



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

BURT LAZARIN
Chair

Jesse Bodine
District Manager

December 23, 2019

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: 27 West Chelsea Inc. d/b/a Il Bastardo
621 West 46th Street, 2nd floor (11/12 Avenues)
License #: 1305161

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends **denial** of the removal application of 27 West Chelsea Inc. d/b/a Il Bastardo, 621 West 46th Street, 2nd floor (11/12 Avenues) because granting this application would not be in the public interest.¹ At its two prior locations -- at 191-195 Seventh Avenue, NY, NY and 544 West 27th Street, NY, NY -- Il Bastardo has been one of the most problematic establishments in this district. Moreover, when the current applicant appeared before MCB4 in connection with the West 27th Street location, the applicant failed to disclose and truthfully represent its intention to reopen Il Bastardo on West 27th Street, a fact that would have been of central relevance to MCB4. Given Il Bastardo's negative operating history and the applicant's prior lack of transparency with MCB4, MCB4 opposes the application to relocate to 621 West 46th Street, NY, NY where it seeks to be open until 4:00 a.m. nightly with a DJ.

As the liquor authority is aware, Il Bastardo at its original location at 191-195 Seventh Avenue (at 21st Street), NY, NY was the subject of constant community complaints, numerous visits by the police, and multiple proceedings before the liquor authority -- which ultimately led Il Bastardo to surrender its liquor license in 2017. Accordingly, later in 2017, MCB4 was very wary when the current applicant's owner, Kristin Solenne, appeared before MCB4 first seeking to open an establishment in the former Il Bastardo Seventh Avenue space and subsequently at 544 West 27th Street. To the best of MCB4's knowledge, Ms. Solenne is married to Robert Malta, whom we understand was a

¹ MCB4's recommendation is based on a vote taken at its December 4, 2019 full board meeting, with 40 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible.

principal at the Seventh Avenue Il Bastardo. At both of her appearances before the Business Licenses and Permits (BLP) Committee of MCB4 in connection with those 2017 applications, Ms. Sollenne insisted that she had no affiliation with Il Bastardo and would be opening her own establishment, which she described as a “family friendly, neighborhood restaurant.” At no point was there a disclosure of any intention to reopen Il Bastardo under the Il Bastardo name and with the same method of operation.

Accordingly, MCB4 was shocked when the applicant’s current location at 544 West 27th Street opened under the name Il Bastardo. The establishment’s website stated, “Il Bastardo has reopened at 544 West 27th Street, NY, NY” and that patron reservations would be moved to this location. The full details of the applicant’s reopening Il Bastardo on West 27th Street are set out in MCB4’s letter to the liquor authority dated January 5, 2018, a copy of which is attached. Unfortunately, as set out in MCB4’s May 16, 2019 letter to the liquor authority (copy attached), the problematic operations of Il Bastardo continued at the West 27th Street location.

When the applicant appeared at the November 12, 2019 meeting of the BLP Committee in connection with the current removal application, Ms. Sollenne again insisted that she had no affiliation with the original Seventh Avenue Il Bastardo, had no intention of reopening it when she appeared before MCB4 in 2017, but rather subsequently decided to take advantage of the Il Bastardo name and brand. These statements should be weighed against the applicant’s own website as discussed above, which announced in 2017 that Il Bastardo would be “reopening” on West 27th Street. At the November 12th meeting, employees of the applicant also stated that they had worked to address the problems at the West 27th Street location previously raised by nearby community members and businesses.

Although MCB4 would welcome Il Bastardo’s departure from West 27th Street, moving the establishment to 621 West 46th Street would not appear to be in the community’s interest. First, the applicant is seeking to greatly expand its operations in the move to West 46th Street. As reflected on their website and confirmed by the applicant at the November 12th BLP Committee meeting, the West 27th Street Il Bastardo currently is open only two days a week: Saturdays from noon until 10:00 p.m. and Sundays from noon until 9:00 p.m. In its current removal application, the applicant seeks to be open seven days a week until 4:00 a.m. nightly. Permitting this applicant with its history of problems with the community and lack of transparency about its operating intentions significantly to expand its operations would be of serious concern to MCB4. Notably, when the BLP Committee asked Ms. Sollenne if she would consider not using the Il Bastardo name on West 46th Street in order to break the connection with the prior problematic operations, Ms. Sollenne stated that she could not agree to do so.

Second, the present application falls within the 500-foot rule as there are 3 (three) OP liquor licenses (and two additional licenses pending) within 500 feet of this address (per the SLA LAMP report). Although the block on which this establishment would be located -- West 46th Street between 11th and 12th Avenues -- is not significantly residential, there are major residential buildings in close proximity. For example, the

Gotham West development, which includes a 30-plus story residential building with hundreds of apartments spanning the entire block of 11th Avenue between 44th and 45th Streets, is approximately only 500 feet from the proposed establishment. Given that many of the issues with Il Bastardo involve the problems caused by its inebriated patrons on nearby streets and for local residents, MCB4 is concerned about the negative effects on reasonable residential quality of life if Il Bastardo were permitted to relocate to West 46th Street.

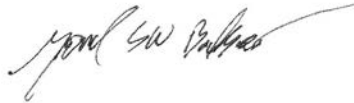
For the reasons stated above, MCB4 requests that the present application be **denied**.

Thank you for your attention and cooperation with this application.

Sincerely,



Burt Lazarin
Chair



Yoni Bokser
Co-Chair
Business Licenses & Permits
Committee



Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee



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BURT LAZARIN
Chair

Jesse Bodine
District Manager

May 16, 2019

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

**Re: 27 West Chelsea Inc
d/b/a Il Bastardo
544 W 27th Street, (10/11)
Serial #: 1305161**

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends denial of the application for an alteration of the On-Premise Liquor License for 27 West Chelsea Inc., at 544 W. 27th Street (10/11 Avenues), New York, NY 10001, doing business as Il Bastardo (Il Bastardo27).

Granting an alteration to the On-Premise license to expand the present establishment would not serve, and would be contrary to, the public interest because of the already-large size of the current premises, the saturation and circumstances of the surrounding licensed businesses, the existing issues with the applicant's current method of operation, and the history of the current operation at its prior location.

As noted in the attached documents, in 2017, 27 West Chelsea Inc. agreed to a Stipulations Application with MCB4 for an On-Premise liquor license at 544 W. 27th Street that included the following terms: open seven days a week; capacity of 294; 75 tables, 250 seats, 1 stand-up bar with 20 seats; "Listed on the liquor license will be 27 West Chelsea Inc. and Kristin Sollenne only." The current application seeks to enlarge the license's large premises to include the second floor of 544 W. 27th Street. It also seeks to limit the number of days the establishment will be open.

The applicant's existing premises are already sizeable. Adding an additional floor with significant capacity, on this block already saturated with licensed establishments, would not be in the public interest and would undermine reasonable residential quality of life.

This block already includes such OP-licensed premises as SleepNoMore NA LLC at 530 W. 27th Street (with its multiple large liquor-serving locations including the Manderly Bar, the Club Car bar/restaurant, and the Gallow Green rooftop bar), HotelAmericano at 518 W. 27th Street (also with multiple liquor-serving locations including its main dining room, lobby bar, subterranean bar, and rooftop bar/restaurant), and Ovest Pizzoteca.

At the April 9, 2019 meeting of the Business Licenses and Permits (BLP) Committee of MCB4, the committee, in connection with this application, heard from several neighbors that live nearby, the general manager of a neighboring establishment, and employees and representatives of the applicant.

Two residents living across the street reported multiple noise complaints, excessive drunkenness, and ambulance and police appearances with respect to the applicant's current operations. Other community members have reported violence and drug use at this location, which has created a detrimental situation and a nuisance to the quality of life for residents on this block.

At the April 9, 2019 meeting, the general manager of theatrical/nightlife establishment, SleepNoMore NA LLC, which operates its multiple spaces directly next door to the applicant, described many unsafe conditions arising from the applicant's operations, including its lack of adequate security at the door and how it often has noisy, drunken and rowdy patrons exiting their location. This results in SleepNoMore having to post additional security at their doors to control the applicant Il Bastardo27's patrons. In his attached email to MCB4, the SleepNoMore general manager describes over 10 incidents relating to the applicant's operation.

Employees of the applicant attended the April 9, 2019 meeting to demonstrate their support and gratitude to applicant. They requested that the license be enlarged to include the second floor space because they needed the additional space to manage the crowds at their establishment.

Although the board is sympathetic to the interests of the employees of the operation, their accounts only confirmed that the current Il Bastardo operation at 544 W. 27th Street (Il Bastardo27) is essentially the same operation as the old Il Bastardo at 191-195 Seventh Avenue (at 21st Street), NY, NY (Il Bastardo21).

As the liquor authority is aware, the original Il Bastardo21 was one of the most problematic establishments in MCB4. There was a long and extensive history of community complaints, numerous visits by the police, and multiple complaints and proceedings before the liquor authority -- which ultimately led Il Bastardo21 to surrender its liquor license in 2017. See attached letter from MCB4 to the SLA dated January 5, 2018 for reference.

When Kristin Sollenne (identifying herself as the principal of the applicant) first appeared before the BLP Committee in 2017 to discuss the initial application at this location, she described a neighborhood restaurant that would be open seven days a week, serving varied Italian fare. We understood that Ms. Sollenne is married to Robert Malta, a principal of Il Bastardo21, but she represented that she had no affiliation with Il Bastardo21, that she was not seeking to re-open Il Bastardo on 27th Street, and that Mr. Malta would have no involvement with the 27th Street location. None of that proved to be accurate.

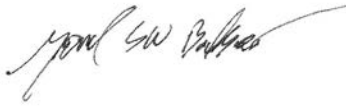
The 27th Street location opened as “Il Bastardo,” with the website of Il Bastardo21 informing patrons that it had “reopened” on 27th Street. Il Bastardo27 operates as a brunch club. As its website describes, Il Bastardo27 is a “weekend brunch spot in New York City, featuring headlining DJs and an exciting daytime club experience.” Per the website, Il Bastardo27 is “Open Sat. & Sun./12 pm to 10 pm” and serves a brunch prix-fixe menu with a bottle of champagne per entrée. When asked about these discrepancies from the applicant’s initial submission to MCB4 in 2017, the applicant’s representatives merely stated that the applicant had intended to operate the restaurant as described, but their plans had changed after the initial 2017 appearance. (MCB4 understands that Ms. Solenne’s pregnancy/medical needs prevented her from attending the April 9 BLP Committee meeting in person.)

Accordingly, the 2017 application was not transparent about the applicant’s intentions to re-open “Il Bastardo” with the same method of operation at the new 27th Street location. The fact that Il Bastardo27 avoided community opposition to its original OP license only by disguising its intentions confirms that the further expansion of the problematic Il Bastardo27 is not in the public interest.

Accordingly, MCB4 strongly recommends denial of this alteration to the applicant’s On-Premise license.

