

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
TO BE DETERMINED		TO BE DETERMINED	
STREET ADDRESS		CROSS STREETS	ZIP CODE
174 8TH AVENUE N.Y. N.Y. 10011		18TH & 19TH STS	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: THOMAS OBYRNE	ATTORNEY/ REPRESENTAIVE	NAME: ROBERT SWETNICK
	PHONE: 917-716-4590		PHONE: 212-349-2800
	EMAIL: TOMOBYRNE@GMAIL.COM		EMAIL: RSWETNICK@DUNNINGTON.COM
MANAGER	NAME: KRISSY HARRIS	LANDLORD	NAME: 174 8TH AVENUE ASSOCIATES
	PHONE: 347-342-7698		PHONE: EMANUEL KALIONTZAKIS 212-956-1377
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	NO YES
	What is/was the name and address of establishment?	COOPERS CRAFT & KITCHEN 169 8TH AVENUE NYC 10011	
	What were the dates applicant was involved with this former premise?	JULY 2ND 2014 TO PRESENT TIME.	
<input checked="" type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?	SER#1279926 EXP. 11/30/2018	
	Is applicant making any alterations or operational changes?	YES	NO YES
	<i>If alterations or operational changes are being made, please describe/list all changes.</i> COSMETIC IMPROVEMENTS TO FOOD & BEVERAGE ESTABLISHMENT		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?	N/A	
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	NO	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.	YES	NO	YES
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	NO	NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	YES

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	11AM-2AM	11AM-2AM	11AM-2AM	11AM-3AM	11AM-3AM	11AM-3AM	11AM-2AM
	Kitchen	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM
Music	BACKGROUND MUSIC FOR ATMOSPHERE EACH DAY DURING OPENING HOURS OF BUSINESS							
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	178	155	30	135	0	2	18	
OUTSIDE <i>(Other than sidewalk café)</i>	N/A							
SIDEWALK CAFÉ	YES	8	4					
How many floors are there? What is the capacity for each floor?					2 FLOORS. 120 MAIN FLOOR. 58 2ND FLOOR.			
How frequently will the owner(s) be at the establishment?					VERY FREQUENTLY 6-7 DAYS PER WEEK			
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO	NO	
Will applicant have bottle or table service for beverage alcohol?					YES	NO	NO	
Will you be hosting private; promotional or corporate events?					YES	NO	YES	
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO	NO	
Will you have a security plan? If, yes please attach.					YES	NO	NO	
Will security plan be implemented?					YES	NO	NO	
Will State certified security personnel be used?					YES	NO	N/A	
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	YES	
Will applicant be using delivery bicycles? If yes, how many?					YES	NO	NOT ANTICIPATED	
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	N/A	
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	NO	NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	YES
Is a Public Assembly permit required?	YES	NO	YES
Are your plans filed with DOB?	YES	NO	NOT YET

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.		YES	NO	YES
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	NO	YES

BUILDING DESIGN			
State the name and type of business previously located in the space.	SUGAR & SPICE EATING AND DRINKING ESTABLISHMENT		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	YES. SUGAR & SPICE
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	SOME UPGRADES AND SIGNAGE
Will applicant have a vestibule within the establishment?	YES	NO	NO
Will applicant use a storm enclosure?	YES	NO	POSSIBLY DURING WINTER SEASON
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	NO	APPLICANT INTENDS TO COMPLY WITH THE LAW
Will applicant comply with the NYC noise code?	YES	NO	YES
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED <input checked="" type="checkbox"/>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	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?	YES	NO	YES
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	NOT YET
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	NO	YES
Will the kitchen exhaust system extend to the roof?	YES	NO	YES
Will the establishment have an illuminated sign?	YES	NO	POSSIBLE
Will the establishment have a canopy extending over the sidewalk?	YES	NO	NOT ANTICIPATED
Where will the air conditioner be located? What type is it?	EXISTING HVAC UNITS ARE ABOVE 2ND FLR. ROOF OF BUILDING		
When was the air conditioner installed?	2008		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	YES
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	NOT ANTICIPATED
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	CORRECT
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	YES
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	YES
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	YES IF NECESSARY
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	YES
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	POSSIBLY A SMALL CAFE LICENSE 6-8 SEATS
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	POSSIBLY
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	NOT AS YET
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	YES
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	YES. YES
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	YES
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	YES
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	CORRECT
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	NO. N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	YES
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	YES
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	YES
Will applicant use umbrellas?	YES	NO	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?	YES	NO	YES

NO SIDEWALK CAFE
 IS PART ON
 THE APPLICATION.

