

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
BL Hudson Yards NY LLC		Bluestone Lane	
STREET ADDRESS		CROSS STREETS	ZIP CODE
10 Hudson Yards, Unit 304		Hudson Yards	10001
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Bluestone Lane Holdings LLC Nicholas Stone, CEO	ATTORNEY/ REPRESENTATIVE	NAME: Hari Nathan Kalyan, Esq., General Counsel
	PHONE:		PHONE: 917,474,5166
	EMAIL: info@bluestonelane.com		EMAIL: hari@bluestonelane.com
MANAGER	NAME: Laura Simpson, Director of Operations	LANDLORD	NAME: ERY RETAIL PODIUM LLC
	PHONE:		PHONE:
	EMAIL: laura@bluestonelane.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name and address of establishment?	30 locations across the country	
	What were the dates applicant was involved with this former premise?	Since 2014	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input 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	NO <input checked="" type="checkbox"/>	Following CB4 hearing
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.	YES	NO <input checked="" type="checkbox"/>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	NO <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm
	Kitchen	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	
	Music	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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	74	58	14	46	0	0	0		
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A				
How many floors are there? What is the capacity for each floor?					1 (74 max)				
How frequently will the owner(s) be at the establishment?					Manager on site at all times				
Will there be dancing?					YES	NO <input checked="" type="checkbox"/>			
Will applicant have bottle or table service for beverage alcohol?					YES	NO <input checked="" type="checkbox"/>			
Will you be hosting private; promotional or corporate events?					YES	NO <input checked="" type="checkbox"/>			
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO <input checked="" type="checkbox"/>			
Will you have a security plan? If, yes please attach.					YES	NO <input checked="" type="checkbox"/>			
Will security plan be implemented?					YES	NO <input checked="" type="checkbox"/>			
Will State certified security personnel be used?					YES	NO <input checked="" type="checkbox"/>			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES <input checked="" type="checkbox"/>	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	NO <input checked="" type="checkbox"/>			
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			
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?	YES X	NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES X	NO	
Is a Public Assembly permit required?	YES	NO X	
Are your plans filed with DOB?	YES X	NO	

Community Notification/Relations			
NOTIFICATION: 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	Hudson Yards/Hells Kitchen Alliance	
	# 2	Clinton Housing Development Company	
	# 3	IHKNA (incl. Dog Run)	
	# 4	West 36th Street	
	# 5	Council Chelsea Block Association	
Please provide dates when applicant met with the groups listed above.		Coordinated via email	
Who was your contact person at each group you met with?		Christine Berthet, Kathleen Treat, Patricia Gouris, Robert Benfatto	
When did applicant post the notice that was provided?		Yes	
Where did applicant post the notice that was provided?		Around the proposed premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES X	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES X	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO X	
Do you plan any changes to the existing façade? If yes, please describe.	X YES	NO	
Will applicant have a vestibule within the establishment?	YES	X NO	
Will applicant use a storm enclosure?	YES	NO	W
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?	YES	X NO	
Will applicant comply with the NYC noise code?	X YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES X	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?	YES X	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	X YES	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?	X YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	X NO	
Will the establishment have an illuminated sign?	YES	X NO	
Will the establishment have a canopy extending over the sidewalk?	YES	X NO	
Where will the air conditioner be located? What type is it?	Central AC		
When was the air conditioner installed?	N/A		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ N/A			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

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

ADDITIONAL STIPULATIONS: (Office Use Only)

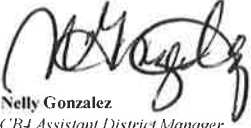
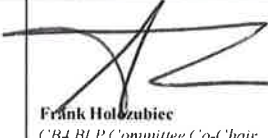

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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.


