

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME HUNTER 53 INC		DOING BUSINESS AS (DBA) TURKVAZ Cafe and Bar	
STREET ADDRESS 310 W 53rd ST		CROSS STREETS 8TH + 9TH AVENUES	ZIP CODE 10019
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Ali Kocak	ATTORNEY/ REPRESENTATIVE	NAME: Michael Kelly
	PHONE: (917)498-9347		PHONE: (914)632-6036
	EMAIL: Kocak64@gmail.com		EMAIL: KELLYMLK136@gmail.com
MANAGER	NAME: Same as above	LANDLORD	NAME: 310-318 Midtown Equit.
	PHONE:		PHONE: (201)957-9444
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	TURKVAZ 2637 Broadway	
	What were the dates applicant was involved with this former premise?	2000 TO 2017	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> 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 type="radio"/> Liquor/Wine/Beer & Cider	<input checked="" type="radio"/> Beer & Cider	<input 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"/> 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 checked="" type="radio"/> YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am 11pm	11am 11pm	11am - 11pm	11am 11pm	11am 12am	11am 12am	11am 11pm
	Kitchen	11am 10pm	11am 10pm	11am 10pm	11am 10pm	11am 11pm	11am 11pm	11am 10pm
	Music	11am - 11pm	11am - 11pm	11am - 11pm	11am 11pm	11am 12am	11am 12am	11am 11pm
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	30 in Basement 60 on 1st Fl	74	16	58	1	1	10
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			

SEE ADDITIONAL
5/14

How many floors are there? What is the capacity for each floor?	2 / 30 in Basement 38 on 1st Floor		
How frequently will the owner(s) be at the establishment?	Daily		
Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private, promotional or corporate events?	<input checked="" type="radio"/> YES	NO	Birthday Parties, Corporate events
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	NEVER
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> YES	NO	Possibly 1 to 2 or will use a service IF used, YES
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?	<input checked="" type="radio"/> YES	NO	
Where will delivery bicycles be stored during the day when not in use?	In the Street or at a bike rack that we will request from the DOT		

*

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
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		
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	
	# 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 911-(917)498-9347
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

BUILDING DESIGN		Roumy's Tavern		
State the name and type of business previously located in the space.	ETC Bar + Grill (Rw)			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input type="radio"/> NO		
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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?	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Where will the air conditioner be located? What type is it?	ROOF - Existing			
When was the air conditioner installed?	Years ago			

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 checked="" type="radio"/> NO	NOT PERMITTED
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input 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 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 st and March 21 st , 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)

First Floor:

Certificate of Occupancy: 60

Tables: 9

Seats: 28

Service Bar: \emptyset

Stand Up Bar: ~~1~~ 1

Seats at Stand Up Bar: 10

Basement:

Certificate of Occupancy: 30

Tables: 7

Seats: 30

Service Bar: 1

Stand Up Bar: \emptyset

THERE WILL BE NO USE OF
REAR YARD OR ANY OUTDOOR
SPACE BY PATRONS OR STAFF
AT ANY TIME.

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

IF APPLICANT SHOWS BURE
PARKING, APPLICANT WILL
REQUEST FROM DOT A BURE
CARRAL -- NOT A BURE RACK.

ANY SIGN ENVELOPE WILL
EXTEND NO FURTHER THAN
18" FROM BUILDING FACE.

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


 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.

SIGN HERE →

Ali Kocak
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

9/17/18
 DATE

Proximity Report for Location:

