

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME TBD		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 277 W 22 St		CROSS STREETS 22/8th Ave	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Bobby Khosravi	ATTORNEY/ REPRESENTATIVE	NAME:
	PHONE: 212-470-0931		PHONE:
	EMAIL: Bobby@Adellanyc.com		EMAIL:
MANAGER	NAME: Cliff Mejia	LANDLORD	NAME: Cliff Mejia
	PHONE: 646-249-8444		PHONE: 212-221-1111
	EMAIL: Cliffmejia@me.com		EMAIL: 212-221-1111
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		YES <input type="checkbox"/> NO <input type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES <input type="checkbox"/> NO <input type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input 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?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	After CB4 Approval	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
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 type="checkbox"/> NO <input checked="" type="checkbox"/>		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	7am-1am	7am-1am	7am-2am	7am-1am	7am-2am	8am-2am	8am-1am
	Kitchen	7am-12	7-12	7-1am	7am-1am	7am-1am	7am-1am	8am-12
	Music	Background			MUSIC			
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		CIVE 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	72	72	16	62	0	1	7
OUTSIDE (Other than sidewalk café)							
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor?
One floor Plus Storage Basement/Kitchen.

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

Will there be dancing? *NO*

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private, promotional or corporate events? YES NO *If Possible*

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO

Where will delivery bicycles be stored during the day when not in use?
No delivery

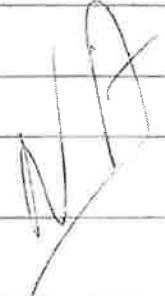
LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> 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	300 West 209T / Email.
	# 2	300 West 21/22/23 E. Haisantz
	# 3	300 West 21/22/23 P. Waisman.
	# 4	300 West 21/22/23 N. Jacob
	# 5	400 West 21/22/23 M. Surotz
	Please provide dates when applicant met with the groups listed above.	
Who was your contact person at each group you met with?		Listed above
When did applicant post the notice that was provided?		December 2018
Where did applicant post the notice that was provided?		Window / Poles.
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.			
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.	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?	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	<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?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input 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 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?	Canopy Mitsubishi/Ventured Out		
When was the air conditioner installed?	to be installed.		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NA
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	NA
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	NA
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	NA
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	NA
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	NA
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	NA
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	

OUTDOOR ITEMS – SIDEWALK CAFÉ			
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 st and March 21 st , 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)

APPLICANT WILL OBTAIN A CIVIL
REPORT FROM A NYC-CERTIFIED
A CIVIL ENGINEER + SUBMIT
TO CD4 OFFICE NO LATER
THAN 2/22.

APPLICANT ~~AGREE~~ AGREE TO
IMPLEMENT ALL
RECOMMENDATIONS OF
A CIVIL ENGINEER.

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.

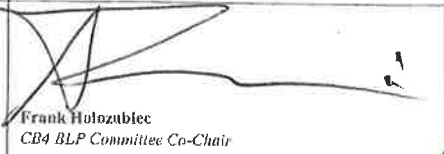
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 March 6, 2019 full board meeting, with 39 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

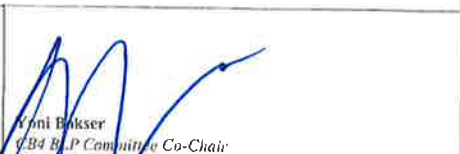
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES


 Nelly Gonzalez
 CB4 Assistant District Manager


 Frank Holozubiec
 CB4 BLP Committee Co-Chair


 Yoni Bakser
 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.

