Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME			DOING BUSINESS AS (DBA)							
Eight Avenue Kitchen LLC		LC	Bareburger							
STREET ADDRESS			CROSS STREE	TS		ZIP COD	E			
184 8th Avenu	e, New Y	ork	19th & 20th	Stre	eet					
OWNER	NAME:	Eftychios Pelekanos			NAME: Teddy Gonzalez					
(Attach a list of all the people that will be associated listed	PHONE;	917-523-5650	ATTORNEY/ REPRESENTA	IVE _	PHONE: 212-	566-6002/ 9	17-531-9567			
with the license)	EMAIL:	EMAIL: jp@bareburger.com			EMAIL: tedd	ygonzalez1	4@aol.com			
	NAME:	S/A/A			NAME: Eigh	t-19th Com	pany, LLC			
MANAGER	PHONE:		LANDLORD		PHONE: 212-243-6722					
	EMAIL:				EMAIL:					
APPLICATION	ON TYP	E (_X Liquor License	?		Unenclosed	Sidewalk Co	ufe)			
	Has applicant	owned or managed a similar business?			©	NO				
⊗ New	What is/was ti	ne name and address of establishment?			B5 LLC, 3321 Astoria Inc, 4819 Vernon Kitch Bare Plainview LLC, Bare Burger Dio Inc					
	What were the	e dates applicant was involved with this former prem	ise?	Currently own and operating						
O Corp	What is the lic	ense # and expiration date?			T.					
Change/Class Change/Removal	Is applicant m	aking any alterations or operational changes?		YES	NO					
Change 712 more	If alterations or operational changes are being made, please describe/list all changes.									
Alteration	What is the current license # and expiration date?									
Alteration	Please list/describe the nature of all the changes and attach the plans:									
METHOD O	F OPER	ATION								
TYPE OF ALCOR	łOL		Ов	eer & C	ider	O Wine	/Beer & Cider			
ESTABLISHMEN	Restaurant Cabaret C Adult Entertainment C Wine B	_) Hotel	O Bar/Tavo	_	Calering Establishment rnal Organization – Members Only)				
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?			YES	®						
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 you establishment and the Public Interest Statement.			©	NO						
Is the 200 Foot Rul schools and houses		? If yes, please attach a diagram of the that trigger the rule.	YES	0						
Has applicant/owne Location of Alcohol	O s	NO								

	MONDAY TUESDAY		Y WEDNESDAY		EDNESDAY	THURSDAY			FRIDAY		SATURDAY		UNDAY		
HOURS*	Operation	11am - 11 pm	11am - 11 pm		m - 11 pm 11am - 11 pm		11am - 11 pm 1		11	11am - 11 pm		11am - 11 pm 1:		lam - 11 pm	
(Indoor Only)	Kitchen	11am - 11 pm	11am - 11 pm		11an	m - 11 pm	11am - 11 pm		11am - 11 pm		11am - 11 pm		11am - 11 pm 11am - 11 pm		
	Music	11am - 11 pm	11am - 11 pm		11ar	11am - 11 pm		11am - 11 pm		am - 11 pm					
If you plan to have music, what type(s)? (Circle all that apply) BACKGRO			BACKGRO	UND	LI	IVE MUSIC	DJ			JUKE BOX		KARAOKE		E	
						OCCUP.	ANCY	a j							
	Capaci (Certifi of Occups	cate	Maximum # of Persons You Anticipate Occupying emises (Including Employees)	Num of Ta		Number of Seats		er of Servi Ny Bars	ce	Number Stand-Up l		Number of at Stand-U			
INSIDE	70		70	17		54	0			1		8			
OUTSIDE (Other than sidewalk café)	N/A	N/A		N/A	١	N/A	N/A		N/A			N/A			
SIDEWALK CAFÉ	N/A		10			10									
How many floors	are there? Wh	nat is the capa	city for each floor	?			£:	£1 C							
How frequently v	will the owner(s	b) be at the est	ablishment?				IIISt	floor 8	x Ct	eliai					
Will there be dar	ncing?						YES	10							
Will applicant ha	ve bottle or tab	le service for	peverage alcohol	?			YES	0							
Will you be host	ing private; pro	motional or co	rporate events?				YES	®							
Will outside pror	noters be used	on a regular b	asis? If yes pleas	se desc	ribe.		YES	0							
Will you have a	security plan? I	f, yes please a	attach.				YES	100							
Will security plan be implemented?							YES	NO	1	N/A					
Will State certified security personnel be used?						YES	NO	N	I/A						
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	N	'A							
Will applicant be using delivery bicycles? If yes, how many?						YES	©								
Will delivery bicy wear attire clear			he name of the re by NYC Law?	estaurar	nt and	will staff	YES	NO	N/	Α					
Where will delive	ery bicycles be	stored durina	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	10	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	169	NO	
Is a Public Assembly permit required?	YES	®	
Are your plans filed with DOB?	YES	NO	N/A