August 15, 2018

310 W 53 St, New York, NY, 10019

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
MADISON LIQUOR INC	195 MADISON ST	1050 ft
CHIN KONG INC	17 23 EAST BROADWAY	1055 ft
YEE FUNG CORP	135 DIVISION ST	1230 ft
MADISON WINE AND LIQUOR LLC	45 MADISON ST	1260 ft
MARKS WINE & SPIRITS LTD	53 MOTT STREET	1935 ft
DELANCEY WINE INC	35 ESSEX ST	1955 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	2040 ft
GRAN EXITO LIQUOR CORP	4012 5TH AVENUE	170 ft
SEASON WINES & LIQUORS CORP	4423 5TH AVENUE	895 ft
B & M LIQUORS INC	1349 3RD AVE AKA 201 E 77TH ST	1455 ft
HIGHPOINT WINES & LIQUORS CORP	677 40TH ST	1525 ft
DOUBLE K LIQUOR CORP	4723 5TH AVENUE	1675 ft
EAST RIVER LIQUORS INC	976 3RD AVE	1780 ft
3RD AVE WINE & LIQUOR CORP	4406 3RD AVE	1805 ft
426D MARCUS GARVEY LLC	426D MARCUS GARVEY BLVD	690 ft
HAPPY'S LIQUOR CORP	527A THROOP AVE	750 ft
UNITED FAMILY WINE & LIQUOR CORP	317 MARCUS GARVEY BLVD	895 ft
MR LIQUOR INC	1563A FULTON ST	1545 ft
SUBLIME DELIVERANCE LLC	385 TOMPKINS AVE	1545 ft
AKC WINE & LIQUOR INC	402 TOMPKINS AVE	1590 ft
D & Y LIQUOR STORE INC	1474 FULTON ST	1800 ft
921 WESTERLY LIQUOR CORP	921 8TH AVE	480 ft
SHON 45 LIQUORS INC	840 8TH AVENUE	695 ft
ROYAL WINES & LIQUORS INC	789 9TH AVE	755 ft
54 WINES & SPIRITS INC	400 W 55TH ST AKA 839 9TH AVE	895 ft
NINTH AVENUE WINE & LIQ CORP	860 9TH AVENUE	1035 ft
KITS UNDERGROUND LLC	1000 S 8TH AVE	1170 ft
WEST 54 LIQUORS LLC	453 W 54TH ST	1210 ft

Churches within 500 Feet

Name	Approx. Distance
Saint George Tropoforos Hellenic Orthodox Church	235 ft
Saint Benedict's Roman Catholic Church	340 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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Name	Address	Approx. Distance
PS 35	317 W 52ND ST	310 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
TOPARO INC	903 8TH AVENUE	230 ft
T N 888 EIGHTH AVENUE LLC	888 8TH AVE	280 ft
THE RUSSIAN VODKA ROOM INC	888 EIGHTH AVE	280 ft
PRIVY LLC	346 W 52ND STREET	325 ft
EIGHTH AVENUE H & Y DUET INC	900 8TH AVE, BASEMENT	335 ft
TWO GUYS AND TOM INC	348 W 52ND ST	340 ft
355 HELL S KITCHEN GROUP LLC	355 W 52ND ST BTW 8TH & 9TH AV	350 ft
MONTAFON LLC	344 346 W 52ND ST	380 ft
SWEET HOSPITALITY GROUP	229 W 53RD ST	430 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	854 8TH AVENUE	465 ft
CERTA GENTE LLC	325 W 51ST STREET	470 ft
319 WEST 51ST STREET REST INC	319 WEST 51ST STREET	470 ft
IPPUDO NY LLC	321 323 W 51ST ST	470 ft
54 BELOW LLC	254 W 54TH ST	475 ft
TOUT VA BIEN RESTAURANT INC	311 W 51ST ST	480 ft
329 BLEECKER CORP	329 W 51ST ST	490 ft
SPOONFED NEW YORK COUNTRY GROUP LLC	331 W 51ST ST	500 ft
SHIMIZU & TODO LLC	318 324 W 51ST STREET	510 ft
BARCELONA GROUP LLC	923 8TH AVE	520 ft
IDEALIZE INC	362 W 53RD ST	530 ft
WASHINGTON JEFFERSON HOTEL LLC	318 W 51ST ST	530 ft
TBB TAVERN CORPORATION	302 W 51ST STREET	535 ft
RUSSIAN SAMOVAR INC	256 W 52ND STREET	540 ft
SANDBAR CONCESSION INC	250 WEST 52ND STREET	570 ft
251 WEST 51 HOSPITALITY CORP	251 W 51ST ST	580 ft
JUJAMCYN THTRS LLC & SWEET HOSPITALITY GRP AS MGR	245 W 52ND ST	590 ft
243 WEST 54TH CAFE INC	243 W 54TH STREET	590 ft
NIPPORI INC	245 W 51ST ST	600 ft
KNICKERBOCKER SOCIAL LLC	240 W 52ND ST	610 ft
LAURENCE T GINSBERG &	239 W 52ND STREET	625 ft
237 WEST 54TH LLC HERSHA HOSPITALITY MGMT LP RJJ	237 W 54TH ST	625 ft
IGUANA NEW YORK LTD	240 W 54TH ST	625 ft
LAMHE FOODS LLC	241 W 51ST ST	630 ft
RJJ RESTAURANT LLC	237 W 54TH ST	635 ft
VICTORS CAFE 52ND STREET INC	236 238 W 52ND STREET	640 ft
DONEGAL INC	236 W 54TH STREET	640 ft
FGM 8TH RESTAURANT CORP	933 8TH AVE	640 ft
798 NINTH RESTAURANT LLC	798 9TH AVE	640 ft
STOKES & MCGINLEY INC	800 9TH AVE	645 ft
S SCOTTY ENTERPRISES INC	802 9TH AVE	645 ft

