO EXTEND THE HOURS OF THE DOT OUTDOOR DINING SEATING FROM 10:00PM TO 11:30 PM.

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 : Method of Operation Change - Outdoor Hours

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

THE PURPOSE OF THIS APPLICATION IS TO EXTEND THE HOURS OF THE DOT OUTDOOR DINING ROADWAY CAFE AREA.
CURRENTLY THE DOT OUTDOOR DINING AREAS CLOSE AT 10PM, ALL DAYS. THIS APPLICATION IS TO EXTEND THAT
CLOSING TIME TO 11:30PM, ALL DAYS.

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

N/A

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: _____

4 CHARLES STREET RESTAURANT LLC (SN: 1293544) EXP. 10/31/2026

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, PLEASE SEE NOTE ABOVE.

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: 3 Year Built : 1846

Describe neighboring buildings:

MIXED-USE (COMMERCIAL AND RESIDENTIAL)

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 611 / 56

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

(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 DOT OUTDOOR ROADWAY DINING

What is the proposed Occupancy? 8 - Roadway Cafe only

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

no yes Pending

If yes, what is the maximum occupancy for the premises? Pending - will be 74

If yes, what is the use group for the premises? 6 (Pending)

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

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

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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,957 SQ. FEET.

If more than one floor, please specify square footage by floors: 546 SQ. FT. CELLAR, 826 SQ. FT. BASEMENT, 585 SQ.FT. 1ST FL.

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
DOT ROADWAY AREA, 17X7 FEET.

If more than one floor, what is the access between floors? INTERNAL STAIRCASE

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 2

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

OVERALL SEATING INFORMATION:

Total number of tables? 13 Total table seats? 45

Total number of bars? 2 Total bar seats? 0

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 45

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0

How many service bars are being applied for on the premises? 2

Any food counters? no ___ yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: NO CHANGES

TO INTERNAL SEATS OR TABLES AT THIS TIME.

* 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: 11AM to 4AM Monday: 5PM to 4AM Tuesday: 5PM to 4AM Wednesday: 5PM to 4AM Thursday: 5PM to 4AM Friday: 5PM to 4AM Saturday: 5PM to 4AM

Will the business employ a manager? no yes, name / experience if known : ESTEBAN DUBLEY

Will there be security personnel? no yes(if yes, what nights and how many?) N/A

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

If yes, please describe : WINDOWS THAT CAN OPEN

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

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

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? NO

Please describe your sound system and sound proofing: _____
MULTIPLE LAYERS OF GYP BOARD WITH ROCKWOOL INSULATION AND SOUND DEADENING UNDERLAYMENT FOR THE FLOOR ABOVE HAS BEEN INSTALLED BY THE APPLICANT

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties (ON OCCASSION)

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) _____

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").

Indicate the distance in feet from the proposed premise:

Name of School / Church: N/A

Address: _____ Distance: _____

Name of School / Church: _____

Address: N/A Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

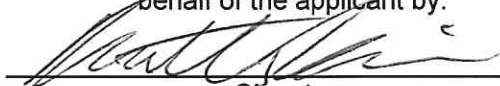
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: EMMYLOU TAYLOR Phone: [REDACTED]

Address: 4 CHARLES STREET NEW YORK, NY 10014

Email: [REDACTED]

Application submitted on behalf of the applicant by:


Signature

Print or Type Name Matt Borowiec

Title Representative

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



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Community Board 2 Addendum to Existing Liquor License Stipulations:
Alteration to include use of Municipal Property for Dining Out NYC Sidewalk or Roadway Cafe

The original signed and notarized form must be returned to the CB2 office by Wednesday, May 7, 2025.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Brendan Sodikoff as a qualified representative of 4 Charles Street Restaurant LLC dba 4 Charles Prime Rib
located at: 4 Charles Street, New York, NY 10014
agrees to the following stipulations:

Currently held Liquor License Class: Lic. ID #0340-22-104246

[X] On Premise Liquor [] Restaurant Wine [] Tavern Wine [] Other

Alteration to License to add:

[] Dining Out NYC Sidewalk Cafe [X] Dining Out NYC Roadway

Roadway cafe will substantially conform to submitted diagram and have no more than:

- 2 tables and 8 seats on Charles Street

Hours of operation for Dining Out NYC sidewalk and roadway seating:*

Sunday: 11 AM to 10 PM Thursday: 11 AM to 10 PM
Monday: 11 AM to 10 PM Friday: 11 AM to 10 PM
Tuesday: 11 AM to 10 PM Saturday: 11 AM to 10 PM
Wednesday: 11 AM to 10 PM

*No patrons will remain outside after stated closing time and all tables and chairs will be secured.

