

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

| | | | |
|---|---|--|---|
| CORPORATION NAME RGZBP LLC | | DOING BUSINESS AS (DBA) Z BEST PIZZA | |
| STREET ADDRESS 623 11th Avenue | | CROSS STREETS 46th STREET | ZIP CODE 10036 |
| OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small> | NAME: ROBERT GANS | ATTORNEY/ REPRESENTATIVE | NAME: ALISON BLAINE |
| | PHONE: 212 246-4090 | | PHONE: 212-246-9090 |
| | EMAIL: howardr@pecnyc.com | | EMAIL: Ablaine@METLUMBER |
| MANAGER | NAME: JOE PITONE | LANDLORD | NAME: 623 11th Avenue LLC |
| | PHONE: 646-400-3894 | | PHONE: (212) 246-9090 |
| | EMAIL: Joe.Pep07@yahoo.com | | EMAIL: howardr@pecnyc.com |
| APPLICATION TYPE <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe | | | |
| <input type="radio"/> 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? | DAISY MAE BBQ 623 11th Ave | |
| | What were the dates applicant was involved with this former premise? | 2004 - 2017 | |
| <input type="radio"/> Corp Change/Class Change/Removal | What is the license # and expiration date? | | |
| | Is applicant making any alterations or operational changes? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO |
| | If alterations or operational changes are being made, please describe/list all changes. | Inside Decoration + PIZZA Ovens | |
| <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: | | |
| METHOD OF OPERATION | | | |
| TYPE OF ALCOHOL | <input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider | | |
| ESTABLISHMENT TYPE | <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 SLA? If yes, when? If no, when do you plan to file? | YES | <input checked="" type="radio"/> NO | 3 weeks |
| 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? | YES | <input checked="" type="radio"/> NO | |

| OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons) | | | | | | | | | |
|--|--|--|------------------|-----------------|--|-------------------------------------|---------------------------------|---------|--|
| HOURS* (Indoor Only) | | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY | |
| | Operation | CLOSED | 11-10 | 11-10 | 11-10 | 11-11 | 11-11 | 12-9 | |
| | Kitchen | CLOSED | 11-9:30 | 11-9:30 | 11-9:30 | 11-10:30 | 11-10:30 | 12-8:30 | |
| | Music | | | | | | | | |
| 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 | 74 | 74 | 14 | 44 | | | | | |
| OUTSIDE (Other than sidewalk café) | <i>not applicable</i> | | | | | | | | |
| SIDEWALK CAFE | | | | | | | | | |
| How many floors are there? What is the capacity for each floor? | | | | | First Floor w/ 70 Persons; Mezz w/ 4 Persons | | | | |
| How frequently will the owner(s) be at the establishment? | | | | | Daily | | | | |
| 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? | | | | | 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? | | | | | YES | <input checked="" type="radio"/> NO | | | |
| Will applicant be using delivery bicycles? If yes, how many? | | | | | <input checked="" type="radio"/> YES | NO | As Many As Is Required | | |
| 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? | | | | | YES | | | | |

| 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 | CLINTON |
| Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection? | <input checked="" type="radio"/> YES <input type="radio"/> NO | C of O |
| Is a Public Assembly permit required? | YES <input type="radio"/> <input checked="" type="radio"/> NO | |
| Are your plans filed with DOB? | <input checked="" type="radio"/> YES <input type="radio"/> NO | Yes |

| 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 | Steve Fanto West 46 street Block Assoc |
| | # 2 | Alison Tupper W 46 Street |
| | # 3 | Chara Widawski W 45 th street |
| | # 4 | DAVID STUART W 45 th street BA |
| | # 5 | Larry Roberts W 47/48 street |
| 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? | | |
| FRONT STAGE 11 th AVE Side of Store W 46 th ST | | |
| 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 | 646-400-3894 |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage? | YES <input type="radio"/> <input checked="" type="radio"/> NO | |