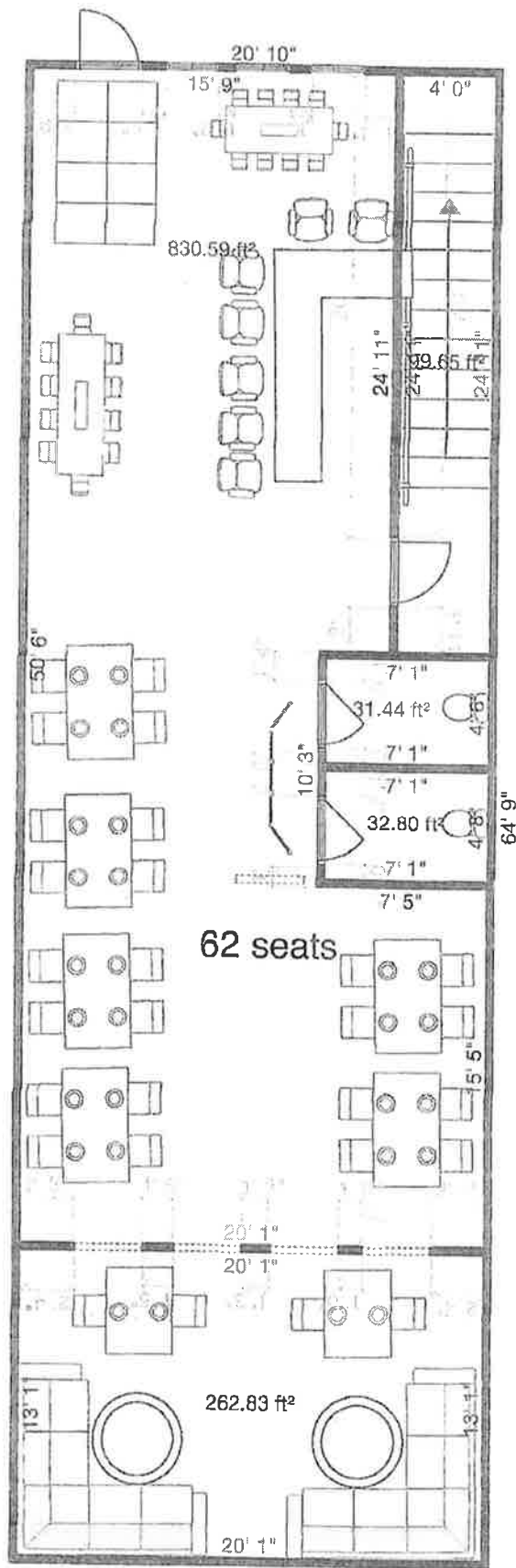
SIGN HERE →

Bobby Khorrami
 Babak
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

1/8/19
 DATE

 2/12/19



Avo tartine*Smashed avocado, hard boiled egg, radish, bagna cauda vinaigrette on multigrain***\$10****Feta Bean sandwich***Mashed black beans, avocado, radish, tomato, pickled red onion, feta, cilantro, chipotle aioli on Multigrain bread***\$11****M B Toast***Soft boiled egg, avocado, Pickled red onion, miso butter levain toast***\$8****Lafayette Breakfast plate***Lapsang souchong cured salmon, soft boiled egg, pickled red onion, capers, tomato, herbed labneh, multigrain toast (avocado +)***\$14****Lafayette Breakfast sandwich***Soft scrambled eggs, avocado, arugula, chipotle, aioli on brioche***\$10****Spring crunchy sandwich***Country ham, cheddar, sweet pickled onion, kettle chips, arugula, lemon aioli on levain***\$12****Soho sandwich***House-cured salmon, egg salad, cucumber, dill butter on multigrain***\$12****Tunisian turkey sandwich***Roasted turkey, fontina, arugula, green harissa on levain***\$9****Healthy quinoa bowl***Quinoa, butternut squash, cauliflower, avocado, black bean, tomato, arugula, soft boiled egg, sriracha tahini dressing***\$12****Firenze panini***Prosciutto, basil pesto, ricotta, tomato, balsamic drizzle***\$11****Manhattan***Marinated tomato, arugula, avocado, poached egg, roasted pepitas, chimichurri sauce***\$11****DRINKS****Hot**

Espresso	\$2.75
Macchiato	\$3.75
Latte/Flat White/Cappuccino	\$4.50
Chai Latte	\$4.00
Coffee	\$3.25
Americano/Red Eye	\$4.00
Teas (Jasmine, Mint, Camomile, Earl Grey, English Breakfast, Ginger)	\$3.00
Mocha/ Hot Chocolate	\$4.75

