

# Manhattan Community Board 4

# Liquor License Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME Chelsea Hotel F&B LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 222 West 23rd Street		CROSS STREETS 7th and 8th Avenue	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Richard Born	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein
	PHONE: (212) 247-3900		PHONE: (212) 651-3100
	EMAIL: Richard@bdhotels.com		EMAIL: Donald@brpclaw.com
MANAGER	NAME: TBD	LANDLORD	NAME: Chelsea Hotel Owners LLC
	PHONE: TBD		PHONE: (646) 277-0085
	EMAIL: TBD		EMAIL: N/A

### 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?	See attached	
	What were the dates applicant was involved with this former premise?		
<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 type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" 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	Post 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 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	

**License History**  
**Richard Born**

Elysee Management Inc  
D/B/A Hotel Elysee  
60 East 54<sup>th</sup> Street  
New York, NY  
Lic # 1023422

35<sup>th</sup> Street Hotel Corp  
45 West 35<sup>th</sup> Street  
New York, NY  
Lic # 1023279

The Mercer I LLC  
147 Mercer Street  
New York, NY  
Lic # 10233000

BDC 56 LLC & M56 LLC as Manager  
D/B/A Chambers Hotel  
15 West 56<sup>th</sup> St  
New York, NY  
Lic # 1122454

Hotel Chandler LLC  
12 East 31<sup>st</sup> St  
New York, NY  
Lic # 1122454

Hudson River Inn, LLC  
88 9<sup>th</sup> Ave  
New York, NY  
Lic # 1130445

BD Stanhope, LLC  
363 West 16<sup>th</sup> St  
New York, NY  
Lic # 1138858

BD Gorham, LLC  
136 West 55<sup>th</sup> St  
New York, NY  
Lic # 1144290

Maritime F&B, LLC  
88 9<sup>th</sup> Ave, 2<sup>nd</sup> Floor  
New York, NY  
Lic # 1155500

The Bowery Hotel, LLC  
335 Bowery AKA 4 East 3<sup>rd</sup> St  
New York, NY  
Lic # 1170319

Bowery F&B, LLC  
D/B/A Gemma  
4 East 3<sup>rd</sup> Street  
New York, NY  
Lic # 1170322

377 Greenwich LLC  
DBA The Greenwich Hotel  
377 Greenwich St  
New York, NY  
Lic # 1189389

BD Hotels, LLC  
DBA The Pod Hotel  
230 East 51<sup>st</sup> St  
New York, NY  
Lic # 1192849

35<sup>th</sup> Street Hotel Corp  
45 West 35<sup>th</sup> Street  
New York, NY  
Lic # 1192849

Jane Street Hotel, LLC  
113 Jane St  
New York, NY  
Lic # 1207903

Ago (New York) LLC  
377 Greenwich St  
New York, NY  
Lic # 1208823

**License History**  
**Richard Born**

Greenwich Hotel Restaurant, LLC  
DBA Laconde Verde  
377 Greenwich St  
New York, NY  
Lic # 1225129

Ago (New York) LLC  
377 Greenwich St  
New York, NY  
Lic # 1225132

Greenwich Hotel Restaurant, LLC  
377 Greenwich St  
New York, NY  
Lic # 1232365

BD NY Hotels LLC  
230 E 51<sup>st</sup> St  
New York, NY  
Lic # 1263449

Marlton Hotel Operating LLC  
5 West 8<sup>th</sup> St  
New York, NY  
Lic # 1269507

Ludlow Hotel Operating LLC & Ludlow  
Hotel F&B, LLC  
DBA The Ludlow Hotel & Dirty French  
180 Ludlow St  
New York, NY  
Lic # 1275487

**OPERATIONAL DETAILS** (\*Closing time will be when establishment is vacated of all patrons) \*\*\*Hotel is open 24/7

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am
	Kitchen	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs	24 hrs
	Music	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am
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	TBD	TBD	127	477	1	3	34	
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	*Additional events space on the ground floor which can hold up to 150 persons. See attached plan						
SIDEWALK CAFÉ	N/A							
How many floors are there? What is the capacity for each floor?					13 floors			
How frequently will the owner(s) be at the establishment?					Daily to weekly			
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="radio"/> NO		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO		
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO		
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	NO	TBD	
Will security plan be implemented?					<input checked="" type="radio"/> YES	NO		
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	NO		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO		
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO		
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	<input checked="" type="radio"/> NO		
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?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations Attached			
<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	Council Chelsea Block Association	
	# 2	20 West 19/20/21/22/23 Street	
	# 3	Penn South	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Emailed 12/15/2017		
Who was your contact person at each group you met with?	See attached email		
When did applicant post the notice that was provided?	12/15/2017		
Where did applicant post the notice that was provided?	Main entrance to Premises		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	<input checked="" type="radio"/> NO	Manager will provide
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	TBD

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	The Chelsea Hotel; Hotel Liquor		
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	Chelsea Entertainment Group LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<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?	YES	<input type="radio"/> NO	N/A
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	<input type="radio"/> NO	N/A
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?	YES	<input type="radio"/> NO	N/A
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	Existing historic sign
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Existing
Where will the air conditioner be located? What type is it?	Central A/C on roof		
When was the air conditioner installed?	Current renovation		

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

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	

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
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 café?	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)**

**CAPACITY:**

First floor restaurant – 165  
First floor lobby lounge – 86  
First floor greenhouse -157  
First floor event space – will vary, but maximum is 150  
Basement restaurant – 103  
Rooftop spa -- 40

**FIRST FLOOR AND BASEMENT:**

- Private event space will close no later than 4:00 am nightly.
- Lobby lounge will close no later than 4:00 am nightly.
- Remaining spaces on first floor and basement -- first floor restaurant, rear greenhouse, and basement restaurant -- will close no later than 2:00 a.m. on Sunday-Wednesday and 4:00 a.m. on Thursday-Saturday.
- Rear greenhouse will be fully enclosed and soundproofed to ensure that sounds levels in all adjoining/nearby apartments are within or below legal sound/decibel levels.
- Live music and/or DJ will be limited to private event space on first floor of west end of building. All live music and DJ will cease no later than 2:00 a.m. nightly.
- There will be only background music in all other spaces.
- There will be no outdoor space on ground floor accessible to patrons or staff.
- Basement space will be used as a restaurant.

**ROOF:**

- There will be no bar (service or stand-up) in any outdoor or indoor area of roof.
- There will be no sale or consumption of alcohol on outdoor public portions of roof.
- Rooftop access will be limited to tenants, hotel guests, hotel staff, and patrons of rooftop spa.
- Sale and consumption of alcohol on roof shall be limited to roof hotel rooms and indoor portions of spa (as designated on attached floor plan). In indoor portions of spa, sale and consumption of alcohol will cease no later than 9:00 p.m. on Sunday-Wednesday and midnight on Thursday-Saturday.
- There will be only background music in indoor portions of roof, and no music or amplified sound on outdoor portions of roof.
- All doors and windows will be kept closed whenever music or any amplified sound is played in indoor portions of roof.
- Applicant will install security cameras or alarms at doors from indoor portions of roof to outdoor terraces to ensure that no alcohol is consumed in any outdoor roof area.

Applicant will install barriers such as fences or planters to protect privacy between public outdoor spaces and private terraces.

***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***

**GENERAL:**

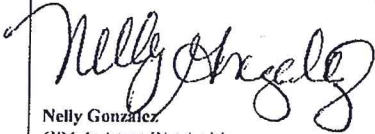
- Hotel is open 24/7, with alcohol service from mini-bars and by room service to hotel rooms permitted during hours allowed by law.
- In advance of re-opening of hotel, applicant will meet with interested members of the community to discuss applicant's program for removal of trash, including hours and pick-up locations.

