

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>Simo Pizza LLC</b>		DOING BUSINESS AS (DBA) <b>Simo Pizza</b>	
STREET ADDRESS <b>267 W 15<sup>TH</sup> ST</b>		CROSS STREETS <b>7<sup>TH</sup> &amp; 8<sup>TH</sup> AVENUES</b>	ZIP CODE <b>10011</b>
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: <b>Simone Falco</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Michael Kelly</b>
	PHONE: <b>(212) 242-2310</b>		PHONE: <b>(914) 632-6036</b>
	EMAIL: <b>SimoneFalco@me.com</b>		EMAIL: <b>KELLYMLK136@gmail.com</b>
MANAGER	NAME:	LANDLORD	NAME: <b>102-116 Eight Ave Assoc.</b>
	PHONE:		PHONE: <b>(212) 315-5555</b>
	EMAIL:		EMAIL:
APPLICATION TYPE ( <input checked="" type="checkbox"/> <b>Liquor License</b> <input type="checkbox"/> <b>Unenclosed Sidewalk Cafe</b> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?	<b>ROSSO POMODORO 118 GREENWICH AVE NY SIMO PIZZA 90 GANSEVOORT ST NYC</b>	
	What were the dates applicant was involved with this former premise?	<b>8/16 - Present 9/17 - Present</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
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	<input checked="" type="radio"/> <b>NO</b>	
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 checked="" type="radio"/> <b>NO</b>	
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 checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	

**OPERATIONAL DETAILS** (\*Closing time will be when establishment is vacated of all patrons)

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b>							
(Indoor Only)							
Operation	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am
Kitchen	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>	11am-1130 <sup>pm</sup>
Music	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am
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	There's a L No for 74	20	1	10	1	0	0
OUTSIDE (Other than sidewalk café)	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?

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

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

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

DELIVERIES BY THIRD PARTY SERVICE

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?

~~ON STREET~~

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO LNO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO

Community Notification/Relations		
<b>NOTIFICATION:</b> 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 ATTACHED
	# 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="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Laundry mat		
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="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	INSTALL OUR SIGN
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	
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="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	IF NECESSARY
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	PIZZA OVEN
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	EXISTING		
When was the air conditioner installed?	UNKNOWN. WE MAY HAVE TO REPLACE IT		

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

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

## OUTDOOR ITEMS – SIDEWALK CAFÉ

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



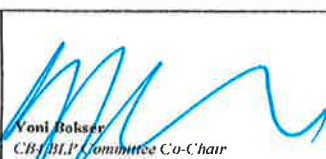
Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
October 3, 2018 full board meeting, with 37 members voting in favor  
of the recommendation, 0 members opposed, 0 members  
abstaining and 0 present but not eligible)

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

  
Voni 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** →

  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

09-17-18  
DATE



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Actions

Page: 1

Premises: 102 8 AVENUE MANHATTAN

BIN: 1081536 Block: 765 Lot: 1

NUMBER	TYPE	FILE DATE
LNO 2151	LETTER OF NO OBJECTION	05/22/2012

LNO Use: APPROVED EATING/DRINKING ESTB USE GRP#6

LNO Floor: FIRST (1ST) FLOOR

LNO 4421	LETTER OF NO OBJECTION	11/20/2017
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LNO Use: APPROVED LAUNDROMAT USE GROUP #6

LNO Floor: FIRST FLOOR

SR 1394-17	SPECIAL REPORT	00/00/1917
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SR 951-21	SPECIAL REPORT	00/00/1921
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UB 1423-28*	UNSAFE BUILDING	00/00/1928
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V* 080184CAST4F	DOB VIOLATION - DISMISSED	08/01/1984
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DISMISSAL DATE: 03/26/1985

V* 080184CST1F	DOB VIOLATION - DISMISSED	08/01/1984
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V* 080184ZST2F	DOB VIOLATION - DISMISSED	08/01/1984
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DISMISSAL DATE: 03/26/1985

V* 080184ZST3F	DOB VIOLATION - DISMISSED	08/01/1984
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DISMISSAL DATE: 03/26/1985

V* 082787ESSTC09BW	DOB VIOLATION - CLOSED	00/00/1987
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CLOSURE DATE: 09/28/2011

V* 082787ESSTC10BW	DOB VIOLATION - CLOSED	00/00/1987
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CLOSURE DATE: 09/28/2011

