

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Bar 21 LTD		Cafe-Flor	
STREET ADDRESS		CROSS STREETS	ZIP CODE
218 8th Avenue		W. 21st & W. 22nd Sts	10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME:	Raul Avila	ATTORNEY/ REPRESENTAIVE
	PHONE:	212-242-7673	
	EMAIL:	raul@railavilainc.com	
MANAGER	NAME:	Dwayne Holmberg	LANDLORD
	PHONE:	212-242-7673	
	EMAIL:	dwayne@raulavilainc.com	
		NAME:	Robert Bookman - Pesetsky and Bookman PC
		PHONE:	212-513-1988
		EMAIL:	rbookman@pb.law
		NAME:	Ramin Shalom/Empire Mgmt
		PHONE:	212-686-5252
		EMAIL:	raminempire@aol.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	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?		YES <input type="checkbox"/> NO <input type="checkbox"/>
	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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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 type="checkbox"/> NO <input checked="" type="checkbox"/>	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.		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?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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	6a-12a	6a-12a	6a-12a	6a-12a	6a-12a	6a-12a	6a-12a
	Prep Area Kitchen	-----ALL HOURS OF OPERATION-----						
	Music	-----ALL HOURS OF OPERATION-----						

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
INSIDE	74	40	13	26	0	1	0
OUTSIDE <i>(Other than sidewalk café)</i>	-----						
SIDEWALK CAFÉ	-----						

How many floors are there? What is the capacity for each floor?	1 floor, 74 persons	
How frequently will the owner(s) be at the establishment?	4 times per week	
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 ADT Cameras
Will security plan be implemented?	<input checked="" type="radio"/> YES	NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> 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	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	LNO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations

<p>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</p>	# 1	See email attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	April 23, 2019	
Who was your contact person at each group you met with?	See email attached	
When did applicant post the notice that was provided?	April 23, 2019	
Where did applicant post the notice that was provided?	Conspicuously to the front 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 212-242-7673
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.	Unknown		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	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 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)	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	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	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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a - no kitchen
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	HVAC		
When was the air conditioner installed?	Installed by previous tenant		

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	
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	
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	
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	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	
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	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	
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?	<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	
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	
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	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
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	
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	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	
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	
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	
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	
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	
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> 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.

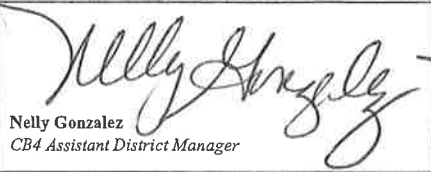
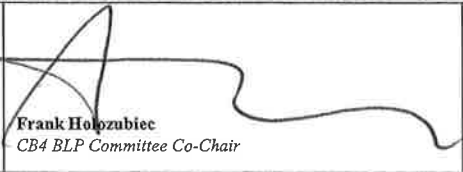
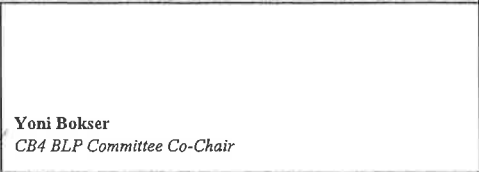
ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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
 June 5, 2019 full board meeting, with 45 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

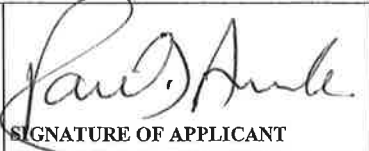
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <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>RAUL ANICA PRESIDENT</p> <p>PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>5/14/19</p> <p>DATE</p>
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Beverages

- Coffee
- Cold Brew
- Espresso
- Americano
- Macchiato
- Cappuccino
- Latte
- Mocha
- Chai Latte
- Loose Leaf Tea

Food

- Muffin
- Scone
- Croissant
- Chocolate Croissant
- Cookies
- Cakes (Carrot, Lemon Pound)

café-flor

April 22, 2019

To Whom It May Concern:

My name is Dwayne Holmberg and I have worked for Raul Avila since February of 2005. Mr. Avila specializes in floral design and produces special events ranging from benefits and wedding to fashion shows and photo shoots. Most notably he has been responsible for overseeing the décor design of the Metropolitan Museum of Art's annual Costume Institute Benefit Gala since 2007.

On Friday, November 23rd, 2018 Raul successfully fulfilled his dream and opened up his first retail store that he named: Raúl which is located at 216 8th Avenue, on the corner of 21st street & 8th Avenue. Raul's vision is to showcase his many years of curated decorative accessories products from his special event business and pair it with his love for florals.

This year Raul will be opening his second retail space called: café-flor which is located right next door to Raúl at 218 8th Avenue. Raúl's vision here is to create a magical mix of florals with coffee and in the evening a comfortable place for the community to come together and enjoy a glass of wine or beer while all along taking in the visual beauty of his florals.

