

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)			
Eleven Consulting LLC		Teak Tearoom			
STREET ADDRESS		CROSS STREETS	ZIP CODE		
20 Hudson Yards a/k/a 500 W. 33rd St, Unit 112		10th & 11th Avenues	10001		
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Brian Bolke	ATTORNEY/ REPRESENTATIVE	NAME: Robert S. Bookman		
	PHONE: 214-415-3782		PHONE: 212-513-1988		
	EMAIL: brian@elevenconsulting.c		EMAIL: rbookman@pb.law		
MANAGER	NAME:	LANDLORD	NAME: ERY Retail Podium LLC		
	PHONE:		PHONE: 212-801-1000		
	EMAIL:		EMAIL: ryan.helkowski@related.com		
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)					
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		YES	NO	Yes
	What is/was the name and address of establishment?		Forty Five Ten, 1615 Main St, Dallas, TX		
	What were the dates applicant was involved with this former premise?		2000-2017		
<input type="checkbox"/> 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="checkbox"/> 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 checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider				
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" 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	NO	No. After meeting.	
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	No	
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	No	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES	NO	Yes	

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	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	11a-7p
	Kitchen	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	11a-7p
	Music	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	10a-10p	11a-7p
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	TBD	74	14	36	1	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					
How many floors are there? What is the capacity for each floor?					1; capacity TBD				
How frequently will the owner(s) be at the establishment?					3 days per month				
Will there be dancing?					YES	NO	No		
Will applicant have bottle or table service for beverage alcohol?					YES	NO	No		
Will you be hosting private; promotional or corporate events?					YES	NO	Yes		
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO	No		
Will you have a security plan? If, yes please attach.					YES	NO	No		
Will security plan be implemented?					YES	NO	No		
Will State certified security personnel be used?					YES	NO	n/a		
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	Yes		
Will applicant be using delivery bicycles? If yes, how many?					YES	NO	No		
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	Yes, Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Yes
Is a Public Assembly permit required?	YES	NO	No
Are your plans filed with DOB?	YES	NO	Yes

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	See outreach emails attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	December 2, 2018		
Who was your contact person at each group you met with?	See emails attached		
When did applicant post the notice that was provided?	December 3, 2018		
Where did applicant post the notice that was provided?	Conspicuously to the front of the building		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO	Yes, 214-415-3782
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	Yes

BUILDING DESIGN			
State the name and type of business previously located in the space.	n/a - new construction		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	No
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No
Will applicant have a vestibule within the establishment?	YES	NO	No
Will applicant use a storm enclosure?	YES	NO	No
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	Yes
Will applicant comply with the NYC noise code?	YES	NO	Yes
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	n/a
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	NO	n/a
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	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?	YES	NO	Yes
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a - no exhaust
Will the establishment have an illuminated sign?	YES	NO	No
Will the establishment have a canopy extending over the sidewalk?	YES	NO	No
Where will the air conditioner be located? What type is it?	Part of shopping center, TBD		
When was the air conditioner installed?	Pending		

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

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

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 January 2, 2019 full board meeting, with <u>35</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><i>Nelly Gonzalez</i> Nelly Gonzalez CB4 Assistant District Manager</p>	<p><i>Frank Holozubiec</i> Frank Holozubiec CB4 BLP Committee Co-Chair</p>	<p><i>Yoni Bokser</i> Yoni Bokser CB4 BLP Committee Co-Chair</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><i>BRIAN BOLKE</i> PRINT NAME OF APPLICANT</p>	<p><i>BMB</i> SIGNATURE OF APPLICANT</p>	<p><i>12/11/18</i> DATE</p>
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DROESE RANEY ARCHITECTURE

