

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

|   |   |  |   |
|---|---|--|---|
| <b>CORPORATION NAME</b><br>203 West 19 Tavern Inc   |   | <b>DOING BUSINESS AS (DBA)</b><br>Beer Run       |   |
| <b>STREET ADDRESS</b><br>203 W 19th Street  |   | <b>CROSS STREETS</b><br>19th Street & 7th Avenue | <b>ZIP CODE</b><br>10011                      |
| <b>OWNER</b><br><small>(Attach a list of all the people that will be associated/listed with the license)</small>  | <b>NAME:</b> Lawrence Good  | <b>ATTORNEY/ REPRESENTATIVE</b>                  | <b>NAME:</b> Jae Yu                           |
|   | <b>PHONE:</b> (212) 749-7500  |  | <b>PHONE:</b> 718-445-5050                    |
|   | <b>EMAIL:</b> goodlarrygood1@gmail.com  |  | <b>EMAIL:</b> nylicense@gmail.com             |
| <b>MANAGER</b>  | <b>NAME:</b>  | <b>LANDLORD</b>                                  | <b>NAME:</b> 152-154 Seventh Avenue Owner LLC |
|   | <b>PHONE:</b>   |  | <b>PHONE:</b> 646-292-4924                    |
|   | <b>EMAIL:</b>   |  | <b>EMAIL:</b> PPOLLANI@MIDWOODID.COM          |
| <b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )  |   |  |   |
| <input type="radio"/> New   | Has applicant owned or managed a similar business?  | <b>YES</b>                                       | <b>NO</b>                                     |
|   | What is/was the name and address of establishment?  |  |   |
|   | What were the dates applicant was involved with this former premise?  |  |   |
| <input checked="" type="radio"/> Corp<br><b>Change/Class Change/Removal</b>   | What is the license # and expiration date?  | #1309636, 08/31/2020                             |   |
|   | is applicant making any alterations or operational changes?   | <b>YES</b>                                       | <input checked="" type="radio"/> 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:  |  |   |
| <b>METHOD OF OPERATION</b>  |   |  |   |
| <b>TYPE OF ALCOHOL</b>  | <input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider  |  |   |
| <b>ESTABLISHMENT TYPE</b>   | <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<br><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?  | <b>YES</b>  | <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. | <b>YES</b>  | <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.  | <b>YES</b>  | <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  | <b>NO</b>  |   |

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

| HOURS*<br>(Indoor Only) |           | MONDAY    | TUESDAY   | WEDNESDAY | THURSDAY  | FRIDAY    | SATURDAY  | SUNDAY    |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                         | Operation | 12pm-10pm | 12pm-10pm | 12pm-10pm | 12pm-11pm | 12pm-12am | 12pm-12am | 12pm-10pm |
|                         | Kitchen   | 12pm-10pm | 12pm-10pm | 12pm-10pm | 12pm-11pm | 12pm-12am | 12pm-12am | 12pm-10pm |
|                         | Music     | 12pm-10pm | 12pm-10pm | 12pm-10pm | 12pm-11pm | 12pm-12am | 12pm-12am | 12pm-10pm |

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND    
  LIVE MUSIC    
  DJ    
  JUKE BOX    
  KARAOKE

*(Handwritten initials)*

**OCCUPANCY**

|  | Capacity<br>(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                                     | 15   | 0                | 0               | 0                           | 1                       | 8                               |
| OUTSIDE<br>(Other than sidewalk café ) |  |  |                  |                 |                             |                         |                                 |
| SIDEWALK CAFÉ                          |  |  |                  |                 |                             |                         |                                 |

How many floors are there? What is the capacity for each floor? **15 for first floor**