Name	Address	Approx. Distance
SURYA HELLS KITCHEN INC	788 9TH AVE	650 ft
IBAO CORP	930 8TH AVE	650 ft
SCOOBS 359 INC	359 W 54TH ST	680 ft
JACOMAR INC	257 W 55TH ST	685 ft
MINT FOOD INC	255 W 55TH ST	685 ft
GALLAGHER'S FAMOUS LLC	228 W 52ND ST	685 ft
SANDBAR CONCESSION INC	222 W 51ST STREET	690 ft
E D H DIAZ RESTAURANT LLC	937 8TH AVE	695 ft
H YACHI INC	253 WEST 55TH STREET	700 ft
M&C NEW YORK TIMES SQUARE LLC	226 W 52ND ST	705 ft
DON ANTONIO RESTAURANT LLC	309 W 50TH ST	705 ft
SPRING NEWELL INC	251 W 55TH ST	705 ft
SOBA DADDY INC	251 W 55TH ST	710 ft
MORNINGSIDE TERRACE CORP	772 9TH AVE	715 ft
THEATRE REFRESHMENT CO OF NY INC	1681 BROADWAY	725 ft
17 STONE STREET LLC	832 8TH AVE	725 ft
INISTIOGE INC	768 9TH AVE	730 ft
MAMMA RISTORANTE CORP	939 945 8TH AVENUE	740 ft
FLAMING SADDLES NYC 1 LLC	793 9TH AVE	740 ft
9TH AVE LIME JUNGLE INC	803 9TH AVE	745 ft
SHERIDIN FAST FOOD INC	789 9TH AVE	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
TOM & TOON INC	245 W 51ST STREET	590 ft
RPM UNDERGROUND LLC	244 E 54TH ST	600 ft
TB CANTINA LLC	840 8TH AVE	700 ft
252 WEST 51ST ST WINE BAR CORP	252 W 51ST ST	715 ft

Unmapped licenses within zipcode of report location

Name	Address

CO Number: **103114906F**

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	180	OG		F-4		6	EATING & DRINKING ESTABLISHMENT
CEL	30			F-4		6	EATING & DRINKING ESTABLISHMENT, BOILER RM, SPRINKLER RM
CEL				J-2		2	LAUNDRY ROOM
001	60	100		F-4		6	1 EATING AND DRINKING ESTABLISHMENTS
001	140			F-4		6	(2) EATING AND DRINKING ESTABLISHMENT. 70 EACH ESTABLISHMENT
001	5			C		6	STORE.
002	40	100		E		6	OFFICES
002	10			E		4	MEDICAL OFFICE
003	40	9		J-2	4	2	(4) CLASS 'A' APARTMENTS.
004	40	9		J-2	4	2	(4) CLASS 'A' APARTMENTS.
005	40	9		J-2	4	2	(4) CLASS 'A' APARTMENTS.
006	40	9		J-2	3.5	2	(3) CLASS 'A' APARTMENTS, (1) 1/2 DUPLEX APT.
PEN	40			J-2	0.5	2	(1) 1/2 DUPLEX APT. TENANT RECREATION, ELEVATOR MACHINE RM TOTAL: SIXTEEN (16) APARTMENTS.(ROOF)

END OF SECTION

Lama V. Chorio

Borough Commissioner

[Signature]