ADDRESS
PROJECT NO.
DATE

THE CONSERVATORY

111 N. 11TH ST.
LAKE CHARLES, MISSISSIPPI 39101

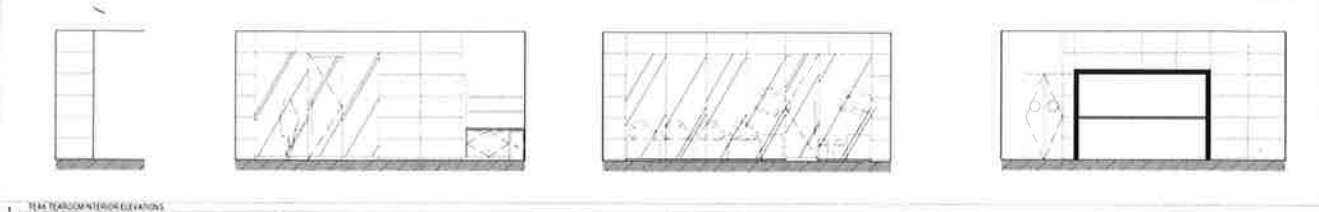
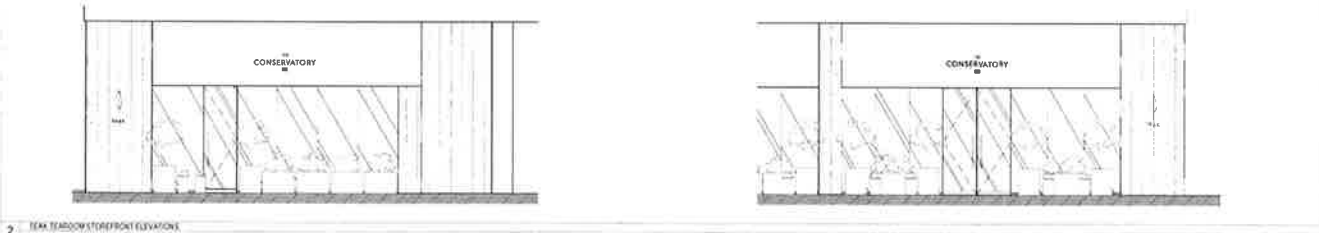
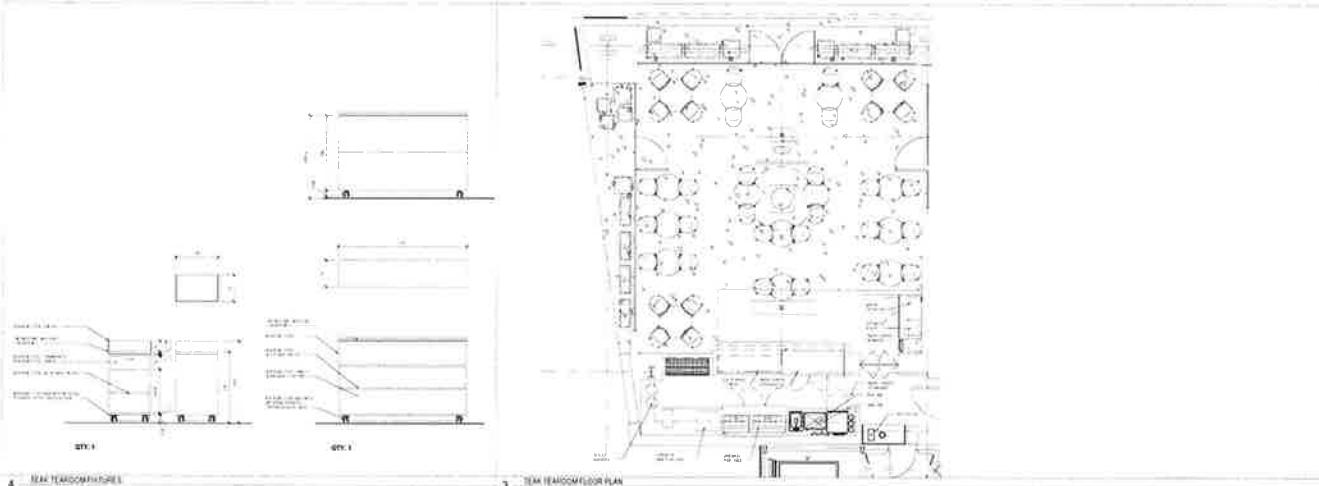
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ISSUED FOR BID ONLY - NOT FOR CONSTRUCTION