How frequently will the owner(s) be at the establishment? **12pm-10pm everyday**

|  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| 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?   | 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                                  | NO <b>N/A</b>                       |
| Where will delivery bicycles be stored during the day when not in use?   | <b>N/A</b>                           |                                     |

| 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                                  | <input checked="" type="radio"/> NO |

| Community Notification/Relations   |                                      |  |
|--|--------------------------------------|--|
| <b>NOTIFICATION:</b><br>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                                  | Council Chelsea Block Association                          |
|  | # 2                                  | 200 West 19th/20th/21st/22nd/23rd Street Block Association |
|  | # 3                                  |  |
|  | # 4                                  |  |
|  | # 5                                  |  |
| Please provide dates when applicant met with the groups listed above.  | March 15, 2019 via email             |  |
| Who was your contact person at each group you met with?  | No response                          |  |
| When did applicant post the notice that was provided?  | 3/15/2019                            |  |
| Where did applicant post the notice that was provided?   | outside establishment                |  |
| 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.  | Previously bakery                    |                                     |                                   |
| 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            | 203 West 19 Tavern 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?   | YES                                  | <input checked="" type="radio"/> NO |                                   |
| Will applicant agree not to 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="radio"/> YES | <input 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)   | <b>FRENCH DOORS</b>                  | <b>GARAGE DOORS</b>                 | <b>WINDOWS THAT CAN BE OPENED</b> |
| 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            | N/A                               |
| 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            | N/A                               |
| 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?   | YES                                  | <input type="radio"/> NO            | N/A                               |
| 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?   | HVAC wall unit                       |                                     |                                   |
| When was the air conditioner installed?   | 10/01/2018                           |                                     |                                   |

| <b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>  |                                      |                                     |     |
|--|--------------------------------------|-------------------------------------|-----|
| Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?  | YES                                  | NO                                  | N/A |
| Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)? | YES                                  | <input checked="" type="radio"/> NO |     |
| 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)?   | <input checked="" type="radio"/> YES | NO                                  |     |
| Will there be no amplified music, as per the law?  | <input checked="" type="radio"/> YES | NO                                  |     |
| 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'?   | <input checked="" type="radio"/> YES | NO                                  |     |
| Will applicant agree to train staff to encourage a peaceful environment?   | <input checked="" type="radio"/> YES | NO                                  |     |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)                                 | YES                                  | NO                                  | N/A |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?                                  | YES                                  | NO                                  | N/A |

| <b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>   |     |                                     |     |
|--|-----|-------------------------------------|-----|
| Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?   | YES | NO                                  | N/A |
| Will applicant be applying for a sidewalk café now or in the future?   | YES | <input checked="" type="radio"/> NO |     |
| Is applicant in this application seeking to include a sidewalk café in its liquor license?   | YES | <input checked="" type="radio"/> NO |     |
| If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.  | YES | NO                                  | N/A |
| Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?   | YES | NO                                  | N/A |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?   | YES | NO                                  | N/A |
| 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                                  | N/A |
| Will the service and consumption of alcohol in the sidewalk café only be via seated food service?  | YES | NO                                  | N/A |
| Will the sidewalk café not provide standing space for drinking or smoking?   | YES | NO                                  | N/A |
| Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?  | YES | NO                                  | N/A |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?  | YES | NO                                  | N/A |
| Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?  | YES | 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?   | YES | NO                                  | N/A |
| Will applicant use umbrellas?  | YES | 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? | YES | 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.***






Manhattan Community Board 4 (MCB4) recommends:

(MCB4's recommendation is based on a vote taken at its  
May 1, 2019 full board meeting, with 35 members voting in favor  
of the recommendation, 0 members opposed, 4 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**

|   |  |   |
|---|--|---|
| <br>Nelly Gonzalez<br>CB4 Assistant District Manager | <br>Frank Hlozoblec<br>CB4 BLP Committee Co-Chair | <br>Yoni Bokser<br>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.

|                    |                         |  |         |
|--------------------|-------------------------|--|---------|
| <b>SIGN HERE</b> → | Lawrence Good           |  | 3/26/19 |
|                    | PRINT NAME OF APPLICANT | <input checked="" type="radio"/> SIGNATURE OF APPLICANT                            | DATE    |