Thank you for your attention and cooperation with this application.

Sincerely,



Burt Lazarin
Chair

Yoni Bokser
Co-Chair
Business Licenses & Permits
Committee

Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee

Enclosures:

- MCB4 Letter to SLA dated January 5, 2018
- MCB4 Letter to SLA dated September 27, 2017
- SLA Method of Operation/MCB4 Stipulations
- New Proposed MCB4 stipulations
- Email dated April 22, 2019 from SleepNoMore general manager



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DELORES RUBIN
Chair

Jesse Bodine
District Manager

January 5, 2018

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

**Re: 27 West Chelsea Inc.
544 West 27th Street (10/11 Avenues)
License Serial Number 1305161**

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) writes to protest strongly the failure of the applicant 27 West Chelsea Inc., 544 West 27th Street (10/11 Avenues), which was recently granted a new on-premise liquor license (No. 1305161), to disclose and truthfully represent its intentions to MCB4 during the application process. The applicant has used this license to “reopen” at this location the highly-problematic establishment, Il Bastardo -- which last year surrendered the liquor license at its prior location following extensive police and liquor authority enforcement activity. MCB4 and the community would have strongly opposed the West 27th Street application had the true facts been disclosed by the applicant.

As the liquor authority is aware, Il Bastardo at its prior location at 191-195 Seventh Avenue (at 21st Street), NY, NY was one of the most problematic establishments in MCB4. It was the subject of constant community complaints, numerous visits by the police, and multiple proceedings before the liquor authority -- which ultimately led Il Bastardo to surrender its liquor license in 2017.

MCB4 was accordingly very wary when, shortly after Il Bastardo surrendered its license, an applicant named Kristin Solenne sought to open an establishment in the former Il Bastardo space at 191-195 Seventh Avenue. To the best of MCB4’s knowledge, Ms. Solenne is married to Robert Malta, whom we understand was a principal at Il Bastardo. Ms. Solenne appeared before the Business Licenses and Permits (BLP) Committee of MCB4 at its July 11, 2107 meeting to discuss this application. Ms. Solenne insisted that she had no affiliation with the former Il Bastardo and that she would be opening her own establishment. In an email to MCB4, she described the proposed establishment as a

“family friendly, neighborhood restaurant.” Upon questioning as to whether her application was in actuality an attempt to re-open Il Bastardo, Ms. Sollenne took great offense, insisting this would be a new, independent establishment. She stressed her own qualifications as a chef, including the publication of cookbooks and appearances on the Food Network and the Health and Wellness Network. She subsequently wrote to MCB4 that she was “appalled” that, despite her own qualifications and experience, the community called her a “front” for the re-opening of Il Bastardo. Ms. Sollenne subsequently decided not to proceed with her application for 191-195 Seventh Avenue.

The following month, Ms. Sollenne (now as the representative of 27 West Chelsea Inc.) again appeared before the BLP Committee on August 8, 2017, with an application for a different space, at 544 West 27th Street, NY, NY. The application listed the business name of the new establishment as “TBD.” Again, Ms. Sollenne stressed her own qualifications and experience. Remaining concerned about Ms. Sollenne’s possible connection to the former Il Bastardo, MCB4 requested, and Ms. Sollenne agreed to, a stipulation providing that “listed on the liquor license will be 27 West Chelsea Inc. and Kristin Sollenne only.” Based on that stipulation and Ms. Sollenne’s repeated statements regarding her independence, the BLP Committee, and subsequently the full MCB4, recommended approval of the application with the stipulations in place (in MCB4’s standard “deny unless” format). The liquor authority subsequently granted this liquor license (serial number 1305161), effective Nov. 2, 2017. No trade name is listed on the liquor authority’s website with respect to this license or on the license itself.

Given the applicant’s professed independence, MCB4 was shocked to learn that the applicant’s establishment at 544 West 27th Street in fact opened under the name “Il Bastardo.” The website for this establishment can be found at: <http://nycrg.com/il-bastardo/>. The website states, in “A Letter from Management,” that “Il Bastardo has *reopened* at 544 West 27th Street, NY, NY. If you have a reservation on Nov. 18 or after you will be moved to this location” (emphasis added). Based on the website, one of the most problematic features of the Seventh Avenue Il Bastardo, their brunches -- described on the website as “\$75 prix fixe menu, includes 1 bottle & 1 entrée per person” -- have been carried over to West 27th Street.

At no point during its two appearances before the BLP Committee did the applicant disclose that its plan was to “re-open” Il Bastardo -- a fact that obviously would have been of key significance to MCB4. In fact, Ms. Sollenne took great offense to the repeated questioning and comments at the BLP Committee meetings suggesting that she was affiliated with Il Bastardo and was a “front” for its re-opening. In another example of failing to disclose the Il Bastardo connection, when a community member wrote to the applicant asking whether the applicant had other restaurants in the tri-state area, Ms. Sollenne responded as “principal” of the LLC applicant and represented that they “don’t have other restaurants.” Ms. Sollenne’s email continued that the applicant was “proposing to open a restaurant serving seasonal Mediterranean cuisine” -- which was also reflected in the menu that the applicant submitted to MCB4 with its application (and that was subsequently included with MCB4’s recommendation to the liquor authority). This submitted menu bears no resemblance to the menu that currently appears on this

establishment's website. Finally, MCB4 has been informed that Robert Malta, a principal of the Seventh Avenue Il Bastardo who was never disclosed as having any connection with the West 27th Street establishment, met with the 10th Precinct police as a representative of the re-opened Il Bastardo on West 27th Street.

MCB4 is unaware of whether the applicant's failure to disclose its intentions to utilize the license at issue to "re-open" Il Bastardo at a new location extended to the liquor authority. We do note that the liquor authority's website entry for this license and the license itself, which MCB4 obtained through a FOIA request, nowhere mention the name "Il Bastardo."

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Delores Rubin", enclosed in a thin black rectangular border.

Delores Rubin
Chair
Manhattan Community Board 4



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DELORES RUBIN
Chair

Jesse Bodine
District Manager

September 27, 2017

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: 27 West Chelsea Inc.
544 West 27th Street

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends **denial** of a new on-premise liquor license for 27 West Chelsea Inc – 544 West 27th Street, **unless** the attached stipulations, agreed to by the applicant, are part of the method of operation for this establishment with hours of operation 12 p.m. – 12 a.m. Sunday through Wednesday and 12 p.m. – 2 a.m. Thursday through Saturday; capacity of 294, 75 tables, 250 seats, 1 stand-up bar with 20 seats; live music will be limited to no more than three (3) performers; listed on the liquor license will be 27 West Chelsea Inc. and Kristin Sollenne only; and the applicant will adhere to the submitted security plan.

The location the applicant has chosen has a difficult nightlife history. For a long while West 27th Street between Tenth and Eleventh Avenues was dense with clubs and bars and the police closed it off on the weekends with mounted officers at either end. They used kleig lights so as to better monitor the activity of the club-goers and bar patrons. Over the last five years the street has been making a transition to more residential uses. New apartments and a hotel have risen on the north and south sides of West 27th Street. Some of the existing commercial space has been upgraded and one immersive theater group has taken space. MCB4 wants assurance with some clearly defined operational boundaries that this proposed two story restaurant (eventually with a cabaret license) will be an appropriate fit into this newly developing residential enclave.

General notification of the impending application was spotty on the street.

The proposed restaurant is directly opposite a rental apartment building. It is of concern to MCB4 that no contact was made between the applicant and any of its tenants.

Additionally, the applicant had previously come before the Business License and Permits (BLP) Committee of MCB4 in July with a proposal for a restaurant at another location further south and east in Chelsea on Seventh Avenue. Because of the notorious operation of the predecessor venue at that spot and the applicant's association with its operation, however tangential, the community appeared vociferously against granting the license. The BLP Committee agreed and suggested the applicant seek a new location without the applicant's associations. Regardless, we still want it to be openly stated that these past associations, though not necessarily a determining factor for future operations, do raise issues of trust and reliability among members of MCB4.

For the reasons stated above, MCB4 requests that the present application be **denied unless the stipulations agreed to are incorporated into the applicant's method of operation as indicated on the license.**

Thank you for your attention and cooperation with this application.

Sincerely,



Delores Rubin
Chair

[Signed on 9/27/17]
Burt Lazarin
Co-Chair
Business Licenses & Permits
Committee

[Signed on 9/27/17]
Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME 27 West Chelsea Inc.		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 544 W. 27th street		CROSS STREETS 10th & 11th Ave	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: 27 West Chelsea Inc.	ATTORNEY/ REPRESENTATIVE	NAME: Martin P. Mehler
	PHONE:		PHONE: 212-962-4688
	EMAIL:		EMAIL: mehlerbuscemi@aol.com
MANAGER	NAME:	LANDLORD	NAME: Simon Milul-Mushlan Inc.
	PHONE:		PHONE: 212-947-3185
	EMAIL:		EMAIL:
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" 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?	BOCCA DI BACCO	
	What were the dates applicant was involved with this former premise?	2012-2016-169 9TH AVE, NY, NY	
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> 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="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input checked="" 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation 12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Kitchen 12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Music 12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12AM-2PM

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	294		75	250	0	1	20
OUTSIDE <i>(Other than sidewalk café)</i>							
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor? 2 FLOORS

How frequently will the owner(s) be at the establishment? 50 HOURS PER WEEK

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	WINES
Will you be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	DEPENDS ON EVENT
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

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

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	ALL THAT WERE LISTED
	# 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?	SEE ATTACHED	
When did applicant post the notice that was provided?	7/28/17	
Where did applicant post the notice that was provided?	ROLL GATE OF THE 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	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.	SON CUBANO		
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	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input 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)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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 checked="" type="radio"/> YES	<input 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	<input 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	
Where will the air conditioner be located? What type is it?	ON THE ROOF AIR COOLED		
When was the air conditioner installed?	2005		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input 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)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
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	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- Listed on the liquor license will be 27 West Chelsea Inc. and Kristin Solenne only
- Live music will be limited to no more than 3 performers
- Will submit plan to MCB4 office no later than 8/28/17 (recieved 8/23/17)

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:	<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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
--	--	--

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 →	KRISTINE SOLLENNE <small>PRINT NAME OF APPLICANT</small>	 <small>SIGNATURE OF APPLICANT</small>	JULY 31, 2017 <small>DATE</small>
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 8/8/17

SECURITY PLAN FOR 27 WEST CHELSEA INC.