Commissioner

END OF DOCUMENT

CO Number: 103114906F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Manhattan Address: 312 WEST 53 STREET Building Identification Number (BIN): 1025244 Special District: None	Block Number: 01043	Certificate Type: Final
	Lot Number(s): 40	Effective Date: 08/11/2005
	Building Type: Altered	

This Certificate supercedes CO Number(s): 103114906T003

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification: NON-COMB: 1-B Building Occupancy Group classification: J-2 Multiple Dwelling Law Classification: HAEA	Number of stories: 6
	Height in feet: 66
	Number of dwelling units: 4

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments:

COMBINE JOBS 103114899 AND 103114906

Laura V. Chavis

Borough Commissioner



Commissioner



TURKUAZ RESTAURANT

SOUP AND SALADS (ÇORBA VE SALATALAR)

Red Lentil Soup (Mercimek Çorbası) 7

Fresh-made red lentil soup. Does not contain any stock or dairy.

Shepherd's Salad (Çoban Salatası) Small 10 / Large 13 (add \$3 for feta cheese)

Finely diced tomato, cucumber, green peppers, red onions, and parsley tossed in a homemade dressing (vinegar, lemon, olive oil and salt).

White Bean Salad (Piyaz) 9

White beans, tomatoes, red onions, red and green bell peppers, and fresh herbs mixed with homemade dressing (vinegar, lemon, olive oil and salt)

Green Salad (Yeşil Salata) 11

(add \$7 for chicken ~ add \$9 for lamb)

Baby mixed greens, romaine, sliced tomatoes, red onions, and cucumbers, tossed in a homemade dressing (vinegar, lemon, oil and salt)

COLD APPETIZERS (SOĞUK MEZELER)

*We grill and smoke our eggplants in-house, over an open flame, before peeling, which gives the pulp its smoky taste.

Hummus (Humus) 7

Levantine dip made from cooked, pureed chickpeas, blended with tahini, extra virgin olive oil, lemon juice, garlic, salt and spices.

Çacık 7

Refreshing blend of yogurt, lebane and cucumbers, seasoned with mint and dill.

Haydari 7

Fresh lebane yogurt, flavored with crushed walnuts, mint, dill, garlic and extra virgin olive oil.

Eggplant Salad (Patlıcan Salatası) 8

Char-grilled, finely chopped eggplant, blended with roasted red and green bell peppers, dill, lemon juice, extra virgin olive oil, garlic and salt. Eggplants are roasted in-house, over an open flame, before peeling, which gives the pulp its smoky taste.

Babaghanroush (Babaganuş) 8

Levantine dish of pureed eggplant blended with tahini, garlic, yogurt, extra virgin olive oil, lemon juice and a touch of Chef's special spices. Eggplants are roasted in-house, over an open flame, before peeling, which gives the pulp its smoky taste.

Spicy Mashed Vegetables (Acılı Ezme) 8

Blend of hand chopped onions, red & green peppers, red pepper paste, parsley, mint, walnuts mixed with a touch of spices, lemon juice and extra virgin olive oil. Excellent dip for kebabs.



TURKUAZ RESTAURANT

HOT APPETIZERS (ARA SICAKLAR)

Zucchini Pancakes (Müçver) 8

Pan-fried zucchini pancakes made with scallions, zucchini, yellow squash, eggs, flour and dill served with yogurt.

Cheese Pastries (Sigara Böreği) 8

Crispy pastries stuffed with feta cheese and parsley.

Spinach Pastries (Ispanaklı Börek) 8

Crispy pastries stuffed with spinach, feta cheese and onions.

Turkish Dumplings (Manti) 10

Dumplings filled with ground beef and herbs, served in a freshly prepared tomato sauce and yogurt with a touch of garlic.

Stuffed Bulgur (İçli Köfte) 11

Traditional Central Anatolian dish made with thin layered cracked wheat (bulgur), stuffed ground lamb, onions, walnuts and fresh herbs.

Wild Calamari (Kalamar) 13

Wild caught, all-natural calamari, fried and served with tartar sauce and/or hot tomato sauce.

Calf's Liver (Arnavut Ciğeri) 13

Albanian style calf's liver sauté served with onions and seasoned with sumac.