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will not use the roof in any way, and roof will not be accessible to patrons or staff (excluding public safety emergency). Sliding doors to the roof will be closed at all times. CB4 recommendation is conditioned on applicant committing not to use the roof now or in the future
- Any storm enclosure will extend no further than 18" from building facade
- This application does not extend to any sidewalk cafe

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 3/7/18 full board meeting, with 34 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 1 present but not eligible)

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

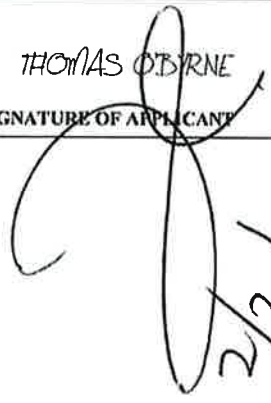
CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Yoni Bokser CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

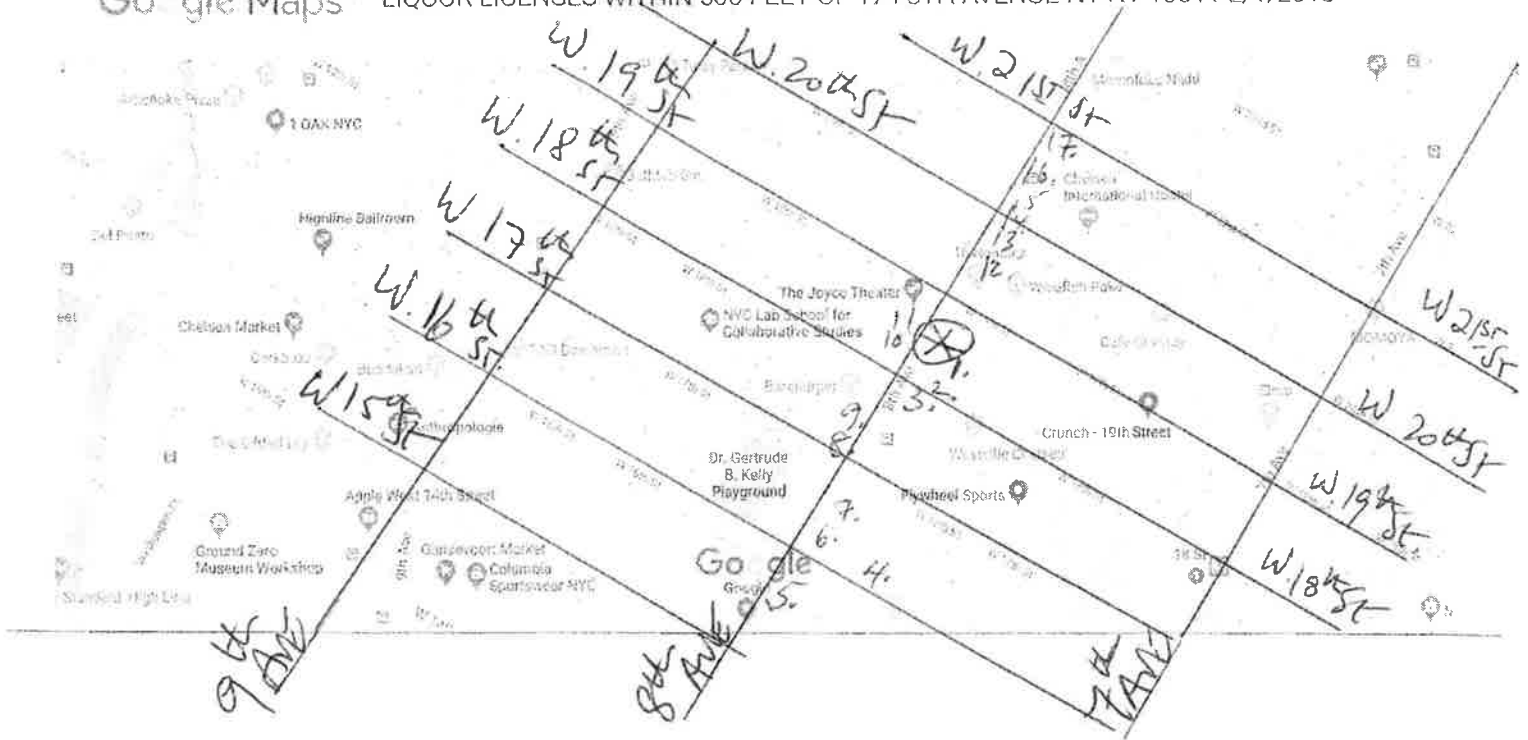
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of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