Community Notification/Relations										
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and	# 1	MANHATTAN CO	MANHATTAN COMMUNITY BOARD 4							
	# 2									
community groups that applicant has notified regarding its application. For each please list both the organization	# 3									
and individual you contacted	# 4									
	# 5									
Please provide dates when applicant met with the groups listed above.										
Who was your contact person at each group you met with?										
When did applicant post the notice that was provided?			8/7/2019							
Where did applicant post the notice that was provided?			RESTAU	RANT W	/INDO\	V				
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.			0	10	NO					
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				169	NO					

State the name and type of business previously located in the space.	CHUCK AND BLADE & BUNS BAR							
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	10	NO						
Do you plan any changes to the existing façade? If yes, please describe.	YES	0						
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO						
Is the entrance ADA Compliant?	©	NO						
Do you plan any changes to the existing façade? If yes, please describe.	YES	0						
Will applicant have a vestibule within the establishment?	YES	0						
Will applicant use a storm enclosure?	YES	10						
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO						
Mill applicant comply with the NYC noise code?	VO)	NO						
Nill the establishment have any of the following: (circle all that apply)	FRENC	CH DOO	RS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED			
Vill applicant close all windows, French doors, garage doors when any nusic or amplified sound (including televisions) is played inside the stablishment?	®	NO						
Vill 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 implified sound is played inside the establishment?	O	NO						
las applicant obtained an acoustical report from a certified sound engineer to ssess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A	1				
Vill applicant follow the recommendations of a certified sound engineer to nitigate potential noise disturbance to the neighboring residents and buildings, ncluding placing speakers on the floor of the establishment?	YES	NO	N/A					
Vill the kitchen exhaust system extend to the roof?	©	NO						
/ill the establishment have an illuminated sign?	©	NO						
/ill the establishment have a canopy extending over the sidewalk?	YES	0						
here will the air conditioner be located? What type is it?	EXIS	TING						
/hen was the air conditioner installed?		TING						

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ	7		
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, decker gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outcoor space(s) included?	YES	NO	
Will applicant close and vacate the outoser 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 outcoor space only be via seated food service?	YES	NO	
Will applicant not allow standing space for patrons to drink or smoke any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	VES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	10	
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	

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	VES	100	
Will applicant be applying for a sidewalk café now or in the future?	VB	NO	İ
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YO	NO	Ī
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	70	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	0	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	©	NO	
Nill the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YIG	NO	
Nill applicant mark the perimeter of the café on the sidewalk?	©	NO	
Vill the service and consumption of alcohol in the sidewalk café only be via seated pod service?	0	NO	
Vill the sidewalk café not provide standing space for drinking or smoking?	0	NO	
Vill applicant use any portable natural gas heaters? If so, do you have the equisite approvals from DOB & the Fire Department?	YES	0	
Nill applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	6	NO	
Nill all furniture, plants and barricades be stored inside between the evening closing nours and the morning opening hours?	O s	NO	
Nill all furniture be stored inside between December 21 st and March 21 st , and any other lay when it rains or snows?	Y ©	NO	
Vill applicant use umbrellas?	YES	0	
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 cafe and the closes obstruction including construction barricades?	10	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)		
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		ь.
To the extent any additional stinulation on neges 7 or	nd 0 of this application conflicts with any	
To the extent any additional stipulation on pages 7 an pages 1 – 6 of this application, the stipulations on pag	ges 7 and 8 control.	ise on

