

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME JBSA LLC		DOING BUSINESS AS (DBA) Mayhem Sandwich	
STREET ADDRESS 75 9th Avenue		CROSS STREETS 15th Street & 9th Avenue	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Jason Brown / Stephen Applegate	ATTORNEY/ REPRESENTAIVE	NAME: Max Bookman, Esq
	PHONE: (609)-575-3954 / (609)-540-0403		PHONE: (212)-513-1988
	EMAIL: jay@mayhemandstout.com steve@mayhemandstout.com		EMAIL: max@pb.law
MANAGER	NAME: Stephen Applegate	LANDLORD	NAME: Manhattan Chelsea Market LLC
	PHONE: (609)-540-0403		PHONE: (212)-652-2111
	EMAIL: steve@mayhemandstout.com		EMAIL: kyle.allen@jamestownllp.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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	JBSA LLC DBA: Mayhem & Stout 230 Park Ave, Stall 5	JBSA LLC DBA: Farmstand 230 Park Avenue, Stall 8
	What were the dates applicant was involved with this former premise?	09/2015-06/2019	07/2017-Present
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input 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) Cafe in Chelsea Market		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
HOURS* <i>(Indoor Only)</i>	Operation	11am -10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 9pm	
	Kitchen	11am -10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 9pm	
	Music	11am -10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 9pm	
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		
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	50	50	0	0	0	1	18		
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A				
How many floors are there? What is the capacity for each floor?					1 Floor - 50				
How frequently will the owner(s) be at the establishment?					Daily				
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?					YES	<input checked="" type="radio"/> 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.					YES	<input checked="" type="radio"/> NO			
Will security plan be implemented?					YES	<input checked="" type="radio"/> 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	<input type="radio"/> 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 type="radio"/> NO	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	West Chelsea
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	No structural changes

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	See outreach emails in Rider A attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Emails sent August 19, 2019	
Who was your contact person at each group you met with?		See attached Rider A (Emails)	
When did applicant post the notice that was provided?		August 19, 2019	
Where did applicant post the notice that was provided?		15th Street glass door kiosk & 9th Ave glass entrance	
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 Stephen (609)-540-0403 Jason (609)-575-3954
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.	JBSA, LLC - Spice Merchant Cafe		
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.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	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	Leased space is on the inside of the building, not close to windows / exits
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 checked="" type="radio"/> NO	Non-vented space
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> 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?	Central Air		
When was the air conditioner installed?	2012		

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	

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 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 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)

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) recommendations

(MCB4's recommendation is based on a vote taken at its
October 2, 2019 public meeting with 36 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 1 present but not eligible)

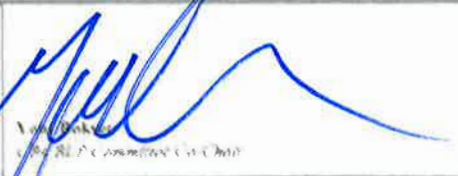
Denial (These stipulations agreed to by applicant/owner are part of the method of operation)

Denial Approval

CB4 REPRESENTATIVES


Kelly Gonzalez
District Economic Development Manager

Frank Holmberg
CB4 Board Committee Chair


Frank Holmberg
CB4 Board Committee 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 →

Stephen Applegate
Jason Brown
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

8/15
DATE



Certificate of Occupancy

CO Number: 104025706T045

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00713	Certificate Type: Temporary
	Address: 75 9 AVENUE	Lot Number(s): 1	Effective Date: 08/21/2019
	Building Identification Number (BIN): 1012541	Building Type: Altered	Expiration Date: 11/19/2019
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1	(Prior to 1968 Code)	
	Building Occupancy Group classification: COM	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 7	Height in feet: 72	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 17 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **104025706T045**


Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	15		D-2 B-2 C		6	KITCHEN, OFFICE, STORAGE, MECHANICAL ROOM ACCESSORY TO RETAIL (430)
CEL	10	OG	B-2		6	STORAGE
CEL	244		F-4		6	EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT
CEL	10	OG	B-2		6	STORAGE
CEL	1		B-2		6	ACCESSORY OFFICE
CEL	63	OG	C		6	RETAIL SPACE A1
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	2		E		6	ACCESSORY OFFICE
CEL	20		D-2		6	PREP KITCHEN, ACCESSORY STORAGE AND MECHANICAL ROOM
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	21		C		6	RETAIL KIOSKS
CEL	5		B-2		6	RETAIL STORAGE
CEL	63		C		6	RETAIL SPACE A2



