

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Great Food 57th St, LLC		DOING BUSINESS AS (DBA) Ousia			
STREET ADDRESS 629 W 57th Street		CROSS STREETS 57th between 11th and 12th avenue		ZIP CODE 10019	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Nick Livanos	ATTORNEY/ REPRESENTATIVE	NAME:		
	PHONE: 9142616017		PHONE:		
	EMAIL: nickl@livanosrestaurantgroup.com		EMAIL:		
MANAGER	NAME: John Livanos	LANDLORD	NAME: The Durst Organization		
	PHONE: 2123332000		PHONE: 2122576618		
	EMAIL: johnny@ousianyc.com		EMAIL: Dan Mogolesko <dmogolesko@durst.org>		
APPLICATION TYPE (Check One)					
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
	What is/was the name and address of establishment?		We currently own and operate Molyvos @ 871 7th Avenue, Oceana @ 120 W 49th Street and Oceana Poke @ 1700 Broadway		
	What were the dates applicant was involved with this former premise?		We have been in the restaurant for over 25 years. Oceana first opened in 1992, Molyvos in 1997, Oceana Poke on 2017		
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?				
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES	<input type="checkbox"/> NO	
	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 checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input 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?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
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.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	11 am to 10pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11 am to 10pm
	Kitchen	11 am to 10pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11 am to 10pm
	Music	11 am to 10pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11am to 11 pm	11 am to 10pm

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
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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	260	200	47	180	1	1	30
OUTSIDE <i>(Other than sidewalk café)</i>	0	0	0	0	0	0	0
SIDEWALK CAFÉ		12	4	12	0	0	0

How many floors are there? What is the capacity for each floor? 1, same as above

How frequently will the owner(s) be at the establishment? Every day an owner, or member of the owners family, is present

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO We are a fine dining restaurant and do not intend to need security

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO We use a 3rd party delivery service. No bikes are stored near restaurant

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 Our 3rd party company wears the logo of their employer, not the restaurant. They do so in compliance with the law.

Where will delivery bicycles be stored during the day when not in use? No bikes are stored near or on premise. They are off premise and handled by 3rd party company

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	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	N/A - the block has two additional buildings, all owned by the Durst Organization, that is rental only. There are no block associations, or co-op boards.	
	# 2		
	# 3		
	# 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?			
Where did applicant post the notice that was provided?			
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	NO	914-588-9974
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	NO	job postings can be found at www.ousianyc.com

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A - this building is a brand new building. We are first tenant in this space.		
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"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/>	NO	
Will applicant use a storm enclosure?	YES	<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"/>	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/>	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	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?	<input checked="" type="checkbox"/>	NO	We do not have any windows that can open.
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<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?	<input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/>	Our exhaust extends roughly 30 feet above the sidewalk. We have multiple de-odorizers and an airmade ozone filtration system in place so smoke and odor is no
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/>	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	Air conditioner is located inside the restaurant. It is a cold water condensor A/C unit.		
When was the air conditioner installed?	Before we opened in November, 2016		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" 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)?	YES	<input checked="" type="checkbox"/>	
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A - we have no other outdoor space
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A - we have no other outdoor space
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A - we have no other outdoor space
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	N/A - we have no other outdoor space
Will there be no amplified music, as per the law?	YES	NO	N/A - we have no other outdoor space
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A - we do not have any windows that can open
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/>	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/>	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/>	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/>	NO	The street is very well lit on our block. Plus there is a lot of light that shines through the windows from inside the restaurant

OUTDOOR ITEMS – SIDEWALK CAFÉ

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	I have already applied for the sidewalk cafe
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	No smoking is allowed in the outdoor cafe. There is no standing space outside
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	The street is very well lit. Additionally, light from inside the restaurants windows will illuminate the patio.
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.

Manhattan Community Board 4 (MCB4) recommends:
 MCB4's Business License & Permits Committee held a duly
 noticed public hearing on June 12, 2018. At its regularly
 scheduled Executive Committee meeting on June 25, 2018, the
 Committee voted this recommendation, by a vote of 10 in favor, 0
 opposed, 0 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
 This is subject to ratification by the Full Board to be held
 Wednesday, July 25th.