| BUILDING DESIGN | | | |
|---|--------------------------------------|-------------------------------------|--|
| State the name and type of business previously located in the space. | DAISY MAE BBQ | | |
| 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 | DAISY MAE BBQ |
| Do you plan any changes to the existing façade? If yes, please describe. | <input checked="" type="radio"/> YES | <input type="radio"/> NO | SINGLE WINDOW ADDED TO 46 STREET |
| Will applicant have a vestibule within the establishment? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Will applicant use a storm enclosure? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | Yes 2 Temporary Vestibules |
| 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) | FRENCH DOORS | GARAGE DOORS | <input checked="" 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 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 checked="" 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? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will the establishment have a canopy extending over the sidewalk? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | AWNINGS |
| Where will the air conditioner be located? What type is it? | Yes Packaged units on roof | | |
| When was the air conditioner installed? | 2005 | | |

| OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE | | |
|--|--------------------------------------|-------------------------------------|
| 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 | <input checked="" type="radio"/> NO |
| Are the floorplans for the outdoor space(s) included? | 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 checked="" type="radio"/> YES | NO |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service? | <input checked="" type="radio"/> YES | NO |
| 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? | <input checked="" type="radio"/> YES | NO |
| 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 | <input checked="" type="radio"/> NO |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors? | <input checked="" type="radio"/> YES | NO |

| OUTDOOR ITEMS – SIDEWALK CAFÉ | | |
|--|--------------------------------------|-------------------------------------|
| Has the applicant/owner(s) read MCB4 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 checked="" type="radio"/> YES | <input 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 application and plans. | <input type="radio"/> YES | <input checked="" type="radio"/> NO |
| Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service? | <input type="radio"/> YES | <input checked="" type="radio"/> NO |
| Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant mark the perimeter of the café on the sidewalk? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will the service and consumption of alcohol in the sidewalk café only be via seated food service? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will the sidewalk café not provide standing space for drinking or smoking? | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO |
| 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 |
| Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant use umbrellas? | <input type="radio"/> YES | <input checked="" type="radio"/> 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? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |

IF NECESSARY

ADDITIONAL STIPULATIONS: (Office Use Only)

ANY SIGN ENCLAVE
SHALL EXTEND NO FURTHER
THAN 18" FROM BUILDING
FACADE.

THIS APPLICATION ~~DOES~~ NOT
EXTEND TO ANY SIDEWALK
CASE.

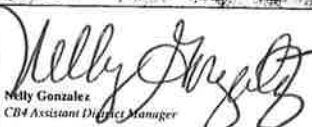




- APPLICANT WILL WORK WITH
CITY TO INSTALL BIKES
RACK & WILL NOT
INSTALL BY OWN ~~SELF~~

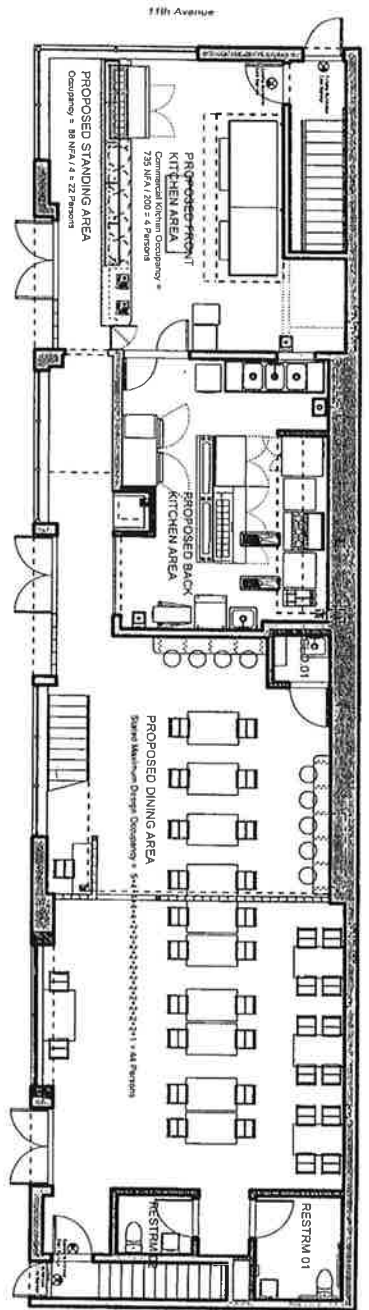
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.

