

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
174 8th Avenue Cafe Inc.		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
174 8th Avenue		18/19	10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Eugene Lennon, Paul McDaid Ronan Carter	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Michael J. Paleudis
	<b>PHONE:</b> (914) 907-3094, (917) 488-6128 (917) 600-3096		<b>PHONE:</b> (212) 835-6768
	<b>EMAIL:</b> genebantrin@aol.com p.mcdaid1@gmail.com ronancarter89@gmail.com		<b>EMAIL:</b> mjp@paleudislaw.com
<b>MANAGER</b>	<b>NAME:</b> Paul McDaid	<b>LANDLORD</b>	<b>NAME:</b> 174 8TH AVENUE ASSOCIATES, INC
	<b>PHONE:</b> see above		<b>PHONE:</b> (212) 956-1377
	<b>EMAIL:</b> see above		<b>EMAIL:</b> kaliontzakis@gmail.com
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?	Trinity Pub, 229 E 84th Street, New York, NY 10028, 1995 to Present (Lennon) Gael Pub, 1465 3rd Ave #1, New York, NY 10028, 2004 to Present (Lennon)	
	What were the dates applicant was involved with this former premise?	Banshee Pub, 1373 1st Avenue A, New York, NY 10021, 2000 to Present (Lennon) Molly Blooms, 43-13 Queens Blvd, Sunnyside, NY 11104, 2016-2017 (McDaid)	
<input type="checkbox"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> <b>Alteration</b>	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 checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" 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="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	2/26/18
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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	
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="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

4:00 a.m.


RD

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11:00 am - 4:00 am	→						
	Kitchen	11:00 am - 1:00 am	→						
	Music	11:00 am to 4:00 am	→						
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	191	130	7 (up) 16 (down)	14 (up) 40 (down)	0	2	5 (up) 15 (down)		
OUTSIDE (Other than sidewalk café)	n/a	16	8	16	0	0	n/a		
SIDEWALK CAFÉ	n/a	n/a	n/a	n/a					
How many floors are there? What is the capacity for each floor?					2 + cellar (118 ground floor, 73 second floor)				
How frequently will the owner(s) be at the establishment?					Daily				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO			
Will applicant have bottle or table service for beverage alcohol?					YES	NO			
Will you be hosting private; promotional or corporate events?					YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	NO			
Will you have a security plan? If, yes please attach.					YES	NO			
Will security plan be implemented?					YES	NO			
Will State certified security personnel be used?					YES	NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	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	n/a		
Where will delivery bicycles be stored during the day when not in use?					n/a				

RD

X

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO <input checked="" type="checkbox"/>
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES <input checked="" type="checkbox"/>	NO
Is a Public Assembly permit required?	YES <input checked="" type="checkbox"/>	NO
Are your plans filed with DOB?	YES	NO <input checked="" type="checkbox"/>

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	Applicant sent an email to every tenant and block association in the list provided by Nelly Gonzalez on 1/26. Ethan Felson requested additional information which was provided. Although applicant has offered to meet with these associations, to date none have taken applicant up on its offer.
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		n/a
Who was your contact person at each group you met with?		n/a
When did applicant post the notice that was provided?		2/8/18
Where did applicant post the notice that was provided?		Front window of premises
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES <input checked="" type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES <input checked="" type="checkbox"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Restaurant - Sugar & Spice		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Sugar & Spice
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Replace awning and repaint facade
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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> <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?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<i>[Signature]</i>
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	signage TBD, it will likely be lit with gooseneck spotlights
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	On roof, Carrier		
When was the air conditioner installed?	w/in last 7 years		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
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	Rooftop
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	Applicant will comply with the law
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	

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> 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 type="checkbox"/> YES	<input type="checkbox"/> NO	

**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
- DJ will be for private events only and will cease no later than 1 a.m.
- Any live music will be limited to three performers and will cease no later than 1 a.m.
- 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 35 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