ADDITIONAL STIPULATIONS: (Office Use Only), Continued		
o the extent any additional stipulation on pages 7 and 8 of this application co	unflicts with any reasons	
pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.	mucis with any response on	

Manhattan Community Board 4 (MCE (MCB4's recommendation is based on a September 4, 2019 full board meeting, with of the recommendation,0 members of abstaining and0 present but not eligit	vote taken at its n 38 members voting in favor poosed, 0 members Denial O Approval
CB4 REPRESENTATIVES	1
Nelly Ary Conzalez CB4 Assistant District Manager	Frank Holozubice CB4 BLP Committee Co-Chair You Bayser CB4 bl Committee Co-Chair
APPLICANT AGREEMENT W	ITH THE COMMUNITY
stipulations incorporated in the method agreement between MCB4 and applications.	as the basis for the community support of this application and acknowledges that all of these to the MCB4 recommendation regarding this application. Applicant agrees to have these d of operation of its liquor license. The stipulations in this application constitute the entire ant and may only be altered in writing signed by MCB4 and applicant. These stipulations esentations in connection with this application.
SIGN HERE	When Resk DOO 08/13/19

Eighth Avenue Kitchen LLC 184 8th Avenue New York, NY 10011 <u>JP@bareburger.com</u> 917-523-5650

August 8, 2019

Nelly Gonzalez Assistant District Manager Manhattan Community Board 4 330 West 42nd Street, 26th Fl. New York, NY 10036

Greetings Distinguished Board Members,

The restaurant will be a Bareburger, which is a family friendly restaurant that focuses on premium quality ingredients with a transparent supply chain. Bareburger focuses on healthy choices, environmental sustainability and locally produced items. The closing time for almost all Bareburger restaurants is 10:00 PM, with a few having an 11:00 PM closing time. We have never had any disciplinary action at any Bareburger with regard to serving alcohol.

1. The number and character of other licensed premises in the area;

There are many establishments that serve alcohol within 500 feet. As you know the density of the neighborhood is very high. Looking at the report it appears as many as 10 or more establishments who serve. However, reviewing the criteria set by the SLA we feel an exception would be appropriate in this instance. Based on previous sales at Bareburger's we expect that approximately 8% of sales will be attributable to alcohol sales, but this is first and foremost a restaurant. With margins in the industry as tight as they are, it almost makes it a necessity to offer as many services as possible. While alcohol sales are about 8%, not having a license could affect overall sales by 20% to 25% from our experience, especially if alternatives close by do offer alcohol.

2. The effect on vehicular traffic and parking;

We do not expect this restaurant to have any noticeable effect on vehicle traffic. Bareburger is not analogous to a popular night spot where everyone is jamming the roads and looking for parking. The vast majority of our guests will be local residents and local employers/employees. There could be increased traffic from delivery trucks, however, most of those trucks run routes that have them passing through multiple stops, including other restaurants in that area anyway. The effect should be minimal.

3. The impact on the existing noise level;

Bareburger restaurants usually play light music. There is very little if any noise generated by Bareburger restaurants. Our locations are not crowded like a local bar might be. We are also careful with serving anyone who appears intoxicated. There should be no impact on noise levels, or patrons causing disturbances.