***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  
2/7/18 full board meeting, with 38 members voting in favor  
 of the recommendation, 1 members opposed, 1 members  
 abstaining and 0 present but not eligible)

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

**CB4 REPRESENTATIVES**



Nelly Gonzalez  
 CB4 Assistant District Manager

Frank Holozubiec  
 CB4 BLP Committee Co-Chair

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



Richard Born  
 PRINT NAME OF APPLICANT

  
 SIGNATURE OF APPLICANT

2-20-18  
 DATE

## **Public Interest Statement**

Chelsea Hotel F&B LLC (the "Applicant")  
222 West 23<sup>rd</sup> Street  
New York, New York 10011

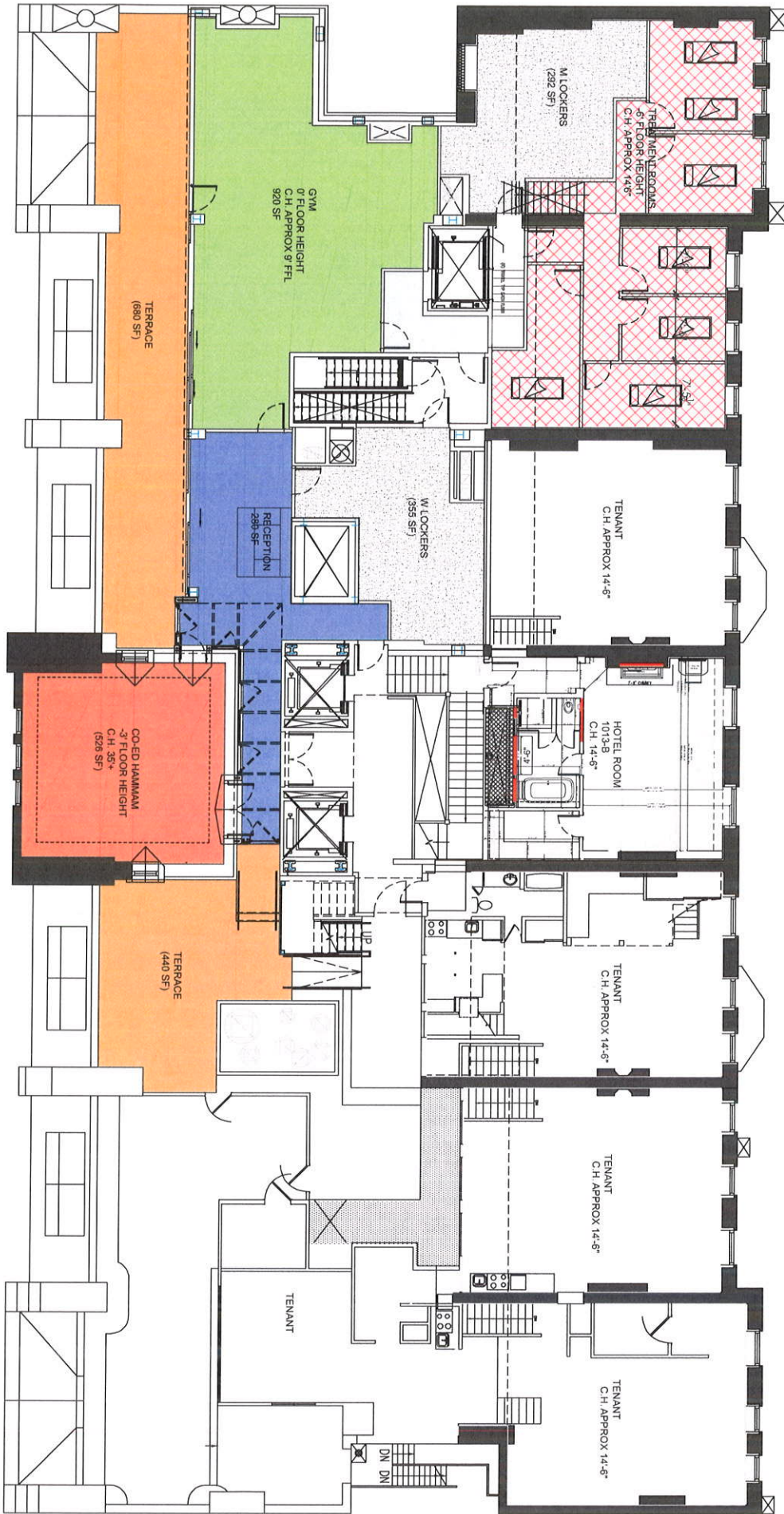
The Applicant- Chelsea Hotel F&B LLC will be re-opening the historic Chelsea Hotel located on West 23<sup>rd</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues.

The Premises will occupy a 13-story building and will have a restaurant serving 3 meals a day, a lobby bar, a basement lounge and an events space located on either the cellar or ground floor. An additional restaurant space, currently El Quixote restaurant, has been continuously licensed since before 1930 and is currently licensed with the SLA. El Quixote will remain but will continue to operate under its own licenses.

The cellar will have approximately 23 tables with 92 seats and 1 stand-up bar with 11 bar stools. The ground floor will have approximately 104 tables with 285 seats and 2 stand-up bars with 23 bar stools. Also located on the ground floor is the events space which can hold up to 150 persons. The hours of operation will be 7am-4am daily. There will be background recorded music and live music and there will be no outdoor space.

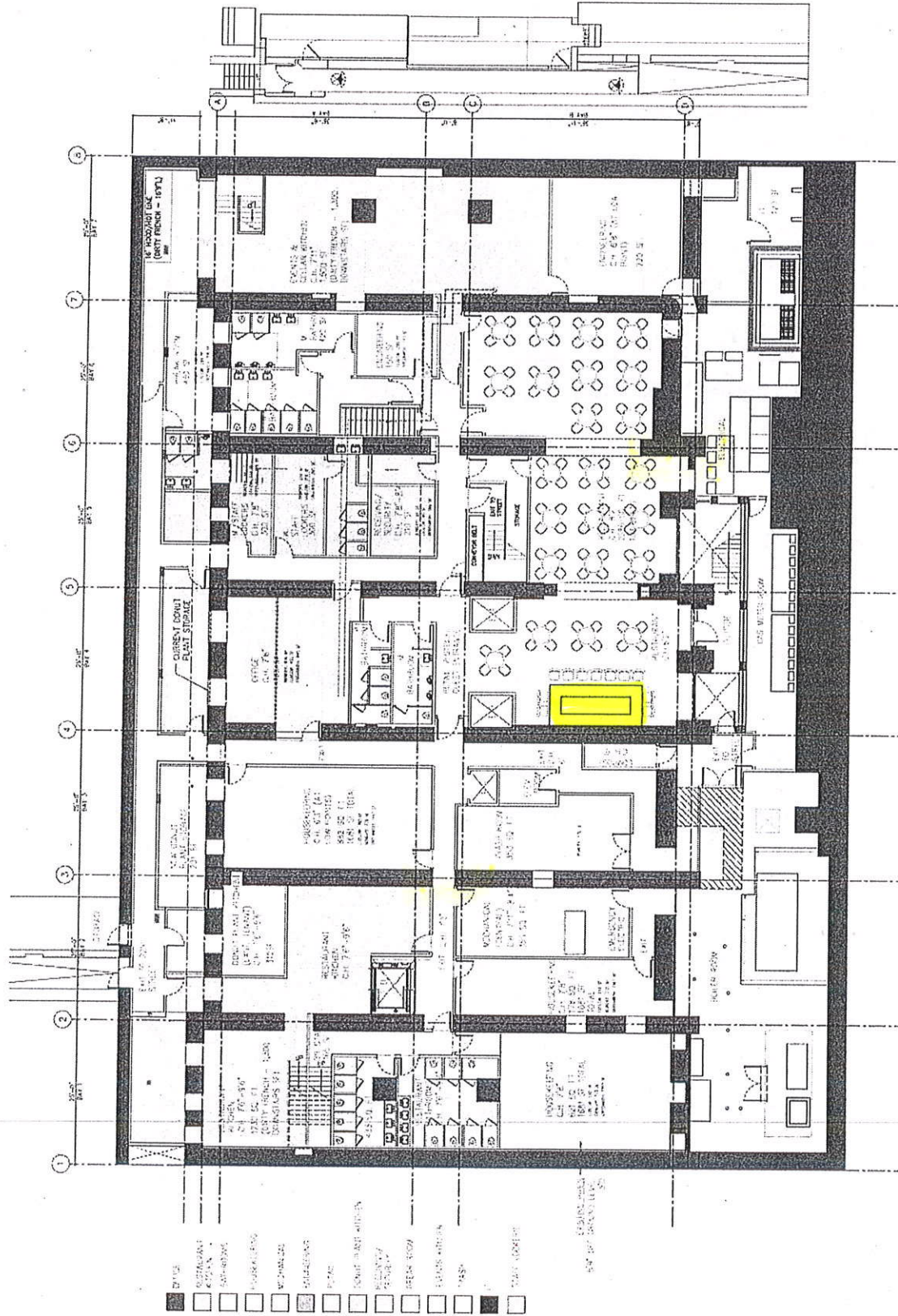
The approval of this hotel license should not have a negative impact on traffic patterns around the Premises because it is located on a major commercial thoroughfare, 23<sup>rd</sup> Street, with traffic going both east and west.