PROJECT NO.	1000
DATE	10/10/10
PROJECT NAME	THE CONSERVATORY
PROJECT ADDRESS	111 N. 11TH ST. LAKE CHARLES, MISSISSIPPI 39101
ARCHITECT	DROESE RANEY ARCHITECTURE
ARCHITECT ADDRESS	1000 W. 10TH ST. LAKE CHARLES, MISSISSIPPI 39101
ARCHITECT PHONE	(504) 833-1111
ARCHITECT FAX	(504) 833-1112
ARCHITECT EMAIL	DR@DROESE-RANEY.COM
ARCHITECT WEBSITE	WWW.DROESE-RANEY.COM
ARCHITECT LICENSE NO.	11111
ARCHITECT LICENSE STATE	MISSISSIPPI

TEAK TEAROOM

ID-009



1 TEAK TEAROOM INTERIOR ELEVATIONS

2 TEAK TEAROOM STOREFRONT ELEVATIONS

4 TEAK TEAROOM ELEVATIONS

3 TEAK TEAROOM FLOOR PLAN

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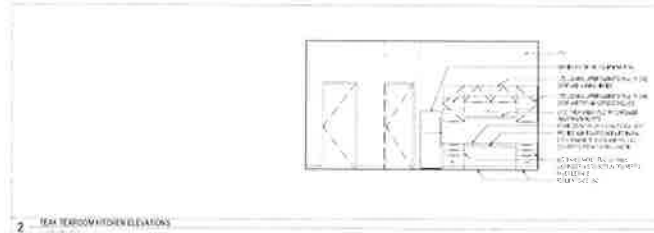
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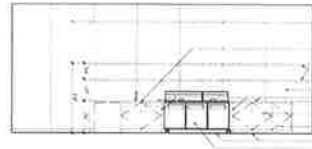
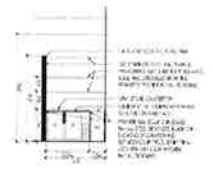
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TEAK TEAROOM

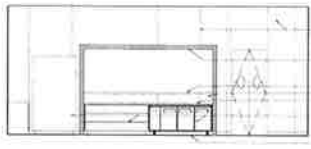
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2 TEAK TEAROOM HYDRO ELEVATIONS



TEAK TEAROOM HYDRO ELEVATIONS



TEAK TEAROOM HYDRO ELEVATIONS

1 TEAK TEAROOM HYDRO ELEVATIONS

Morning

**An assortment of morning pastries, curated by
Thomas Keller's Bouchon Bakery**

Served with French Laundry Garden Jam

Croissant	8
Pain au Chocolat	8
Seasonal Scone	6

Fresh Pressed Juices

12 ounce /16 ounce

Jade
Kale, Apple, Pineapple, Lemon
Burgundy
Beet, Berries, Banana
Tiger
Orange, Ginger, Pineapple

Morning offerings

Fresh Seasonal Fruit

6

Quiche

15

Bacon, Caramelized Onions, Crispy Shallots, Frisee

Asparagus, Parmesan, Goat Cheese, Arugula

Ham and Cheese Croissant

La Qiercia Ham and Cave Aged Gruyere Sandwich

14

Avocado Toast

Sheep's Milk Feta, Nasturtium, Radishes, Seeded Toast

15

Smoked Salmon

Smoked Scottish Salmon, Cucumber, Meyer Lemon, Fromage Blanc

17

Afternoon

Soup

6 cup / 10 Bowl

Tomato Basil Bisque with Goat Cheese Crostini

French Onion with Gruyere Crouton

Quiche

15

Bacon, Caramelized Onions, Crispy Shallots, Frisee

Asparagus, Parmesan, Goat Cheese, Arugula

Salads

14

Bibb Lettuce, Fine Herbs, Bouchon's House Vinaigrette

Roasted Beets, Avocado Mousse, Citrus, Chevre, Radishes

Lacinato Kale, Honeycrisp Apples, Smoked, Pecans, Cheddar, Togarashi

+ 10 Roasted Chicken or Salmon

PanInls

16

La Quercia Ham and Cave Aged Gruyere

Vine Ripened Tomatoes, Fresh Mozzarella, Parmesan Pesto

Roasted Chicken, Aged Cheddar, Spicy Garlic Aioli, Arugula

Tea Sandwiches

Each 12 Tower of Three 25

Smoked Scottish Salmon, Cucumber, Meyer Lemon, Fromage Blanc

Avocado Sheep's Milk Feta, Nasturtium, Radishes, Seeded Toast

Black Truffle Egg Salad, Chive

+ 10 Regis Ova Caviar

Cheese Plate

A Selection of Artisanal Cow, goat, and Sheep's milk cheeses served with Bouchon Bakery Baguette and Preserves