4. The history of ABC violations and criminal activity at the location.

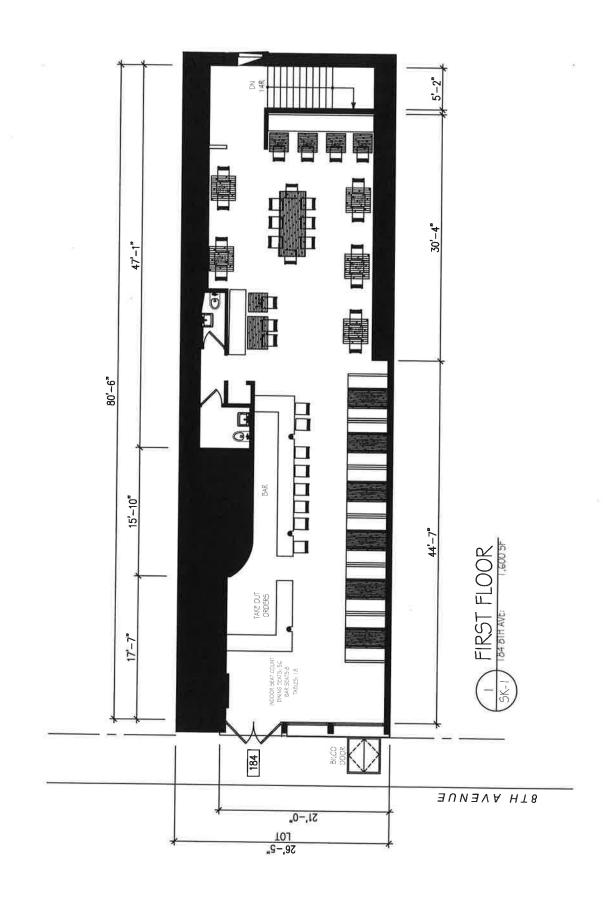
While we cannot comment on ABC violations or criminal activity for this specific location, we did have a franchisee that recently closed in Chelsea and we can state that the location never had any ABC violations and there were no instances of criminal activity that we were aware of. We have not had ABC violations at any Bareburger in Manhattan or anywhere else, and there is no indication that our restaurant contributed to any increase in crime. Being a family restaurant, I would assume the opposite may be true.

5. The Community

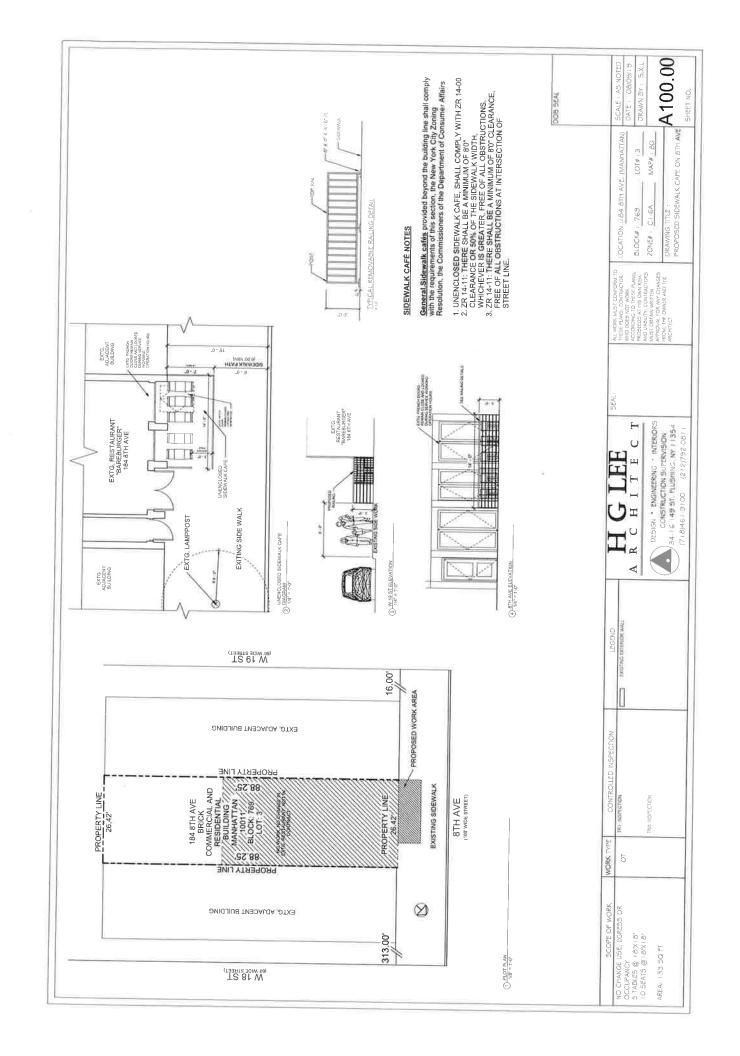
At almost every Bareburger location our presence has been met with enthusiasm from local community leaders. We offer a relaxed full service dining experience, premium items not available elsewhere, a friendly non-intimidating atmosphere, fun activities like trivia and other special events. I expect that we will be received the same way in this instance. We welcome input from the community and hope and expect we can make a positive addition.

