

# Manhattan Community Board 4

## Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b> Cafe Des Affiches LLC		<b>DOING BUSINESS AS (DBA)</b> TBD	
<b>STREET ADDRESS</b> 119 West 23rd Street		<b>CROSS STREETS</b> 6th and 7th Avenues	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Julia Knight	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Max Bookman, Esq. Pesetsky and Bookman
	<b>PHONE:</b> 202.841.2544		<b>PHONE:</b> 212.513.1988
	<b>EMAIL:</b> info@posterhouse.org		<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b> Julia Knight	<b>LANDLORD</b>	<b>NAME:</b> Stellar Management
	<b>PHONE:</b> 202.841.2544		<b>PHONE:</b> (212) 843-3559
	<b>EMAIL:</b> julia@posterhouse.org		<b>EMAIL:</b> csloan@stellarmanagement.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<b>YES</b>	<b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL:</b>	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment  <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	As soon as the CB approves the application
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> <b>YES</b>	<b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<b>NO</b>	

**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	11am-6pm	closed	11am-6pm	11am-6pm	11am-9pm	10am-6pm	10am-6pm
	Kitchen	11am-6pm	closed	11am-6pm	11am-6pm	11am-9pm	10am-6pm	10am-6pm
	Music	11am-6pm	closed	11am-6pm	11am-6pm	11am-9pm	10am-6pm	10am-6pm

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

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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**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
<b>INSIDE</b>		20	7	17	1	1	3
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>		NA	NA	NA	NA	NA	NA
<b>SIDEWALK CAFÉ</b>		NA	NA	NA			

How many floors are there? What is the capacity for each floor? 1 floor, 20 persons - Cafe Area

How frequently will the owner(s) be at the establishment? during all open hours

Will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO	
Will you be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	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?	YES	NO	Not Applicable

Where will delivery bicycles be stored during the day when not in use? Not Applicable

<b>LOCATION &amp; ZONING</b>		
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?	YES	<input checked="" type="radio"/> NO currently in the application process
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO we will apply for PA regardless
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO

<b>Community Notification/Relations</b>		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	On April 19th, a mass email was sent to all of the block association
	# 2	contacts provided by the community board.
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	Not Applicable - All communication done by email	
Who was your contact person at each group you met with?	Not Applicable	
When did applicant post the notice that was provided?	April 19, 2019	
Where did applicant post the notice that was provided?	In front of premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO 202.841.2544
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	TekServe: computer repair		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	glass storefront was replaced
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b> <b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	we do not have any of the above
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	Not Applicable
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	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	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	there is no venting, electric appliances only
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	air cooled split system w/dehumidification capabilities & in duct humidification		
When was the air conditioner installed?	2019		

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

**OUTDOOR ITEMS – SIDEWALK CAFÉ NOT APPLICABLE**

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

**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***

*(This area is intentionally left blank for additional stipulations.)*

***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.***



<p>Manhattan Community Board 4 (MCB4) recommends:          (MCB4's recommendation is based on a vote taken at its  <u>June 5, 2019</u> full board meeting, with <u>45</u> members voting in favor          of the recommendation, <u>0</u> members opposed, <u>0</u> members          abstaining and <u>0</u> present but not eligible)</p>	<p><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</p>
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**CB4 REPRESENTATIVES**

<p><i>Nelly Gonzalez</i>          Nelly Gonzalez          CB4 Assistant District Manager</p>	<p><i>Frank Holozublec</i>          Frank Holozublec          CB4 BLP Committee Co-Chair</p>	<p><i>Yoni Bokser</i>          Yoni Bokser          CB4 BLP Committee Co-Chair</p>
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>Julia Knight          PRINT NAME OF APPLICANT</p>	<p><i>[Signature]</i> 5/14/19          SIGNATURE OF APPLICANT</p>	<p>04/24/2019          DATE</p>
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## Proximity Report for Location:

April 23, 2019

119 W 23 St, New York, NY, 10011

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Closest Liquor Stores

Name	Address	Approx. Distance
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	345 ft
GOURMET BAY INC	745 6TH AVE	440 ft
MANOR HOUSE CELLAR INC, THE	676 6TH AVE	515 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	770 ft
LE GARREC NYC LLC	111 W 20TH ST	825 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	905 ft
CLEARVIEW SPIRITS, INC.	99 WEST 27TH STREET	1050 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