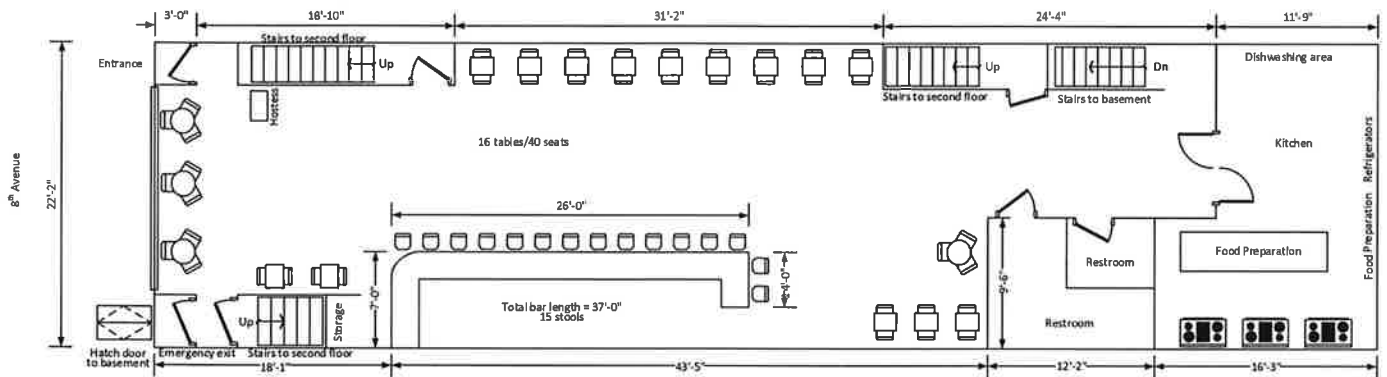
**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Foni Bakser CB4 BLP Committee Co-Chair
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

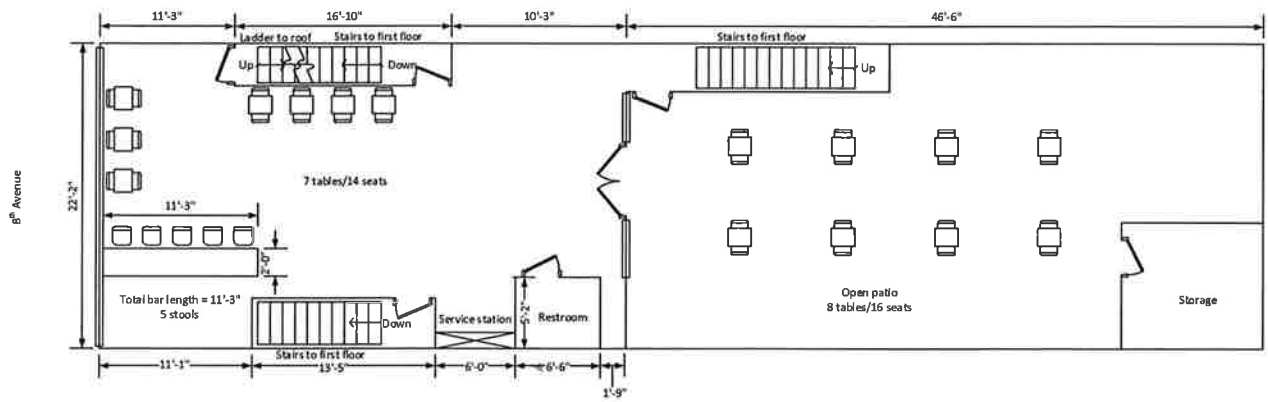
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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><b>SIGN HERE</b> →</p>	<p>EUGENE LENNOX</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>2/17/18</p> <p>DATE</p>
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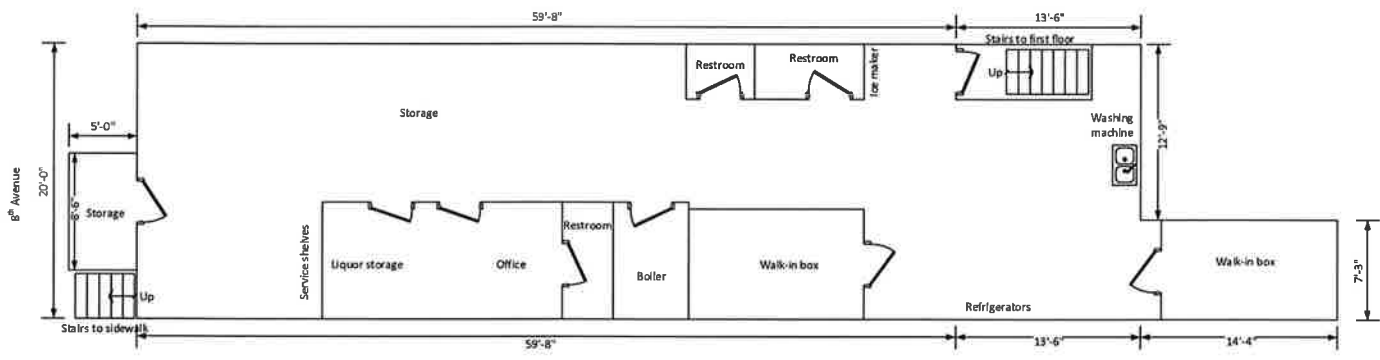
INTERIOR DIAGRAM – First Floor  
 174 8<sup>th</sup> Avenue  
 New York, NY  
 January 7, 2018