Charcuterie Board

A selection of cured meats from La Quercia served with Bouchon Bakery Baguette and Pickles

Dessert

Bouchon Brownie

Madeline

Vahlrhona Chocolate Chip Cookie

Evening

Cheese Plate

A Selection of Artisonal Cow, goat, and Sheep's milk cheeses served with Bouchon Bakery Baguette and Preserves

Charcuterie Board

A selection of cured meats from La Quercia served with Bouchon Bakery Baguette and Pickles

Nibbles

5 each 12 Trio

Baby vegetable crudité with green goddess dip

Hummus with warm flatbread

Olives marinated in citrus and herbs

Walnuts roasted with rosemary and sage

Kettle cooked potato chips

Salted Caramel Peanut Popcorn

Libations

Wine 1

Wine 2

Wine 3

Champagne

Casa Dragones Tequila

Mezcal

Belvedere Vodka

Non Alcoholic

Elderflower Lemonaid

Grapefruit Pomelo Soda

Cucumber Selzer

Persian Limeaid

FeverTree Ginger Beer

Boylan's Cola

Fresh Pressed Orange Juice



FUTURE OF TRADING IS 24/5.
 ... about 24/5 trading with TD Ameritrade on page B3.

ADVERTISEMENT
TD Ameritrade

THE WALL STREET JOURNAL

WEDNESDAY, DECEMBER 12, 2018
 \$5.00

Week of Mourning for 43rd President Begins



U.S.-China Truce Tees Up Sticky Issues

By Ben El-Mechaieq

WASHINGTON (The Wall Street Journal) — The U.S. and China agreed to a truce in their trade dispute, but it is unclear whether that will help ease tensions or if it is just a temporary reprieve.


After a weekend of talks in Beijing, President Trump and Chinese President Xi Jinping agreed to a truce of 90 days, which the U.S. government is likely to announce on Dec. 15. The deal is a truce, not a resolution, and it is unclear how long it will last.

The deal is a truce, not a resolution, and it is unclear how long it will last. The deal is a truce, not a resolution, and it is unclear how long it will last.

... (rest of the article text) ...

Global Companies

CITY OF NEW YORK
 WASHINGTON COMMUNITY BOARD No. 4
 600 West 47th Street, 2nd Floor, New York, NY 10018
 Tel: 212-776-6430 Fax: 212-647-8813
 www.nyc.gov



PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

**Eleven Consulting LLC.
 d/b/a Teak Tearoom
 20 Hudson Yards
 a/k/a 500 W 33rd Street**

An application for a Liquor, Wine, Beer &
 License for a Cafe Establishment with Recorded
 Music

DATE:	Tuesday, December 11, 2018
TIME:	6:30 PM
PLACE:	Fourteen House 425 W 47 th Street, Lower Level

We invite you to attend this meeting and give your comments on this application.
 Alternatively, you may mail, fax or email us at the address listed above.
 For more information, please call 212-736-4536.

Posted according to the Administrative Code of the City of New York section 24-119. Please do not remove until after the above meeting date.



Janelle Alexander <janelle@pb.law>

Teak Tearoom opening at Hudson Yards

6 messages

Brian Bolke <brian@elevenconsulting.com>

Sun, Dec 2, 2018 at 12:47 PM

To: mcgee79@aol.com

Dear Mr. Strock

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

Teak Tearoom is a small light fares cafe featuring teas that will live inside the new retail store concept called "The Conservatory" in Hudson Yards. The cafe will be open during the standard shopping center hours with morning, lunch, afternoon and early evening menus that will offer wine, champagne and a very limited alcohol offering along with the teas and light meals and snacks.

