

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Sunny's Island LLC		Brine	
STREET ADDRESS		CROSS STREETS	ZIP CODE
106 Eighth Avenue		B/n W 15th & W 16th	10016
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Dan Mezzalana	ATTORNEY/ REPRESENTATIVE	NAME: Frank Palillo
	PHONE: (315) 278-6652		PHONE: (212) 227-1640
	EMAIL: dan@brinechicken.com		EMAIL: fupalillo@gmail.com
MANAGER	NAME: same as above	LANDLORD	NAME: 102-116 Eighth Ave Associates
	PHONE:		PHONE:
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	is applicant making any alterations or operational changes?	YES	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 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	Jan 2018
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"/> 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	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	11 AM - 11 PM	11 AM - 11 PM	11 AM - 11 PM	11 AM - 1 AM	11 AM - 1 AM	11 AM - 1 AM	11 AM - 11 PM	
	Kitchen	↓	↓	↓	↓	↓	↓	↓	
	Music	↓	↓	↓	↓	↓	↓	↓	
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	74	60	7	30	1				
OUTSIDE (Other than sidewalk café)									
SIDEWALK CAFÉ	N/A								
How many floors are there? What is the capacity for each floor?					2 FIRST FLR 74 BSMT - storage only				
How frequently will the owner(s) be at the establishment?					Daily				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, 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?					YES	<input checked="" type="radio"/> NO			
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	N/A		
Will State certified security personnel be used?					YES	NO	N/A		
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	N/A		
Will applicant be using delivery bicycles? If yes, how many?					YES	NO	Third Party		
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	<input checked="" type="radio"/> NO			
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	<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	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	<i>All Community Groups and Block Associations forwarded with email inviting this applicant</i>	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		TBD	
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		TBD	
Where did applicant post the notice that was provided?		TBA	
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	Blue Ginger - Sushi Restaurant		
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	Harlyn Inc
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?			TBD
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	<input checked="" type="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	<input checked="" 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?	YES	<input type="radio"/> NO	N/A
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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	TBD
Where will the air conditioner be located? What type is it?	back alley (currently exists)		
When was the air conditioner installed?	unknown		

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any sidewalk cafe
- Any storm enclosure will extend no further than 18" from building facade

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
2-7-18 full board meeting, with 40 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 Lozarin
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

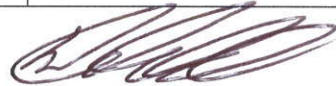
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 →

DAN
 MEZZALINGUA
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

12-19-17
 DATE



1/9/18

NOTICE

APPLICANT: Sunny's Island LLC
ADDRESS: 106 8th Avenue
TYPE OF BUSINESS: RESTAURANT

AN APPLICATION FOR A LICENSE TO SELL
ALCOHOL AT RETAIL HAS BEEN FILED BY THE
APPLICANT. ANY PERSON WHOSE
BUSINESS OR INTERESTS ARE AFFECTED BY THIS
APPLICATION SHOULD FILE A COMMENT WITHIN
THIRTY DAYS OF THE DATE OF THIS NOTICE.