Iced

Cold Brew/ Nola	\$4.50
Iced Latte/ Iced Coffee	\$4.00
Iced Mocha	\$4.00
Iced Tea (Green, Hibiscus, Black, Mint and Ginger)	\$3.25
Iced Chai Latte	\$4.00
Iced Nutella Latte	\$4.75

*Milks: Whole, Almond, Soy, Oat,**Half&Half, Skim**Flavors: Chocolate, Vanilla, Caramel,**Hazelnut*

PIG PEDRÓS - QUESO DEL DÍA 9

Raw cow's milk cheese, raisin walnut bread

TORTILLA DEL DÍA 14

Spanish omelette, chorizo Ibérico, sofrito, smoked pimentón alioli

CALABRAZA CON MOJO CANARIO 12

Butternut squash, smacha labne yogurt, mojo verde, oronito, hazelnut

ENSALADA DE COGOLLOS CON BOQUERONES 13

Sam lettuce, granny smith apples, canko, mint, boquerones

PATÉ DE HIGADILLOS DE POLLO 11

Chicken liver paté, red wine onions, grain mustard seed

ALMEJAS EN SUQUET CON GARBANZOS 19

Manila clams, sofrito, saffron oroda, chickpeas, garlic alioli, grilled country bread

BACALAO A LA PLANCHA 26

Seared cod, zucchini, watercress, romesco

CARNE A LA PLANCHA 32

Hanger steak, fingerling potatoes, shishito pepper, mojo verde

POLLO AL ASI HALF 28 | WHOLE 52

Slow roisserie roasted free range chicken, seasonal vegetables, salsa verde

Spanish Sobrasada with Honeycomb and Quince Mermelada

16

Ensalada Mono with Manchego and Pimentón Spiced Marcona Almonds

13

Fluke Crudo with Radish Pineapple Salad and Agua Chile

19

Bacalao Croquetas with Orange Alioli

11

Mussels with Cava and Chorizo

16

Sardinas Fritas with Endive Salad

18

Scallops with Serrano Pepper Green Curry and Minted Cashews

19

Cod Cheeks Pil Pil with Chiles

19

Sweetbreads with Fennel al Mono and Marcona Almond Vinaigrette

21

Foie Gras with Cinco Cebollas

24

Oxtail Stuffed Piquillo Peppers

18

Bone Marrow with Coca con Caña de Cabra, Stracciatella and Caramelized Onions

20

House-Made Pork Charcuterie and Terrine Board with Cheese and Pickles

25

Burrata with Caramelized Peaches, Maple Saffron Gastrique and Spicy Hazelnuts

17

Razor Clams a la Plancha

19

Pulpo with Fennel and Grapefruit

15

Fried Baby Squid with Nora Alioli, Persian Cucumbers and Roasted Fennel

20

Crab and Chorizo Croquetas with Boquerones and Putanesca

22

Creamy Eggs with Sea Urchin, Walnuts, Lime and Ancient Anchovy Oil

18

Fideos with Chorizo, Sea Beans and Clams

19

Duck Egg with Mojama and Black Truffles

20

Jerk Fried Quail with Nora Pepper Kohlrabi, Roasted Banana and Squash Purée

22

VINO DE CUARTO

ESPUMOSO

	Flauta
Cava Mono Brut NV Penedès	10
Castellroig Rosat Brut NV Penedès	13
Trepat, Garnatxa	