Café-flor would be open to serve coffee and a few pastries at 6am and then hope to offer beer and wine from 5pm until midnight.

If you have questions feel free to contact me at 212-242-7673.

Best,

Dwayne G Holmberg
CEO

218 EIGHTH AVENUE • NEW YORK, NEW YORK • 10011

Best,

Dwayne G Holmberg

RAÚL ÀVILA INC | raúl | café-flor

RAÚL ÀVILA INC

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raúl

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T 347 947-7200

café-flor

218 8th Avenue

New York New York 10011



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/mc4

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ager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Bar 21 Ltd. 218 8th Avenue

An application for a wine, beer & cider license for a
Coffee Shop/Flower Shop Establishment with
Recorded Music

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

We invite you to attend this meeting and give your comments on this application.
Alternatively, 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.

"All the News
That's Fit to Print"

0072033

AVILA RAUL
20 W 22ND ST

LBN

NYT

1012

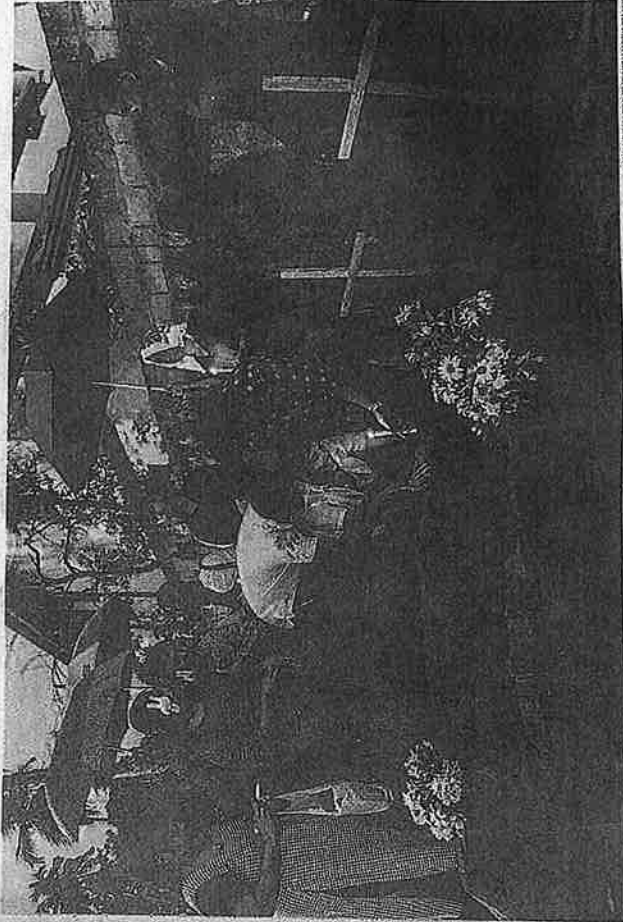
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VOL. CLXVIII ... No. 58,306

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NEW YORK, TUESDAY, APRIL 23, 2019

New York Times



Relatives lit candles on Monday for three members of the same family who died in a church bombing in Negombo, Sri Lanka.

Pelosi Cautions Restive Caucus On Impeaching

By NICHOLAS FANDOS

WASHINGTON — Speaker Nancy Pelosi, confronting a Democratic caucus that is divided over the findings of

Justices to Weigh Wider View of Sex Bias Law

By ADAM LIFDAK

WASHINGTON — The Supreme Court announced on Monday that it would decide whether the Civil Rights Act of 1964 guarantees protections from workplace discrimination to gay and transgender people in three cases

Pondering Protections for Transgender and Gay Workers

Most federal appeals courts have interpreted Title VII of the Civil Rights Act to exclude sexual orientation discrimination. But

gay rights. His replacement by the more conservative Justice Brett M. Kavanaugh could shift the court's approach to cases concerning gay men, lesbians and transgender people.

Just 10 days before the top police official had the country's security services local Islamist group violence attacks against but no action was taken the group, which a minister. Panel. He

Lanka was asking. The day after suicide b carried out coordinated at hat a dozen hotels and across this island and Lanka remained in sh death toll continued to ct had killed 310 people.

Why did you leave me? graduation ceremony at of the coffin and rubbing the anguish light in heart. There are so many bad pe the world. Why kill the cents?"

Spain was 11 years old standing in line for communist Easter Mass on Sunday while was blowing apart.

All city Monday through steamy heat, musicians re stepped inside and passed in of a red-curtained canopy was left of Sheila Savadi.