DATE: 10/15/2024
FILED: 10/15/2024

PUBLIC NOTICE

Sunny's Island LLC
d/b/a Brine
106 8th Avenue

DATE: 10/15/2024
FILED: 10/15/2024

delivery.com

STOP SMALL

tripadvisor

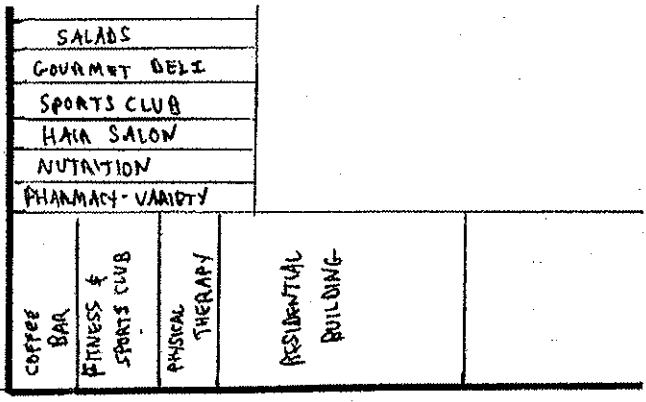
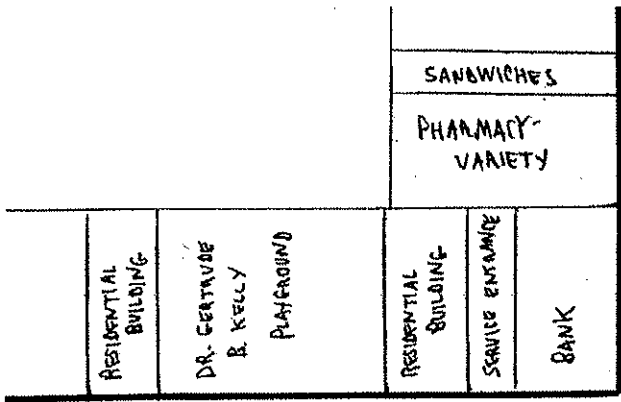
Pull

Cards

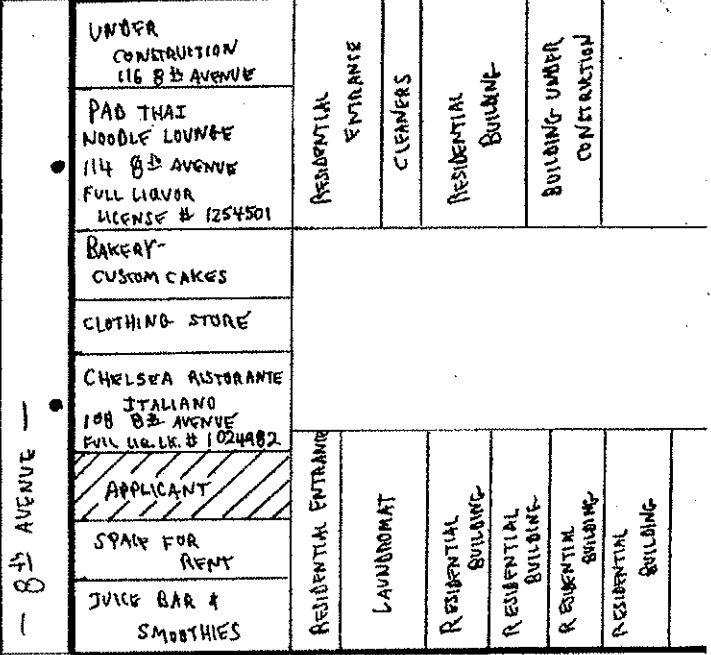
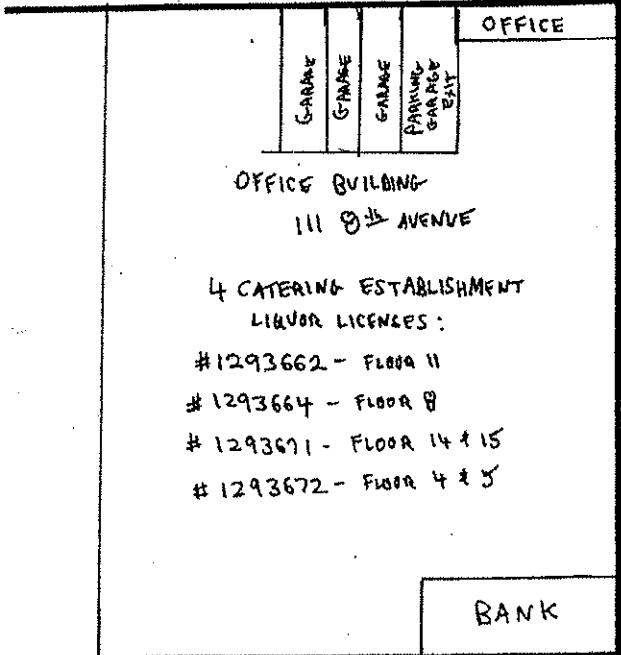
MEMBER FAVORITE