1. There will be a minimum of one licensed and trained security guard in the premises when 75 or more patrons are present at the same time. From within the security detail, one will be designated as a security supervisor to insure that those assigned to the premises are abiding by the rules. In addition to the above, discretion will be used by management to determine the appropriate number of security based on the event or crowd to ensure safety and lawfulness.
2. The establishment will use the services of a security guard company which will be licensed by the NYS Department of State.
3. Security guards will be trained in techniques to de-escalate potential violent encounters and difficult situations.
4. Establishment policy will mandate that security separate and remove all potentially violent patrons in a manner, consistent with the law that is designed to prevent a continuation of violent activity inside or outside the premises. If a matter cannot be contained by the security personnel, an employee of the premises will call 911 or otherwise notify police for assistance in these circumstances. Similarly, an employee will call 911 to report serious medical emergencies.
5. Security guards will be distinctively and uniformly attired -- very easily identified.
6. Security guards will be spread throughout the establishment and not just at the door.
7. Those that engage in disorders will be detained by security through whatever lawful means is allowed. Written reports will be made out by those security guards that may intercede in any disorder and will attempt to get identifying information from those that witnessed any such events. Witnesses will also be encouraged to make a written statement to establishment personnel regarding the incident.

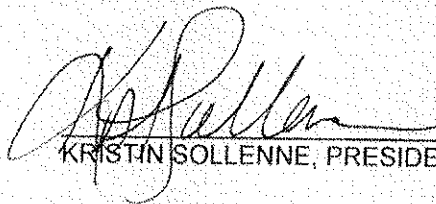
8. The staff will cooperate with the police or any other authorized agency with whatever evidence it can provide.

9. Identifying information on ejected and/or arrested patrons will be retained on a "banned list" database. These patrons will not be allowed subsequent re-entry.

10. All those awaiting admission will be placed in a line, not blocking the sidewalk. All individuals on admission lines will be informed that if they are not orderly, they will not be admitted. Individuals who will not be admitted will be encouraged to leave the area.

11. At closing, security will be stationed to ensure orderliness when patrons are exiting the establishment.

Dated: August 11, 2017


KRISTIN SOLLENNE, PRESIDENT

Organization	First Name	Last Name	Email
Council Chelsea Block Association (include him for everything in Chelsea aside from his block)	Bill	Borok	wborok@hotmail.com
100/200 West 15 Street	Stanley	Bulbech	letters@bulbech.com
100/200 West 15 Street	Robert	Boddington	fooddivision@gmail.com
300 West 15th Street	Jim	Jasper	jasper@qc.guay.edu
100 West 16th Street	Paul	Grochki	paul@grochki.com
100 West 16th Street	Eric	Bonze	eric.bonze@gmail.com
100 West 16th Street	Elizabeth	Zachella	zrachella@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St to W 19th St. from 9th/10th Avenue)	Miguel	Acovado	acevedoandassociales@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com; craig1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street	Cheryl	Kluger	clklupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@ewstfederation.org
100 West 19th/20th/21st/22nd Street	Gloria	Lowe	farantierad@gmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borok	wborok@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Nichols	sallyquid@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Greenspan	beacon198@aol.com
100 West 19th/20th/21st/22nd Street	Gerard	Germany	germanvoerald@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stum	m@melissa-stum.com
200 West 19th/20th/21st/22nd/23rd Street	Michael	Walsh	mwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamale@angell.net
200 West 19th/20th/21st/22nd/23rd Street	Dorlie	Francoeur	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	cpng@ymc.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.jevins@gmail.com
500 West 19th Street	Neil	Selkirk	neil@selkirk.com
300 West 20th Street	Carol	Ott	cott@nyc.rr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Dovell	leslie@kitchford.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quitedoqner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300vba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Watsman	phylliswatsman@gmail.com
400 West 21st/22nd/23rd Street	Zazel	Lovern	zazellover@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Svartz	ms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McEluff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	blair@bobstrivansson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	v400ba@gmail.com
100 West 26th Street	Susan	Buttenwieser	susanb1011@aol.com
Chelsea-Eliot Tenant Association (W 26th/26th Street from 9th/10th Avenue)	Dan	Shulman	shulman@speakeasy.net
Chelsea-Eliot Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdenthunter@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Darlene	Waters	chwatersh@gmail.com
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Mario	Mazzoni	education@bernssouth.coop
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Carh	Reinhilb	andyhummm@aol.com
Hotel Americano	Andy	Humm	andyhummm@aol.com
Highline537	Scott	Hupe	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com



DELORES RUBIN
Chair

JESSE BODINE
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

27 West Chelsea Inc.
544 W. 27th Street

An application for an On-Premise Liquor License

DATE:	Tuesday, August 8, 2017
TIME:	6:30 PM
PLACE:	Yotel New York – 570 10 th Avenue, 4 th Floor The Green Room

We invite you to attend this meeting and give your comments on this application.
Alternately, you may mail, fax or email us at the address listed above.
For more information, please call 212-736-4536.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)


NYC Department of Buildings
C/O PDF View

[PRINT DOCUMENT](#)

Premises: 544 WEST 27 STREET MANHATTAN

BIN: 1012401 Block: 698 Lot: 61

Page 2 of 2



Certificate of Occupancy

CO Number: 103862802F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	294	100		F-4		12A	EATING AND DRINKING ESTABLISHMENT (CABARET)
001		100					LOBBY, UTILITIES
END OF SECTION							

