

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> AIYARA THAI INC.		<b>DOING BUSINESS AS (DBA)</b> AIYARA THAI	
<b>STREET ADDRESS</b> 480 Ninth Ave		<b>CROSS STREETS</b> 36th & 37th St.	<b>ZIP CODE</b> 10018
<b>OWNER</b> <small>(Attach a list of all the people that will be associated listed with the license)</small>	<b>NAME:</b> Thiti Ravangul	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Bruce Fenton, Esq.
	<b>PHONE:</b> (917) 340-5354		<b>PHONE:</b> (646) 338-4541
	<b>EMAIL:</b> etoray@gmail.com		<b>EMAIL:</b> bfenton@law.fych.com
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> 5th Ave Associates, Inc.
	<b>PHONE:</b>		<b>PHONE:</b> (212) 731-1555
	<b>EMAIL:</b>		<b>EMAIL:</b> egoldstein_fmc@gmail.com
<b>APPLICATION TYPE</b> <input checked="" type="radio"/> <b>Liquor License</b> <input type="radio"/> <b>Unenclosed Sidewalk Cafe</b>			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		YES <input checked="" type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Renewal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES <input type="radio"/> <b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<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 DOLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> <b>NO</b>	on or about 11/18/18
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"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	Attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11 AM - 12:30	11 - 1:30	11 - 10:30	11 - 10:30	11 - midnite	11 - midnite	11 - 10:30	
	Kitchen	11:15 - 10:15	11:15 - 10:15	11:15 - 10:15	11:15 - 10:15	11:15 - 1:00	11:15 - 1:00	11:15 - 1:00	
	Music	11 - 10:30	11 - 10:30	11 - 10:30	11 - 10:30	11 - midnite	11 - midnite	11 - 10:30	
If you plan to have music, what type(s)? (Circle all that apply)		<b>BACKGROUND</b>		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	75	30	10	n/a	1	6		
OUTSIDE (Other than sidewalk café)	n/a	(12 employees)							
SIDEWALK CAFÉ	n/a								
How many floors are there? What is the capacity for each floor?					2 - 1st floor and 2nd floor				
How frequently will the owner(s) be at the establishment?					full-time				
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	<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?					<input checked="" type="radio"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					<input checked="" type="radio"/> YES	NO	3 or 4		
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?					employees will take them home				

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 Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="radio"/> YES	<input checked="" type="radio"/> NO applying for NOC
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 checked="" type="radio"/> NO n/a

Community Notification/Relations		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Kathice, street 133 apartment
	# 2	major neighborhood
	# 3	inter-neighborhood (mutual-neighborhood)
	# 4	rybentatto - hightalliance.org
	# 5	rybentatto - hightalliance.com
	Please provide dates when applicant met with the groups listed above.	October 31, 2018
Who was your contact person at each group you met with?	Not yet contacted	
When did applicant post the notice that was provided?	October 29, 2018	
Where did applicant post the notice that was provided?	Front window	
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 (917) 370-5357
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Supernanny Corp. LLC - Kitchen		
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	Supernanny Corp
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 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)	<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 acoustic report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?	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?	On roof, type not known		
When was the air conditioner installed?	prior to 2013		

NO OUTDOOR SPACE

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MIB 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, pavillion, 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 checked="" 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	n/a
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	n/a
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	n/a
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" 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	n/a

NO OUTDOOR SPACE

OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MC B4 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 checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach a application and plans.	<input type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> 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="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 type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	n/a


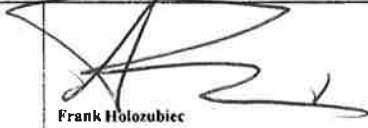


**ADDITIONAL STIPULATIONS: (Office Use Only)**

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

**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

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



<p>Manhattan Community Board 4 (MCB4) recommends:          (MCB4's recommendation is based on a vote taken at its          December 5, 2018 full board meeting, with <u>34</u> members voting in favor          of the recommendation, <u>0</u> members opposed, <u>0</u> members          abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of          operation  <input type="radio"/> Denial   <input type="radio"/> Approval</p>		
<p><b>CB4 REPRESENTATIVES</b></p>			
<p>          Nelly Gonzalez          CB4 Assistant District Manager</p>	<p>          Frank Holozubiec          CB4 BLP Committee Co-Chair</p>	<p>          Yoni Bulser          CB4 BLP Committee Co-Chair</p>	
<p><b>APPLICANT AGREEMENT WITH THE COMMUNITY</b></p>			
<p>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.</p>			
<p><b>SIGN HERE</b> →</p>	<p>Thiti          Ravangpal          PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT</p>	<p>11/13/18          DATE</p>

President - Aiyara Thai Inc.