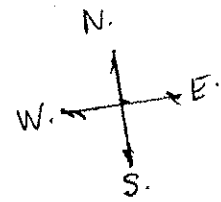
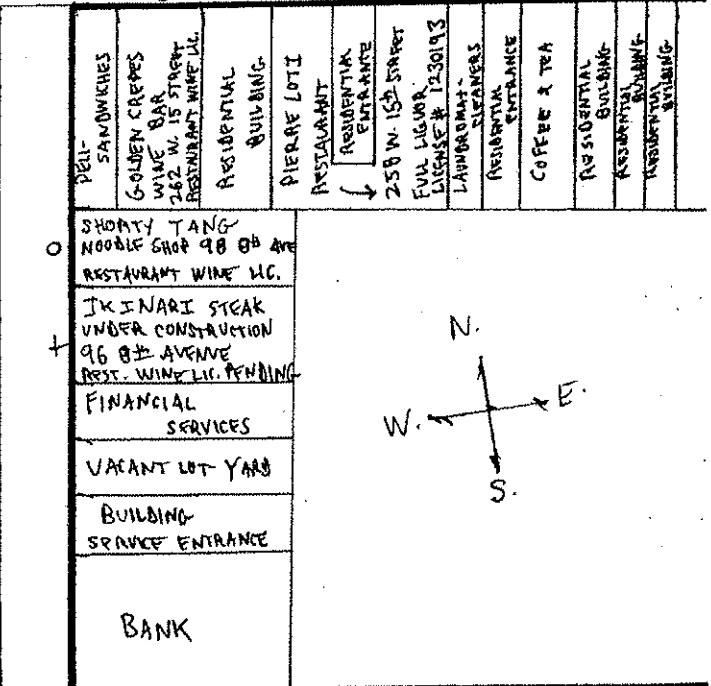
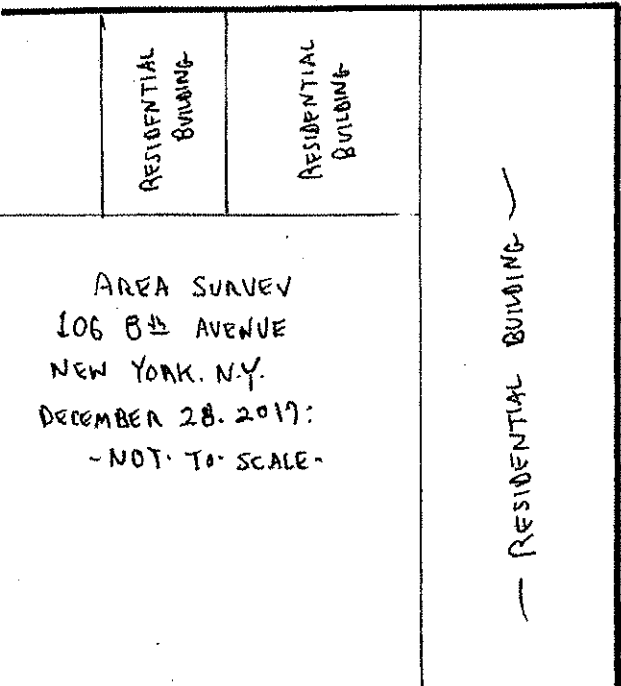




- WEST 16th STREET -



WEST 15th STREET



- WEST 14th STREET -



①

106 8th AVENUE - NEW YORK, N.Y.