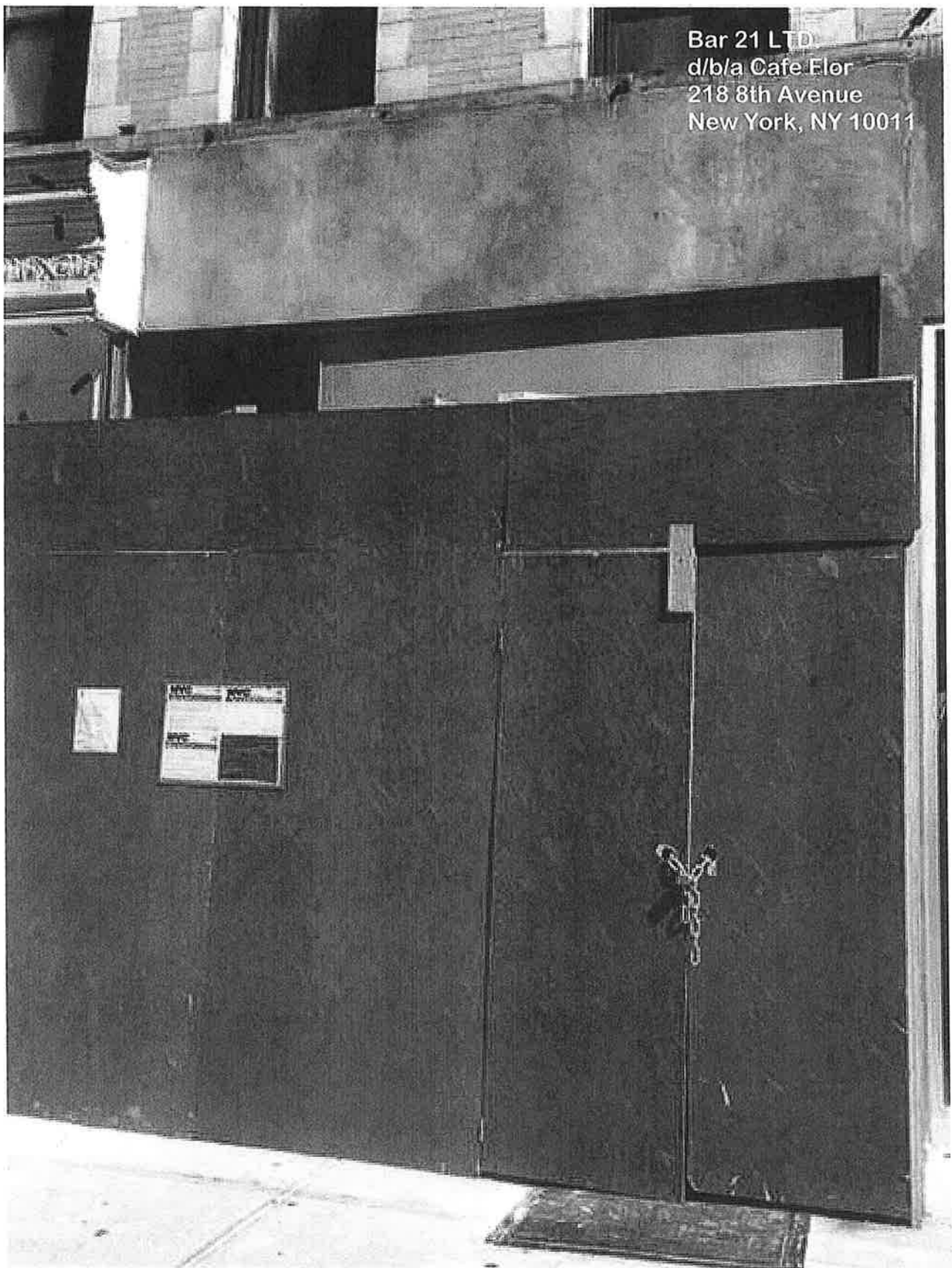
By JEFFREY GETTLEMAN and DHARISHA BASTIANS NEGOMBO, Sri Lanka. Just like me, I'm a Sri Lankan. I could hold no more grief.

A Country in Ag Asks, 'Why Kill the Innocent?'

Warned Be Sri Lanka.

ADAM RAUL FOR THE NEW YORK TIMES

Bar 21 LTD
d/b/a Cafe Flor
218 8th Avenue
New York, NY 10011





c a f é - f l o r | Outreach Email to Community

1 message

Dwayne Holmberg <dwayne@raulavilainc.com>

Tue, Apr 23, 2019 at 5:47 PM

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, 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, Pamela Wolff <pamela@angel.net>, dfranco243@earthlink.net, fcmgt@me.com, merle.levine@gmail.com, neil@neitselkirk.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, phyllisswaisman@gmail.com, zazelloven@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@lita.info, donna@donnalangman.com, craigs1029@aol.com