

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
NOPRESSURE LLC		OUT X BACK	
STREET ADDRESS		CROSS STREETS	ZIP CODE
156 9TH AVE, New York, NY 10011		9TH AVE BETWEEN 19TH ST & 20TH ST	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Raymond Byrne	ATTORNEY/ REPRESENTATIVE	NAME: JOSEPH LEVEY
	PHONE: 347 725 5711		PHONE: 212-219-1193
	EMAIL: byrnereamonn@gmail.com		EMAIL: DANA@HELBRAUNLEVEY.COM
MANAGER	NAME: <i>NA</i>	LANDLORD	NAME: Vincent Yam
	PHONE:		PHONE: 347 209 7269
	EMAIL:		EMAIL: vyam1@hotmail.com
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or <u>managed</u> a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	The Standard Highline - Grill & Biergarten	
	What were the dates applicant was involved with this former premise?	April 2012 - Jan 2019	
<input checked="" type="radio"/> Transfer	What is the prior license # and expiration date?	Serial #1225414 EXP - 9/30/2019	
	Is applicant making any alterations or operational changes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.	<i>ownership, furniture/floorplan changes, M.O. changes</i>	
<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 checked="" type="radio"/> Liquor/Wine/Beer	<input type="radio"/> Beer	<input type="radio"/> Wine & Beer
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant	<input type="radio"/> Cabaret	<input type="radio"/> Night Club
	<input type="radio"/> Hotel	<input checked="" 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)	<i>w/ full food menu</i>
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<i>PENDING - not yet filed</i>
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	YES

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

HOURS+ (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am
	Kitchen	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
	Music	(same as operating hours)						

12B

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	74	20	53	0	1	15
OUTSIDE (Other than sidewalk café)	0	0	0	0	0	0	0
SIDEWALK CAFÉ	0	0	0	0			

How many floors are there? What is the capacity for each floor? 2 FLRS - under 74 total

How frequently will the owner(s) be at the establishment? Owner or Manager During Business Hours

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO	No
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	NO	Restaurant (service at tables)
Will you be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	Yes - on occasion
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	No
Will you have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES	NO	One doorman Thursday - Saturday
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO	Yes
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	NO	Yes
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	Yes
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	NO	Three (max)
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="checkbox"/> YES	NO	Yes

Where will delivery bicycles be stored during the day when not in use? Cellar at property.

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> 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	Chelsea Block Association List
	# 2	Notice Posting
	# 3	Petition Signatures (pending)
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		(various)
Who was your contact person at each group you met with?		(to be provided at meeting)
When did applicant post the notice that was provided?		2/27/19
Where did applicant post the notice that was provided?		at premises (picture enclosed)
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> 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="checkbox"/> YES NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Topsy Parson - Bar & 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="checkbox"/> YES	<input type="checkbox"/> NO	Yes - Topsy Parson
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Changing Signage / Naming Only
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
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="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS <input checked="" 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="checkbox"/> YES	<input type="checkbox"/> NO	Yes
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="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	N/A
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Where will the air conditioner be located? What type is it?	AC is located on second floor roof deck.		
When was the air conditioner installed?	N/A		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE

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

NO OUTSIDE SPACE

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	No
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	No
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

NO OUTSIDE SPACE

ADDITIONAL STIPULATIONS: (Office Use Only)

- No use of backyard space, and all doors & windows to backyard shall remain closed at all times
- Applicant will repair kitchen roof top exhaust to ensure noise is within City Code limits and does not bother neighboring residents
- If applicant uses delivery bikes, applicant will apply for a bike corral
- 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.

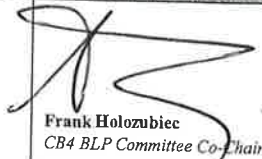
Manhattan Community Board 4 (MCB4) recommends:

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 →

Raymond Byrne

PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

DATE

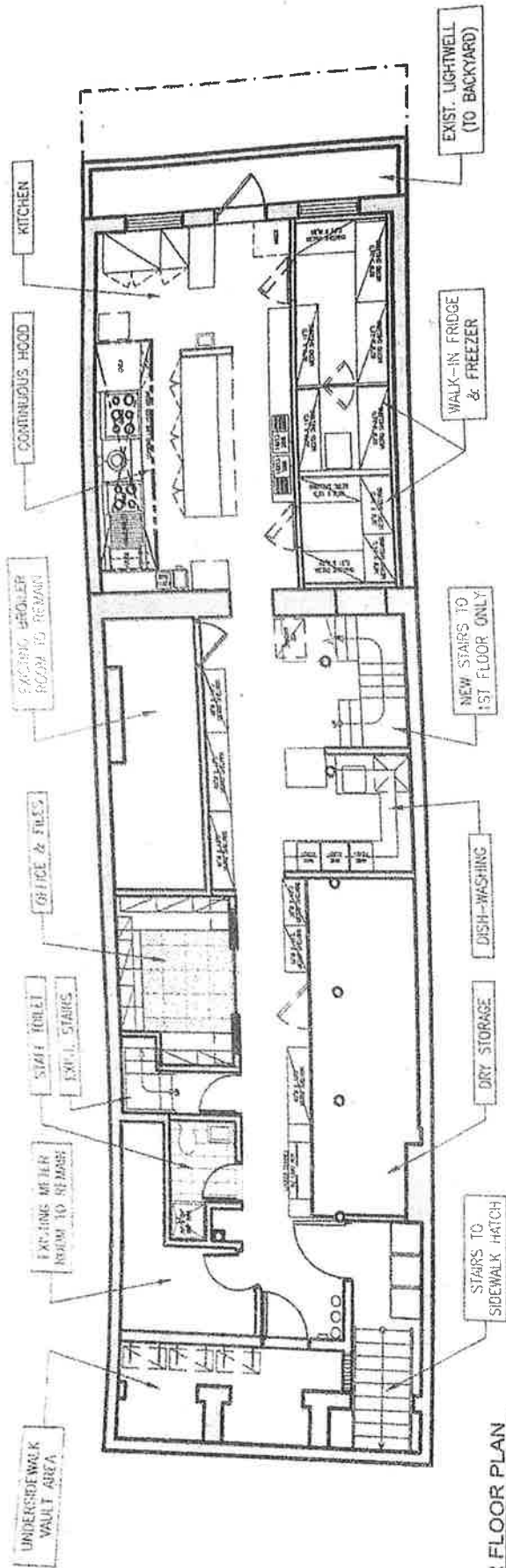
3/12/19.

(MCB4's recommendation is based on a vote taken at its **April 3, 2019** full board meeting, with **35** members voting in favor of the recommendation, **0** members opposed, **0** members abstaining and **0** present but not eligible)

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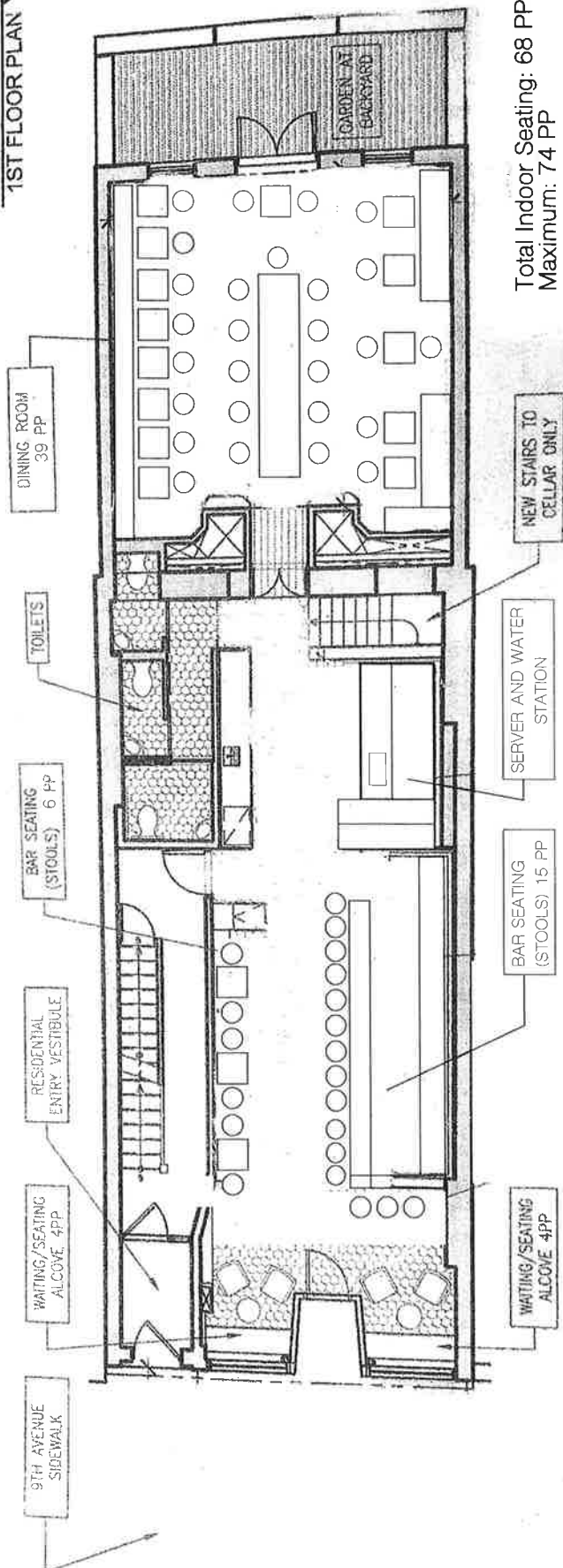
ESTABLISHMENT INFORMATION