Borough Commissioner



Commissioner


Certificate of Occupancy

CO Number: 104025706T045

Permissible Use and Occupancy						
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	143		F-4		6	RESTAURANT EAST #2
CEL	136	OG	F-4		6	RESTAURANT CENTRAL
CEL			D-2		6	MECHANICAL, ELECTRICAL AND GAS ROOMS
CEL	47		E		6	RESTAURANT EAST #1
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT(WEST)
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	7		E		6	ACCESSORY OFFICE
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	50	150	E		6	KIOSK DINING
001	4		D-2		6	KIOSK KITCHEN
001	38		C		6	RETAIL D1



Borough Commissioner



Commissioner

Certificate of Occupancy

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Permissible Use and Occupancy

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	4		B-2		6	LOADING DOCK (455)
001	2		E		6	ACCESSORY OFFICE
001	40		C		6	RETAIL SPACE
001	35		C		6	RETAIL E1
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	200		F-1B		6	WAITING AREA
001	62		C D-2 E		6	RETAIL KIOSK, ACCESSORY KITCHEN AND DINING AREA (419)
001	5		B-2		6	LOADING DOCK (419)
001	161		C D-2 E		6	RETAIL, ACCESSORY KITCHEN AND DINING AREA, ACCESSORY STORAGE (430)
001	25	300	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	144	150	C		6	RETAIL B
001	33		C		6	RETAIL C1
001	209		F-4		6	RESTAURANT CENTRAL



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **104025706T045**

Permissible Use and Occupancy

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	153		C		6	RETAIL (455)
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	127		C		6	RETAIL (419)
001	150		F-4		6	RESTAURANT D
001	43		C		6	KIOSK RETAIL SPACE
001		150	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	147		C		6	RETAIL C

NOTE: STANDPIPE AND SPRINKLER APPROVED BY FIRE DEPARTMENT MARCH 19, 1948 FIRE ALARM APPROVED BY FIRE DEPARTMENT MARCH 23, 1948 GARAGE USE APPROVED BY FIRE DEPARTMENT MARCH 23, 1948