The Chelsea Hotel was built in 1885 and has been home to some of the greatest artists, writers, musicians and actors for over 120 years. Richard Born will now take over the hotel to make sure the renovation and completion of the hotel be executed. Mr. Born has been in the hospitality industry since 1986 developing and opening over 30 hotels and residential projects in Manhattan.



23 tables with 92 seats

1 Stand-up Bar with 11 bar stools



DRG NO: 201001

REVISIONS

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 CHECKED BY: SM  
 PRINT DATE: 1/4/20  
 DRAWING NAME: CELLAR FLOOR PLAN  
 ISSUE DATE: 1/10/20

I-C-A

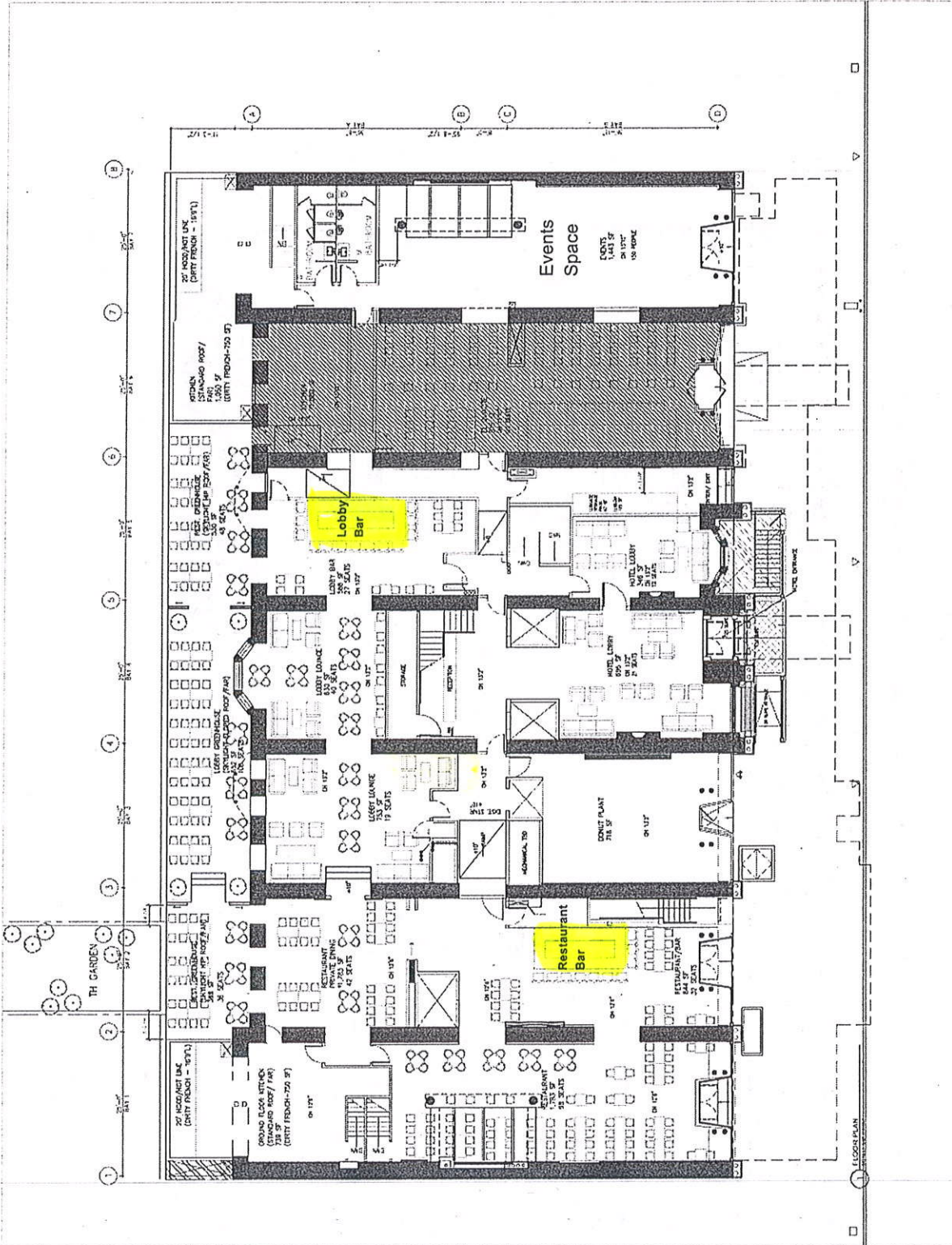
Chelsea Hotel F&B LLC

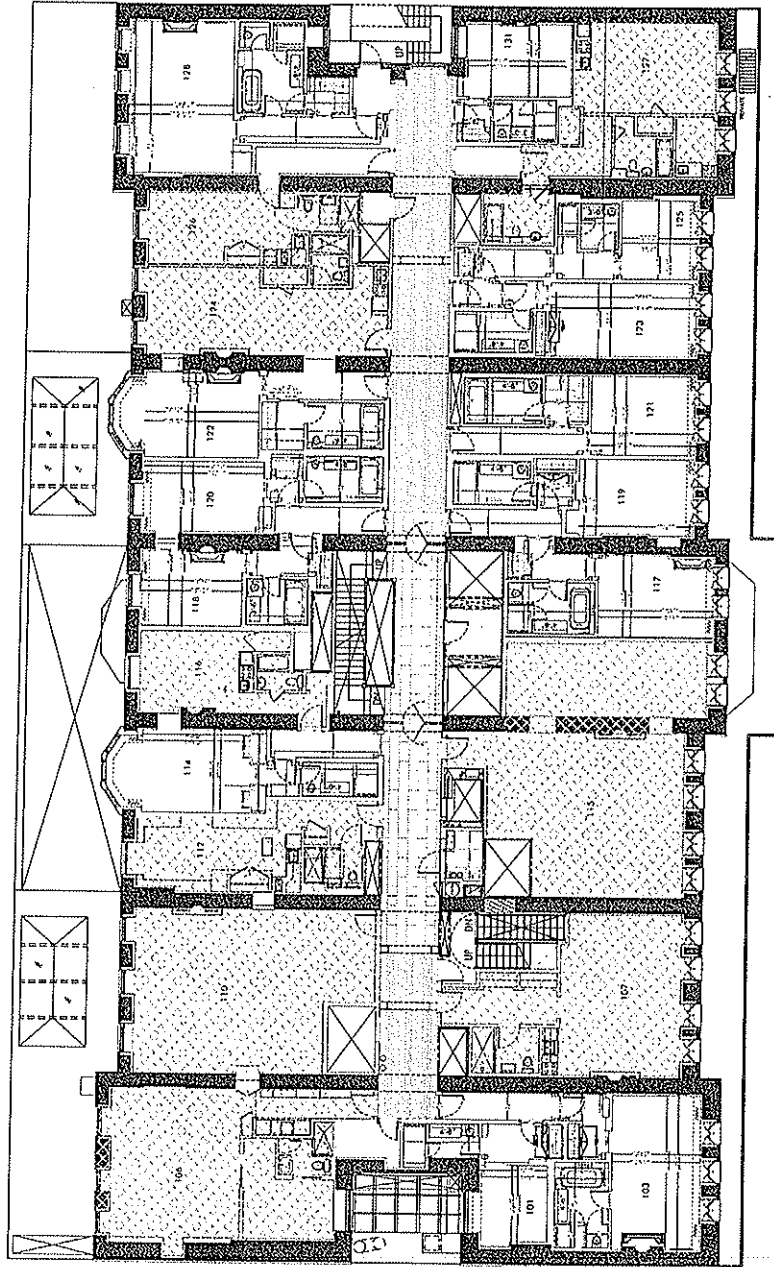
Ground Floor

104 tables with 285 seats

2 Stand-Up bars with 23 bar stools

(Event Space which can hold up to 150 persons)





