

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Hudson Yards By Rhubarb LLC		DOING BUSINESS AS (DBA) Journal	
STREET ADDRESS 500 West 33rd Street AKA 20 Hudson Yards Unit RU 507		CROSS STREETS 10th and 11th Avenues	ZIP CODE 10018
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: PB Jacobse	ATTORNEY/ REPRESENTAIVE	NAME: Robert S Bookman - Pesetsky and Bookman
	PHONE: 00112088123200		PHONE: 212-513-1988
	EMAIL: pb@rhubarb.com		EMAIL: rbookman@pandblegal.com
MANAGER	NAME: Alex Metz	LANDLORD	NAME: ERY Retail Podium LLC
	PHONE: 201-286-5357		PHONE:
	EMAIL: alexmetz@gmail.com		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" 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?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	<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	<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.	YES	<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.	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	NO	

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	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
	Kitchen	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
	Music	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
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		185	46	140	1	1	17		
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A					
How many floors are there? What is the capacity for each floor?					1 Floor - 185 people				
How frequently will the owner(s) be at the establishment?					75% of the time				
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	NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	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	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?	<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	New Construction
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> 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		
	# 2		
	# 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?	03/08/2018		
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.	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input type="radio"/> NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A New Construction		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
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	NO	NA - premises within mall
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	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?	YES	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?	YES	NO	NA
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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" 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	NO	NA
Where will the air conditioner be located? What type is it?	AHU connecting to building chilled font		
When was the air conditioner installed?	New - to be installed		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	<input checked="" type="radio"/> 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	N/A
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	N/A
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	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
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

OUTDOOR ITEMS – SIDEWALK CAFÉ		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	<input checked="" type="radio"/> NO
Will applicant be applying for a sidewalk café now or in the future?	YES	NO N/A
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO N/A
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 cafe?	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 st and March 21 st , 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
4/4/18 full board meeting, with 34 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	 Vonl Baker 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>Laraine Beament Chief Financial Officer</p> <p>PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>03/08/2018</p> <p>DATE</p>
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3/12/18

NOTE: FOR ALL REFERENCES CODES REFER TO SAMPLE CONTROL BOOK

PLEASE NOTE:
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REVISIONS:

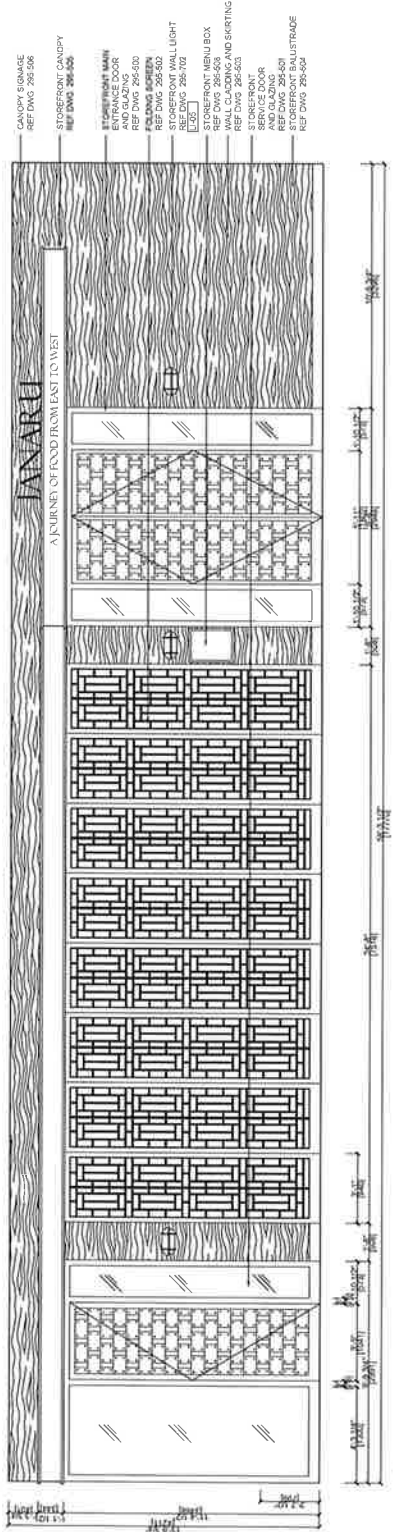
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 75 WAPPING LANE, WAPPING LONDON E10 1JG
 TEL: 020 7491 4000 FAX: 020 7491 4001
 WWW.ROBERTANGELLDISIGNINTERNATIONAL.COM

CLIENT TITLE:
 R-LEASERS LLC

PROJECT TITLE:
 PLOSON YARDS
 UNIT 202

DRAWING TITLE:
 ELEVATIONS
 STOREFRONT ELEVATION A

SCALE: 3/8" = 1'-0" @ ANRSD
DATE: 24.11.2017
DRAWN: RAD
ISSUED: 02.03.2018
PROJECT NO.: 205
DRAWING NO.: 200
REVISION: 1



CANOPY STORAGE
 REF DWG 205-506

ENTRANCE DOOR
 AND GLAZING
 REF DWG 205-502

STOREFRONT WALL LIGHT
 REF DWG 205-502

STOREFRONT MENU BOX
 REF DWG 205-503

STOREFRONT
 AND GLAZING
 REF DWG 205-501

ENTRANCE
 REF DWG 205-504

Proximity Report for Location:

March 8, 2018

500 W 33rd St, New York, NY, 10001

* 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
MEENA SAMANI CORPORATION	460 W 34TH ST	265 ft
ADB&SAB LLC	554 W 30TH ST	985 ft
ODYSSEY WINE & SPIRITS INC	490 10TH AVE	1235 ft
474 9TH AVE INC	474 9TH AVENUE	1335 ft
SHILORI INC	486 9TH AVENUE	1505 ft
MWC RETAIL LLC	606 W 28TH ST SUITE A	1605 ft
NRS WINE AND LIQUOR INC	403 8TH AVE	1860 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Michaels Church	240 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SAVORY & SWEET LLC	404 10TH AVE AKA 450 W 33RD ST	215 ft
ROCKY'S BAR & RESTAURANT INC	460 W 34TH ST	285 ft
444 TENTH F&B LLC	444 10TH AVE	525 ft
PHILLIPS 35 INC	450 10TH AVE	620 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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Unmapped licenses within zipcode of report location

Name	Address
REINS INTERNATIONAL NEW YORK INC	146 150 W 25TH ST



journal

BRUNCH

Kick off your weekends at journal

WARM UP

FRESH FRUITS
GREAT YOGHURTS
ASIAN TWISTED PASTRIES

SERIOUS

ENGLISH BREAKFAST BIBIMBAP

Hot skillet show stopper of fried rice, egg, smoked bacon, spiced sausage.

EGGS BENEDICT, ROYALE OR FLORENTINE

with seeded muffin, yuzu hollandaise

HOT SMOKED SALMON

poached egg, seasonal greens, toasted seeds

ALL-IN ROBATA BREAKFAST FEAST

Pork belly, beef short rib, sausage, field mushrooms, vine tomatoes, potatoes, eggs any style, cooked over the coals, with chipotle hot sauce

CONGEE

crispy duck, slow cooked egg

KOREAN PANCAKES

fried egg, spring onion, gochujang

SHAKSHOUKA

labneh, griddled bread, zhoug

TREAT YOURSELF

ROBATA ROASTED PINEAPPLE

miso caramel, tonka bean ice cream

BLACK SESAME WAFFLE

smoked miso ice cream

MATCHA SOFT SERVE

caramel waffle cone, white chocolate crumble

DOUGHNUTS COOKED TO ORDER

Choose your filling:

YUZU CURD

MATCHA CUSTARD

SALTED PEANUT
CARMEL CUSTARD



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SWEET

ROBATA ROASTED PINEAPPLE

miso caramel, tonka bean ice cream

WARM CHOCOLATE PUDDING

black sesame ice cream

COCONUT RICE PUDDING

sake leese ice cream

'PBJ' SOUFFLÉ

MATCHA SOFT SERVE

caramel waffle cone, white chocolate crumble

DOUGHNUTS COOKED TO ORDER

Choose your filling

YUZU CURD

MATCHA CUSTARD

SALTED PEANUT CARAMEL CUSTARD



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SNACKS

- STEAMED EDAMAME
smoked sea salt, lime
- SINGAPORE CHILLI
CRAB CROQUETTES
- ROCK SHRIMP TEMPURA
spicy mayo, black truffle
- CHARRED PADRON PEPPERS
- WAGYU POPCORN

RAW / NEARLY RAW

- SEA BASS
extra virgin olive oil, chilli, lemon, basil
- TUNA
melon, black olive
- SALMON
horseradish, lime, avocado, shiso
- OYSTERS
wasabi buttermilk
- SCALLOP
apple, fermented kohlrabi,
Chinese chilli oil
- YELLOW TAIL
jalapeño, orange, coriander

ROBATA

SKEWERS

SWEET POTATO
shitake, sweet soy, shichimi

AUBERGINE
tahini, pomegranate, mint

OCTOPUS
smoked chilli, lime

MONKFISH
mojo verde

BURMESE CHICKEN
puffed rice crackling

LAMB SHAWRAMA
funky open kebab

PLATES

ASPARAGUS
brown butter emulsion, meyer lemon

COAL BAKED POTATOES
cheese, chive

GULF SHRIMP TOSTADA
chilli, lime & shiso

SCALLOPS
smoked miso butter, cucumber, caviar

JAPANESE PORK BELLY
cucumber, sesame

KOREAN BEEF SHORT RIB
bone marrow crumble

PLATES

SMALL

JERUSALEM ARTICHOKE
silken tofu & caviar

DAIKON
heritage radish, lemon, olive oil, truffle

TREACLE GLAZED SMOKED EEL
apple & kohlrabi slow, truffle

TORCHED MACKEREL
ponzu

DUCK GYOZA
ginger, green onion & sansho pepper

CHICKEN WING PRESSED & SEARED
jalapeño butter, watermelon, feta

WAGYU BEEF SLIDERS
kimchi ketchup, gochujang

LARGE

FILLET OF BEEF
thin slices of beef, served with hot stones so you
can cook at the table yourselves,
served with sauces, seasonings, sides etc

WHOLE ROASTED MONKFISH TAIL

ASIAN SEAFOOD PLATTER

SEASONAL VEGETABLE FEAST
Celebrating veggies, light, seasonal, for the table.

SIDES
STICKY RICE
BROWN RICE
KIMCHI FRIED RICE
CHARRED GREENS, WHIPPED AIOLI
SEASONAL LEAVES, TOASTED SEEDS