<p>SIGN HERE →</p>	<p>THOMAS O'BYRNE PRINT NAME OF APPLICANT</p>	<p>THOMAS O'BYRNE SIGNATURE OF APPLICANT</p>	<p>2/2/2018 DATE</p>
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2/20/18

LIQUOR LICENSES WITHIN 500 FEET OF 174 8TH AVENUE NY NY 10011 2/1/2018



1. Grand Sichuan	172 8th Avenue-	Beer & Wine
2. Square Deli	170 8th Avenue-	Beer
3. Mexicue	160 8th Avenue-	Beer Wine Liquor
4. 8th Avenue Gourmet Deli-	134 8th Avenue	Beer
5. Duane Reade Drugstore	131 8th Avenue	Beer
6. Flight 151	151 8th Avenue	Beer Wine Liquor
7. Bareburger	153 8th Avenue	Beer & Wine
8. Seamore's	161 8th Avenue	Beer Wine Liquor
9. Gym Bar	167 8th Avenue	Beer Wine Liquor
10. Cooper's Craft & Kitchen	169 8th Avenue	Beer Wine Liquor
11. The Joyce Theatre	171 8th Avenue	Beer Wine Liquor
12. Rocking Horse Restaurant	182 8th Avenue	Beer Wine Liquor
13. Chuck & Blade restaurant	184 8th Avenue	Beer Wine Liquor
14. Home of Cheers Liquor Store	190 8th Avenue	Beer Wine Liquor
15. Park Fresh Deli	194 8th Avenue	Beer
16. Lasagna Restaurant	196 8th Avenue	Beer Wine Liquor
17. Temerario Restaurant	198 8th Avenue	Beer Wine Liquor

**LIST OF LICENSED ESTABLISHMENTS WITHIN 500 FEET OF 174 8TH AVENUE NYC
FEBRUARY 1ST 2018**

MARKET PICKS

**KALE FARRO SALAD, FENNEL, TOASTED PINE NUTS-CITRUS VINIGRETTE
BABY GEM LETTUCES-GREEN GODDESS DRESSING**

SHARE PLATES

**SALT & PEPPER MIXED NUTS
CITRUS MARINATED OLIVES
BEET HUMMUS, ROASTED GARLIC-CRU D'ETE
ARTICHOKE GRUYERE DIP-FILONE TOAST
GOAT CHEESE CROQUETTES-TOMATO BASIL
ZUCCHINI CHIPS-HERB YOGURT
CHICKEN SATAY-COCONUT MILK, PEANUT SAUCE
AMERICAN HAM-SHALLOTS, GRAIN MUSTARD
CHEESE PLATE**