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

PRIME RETAIL SPACE
5,000-10,000 SQF
CALL 212 947.3185

For Lease
Call 212 947.3185

544

**CREATING FASHION WITH
STYLE, ELEGANCE
AND FLAVORS
OF OLD HAVANA
IN THE HEART OF
NEW YORK CITY.**
Rochester Day



Appetizers

GAMBERONI

\$18.00

Skewered Jumbo Shrimp, Sautéed Lima Beans

POLIPO GRIGLIATO

\$16.00

Herbed Grilled Octopus, Celery, Red Potato Salad

TORTINO DI GRANCHIO

\$14.00

Crab Cake, Warm Wild Mushroom Salad

INVOLTINI DI MELANZANE E RICOTTA

\$12.00

Eggplant, Imported Bufala Ricotta, Mint, Tomato sauce

QUAGLIA E POLENTA

\$16.00

Sausage Stuffed Quail Served with Polenta in a Balsamic Reduction Sauce

COZZE AL VINO BIANCO

\$15.00

Mussels with Garlic in a White Wine Broth, Tomato Sauce

AFFETTATI MISTI

\$17.00

Taste of Cured Meats, Chef 's Choice

FORMAGGI MISTI

\$15.00

Taste of Four Cheeses, Honey, Fig Jam, Chef 's Choice

ARANCINI

\$12.00

Italian Style Saffron Rice Balls

CROSTINI MISTI

\$12.00

Taste of Mixed Crostini Chef 's Choice

Pasta

CAVATELLI DI GRANO ARSO

\$20.00

Burnt Wheat Cavatelli, Italian Sausage, Chanterelle Mushrooms

FETTUCCINE ALLA BOLOGNESE

\$18.00

Homemade Pasta with a Traditional Meat Sauce

SPAGHETTI AMATRICIANA SBAGLIATA

\$18.00

Spaghetti, Tomato, Smoked Bacon, Onion, Olives

GNOCCHI ALLA SORRENTINA

\$18.00

Fresh Chopped Tomato, Basil, Bufala Mozzarella

TORTELLI RICOTTA E SPINACI

\$18.00

Fresh Ricotta and Spinach Tortellini, Butter Sage, Green Asparagus, Parmesan

Dinner Plates

BRANZINO CILENO

\$30.00

Pan-Seared Chilean Seabass, Lemon Capers, White Wine sauce, Spinach

CODA DI ROSPO ALLA LIVORNESE

\$22.00

Seared Monkfish, Tomato Sauce, Kalamata Olives

SALMONE

\$24.00

Oven Roasted Salmon, Caramelized Onion, French Beans, Balsamic Reduction

BRANZINO GRIGLIATO

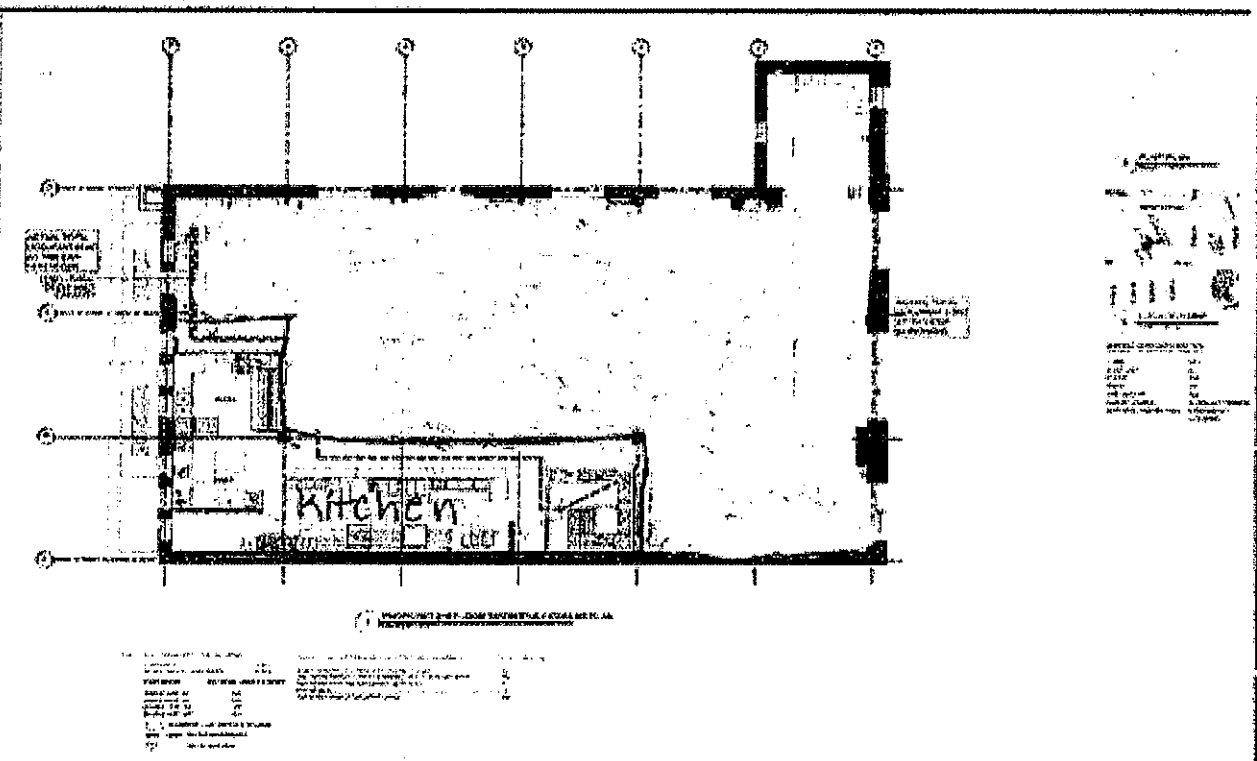
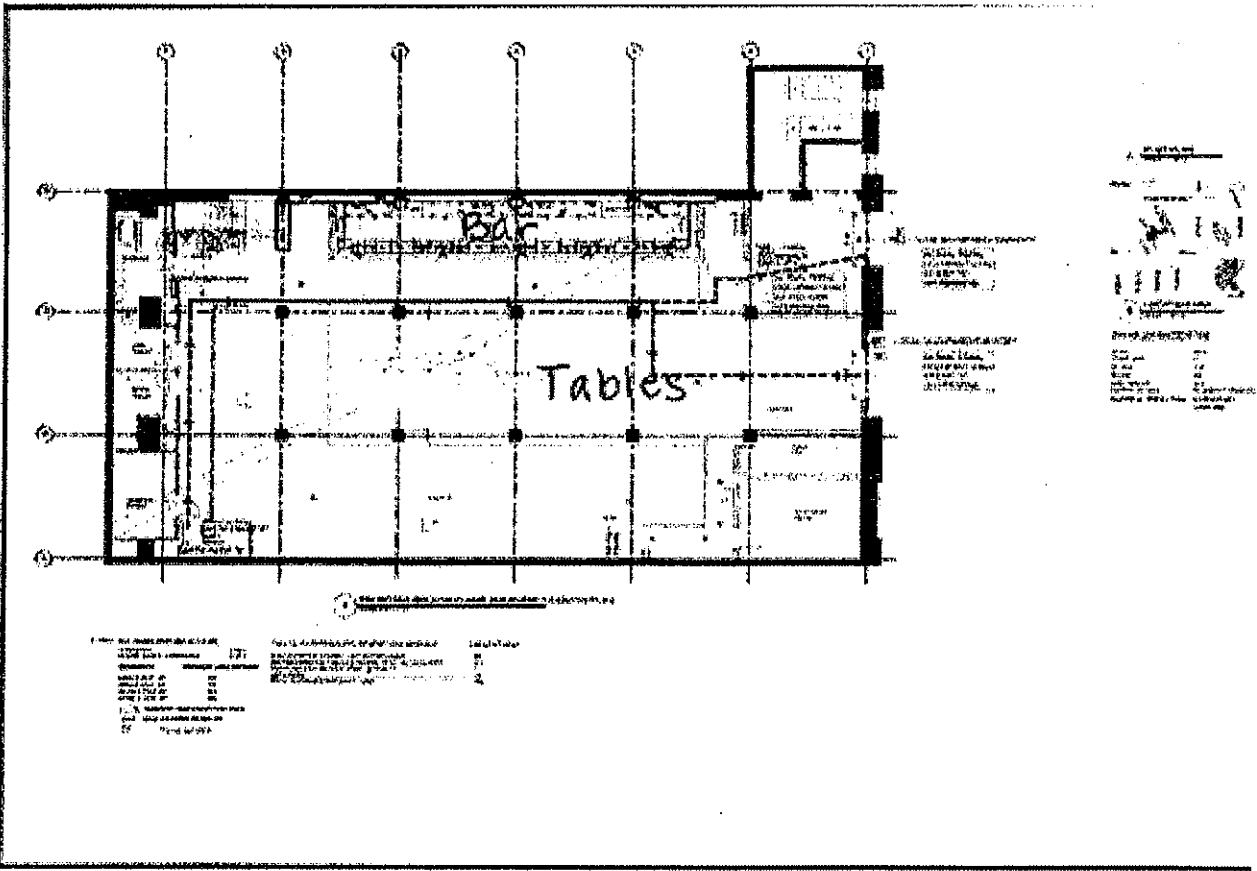
\$26.00

Grilled Branzino, Roasted Potatoes, Broccoli Rabe

STINCO D'AGNELLO

\$24.00

Herbed Roasted Lamb Shank, Pearl Onions, Mashed Potatoes



STATEMENT

Re: **27 West Chelsea Inc.**
544 W. 27th Street
New York, NY 10001

The following is a statement on behalf of the applicant in compliance of the 500 foot Rule to show compliance with Section 64 Subdivision 6-a of the Alcoholic Beverage Control Law.

- A. The approval of the license will not overburden the area.
- B. All of the necessary license and permits have either been obtained or pending.
- C. The granting of the license will not impact on the vehicular traffic and parking that are in proximity to the proposed premises.
- D. The approval of the license will not increase the noise level to the area surrounding the proposed premises.
- E. Upon information and belief the proposed premises has no history of liquor violations or reported criminal activity.
- F. Public convenience and advantage would be served by the approval of this license. The applicant is opening a neighborhood Mediterranean restaurant that will feature good food at reasonable prices. It is in the interest of the community that the establishment runs a full service.

Dated: August 1, 2017

KRISTIN SOLLENNE

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

METHOD OF OPERATION

This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.

The information provided in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1a. Select the type(s) of alcohol you intend to serve at the premises:

- Beer & Cider
 Wine, Beer & Cider
 Liquor, Wine, Beer & Cider

1b. Type of Establishment:

2. Will any other business be conducted at the premises? if "yes" provide details below or on a separate sheet: Yes No

2a. If the premises is *not* a catering establishment, will the premises periodically close to host private events? Yes No

2b. If "yes" how frequently?

3. Will premises have music? Yes No

3a. If "yes" check all that apply: RECORDED DJ JUKE BOX KARAOKE

LIVE MUSIC (Give details: i.e. rock bands, acoustic, jazz, etc.):

3b. Will the premises use the services of an Event Promoter?: Yes No

4. Will the premises permit dancing? Yes No

4a. If "yes", does your municipality require a "cabaret" or other permit granting permission for dancing? Yes* No

* If a permit is required, submit a copy of the permit. A copy must be submitted prior to issuance of the license.

4b. If dancing is permitted, who will be permitted to dance? Patrons Employees for entertainment Both

4c. If YES, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing? Yes No

5. Will there be topless entertainment? Yes No

6. Will the business employ a manager? Yes No

6a. If "no" will principal(s) manage? Yes No

7. How many employees? (Excluding principals and security personnel.)

7a. If answer is zero employees ("0"), then provide an explanation below:

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

8. NYS Law requires businesses to carry workers' compensation and disability insurance.

If applied for and pending, please indicate.

8a. Workers' Compensation Carrier Name and Policy Number:

Hartford Insurance Company	[REDACTED]
----------------------------	------------

8b. Disability Insurance Carrier Name and Policy Number:

Hartford Life and Accident#	[REDACTED]
-----------------------------	------------

If you are exempt from Workers' Compensation and/or Disability Benefits Insurance coverage, submit an approved Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Insurance Coverage from the NYS Workers' Compensation Board. The application is available on their website: <http://www.wcb.ny.gov> or you may contact them by phone at: (877) 632-4996.

9. Will there be security personnel be used at the premises? Yes No 9a. If YES, how many?

See Attached Security Detail.

9b. If "yes" provide your **Proprietary Security Guard Employer Unique Identification Number** assigned to the business by the NYS Department of State Division of Licensing Services or the name of the security company through which the security personnel will be hired.

Pending

The Licensee is responsible for assuring that security personnel you hire is registered in accordance with NYS Security Guard Registration Guidelines. Please contact the NYS Department of State to obtain information.

10. Provide a detailed plan of supervision for the premises to be licensed. Clearly describe how you will maintain control and order over the licensed premises. How you will monitor alcohol sales; prevent sales to minors and sales to intoxicated persons. How will you handle unruly patrons, altercations, etc., to prevent the premises from becoming disorderly? Include additional sheets if necessary.

The owners will be on premises to supervise during all hours of operation. The staff will be trained by the owners to monitor alcohol sales; to check ID's to prevent sales to minors and the staff will be told not to sale to visibly intoxicated persons. In the event there is an unruly person at the premises he or she will told to leave and if the person persists, the police will be called to help remove the person. The same holds true for any other disorder.

11. Are all responses provided in this application consistent with the information provided to the municipality or Community Board within the Standardized Notice Form for Providing 30-Day Advanced Notice ?

Yes No

11a. If "no" explain.

--

ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY

A list of county closing hours is available at the following link: <http://www.sla.ny.gov/provisions-for-county-closing-hours>

1305161

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME 27 West Chelsea Inc.		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 544 W. 27th street		CROSS STREETS 10th & 11th Ave	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: 27 West Chelsea Inc.	ATTORNEY/ REPRESENTATIVE	NAME: Martin P. Mehler
	PHONE:		PHONE: 212-962-4688
	EMAIL:		EMAIL: mehlerbuscemi@aol.com
MANAGER	NAME:	LANDLORD	NAME: Simon Milul-Mushlan Inc.
	PHONE:		PHONE: 212-947-3185
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" 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?	BOCCA DI BACCO	
	What were the dates applicant was involved with this former premise?	2012-2016-169 9TH AVE, NY, NY	
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="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 checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input checked="" 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	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
HOURS* <i>(Indoor Only)</i>	Operation	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	
	Kitchen	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	
	Music	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12AM-2PM	
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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	294		75	250	0	1	20		
OUTSIDE <i>(Other than sidewalk cafe)</i>									
SIDEWALK CAFE									
How many floors are there? What is the capacity for each floor?					2 FLOORS				
How frequently will the owner(s) be at the establishment?					50 HOURS PER WEEK				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	WINES		
Will you be hosting private, promotional or corporate events?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Will security plan be implemented?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	DEPENDS ON EVENT		
Will State certified security personnel be used?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?					<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

LOCATION & ZONING

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

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	ALL THAT WERE LISTED
	# 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?		SEE ATTACHED
When did applicant post the notice that was provided?		7/28/17
Where did applicant post the notice that was provided?		ROLL GATE OF THE 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 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.	SON CUBANO		
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	
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?	<input checked="" type="radio"/> YES	<input 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?	<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	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?	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	<input 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?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	ON THE ROOF AIR COOLED		
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?	<input checked="" type="radio"/> YES	<input 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)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
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	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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 closest obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- Listed on the liquor license will be 27 West Chelsea Inc. and Kristin Solenne only
- Live music will be limited to no more than 3 performers
- Will submit plan to MCB4 office no later than 8/28/17 (recieved 8/23/17)

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:

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

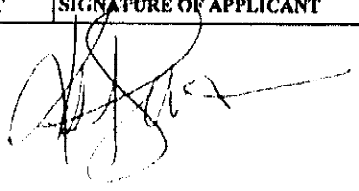
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Hlozabiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazzaria <i>CB4 BLP Committee Co-Chair</i>
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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>KRISTINE SOLLENNE</p> <p>PRINT NAME OF APPLICANT</p>	<p>KRISTINE SOLLENNE</p> <p>SIGNATURE OF APPLICANT</p>	<p>JULY 31, 2017</p> <p>DATE</p>
---------------------------	---	--	----------------------------------

 8/8/17

SECURITY PLAN FOR 27 WEST CHELSEA INC

1. There will be a minimum of one licensed and trained security guard in the premises when 75 or more patrons are present at the same time. From within the security detail, one will be designated as a security supervisor to insure that those assigned to the premises are abiding by the rules. In addition to the above, discretion will be used by management to determine the appropriate number of security based on the event or crowd to ensure safety and lawfulness.
2. The establishment will use the services of a security guard company which will be licensed by the NYS Department of State.
3. Security guards will be trained in techniques to de-escalate potential violent encounters and difficult situations.
4. Establishment policy will mandate that security separate and remove all potentially violent patrons in a manner, consistent with the law that is designed to prevent a continuation of violent activity inside or outside the premises. If a matter cannot be contained by the security personnel, an employee of the premises will call 911 or otherwise notify police for assistance in these circumstances. Similarly, an employee will call 911 to report serious medical emergencies.
5. Security guards will be distinctively and uniformly attired – very easily identified.
6. Security guards will be spread throughout the establishment and not just at the door.
7. Those that engage in disorders will be detained by security through whatever lawful means is allowed. Written reports will be made out by those security guards that may intercede in any disorder and will attempt to get identifying information from those that witnessed any such events. Witnesses will also be encouraged to make a written statement to establishment personnel regarding the incident.