REVISIONS

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CK

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SM

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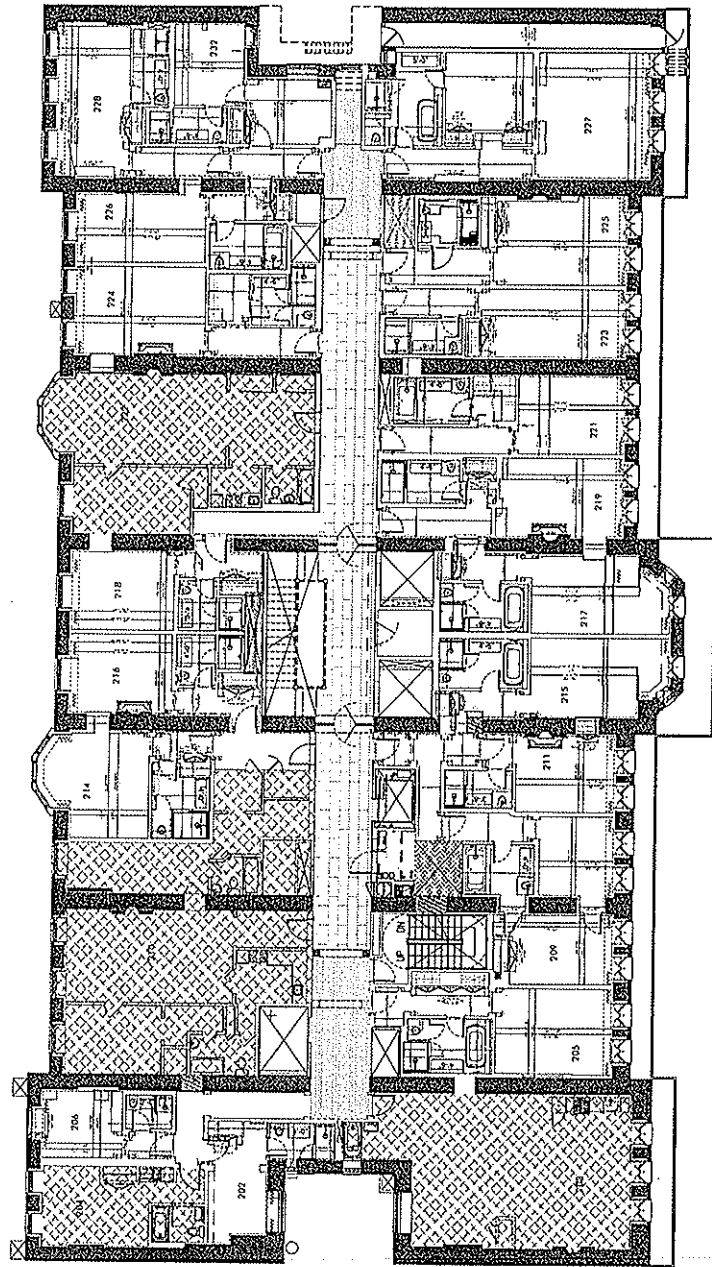
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DORCHESTER FLOOR PLANS

ISSUE DATE:  
3/20/11

I-2-A

1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"





REVISIONS

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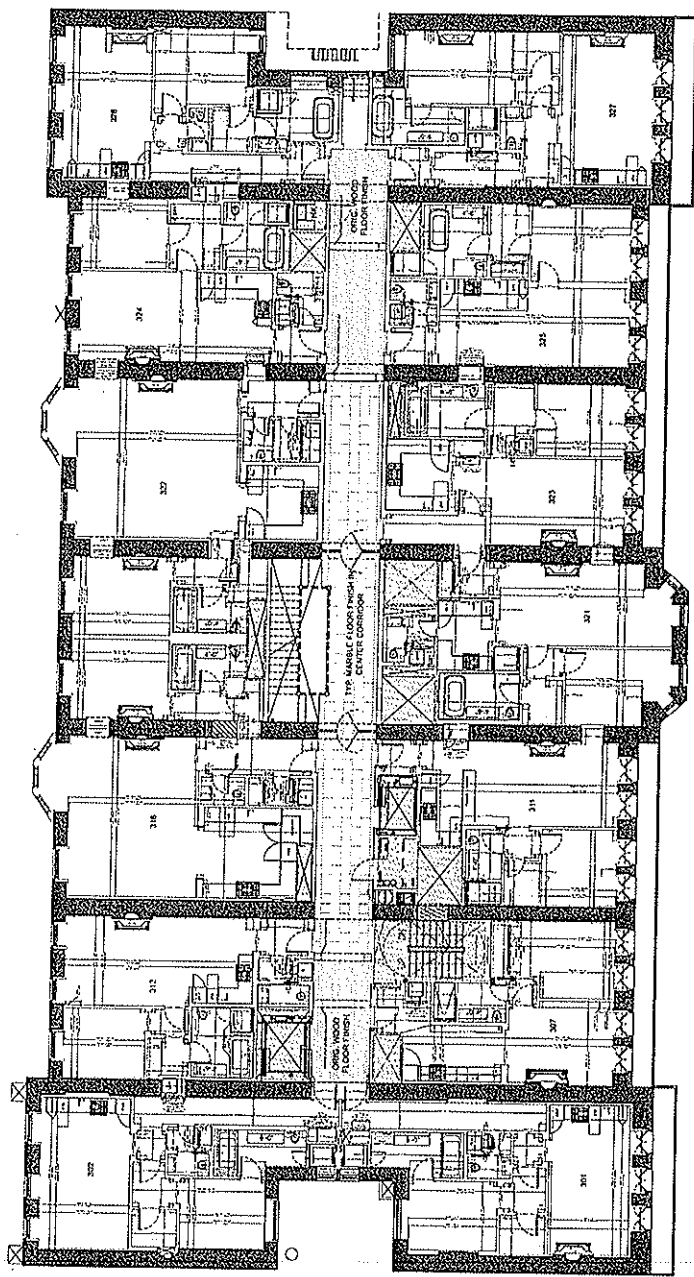
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DATE PLOTTED:  
1/14/2017

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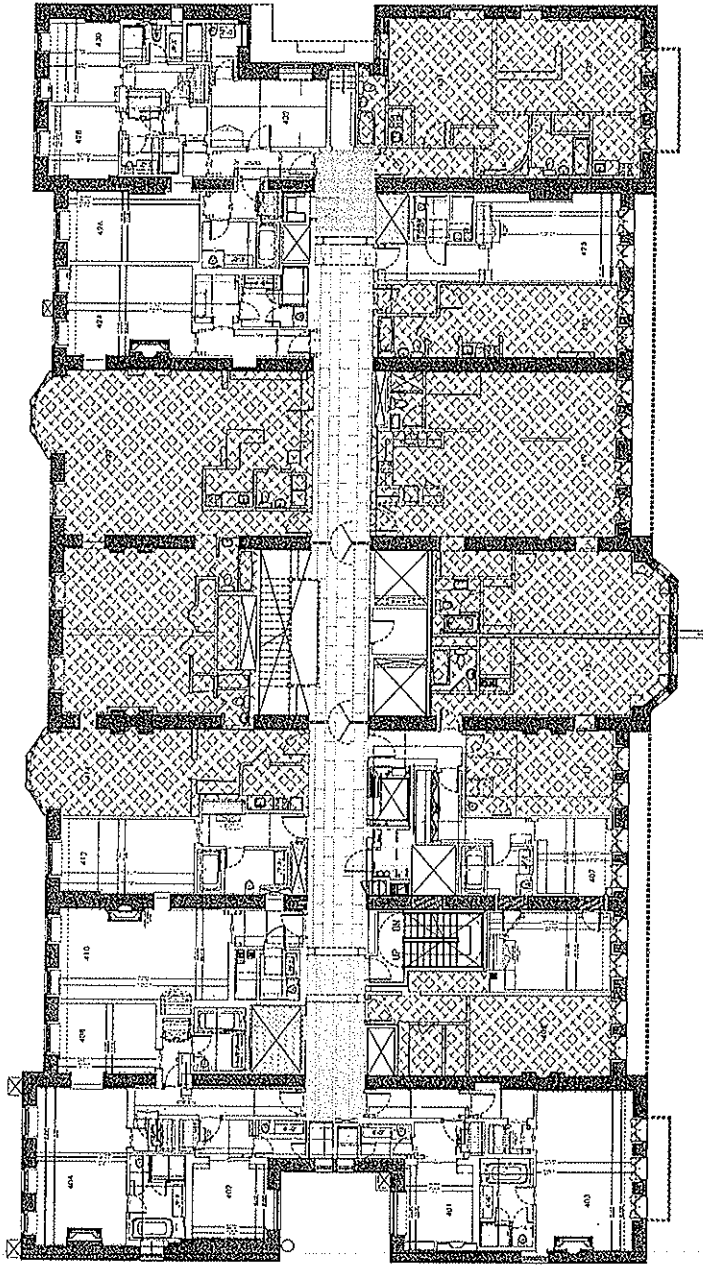
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CONTRACT NO.  
BOWDOEN FLOOR PLANS

ISSUE DATE  
12/20/11

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1. GROUND PLAN  
 1/4" = 1'-0"