Lastly, this location will likely create approximately 40 to 50 new jobs while offering benefits to the local community and the Bareburger brand. We believe the decision on whether to grant us a license could be a deciding factor for our plans there. In other words, without a license, we wonder if the location can even survive in this challenging environment. New York City needs more small business options for its residents and we hope you agree. Thank you for taking the time to consider our letter. I would be happy to meet with the SLA, the Board or any local community group to express this message in person and answer questions.

Sincerely,
Eftychios Pelekanos,
Co-Founder Bareburger



CELLAR RANGE -T - 3/," RANGE T 7 3/" |BROLER |-! 7 3/1 O CONY. 7 - 3/





all red meats cooked medium unless specified.

11.95 AMERICAN

organic grass-fed beef, organic colby cheese, caramelized onions.

STANDARD 11.95

dill pickles, special sauce, brioche bun 980 cal

in (gf) +2.50 (+80 call

organic grass-fed beef, organic colby cheese, green leaf, red onions, tomatoes, sweet pickles, organic ketchup, stone ground mustard, brioche bun 875 cal

(gf) +5,95 (+485 cal)

BUCKAROO 14.95

uncured all-natural smoked bacon, wild mushrooms, organic grass-fed beef, organic cheddar cheese, smoke sauce, brioche bun 1025 cal

SUPREME 14.45

uncured all-natural smoked bacon, chopped fries, onion rings, green leaf, special sauce, brioche bun 1280 cal organic grass-fed beef, organic colby cheese,

EVIL TWIN! replace with chopped organic sweet fries & habanero mayo (v gf) +1.00 (+15 cal)

FLAMIN' BACON 13.95

oickled jalapeños, habanero mayo, brioche bun 1070 cal uncured all-natural smoked bacon, green leaf, organic grass-fed beef, organic colby cheese,

PAUL BUNYAN 15.95

all-natural bison, blue cheese sauce, uncured all-natural smoked bacon, caramelized onions, mike's hot honey, sprout bun 890 cal SO CAL 12.45

guacamole, pickled red onions, sprout bun 805 cal organic turkey, organic cheddar cheese, alfalfa,

MAKE IT GLUTEN-FREE! swap for a gluten-free bun +1.95

SANDWICHES

ORGANIC, DELICIOUS **OUR CHICKEN** is & GLUTEN-FREE!

buttermilk-fried, organic chicken breast, SPICY RANCH 13.45

SANTA FE

BUTTERMILK BUFFALO 12:45

buttermilk-fried, organic chicken breast, blue cheese sauce, green leaf, buffalo sauce, brioche bun 820 cal

buttermilk-fried, organic chicken breast, green leaf, tomatoes, dill pickles, mayo, santa fe vinaigrette, briache bun 875 cal



avocado, green leaf, tomatoes, mayo, 8 grain toast 1100 cal

725 cal IMPOSSIBLE BURGER[§] v -2.95 290 cal SWEET POTATO, KALE & WILD RICE BEYOND BURGER v +2.95 340 cal

QUINOA, CHIA & GREEN PEA # 215 cal 220 cal BLACK BEAN, ROASTED CORN & BRIOCHE BUN 290 cai POBLANO V 190 cal

COLLARD GREEN WRAP V of 14 cal GLUTEN-FREE BUN of +1.95 SPROUT BUN v 280 cal

CHOOSE YOUR
BUN

all-natural bison, organic cheddar cheese, caramelized onions,

THE DUKE 15.95

wild mushrooms, baby kale, tomatoes, organic garlic aioli,

odd sunny side egg (gf) +1.50 (+70 cal)

brioche bun 945 cal

organic grass-fed beef, queso fresco, green leaf, guacamole,

EL MATADOR 13.95

pickled jalapeños, spicy pico de gallo, brioche bun 960 cal

UNCURED ALL-NATURAL SMOKED BACON of +2.50 UNCURED ALL-NATURAL TURKEY BACON of +2,50

70 ca: 105 cal ORGANIC SUNNY SIDE EGG of 1150 ORGANIC TEMPEH BACON V +2.95

BACON & EGG

ORGANIC CHEDDAR 85 cal ORGANIC COLBY 85 cal

BLUE CHEESE SAUCE 95 cal QUESO FUNDIDO 80 cal

GOUDA V 60 cal

CHEESE (9)