MAINS

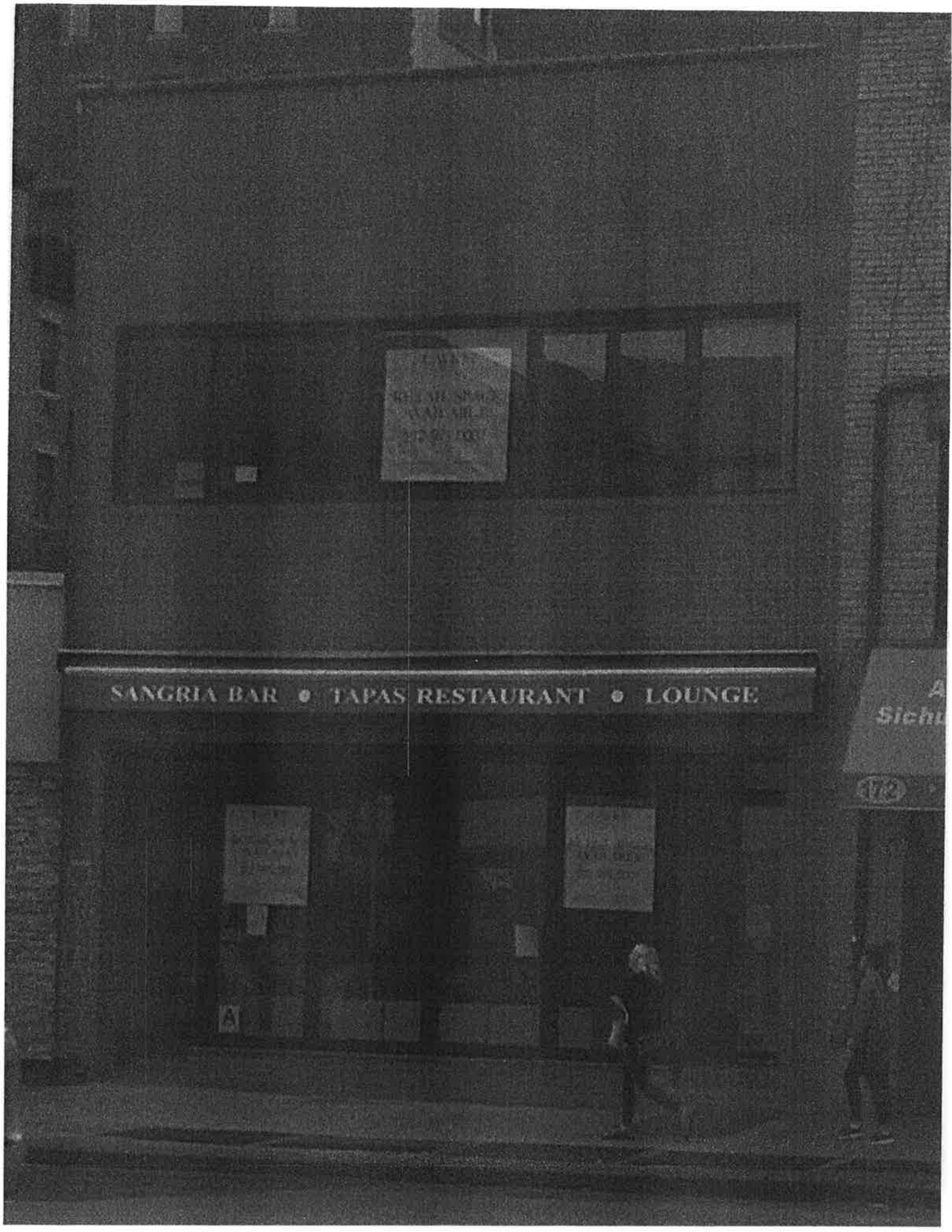
**AHI TUNA BURGER-BLACK SESAME SLAW-WASABI
PORTOBELLO BURGER-BIB LETTUCE, TOMATO-PEPPER AIOLI
STEAK TARTARE-TRUFFLE-QUAIL EGG
DR. PEPPER CHICKEN SANDWICH-BLUE CHEESE, PICKLED KIRBYS
GULF SHRIMP-ZUCCHINI PASTA, CHERRY TOMATOE, GARLIC**

SIDES

**PARMESAN DUSTED FRIES
CURRY ROASTED CAULIFLOWER-GOLDEN RAISINS
BABY BAKED POTATOES-HERB AIOLI
RAINBOW CARROTS-PISTACHIO DILL**

SANGRIA BAR • TAPAS RESTAURANT • LOUNGE

A
Sicht



CORP. TO BE FORMED
DBA to be Determined
174 8th Avenue
New York, N.Y. 10011

February 9th 2018

To: STATE LIQUOR AUTHORITY

Re: On-Premise License Application
500 Foot Rule Statement

Dear Sir or Madame,

We believe the issuance of an on-premise license for the above entity would be in the public interest because no premises similar to the one hereby proposed exists currently within 500 feet of the above location. We propose to open and operate in a professional manner a grade A full service restaurant and bar. There is a lack of reasonably priced restaurant choices in the area. This location would give the residents of the community and their families a safe and affordable place to eat, drink, meet up and socialize in a friendly and relaxed yet professionally operated atmosphere.

We have a history of operating respectable establishments in Chelsea and the East Village that are popular and well regarded in these communities. These establishments have been trouble free and have not generated complaints from the Police or from our neighbors. Being community residents ourselves, as well as business owners, we believe they have added to the character and fabric of the community.

In addition to adding to the tax base of the district, we project that the proposed business will add to the local economy by providing jobs and employment directly for up to twenty five people, some of which will be residents of the immediate area.

Very truly yours,



Thomas O'Byrne
President
CORP. TO BE FORMED
174 8th Avenue