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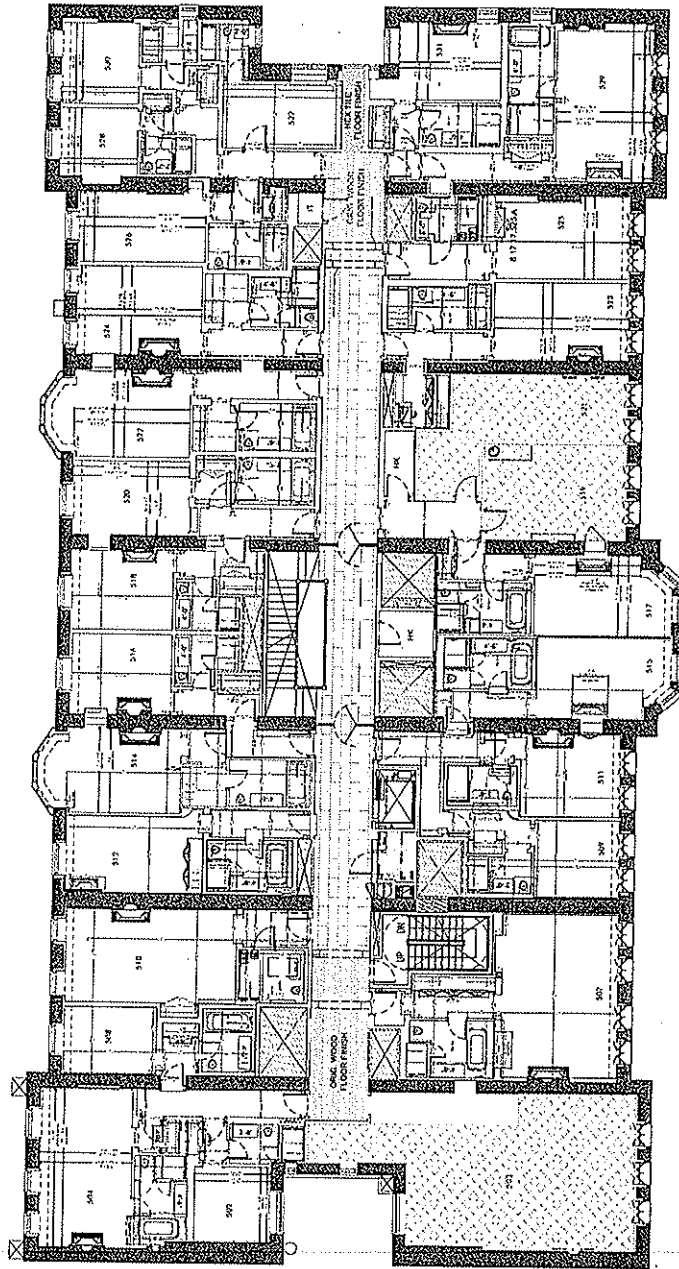
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 DOSSKOH FLOOR PLANS

ISSUE DATE:  
 10/20/17

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1 FLOOR PLAN  
12'-0" x 12'-0"

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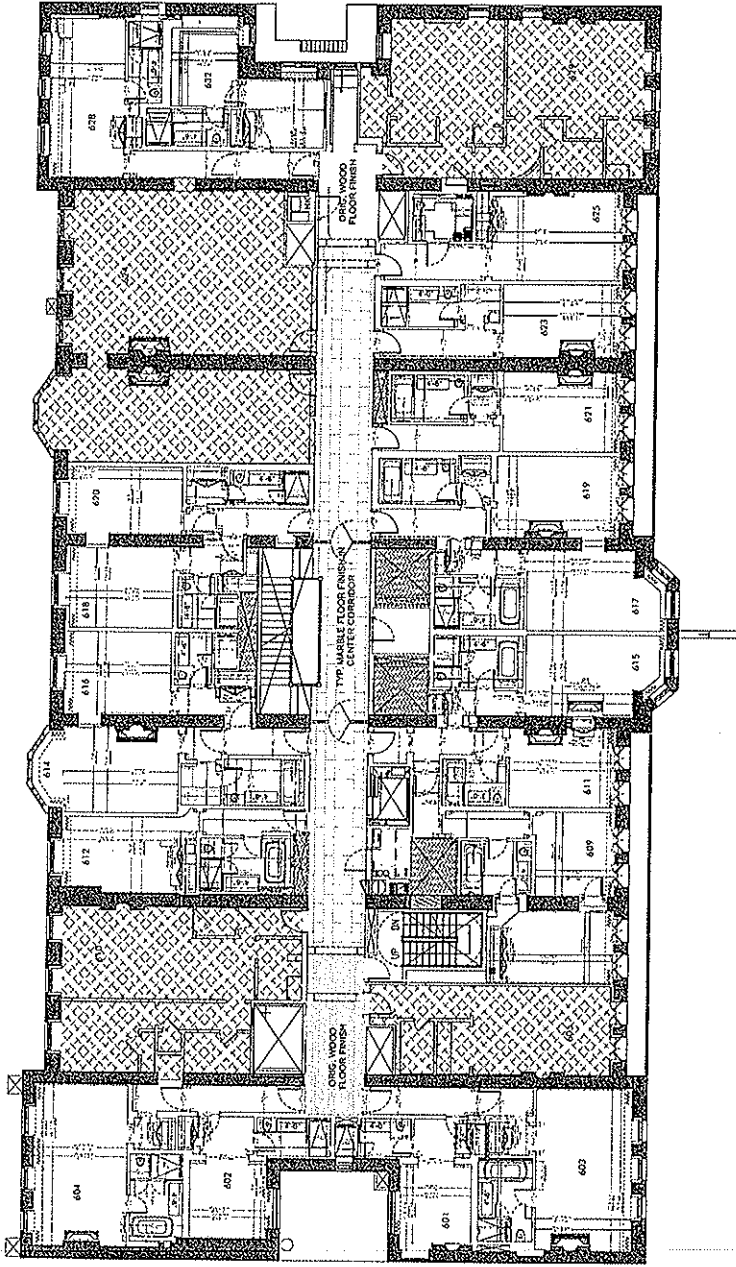
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ISSUE DATE:  
12/20/01

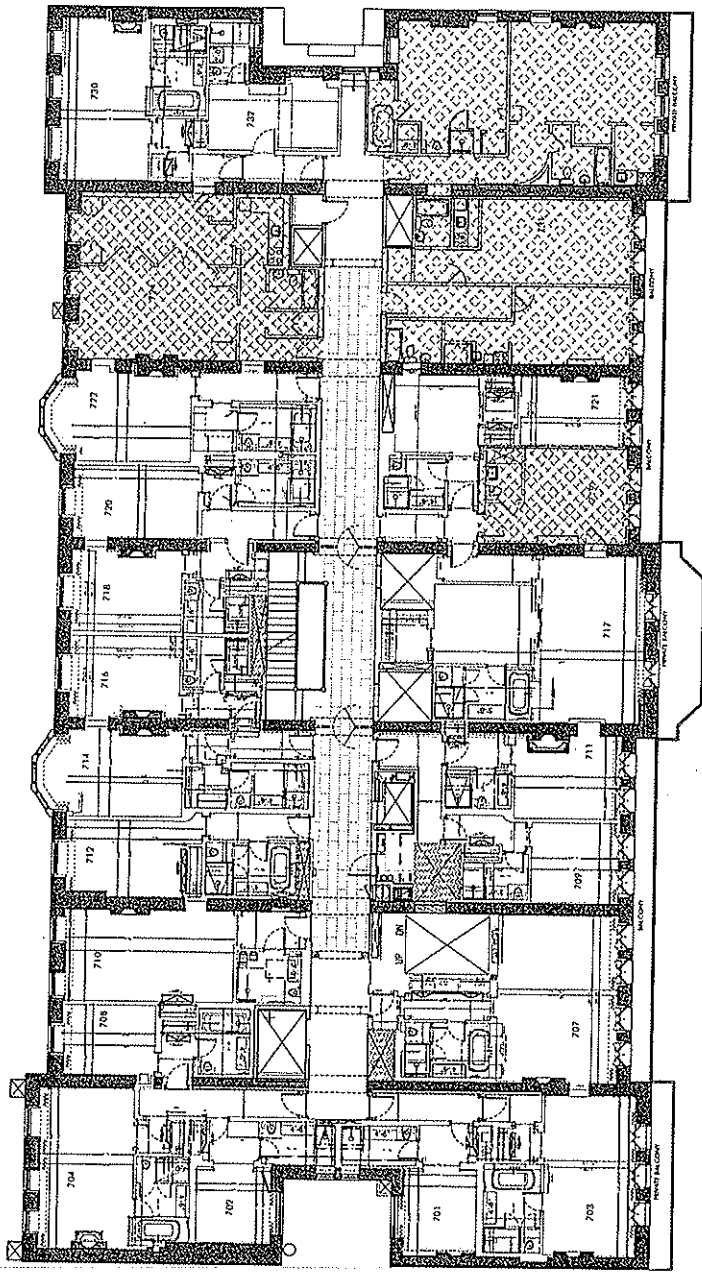
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 CLIENT: USMC