BLANCO

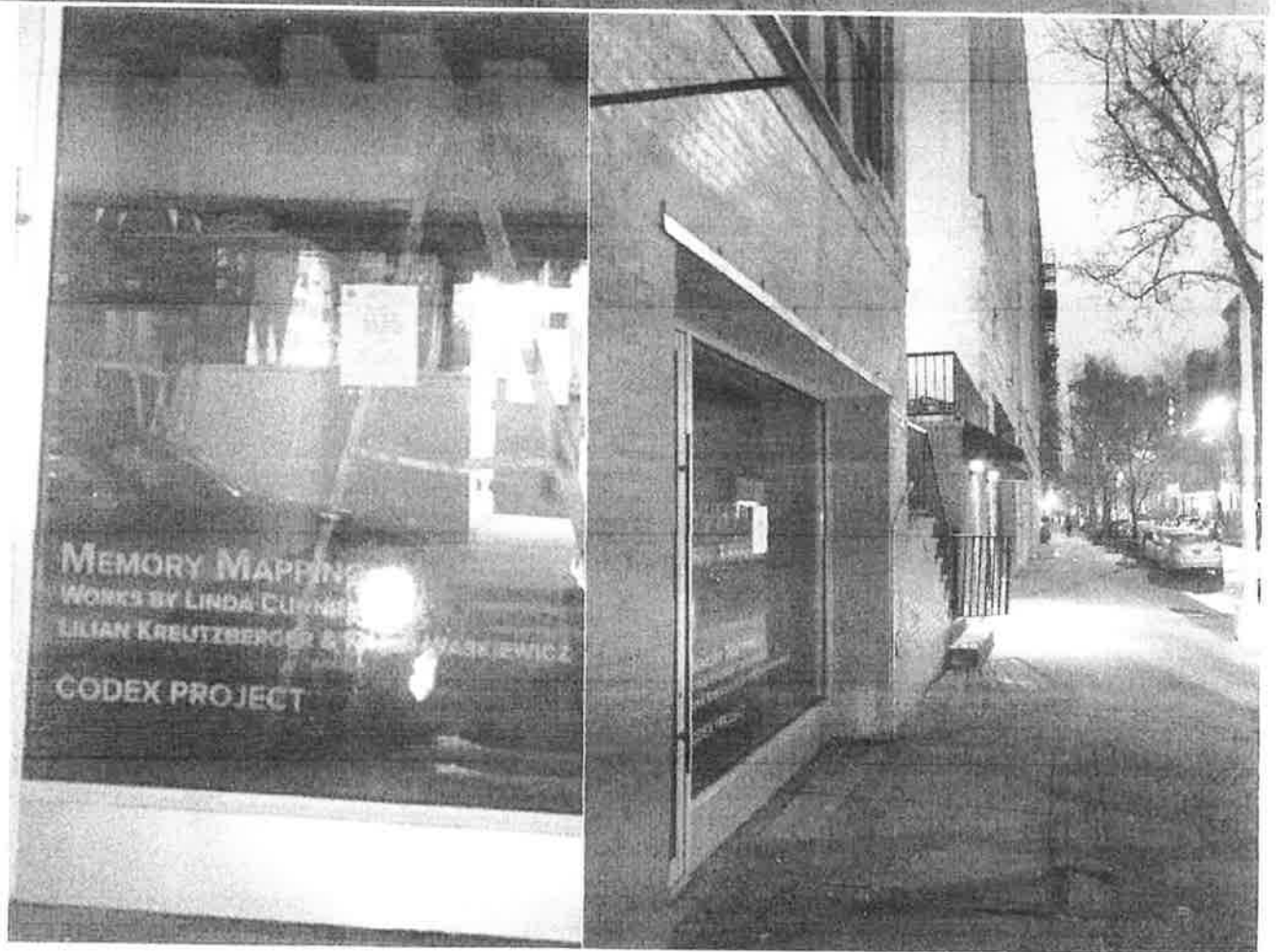
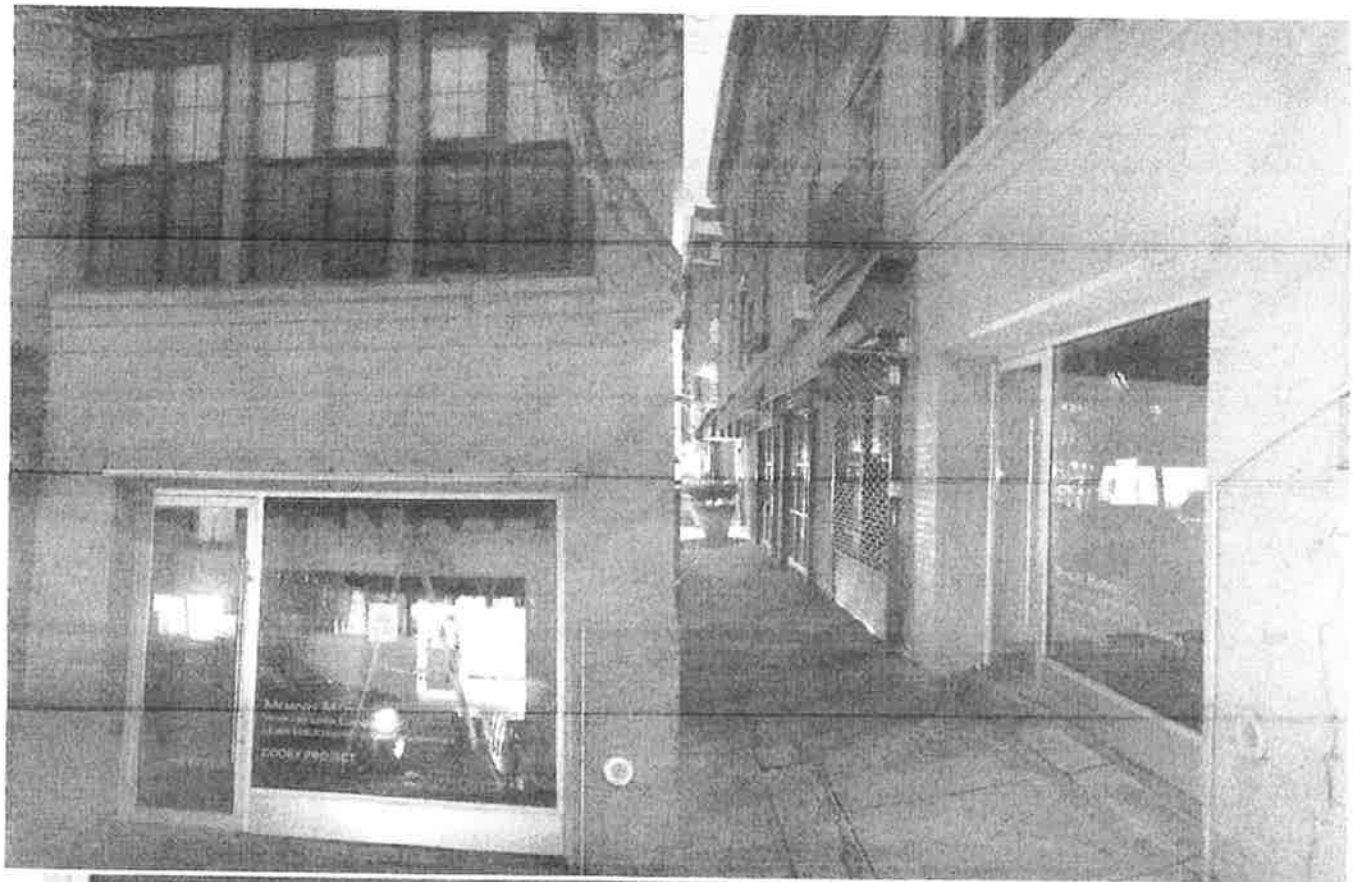
	Cuarto
Casal de Armán Eira de Monros 2017 Ribeiro	13
Treixadura	
Albamar 2017 Rías Baixas	19
Albariño	
Victoria Ordóñez La Ola de Millero 2017 Sierras de Málaga	16
Pedro Ximénez, Moscatel	
Bernabeleva Navaherreros Blanco 2017 Vinos de Madrid	17
Albillo, Macabeo	
Edetària Selecció 2016 Terra Alta	24
Garnatxa Blanca	