V* 999999NO FORM080184ACST4	DOB VIOLATION - DISMISSED	99/99/1999
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V* 020700LL629102009	DOB VIOLATION - DISMISSED	02/07/2000
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V* 022701LL629102053	DOB VIOLATION - DISMISSED	02/27/2001
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V* 031903LL629101924	DOB VIOLATION - DISMISSED	03/19/2003
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V* 031903LL629101925	DOB VIOLATION - DISMISSED	03/19/2003
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V* 021304LL629104657	DOB VIOLATION - DISMISSED	02/13/2004
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V* 021304LL629105409	DOB VIOLATION - DISMISSED	02/13/2004
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V* 013105LL629104543	DOB VIOLATION - DISMISSED	01/31/2005
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V* 013105LL629105355	DOB VIOLATION - DISMISSED	01/31/2005
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V* 010606LL629103904	DOB VIOLATION - DISMISSED	01/06/2006
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V* 010606LL629104692	DOB VIOLATION - DISMISSED	01/06/2006
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V* 011907LL629104147	DOB VIOLATION - DISMISSED	01/19/2007
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V* 011907LL629104956	DOB VIOLATION - DISMISSED	01/19/2007
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V* 010308LL629104002	DOB VIOLATION - DISMISSED	01/03/2008
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Next

## PIZZE

**MARGHERITA - \$9.60 VG**  
SAN MARZANO TOMATO, MOZZARELLA DI BUFALA,  
EXTRA VIRGIN OLIVE OIL, BASIL

**MARINARA - \$8.70 (no mozzarella) V**  
SAN MARZANO TOMATO, FRESH TOMATOES, OREGANO,  
GARLIC, EXTRA VIRGIN OLIVE OIL, BASIL

**COSACCA - \$9.10 (no mozzarella) VG**  
SAN MARZANO TOMATO, PECORINO, EXTRA VIRGIN OLIVE OIL,  
BASIL

**DIAVOLA - \$10.80**  
SAN MARZANO TOMATO, MOZZARELLA DI BUFALA,  
SPICY SOPPRESSATA, EXTRA VIRGIN OLIVE OIL, BASIL

**ACCIUGHE E OLIVE NERE - \$10.40**  
SAN MARZANO TOMATO, MOZZARELLA DI BUFALA, ANCHOVY,  
CALIFA OLIVE, EXTRA VIRGIN OLIVE OIL, BASIL

**CACIO E PEPE - \$10.20 (no tomato sauce) VG**  
MOZZARELLA DI BUFALA, PECORINO, PULVER PEPPER,  
EXTRA VIRGIN OLIVE OIL, BASIL



## INSALATE

**INSALATA MISTA - \$7.90 V GF**  
MEXICAN, FRESH TOMATOES, RED ONION, AVOCADO,  
EXTRA VIRGIN OLIVE OIL, WHITE VINE VINAIGRETTE