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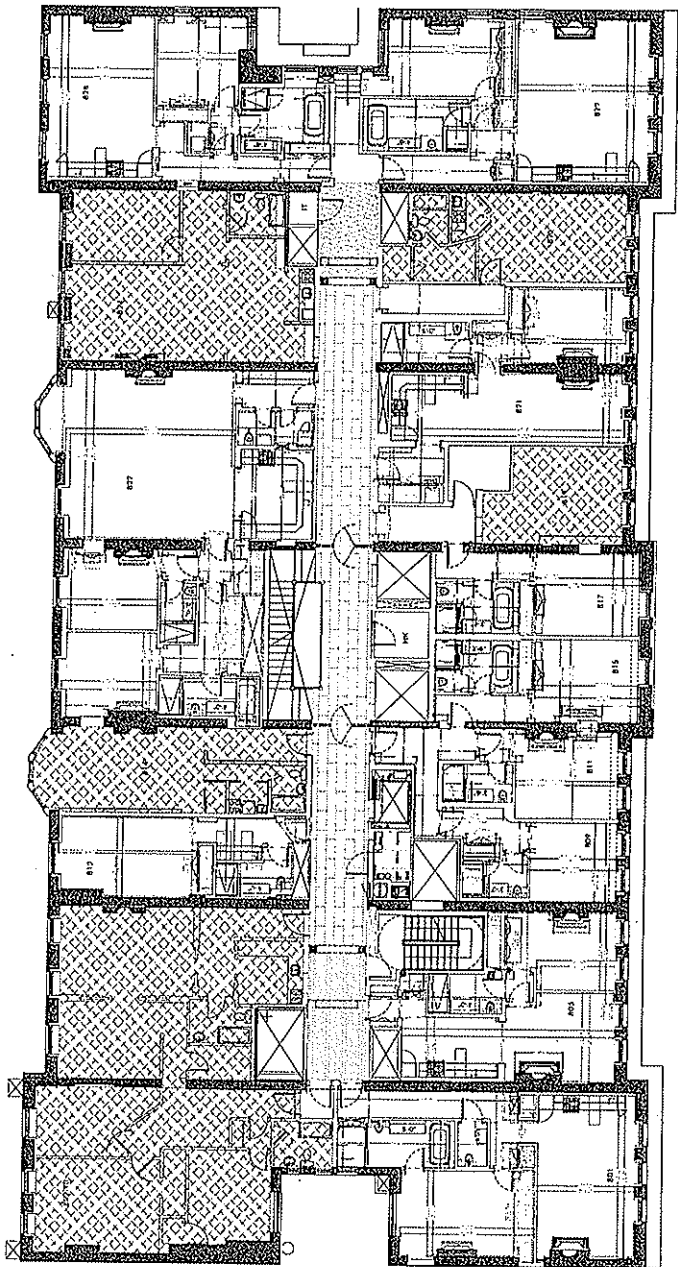


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12/05/01

REVISIONS



REVISIONS

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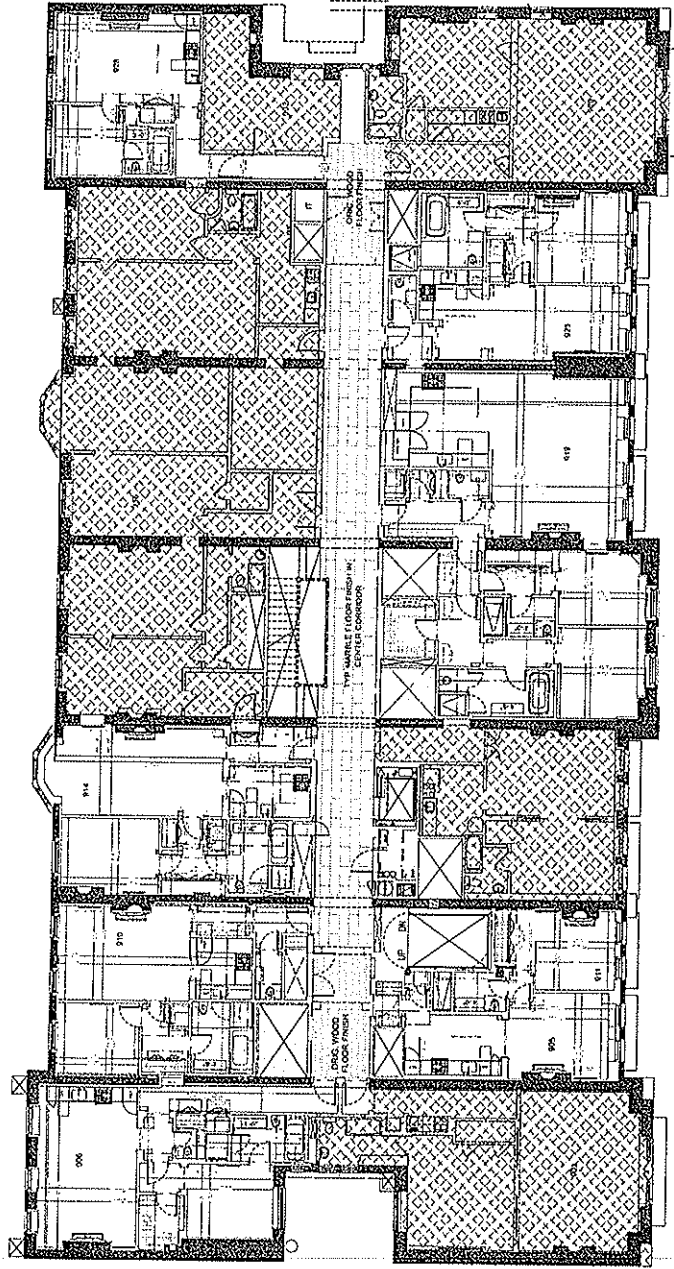
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SHEPHERD/LEOPOLD PLANS

ISSUE DATE  
12/20/11

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1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

REVISIONS

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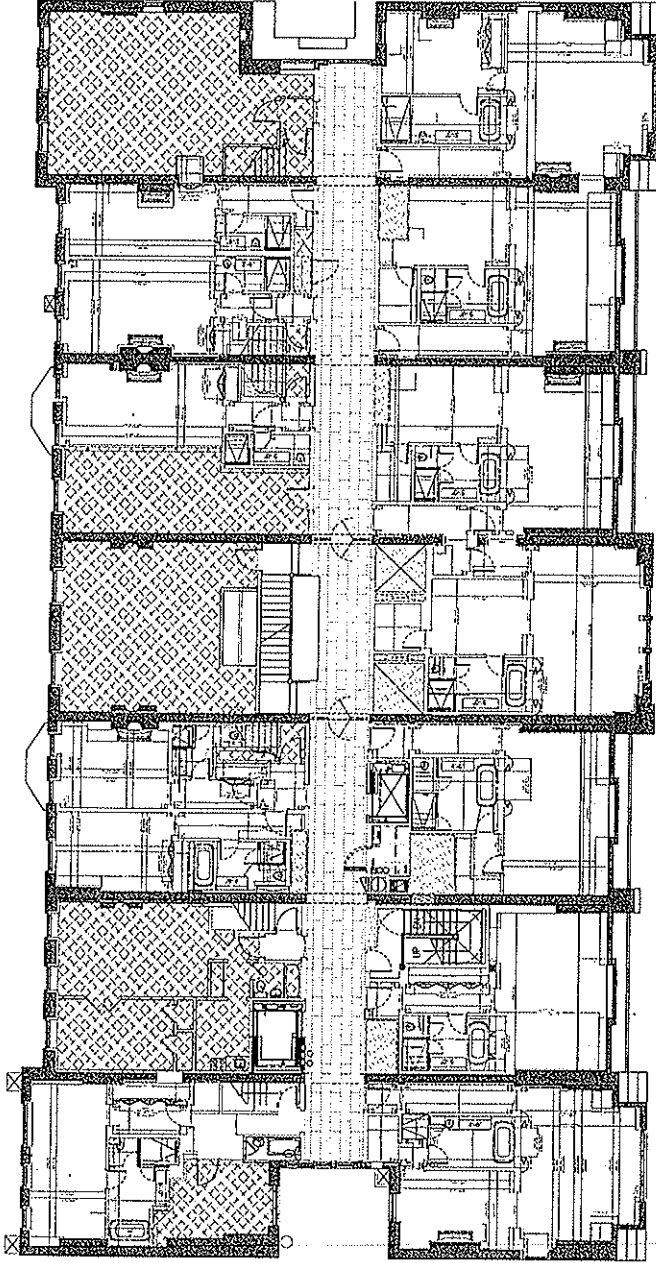
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1ST FLOOR PLAN

