

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
CP FRESH 62 LLC		FRESH&CO.	
STREET ADDRESS		CROSS STREETS	ZIP CODE
PIER 62, CHELSEA PIERS		W. 22ND AND 23RD	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: STEVE TENEDIOS	ATTORNEY/ REPRESENTAIVE	NAME: BARRY P. FOX, P.C.
	PHONE: 917-796-7920		PHONE: 212-768-7900
	EMAIL: STMERCH@AOL.COM		EMAIL: BARRYPFOX@AOL.COM
MANAGER	NAME: GEORGE TENEDIOS	LANDLORD	NAME: WATERFRONT SERVICES I, LLC
	PHONE: 347-712-1097		PHONE: TO BE SUPPLIED
	EMAIL: GTENEDIOS11@GMAIL.COM		EMAIL: TO BE SUPPLIED
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	What is/was the name and address of establishment?	CAFE METRO, 14 E. 42ND ST., NYC	
	What were the dates applicant was involved with this former premise?	2003 - PRESENT	
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input checked="" type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> 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 type="checkbox"/>	NO <input checked="" type="checkbox"/>	FOLLOWING APPROVAL BY CB#4
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 <input type="checkbox"/>	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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	

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	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm
	Kitchen	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm
	Music	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm	6:00am-10:00 pm

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	70	70	30	60	0	0	0
OUTSIDE <i>(Other than sidewalk café)</i>	PATIO	30	15	30	0	0	0
SIDEWALK CAFÉ	NONE						

How many floors are there? What is the capacity for each floor? 2 FLOORS - GROUND FLOOR - 51; MEZZANINE - 19

How frequently will the owner(s) be at the establishment? DAILY

Will you be applying or intending to apply for a cabaret license with DCA? If yes, 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 <input checked="" type="checkbox"/>	NO	
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	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?	YES	NO <input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES <input checked="" type="checkbox"/>	NO	
Is a Public Assembly permit required?	YES	NO <input checked="" type="checkbox"/>	
Are your plans filed with DOB?	YES	NO <input checked="" type="checkbox"/>	NOT YET

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	ALL OF THE ORGANIZATIONS WHICH WERE ON THE LIST TO BE NOTIFIED	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		NONE OF THE ORGANIZATIONS REQUESTED MEETINGS	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		11/27/2017	
Where did applicant post the notice that was provided?		IN A WINDOW AT THE RESTAURANT	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		917-796-7920	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

BUILDING DESIGN			
State the name and type of business previously located in the space.	'WITCHCRAFT		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	JUST THE SIGN AND STOREFRONT
Will applicant have a vestibule within the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have an illuminated sign?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	THERE WILL BE A SPLIT SYSTEM ON THE ROOF		
When was the air conditioner installed?	2013		



OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	THE PATIO IN FRONT OF THE RESTAURANT
Are the floorplans for the outdoor space(s) included?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	THERE WILL BE NO WAIT SERVICE AT THE RESTAURANT
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	THIS IS REALLY NOT APPLICABLE AS THE NEAREST APRTMENTS ARE ACROSS THE WEST SIDE HIGHWAY [REDACTED]
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	



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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Will submit floor plans of outdoor space to CB4 Office no later than 12/27/17 - Attached and submitted on 12/14/17

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.

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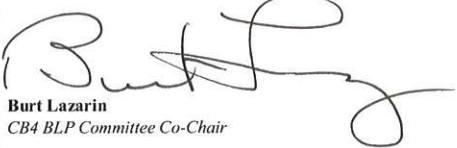
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its 11/3/18 full board meeting, with 36 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation
 Denial Approval