①

CHELSEA RISTORANTE ITALIANO

O.P. LICENSE # 1024902

108 8th AVENUE

10 FEET FROM APPLICANT

②

PAD THAI NOODLE LOUNGE

O.P. LICENSE # 1254501

114 8th AVENUE

107 FEET FROM APPLICANT

③

PIERRE LOTI RESTAURANT

O.P. LICENSE # 1230193

258 W. 15th STREET

164 FEET FROM APPLICANT

④

GOLDEN CREPES WINE BAR

RESTAURANT WINE LICENSE # 1256765

262 W. 15th STREET

138 FEET FROM APPLICANT

⑤

SHORTY TANG NOODLE SHOP

RESTAURANT WINE LICENSE # 1296742

98 8th AVENUE

151 FEET FROM APPLICANT

SEE NEXT PAGE →

(2)

ONE PENDING LICENSE SHOWN ON SURVEY:

I KINARI STEAK

UNDER CONSTRUCTION

PENDING RESTAURANT WINE LICENSE # 1305152

96 8th AVENUE

169 FEET FROM APPLICANT

4 CATERING ESTABLISHMENT

LIQUOR LICENSES LOCATED IN
111 8th AVENUE OFFICE BUILDING:

(1) # 1293662 - FLOOR 11

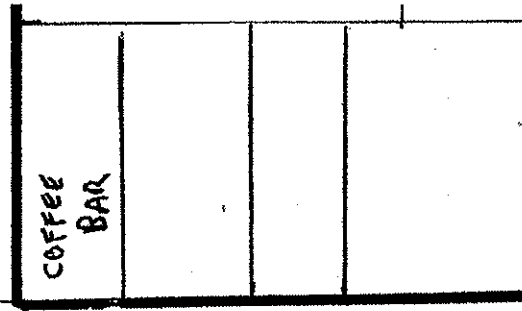
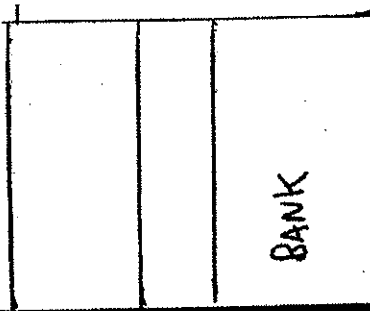
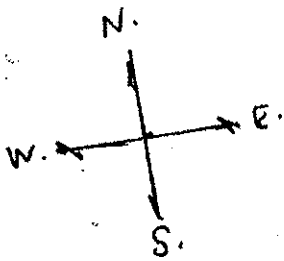
(2) # 1293664 - FLOOR 8