- [X] All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk cafe boundaries and/or Dining Out NYC roadway cafe boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
[X] There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
[X] There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
[X] There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
[X] Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
[X] All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

It is expressly agreed and understood that Applicant/Licensee may apply to extend the Hours of Operation for the Dining Out NYC roadway permit for 2026 and subsequent seasons, and that nothing in this stipulation shall prejudice such application.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Brendan Sodikoff Phone Number:

Signature of Brendan Sodikoff, Print Name: Brendan Sodikoff, Dated: 05/08/2025
Sworn to this day of 2025 Notary Public

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license.



Eric L. Adams
Mayor
Ydanis Rodriguez
Commissioner

New York City Outdoor Dining Roadway License

License Number: MR251017002

Issued To: 4 CHARLES STREET RESTAURANT LLC

Doing Business As: 4 CHARLES PRIME RIB

Premises Address: 4 CHARLES STREET, NEW YORK, NY, 10014

License Effective Date: 10/17/2025

License Expiration Date: 10/17/2029

This license is to maintain, operate and use the New York City Outdoor Dining Roadway
License Cafe:

Frontage 1: on CHARLES STREET between GREENWICH AVENUE and WAVERLY PLACE



2025 AWC Setup

SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

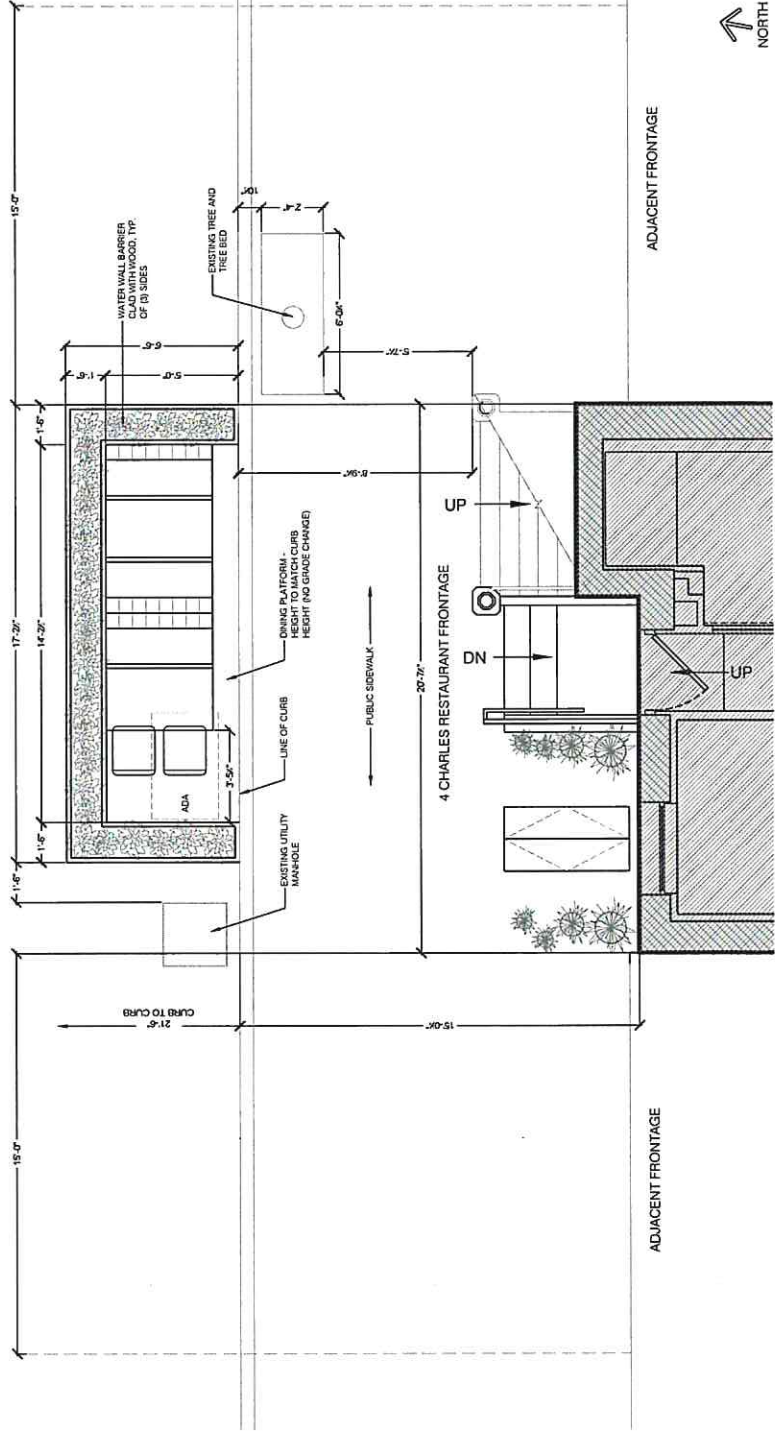
Identify Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
 - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
 - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
 - Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1 - Parking Space
- P2- Loading Area
- P3- Floating Parking Lane