SPICY PICO DE GALLO 16 cai WILD MUSHROOMS 35 cal PICKLED
RED ONIONS 8 CEL PICKLED JALAPENOS 5 COL CARAMELIZED ONIONS 20 cal BABY SPINACH 0 cal RED ONIONS 4 cal GREEN LEAF 3 col TOMATOES 5 CBJ ALFALFA 4 cal

BAF гота radisl

PIPE



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IVLA ACCIC

grilled, organic chicken breast, uncured all-natural smoked bacon,

13.95

TRIPLE DECKER BLT

uncured all-natural smoked bacon, tomatoes, pickled jalapeños, mike's hot honey, organic ranch, brioche bun 940 cal

5

baby

RING served wi swap for

CHICI served n butterm

CAUL served w

MACH pickled french of down

ONO

ORGA served M

ADD §

served w

WEST

buffalo s

EAST

dneso fu

图图系

special smoke

organi



WAKE UP CALL 13.95

caramelized onions, dill pickles, special sauce, vrioche bun 725 cal

200 (400-140) (400-140) (410-140) (410-140)

quarter pound impossible patty[§], american cheese,

ма Пе Г

spicy pic

ORGA

served v

ADD !

UPTO

DOW parmesa

parmes

CHOOSE YOUR /EGGIES

BAR

special

smoke

quarter pound beyond meat patty, plant-based egg, american cheese, mayo, vrioche bun 910 cal

FARMSTEAD of 10.95

red pepper hummus, tomatoes, santa fe vinaigrette, sweet potato, kale & wild rice patty, baby kale, collard green wrap 490 cal

GUADALUPE 10.95

alfalfa, guacamole, tomatoes, pickled red onions, de organic tempel bacon +2.95 (+105 cel) black bean, roasted corn & poblano patty, sprout bun 560 cal

caramelized onions, wild mushrooms, baby kale, tomatoes,

organic garlic aioli, vrioche bun 810 cal

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quarter pound impossible patty³, gouda cheese,

THE DUCHESS 14.95

green leaf, red onions, tomatoes, organic ketchup, quarter pound beyond meat patty, gouda cheese,

mayo, vrioche bun 755 cal

GOLDEN STATE 13.95

THE RAMBLER 10.95

wild mushrooms, green leaf, red onions, tomatoes, mayo, smoke sauce, sprout bun 730 cal quinoa, chia & green pea patty, american cheese,

quarter pound beyond meat patty, organic tempeh bacon, american cheese, green leaf, red onions, tomatoes,

BIG BOPPER 14.95

special sauce, vrioche bun 850 cal

IMPOSSIBLE MELT 13.95

SANDWICHES

60

2003

beyond bratwurst, caramelized onions, dill pickles,

PENN STATION 10.95

stone ground mustard, pretzel bun 610 cal

beyond bratwurst, parmesan cheese, guacamole,

MISSION VIEJO 11.95

spicy pico de gallo, mayo, pretzel bun 770 cal

caramelized onions, 8 grain toast, side of special sauce 770 cal quarter pound impossible patty[§], double american cheese

THE BERK 11.95

baby kale, red onions, tomatoes, mayo, 8 grain toast 750 cal organic tempeh bacon, parmesan cheese, avocado,

STONE GROUND MUSTARD 35 cal HOT SAUCE Ocal ORGANIC KETCHUP 40 cal MAYO 180 cal SAUCES & SPREADS

HABANERO MAYO 130 cal

PICKLED JALAPENOS SPICY PICO DE GALLO WILD MUSHROOMS PLANT-BASED EGG ORGANIC GARLIC AIOLI 160 cal SPECIAL SAUCE 100 cd ORGANIC TEMPEH BACON 105 cal SWEET PICKLES CARAMELIZED PICKLED RED ONIONS 8 cal AVOCADO 65 cal ONIONS BABY SPINACH RED ONIONS PARMESAN 9 80 cal AMERICAN GREEN LEAF DILL PICKLES TOMATOES GOUDA ALFALFA 4 cal 60 cal

CUBBY MEALS







+1.75