VEGETABLE ENTREES (SEBZELİ ANA YEMEKLER)

**All vegetable dishes come with white rice.*

Vegetable Casserole (Türlü) 17

Fresh vegetable medley of eggplants, potatoes, tomatoes, green beans, onions, yellow squash, zucchini, green & red peppers, garlic and carrots braised in house special sauce.

Baby Okra (Bamya) 17

Baby okras with green & red peppers and onions, baked in fresh tomato sauce.

SIDE ORDERS

White Rice (Beyaz Pilav) 4

French Fries (Patates Kızartması) 4

Grilled Vegetables (Izgara Sebzeler) 10

Side order of char-grilled mixed vegetables.



TURKUAZ RESTAURANT

GRILLS (IZGARALAR)

** All grills are served with rice and a mix of fresh carrots, red and white cabbage, seasoned with lemon juice and vinegar.*

*** We use all-natural, hormone free chicken and USDA Prime or Choice grade lamb.*

**** Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have a medical condition.*

All-Natural Chicken Adana Kebab (Tavuk Adana) 17

Char-grilled, hand chopped chicken patties seasoned with garlic and herbs.

All-Natural Chicken Shish Kebab (Tavuk Şiş Kebab) 18

Char-grilled tender cubes of chicken breast marinated in Chef's special seasoning.

Barbecued Meatballs (Cızbiz Köfte) 18

Char-grilled lamb patties prepared with onions, parsley and herbs.

Skewered Ground Meat (Adana Kebab) 19

Char-grilled hand-chopped lamb, seasoned with fine chopped red peppers, and onions, flavored with special herbs.

Turkuaz Şiş 22

Small cubes of grilled, marinated lamb, served with garnish and rice.

Shish Kebab (Şiş Kebab) 24

Marinated cubes of lamb on skewers, char-grilled to your taste.

Lamb Chops (Pirzola) 28

Baby lamb chops char-grilled to your taste.

Turkuaz Grill (Turkuaz Izgara) 34

Combination of grilled all-natural chicken shish, lamb shish, all-natural chicken adana and barbecued meatballs.

BELENEKSEL YEMEKLER (TRADITIONAL ENTREES)

Turkish Dumplings (Manti) 18

Dumplings filled with ground beef and herbs, served in a freshly prepared tomato sauce and yogurt with a touch of garlic.

Stuffed Cabbage (Etli Lahana Dolması) 18

Green cabbage leaves stuffed with ground lamb, rice and fresh herbs, served with tomato sauce on top and yogurt on the side.

Baby Okra with Lamb (Etli Bamya) 20

Baby okra braised in tomato sauce, served together with lamb.

Vegetable Casserole with Lamb (Etli Türlü) 20

Fresh vegetable medley of eggplants, potatoes, tomatoes, green beans, onions, yellow squash, zucchini, green & red peppers, garlic



TURKUAZ RESTAURANT

FISH AND SEAFOOD (BALIKLAR VE DENİZ ÜRÜNLERİ)

Wild Shrimp Casserole (Karides Güveç) 22

Wild jumbo shrimp baked in tomato sauce with garlic, fresh herbs and fresh vegetables, topped with kashkaval cheese.

Wild Shrimp Shish Kebab (Karides Şiş Kebab) 22

Char-grilled wild jumbo shrimps served with mixed greens.

Grilled Salmon (Somon Izgara) 22

Char-grilled filet of salmon, seasoned with herbs and lemon juice, served with mixed greens.

Fish Kebab in Vine Leaves (Balık Kebabi) 22

Char-grilled filet of salmon, marinated with a special sauce, seasoned with herbs and lemon juice, wrapped in vine leaves.

Bronzino (Levrek) 26

Mediterranean seabass, char-grilled and served with green salad and steamed potatoes.