helbraunlevey.com
110 William Street, Suite 1410
New York, NY 10038
212-219-1193



▲ CELLAR FLOOR PLAN

1ST FLOOR PLAN



DINING ROOM
39 PP

TOILETS

BAR SEATING
(STOOLS) 6 PP

RESIDENTIAL
ENTRY VESTIBULE

WAITING/SEATING
ALCOVE 4PP

9TH AVENUE
SIDEWALK

GARDEN AT
BACKYARD

NEW STAIRS TO
CELLAR ONLY

SERVER AND WATER
STATION

BAR SEATING
(STOOLS) 15 PP

WAITING/SEATING
ALCOVE 4PP

Total Indoor Seating: 68 PP
Maximum: 74 PP

SMALL PLATES

Local Blue Crab stuffed
Avocado, Spicy Mayonnaise
17

Fried Artichoke Fritters,
Pecorino and Lemon 12

Peel and Eat Shrimp,
Old Bay Seasoning 15

Chilled Potato and Leek
Soup 9



SIDES

Sautéed Pea Shoots and
Garlic 7

Roasted Delicata Squash
with Hazelnuts 9

Tender Swiss Chard with
Sea salt and Lemon 7

Crispy Brussel Sprouts
with Chiles, Lemon Zest 7

LARGE PLATES

Pan Roasted Local Trout
with Duck Fat Potatoes,
Garlic and Thyme 22

Brandied Sullivan County
Farms Chicken Breast,
Mushrooms, Shallots and
Salted butter 19

