

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME D&D Time Warner LLC		DOING BUSINESS AS (DBA) DBA BLUEBIRD Y/S	
STREET ADDRESS 10 Columbus Circle - 3rd Floor		CROSS STREETS 8th Avenue	ZIP CODE 10019
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Desmond Gunewardena	ATTORNEY/ REPRESENTATIVE	NAME: Robert Bookman - Pesetsky and Bookman
	PHONE: +020 7716 7807		PHONE: 212-513-1988
	EMAIL: des@DandDlondon.com		EMAIL: rbookman@pandblegal.com
MANAGER	NAME: Yannis Stanisiere	LANDLORD	NAME: Related Urban Management Co.
	PHONE: 646-344-0644		PHONE: 212-801-1000
	EMAIL: ystanisiere@DandDlondon.com		EMAIL: sean.onan@related.com
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" type="checkbox"/> 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?		
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> 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="checkbox"/> 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="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?	<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 checked="" type="radio"/> YES	<input 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	

4/15

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am	8am-1am
	Kitchen	SAA	SAA	SAA	SAA	SAA	SAA	SAA
	Music	SAA	SAA	SAA	SAA	SAA	SAA	SAA

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	500	350	77	267	1	1	14
OUTSIDE <i>(Other than sidewalk cafe)</i>	NA	NA	NA	NA	NA	NA	NA
SIDEWALK CAFE	NA	NA	NA	NA			

How many floors are there? What is the capacity for each floor? 1 floor, Premises will be located on the 3rd Fl.

How frequently will the owner(s) be at the establishment? Quarterly

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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will you be hosting private, promotional or corporate events?	<input checked="" type="radio"/> YES	<input 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?	YES	<input checked="" type="radio"/> 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	<input type="radio"/> NO	NA

Where will delivery bicycles be stored during the day when not in use? NA

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?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> 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	A mass email was sent out to all of the block associations/organizations
	# 2	contacts provided by the community board
	# 3	
	# 4	
	# 5	

Please provide dates when applicant met with the groups listed above. NA

Who was your contact person at each group you met with? NA

When did applicant post the notice that was provided? 11/30/2017

Where did applicant post the notice that was provided? Front of Premises

Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided. YES NO 646-344-0644

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

BUILDING DESIGN *NA - Not Applicable			
State the name and type of business previously located in the space.	A Voce - Restaurant/Bar		
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	A Voce Restaurant
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	NA
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) NA	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 type="radio"/> YES	<input type="radio"/> NO	NA
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 type="radio"/> YES	<input type="radio"/> NO	NA
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> 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 type="radio"/> YES	<input type="radio"/> NO	NA
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input checked="" 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?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Where will the air conditioner be located? What type is it?			
When was the air conditioner installed?			

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ Not Applicable			
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	



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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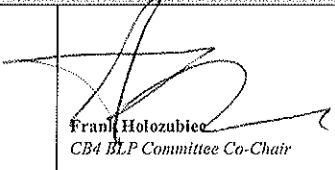


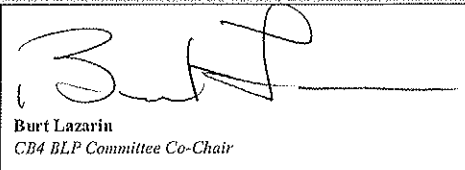
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
11/3/18 full board meeting, with 36 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

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 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 →	Louise Wilson PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/04/2017 DATE
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~~CPB~~
 YANNIS STANISIERIS
 OPERATIONS DIRECTOR USA
 DDD LONDON

 12/12/17

Sample All-Day Menu

BLUEBIRD HERO'S

Quinoa salad & sesame dressing [V]
broad beans, edamame, peppers, red cabbage, cucumber, chili

Apple & pear salad [V]
gem lettuce, caramelized walnuts, blue cheese dressing

Lobster Mac n cheese

Fish & Chips
battered codling, mushy peas, tartar sauce, chips

Shepherd's pie
braised lamb, truffled cheddar potato mash

Chicken butter Marsala
basmati, mango, chutney, nuts

SANDWICHES

Soft shell crab
fennel slaw, citrus mayonnaise, brioche roll

The Rueben
salt beef, Sauerkraut, melted cheddar, crispy onions, house sauce, rye bread