ISSUE DATE:  
08/01/11





1 FLOOR PLAN  
DATE: 10/11/10

REVISIONS

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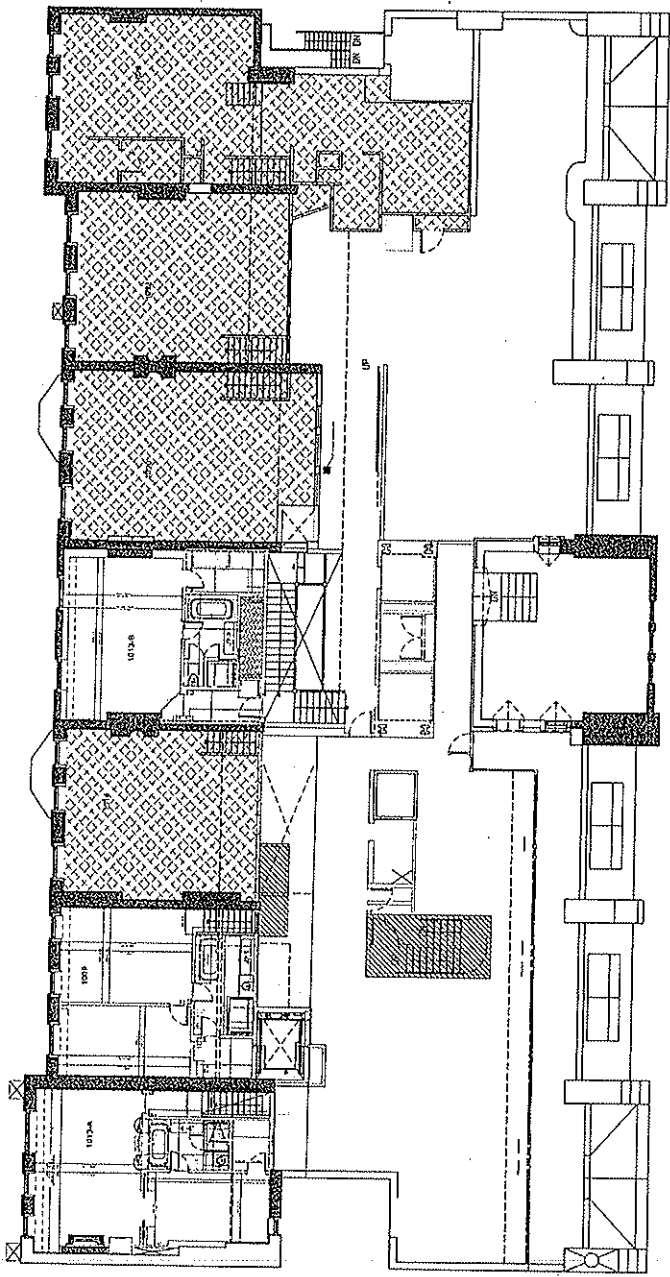
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BUILDING OF FLOOR PLAN

ISSUE DATE:  
10/11/10

AS CALLED ON: 10/23/10

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REVISIONS

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CK

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SKM

PAPER SIZE: 11 X 17"