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

Name	Address	Approx. Distance
AVADOM INC	147 W 24TH ST	280 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	280 ft
BARCADE NEW YORK LLC	148 W 24TH ST	290 ft
THREE A PLUS INC	163 W 23RD ST	465 ft
ZAUO INC	152 WEST 24TH ST	475 ft
GOURMET EXPRESS LTD	137 W 25TH ST	485 ft
MOXY RESTAURANT ASSOCIATES INC	138 W 25TH ST	485 ft
E2 60 WEST 22ND STREET LLC	60 W 22ND ST	530 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	680 6TH AVENUE	540 ft
ANGELIC FOODS INC	101 W 25TH ST	545 ft
TAPPO INC	49 W 24TH ST	565 ft
MBG TAVERNS ON 6TH CORP	757 6TH AVE	575 ft
MBG TAVERNS INC	69 W 23RD ST	575 ft
CITRINE LOUNGE LLC	676 6TH AVE AKA 59 W 21ST ST	610 ft
CHOP SHOP KITCHEN INC	41 W 24TH ST	650 ft
OUTBACK STEAKHOUSE OF FLORIDA LLC	60 WEST 23RD STREET	710 ft
FONDUE 26 LLC	122 W 26TH STREET	720 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	725 ft

Name	Address	Approx. Distance
SEKI INC	208 W 23RD ST	745 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	745 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
ANHEUSER BUSCH LLC	119-125 W 24TH ST	265 ft
170 WESTSIDE MARKET LLC	170 W 23RD ST	395 ft
LAM GEN 25 LLC	112 W 25TH ST	475 ft
REINS INTERNATIONAL NEW YORK INC	146 150 W 25TH ST	560 ft
SIR HENRY RESTAURANT LLC	37 W 24TH ST	665 ft

### Unmapped licenses within zipcode of report location

Name	Address
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### **Baked Goodies**

Croissant  
Almond or Chocolate Croissant  
Smoked Turkey & Swiss Cheese Croissant \$4.25  
Cream Cheese Danish  
Orange Brioche  
Apple Turnover

### **Savories**

#### **Nuchas Empanadas**

Chipotle Chicken, Ground Beef or Shiitake Curry (vegan) \$4.25

#### **Quiche**

Broccoli & Cheddar Cheese or Mushroom \$5

#### **Sandwiches** (selections varies daily)

*Add: Pickle, pickled mango, pickled string beans or bagel stick to any dish! \$1.50*

**Salads** (selections varies daily) \$7 - \$9

### **Sweet Things**

Creme Brulee  
Chocolate Eclair  
Cookie (assorted)  
Brownie  
Sugar Free Fruit Oat Bar (Vegan)

### **Beverages**

*Café des Affiches proudly serves Counter Culture coffee*

Hot Drinks: 12oz. 16 oz. 20oz. Cold drinks: 16oz. 20oz.

Daily Drip (Medium, Dark) \$2.50, \$2.75, \$3

Espresso \$3

Americano (regular, Decaf) \$3

Macchiato

Cappuccino

Latte

Golden Tumeric Latte

Mocha

Chai

Hot Tea (Green, Black, Herbal)