CB4 REPRESENTATIVES

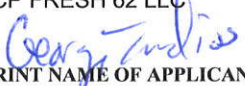


 Nelly Gonzalez
 CB4 Assistant District Manager

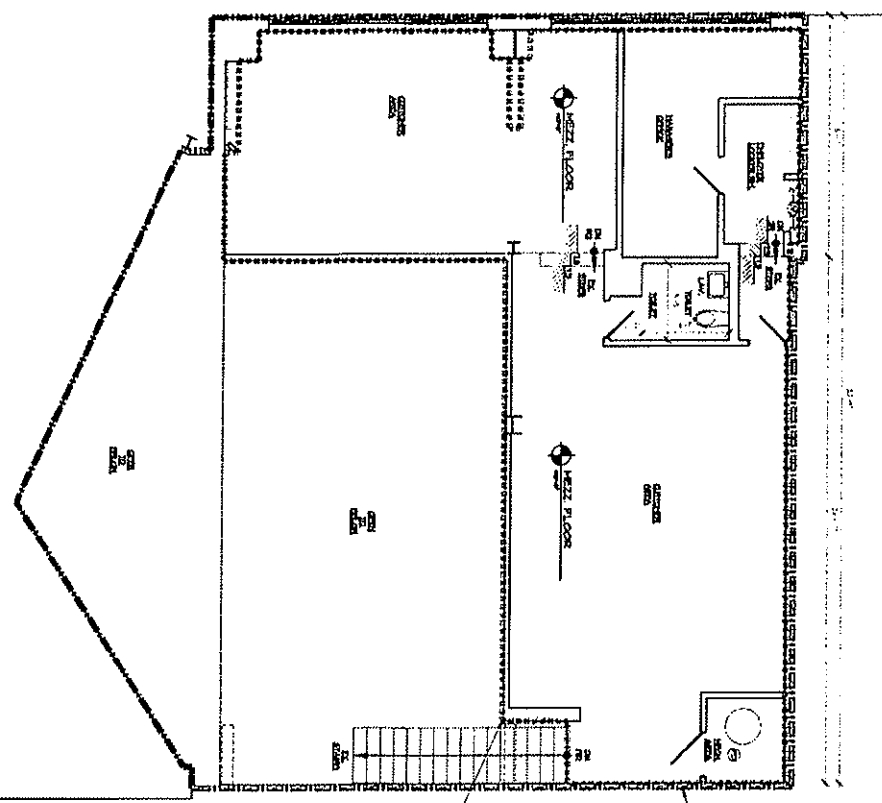

 Frank Holozubiec
 CB4 BLP Committee Co-Chair


 Burt Lazarin
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

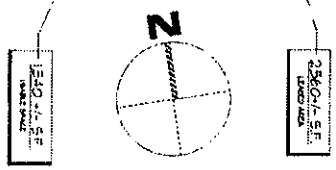
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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>CP FRESH 62 LLC  PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>12/10/17 DATE</p>
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1 MEZZ FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Chelsea Piers
 NEW YORK, NY 10011





newyorkdesign.com © 2017





newyorkdesign.com © 2017



PANINI MELTS

Served on a selection of handmade local breads

crispy chicken & provolone	\$5.50	grilled turkey & cheddar	\$5.50
crispy chicken & provolone	\$5.50	grilled turkey & cheddar	\$5.50
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crispy chicken & provolone	\$5.50	grilled turkey & cheddar	\$5.50

GRAB&GO SANDWICHES

Served on multigrain flat

crispy chicken & provolone	\$4.50	grilled turkey & cheddar	\$4.50
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SOUP'S ON!

We make our soups daily, using market fresh ingredients

chicken & vegetable	\$4.99	minestrone	\$4.99
chicken & vegetable	\$4.99	minestrone	\$4.99
chicken & vegetable	\$4.99	minestrone	\$4.99
chicken & vegetable	\$4.99	minestrone	\$4.99
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chicken & vegetable	\$4.99	minestrone	\$4.99

All soups are gluten-free unless otherwise specified

GRAIN BOWLS

Chef-designed bowls for every taste, yours included!

chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
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chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00

protein & protein
protein & protein
protein & protein
protein & protein

FRESH SIDE SALADS

All of our side salads are gluten-free

chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
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chicken & quinoa	\$4.99	chicken & brown rice	\$4.99

CHEF DESIGNED CUSTOMER DELIGHTED

chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
chicken & quinoa	\$10.00	chicken & brown rice	\$10.00
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chicken & quinoa	\$10.00	chicken & brown rice	\$10.00

HEALTHY TREATS

All our treats are handcrafted, house-made and gluten-free

chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
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chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
chicken & quinoa	\$4.99	chicken & brown rice	\$4.99

FRESH PRESSED JUICES

Cold Pressed

chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
chicken & quinoa	\$4.99	chicken & brown rice	\$4.99
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2020-2021 menu is subject to change without notice. All prices are in US dollars and include tax.

All items are prepared to order and prices may vary. All prices are in US dollars and include tax.

FRESH PRESSED JUST FOR YOU.

juices 16oz 9.00 20oz 10.00

heart beet

beets, carrot, celery, ginger, lime, pear

130cal

green harvest

kale, spinach, apple, cucumber, lime, mint

130cal

citrus green

kale, spinach, pineapple, oranges, ginger

200cal

kale me crazy

kale, spinach, cucumber, celery, lemon, lime

50cal

lemon lime gingerly

carrot, apple, ginger

the detox

celery, spinach, apple, carrots

hangover juice

coconut water, spinach, oranges, apples

smoothies 20oz 10.00

fresh greens

kale, spinach, mango, banana, pineapple

200cal

berrylicious

blueberry, strawberry, raspberry, banana, vanilla almond milk, vanilla whey protein

150cal

pb & protein

banana, peanut butter, vanilla, almond milk, chocolate whey protein

525cal

the cure

papaya, banana, coconutwater, apple cider, vanilla almond milk, vitamin c, honey

400cal

fuzzy monkey

peaches, bananas

strawberry banana blast

strawberries, bananas

tropical breeze

mango, peach, pineapple