<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its November 7, 2018 full board meeting, with <u>37</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</i></p>	<p><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</p>
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CB4 REPRESENTATIVES

 <p>Nelly Gonzalez <i>CB4 Assistant District Manager</i></p>	 <p>Frank Holzubiec <i>CB4 BLP Committee Co-Chair</i></p>	 <p>Yoni Bokser <i>CB4 BLP Committee Co-Chair</i></p>
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APPLICANT AGREEMENT WITH THE COMMUNITY

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.

<p>SIGN HERE →</p>	<p>Hari Nathan Kalyan, Esq. General Counsel</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>10/11/18 10/9/18</p> <p>DATE</p>
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Proximity Report for Location:

October 1, 2018

10 Hudson Yards, New York, NY, 10001

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
ADB&SAB LLC	554 W 30TH ST	530 ft
MEENA SAMANI CORPORATION	460 W 34TH ST	875 ft
MWC RETAIL LLC	606 W 28TH ST SUITE A	1085 ft
NRS WINE AND LIQUOR INC	403 8TH AVE	1825 ft
ODYSSEY WINE & SPIRITS INC	490 10TH AVE	1860 ft
474 9TH AVE INC	474 9TH AVENUE	1875 ft
KSS WINE LLC	509 W 38TH ST	2005 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

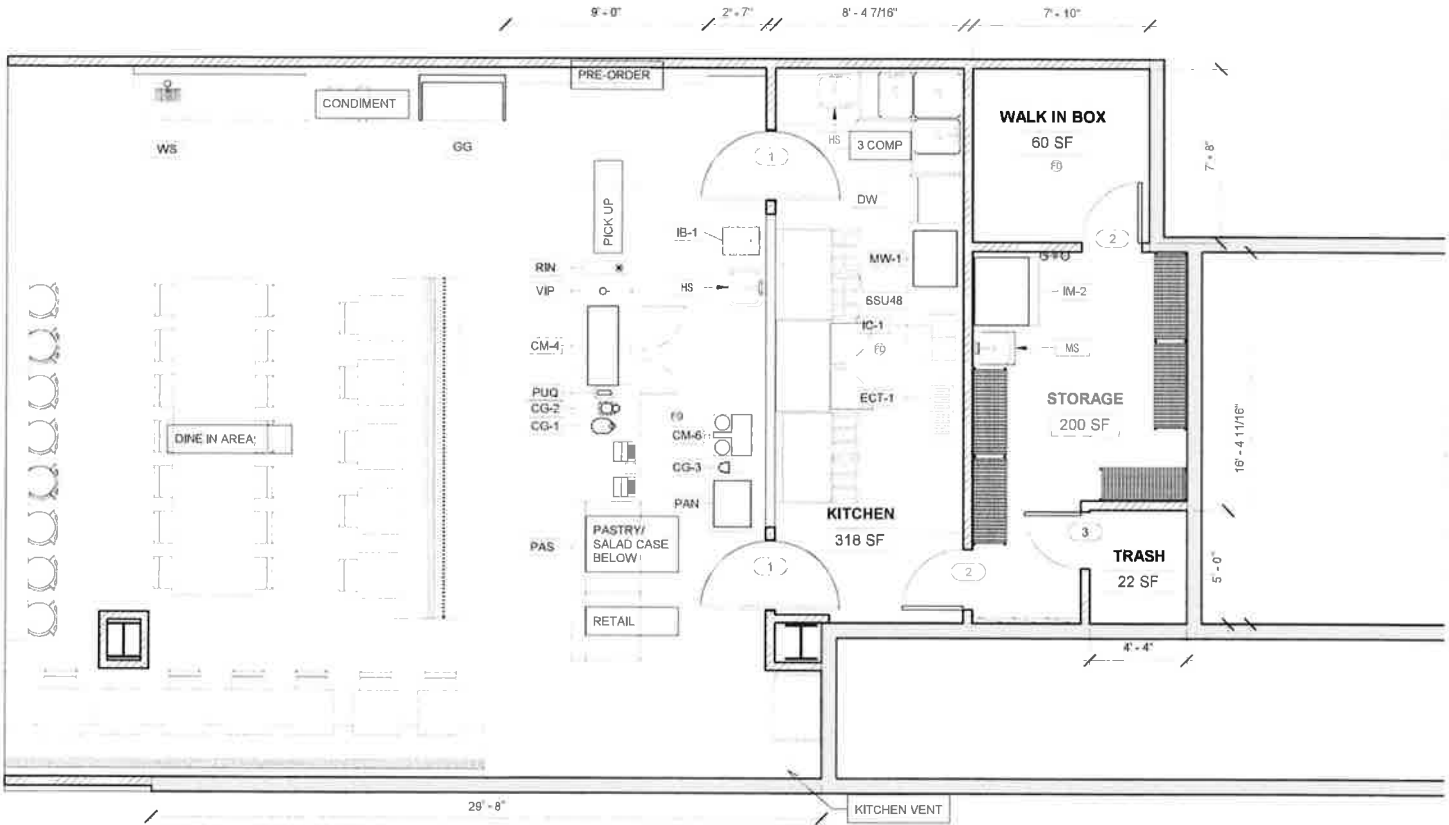
Name	Address	Approx. Distance
WHITMANS WESTSIDE LLC	500 W 30TH ST	325 ft
HIGHLINE GROUP NYC LLC	525 W 29TH ST	470 ft
TRENTA LLC	536 W 30TH ST	515 ft
SAVORY & SWEET LLC	404 10TH AVE AKA 450 W 33RD ST	520 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
SHED NYC INC & 545 WEST 30TH STREET F&B MGMT LLC	545 W 30TH ST	510 ft
HUDSON YARDS BY RHUBARB LLC	500 W 33RD ST	630 ft
D & D HUDSON YARDS LLC	500 W 33RD ST	630 ft
RSE MOMO HY LLC	500 W 33RD ST	630 ft