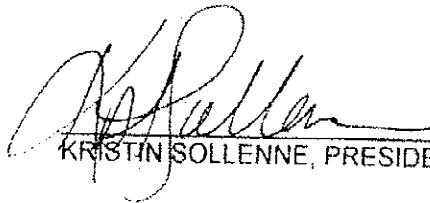
8. The staff will cooperate with the police or any other authorized agency with whatever evidence it can provide.

9. Identifying information on ejected and/or arrested patrons will be retained on a "banned list" database. These patrons will not be allowed subsequent re-entry.

10. All those awaiting admission will be placed in a line, not blocking the sidewalk. All individuals on admission lines will be informed that if they are not orderly, they will not be admitted. Individuals who will not be admitted will be encouraged to leave the area.

11. At closing, security will be stationed to ensure orderliness when patrons are exiting the establishment.

Dated: August 11, 2017


KRISTIN SOLLENNE, PRESIDENT

Organization	First Name	Last Name	Email
Council Chelsea Block Association (Includes him for everything in Chelsea aside from his block)	Bill	Borock	wborock@yahoo.com
100/200 West 15 Street:	Stanley	Bulbach	lstanley@bulbach.com
160/200 West 15 Street:	Robert	Boddington	rboddington@gmail.com
300 West 19th Street	Jim	Jasper	jasper@que.cuny.edu
100 West 16th Street	Paul	Groch	paul@groch.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
100 West 16th Street	Elizabeth	Zachella	ezachella@gmail.com
200 West 16th Street	Will	Kogers	willkogs@gmail.com
Fulton House Tenant Association (W 16th St to W 19th St from 9th/10th Avenue)	Miguel	Acavedo	acavedo@acavedos.com
100 West 17th/18th Street	Craig	Slutskin	craig.slutskin@outlook.com
100 West 17th/18th Street	Judy	Klein	judy.klein@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Falson	EthanFalson@earthlink.net
100 West 18th/19th Street	Gloria	Lowe	gloriafalson@earthlink.net
100 West 18th/20th/21st/22nd Street	Bill	Borock	wborock@earthlink.net
100 West 18th/20th/21st/22nd Street	Sally	Greenspan	sallygre@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nutrois	diane@nutrois.com
100 West 19th/20th/21st/22nd Street	Gerard	Germany	germany@gerard.com
100 West 19th/20th/21st/22nd Street	Malissa	Stem	m@malissastem.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalsh@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@wolff.net
200 West 19th/20th/21st/22nd/23rd Street	Dottie	Francour	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Coole	franco@me.com
500 West 19th Street	Nelle	Lisler	nelle.lewina@gmail.com
300 West 20th Street	Neil	Selkirk	neil@selkirk.com
300 West 20th Street	Carol	Ott	carott@me.com
400 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
300 West 21st/22nd/23rd Street	Leslie	Doyal	lesie@y3.com
300 West 21st/22nd/23rd Street	Eleanor	Hadowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Ardis	Gaborille	300wba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Walsman	phylliswalsman@gmail.com
400 West 21st/22nd/23rd Street	Zazel	Loven	zazeloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	emcc33@aol.com
400 West 21st/22nd/23rd Street	Eileen	MacEduff	emcc33@aol.com
400 West 21st/22nd/23rd Street	Jaen	Blair	blair@bobchristianson.com
100 West 26th Street	Karen	Jacobs	w400ba@gmail.com
100 West 26th Street	Susan	Burlewasser	susanb1011@aol.com
100 West 26th Street	Dar	Shulman	shulman@prc.easynet
Chelsea-Elliott Tenant Association (W 23th/26th Street from 8th/9th Avenue)	Florence	Dent	fdentbunter@gmail.com
Chelsea-Elliott Tenant Association (W 23th/26th Street from 8th/9th Avenue)	Darlene	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 8th/10th Avenue)	Carl	Rehnb	carlrehnb@aol.com
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
Highline33	Scott	Fryce	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com



DELORES RUBIN
Chair

JESSE BODINE
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

27 West Chelsea Inc.
544 W. 27th Street

An application for an On-Premise Liquor License

DATE:	Tuesday, August 8, 2017
TIME:	6:30 PM
PLACE:	Yotel New York – 570 10 th Avenue, 4 th Floor The Green Room

We invite you to attend this meeting and give your comments on this application.
Alternately, you may mail, fax or email us at the address listed above.
For more information, please call 212-736-4536.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
C/O PDF View

[PRINT DOCUMENT](#)

Premises: 544 WEST 27 STREET MANHATTAN

BIN: 1012401 Block: 698 Lot: 61



Page 2 of 2

Certificate of Occupancy

CO Number: 103862802F

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
001	294	100		F-4		12A	EATING AND DRINKING ESTABLISHMENT (CABARET)
001		100					LOBBY, UTILITIES