8 ounce, Prime "Newport"
Steak, Slow cooked Garlic
and Sea Salt 25

Shepherd's Pie, Ground
Colorado Lamb, Potatoes,
Peas and Carrots 16

Mushroom Tortellini in
"Brodo" 18

SWEETS

Donuts-Cinnamon Sugar or
Lemon Curd 8

Ice Cream Deep Dives 8

Chocolate Chip Banana
Bread Pudding with Whip 10



BOWLS AND PLATES

Porridge, Honey, Seasonal Fruit

10

Pancakes N Maple Butter

13

Yogurt Bowl, Granola, Banana and Coconut

10

SANDWICHES

Patty Melt, Pat LaFreida Beef, Mushrooms and Swiss on Rye

16

Classic BLT on Toasted Ciabatta with Black Pepper Mayonnaise

14

Toasted Ham and Gruyere on Rye, spicy Mustard and Pickle

14

Curried Chicken Salad with Apple and Arugula on a toasted Ciabatta

14

Smashed Avocado on 7 grain Toast with Sprouts and Lettuces

13

SALADS

Asparagus and Fava Beans, Market Greens,
Shallot Vinaigrette

12

Burrata, Sugar Snap Peas, Arugula,
Lemon and Oil

14

SIDES

Potatoes 6

Bacon 5

Avocado 3

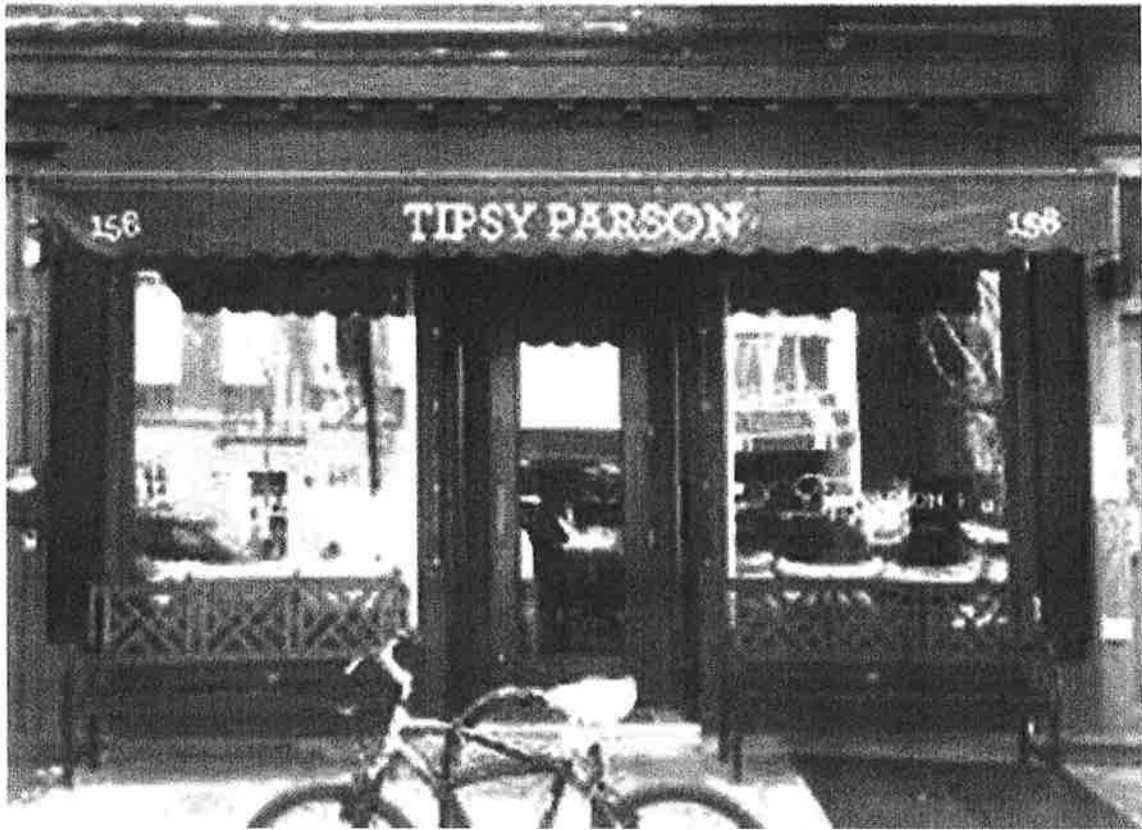
SWEETS

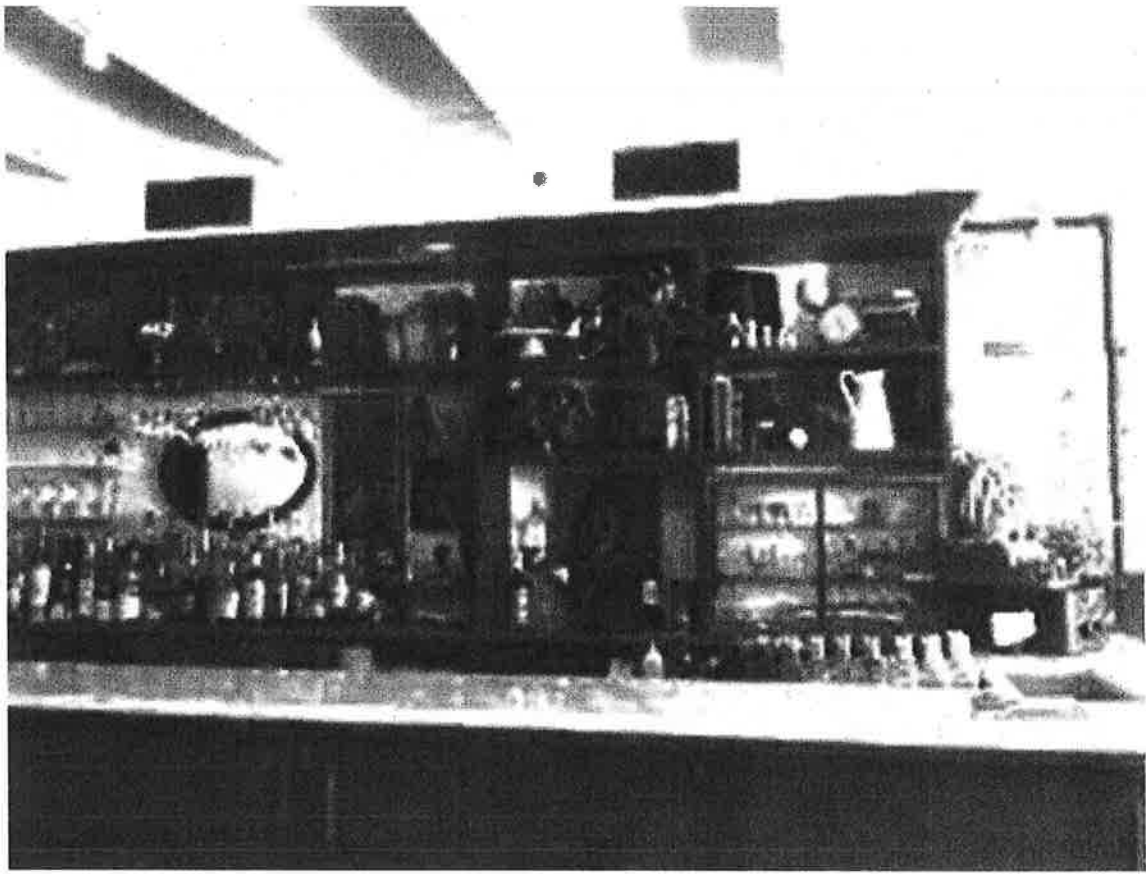
Donuts-Cinnamon Sugar or

Lemon Curd 8

Banana Bread 6









Proximity Report for Location:

December 19, 2018

156 9th Ave, New York, NY, 10011

* 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.

Churches within 200 Feet

Name	Approx. Distance
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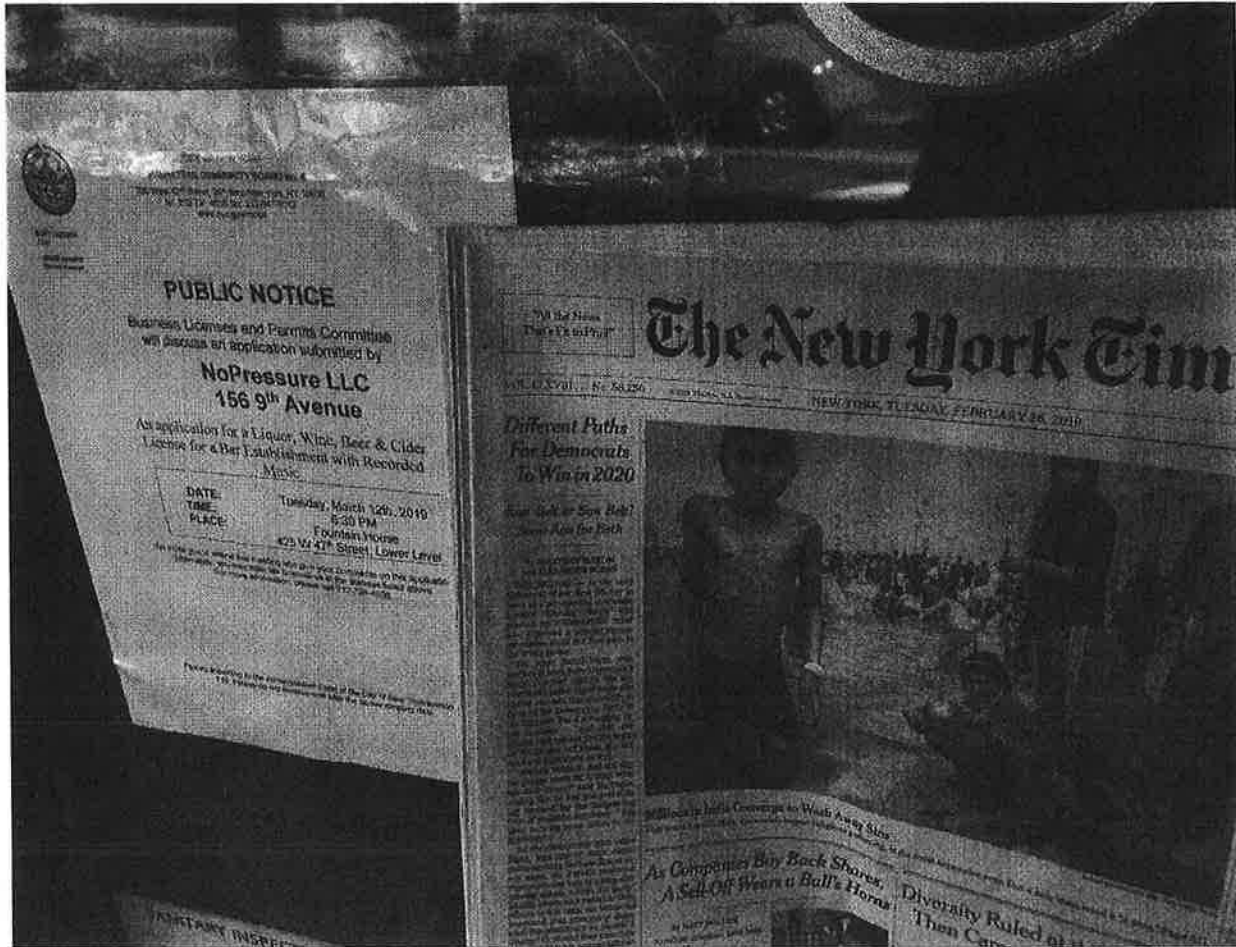
Schools within 200 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
TASTY BISCUIT LLC	156 9TH AVE	30 ft
SAIGON FOOD CORP	158 NINTH AVE	35 ft
SPEAK INTEGRATED CORP	167 9TH AVE	90 ft
VIRCAN GROUP LLC	136 9TH AVE	245 ft
DLP GROUP LLC	134 9TH AVE	270 ft
DLP GROUP LLC	132 9TH AVE	290 ft
FONDA OF CHELSEA LLC	189 9TH AVE	460 ft
PASTAIAT INC	186 9TH AVE	470 ft