# BRUCE FENTON

ATTORNEY AT LAW

48 Wall Street, Suite 1100  
New York, New York 10005  
Tel.: (646) 338-4841 fax (212) 732-0294  
bfentonlaw@yahoo.com

October 26, 2018

Community Board #4- Manhattan  
330 West 42nd Street, 26th floor  
New York, N.Y. 10036

re: Aiyara Thai Inc.  
480 Ninth Avenue, New York, N.Y.

Dear Sir or Madam,

The undersigned represents the above named applicant.

It would be in the public interest and convenience for my client to operate their Thai restaurant with an on premises liquor license at this location.

There has been as Thai restaurant with a restaurant wine license operating at this address for many years. My client will be operating a similar style restaurant at this location.

This will be a medium sized Thai restaurant, serving quality food at moderate prices.

There will be NO outdoor space.

The service of alcohol will merely be a complement to the food. The menu is being developed to ensure that the main attraction will be the food and that people will be coming to the premises NOT for the purpose of drinking but for having a good meal, with alcohol only to complement the food.

The closing hours are not very late, the latest closings are Friday and Saturday night and even then the restaurant will close at

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ATTORNEY AT LAW

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midnight so clearly people will NOT be coming to the premises for a night of drinking. On the other five days the restaurant will close by 10:30 PM.

The restaurant is of moderate size with no more than 60 seats at the tables and a bar consisting of only six seats. Based on this we do NOT anticipate having any issues with crowd control, either in the premises or on the street in front of the restaurant. Our staff will be trained on the issues of security and crowd control and the applicant's father who will assist him with the restaurant operation has a myriad of experience in the restaurant field.

There should be almost no parking issues as the majority of the clientele will be local in nature and people will generally walk to the restaurant or take public transportation.

The area has many restaurants and the addition of this Thai restaurant will add to the ambiance of this area and will be in the public interest.

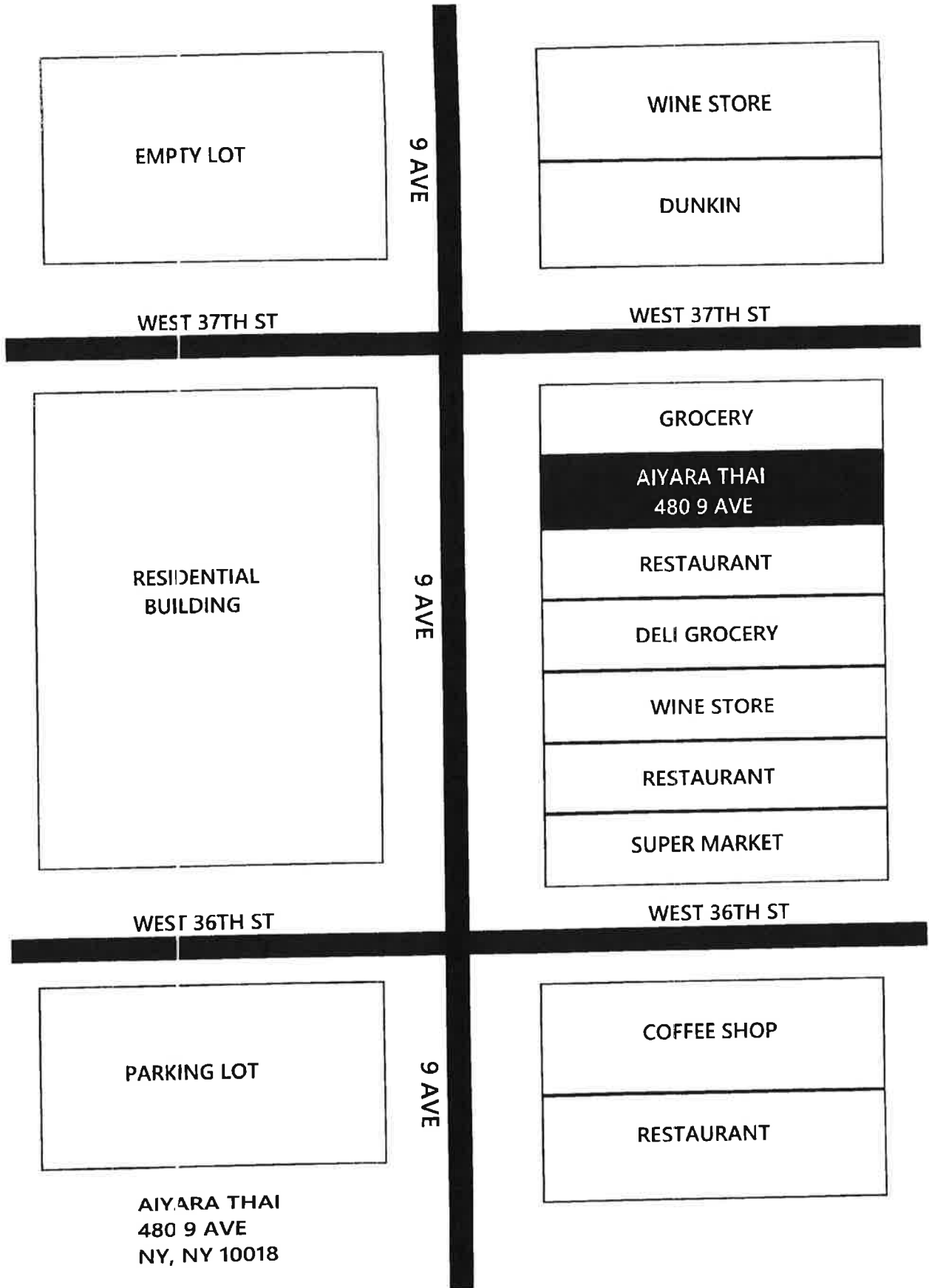
Thank you for your consideration.