Iced Tea

Iced Coffee

Iced Hot Chocolate

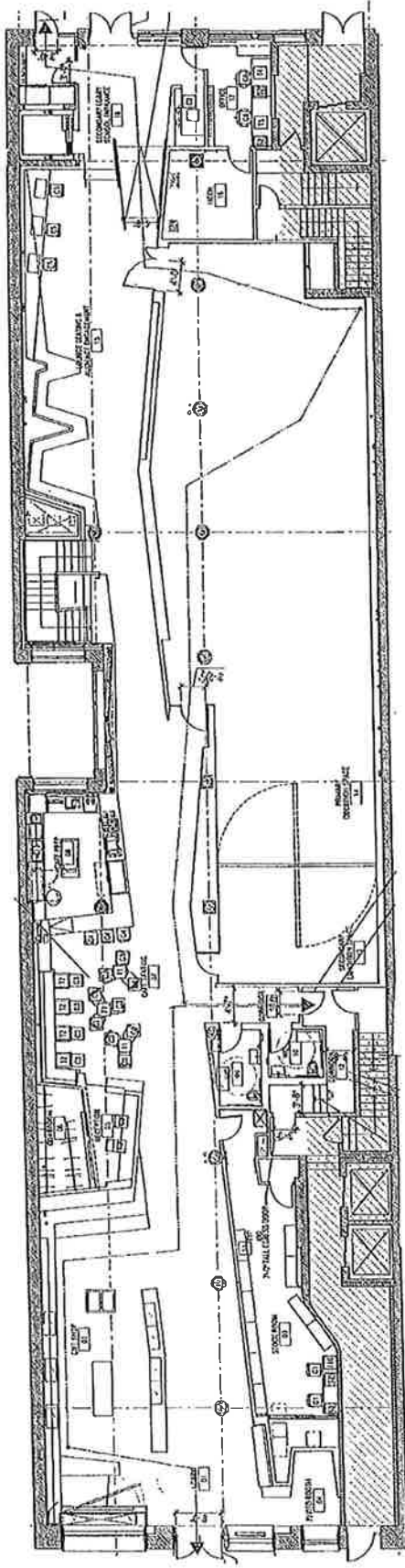
*Substitute oat milk .50*

Lemonade

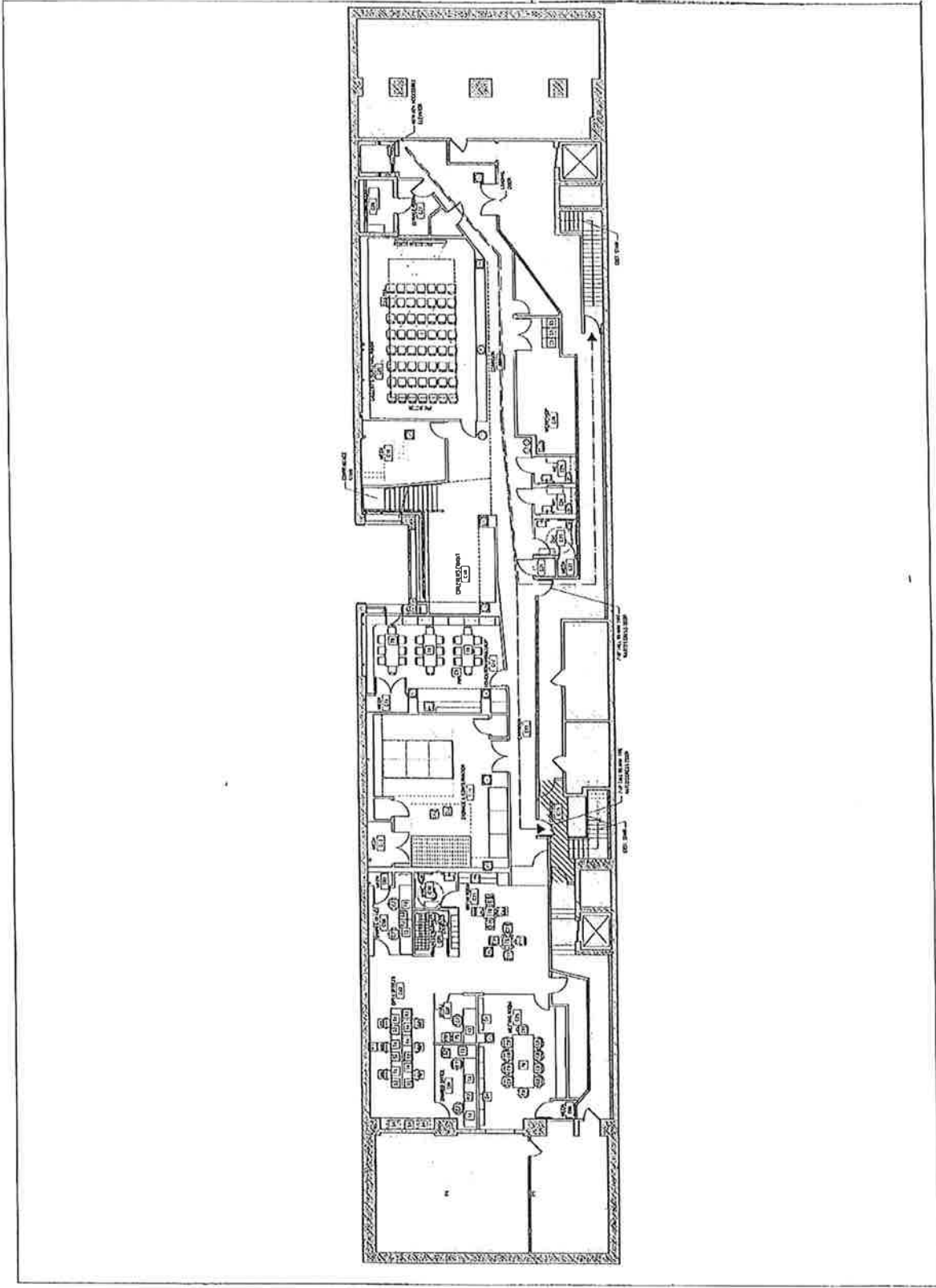
Natural Sodas

Kombucha

Ground Floor Diagram



# Cellar Diagram





CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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

BURT LAZARIN  
Chair

JESSE BODINE  
District Manager

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

### Café des Affiches LLC

### 119 W 23rd Street

An application for a wine, beer & cider license for a  
Café in a Museum with Recorded Music

<b>DATE:</b>	Tuesday, May 14, 2019
<b>TIME:</b>	6:30 PM
<b>PLACE:</b>	Fountain House 425 W 47 <sup>th</sup> Street, Lower Level

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.

*Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.*

# The New York Times

**Late Edition**

Today, cloudy, showers, breezy afternoon, high 70. Tonight, rain becoming heavy, thunderstorms, low 61. Tomorrow, rain, early, high 66. Weather map appears on Page A22.

No. 58,302

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NEW YORK, FRIDAY, APRIL 19, 2019

\$3.00

## ...LER REPORT LAYS OUT RUSSIAN CONTACTS ... TRUMP'S FRANTIC EFFORTS TO FOIL INQUIRY







Melissa Morales <melissa@pb.law>

## Poster House- Liquor License Application

6 messages

**Julia Knight** <julia@posterhouse.org>

Fri, Apr 19, 2019 at 9:46 AM

To: wborock@hotmail.com, n15mstr@mac.com, steve@w15ba.com, jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, craig.slutzkin@outlook.com, craigs1029@aol.com, jakmail@earthlink.net, clkupper@aol.com, Ethan.Felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, mwalshny@yahoo.com, pamela@angel.net, dfranco243@earthlink.net, fcmgt@me.com, merle.levine@gmail.com, neil@neilsekirk.