 4/9/19

## Bodega Snack Menu

salted maize kernels 2

plain, ranch, bbq, or picante

whole grain white cheddar popcorn 2

slow roasted pistachios 3

japanese horseradish & shoyu almonds 3.5

levantine hummus & baked pretzel 6

wisconsin cheddar, sea salted almonds, & air dried cranberries 4

virginia slim jim's 1

cured offal, nose to tail sausage

smoked jerked beef 5

organic, rich, umami

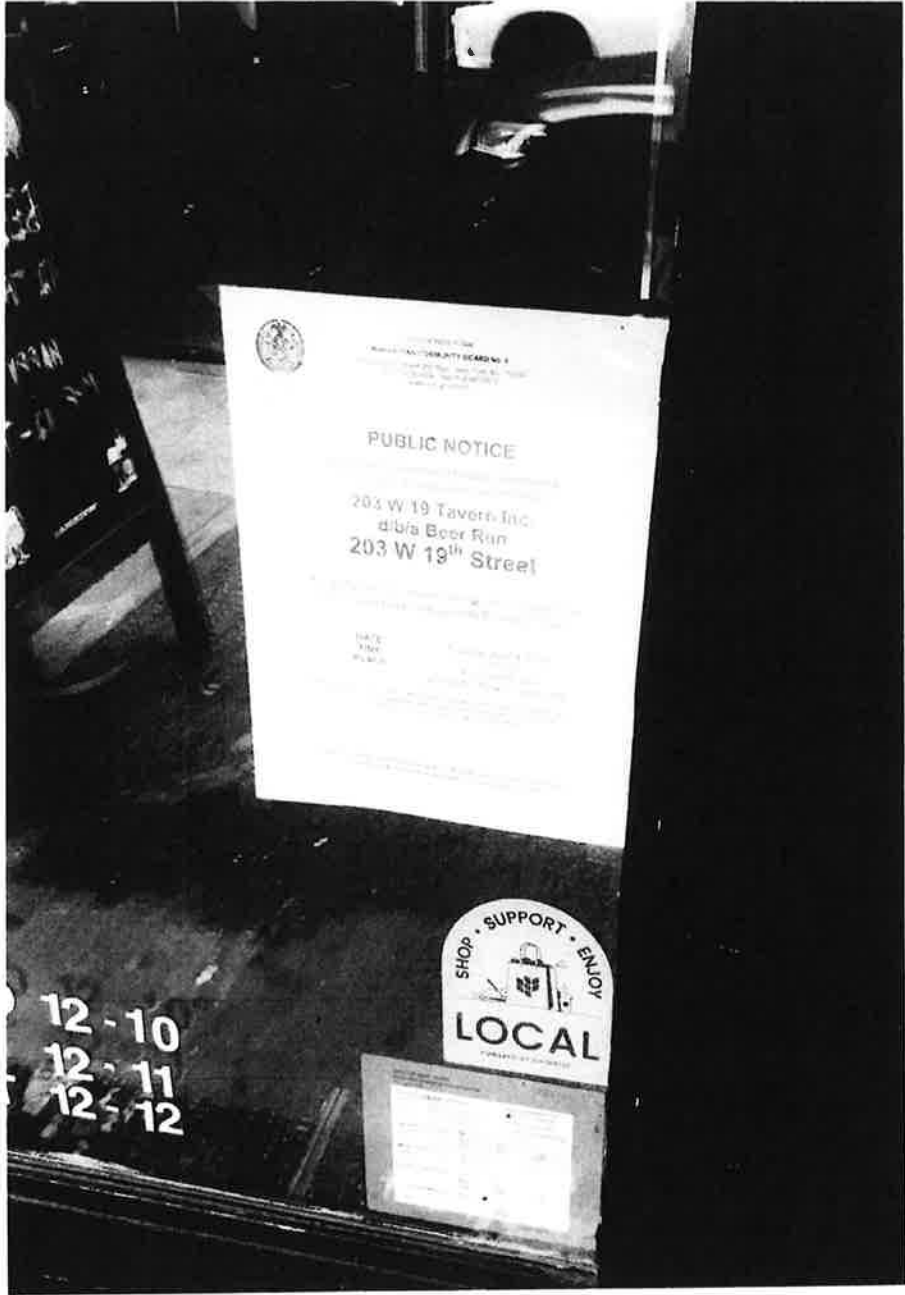
austrian wurstel 2.5

harmonious blend of pork, beef, & chicken

fermented genoa salami & cheese charcuterie 8

asian style hot pickled egg 2





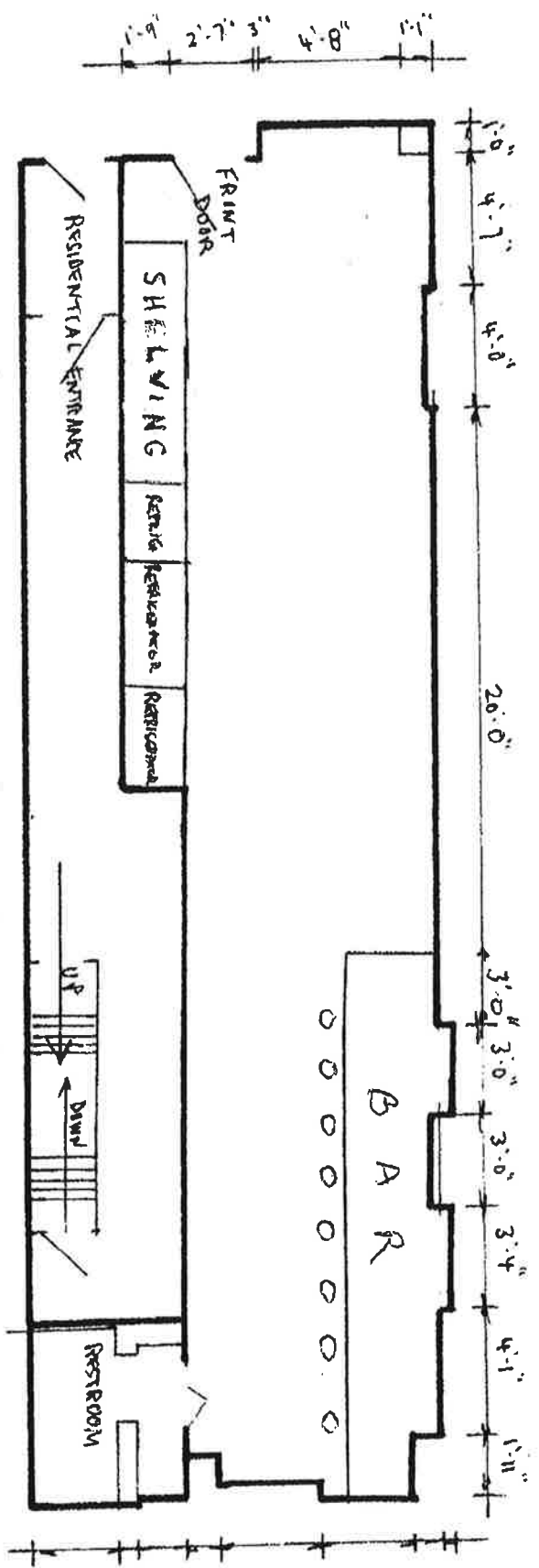
**PUBLIC NOTICE**

203 W 19 Tavern, Inc.  
d/b/a Beer Run  
203 W 19th Street

DATE:  