Very truly yours,



Bruce Fenton

BF/sn



EMPTY LOT

9 AVE

WINE STORE

DUNKIN

WEST 37TH ST

WEST 37TH ST

RESIDENTIAL BUILDING

9 AVE

GROCERY

AIYARA THAI  
480 9 AVE

RESTAURANT

DELI GROCERY

WINE STORE

RESTAURANT

SUPER MARKET

WEST 36TH ST

WEST 36TH ST

PARKING LOT

9 AVE

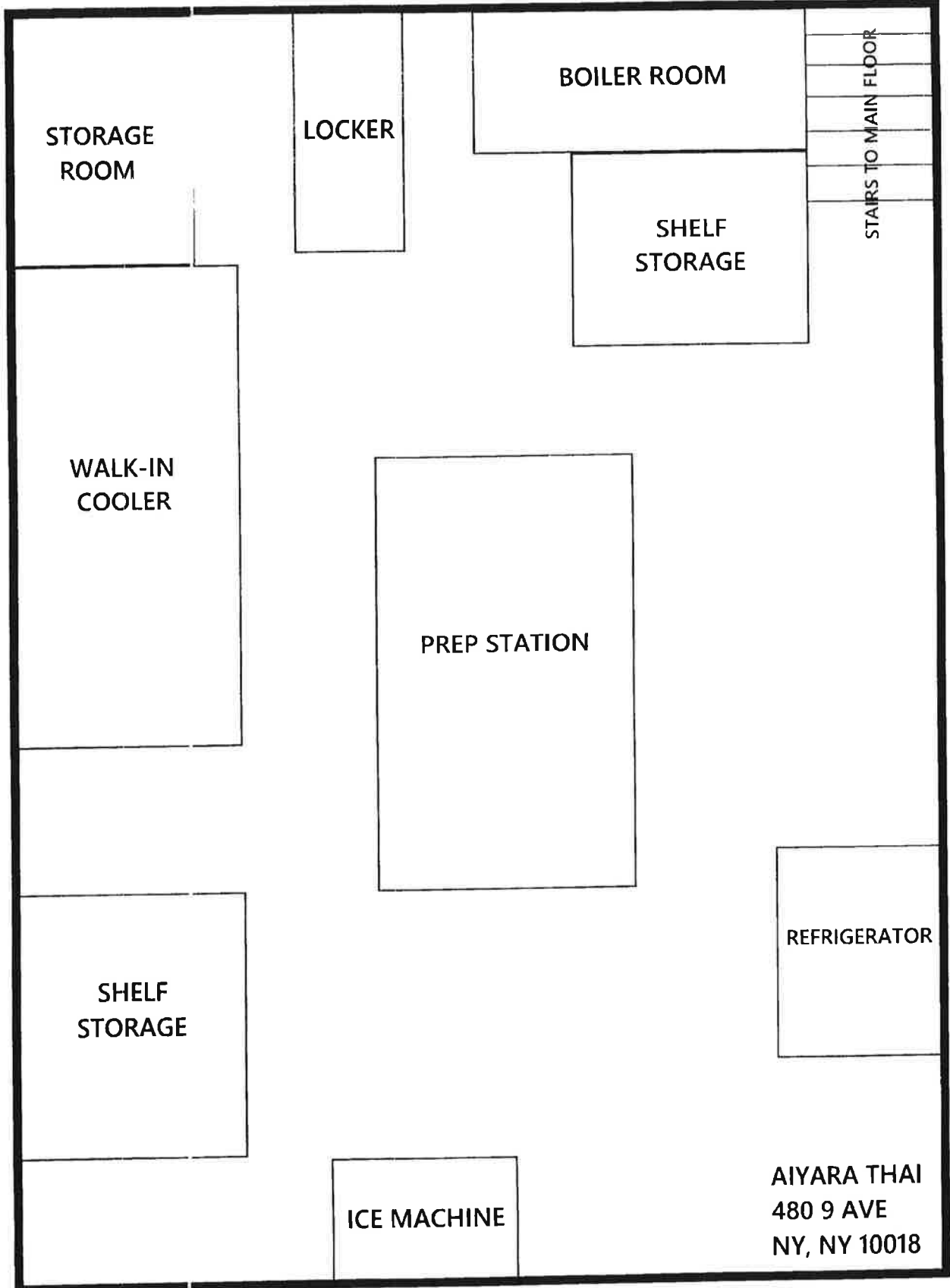
COFFEE SHOP

RESTAURANT

AIYARA THAI  
480 9 AVE  
NY, NY 10018

**BASEMENT**

**EXIT**



**AIYARA THAI  
480 9 AVE  
NY, NY 10018**

**SPECIALS**

Served with Jasmine Rice  
Add \$1.00 for Brown Rice or Sticky Rice

20.95

**Duck Basil**  
chicken, spring bean, fried in spicy fresh chili sauce

20.95

**Duck Curry**  
pork, pineapple, grape tomato, fresh in red curry

20.95

**Duck Kama**  
chicken, duck, turkey, & w/peanut sauce on the bed of steamed hot chili

20.95

**Duck Mango**  
chicken, duck topped w/ sliced mango, red onion, cashew nuts in spicy chili sauce

20.95

**Duck Sweet and Sour**  
chicken, duck w/ sweet onion, onion, tomato, cucumber & pork apple in sweet & sour sauce

20.95

**Duck Tamarind**  
chicken, duck, tamarind sauce on the bed of steamed hot chili

21.95

**Scalloped Padcha**  
shrimp, scallop, mussels & sliced fish w/ tomatoes, tomato, green peas in w/ fresh chili, string bean in spicy basil sauce

20.95

**Salmon**  
spiced marinated salmon w/ mixed vegetables & rice, flavors sauce

18.95

**Red Snapper**  
deep fried fillet of snapper fish w/ red curry

18.95

**Sole Fish**  
deep fried fillet of sole fish topped w/ chili bean puree