Avocado chimichurri
sweet potato, poached eggs, toasted sourdough

BB chicken club
chicken schmitzel, fried egg, cheddar, dry cured crispy bacon, lettuce, tomato, house sauce, bun

BB Burger
US beef, dry cured crispy bacon, cheddar, romaine lettuce, crispy onions, house sauce, bun

BLUEBIRD MARKET TABLE

Wild mushroom ravioli & fresh truffles
1/2 dozen gratinated queen scallops

West coast black mussels
coconut, chorizo, chili, coriander, garlic bread

Cornish mackerel
jamon & herb butter

Grilled Scottish lobster
1/2 or whole, lemon dressing

Scottish venison
Brussel sprouts, stovies, cranberry sauce

300 g pork chop
butternut risotto, sage jus

DESSERTS

Fresh fruit salad

Sticky toffee pudding

Chelsea cheesecake blueberries

Poached pear & cider sorbet

Cinnamon apple pie
vanilla ice cream, custard

Glutan & Dairy free chocolate cake

Eaten mese

strawberries, merrings, Chantilly cream

Lava chocolate cookie
chili vanilla ice cream

Farmhouse cheeses

selection of pasteurised and unpasteurised cheeses,
apple chutney

ICE COUPES

Banana split

vanilla & chocolate ice cream, banana, crumbles,
butter scotch sauce, chantilly cream

Salted caramel sundae

salted caramel ice cream, cinnamon curd, merrings,
candied orange, almond croquant, chantilly cream

Triple chocolate & toffee sundae
chocolate ice cream, caramel sauce, chocolate crumble, caramelised popcorn, chantilly cream

MAINS

Fettuccini pasta [V]
wilted greens, garlic, chili, extra virgin olive oil, parmesan add jumbo shrimps 18.50

Salmon fillet wilted greens,
Hollandaise sauce

Spiced sea bass
asparagus, roasted peppers, spinach sauce

Steak & Ale pie
Braised beef steak, mushrooms, root vegetables, puff pastry

200g 42 days dry aged Scotch flank steak
sauces - béarnaise, peppercorn or red wine jus

300g 42 days dry aged Scotch beef rib eye
sauces - béarnaise, peppercorn or red wine jus

200g 28 days dry aged scotch beef fillet
sauces - béarnaise, peppercorn or red wine jus

Half grilled free range chicken
sweet BBQ sauce

Half roasted creedy carver Devon free range duck
red cabbage, roast potatoes, orange sauce

SOUPS

English pea soup [V]
cream, mint

Butternut squash soup [V]
Toasted pumpkin soup

EGGS

Benedit
English bacon, poached egg, Hollandaise, mullin

Arington
smoked salmon, poached egg, Hollandaise, muffin

APPETISERS & SALADS

Grilled halloumi salad [V]
avocado, roasted red peppers, olives, mixed leaves, olive oil & lemon dressing

Buretta [V]
herbage tomatoes, basil, aged balsamic, extra virgin olive oil

Crispy fried squid

Chick peas salad [V]
pomegranate, sesame, peppers, radish, yogurt dressing

Atlantic shrimps cocktail
gem lettuce, Marie Rose, lemon

Smoked salmon
potato, Roshi, horse radish cream

Spiced crusted tuna
ponzu, microgreens, radish

Chopped steak tartare, sourdough melba
main course - triple cooked chips & leaf salad