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, phyllisswaisman@gmail.com, zazeloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, shulman@speakeasy.net, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhummm@aol.com, tenants@lta.info, donna@donnalangman.com

Cc: Melissa Morales <melissa@pb.law>

Dear Neighbor,

We are reaching out to introduce Poster House, a brand new museum dedicated to posters, which is opening on 23rd Street between 6th and 7th Avenues in June. The museum has taken over the 2 floors once occupied by TekServe, and is completing a gut-renovation that has transformed the space into a venue where we will have rotating, temporary exhibitions about posters from around the world. Posters are informative pieces of material culture that can tell us about societal issues, cultural trends, design advancements, and advertising techniques from the last 150 years.

In addition to our exhibitions, we will have a family-friendly photo booth, an interactive design game, a permanent kids play area, educational workshops, a gift shop, and a small cafe.

We plan to serve beer and wine at the cafe along with small bites, non-alcoholic beverages, and pastries. The cafe is designed as an amenity for museum patrons and will keep the same hours as the museum, which are:

Monday: 11am-6pm

Tuesday: closed to the public

Wednesday: 11am-6pm

Thursday: 11am-6pm

Friday: 11am-9pm  
Saturday: 10am-6pm  
Sunday: 10am-6pm

We will be presenting our Community Board application for this liquor license on Tuesday, May 14th at 6:30pm at Fountain House. If you have any comments or questions, please feel free to reach out to me, Museum Director Julia Knight at [julia@posterhouse.org](mailto:julia@posterhouse.org).