\* Indicates Hot & Spicy

**DESSERT**

- Ice Cream 3.95
- Fried Banana with Honey 4.95
- Fried Ice Cream 5.95
- Fried Banana with Ice Cream 5.95
- Fried Banana with Fried Ice Cream 7.95
- Pumpkin Custard 5.95
- Taro Custard 5.95
- Mango with Sticky Rice 6.95

**LUNCH SPECIAL**

Mon - Friday 11:30 am - 3:30 pm  
Served with Jasmine Rice, Spring Rolls & Salad

Add \$1.00 for Brown Rice or Sticky Rice

Chicken / Vegetables / Tofu 10.95  
Beef / Shrimp / Vegetarian Lunch 11.95  
Duck 12.95

L.1 Pad Thai

\* L.2 Drunken Noodle

L.3 Pad C - Fuy

L.4 Pad Wonton

\* L.5 Spicy Basil

L.6 Fresh Ginger

L.7 Garlic

L.8 Eggroll

L.9 Korma Dish

\* L.10 Cashew Nuts

L.11 Sweet and Sour

L.12 Mixed Vegetables

\* L.13 Eggplant Basil

L.14 Pad Prik Klung

L.15 Sesame Dressing

\* L.16 Thai Fried Rice

L.17 Spicy Basil Fried Rice

L.18 Pineapple Fried Rice

\* L.19 Tom Yum Fried Rice

L.20 Red Curry

\* L.21 Green Curry

L.22 Panang Curry

\* L.23 Massaman Curry

L.24 Fried Sole Fish w/ Three Dried Sauce

L.25 Fried Tofu w/ Spicy Basil Sauce

L.26 Fried Red Snapper w/ Red Curry Sauce

L.27 Fried Cod fish w/ Tamarind Sauce

\* Indicates Hot & Spicy

No MSG

**AIYARA**

RESTAURANT

**OPEN DAILY**

Mon - Thurs 11:00 am - 11:00 pm  
Fri - Sat 11:00 am - 12:00 am  
Sunday 12:00 pm - 10:00 pm

LAST DELIVERY ORDER 15 MIN BEFORE CLOSING HOURS

480 9 AVE  
NEW YORK, NY 10018  
TEL: 212-564-1828  
212-564-8107  
FAX: 212-564-8358



\$15.00 MINIMUM

Please inform the server of any food allergies  
Price may change without notice