Unmapped licenses within zipcode of report location

Name	Address
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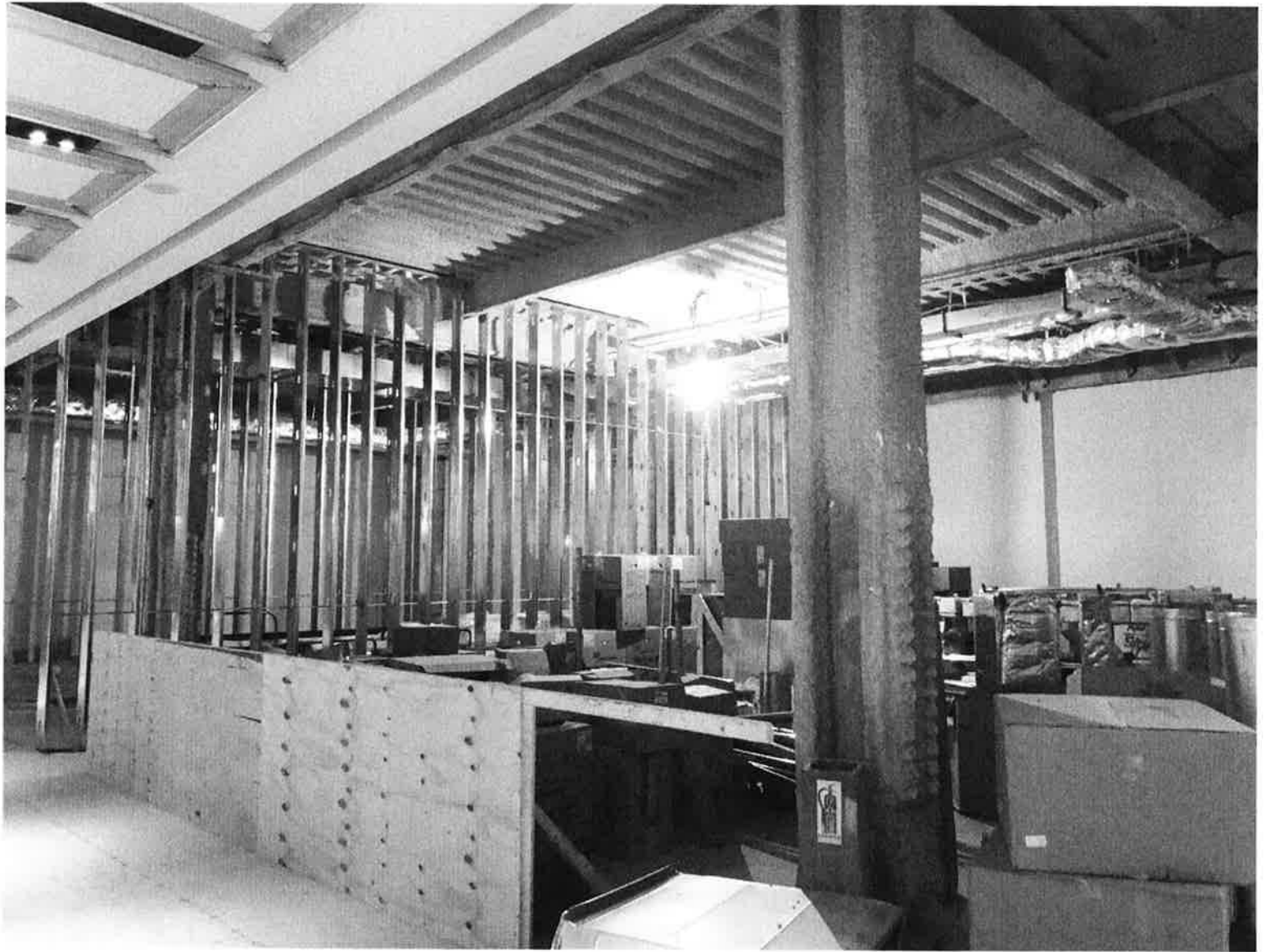