Additionally, we will be hosting a Community Day on June 1st from 11am-5pm. If residents of your building would be interested in coming by and bringing their families, please let us know and we will stop by with informational postcards and free passes to the event. A digital invitation card is attached for reference.

Thank you and all best,

Julia

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Julia Knight  
Director  
Poster House  
Sign up for our newsletter

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 PH\_Opening\_CommunityDay.pdf  
1699K

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**Melissa Stern** <[m@melissa-stern.com](mailto:m@melissa-stern.com)> Fri, Apr 19, 2019 at 10:44 AM  
To: Julia Knight <[julia@posterhouse.org](mailto:julia@posterhouse.org)>  
Cc: William Borock <[wborock@hotmail.com](mailto:wborock@hotmail.com)>, Kimon Retzos <[n15mstr@mac.com](mailto:n15mstr@mac.com)>, [steve@w15ba.com](mailto:steve@w15ba.com), [jjasper@gc.cuny.edu](mailto:jjasper@gc.cuny.edu), [paul@groncki.com](mailto:paul@groncki.com), [eric.bomze@gmail.com](mailto:eric.bomze@gmail.com), [willrogers@gmail.com](mailto:willrogers@gmail.com), [acevedoandassociates@gmail.com](mailto:acevedoandassociates@gmail.com), [craig.slutzkin@outlook.com](mailto:craig.slutzkin@outlook.com), [craigs1029@aol.com](mailto:craigs1029@aol.com), [jakmail@earthlink.net](mailto:jakmail@earthlink.net), [clkupper@aol.com](mailto:clkupper@aol.com), [Ethan.Felson@jewishfederations.org](mailto:Ethan.Felson@jewishfederations.org), [laranjeirag@gmail.com](mailto:laranjeirag@gmail.com), Sally Greenspan <[sallygmg@gmail.com](mailto:sallygmg@gmail.com)>, [beacon195@aol.com](mailto:beacon195@aol.com), [germanygerald@aol.com](mailto:germanygerald@aol.com), Michael Walsh <[mwalshny@yahoo.com](mailto:mwalshny@yahoo.com)>, Pamela Wolff <[pamela@angel.net](mailto:pamela@angel.net)>, [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net), [fcmgt@me.com](mailto:fcmgt@me.com), [merle.levine@gmail.com](mailto:merle.levine@gmail.com), [neil@neilselkirk.com](mailto:neil@neilselkirk.com), [cott@nyc.rr.com](mailto:cott@nyc.rr.com), [alberttaylor@gmail.com](mailto:alberttaylor@gmail.com), [lesley@lyrichord.com](mailto:lesley@lyrichord.com), [eleanor@quiltedcorner.com](mailto:eleanor@quiltedcorner.com), [300wba@gmail.com](mailto:300wba@gmail.com), [phyllisswaisman@gmail.com](mailto:phyllisswaisman@gmail.com), [zazelloven@yahoo.com](mailto:zazelloven@yahoo.com), [mis@nyc.rr.com](mailto:mis@nyc.rr.com), [emce33@aol.com](mailto:emce33@aol.com), [jblair@bobchristianson.com](mailto:jblair@bobchristianson.com), [w400ba@gmail.com](mailto:w400ba@gmail.com), [west25thstreetproject@gmail.com](mailto:west25thstreetproject@gmail.com), [susanb1011@aol.com](mailto:susanb1011@aol.com), [shulman@speakeasy.net](mailto:shulman@speakeasy.net), [fdenthunter@gmail.com](mailto:fdenthunter@gmail.com), [dwatersh@gmail.com](mailto:dwatersh@gmail.com), [bkeany@pennsouth.coop](mailto:bkeany@pennsouth.coop), [education@pennsouth.coop](mailto:education@pennsouth.coop), [andyhumm@aol.com](mailto:andyhumm@aol.com), [tenants@lta.info](mailto:tenants@lta.info), [donna@donnalangman.com](mailto:donna@donnalangman.com), Melissa Morales <[melissa@pb.law](mailto:melissa@pb.law)>