CB4 REPRESENTATIVES


 Nelly Gonzalez
 CB4 Assistant District Manager


 Frank Holozubiec
 CB4 BLP Committee Co-Chair

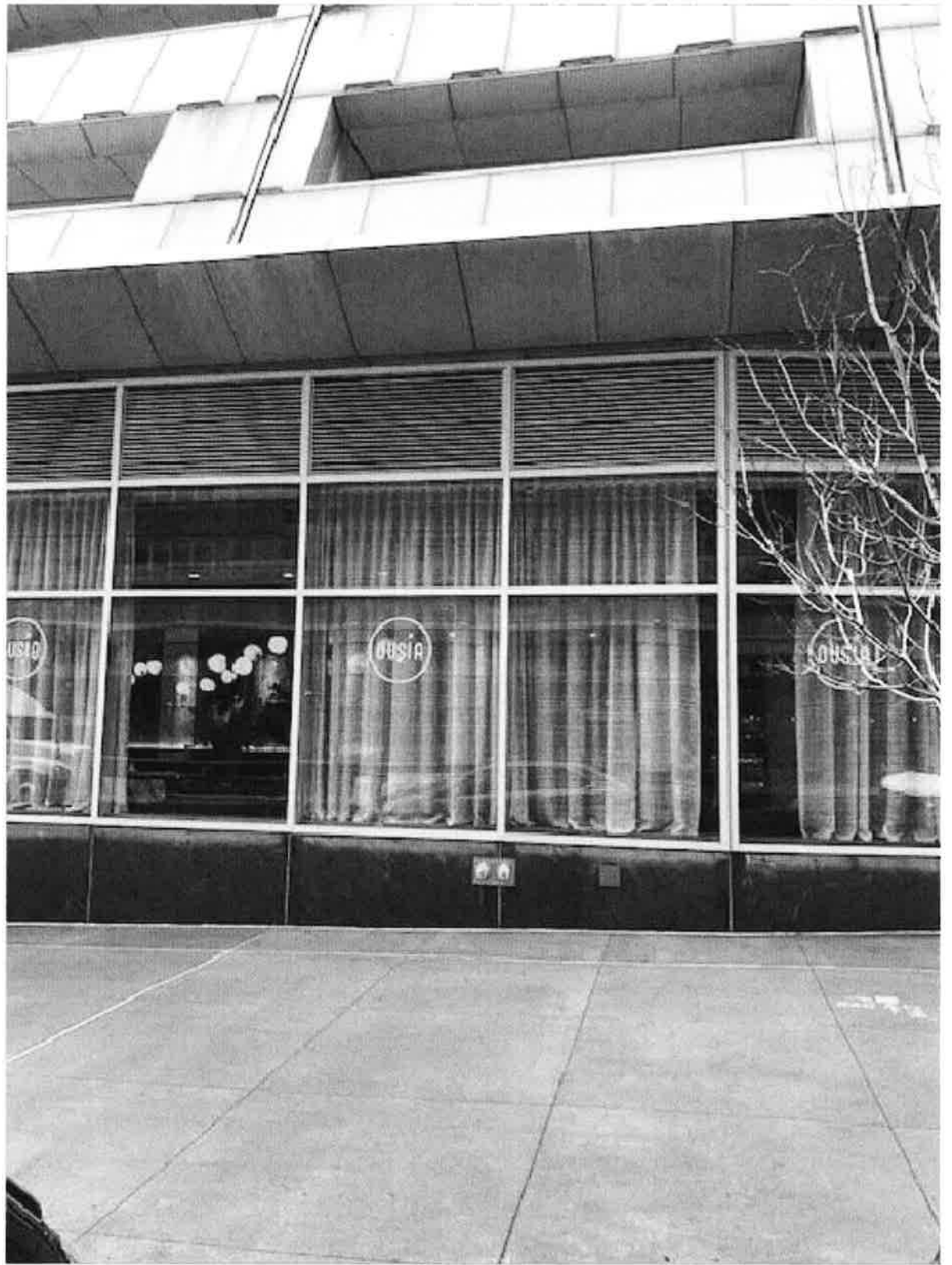
Yoni Bokser
 CB4 BLP Committee Co-Chair

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.

SIGN HERE →	John Livanos	<i>John Livanos</i>	6/1/18
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE

John Livanos *John Livanos* 6/12/18



FRONTAL VIEW