NOT TO SCALE



INTERIOR DIAGRAM – Second Floor  
 174 8<sup>th</sup> Avenue  
 New York, NY  
 January 7, 2018

NOT TO SCALE



INTERIOR DIAGRAM - Basement  
 174 6<sup>th</sup> Avenue  
 New York, NY  
 January 7, 2018  
 NOT TO SCALE

## TO START

### FRENCH TOAST STICKS

7

### LOADED TATER TOTS

CHEDDAR, CHEESE CURDS, CHIVES, BACON, CHIPOTLE  
CREMA - 10  
ADD BACON 3

### LITTLE PIGGIES

DEEP-FRIED WAFFLE-BATTERED BREAKFAST SAUSAGE  
WITH BROWN BUTTER MAPLE SYRUP - 10

### B.E.C BITES

CORNMEAL-CRUSTED, BACON, EGG, CHEDDAR, AND  
CRISPY POTATOES WITH CHIPOTLE SAUCE - 8

## SIDES

HOME FRIES 6  
SAUSAGE 6  
TOAST 3  
SALAD 5  
BACON 6

THE BONNIE SOURCES INGREDIENTS FROM NEW YORK'S  
FINEST GROWERS, BUTCHERS, CHEESEMONGERS AND  
BAKERS

## MAINS

### SMASHED AVOCADO TOAST

TWO POACHED EGGS, CUCUMBERS, FETA, MINT, ALEPPO  
PEPPER - 15  
ADD SMOKED SALMON 7  
ADD BACON 3  
ADD TEMPEH BACON 2

### EGGS BENEDICT

CHOICE OF MUSHROOM OUXELLES OR COUNTRY HAM ON  
ENGLISH MUFFIN WITH HOLLANDAISE - 14  
SUB SMOKED SALMON 8

### DRY AGED BREAKFAST BURGER

PAT LAFRIEDA DRY AGED BLEND, FRIED EGG, PIMENTO  
CHEESE, BACON, PICKLED JALAPEÑOS, HASH BROWN - 18

### VEGAN BLT

HEIRLOOM TOMATO, TEMPEH BACON, PICKLED  
JALAPEÑO, BIBB LETTUCE, VEGAN MAYO, SOURDOUGH,  
HASH BROWN PATTY - 14

### BACON, EGG & CHEESE DELUXE

CRISPY POTATO, PICKLED JALAPEÑOS, AMERICAN  
CHEESE & CHIPOTLE MAYO ON KAISER ROLL - 12  
ADD AVOCADO 3

### FRITTATA

GOAT CHEESE, POTATO, PIMENTOS, CARAMELIZED  
ONION, ARUGULA - 13

### FRIED CHICKEN & WAFFLE

ROSEMARY BUTTER, BROWN BUTTER MAPLE SYRUP - 14

### STEAK & EGGS

HANGER STEAK, FRIED EGG, HOME FRIES, BÉARNAISE  
AIOLI - 20

### BISCUITS AND GRAVY

SPICY PORK SAUSAGE - 11  
ADD TWO EGGS 3

### SMOKED SALMON BOARD

CAPER CREAM CHEESE, TOMATO, ONION, DILL PICKLES,  
BIALY - 16

### ALMOND & QUINOA GRANOLA PARFAIT

FRESH BERRIES, GREEK YOGURT - 9

### ROASTED SQUASH & KALE

BUTTERNUT SQUASH, MANCHEGO CHEESE, PUMPKIN  
SEEDS, GRANNY SMITH APPLE, RED KALE,  
POMEGRANATE, SHERRY VINAIGRETTE - 14

## SNACKS & SHARES

### NEW ENGLAND CLAM CHOWDER

SMOKED BACON, LITTLENECK CLAMS, RUSSET POTATO,  
CELERY, LEEKS - 13

### SHISHITO PEPPERS

TAJIN SALT, LIME - 10

### BEER BATTERED PICKLES

MCCLURE'S PICKLES W/ SMOKY SAUCE - 8

### CRISPY SQUASH RINGS

CILANTRO CHUTNEY - 10

### CHICKEN WINGS

CHOICE OF:

BUFFALO, VALENTINA, CELERY, CARROT, RANCH-BLUE  
SAUCE 12

GENERAL TSO'S, SZECHUAN CHILES, SCALLIONS 12

### PIGS IN A BLANKET

EVERYTHING SPICE, HOUSE MADE RYE MUSTARD - 11

## SALADS

### BONNIE CAESAR

BABY ROMAINE, PARMIGIANO REGGIANO, HOUSE MADE  
CAESAR DRESSING, GARLIC CROUTON, ANCHOVY - 14  
ADD GRILLED CHICKEN 5

### ROASTED SQUASH & KALE

BUTTERNUT SQUASH, MANCHEGO, PUMPKIN SEEDS,  
GRANNY SMITH APPLE, RED KALE, POMEGRANATE,  
SHERRY VINAIGRETTE - 14  
ADD GRILLED CHICKEN 5

## SIDES

### FRENCH FRIES

MALT MAYO - 6/8

### CHEESE FRIES

CHEDDAR & CHEESE CURDS - 10  
ADD BACON 2

### BUFFALO BRUSSELS SPROUTS

BLUE CHEESE, HOT SAUCE - 9

### HOUSE PICKLES

CAULIFLOWER, RADISH, FENNEL, ONIONS & MCCLURE'S -

7

### SIDE SALAD

MIXED GREENS, TOMATO, ONIONS, SHERRY VINAIGRETTE

## MAINS

### PHILLY CHEESE STEAK HOAGIE

MARINATED SHORT RIB, CARAMELIZED PEPPERS &  
ONIONS, HOUSEMADE CHEESE WHIZ, SESAME SEED  
HOAGIE - 16

### BONNIE BURGER

DRY AGED BLEND, BONNIE SPECIAL SAUCE, DOUBLE  
AMERICAN CHEESE, FRIZZLED ONIONS, CRISPY PORK  
BELLY, PICKLES, SESAME BRIOCHE BUN - 17

### DRY AGED CLASSIC BURGER

DRY AGED BLEND, LETTUCE, TOMATO, ONIONS, SPICY  
PICKLES - 14  
ADD BACON 3  
ADD AVOCADO 3  
ADD SMOKED GOUDA / CHEDDAR / AMERICAN 2  
ADD CARAMELIZED OR FRIZZLED ONIONS 1

### MAC & CHEESE

SMOKED GOUDA, MUENSTER, CHEDDAR, SHELLS &  
BREADCRUMBS - 12  
ADD BACON 3  
ADD BROCCOLI 2

### HERB-ROASTED CHICKEN SUPPER

HALF CHICKEN, PRESERVED LEMON MARINADE,  
ROASTED SWEET POTATO WEDGES - 19

### "PASTRAMI" REUBEN (V)

HOUSE-SMOKED VEGAN PASTRAMI, SAUERKRAUT,  
RUSSIAN DRESSING, CASHEW PROVOLONE, PICKLES,  
MARBLE RYE - 15

### GRILLED HANGER STEAK

FRENCH FRIES, WATERCRESS, FRIZZLED ONIONS,  
BÉARNAISE AIOLI - 24

### FRIED CHICKEN SANDWICH

PICKLED JALAPEÑO SLAW, RED EYE MAYO & CRYSTAL  
HOT SAUCE - 13

### CRISPY TACOS

TWO FISH OR CARNITAS TACOS W/PINEAPPLE-CUCUMBER  
SALSA, CABBAGE, CHIPOTLE CREMA, RADISH, CILANTRO  
- 12  
EXTRA TACO 6  
ADD AVOCADO 3

