

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)		
Wine Escape Inc.		Wine Escape		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
405 W 44th Street		9th & 10th Avenue	10036	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Azman Dayakli	NAME:	Elke A. Hofmann Esq.
	PHONE:	(201) 470-7181	PHONE:	(212) 487-9100
	EMAIL:	azmannyc1@yahoo.com	EMAIL:	elke@eahlaw.com
MANAGER	NAME:	Ugur Cubukcu	NAME:	Rashida Khanbhai
	PHONE:	(212) 262-7000	PHONE:	(718) 766-8139
	EMAIL:		EMAIL:	office@burhan1mgmt.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)				
<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?	Drunken Horse - 225 10th Ave, Le Pif Wine Bar - 2058 Broadway Ave, 465 W 23rd St		
	What were the dates applicant was involved with this former premise?	2012-Present		
<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	
	If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> Alteration	What is the current license # and expiration date?			
	Please list/describe the nature of all the changes and attach the plans:			
METHOD OF OPERATION				
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider			
ESTABLISHMENT TYPE	<input 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 checked="" 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?	<input type="radio"/> 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 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.	<input type="radio"/> 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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am
	Kitchen	12pm-11pm	12pm-11pm	12pm-11pm	12pm-11pm	12pm-11pm	12pm-11pm	12pm-11pm	
	Music	All Hours	All Hours	All Hours	All Hours	All Hours	All Hours	All Hours	
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		
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	74	36	6	14	-	1	9		
OUTSIDE <i>(Other than sidewalk café)</i>	-	-	-	-	-	-	-		
SIDEWALK CAFÉ	-	-	-	-	-	-	-		
How many floors are there? What is the capacity for each floor?					2 floors - Public dining on ground floor (same as above) Storage in basement				
How frequently will the owner(s) be at the establishment?					Few hours every day				
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	Occasional corporate and private parties (2-5 per year)		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> 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?					<input checked="" type="radio"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> 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			
Where will delivery bicycles be stored during the day when not in use?									

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

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	West 44 Street Better Block Association		
	# 2			
	# 3			
	# 4			
	# 5			
Please provide dates when applicant met with the groups listed above.		01/02/2019		
Who was your contact person at each group you met with?		Ashley Linda		
When did applicant post the notice that was provided?		Yes		
Where did applicant post the notice that was provided?		01/03/2019		
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	<input type="radio"/> NO	201-470-1781
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	<input type="radio"/> NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	Wine Escape		
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	Wine Group Manhattan Inc. dba Wine Escape
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
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 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?	<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)	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?	<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?	YES	<input checked="" type="radio"/> NO	Not currently necessary
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	N/A, existing
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing - Rooftop		
When was the air conditioner installed?	N/A, existing		

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	
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 cafe?	<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)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 February 6, 2019 full board meeting, with 33 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

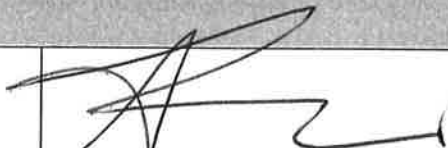
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
 CB4 Assistant District Manager



Frank Holojubicic
 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 →

AZMAN
 DAYAKLI

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

1-8-19

DATE

Cold Appetizers

Hummus 8

Chick peas and tahini paste mixed w/ olive oil and garlic

Dolma 9

Grape leaves stuffed w/ rice, pine nuts, raisins and spices

Eggplant with sauce 9

Small cubes of eggplant dipped in tomato & green pepper sauce

Babaganoush 9

Oven roasted eggplants mixed w/ tahini, olive oil & herbs

Red Beans 8

Red beans w/ carrots, potatoes, olive oil and garlic in tomato sauce

Beef and Goat Cheese Salad 14

Mixed Appetizers 25

Your selection of four appetizers

Mixed Olives and Nuts 9

Hot Appetizers

Cheese Cigars 10

Phyllo rolls stuffed w/ feta cheese, lightly fried until golden brown

Pierogi - Polish Dumplings 10

Dumplings stuffed with potatoes

Falafel 10

Fried chickpeas & vegetable balls, served w/ hummus

Zucchini Pancakes 10

Flecks of zucchini w/ savory spices, served with yogurt

Beef Croquettes 10

Whole - wheat bulgur stuffed w/ sautéed beef, walnuts and spices

Homemade Meatballs 14

Beef meatballs w/ fresh tomato basil sauce and asiago cheese

Artichoke Dip 10

Artichoke hearts w/ melted mozzarella

Stuffed Cabbage 14

Steamed cabbage leaves with ground beef and rice filling

White Bean Casserole 16

Casserole with dry beef sausage and short ribs 16

Flatbread Pizza

Prosciutto and Arugula 16

Prosciutto di Parma w/ arugula, gruyere cheese, topped with shaved parmesan

Bacon and Onion 16

Bacon cooked in a wine sauce w/ caramelized onion & herb tomatoes, gruyere cheese topped w/ Bechamel sauce