**RUCOLA E PECORINO - \$7.20 VG GF**  
ARUGULA, PECORINO, EXTRA VIRGIN OLIVE OIL,  
LEMON VINAIGRETTE

**PANZANELLA CAPRESE - \$8.70 VG**  
FRESH TOMATOES, BREAD, MOZZARELLA DI BUFALA,  
EXTRA VIRGIN OLIVE OIL, BASIL

V - VEGETARIAN VG - VEGETARIAN GF - GLUTEN FREE

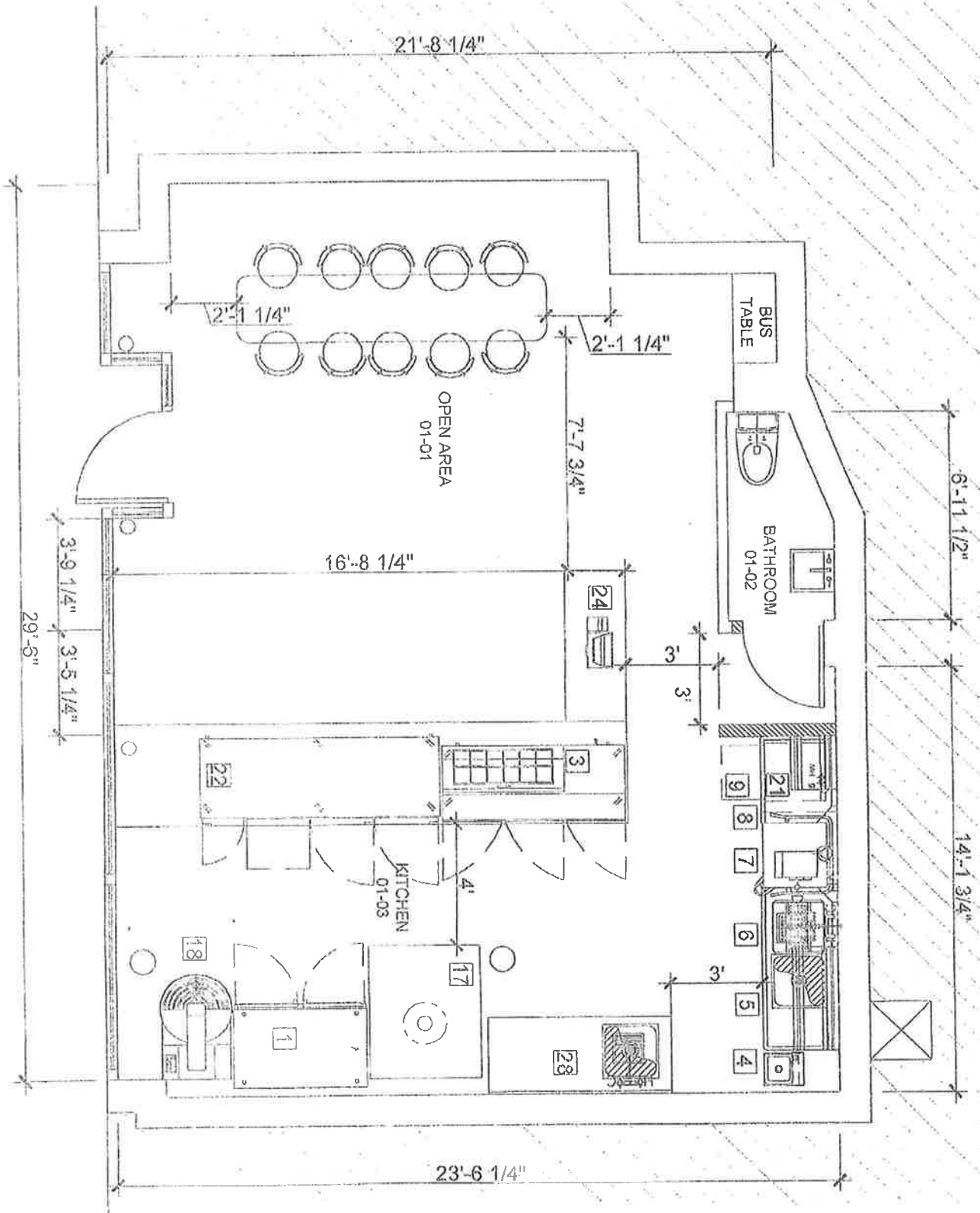
## BIBITE

### BIRRA E VINO

BIRRA PERONI (330 ML CAN) - \$3.70  
VINO CIA D'AVO (175 ML CAN) - \$7.80  
VINO CIA ROSSO (175 ML CAN) - \$7.80  
PROSECCO BOLICONE (175 ML CAN) - \$8.90

### ACQUA E BIBITE SAN BENEDETTO

STILL (500 ML GLASS BOTTLE) - \$3.50  
SPARKLING (500 ML GLASS BOTTLE) - \$3.50  
LIQUOR (1250 ML CAN) - \$2.75  
CEMENTITA (1250 ML CAN) - \$2.75





JUST CAZON  
Chair  
JENNIFER WONG  
Deputy Chair

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
330 West 47th Street, 28th floor, New York, NY 10018  
NY 212-736-4536 Fax: 212-667-9412  
www.nyc.gov/mc4

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Simo Pizza LLC**  
**267 W. 15th Street**

An application for a Wine, Beer & Cider License for  
a Restaurant Establishment with Recorded Music.

DATE:	Monday, September 17, 2018
TIME:	6:30 PM
PLACE:	Fountain House 426 W 47th Street

The invitee is to attend the meeting and give oral comments on this application.  
Alternatively, you may mail, fax or email us at the addresses listed above.  
For more information, please call 212-736-4536.

Transmitted Pursuant to the Administrative Code of the City of New York Section 10-1.13. Please do not remove until after September 11, 2018.



BURT LAZARIN  
Chair  
JESSE BOBIN  
President

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
330 West 42nd Street 26th floor New York, NY 10036  
tel. 212-736-4536 fax. 212-947-9512  
www.nyc.gov/mcbs

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**TIME:** 6:30 PM  
**PLACE:** Fountain House  
425 W 47th Street

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Alternately, 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 10-  
119 Please do not remove until after September 17, 2018.

# The New York Times

NEW YORK, SUNDAY, SEPTEMBER 9, 2018

Today's  
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**ES ORNSTEIN  
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