Dorsai crab cakes
Devilled brown crab mayonnaise

SOUPS

English pea soup [V]
cream, mint

Butternut squash soup [V]
Toasted pumpkin soup

EGGS

Benedit
English bacon, poached egg, Hollandaise, mullin

Arington
smoked salmon, poached egg, Hollandaise, muffin

Restaurant

Starters

Chilled pea & broad bean soup, cucumber, crème fraiche, mint

Burrata, black figs, walnut & dandelion

Fried ham hock, gribiche sauce, watercress

Cured salmon, dill mayonnaise, pickled cauliflower & herb oil

Steak tartare, provençal style, grilled baguette

Salt & szechuan pepper squid, chilli, lime

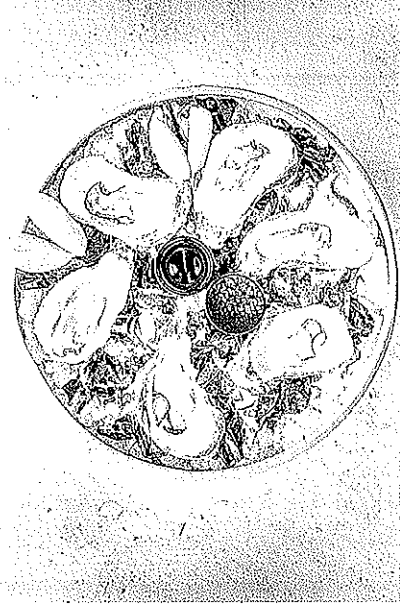
Veal rump, tuna mayonnaise, capers, herb salad

Crispy fried tiger prawns, saffron aioli

Yellowfin tuna tartare, citrus dressing, rice crackers

King crab, baby gem, apple, celery & pink peppercorn salad

Roasted peach, prosciutto, purple basil & rocket



Restaurant

Mains

Grilled stone bass, crayfish, herb sauce & toasted crumbs

Spiced roasted baby chicken, kale, tarragon & lemon

Roasted duck breast, pickled girolles, turnip, black cabbage & nasturtium

Grilled plaice, clams & rock samphire

Salt baked celeriac, endive, smoked almond & citrus

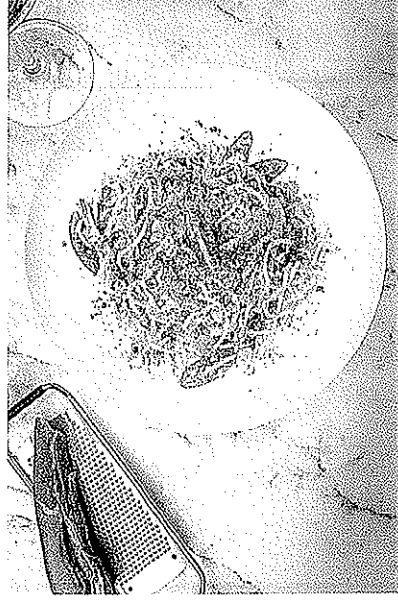
Artichoke lumaconi, broad beans & confit tomatoes

Roasted cod, almond romesco, chorizo, parsley & olives

Veal chop, baby gem, chilli, anchovies & lemon

Lobster mafaldini, tomato, chilli, spring onion & parsley

Grilled baby carrots, fennel, soy yogurt, puffed wild rice & seeds



Restaurant

Grill

250g beef fillet

500g sirloin on the bone

350g 35-day aged ribeye on the bone

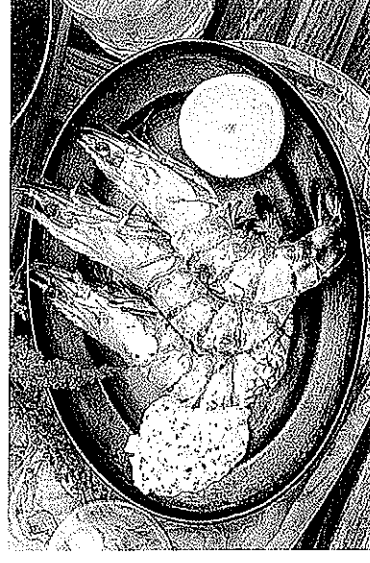
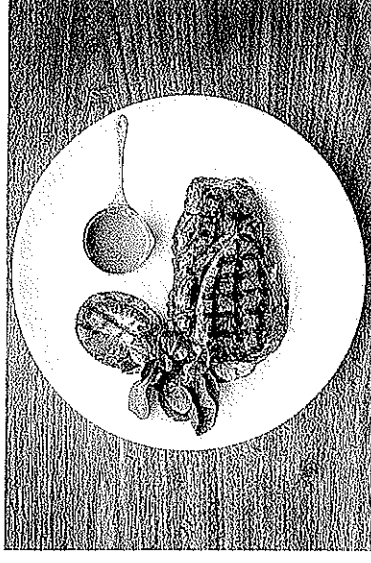
King prawns & lemon