I have no objection to this request.

regards-  
Melissa Stern  
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 PH\_Opening\_CommunityDay.pdf  
1699K

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**Paul Groncki** <pgroncki@gmail.com> Fri, Apr 19, 2019 at 10:46 AM  
Reply-To: pgroncki@gmail.com  
To: Melissa Stern <m@melissa-stern.com>  
Cc: Julia Knight <julia@posterhouse.org>, William Borock <wborock@hotmail.com>, Kimon Retzos <n15mstr@mac.com>, Steve Starosta <steve@w15ba.com>, "James M. Jasper" <jjasper@gc.cuny.edu>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, "Craig L. Slutzkin" <craig.slutzkin@outlook.com>, "Craig L. Slutzkin" <craigs1029@aol.com>, Judy Klein <jakmail@earthlink.net>, Cheryl Kupper <clkupper@aol.com>, Ethan.Felson@jewishfederations.org, Gloria Lowe <laranjeirag@gmail.com>, Sally Greenspan <sallygmg@gmail.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Michael Walsh <mwalshny@yahoo.com>, Pamela Wolff <pamela@angel.net>, Dorothy Francoeur <dfranco243@earthlink.net>, Dorothy Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, Neil Selkirk <neil@neilselkirk.com>, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, Andra Gabriel-Monney <300wba@gmail.com>, phyllisswaisman@gmail.com, Zazel Loven <zazelloven@yahoo.com>, "Mary I. Swartz" <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, jblair@bobchristianson.com, West 400 BA <w400ba@gmail.com>, Carla Nordstrom <west25thstreetproject@gmail.com>, Susan ButtenWieser <susanb1011@aol.com>, shulman@speakeasy.net, Florence Dent-Hunter <fdenthunter@gmail.com>, Darlene Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, Andy Humm <andyhumm@aol.com>, tenants@lta.info, donna@donnalangman.com, Melissa Morales <melissa@pb.law>

Looks good to me as well.

*Best Regards, Paul*

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**Paul J. Groncki, PhD**

*President: 130 W16th St. Owners, Inc., 100 W16th St. Block Assoc.*

*Board Member: Hudson Guild, CCBA, CRDC, Save Chelsea (emeritus)*

*Community Partner: NYPD Sector 13B NCO*

*Docent: Rubin Museum of Art*

130 W16th St, Apt 61, NY NY 10011

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website: www.groncki.com

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**Steve Starosta** <steve@w15ba.com> Fri, Apr 19, 2019 at 10:58 AM  
To: Paul Groncki <pgroncki@gmail.com>  
Cc: Melissa Stern <m@melissa-stern.com>, Julia Knight <julia@posterhouse.org>, Bill Borock <wborock@hotmail.com>, KIMON RETZOS <n15mstr@mac.com>, James Jasper <jjasper@gc.cuny.edu>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, Craig Slutzkin <craig.slutzkin@outlook.com>, "Craig L. Slutzkin" <craigs1029@aol.com>, Judy Klein <jakmail@earthlink.net>, Cheryl Kupper <clkupper@aol.com>, Ethan.Felson@jewishfederations.org, Gloria Lowe <laranjeirag@gmail.com>, Sally Greenspan <sallygmg@gmail.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Michael Walsh <mwalshny@yahoo.com>, Pamela Wolff <pamela@angel.net>, Dorothy Francoeur <dfranco243@earthlink.net>, Dorothy Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, Neil Selkirk <neil@neilselkirk.com>, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, Andra Gabriel-Monney <300wba@gmail.com>, phyllisswaisman@gmail.com, Zazel Loven <zazelloven@yahoo.com>, "Mary I. Swartz" <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, jblair@bobchristianson.com, West 400 BA <w400ba@gmail.com>, Carla Nordstrom <west25thstreetproject@gmail.com>, Susan ButtenWieser <susanb1011@aol.com>, shulman@speakeasy.net, Florence Dent-Hunter <fdenthunter@gmail.com>, Darlene Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, Andy Humm <andyhumm@aol.com>, tenants@lta.info, donna@donnalangman.com, Melissa Morales <melissa@pb.law>

No objections from the W. 15th Street Block Association. Congratulations on your museum.