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT

T-Mobile

West 15th Street

Google Building

West 16th Street

Restaurant

**Commercial
Space**

West 15th Street

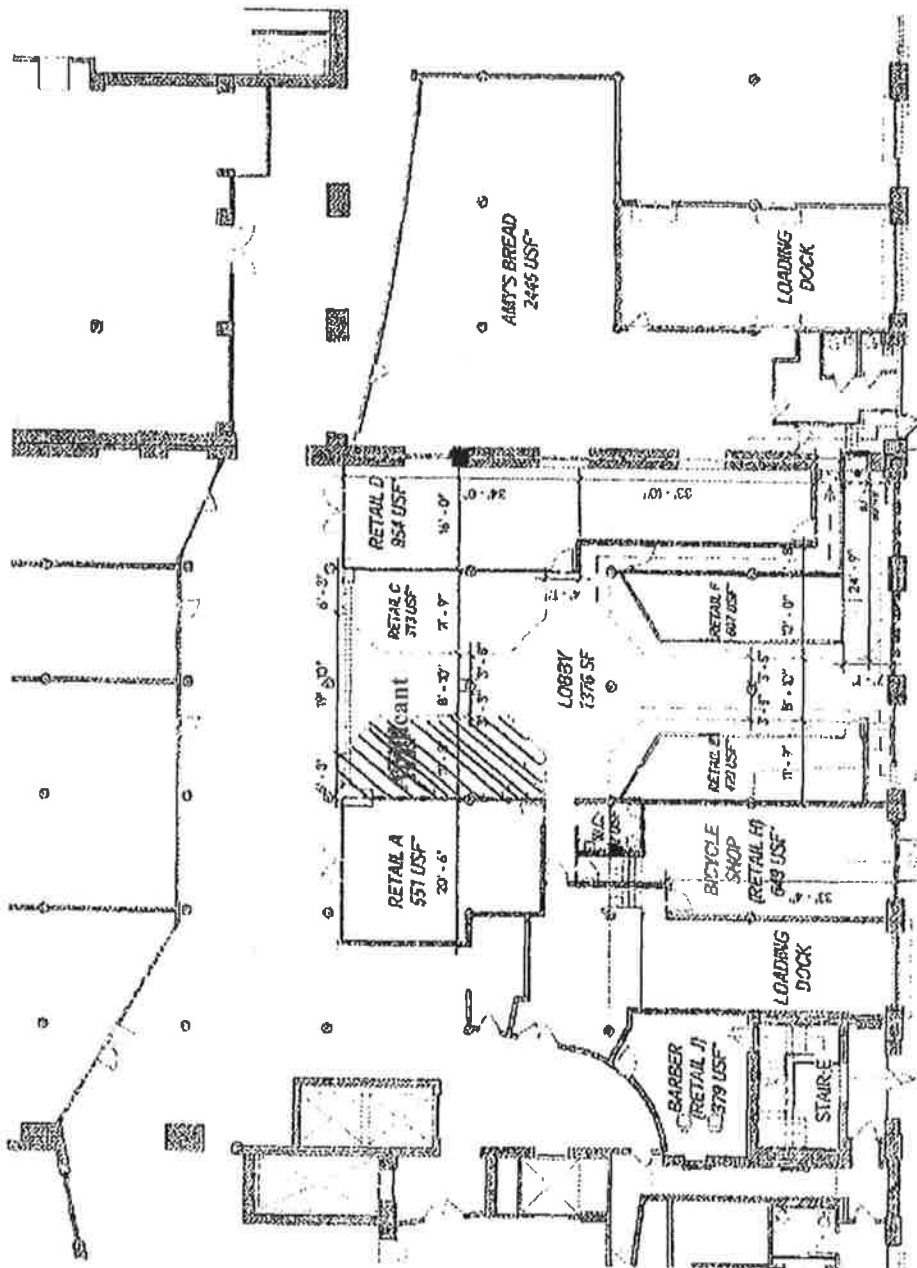
**Chelsea Market
APPLICANT**

Restaurant

West 16th Street

Residence

NINTH AVENUE



EXISTING TENANT
2,445 USF

NEW NON-KIOSK RETAIL SPACE
1,028 USF

NEW KIOSK SPACE
3,158 USF

NEW CIRCULATION
1,376 SF

NEW MECHANICAL
25 SF

TOTAL RECOVERED FROM AMY'S
5,587 SF

*Usable Square Feet (USF) is a standard unit of building measurement employed by the Manhattan real estate industry. It is determined by the Real Estate Board of New York (REBNY) to be the following: gross floor area minus all vertical penetrations and any mechanical rooms that service the building. Vertical penetrations are measured to the outside face of the enclosing walls and include elevator shafts, mechanical shafts, fire tower courts, exit stairs and stair openings. Gross floor area is the area of the building enclosed by the exterior perimeter building shell excluding terraces, roof areas, and parking. Loading docks are included except the area occupied by trucks. The total floor USF for a floor with one tenant and a floor with multiple tenants is exactly the same. USF for a tenant is measured to the outside face of walls between the tenant and shared/common areas. Walls shared by (between) tenants are split between the respective tenants.

ELEC CL
25 USF

ENTRY/EXIT

DIAGRAM OF 75 PEOPLE FOR SINGLE MEANS OF EGRESS FROM RETAIL SPACE

15TH STREET

sandwiches:

the dragon: pulled pork, dragon BBQ sauce, spicy slaw.

the binger: roasted turkey, bacon, apple, red onion, smoked gouda, roasted tomato aioli

the nicky D: braised pork, sharp provolone, gravy, pickled vegetable salad

the roastie: roast beef, burrata, parm, olive oil, basil

the short rib: smoked short rib, smoked bbq sauce, smoked salt

snacks:

caviar and chips: kettle cooked potato chips, herbed sour cream, caviar, chives

meat and cheese: selection of cured meats and cheeses, wine jam, fruit, pretzel

whipped feta and flatbread: feta, spicy honey, lemon, herbs, everything flatbread

pigs in a blanket: street cart style

pimento cheese and fried crackers: the best cheese and crackers you've ever had

sides:

broccoli salad

potato chips

potato salad

spicy slaw

pickled veg salad

buffalo cauliflower





Proximity Report for Location:

August 22, 2019

75 9 Ave, 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 WINERY LTD	75 9TH AVENUE	440 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1020 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	1035 ft
LITTLE WEST WINE AND SPIRITS INC	19 LITTLE W 12TH ST	1040 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1155 ft
156 10TH AVENUE WINE & LIQUOR INC	156 10TH AVE	1260 ft
MAHADEV INC	242 W 14TH ST	1340 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
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	0 ft
CHELSEA RETAIL PARTNERS LLC AND DCCM LLC	75 9TH AVE	0 ft
DUANGJAI CORP	75 9TH AVE	0 ft
GRAND CREW NYC LLC	75 9TH AVE	0 ft
LOBSTER PLACE INC, THE	75 9TH AVE	0 ft
URBAN DAIRY LLC	75 9TH AVE	0 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	0 ft
MIZNON AT CHELSEA LLC	75 9TH AVE	0 ft
CHELSEA MUSIC HALL LLC	75 9TH AVE	0 ft
HUDSON RIVER INN LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVENUE	195 ft
MARITIME F&B LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVE 2ND FLOOR	210 ft
LDV 16 LLC	357 WEST 16TH ST	260 ft

Name	Address	Approx. Distance
MARISCOS CHELSEA LLC	409 W 15TH ST	280 ft
SIREN RETAIL CORPORATION	61 9TH AVE	305 ft
408 W 15 MEMBERS LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	345 ft
BD STANHOPE LLC AND E&S HOTEL OWNERS INC AS MGR	369 W 16TH ST	345 ft
ORIGINAL HOMESTEAD,THE	56 9TH AVENUE	345 ft
DT HOSPITALITY GROUP INC	110 9TH AVE	385 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	410 ft
MKT GROUP LLC	75 9TH AVENUE	420 ft
PHILIPPE MP LLC	355 W 16TH ST	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC	355 W 16TH ST	475 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC	355 W 16TH STREET	475 ft
SAHARA DREAMS LLC, AVE REST LLC & STRATEGIC DREAM	355 W 16TH STREET	475 ft
MR WOOH LLC	355 W 14TH ST	495 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	500 ft
TMSI INC AND USE LX LLC	412 W 14TH ST	585 ft
DLP GROUP LLC	132 9TH AVE	640 ft
DLP GROUP LLC	134 9TH AVE	665 ft
VIRCAN GROUP LLC	136 9TH AVE	685 ft
W 14 MARKET LLC	353 W 14TH ST	695 ft
DEAN & DELUCA SMALL FORMAT LQ LLC	29 35 9TH AVE	695 ft
HELEN'S LLC	675 HUDSON ST	695 ft
675 HUDSON VAULT LLC	675 HUDSON STREET	700 ft
SOHO HOUSE NEW YORK LLC	29 35 9TH AVENUE	705 ft
REHANDARI LLC	24 9TH AVENUE	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BIG MOZZ CHELSEA MARKET LLC	75 9TH AVE	0 ft
ATH NY CM LLC	75 9TH AVE	0 ft
DI MARTINO AIR NY LLC	75 9TH AVE	0 ft
CHELSEA MARKET EVENTS INC	410 W 16TH ST	80 ft
88 NINTH AVENUE HOSPITALITY LLC	88 9TH AVE	205 ft
WCB HOLDINGS LLC	436 W 15TH ST	520 ft
BENTO BROOKLYN LLC	675 HUDSON ST	695 ft
29 33 NINTH AVENUE LLC	29 35 9TH AVE	750 ft

Unmapped licenses within zipcode of report location

Name	Address



Nadia Cantave <nadia@pb.law>

Proposal For Beer & Wine License for new Cafe in Chelsea Market - JBSA LLC d/b/a Mayhem Sandwiches

jay@mayhemandstout.com <jay@mayhemandstout.com>

Fri, Aug 16, 2019 at 12:43 PM

To: wborock@hotmail.com

Cc: Nadia Cantave <nadia@pb.law>, steve@mayhemandstout.com

Good Afternoon,

To Whom It May Concern,

JBSA LLC would like to open a sandwich shop/cafe in Chelsea Market, and we would like to provide beer and wine to accompany our food menu.

We have been in business since 2011, have a location in the Grand Central area serving beer and wine, and are in good standing with the SLA.

We would be happy to answer any questions you may have, and can be contacted at

Nadia: nadia@pb.lawJason: jay@mayhemandstout.comSteve: steve@mayhemandstout.com

Nadia: 212-513-1988

Jason: 609-575-3954

Steve: 609-540-0403

Thank You For Your Consideration.

Best

Jason Brown

Steve Applegate

JBSA LLC

Jason Brown - Co-Owner

Mayhem Sandwiches**Farm/NYC****230 Park Ave****UrbanSpace Vanderbilt Food Hall**jay@mayhemandstout.com[@mayhemandstout](https://twitter.com/mayhemandstout)[Mayhem & Stout on Facebook](https://www.facebook.com/mayhemandstout)mayhemandstout.com