(3) # 1293671 - FLOOR 14 & 15

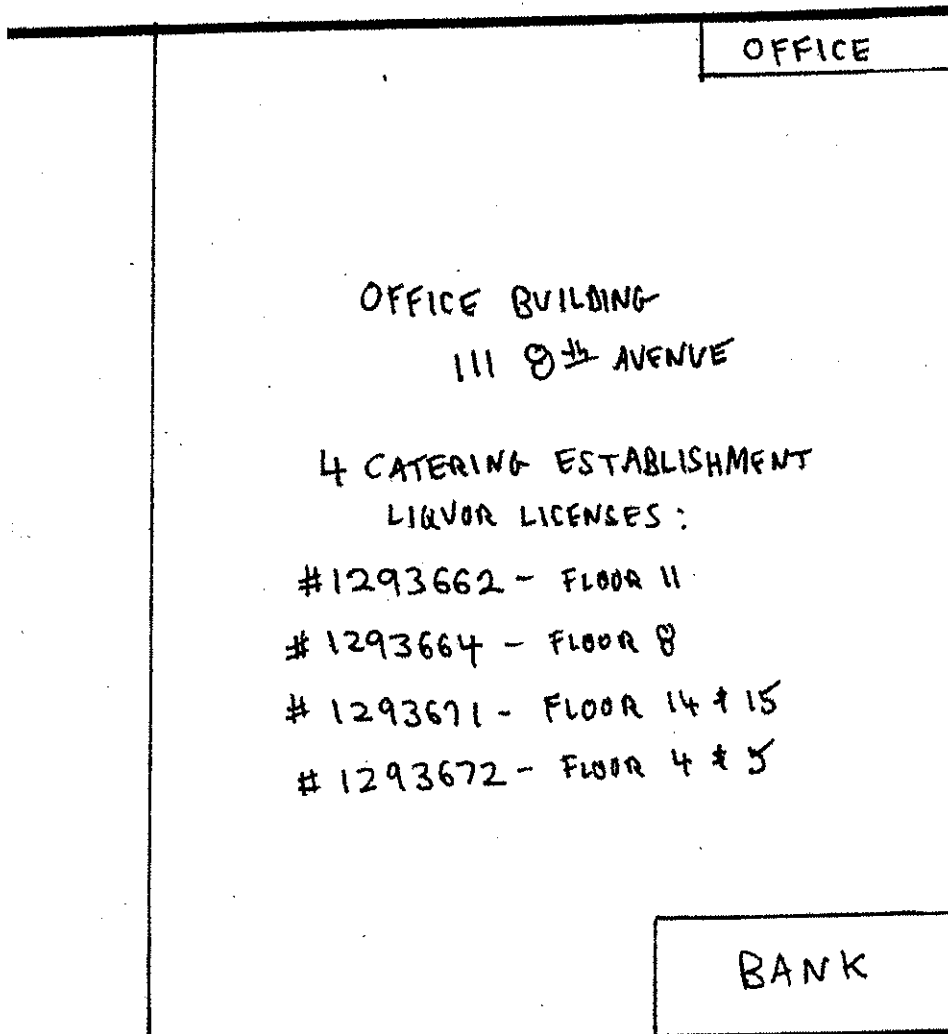
(4) # 1293672 - FLOOR 4 & 5

OFFICE BUILDING

STREET ENTRANCE IS 101 FEET
FROM APPLICANT



— WEST 16th STREET —



OFFICE

OFFICE BUILDING
111 8th AVENUE

4 CATERING ESTABLISHMENT
LIQVOR LICENSES :

- #1293662 - FLOOR 11
- #1293664 - FLOOR 8
- #1293671 - FLOOR 14 & 15
- #1293672 - FLOOR 4 & 5

BANK

UNDER
CONSTRUCTION
116 8th AVENUE

PAO THAI
NOODLE LOUNGE
114 8th AVENUE
FULL LIQVOR
LICENSE # 1254501

BAKERY-
CUSTOM CAKES

CLOTHING STORE

CHELSEA RISTORANTE
ITALIANO
108 8th AVENUE
FULL LIQ. LIC. # 1024482

APPLICANT

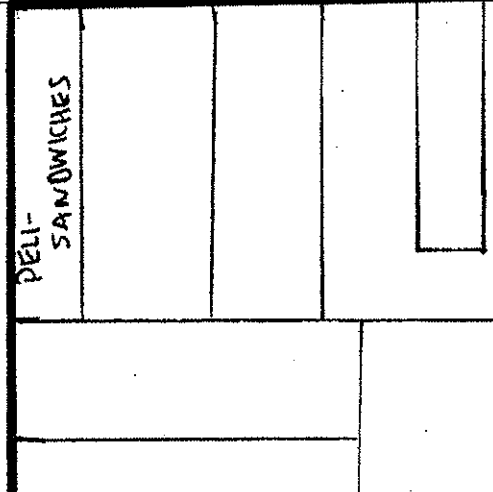
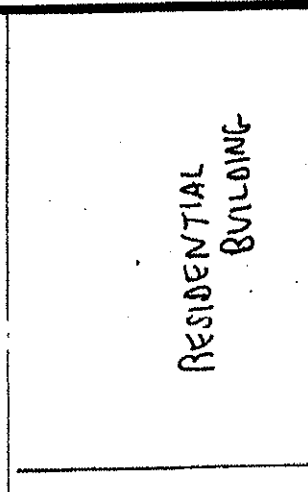
SPACE FOR
RENT

