

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> 216 KHJ Corp		<b>DOING BUSINESS AS (DBA)</b> pending	
<b>STREET ADDRESS</b> 303 10th Avenue, Store #2		<b>CROSS STREETS</b> between 27th and 28th	<b>ZIP CODE</b> 10001
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Bying II Park	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Samuel Ahne, Esq.
	<b>PHONE:</b> (917) 699-9793		<b>PHONE:</b> (212) 594-1035
	<b>EMAIL:</b> bpark444@hotmail.com		<b>EMAIL:</b> samuelahne@gmail.com
<b>MANAGER</b>	<b>NAME:</b> pending	<b>LANDLORD</b>	<b>NAME:</b> 23rd Street, LLC
	<b>PHONE:</b>		<b>PHONE:</b> (212) 674-2918
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?	Bread & Butter: 303 5th Ave, 25 W 56th, 401 E 34th, 462 7th Ave	
	What were the dates applicant was involved with this former premise?	2013 - current	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="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?	<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	~April 15, 2018
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.	<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	<b>Operation</b>	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm
	<b>Kitchen</b>	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm
	<b>Music</b>	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm	6am - 10pm
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		
<b>INSIDE</b>	199	45	8	30	0	0	0		
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
<b>SIDEWALK CAFÉ</b>	n/a	n/a	n/a	n/a					
How many floors are there? What is the capacity for each floor?					one floor; 199				
How frequently will the owner(s) be at the establishment?					Monday - Saturday during most hours				
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?					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?					YES	<input checked="" 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 checked="" type="radio"/> NO			
Where will delivery bicycles be stored during the day when not in use?					n/a				

<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input type="radio"/> NO	
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	MCB4, District Manager	
	# 2	all contacts provided by MCB4	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		March 15, 2018 and April 2, 2018	
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		April 2, 2018	
Where did applicant post the notice that was provided?		street corners in a 2 block radius of premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO (917) 699-9793
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input type="radio"/> YES	<input checked="" type="radio"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Hudson Market: restaurant/deli		
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	Hudson Market 303 LLC, dba Hudson Market
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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<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?	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 checked="" type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
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?	roof; air-cooled		
When was the air conditioner installed?	2015		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
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	n/a
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	n/a
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	n/a
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
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 checked="" 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	n/a
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	n/a
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a
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	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a
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	n/a
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	n/a
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?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
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	n/a

**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***

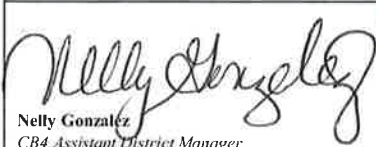


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Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
5/2/18 full board meeting, with 43 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 0 present but not eligible)

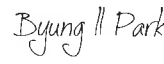
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation  
 Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Toni Bokser CB4 BLP Committee Co-Chair
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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.

<b>SIGN HERE</b> →	Byung Il Park <small>PRINT NAME OF APPLICANT</small>	 <small>SIGNATURE OF APPLICANT</small>	April 2, 2018 <small>DATE</small>
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Ernie Choi  
 attorney  
 rep.

 4/10/18

# BREAKFAST

AM SPECIALTIES

## COOL

**EDIBLE KITCHEN HAND-MADE GRANOLA** \$9.50

**OFFICE TRAIL MIX** \$8.50

**GREEK YOGURT PAREAIT** \$9.50

**SEASONAL CUT FRUIT** \$7.50

**SMOKED SCOTTISH SALMON & BAGEL SANDWICH** \$9.50

## WARM

**CREAMY STEEL-CUT OATMEAL** \$6.50

**TINY BELGIUM WAFFLES** \$8.50

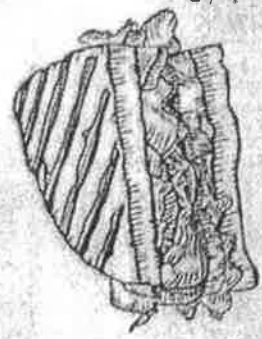
**ORANGE SCENTED PANCAKES** \$7.50

## EGG DISH

1 CHOOSE	2 CHOOSE	3 CHOOSE	4 CHOOSE
EGGS FRIED	COUNTRY HAM	AMERICAN CHEESE	SOFT ROLL
SCRAMBLED	WILD MUSHROOM SAUSAGE	CHEDDAR CHEESE	BAGEL
	HUMAN BUREAU SAUSAGE	SWISS CHEESE	