~~SELF~~
RACK

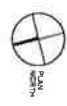
ADDITIONAL STIPULATIONS: (Office Use Only), Continued

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 June 5, 2019 full board meeting, with 45 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible) | | <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 | |
| CB4 REPRESENTATIVES | | | |
|  Nelly Gonzalez CB4 Assistant District Manager |  Frank Holonjic CB4 BLP Committee Co-Chair |  Yoni Bokser 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 → |  PRINT NAME OF APPLICANT |  SIGNATURE OF APPLICANT | 5/14/2019 DATE |



EXISTING FIRST FLOOR: 2,540 GFA
 NO CHANGE IN SIZE, USE, EGRESS OR OCCUPANCY
 USE: EATING & DRINKING ESTABLISHMENT
 OCCUPANCY: 22 x 4 + 44 = 70 Persons
 Occupant Loads per 1968 BC Table 6-2



| | | | |
|--|---|---|----------------------------------|
| BALESTRI ARCHITECTS <small>40 W. 20th Street, 20th Floor New York, New York 10011 Tel: (212) 691-1200 Fax: (212) 691-2009 balesstri.com</small> | PROJECT TITLE Hills Kitchen Pizzeria <small>823 11th Avenue New York, NY 10018</small> | DWG TITLE Pizzeria Floor Plan <small>SCALE: 1/8" = 1'-0" DATE: 27 March 2019</small> | DWG NO.: SK-030 |
|--|---|---|----------------------------------|

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6 BUFFALO WINGS,
2 LITER SODA

\$39.95 +tax

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6 2 LITER SODA

\$29.95 +tax

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PARMIGIANA HERO,
3 CALIC KNOWS, 2 L SODA

\$39.95 +tax

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HEROS

- Eggplant Parmigiana 9.00
- Chicken or Shrimp 10.00
- Shrimp Parmigiana 10.50
- Fried Shrimp, Lettuce & Tomato 10.50
- Meatball or Sausage Parmigiana 8.50
- Sausage, Peppers & Onions 9.50
- Hallan Combo 9.50
- American Combo 8.00

PANINI & WRAPS

- Grilled Chicken with fresh mozzarella, roasted peppers 8.00
- Grilled Chicken with broccoli, roto, fresh mozzarella 9.00
- Grilled Chicken with ovoido, hornitos, mozzarella 8.50
- Grilled Skirt Steak with fresh mozzarella, sauteed onions 9.00
- Breaded Chicken Cutlet with cheese, tomatoes, balsamic dressing 8.50
- Poastallo with fresh mozzarella, onion, roasted peppers, fig dressing 8.50
- Breaded eggplant with fresh mozzarella, roasted peppers, tomatoes 8.50

BURGERS

- Z-Best Burger with cheese, lettuce, tomatoes, onions & French fries 14.00

BEVERAGES

- Soft Drinks 1.50
- Espresso 2.50
- Capuccino 4.00
- Son Pellegrino 1/2 L 3.00 • 1 L 5.00
- Hot Tea/Coffee 2.00

DESSERTS

- Cannoli 6.50
- Tranisu 6.50
- Cheesecake 4.00
- Tiramisu Cup 6.00

GOURMET CATERING

| | | |
|---------------------------------------|----|-----|
| Spaghetti with garlic & EVOO | 5m | 19 |
| Linguine with red or white clam sauce | 35 | 70 |
| Rigatoni Bolognese | 40 | 80 |
| Rigatoni or Penne Al Filetto | 40 | 80 |
| Di Pomodoro | 40 | 75 |
| Penne Primavera | 40 | 75 |
| Penne or Rigatoni ala Vodka | 40 | 75 |
| Stuffed Shells | 45 | 85 |
| Fried Calamari | 50 | 90 |
| Shrimp Parmigiana | 60 | 120 |
| Shrimp Scampi | 60 | 120 |
| Shrimp Francese | 60 | 120 |
| Breaded Shrimp | 60 | 120 |
| Chicken Parmigiana | 50 | 95 |
| Chicken Francese | 50 | 95 |
| Chicken Marsala | 50 | 95 |
| Chicken Primavera | 55 | 100 |
| Grilled Chicken with Broccoli Rabe | 50 | 95 |
| Eggplant Parmigiana | 40 | 75 |
| Eggplant Rollatini | 45 | 85 |
| Sausage, Peppers & Onions | 45 | 85 |
| Meatball Parmigiana | 45 | 80 |
| Veal Parmigiana | 60 | 120 |
| Veal Francese | 60 | 120 |
| Veal Marsala | 60 | 120 |



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