Eggplant and hummus 16

Oven roasted eggplants with hummus spread

Sandwiches

Grilled cheese sandwich w/ mixed greens 14

Grilled cheese and meat sandwich w/ any choice of charcuterie w/ mixed greens 15

Roast beef & red peppers topped w/ mozzarella w/ mixed greens 15

Falafel Wrap w/ hummus 12

Cheese

Istara (French)

Sheep's milk cheese with a smooth texture and sweet flavor with hints of olive, hazelnut and fig

Roquefort Cales (French)

Sheep's moist cheese with distinctive veins of blue globules, sharp flavor

Piave Stravecchio (Italian)

Cow's cheese with a unique nutty, fruity, grassy flavor, very rich and creamy

Goat Gouda (Dutch)

Goat cheese with harmonious combination of sweetness and saltiness, crunchy and creamy

Midnite Moon (American)

Extraordinary combo of nuttiness with subtle goat's milk flavoring

Manchego (Spain)

Semi-firm sheep's milk cheese very rich, fully flavored

Gouls Cheddar (English)

Cow's cheese golden in color w/ warm, flaky texture.

Bulgarian Kashkaval (Bulgarian)

Unique sheep's milk, creamy with mild sweet flavor

Truffle Temor (American)

Goat cheese tangy with black truffles.

Crème Provençal Moutarde (French)

Triple cream cow's cheese with mustard seeds

Double Cream Brie (French) for

Unique cheese with nutty undertones

Charcuterie

Sweet Sopressata

Hot Sopressata

Prosciutto di Parma

Duck Mousse

Genoa Salami

Cheese Charcuterie Combo

3 Pcs / 5 Pcs. \$18 / \$25

Wine Menu

Sparkling

Gran Sarao Brut Cava (Spain)	10	37
Pinot Noir Brut Cava (Spain)	11	39
Prima Perla Prosecco (Italy)	10	39
Paul De Coste Rose Sparkling Brut (France)	11	39

Champagne

Heidsieck Monopole Blue Top 750 ml	14	70
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Rose

Sable D'Azure Provence Rose (France)	10	36
Clos De Torribas (Spain)	10	36

White

Clifford Bay Sauvignon Blanc (New Zealand 09)	11	40
Domaine Balland Chapuis Sancerre (France 08)	13	50
Graff Riesling Kabinett (Germany 08)	11	39
Guenoc Chardonnay (California 07)	10	36
Bodega Goulart Torrontes (Argentina 09)	10	36
Leira Albarino (Spain 08)	-	48
Cesari Due Torri Pinot Grigio (Italy 08)	10	36
Deu la Deu Alvarinho (Portugal 10)	12	46

Red

Girasole Organic Pinot Noir (California 08)	13	50
Bourgogne Pinot Noir (France 09)	12	45
Bousquet Malbec (Argentina 07)	12	46
Chateau D' Haurets Bordeaux (France 08)	11	43
Cannonball Cabernet Sauvignon (California 07)	12	44

Robert Oatley Shiraz (Australia 07)	11	44
Luiano Chianti Classico (Italy 08)	11	42
Four Vines Zinfandel "Old Vine" Cuvee (California 07)	11	40
Brunelli Brunello di Montalcino (Italy 04)	-	140
Tenuta dell'Abate Nero d'Avola (Italy 08)	-	50
Divus Rosso Montepulciano d'Abruzzo (Italy 07)	-	50
Monte Tondo Valpolicella (Italy 07)	-	55
Montellori Toscana "Moro" (Italy 05)	-	55
Baqueano Malbec Reserva (Argentina 07)	-	50
Glorioso Riosa Reserva (Spain 04)	-	56
Fundatio Tempranillo (Spain 08)	10	36
Inurrieta "Sur" (Garnacha/Graciano) (Spain 06)	-	45
Cataregia Gran Reserve (Spain 01)	-	52
Marques de Vitoria Rioja Reserva (Spain 01)	-	70
Pinord +7 Priorat – Cabernet/Garnacha/Syrah (Spain 05)	-	110
Pinord Clos 15 Merlot (Spain 07)	-	52
Primarius Pinot Noir (Oregon 07)	-	58
Chateau Saint-Michel Bordeaux Superieur (France 06)	-	45
KWV Pinotage (South Africa 08)	11	42
Minervois Les Sept Vents La Bouscade (France 06)	-	44
Bogazkere (Turkey 02)	-	56

Port

Rozes Tawny	13	-
Rozes Lated Bottle Vintage	13	-
Barros Lated Bottle Vintage	12	-

Beers

EFES Pilsener (Turkey)	7	-
Weihenstephaner Weissbier (Germany)	8	-
Delirium Tremens (Belgium)	9	-
Saint Peter English Ale ORGANIC (England)	9	-
Sagres Dark (Portugal)	7	-

405 W 44th St

ENTRANCE