I would encourage any feedback you may have to offer.

Thank you in advance for your support.

Kind regards,

Brian Bolke

Sent from my iPad

Brian Bolke <brian@elevenconsulting.com>

Sun, Dec 2, 2018 at 12:51 PM

To: rmarcano@clintonhousing.org

Dear Mr. Marciano

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

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Kind regards,

Brian Bolke

Sent from my iPad

Brian Bolke <brian@elevenconsulting.com>
To: donna@donnalangman.com

Sun, Dec 2, 2018 at 12:55 PM

Dear Ms. Langman

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

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Kind regards,

Brian Bolke

Sent from my iPad

Brian Bolke <brian@elevenconsulting.com>
To: janelle@pb.law
Cc: Jamie.Sponholz@theconservatorynyc.com

Sun, Dec 2, 2018 at 1:01 PM

See below...apologies original BCC'd Jane at Related

Sent from my iPad

Begin forwarded message:

From: Brian Bolke <brian@elevenconsulting.com>
Date: December 2, 2018 at 11:50:18 AM CST
To: info@clintonhousing.org, jrestuccia2@clintonhousing.org
Subject: Teak Tearoom opening at Hudson Yards

Dear Mr. Restuccia

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

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Brian Bolke

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To: janelle@pb.law
Cc: Jamie.Sponholz@theconservatorynyc.com

Sun, Dec 2, 2018 at 1:01 PM

See below...apologies original BCC'd Jane at Related

Sent from my iPad

Begin forwarded message:

From: Brian Bolke <brian@elevenconsulting.com>
Date: December 2, 2018 at 11:53:00 AM CST
To: rjbenfatto@hyhkalliance.org
Subject: Teak Tearoom opening at Hudson Yards

Dear Mr. Benfatto

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

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Cc: Jamie.Sponholz@theconservatorynyc.com

Sun, Dec 2, 2018 at 1:01 PM

See below...apologies original BCC'd Jane at Related

Sent from my iPad

Begin forwarded message:

From: Brian Bolke <brian@elevenconsulting.com>
Date: December 2, 2018 at 11:57:15 AM CST
To: wborock@hotmail.com
Subject: Teak Tearoom opening at Hudson Yards

Dear Mr. Borock

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

Teak Tearoom is a small light fares cafe featuring teas that will live inside the new retail store concept called "The Conservatory" in Hudson Yards. The cafe will be open during the standard shopping center hours with morning, lunch, afternoon and early evening menus that will offer wine, champagne and a very limited alcohol offering along with the teas and light meals and snacks.