END OF SECTION

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

PRIME RETAIL SPACE

5,000-10,000 SQF

CALL 212 947.3185

For Lease
Call 212 947.3185

544

style
experience
and flavors
of the heart of
New York City.
Manhattan

Appetizers

GAMBERONI

\$18.00

Skewered Jumbo Shrimp, Sautéed Lima Beans

POLIPO GRIGLIATO

\$16.00

Herbed Grilled Octopus, Celery, Red Potato Salad

TORTINO DI GRANCHIO

\$14.00

Crab Cake, Warm Wild Mushroom Salad

INVOLTINI DI MELANZANE E RICOTTA

\$12.00

Eggplant, Imported Bufala Ricotta, Mint, Tomato sauce

QUAGLIA E POLENTA

\$16.00

Sausage Stuffed Quail Served with Polenta in a Balsamic Reduction Sauce

COZZE AL VINO BIANCO

\$15.00

Mussels with Garlic in a White Wine Broth, Tomato Sauce

AFFETTATI MISTI

\$17.00

Taste of Cured Meats, Chef 's Choice

FORMAGGI MISTI

\$15.00

Taste of Four Cheeses, Honey, Fig Jam, Chef 's Choice

ARANCINI

\$12.00

Italian Style Saffron Rice Balls

CROSTINI MISTI

\$12.00

Taste of Mixed Crostini Chef 's Choice

Pasta

CAVATELLI DI GRANO ARSO

\$20.00

Burnt Wheat Cavatelli, Italian Sausage, Chanterelle Mushrooms

FETTUCCINE ALLA BOLOGNESE

\$18.00

Homemade Pasta with a Traditional Meat Sauce

SPAGHETTI AMATRICIANA SBAGLIATA

\$18.00

Spaghetti, Tomato, Smoked Bacon, Onion, Olives

GNOCCHI ALLA SORRENTINA

\$18.00

Fresh Chopped Tomato, Basil, Bufala Mozzarella

TORTELLI RICOTTA E SPINACI

\$18.00

Fresh Ricotta and Spinach Tortellini, Butter Sage, Green Asparagus, Parmesan

Dinner Plates

BRANZINO CILENO

\$30.00

Pan-Seared Chilean Seabass, Lemon Capers, White Wine sauce, Spinach

CODA DI ROSPO ALLA LIVORNESE

\$22.00

Seared Monkfish, Tomato Sauce, Kalamata Olives

SALMONE

\$24.00

Oven Roasted Salmon, Caramelized Onion, French Beans, Balsamic Reduction

BRANZINO GRIGLIATO

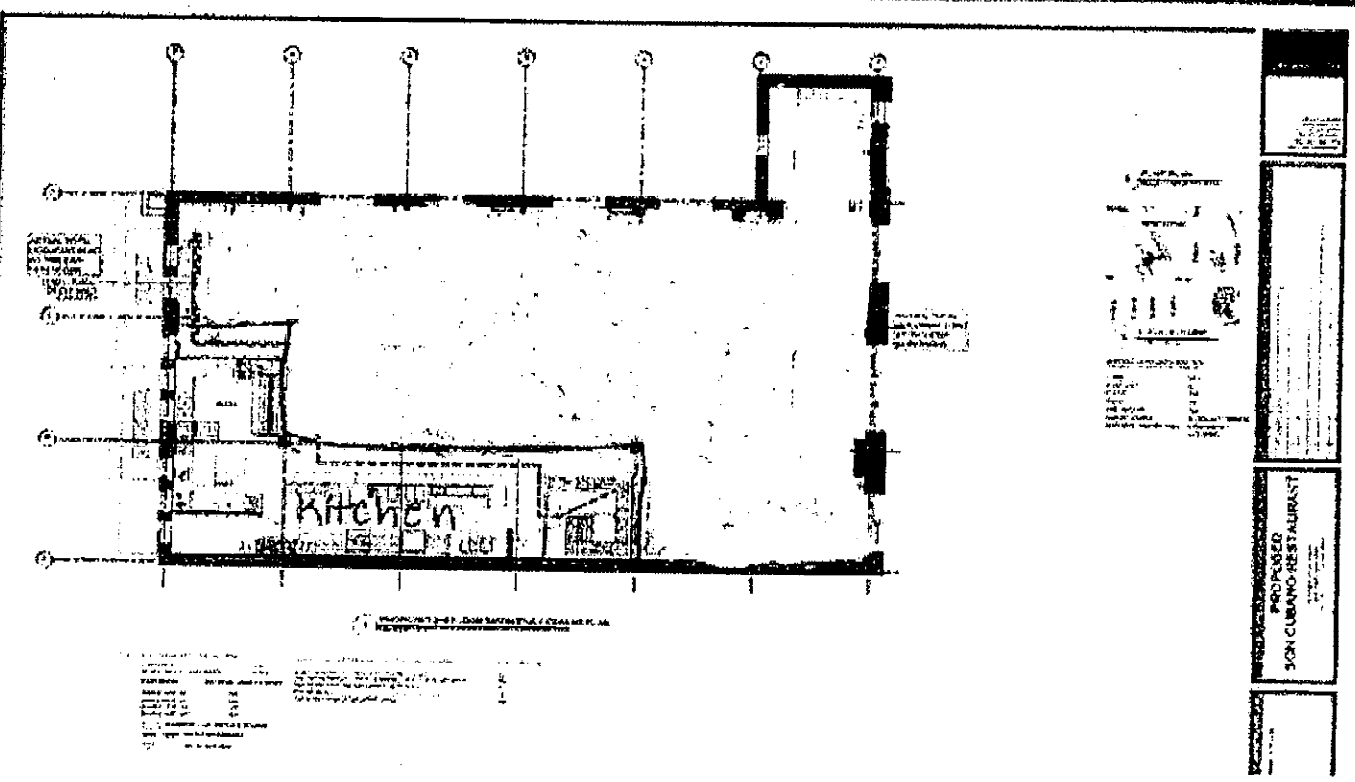
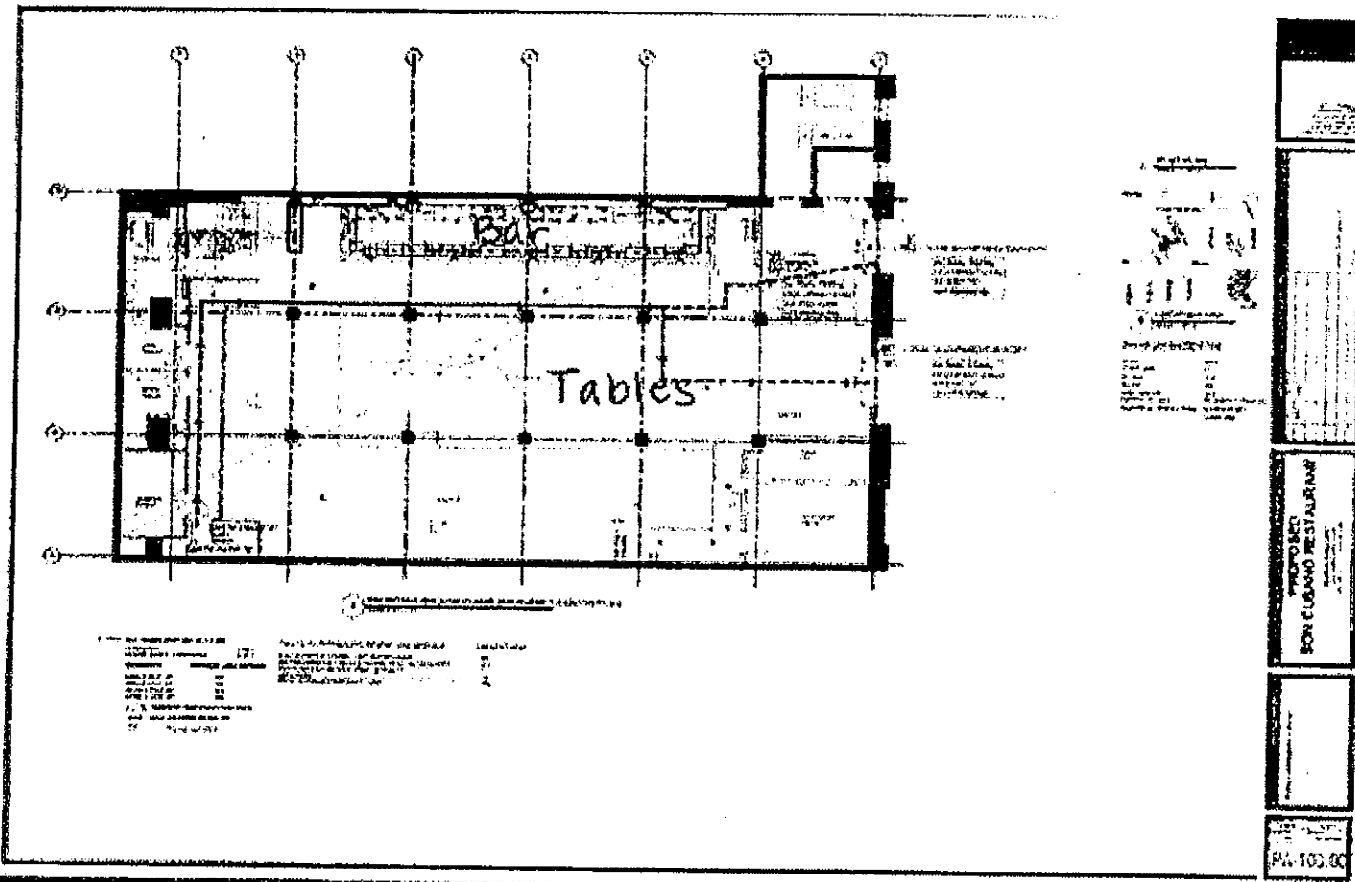
\$26.00

Grilled Branzino, Roasted Potatoes, Broccoli Rabe

STINCO D'AGNELLO

\$24.00

Herbed Roasted Lamb Shank, Pearl Onions, Mashed Potatoes



STATEMENT

Re: **27 West Chelsea Inc.**
544 W. 27th Street
New York, NY 10001

The following is a statement on behalf of the applicant in compliance of the 500 foot Rule to show compliance with Section 64 Subdivision 6-a of the Alcoholic Beverage Control Law.

- A. The approval of the license will not overburden the area.
- B. All of the necessary license and permits have either been obtained or pending.
- C. The granting of the license will not impact on the vehicular traffic and parking that are in proximity to the proposed premises.
- D. The approval of the license will not increase the noise level to the area surrounding the proposed premises.
- E. Upon information and belief the proposed premises has no history of liquor violations or reported criminal activity.
- F. Public convenience and advantage would be served by the approval of this license. The applicant is opening a neighborhood Mediterranean restaurant that will feature good food at reasonable prices. It is in the interest of the community that the establishment runs a full service.

Dated: August 1, 2017

KRISTIN SOLLENNE

ON-PREMISES LIQUOR LICENSE
SERIAL #: 1305161
COUNTY: NEW YORK

EFFECTIVE DATE: 11/02/2017
EXPIRATION DATE: 10/31/2019
CERTIFICATE #: 862600



NEW YORK STATE LIQUOR AUTHORITY

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER PART OF THE BUILDING CONTAINING SUCH LICENSED PREMISES: IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND MAY BE REVOKED AT ANY TIME PURSUANT TO LAW

METHOD OF OPERATION

RESTAURANT SERVING LIQUOR, WINE, BEER & CIDER

CB4 Stips: Hrs 12pm-12am; No more than 3 performers for Live Music

Recorded/DJ/Live Music; Patron Dancing

27 WEST CHELSEA INC

544 W 27TH ST
NEW YORK NY 10001

FILING FEE \$200.00
LICENSE FEE \$4,352.00

Vincent G. Bradley
Chairman

BEFORE COMMENCING OR DOING ANY BUSINESS FOR THE TIME FOR WHICH THIS LICENSE HAS BEEN ISSUED, THE SAID LICENSE SHALL BE ENCLOSED IN A SUITABLE WOOD OR METAL FRAME, HAVING A CLEAR GLASS SPACE AND A SUBSTANTIAL WOOD OR METAL BACK SO THAT THE WHOLE OF SAID LICENSE MAY BE SEEN THEREIN, AND SHALL BE POSTED UP AND AT ALL TIMES DISPLAYED IN A CONSPICUOUS PLACE IN THE ROOM WHERE SUCH BUSINESS IS CARRIED ON, SO THAT ALL PERSONS VISITING SUCH PLACE MAY READILY SEE THE SAME.

SLA FORM 180-033 (10/09)

Certificate No. **B0862600**

FOLD AND TEAR HERE

FOLD AND TEAR HERE

M. Marrero Member + Buscows
212-962-4688

PRINCIPALS ENTRY

1305161

RETAIL LICENSE

27 WEST CHELSEA INC

Number of Fingerprint Cards:

0

Business Entity:

Corporation

<i>NAME</i>	<i>SSN</i>	<i>SHARES</i>	<i>OFFICE</i>	<i>INACTIVE</i>
<i>DOB</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>STATE</i>	<i>ZIP</i>
SOLLENNE, KRISTIN	[REDACTED]	100	PRESIDENT	<input type="checkbox"/>
[REDACTED]				

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)		
27 West Chelsea Inc.		IL Bastardo		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
544 W. 27th Street, New York, NY 10001		10th & 11th Avenues	10001	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	27 West Chelsea Inc	NAME:	Martin P. Mehler
	PHONE:	212.675.5980	PHONE:	212-962-4688
	EMAIL:	kristin@kristinsollenne.com	EMAIL:	Mehlerbuscemi@aol.com
MANAGER	NAME:		NAME:	Simon Milul-Mushlan Inc.
	PHONE:		PHONE:	212-947-3185
	EMAIL:		EMAIL:	
ATTORNEY/ REPRESENTAIVE		LANDLORD		
APPLICATION TYPE (<u> </u> <i>Liquor License</i> <u> </u> <i>Unenclosed Sidewalk Cafe</i>)				
<input type="radio"/> New	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		Serial # 1305161 Exp - 10/31/19	
	<i>Please list/describe the nature of all the changes and attach the plans:</i> • Addition of 2nd Floor seating, bar, restrooms and reduction of days			
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 checked="" type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)			
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - after CB meeting
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - Alteration Application
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"/> YES	<input checked="" type="checkbox"/> NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

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			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
	Kitchen			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
	Music			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND	LIVE MUSIC	<input checked="" type="radio"/> 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	294		1st - 55 2nd - 8	1st - 139 2nd - 64	0	2	1st - 20 2nd - 5
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFE	N/A						

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

2 floors

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

50 hours per week

Will there be dancing?

YES NO Yes

Will applicant have bottle or table service for beverage alcohol?

YES NO Yes

Will you be hosting private; promotional or corporate events?

YES NO Yes

Will outside promoters be used on a regular basis? If yes please describe.

YES NO No

Will you have a security plan? If, yes please attach.

YES NO Yes

Will security plan be implemented?

YES NO Yes

Will State certified security personnel be used?

YES NO Yes

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO Yes

Will applicant be using delivery bicycles? If yes, how many?