12-10-12



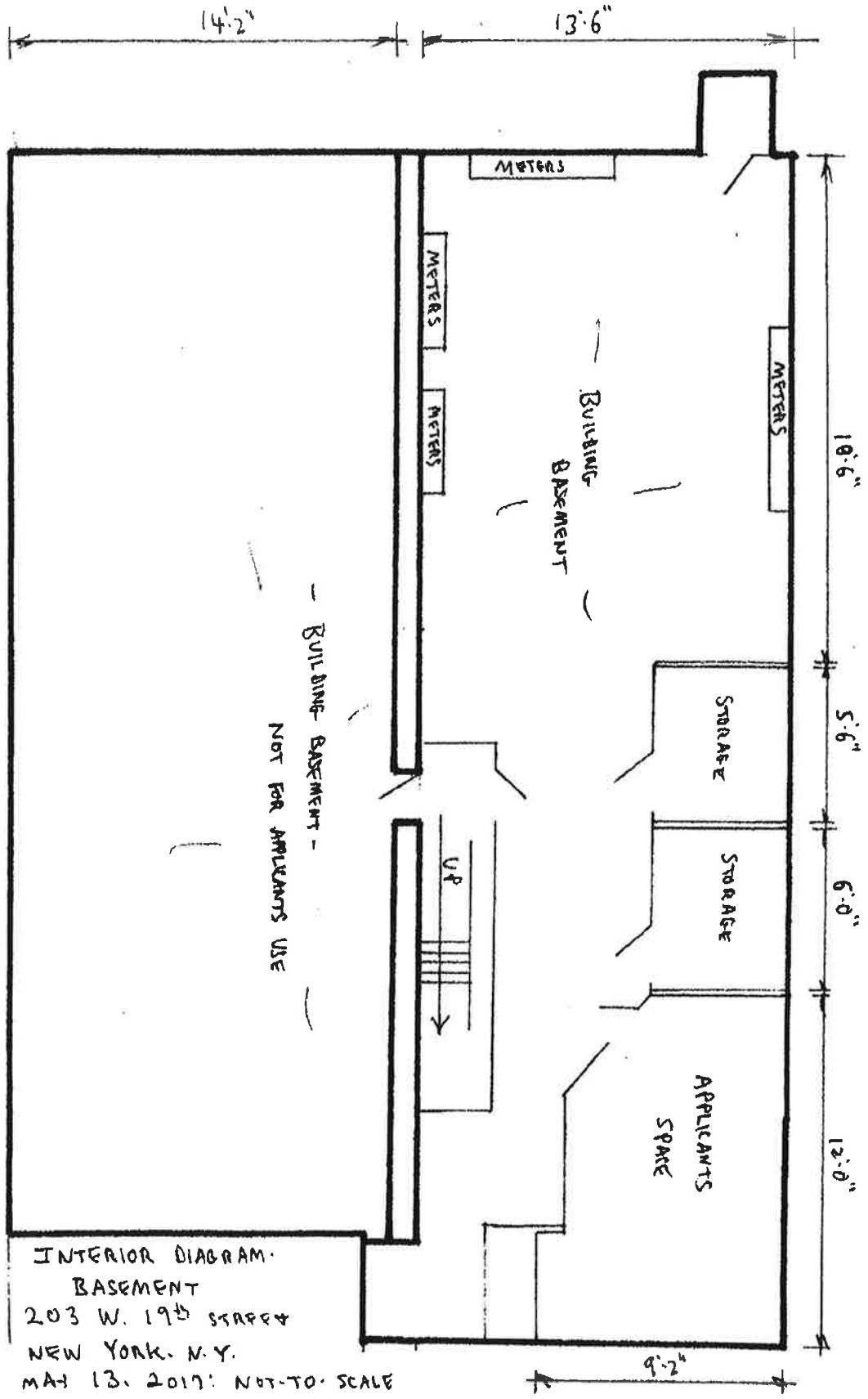
12-10  
12-11  
12-12



ALLIANCE: 203 WEST 19 TAVERN INC  
 INTERIOR DIAGRAM - MAIN FLOOR  
 203 W. 19<sup>TH</sup> STREET  
 NEW YORK, N.Y.  
 MAY 13, 2017:

- NOT-TO-SCALE -

APPLICANT: 203 WEST 19 AVENUE INC



INTERIOR DIAGRAM.  
BASEMENT  
203 W. 19<sup>th</sup> STREET  
NEW YORK, N.Y.  
MAY 13, 2017. NOT-TO-SCALE

# Proximity Report for Location:

March 26, 2019

203 W 19 St, 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.

## Closest Liquor Stores

| Name                        | Address           | Approx. Distance |
|-----------------------------|-------------------|------------------|
| CHELSEA WINE CELLAR INC     | 200 W 21ST STREET | 440 ft           |
| LE GARREC NYC LLC           | 111 W 20TH ST     | 910 ft           |
| CHELSEA WINE COUNTRY INC    | 86 7TH AVENUE     | 930 ft           |
| LANDMARK WINE & SPIRITS INC | 167 W 23RD STREET | 1090 ft          |
| FORAGERS WINES CHELSEA LLC  | 231 8TH AVE       | 1090 ft          |
| WINE GALLERY INC,THE        | 576 6TH AVENUE    | 1250 ft          |
| SUEBOB LIQUOR INC           | 312 W 23RD STREET | 1360 ft          |

## Churches within 500 Feet

| Name | Approx. Distance |
|------|------------------|
|------|------------------|

## Schools within 500 Feet

| Name | Address | Approx. Distance |
|------|---------|------------------|
|------|---------|------------------|