NOTICE POSTING



HELBRAUN || LEVEY

LETTER TO CHELSEA BLOCK ASSOCIATION LIST

Craig L. Slutzkin <craig.slutzkin@outlook.com>; 300wba@gmail.com; acevedoandassociates@gmail.com; alberttaylor@gmail.com; andyhummm@aol.com; beacon195@aol.com; bkeany@pennsouth.coop; clkupper@aol.com; cott@nyc.rr.com; craig.slutzkin@outlook.com; craigs1029@aol.com; dfranco243@earthlink.net; donna@donnalangman.com; dwatersh@gmail.com; education@pennsouth.coop; eleanor@quiltedcorner.com; emce33@aol.com; eric.bomze@gmail.com; Ethan.Felson@jewishfederations.org; fcmgt@me.com; fdenthunter@gmail.com; germanygerald@aol.com; jakmail@earthlink.net; jblair@bobchristianson.com; jjasper@gc.cuny.edu; laranjeirag@gmail.com; lesley@lyrichord.com; m@melissa-stern.com; merle.levine@gmail.com; mis@nyc.rr.com; mwalszny@yahoo.com; n15mstr@mac.com; neil@neilselkirk.com; pamela@angel.net; paul@groncki.com; phyllisswaisman@gmail.com; sallygmg@gmail.com; shulman@speakeasy.net; steve@w15ba.com; susanb1011@aol.com; tenants@lta.info; w400ba@gmail.com; wborock@hotmail.com; wborock@hotmail.com; west25thstreetproject@gmail.com; willrogers@gmail.com; zazelloven@yahoo.com; craigs1029@aol.com

Hello,

Hope you're doing great. I'm reaching out on behalf of one of our clients, NoPressure LLC, who will be attending the March Manhattan Community Board Four meeting looking to do a transfer of the existing license that is held at 156 Ninth Avenue, currently operating as Topsy Parson.

NoPressure LLC will be a neighborhood bar and restaurant serving great drinks and classic American food. They will also be a "community center" of sorts for people interested in an active lifestyle (with their own free active clubs for guests -- such as a run club that will meet at the space twice a week.) The owners here have a wealth of experience in hospitality and the active lifestyle and hope to bring both to the local community.

I wanted to reach out in advance of the meeting and ask if you had any interest in connecting with the applicant, since I believe this applicant falls without your block association boundaries. I know the principals here would love to have your support.

Please let me know and I'd be happy to connect you all to help to coordinate an in-person phone call or meeting.

All my best,
Dana

Dana Lapan
Director of Licensing
110 William Street, Suite 1410
New York, NY 10038
o: (212) 219-1193

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