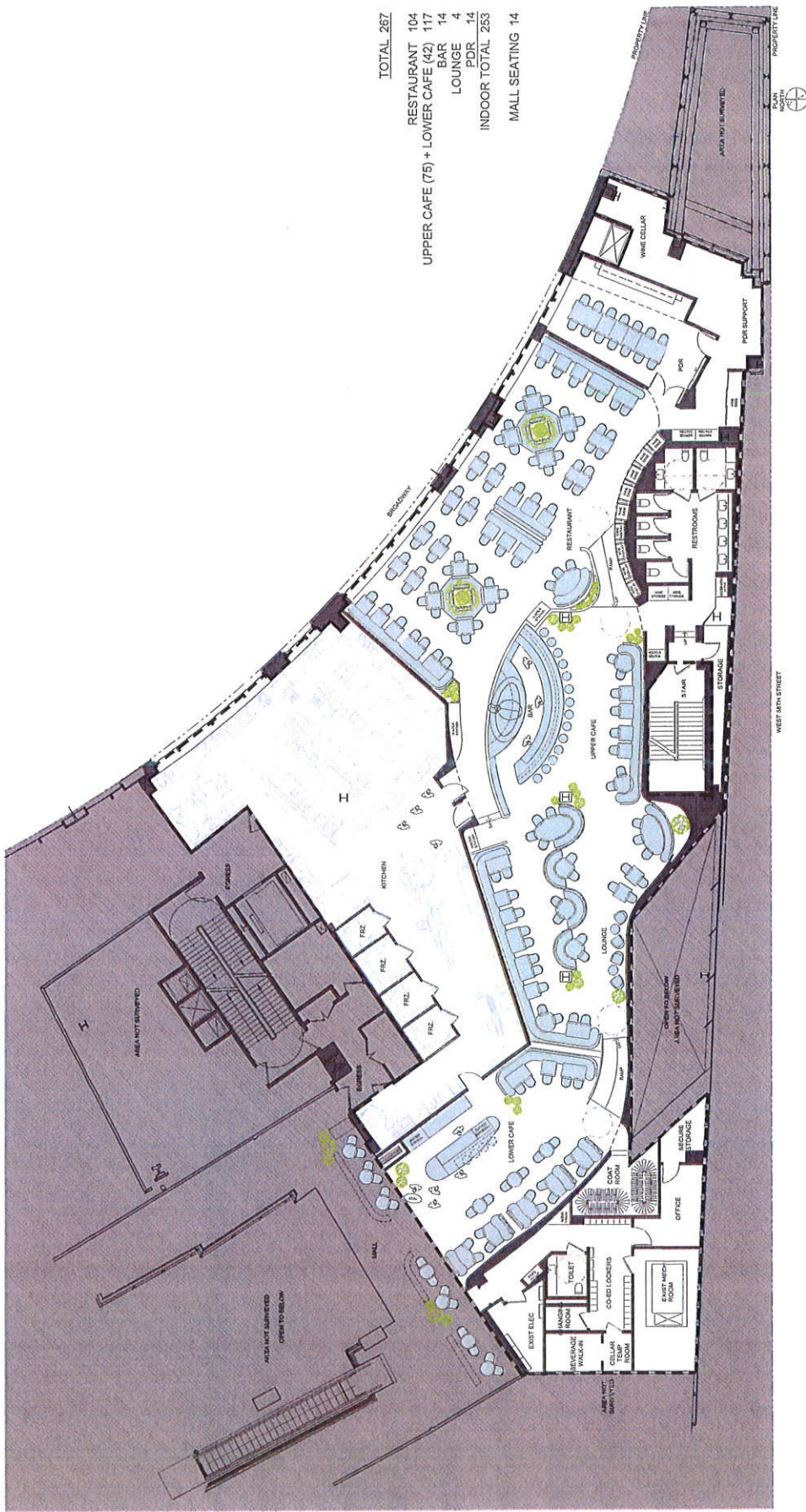
Lamb chops

Dover Sole

Sunday Menu

British Sunday lunch with all of the trimmings





TOTAL 267
 RESTAURANT 104
 UPPER CAFE (75) + LOWER CAFE (42) 117
 BAR 14
 LOUNGE 4
 PDR 14
 INDOOR TOTAL 263
 MALL SEATING 14

APPROVED PLAN