## On-Premise Licenses within 750 Feet

| Name                           | Address             | Approx. Distance |
|--------------------------------|---------------------|------------------|
| PETER MCMANUS CAFE INC         | 152 7TH AVE         | 80 ft            |
| 156 SEVENTH AVENUE GROUP LLC   | 156 7TH AVENUE      | 80 ft            |
| 160 BISTRO INC                 | 160 7TH AVE         | 115 ft           |
| 223 WEST CORP                  | 223 W 19TH ST       | 130 ft           |
| MESTRE INC                     | 172 7TH AVENUE      | 260 ft           |
| 132 7TH AVE REST LLC           | 132 7TH AVE         | 295 ft           |
| FT SEVENTH AVE LLC             | 176 7TH AVENUE      | 315 ft           |
| MEJO LLC                       | 259 W 19TH ST       | 435 ft           |
| 119 7TH AVENUE CAFETERIA LLC   | 119 121 1/2 7TH AVE | 485 ft           |
| CHELSEA 191 CORP               | 191 7TH AVE         | 560 ft           |
| BKUK 9 CORP                    | 197 7TH AVE         | 600 ft           |
| MNY CHELSEA LLC                | 112 7TH AVENUE      | 625 ft           |
| FILLIP'S CATERING INC          | 200 202 7TH AVE     | 640 ft           |
| SYS CHELSEA INC                | 206 7TH AVE         | 665 ft           |
| DLK RESTAURANTS LLC            | 206 7TH AVE         | 665 ft           |
| RUBY SLIPPERS HOSPITALITY CORP | 135 W 18TH ST       | 720 ft           |