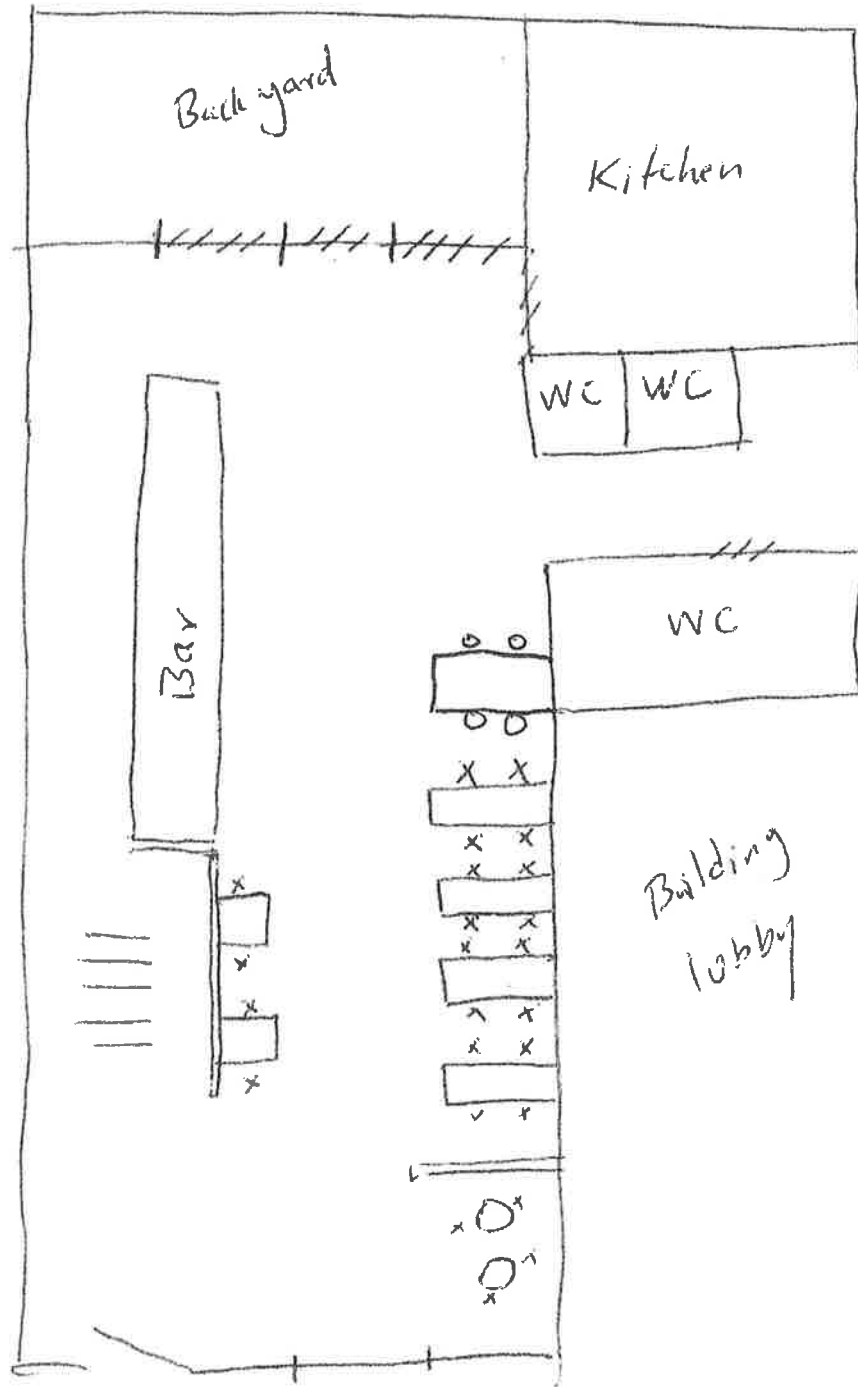
DESSERTS (TATLILAR)

Baklava 6

Milk Custard (Kazandibi) 6

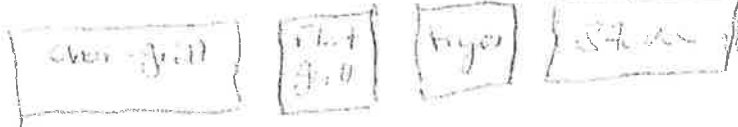
Rice Pudding (Sütlaç) 6

Pistachio Pudding (Antep Fıstıklı Muhallebi) 7



First floor

Hoed



Handwritten notes on the left side of the diagram, including '100', '100', and '100' with arrows pointing towards the kitchen area.



Kitchen