### WINTER BURRATA SANDWICH

FIG JAM, PROSCIUTTO, SOURDOUGH, BALSAMIC,  
ARUGULA, PINE NUT CHUTNEY - 16



## Re: 174 8<sup>th</sup> Avenue

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1. Intermezzo - 202 8<sup>th</sup> Avenue - (386')
2. Charms - 200 8<sup>th</sup> Avenue - (367')
3. El Temerario - 198 8<sup>th</sup> Avenue AKA 265 W. 20<sup>th</sup> Street - (331')
4. Lasagna Ristorante - 196 8<sup>th</sup> Avenue AKA 258 W. 20<sup>th</sup> Street - (251')
5. Chuck & Blade - 184 8<sup>th</sup> Avenue - (157')
6. Rocking Horse Cafe - 182 8<sup>th</sup> Avenue - (125')
7. Buns Bar - 263 West 19<sup>th</sup> Street - (131')
8. Socarrat - 259 West 19<sup>th</sup> Street - (180')
9. Haru - 176 8<sup>th</sup> Avenue - (23') (Closed)
10. Mexique - 160 8<sup>th</sup> Avenue - (219')
11. Montmartre - 158 8<sup>th</sup> Avenue - (261')
12. Thai Sliders - 150 8<sup>th</sup> Avenue - (338')
13. Gluckenheimer at Twitter - 245-249 W. 17<sup>th</sup> Street - (298')
14. Chipotle - 149 8<sup>th</sup> Avenue - (337')
15. Flight 151 - 151 8<sup>th</sup> Avenue - (327')
16. Seamore's - 161 8<sup>th</sup> Avenue - (176')
17. Gym - 167 8<sup>th</sup> Avenue - (119')
18. Cooper's - 169 8<sup>th</sup> Avenue - (108')
19. The Dish - 201 8<sup>th</sup> Avenue - (390')

### Schools & Churches

1. Liberty High School - 250 West 18<sup>th</sup> Street - (245')
2. NYC Lab School for Collaborative Studies - 333 West 17<sup>th</sup> Street - (396')





SANGRIA BAR • TAPAS RESTAURANT • LOUNGE

L'WON  
BEER & SPIRITS  
202-871-0027

L'WON  
BEER & SPIRITS  
202-871-0027

L'WON  
BEER & SPIRITS  
202-871-0027

February \_\_, 2018

New York State Liquor Authority  
317 Lenox Avenue  
New York, NY 10027

*Re: 174 8<sup>th</sup> Avenue Cafe Inc.*  
*Premises: 174 8<sup>th</sup> Avenue, New York, NY*

To Whom It May Concern:

My office represents 174 8<sup>th</sup> Avenue Cafe Inc., a New York Corporation formed for the purpose of establishing a bar and restaurant business at 174 8<sup>th</sup> Avenue in Manhattan. The applicant will do business as "TBD" For the reasons set forth below, the applicant submits that its application should be granted under Section 64(7)(f) of the New York Alcoholic Beverage Control Law (ABC) because granting the on-premises liquor license creates "public convenience and advantage" and is "in the public interest" as contemplated by Section 64(6-a) of the ABC.

- (a) Applicant will offer the Chelsea area the opportunity to enjoy sophisticated high quality American fusion food with a high-end cocktail concept that is not presently offered by other establishments within five hundred feet of the proposed location. The applicant will offer its guests a warm & vibrant setting styled as an early 20<sup>th</sup> Century New York drinking house. Applicant will offer a specialty cocktail list, rotating craft brews, and wine list curated using as many New York crafted products as practicable in order to differentiate its offerings from those within five hundred feet of the proposed location.
- (b) The applicant has, or will, obtain all necessary state and local permits and licenses to operate the restaurant.
- (c) Applicant will implement measures to ensure that the noise level at the establishment is consistent with the existing bars and restaurants in the area, will not create a nuisance, and is in-line with community board stipulations.
- (d) The applicant is located near the subway trains and buses that service the Chelsea area. There are parking garages within walking distance of the premises. In light of the abundant parking and nearby public transportation, granting the instant application will not negatively impact vehicular traffic.
- (e) The establishment maintains much-needed jobs and promotes competitive pricing within the restaurant industry and generates additional City and State tax revenues.

- (f) The premises is not presently licensed and, as far as the applicant is aware, there is no adverse history associated with the premises.
- (g) The applicant has taken affirmative steps to notify Manhattan Community Board 4 (CB4) beyond merely submitting the Standardized 30-Day Notice. On February 20, the applicant met with CB4 [Include Outcome].

For the reasons stated above, the undersigned respectfully submits that the instant application should be approved under Section 64(7)(f) of the ABC because the applicant has demonstrated that granting the instant application is “in the public interest”.

Respectfully submitted,

Michael J. Paleudis, Esq.

DRAFT