JUICE BAR &
SMOOTHIES

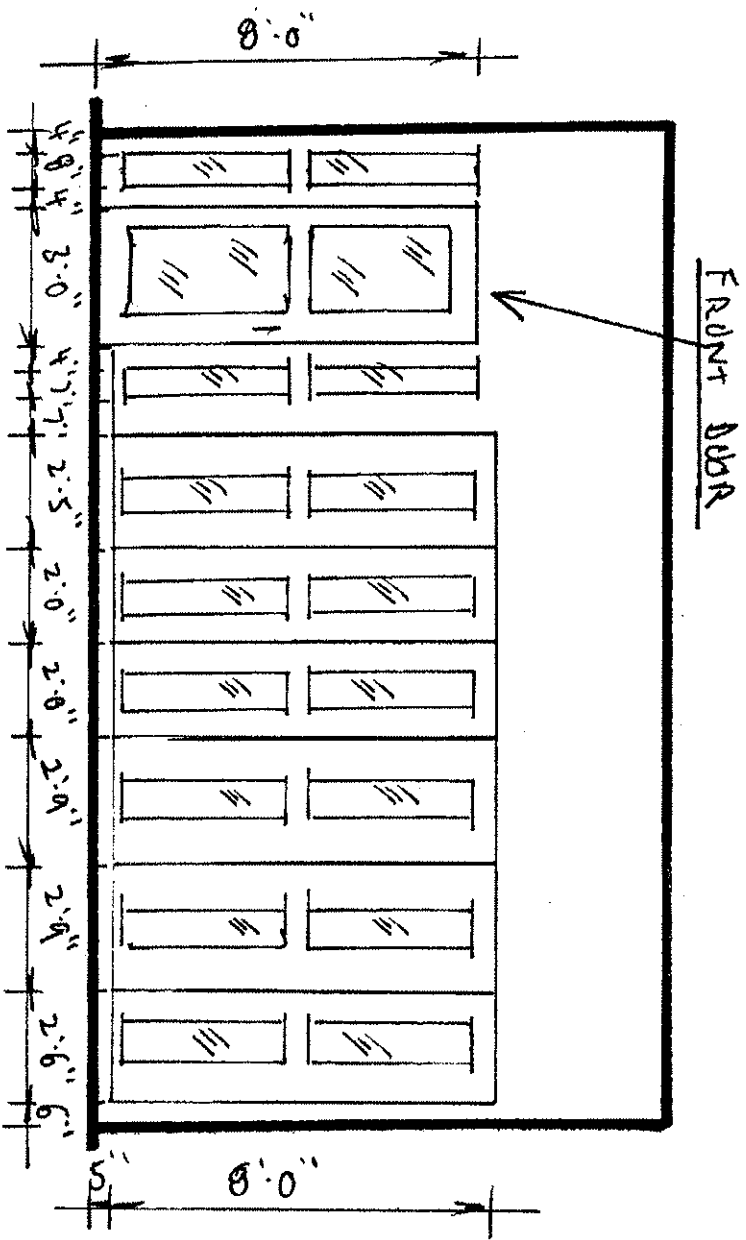
8th AVENUE

WEST 15th STREET

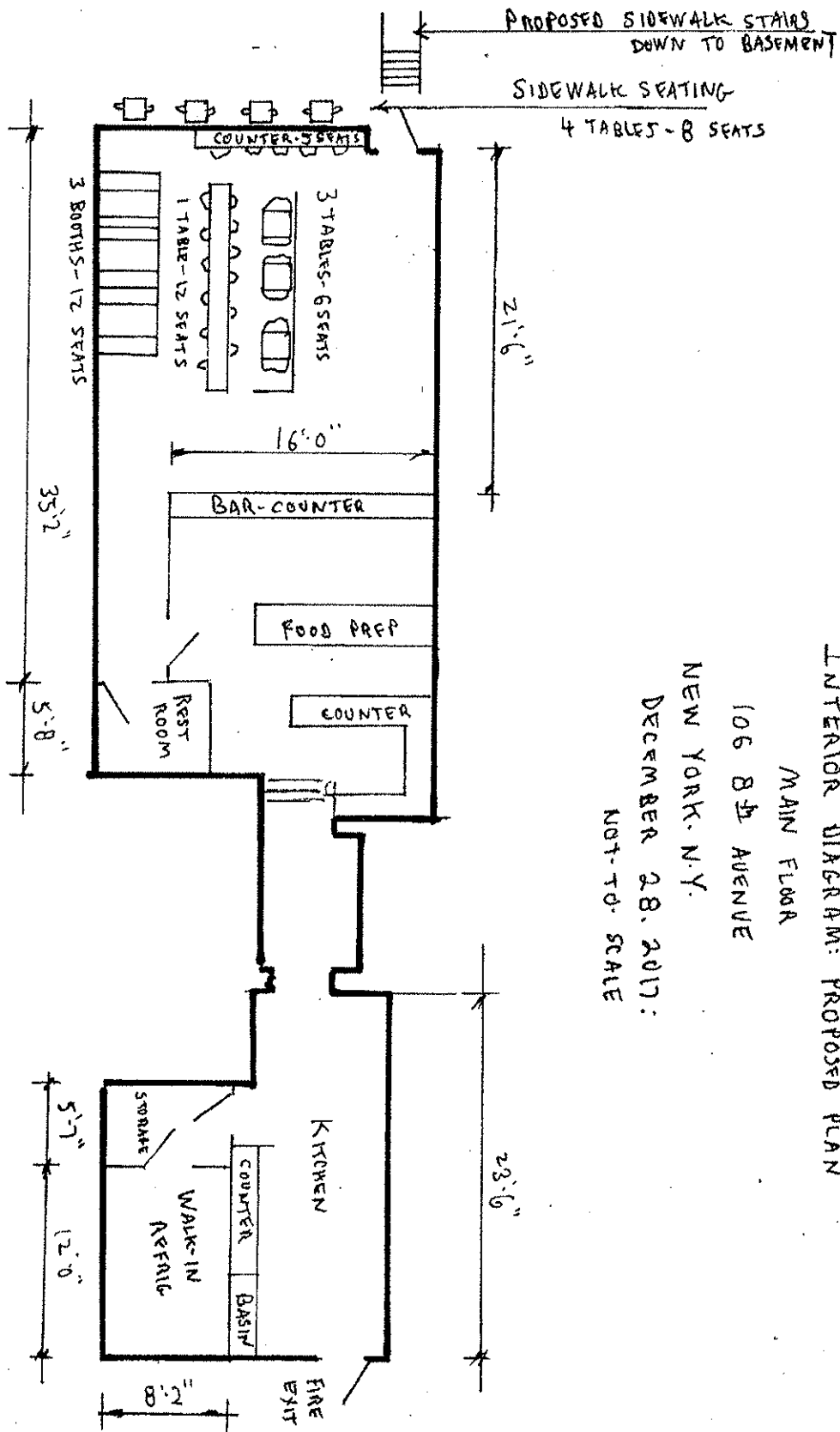
BLOCK PLOT DIAGRAM
106 8th AVENUE
NEW YORK, N.Y.
DECEMBER 28, 2017:
NOT-TO-SCALE



PELI-
SANDWICHES



FRONT ELEVATION
 106 8TH AVENUE
 NEW YORK, N.Y.
 DECEMBER 28, 2011
 SCALE: 1/4" = 1'-0"



INTERIOR DIAGRAM: PROPOSED PLAN

MAIN FLOOR

106 8TH AVENUE

NEW YORK, N.Y.

DECEMBER 28, 2017:

NOT TO SCALE

Inside

7 TABLES
30 SEATS

Outside

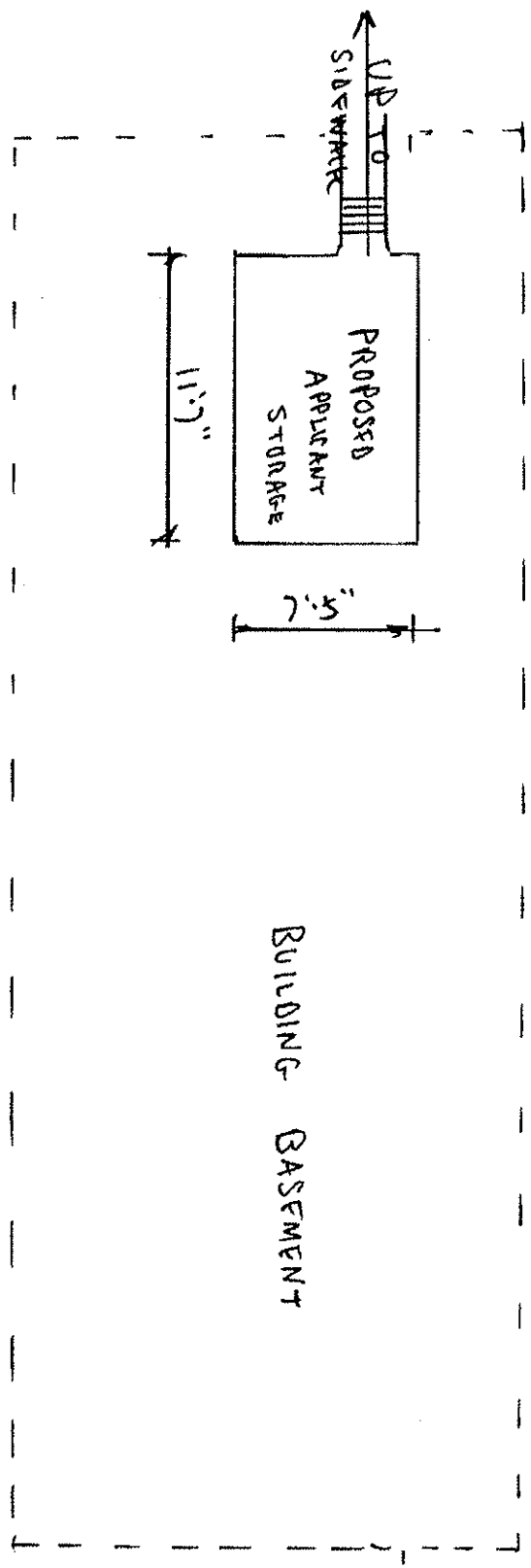
4 TABLES
8 SEATS

INTERIOR DIAGRAM:
PROPOSED APPLICANT STORAGE ROOM.

BASEMENT
106 8TH AVENUE
NEW YORK, N.Y.

DECEMBER 29, 2017:

- NOT TO SCALE -



M
E
N
U



FIRE GRILLED CHICKEN



FIRE GRILLED CHICKEN

CHICKEN

BRINED IN OUR SIGNATURE MIX, FIRE GRILLED WITH MILD RED CHILI SAUCE

SIGNATURE THIGH

1 SIDE - 12.95

2 SIDES - 14.95

HALF

1 SIDE - 13.95

2 SIDES - 15.95

WHOLE

AL A CARTE - 19.95

3 SIDES - 27.95

SANDWICH

BLACK PEPPER AIOLI, GRILLED COLESLAW, BUTTER GRILLED POTATO BUN.

A LA CARTE - 8.95

1 SIDE - 11.95

DRINKS

FOUNTAIN 2.75

BOTTLED WATER 2.75

BEER 7.00

WINE 9.75

SALADS

YOUR CHOICE OF SHREDDED CHICKEN THIGH OR GRILLED CHICKEN BREAST.

VILLAGE 12.95

ROMAINE, CUCUMBER, MARINATED TOMATO AND HEARTS OF PALM, FETA CHEESE, FRESH OREGANO

GARLIC ROMAINE 12.95

ROMAINE, ROASTED GARLIC PUREE, PARMESAN, HOUSE CROUTONS, CREAMY LEMON PEPPER DRESSING

G.O.A.T 12.95

MARKET GREENS, HERB GOAT CHEESE BEETS, CRANBERRIES, ROASTED RED PEPPERS, WHITE BALSAMIC DRESSING

MKT SIDES

1 - 3.95 3 - 10.95

GRILLED COLESLAW

GRILLED BEETS

GLAZED CARROTS

CHARRED BROCCOLI

COCONUT RICE AND PEAS

TOMATO AND HEARTS OF PALM

FRENCH FRIES

SUBSTITUTE ANY CHICKEN FOR GRILLED CHICKEN BREAST +2\$