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

CHARLES ST



Length of roadway cafe: 17'-3" feet Width of roadway cafe: 8'-0" feet



Roadway Cafe Site Plan Form

Applicant Name: 4 Charles Street Restaurant LLC
 Restaurant Name: 4 Charles Restaurant
 FSEP Number: 50058113

- Drawing Requirements**
- Food service establishment frontage shown as:**
 - Line representing the establishment's space facing the sidewalk
 - Length
 - Label
 - Street names:**
 - Labels on each street
 - Sidewalk shown as:**
 - Line representing street curb
 - Roadway shown as:**
 - Width of curbside lane
 - Cafe perimeter shown as:**
 - Lines indicating perimeter
 - Length and width
 - Set-up furniture (tables, chairs, etc.) shown as:**
 - Lines or symbols at approximate location within setup
 - Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:**
 - Lines or symbols
 - Distance from cafe perimeter
 - Labels
 - Utility coverings (water/gas valves, and pull boxes) shown as:**
 - Symbols representing the location within the setup
- North arrow

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

R01- Subway Stair: Open End _____ feet R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

R03- Subway Elevator Entrance _____ feet R05- MTA Curb Cut _____ feet
 R04- FDNY Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

R06- Curb Cut _____ feet R11- CitiBike/Bike Share Station _____ feet
 R07- Emergency Exit Hatch _____ feet R12- Bike Corral _____ feet
 R08- Subway Stair: Closed End _____ feet R13- Micromobility Station _____ feet
 R09- Subway Elevator: Non-Entry _____ feet R14- Drainage Infrastructure _____ feet
 R10- Bus Stop Pole: Non- Approaching Side _____ feet

Elements with minimum 3 feet clearance from roadway cafe:

R15- Elevated Train Infrastructure _____ feet R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

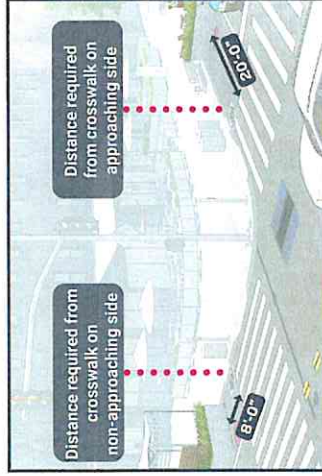
R17- Vent Infrastructure: utility vent poles, vent grates, subway grates _____ feet R18- Manholes 18 _____ inches

Elements with minimum 6 inches clearance from roadway cafe:

R19- Thermoplastic Marking _____ feet

Roadway cafe distance from crosswalks:

R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ feet
 R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
 R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

Barriers (All of the following must be met)

- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- Not permanently affixed to the roadway.
- 30-42 inches tall (excluding planting), and at least 4 inches in width.
- Barriers are interconnected with each other.
- Any cladding over the barriers is securely fastened or affixed.
- Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- Water-filled with a minimum of 150 pounds per linear foot of barrier length.

Optional - Only check the material categories you intend to use in your roadway cafe

Flooring (if using, all of the following must be met)

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

Furnishings (if using, all of the following must be met)

- Lightweight and easily movable.

Vertical Screenings (if using, all of the following must be met)

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Overhead Coverings/Umbrellas (if using, all of the following must be met)

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Lighting and Electrical Connections (if using, all of the following must be met)

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

Check this box if none of the objects listed above are within 15 feet of the proposed setup.