YES NO 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

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	Yes
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	Yes
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	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	Bill Borock, Council Chelsea Block Association	
	# 2	Miguel Acevedo, Fulton House Tenant Association	
	# 3	Darlene Waters, Chelsea-Elliot Tenant Association	
	# 4	Inge Ivchenko, London Terrace Tenants Association	
	# 5		
Please provide dates when applicant met with the groups listed above.	March 18th, 2019		
Who was your contact person at each group you met with?	Bill Borock, Miguel Acevedo and Darlene Waters		
When did applicant post the notice that was provided?	March 17th, 2019		
Where did applicant post the notice that was provided?	544 W 27th Street - Front door and surrounding street light pillars		
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	Yes - 714.932.2256 Kristin Sollenne Cell
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	Yes

BUILDING DESIGN

State the name and type of business previously located in the space.	N/A		
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	Yes - 27 West Chelsea Inc.
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	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	Yes
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
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	Yes
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	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	<input type="radio"/> NO	Yes
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Where will the air conditioner be located? What type is it?	On the roof, air cooled		
When was the air conditioner installed?	2005		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
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	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> 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
 _____ full board meeting, with _____ members voting in favor
 of the recommendation, _____ members opposed, _____ members
 abstaining and _____ 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

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



Kristin Sollenne

3.18.19

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE

PA-101.00

PROPOSED SON CUBANO RESTAURANT

DATE: 11/15/2011

PROJECT: PROPOSED SON CUBANO RESTAURANT

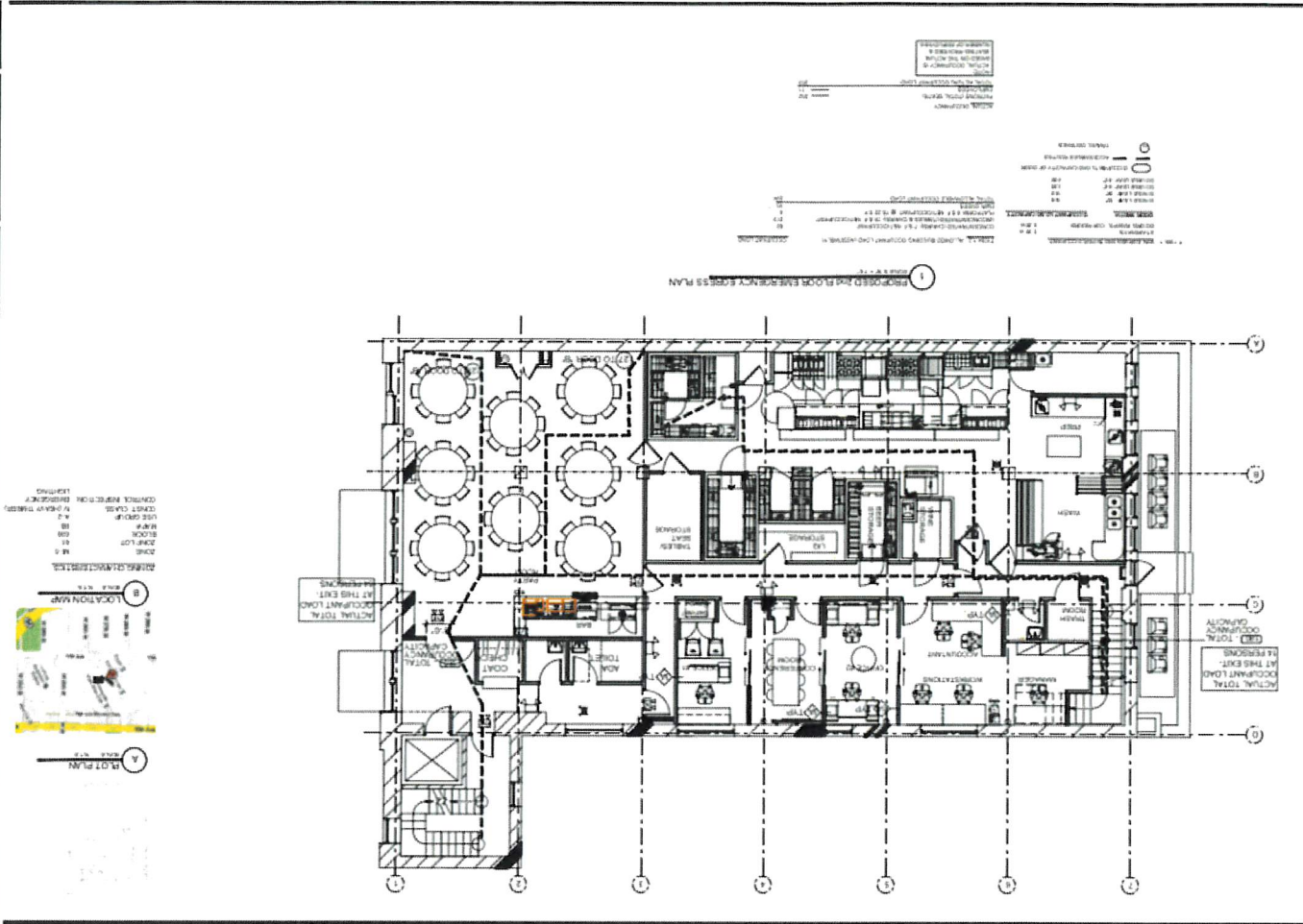
OWNER: SON CUBANO RESTAURANT

DESIGNER: [Firm Name]

SCALE: AS SHOWN

PROJECT NO: [Number]

DATE: 11/15/2011



PA-100.00

PROPOSED SON CUBANO RESTAURANT

DATE: 11/15/2011

PROJECT: PROPOSED SON CUBANO RESTAURANT

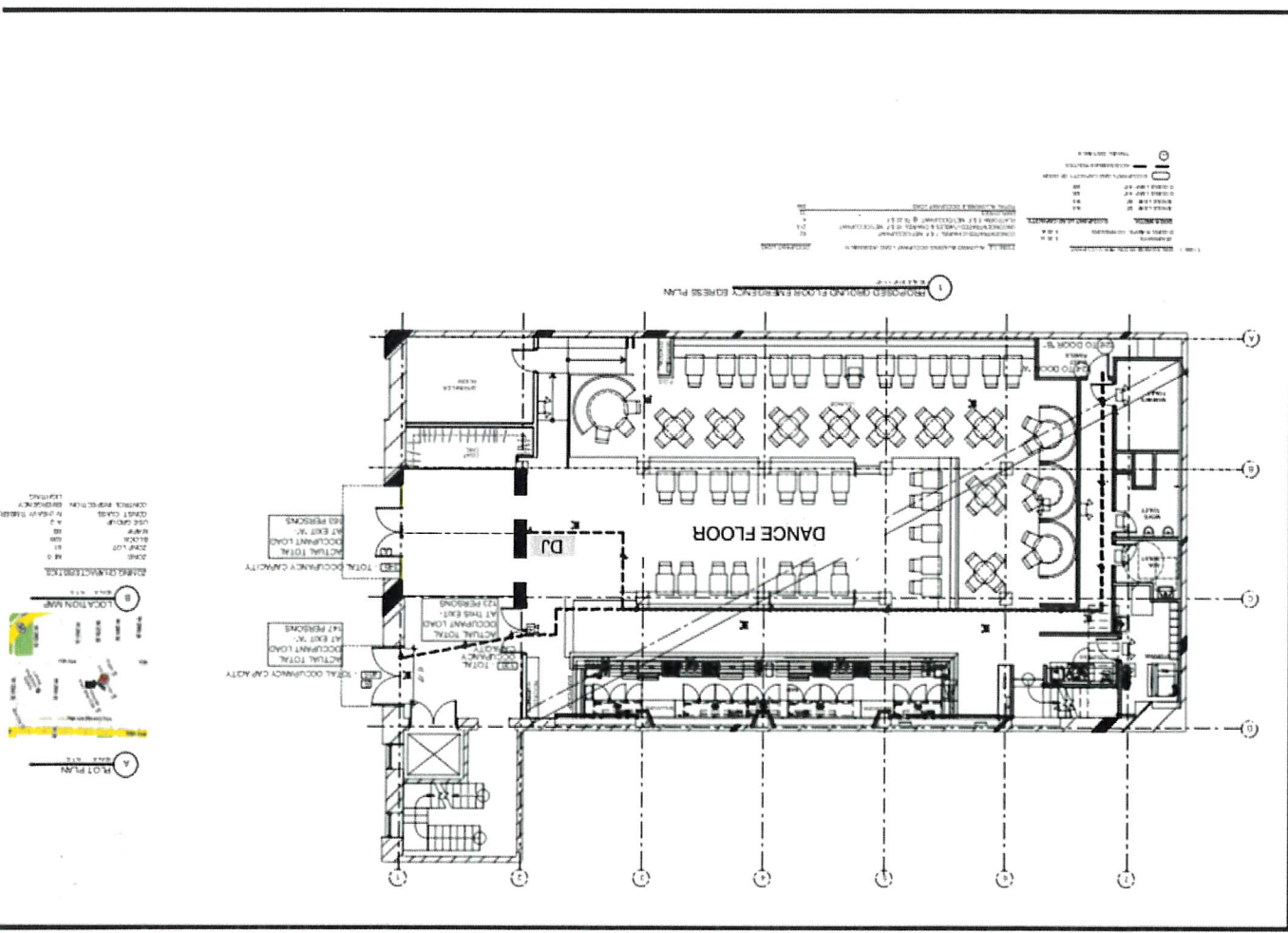
OWNER: SON CUBANO RESTAURANT

DESIGNER: [Firm Name]

SCALE: AS SHOWN

PROJECT NO: [Number]

DATE: 11/15/2011



BRUNCH

Classic Eggs Benedict

With two fresh poached eggs, savory black forest ham, toasted English Muffin, and truffle infused hollandaise sauce topped with caviar, served with home fries and mixed greens salad

Avocado Toast

Fresh Hass Avocado and Habanero Pepper on Multigrain Bread, French Fries, Mixed Greens

French Toast

Served with Nutella and Marshmallows

Chocolate Swirl Pancakes

Oven-baked Pancakes, Infused with Cinnamon and Vanilla extract; Topped with Fresh Seasonal Fruit

Waffle Iron Omelette

Chopped Ham, Cheddar Cheese, Peppers, Onions, Home Fries, Mixed Greens

Bagel & Lox

Smoked Salmon, Cream Cheese, Tomatoes, Red Onions, Capers served with Home Fries

Bastardo Burger

Topped with American cheese, Lettuce, Tomato, Pickles,
Red Onion, and Onion Rings on a Brioche Bun, served
with French Fries and Mixed Greens

Chicken and Waffles

Fried Chicken served with a Belgian Waffle, Mixed Greens

Crispy Chicken Sandwich

Buttermilk Battered Chicken Breast topped with Lettuce,
Tomato, Avocado, Chipotle Aioli on a Brioche Bun, served
with French Fries

Steak and Eggs

Grilled Angus Sirloin Steak, Two Scrambled Eggs, Salsa
Verde, Mixed Greens, French Fries

Lobster Benedict

With two fresh poached eggs, Lobster Meat, toasted
English muffin, truffle infused hollandaise sauce topped
with caviar, served with home fries and mixed greens
salad

Filet Mignon Sandwich

Ciabatta Potato Bread, Caramelized Onions, Monterey
Jack Cheese, French Fries, Mixed Greens

Lobster Mac N' Cheese

Baked with Breadcrumbs, Lobster Meat, Creamy Cheddar

Surf and Turf

6 oz. tender filet mignon and fresh lobster tail served with Avocado Toast, Poached Eggs, and topped with caviar

DINNER

Zucchini Noodles with Pesto
basil pesto sauce

Rigatoni Pollo Pazzo
chicken, sun dried tomatoes, pink sauce

Ravioli Alla Vodka
Cheese filled ravioli, tomato vodka sauce

Chicken Parmesean
served with rigatoni pomodoro

The Bastardo Burger
topped with American cheese, lettuce, tomatoes, pickles,
onions, onion rings

Porkchop Milanese
arugala, cherry tomatoes, avocado, fresh burrata
mozzarella

Lobster Mac and Cheese

fusilli pasta baked with breadcrumbs, lobster meat,
creamy cheddar

Miso Glazed Salmon

served with vegetable polenta and potato cake

Shrimp Scampi

served with vegetable polenta and potato cake

Steak Frites

grilled angus sirloin steak, salsa verde, french fries, mixed
greens

Lobster Thermidor

stuffed lobster with crab meat, vegetable polenta, potato
cake

Filet Mignon Au Poivre

tender filet mignon, vegetable polenta, potato cake

Surf n Turf

stuffed lobster with crab meat, tender filet mignon,
vegetable polenta, potato cake

March 5, 2019

Community Board Members

I am writing on behalf of IL Bastardo and their interest in expanding to the second floor of the building. We have had a number of events at this space and have been so impressed with all aspects of their business. The staff is very professional and caring and handled every request we had. Our events were a huge success and many of our guests showed interest in having future events there. I have also introduced the space to a number of schools and non-for-profits who have had their functions there.