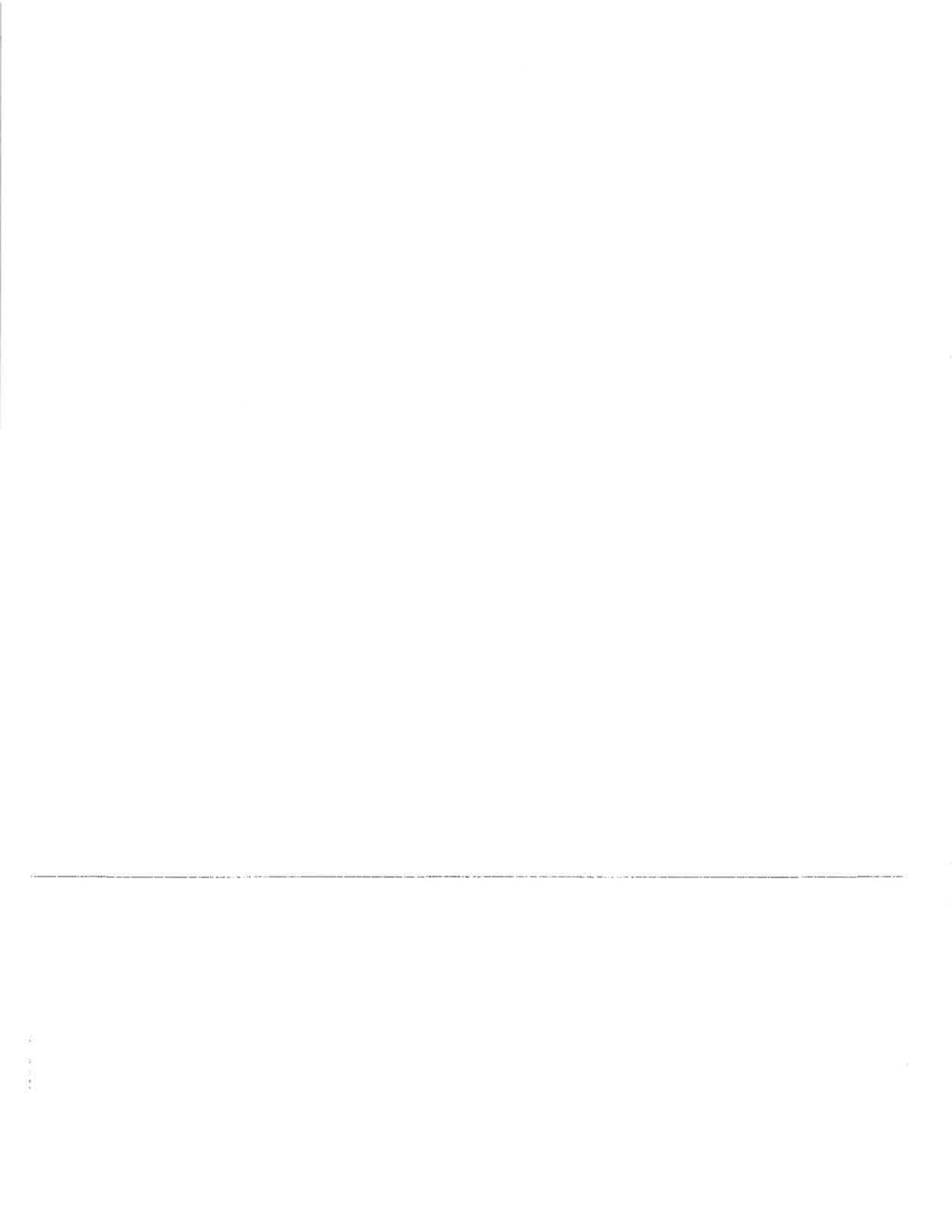
I would encourage any feedback you may have to offer.

Thank you in advance for your support.

Kind regards,

Brian Bolke

Sent from my iPad





Janelle Alexander <janelle@pb.law>

Teak Tearoom opening in Hudson Yards

1 message

Brian Bolke <brian@elevenconsulting.com>
To: kathleentreat123@gmail.com

Sun, Dec 2, 2018 at 12:45 PM

Dear Kathleen

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

Teak Tearoom is a small light fares cafe featuring teas that will live inside the new retail store concept called "The Conservatory" in Hudson Yards. The cafe will be open during the standard shopping center hours with morning, lunch, afternoon and early evening menus that will offer wine, champagne and a very limited alcohol offering along with the teas and light meals and snacks.

I would encourage any feedback you may have to offer.

Thank you in advance for your support.

Kind regards,

Brian Bolke

Sent from my iPad



Janelle Alexander <janelle@pb.law>

Teak Tearoom at Hudson Yards

1 message

Brian Bolke <brian@elevenconsulting.com>

Sun, Dec 2, 2018 at 12:58 PM

To: cberthet@me.com

Dear Ms. Berthet

I'd like to introduce myself, Brian Bolke, as the sole owner/operator of a small 36 seat cafe called "Teak Tearoom" opening in Hudson Yards on the first floor of the shopping center in March 2019. My company name is Eleven Consulting LLC DBA Teak Tearoom.

Teak Tearoom is a small light fares cafe featuring teas that will live inside the new retail store concept called "The Conservatory" in Hudson Yards. The cafe will be open during the standard shopping center hours with morning, lunch, afternoon and early evening menus that will offer wine, champagne and a very limited alcohol offering along with the teas and light meals and snacks.

I would encourage any feedback you may have to offer.

Thank you in advance for your support.

Kind regards,

Brian Bolke

Sent from my iPad