DRAWING NAME:  
RESTROOM FLOOR PLAN

ISSUE DATE:  
10/2011

I-12-A

# Google Maps 223 W 23rd St Entrance

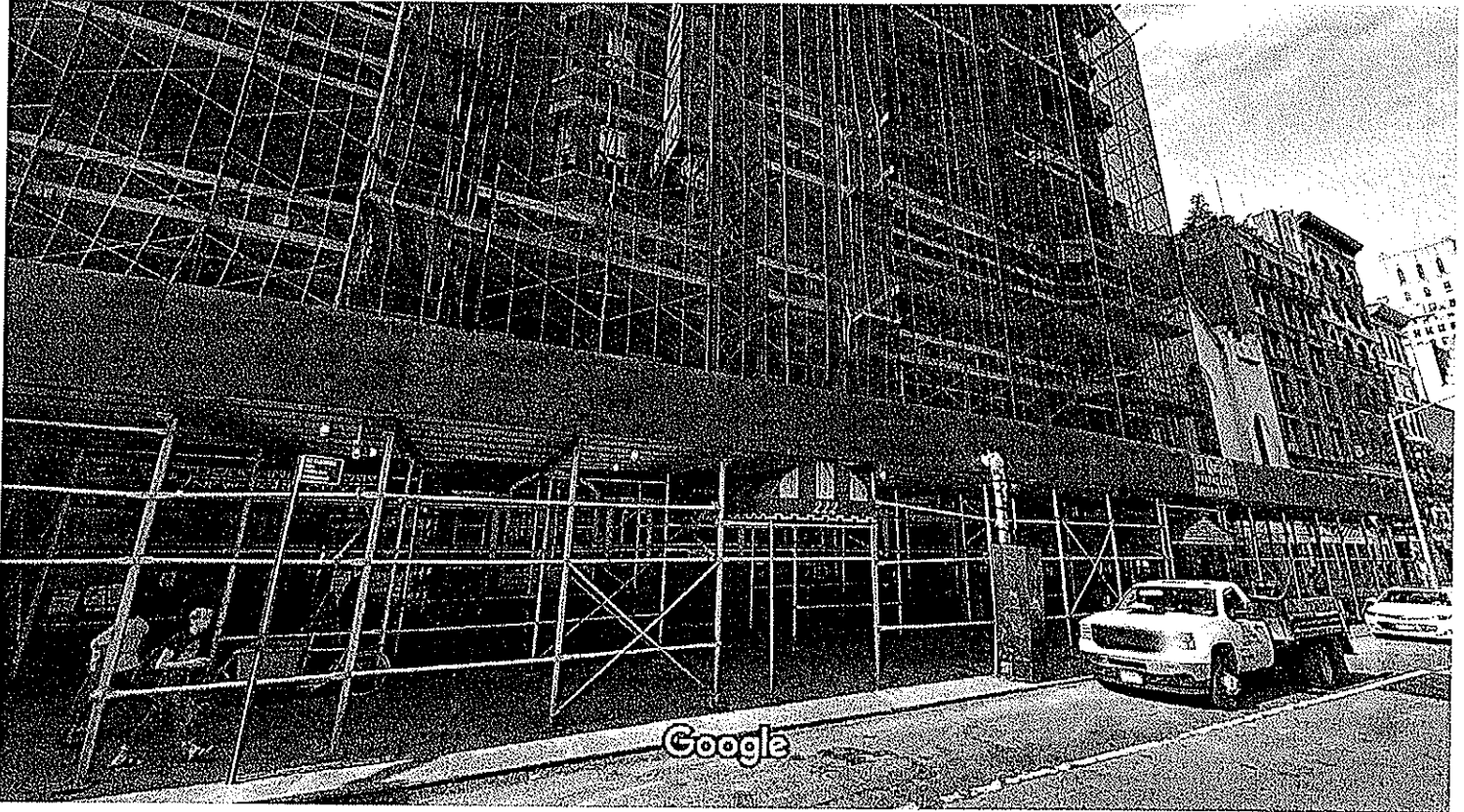

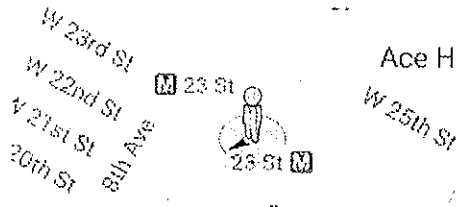


Image capture: Sep 2017 © 2018 Google

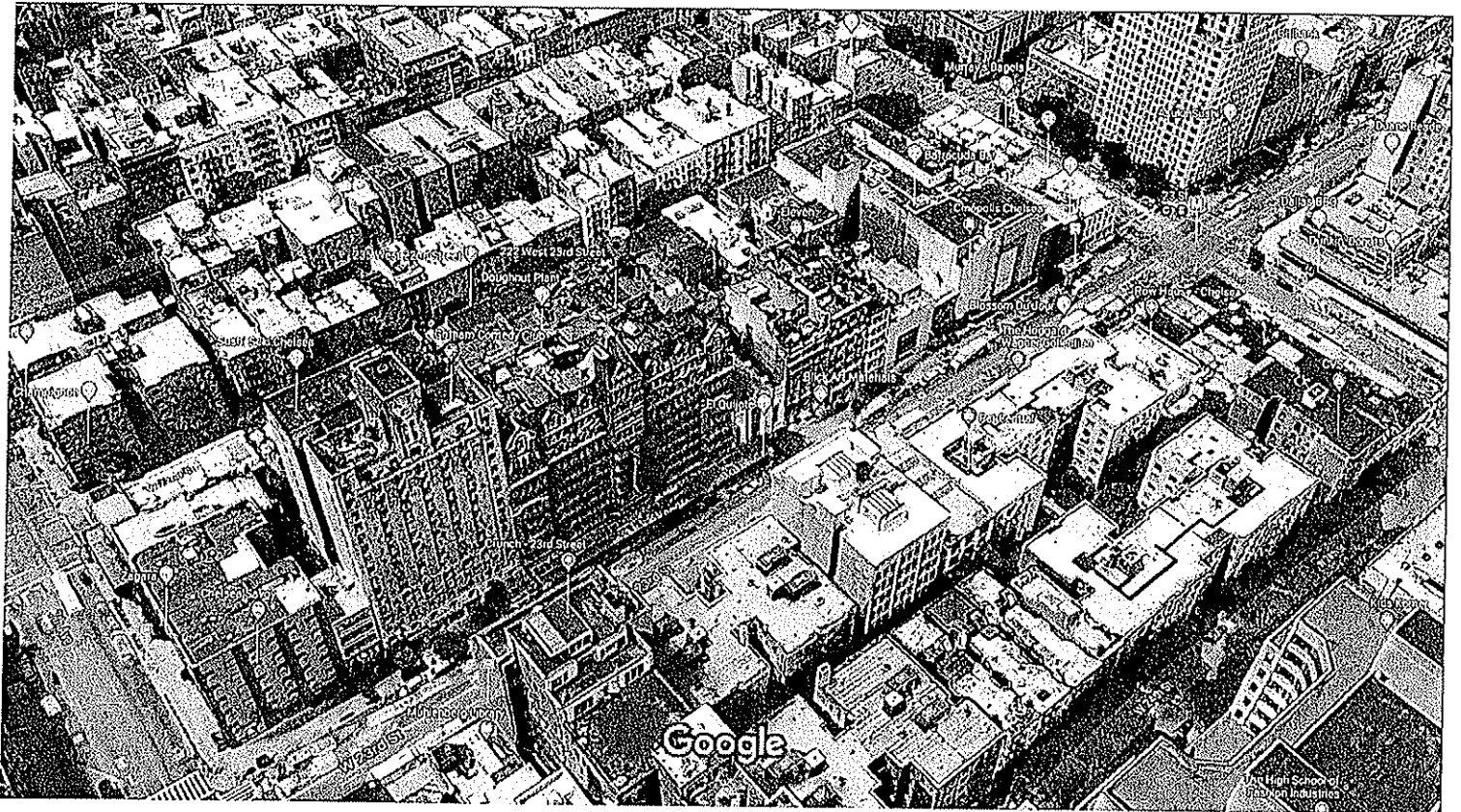
New York

 Google, Inc.

Street View - Sep 2017



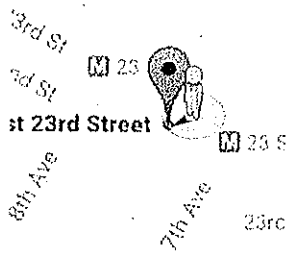
# Google Maps Chelsea Hotel



Imagery ©2018 Google, Map data ©2018 Google 50 ft

# Google Maps

Chelsea Hotel



**Chelsea Hotel Restaurant  
Proposed Menu  
November 2017**

**Breakfast**

Steel Cut Irish Oatmeal with raisins and bananas  
Quiche Lorraine  
Smoked Salmon Tartine  
Nutella Waffles with warm berries  
Brioche French Toast with applewood smoked bacon  
Homemade Granola with fresh fruit and yogurt  
Eggs any Style with toast and mixed greens  
Eggs Benedict  
Eggs Florentine  
Avocado and Poached Eggs on toast  
Omelette with seasonal vegetables

**Lunch/Dinner**

Onion Soup Grantinee  
Mixed Field Greens  
Caesar Salad  
Escargot in garlic butter  
Warm goat cheese and caramelized onion tart  
Frisee aux Lardons  
Smoked Salmon  
Steak Tartar  
Raw Bar: Oysters, Clams, Crab legs, half a lobster, shrimp cocktail  
  
Pan Roasted Salmon  
Grilled Dorade  
Moules Frites  
Grilled Chicken Paillard  
Salad Nicoise  
Steak Frites  
Duck Confit  
Steak au Poivre  
Chelsea Burger  
Omelette with pommes frites  
Bouillabaisse  
Coq Au Vin

## Proximity Report for Location:

January 9, 2018

222 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
CHELSEA WINE CELLAR INC	200 W 21ST STREET	590 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	630 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	645 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	645 ft
DELAUREN WINES INC	332 8TH AVE	1145 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	1210 ft
GOURMET BAY INC	745 6TH AVE	1305 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

Name	Address	Approx. Distance
FASHION INDUSTRIES HS	225 W 24TH ST	290 ft

### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	25 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	245 ft
SEKI INC	208 W 23RD ST	250 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	260 ft
ZENITH CORPORATION	271 WEST 23RD STREET	305 ft
ZAGARA RESTAURANTS LLC	216 7TH AVE	340 ft
SYS CHELSEA INC	206 7TH AVE	365 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	385 ft
FILLIP'S CATERING INC	200 202 7TH AVE	405 ft
BKUK 9 CORP	197 7TH AVE	525 ft
THREE A PLUS INC	163 W 23RD ST	530 ft
MOMOFUKU 232 EIGHTH AVENUE LLC	232 8TH AVE	545 ft
RETROCLUBNYC INC	161 W 23RD ST	555 ft
SPICE CORNER 236 INC	236 8TH AVE	585 ft
23RD & 8TH LLC	261 8TH AVENUE	600 ft
FORAGERS HOLDINGS LLC	233 8TH AVE	620 ft
GOLDEN SEA BEACH INC	300 W 23RD ST	665 ft

Name	Address	Approx. Distance
FT SEVENTH AVE LLC	176 7TH AVENUE	705 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	710 ft
TOP BRASS LLC	290 8TH AVE	715 ft
ERS RESTAURANT INC	318 W 23RD ST	750 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
267W LLC	267 W 23RD ST	270 ft
DLK RESTAURANTS LLC	206 7TH AVE	350 ft
190 SEVENTH AVENUE LLC	190 7TH AVE	500 ft
BKUK 1 CORPORATION	197 7TH AVE	525 ft
1A ROYAL THAI CUISINE & 1A ANAGO SUSHI INC	240 8TH AVE	535 ft
257 S G PIZZA CORP	257 7TH AVE	630 ft
TEN SQUARE WINE & SPIRITS INC	167 W 23RD ST	645 ft

### Unmapped licenses within zipcode of report location

Name	Address
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## Re: 226 West 23<sup>rd</sup> Street

1. Restivo's - 209 7<sup>th</sup> Avenue - (484')
2. Trailer Park - 271 West 23<sup>rd</sup> Street - (356')
3. Zagara - 216 7<sup>th</sup> Avenue - (367')
4. Jake's Saloon - 206 West 23<sup>rd</sup> Street - (256')
5. Sushi Seki - 208 West 23<sup>rd</sup> Street - (161')
6. Gotham Comedy Club - 208 West 23<sup>rd</sup> Street Store 1 - (143')
7. East of 8<sup>th</sup> - 254 West 23<sup>rd</sup> Street - (243')
8. Venus - 250-252 8<sup>th</sup> Avenue - (459')
9. Spice - 236 8<sup>th</sup> Avenue - (499')
10. Thai Plus - 208 7<sup>th</sup> Avenue - (434')
11. Salsa y Salsa - 206 7<sup>th</sup> Avenue - (453')
12. Champignon - 200-202 7<sup>th</sup> Avenue - (467')
13. Barracuda Bar - 275 West 22<sup>nd</sup> Street - (419')

### Schools & Churches

1. High School of Fashion Industries - 225 West 24<sup>th</sup> Street - (357')
2. Congregation Emunath Israel - 236 West 23<sup>rd</sup> Street - (60')