**FAHEY
DESIGN
BUILD**
 90 WATER STREET
 NEW YORK, NY 10005
 212 695 1532
 212 695 1534 FAX

HUDSON YARDS #304

09/13/18

TEST FIT
 SHEET NO
SK-007







Beverages

Hot

House brewed coffee
Espresso
Macchiato
Piccolo
Long black/Americano
Flat white
Cappuccino
Latte
Mocha
Hot chocolate
Chai Latte
Variety of tea

Cold

Iced house brew
Iced Latte
Iced Mocha
Iced Chocolate
Iced Long Black/Americano
Variety of Iced Tea

*We will offer soy and almond milk

Cold pressed juices

celery, green apple, cucumber, kale
beetroot, carrot, celery, ginger
pineapple, green apple, lemon & ginger
orange

Superfood smoothies

blueberries, coconut milk, hemp hearts, vegan protein
banana, cinnamon, maca, almond milk

Food

a selection of daily muffins, pastries, bliss balls on display
- Raw strawberry cheesecake
- Coconut & yoghurt Panacotta



Lunch - Dinner

Buddha Bowl, colorful bowl of adzuki beans, wild rice, sweet potato, carrot, purple cabbage, green beans, tomato, fermented vegies and turmeric tahini

Soba noodle salad, edamame, watercress, roast pumpkin wedge & sweet miso

Mexican quinoa & black bean salad, with corn, cabbage, cauliflower coriander, mint, corn chips & chipotle cider vinegar
add oven roasted chicken

Collective burger, lamb pattie, beetroot, cos, cheddar & relish with fries

Raw zucchini noodles, walnut pesto, cherry tomatoes

Pressed Sandwiches

- Pulled pork, mint, green apple, cabbage and radish slaw
- Roast chicken, stuffing, spinach and mayonnaise
- Field mushroom, fresh tomato, oregano& asiago
- Corned beef, pickles, gruyere, dijon, onion jam
- Cured salmon, beetroot relish, crème fraiche, herbs

Sweet tooth

a selection of daily muffins, pastries, bliss balls on display

- Raw strawberry cheesecake
- Coconut & yoghurt Panacotta