Mejo LLC  
1259 W 19th St

223 West Corp  
223 W 19th Street

Ft Seventh Ave LLC  
176 7th Ave

Mestre Inc  
172 7th Avenue

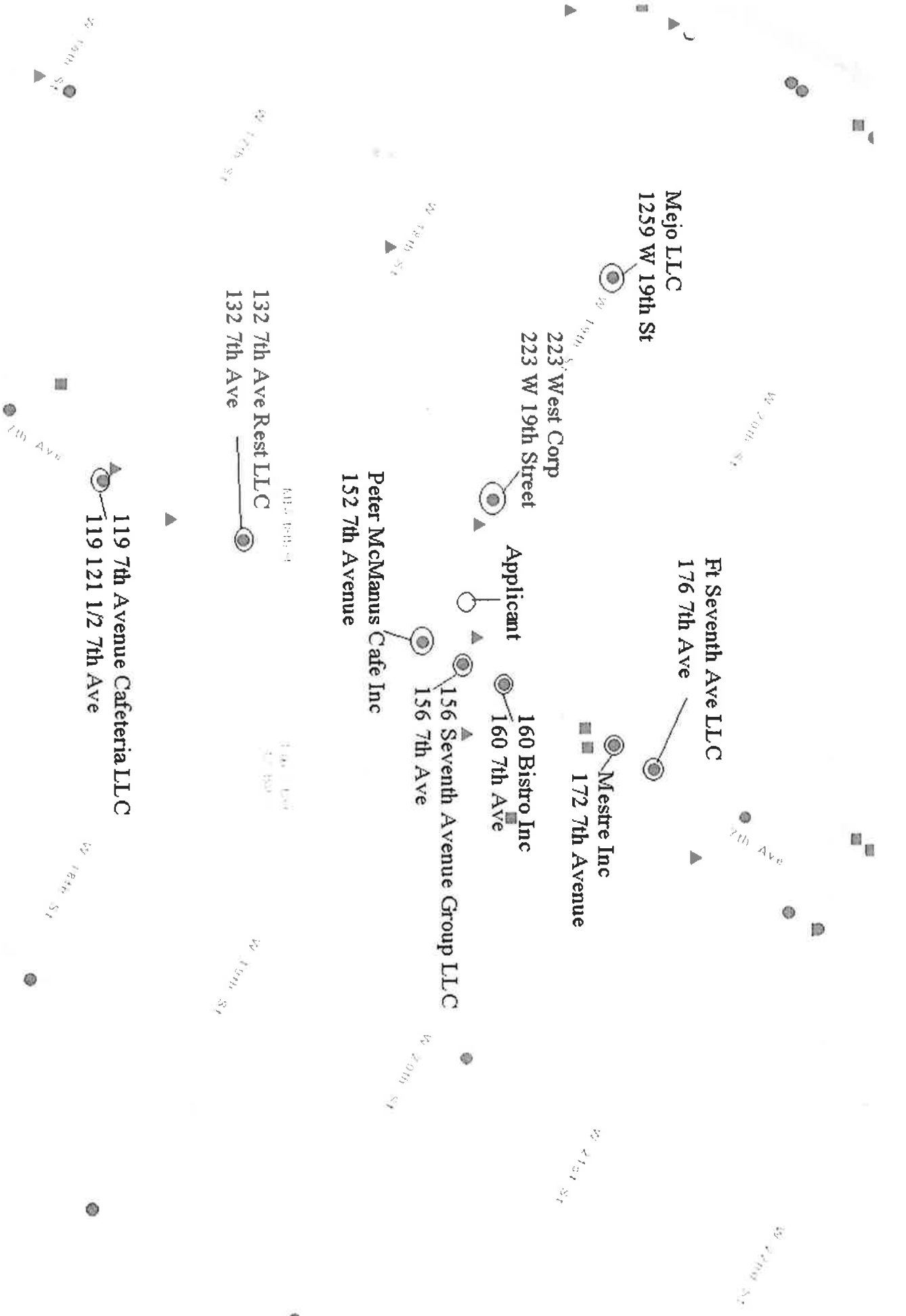
160 Bistro Inc  
160 7th Ave

156 Seventh Avenue Group LLC  
156 7th Ave

Peter McManus Cafe Inc  
152 7th Avenue

132 7th Ave Rest LLC  
132 7th Ave

119 7th Avenue Cafeteria LLC  
119 121 1/2 7th Ave







Jae Yu <nylicense@gmail.com>

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## 203 W 19th Street - Corporate Change

1 message

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Jae Yu <nylicense@gmail.com>

Fri, Mar 15, 2019 at 6:34 PM

To: wborock@hotmail.com, pamela@angel.net, dfranco243@earthlink.net, fcmgt@me.com, merle.levine@gmail.com

Good morning,

My name is Jae Yu and I'm the authorized representative for 203 West 19 Tavern Inc d/b/a Beer Run. We have notified Community Board 4 that the licensee will be relinquishing all of her shares of stock to two individuals and will no longer be the sole principal of the corporation. The business operation will remain the same. Our application will be reviewed by the Business Licenses and Permits Committee meeting on April 9 at 6:30pm at Fountain House, 425 W 47th Street, so any input will be appreciated. Thank you for your time.

Sincerely,  
Jae Yu

**NEW YORK BUSINESS CONSULTING CO.**  
38-25 150th Street  
Flushing, NY 11354  
Tel (718)445-8865  
Fax(718)445-4195

NEW YORK HELD!!!  
 ! please sign! THANKS JOHN & LAUREY

The following undersigned residents of premises and surrounding buildings support the issuance of an

**CORPORATE OFFICER CHANGE license**  
 (Please indicate type of license)

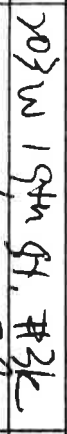



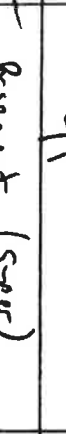

for the following applicant/establishment:

203 WEST 19 TAVERN INC d/b/a BEER RUN

Address of premises: 203 W 19th STREET

This business is a:  bar  restaurant (circle one) or describe other: TAVERN

The new corporate officers will be Lawrence Good and Dong Hun Hyun.

| Date | Name (Please Print) | Signature   | Address            |
|------|---------------------|---|--------------------|
| 3/22 | CHAO SUN            |  | 203 W 19th St, #3k |
|      | STANWYN MAYER       |  | 203 W 19 St        |
|      | ANNA PRUNZILI       |  | 5 F                |
|      | Matt Larson         |  | 4F                 |
|      | CHAO HONG           |  | 4F                 |
|      | Alvaro Macielands   |  | Basement (500)     |
|      |                     |   |                    |
|      |                     |   |                    |
|      |                     |   |                    |