It would be great if they were able to expand to the second floor so larger events can take advantage of this great venue.

Thank you in advance for your consideration.

Kathy Ellman

Chelsea Resident for over 18 years

March 5, 2019

Kristin Sollenne
IL Bastardo
544 West 27th Street
New York, NY 10001

To whom it may concern:

I am writing on behalf of Kristin Sollenne, in support of expanding her restaurant IL Bastardo located at 544 W 27th St. I have had the pleasure of doing business directly with her and her restaurant and have rented the venue for private events, as well as smaller intimate reservations for clients. Every interaction was not only professional, but Kristin and her team went above and beyond at each event I hosted.

I own a branding and public relations agency, working with many high profile personalities. My clients have a very discerning palette and this is why I continue to work with Kristin and IL Bastardo due to the quality and efficiency they offer on a consistent basis. In a city that offers many options, I will continue to bring my business to Kristin and her team. I support the expansion of the restaurant and this beautiful venue.

If you should have any further questions, you may reach me directly at 347.837.1254.

Kindly,

Monica Kline

Monica Kline
IDentity Brand Management
1204 Broadway
New York, NY 10001

March 6, 2019

Community Board 4

330 West 42nd Street, #2601

New York, New York 10036

Dear Members of the Board,

I have used Il Bastardo, located at 544 W 27th Street over the past year for many of my client events. I am very happy to share that it has always been a wonderful experience, and a pleasure working with Kristin and everyone at Il Bastardo.

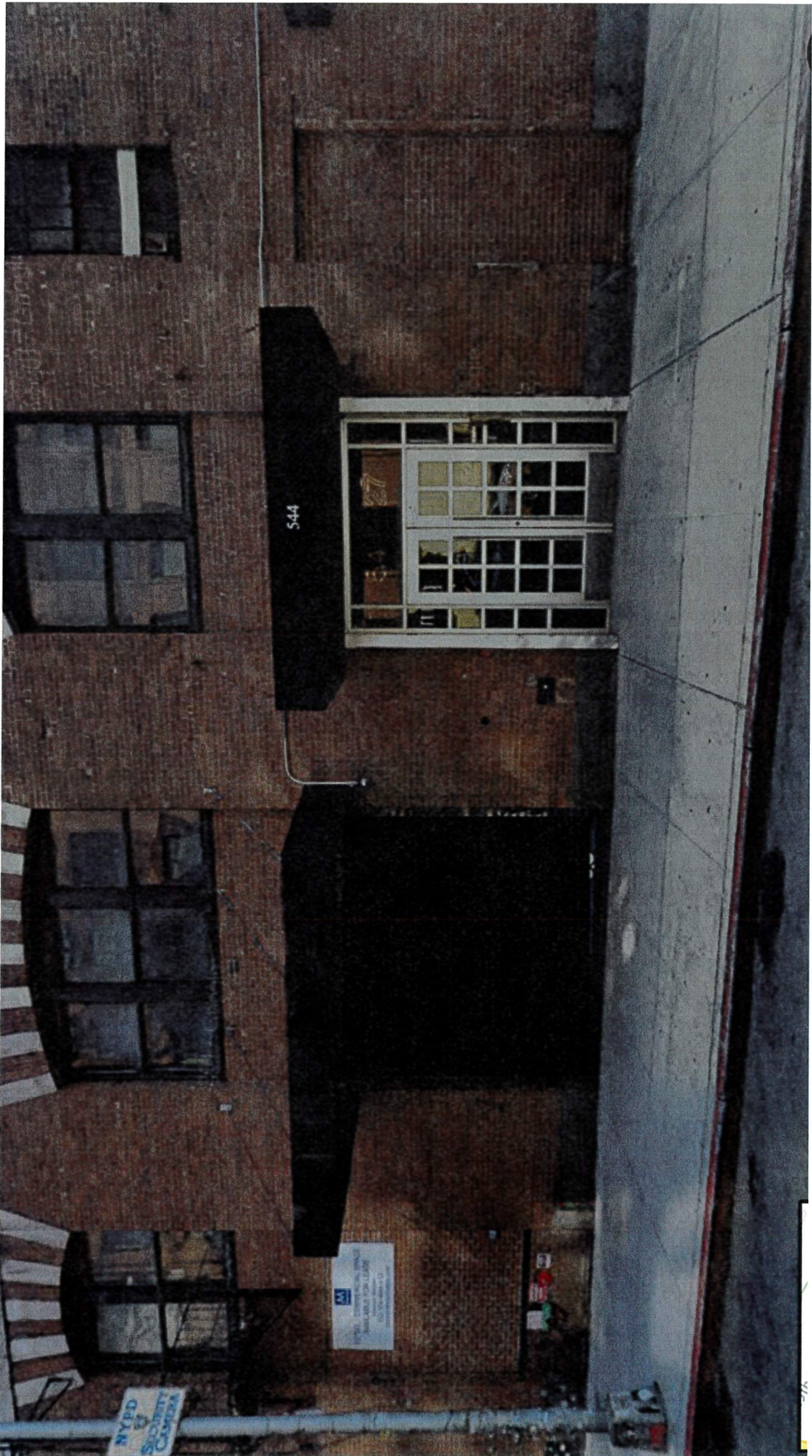
Everything has always gone smoothly and feedback from my guests is always fantastic. I have also done a lot of work in the neighborhood including residences such as 505 W 19th, 500 W 21st, and 160 W 12th. Il Bastardo has been the perfect neighborhood establishment to have these intimate to larger gatherings to promote business and clients in the area. I continuously look forward to using the restaurant as a venue to host broker events, as the staff is always very welcoming and warm, accommodating, and extremely professional. I strongly support the expansion of the restaurant and look forward to future events and dinners there.

Very warmly,

Irene O'Halloran

Irene O'Halloran

320 East 42nd Street, #1513 New York, New York 10017 917.208.6422
ohalloran.irene@gmail.com



Fwd: Il Bastardo Reports

Rick Criswell [rick@sleepnomorenyc.com]

Sent: Monday, April 22, 2019 1:12 PM

To: Gonzalez, Nelly (CB)

Hello Nelly,

Here is a list of issues and problems we have had with Il Bastardo next door to our business. I voiced our concerns at the BLP meeting on April 9. I met with the manager after and gave my contact info and have not had anyone reach out to us. I am not sure if they are still on the agenda for the full board next week but wanted to express our concerns and please ask the board not to approve any alterations or adjustments.

Sleep No More and the McKittrick Hotel have been on this block for 8 years and we are very respectful of our neighbors and have good security and procedures in place to handle our business. They cause our staff and building undo stress and we do not want the neighborhood to think we are the issue since we are right beside them.

If there is anything I can do, please let me know.

Thanks

Notes on Il Bastardo from McKittrick Security and Front of House Team

2018/2019

Incidents Reported and Documented:

1. December 17th, 2017 - Il Bastardo guests are often exiting Il Bastardo extremely intoxicated and stumble over to our door attempting to come up to Gallow Green and harassing our staff and patrons if they are not allowed entrance. This is causing the need for additional Security to keep an eye on Friday through Sunday
2. January 6, 2018 – Security Reported that a physical fight broke out between patrons of Il Bastardo that frightened our customers and staff – NYPD was called via 911 and arrests were made.
3. January 22nd, 2018 – Front door supervisors request additional security to assist in managing rowdy, intoxicated patrons exiting Il Bastardo.
4. March 11th, 2018 - there were three separate fights next door at Bastardo's today. The cops were called for one of them. During one of the fights there crowd was blocking the 542 door and our patrons safe entrance to our building is affected.
5. March 18th, 2018 – FOH Supervisory reports Drunk and disorderly patrons exiting Il Bastardo continuing to disrupt our business. At 4pm – Cleanup by our staff was required after a patron leaving Il Bastardo vomited just east of the 542 door.
6. March 31st, 2018 – FOH Supervisory requests further additions to Security and FOH

staff to help keep control over the area in front of our business to mitigate affect of unruly, intoxicated patrons exiting from Il Bastardo.

7. April 22nd, 2018 – our Door team was met with hostility by the Bastardo guards this afternoon after apparently receiving an email from our building regarding safe management of their patrons.
8. May 6th, 2018 – In order to continue safe ingress of our guests to Gallow Green the FOH team was forced to change the entrance to the East side of our building to provide distance from the aggressive, intoxicated crowds at Il Bastardo.
9. Beginning with this date, our business had to alter our front door entry every time that Il Bastardo was open during our weekend brunch hours.
10. June 23rd, 2018 – Restaurant Management reported A large group of drinkers who had spent a few hours at Il Bastardo previous to joining us added a little extra boisterousness to counteract the otherwise languid early atmosphere, although they inevitably became a bit too boisterous and had to be escorted out.
11. February 17, 2019 - At approximately 5:00pm, a guest from Il Bastardo's was pacing and stumbling, looking as if he was going to throw up or urinate. Security at the door watching him, and while checking ID's, a guest approached them and said that the man was urinating on our building. Security approached him and told him he had to leave, and the man went back to the Bastardo's entry area. He came back and was next to our door, so Security insisted that the man leave the area however the man insisted on not leaving and became violently aggressive and verbally threatening. Additional McKittrick Security was required and the police were called.

The staff has verbally reported many more issues with Il Bastardo patrons vomiting or urinating on the doors of our building and having to be chased off by security.

--

Rick Criswell, General Manager, he/him/his

O: [212-904-1880](tel:212-904-1880) | M: 718-974-9731

■ ■ ■ ■

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