ROSADO

Cellar Frisach L'Abrinet 2017 Terra Alta	16
Garnacha Gris, Garnacha Blanca, Garnacha Negra	

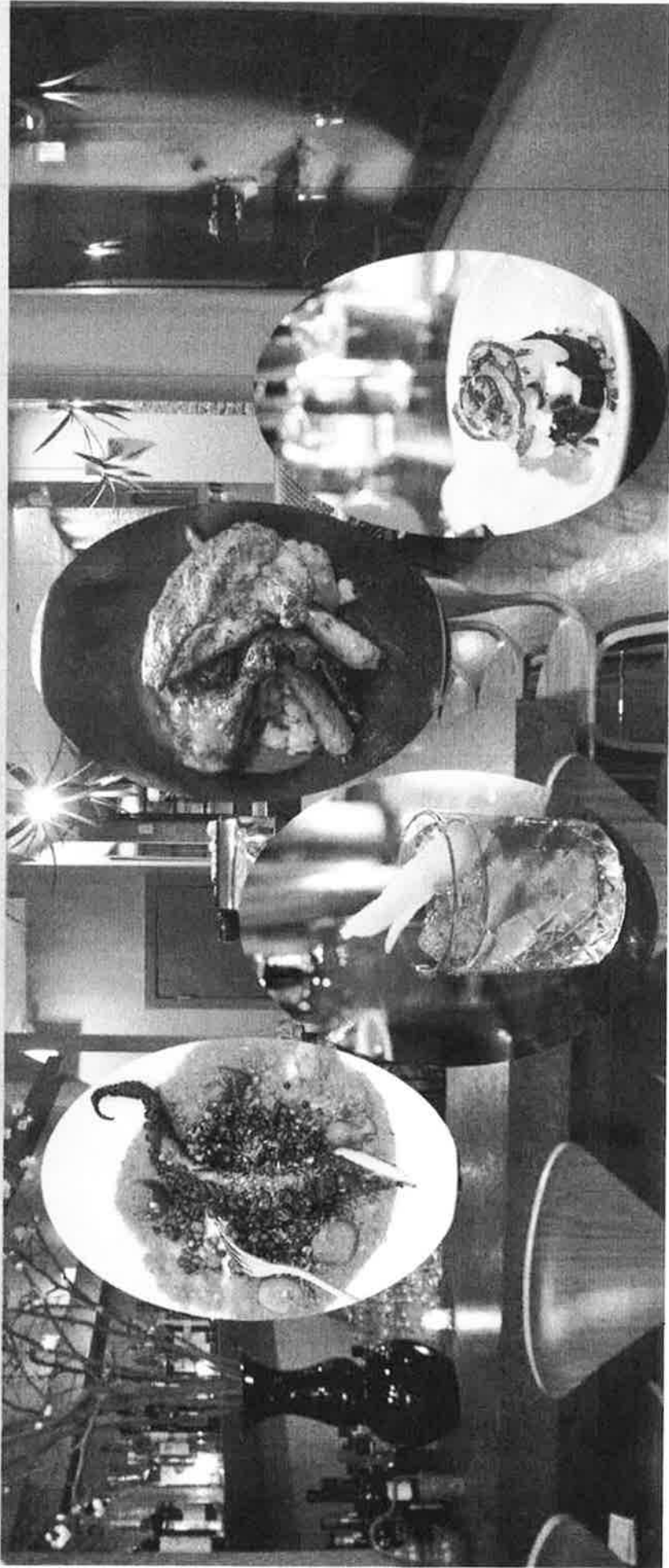
TINTO

BaBeViBoBu 2014 Valencia	13
Bobal	
Pedralonga Do Umia 2016 Rías Baixas	18
Mencia, Caiño, Espadeiro	
Casa Castillo 2016 Jumilla	15
Monastrell	
Viña Zorzal Corral de los Altos 2016 Navarra	18
Garnacha	
CVNE Imperial Reserva 2012 Rioja	26
Tempranillo, Graciano, Mazuelo	
Valderiz 2015 Ribera del Duero	22
Tinto Fino	





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