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**Pamela Wolff** <pamela@angel.net> Fri, Apr 19, 2019 at 11:57 AM  
To: Julia Knight <julia@posterhouse.org>  
Cc: Bill Borock <wborock@hotmail.com>, n15mstr@mac.com, Steve Starosta <steve@w15ba.com>, "James M. Jasper" <jjasper@gc.cuny.edu>, paul groncki <paul@groncki.com>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, Craig Slutzkin <craig.slutzkin@outlook.com>, "Craig L. Slutzkin" <craigs1029@aol.com>, "Judy Klein [130 W. 17th St.]" <jakmail@earthlink.net>, Cheryl Kupper <clkupper@aol.com>, Ethan.Felson@jewishfederations.org, "Block Assoc. CB4 Chelsea" <laranjeirag@gmail.com>, Sally Greenspan <sallygmg@gmail.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Melissa Stern

<m@melissa-stern.com>, mwalshny@yahoo.com, dfranco243@earthlink.net, Dottie Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, Neil Selkirk <neil@neilselkirk.com>, Carol Ott 59525/8835 Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor horowitz <eleanor@quiltedcorner.com>, 300 West BA <300wba@gmail.com>, phyllisswaisman@gmail.com, Zazel Loven <zazelloven@yahoo.com>, Mary Swartz <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, Jean Blair <jblair@bobchristianson.com>, w400ba@gmail.com, Carla Nordstrom <west25thstreetproject@gmail.com>, Susan ButtenWieser <susanb1011@aol.com>, shulman@speakeasy.net, fdenthunter@gmail.com, Darleen Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, andyhumm@aol.com, tenants@lta.info, donna@donnalangman.com, Melissa Morales <melissa@pb.law>

Dear Julia,

The Chelsea West 200 Block Association is pleased to welcome you to our neighborhood, and happy to recommend approval of your application. Good luck on your enterprise. We look forward to your opening. Please keep us apprized.

Best,  
Pamela Wolff  
Chelsea West 200 Block Association  
917-273-9379

On Apr 19, 2019, at 9:46 AM, Julia Knight <julia@posterhouse.org> wrote:

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<PH\_Opening\_CommunityDay.pdf>

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**Judy Klein** <jakmail@earthlink.net>

Fri, Apr 19, 2019 at 11:44 AM

To: julia@posterhouse.org

Cc: Steve Starosta <steve@w15ba.com>, Paul Groncki <pgroncki@gmail.com>, Melissa Stern <m@melissa-stern.com>, Julia Knight <julia@posterhouse.org>, Bill Borock <wborock@hotmail.com>, KIMON RETZOS <n15mstr@mac.com>, James Jasper <jjasper@gc.cuny.edu>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, Craig Slutzkin <craig.slutzkin@outlook.com>, Craig Slutzkin <craigs1029@aol.com>, Cheryl Kupper <clkupper@aol.com>, "Felson, Ethan" <Ethan.Felson@jewishfederations.org>, Gloria Lowe <laranjeirag@gmail.com>, Sally Greenspan <sallygmg@gmail.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Michael Walsh <mwalshny@yahoo.com>, Pamela Wolff <pamela@angel.net>, Dorothy Francoeur <dfranco243@earthlink.net>, Dorothy Francoeur <fcmgt@me.com>, Merle Lister Levine

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ButtenWieser <susanb1011@aol.com>, shulman@speakeasy.net, Florence Dent-Hunter  
<fdenthunter@gmail.com>, Darlene Waters <dwatersh@gmail.com>,  
bkeany@pennsouth.coop, education@pennsouth.coop, Andy Humm  
<andyhumm@aol.com>, tenants@lta.info, donna@donnalangman.com, Melissa Morales  
<melissa@pb.law>, Michael Glassman <michael\_glassman@hotmail.com>

Looks fine to me.

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*Judy Klein*  
co-President 100 West 17th-18th Sts Block Assn  
jakmail@earthlink.net  
212 255-2637

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