**TRUFFLED EGG SANDWICH** \$8.50

**POTATO AND STEWED PEPPERS** \$9.50

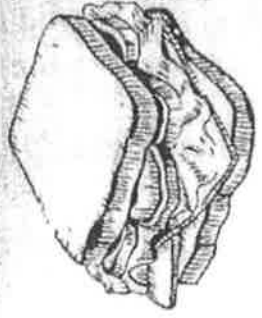


**INDIVIDUAL COUNTRY FRITTATA** \$9.50

**CHORIZO & EGG TORTA** \$8.50

# SALAD STATION

## COMPOSED SALADS



**CLASSIC CAESAR** \$7.50

**TEX-MEX CAESAR** \$8.50

**GREEN MARKET SALAD** \$8.50

**COBB SALAD** \$7.50

**COUNTRY MIXED GREENS** \$8.50

**ASIAN CHOP SALAD** \$8.50

**THYME-ROASTED SEASONAL VEGETABLE SALAD** \$8.50

**SOUTHWESTERN POSOLE SALAD** \$8.50

**SPINACH SALAD** \$8.50

## YOUR WAY

### GREENS

ROMAINE  
BUTTER LETTUCE  
FRISÉE

BABY SPINACH  
LOCAL GREENS

### DRESSINGS

CLASSIC CAESAR  
CHIPOTLE CAESAR  
SWEET SESAME  
CHILI-LIME  
PRESERVED LEMON-CITRONETTE

\* similar menu

**DELI STATION LUNCH & DINNER** **COOL SANDWICHES**

- HEROIC CHICKEN SALAD** \$8.50
- FREE-RANGE TURKEY BREAST** \$9.50
- FREE-RANGE TURKEY BREAST** \$9.50
- NIMAN RANCH SALAMI** \$9.50
- SAFFRON SHRIMP ROLL** \$9.50
- CHARRED PORTOBELLO MUSHROOM** \$8.50
- CREEKSTONE FARM'S ROASTED BEEF** \$9.50
- SMOKED SCOTTISH SALMON** \$10.50
- PORTOBELLO SANDWICH** \$9.00



**WARM SANDWICHES**

- FLASH SEARED AHITUNA** \$7.50
- NATURAL TURKEY MEATBALL** \$9.50
- SEARED CHICKEN CLUB** \$8.50
- SEARED CHICKEN BREAST** \$7.50

- JUMBO LUMP CRAB CAKE** \$10.50
- SLOW ROASTED AND PULLED PORK** \$9.50
- NATURAL TURKEY MEATBALL** \$9.00
- CREEKSTONE FARM'S ROASTED BEEF** \$9.50



**PANINO**

- OVOLINE MOZZARELLA** \$8.50
- PRESSED RUBEN** \$9.50
- PRESSED FREE-RANGE TURKEY RUBEN** \$9.50
- MELTED GRUYERE** \$9.00
- FREE-RANGE TURKEY BREAST** \$7.50
- ARTISAN COUNTRY HAM** \$9.50



**SOUP**

- ESCAROLE & WHITE BEAN SOUP** \$5.50
- INTENSE CHICKEN BROTH** \$5.50
- BLACK LENTIL SOUP** \$4.50
- CORN & LEMON-GRASS SOUP** \$6.50
- MUSHROOM SOUP** \$4.50
- SPICY TORTILLA SOUP** \$6.50
- GREEN MARKET PICKLES** \$2.50
- FINGERLING POTATO SALAD** \$3.50
- NORTH FORK POTATO CHIPS** \$4.50
- SEASONAL FRUIT SALAD** \$4.50
- CAPONATA** \$3.50
- TEBBOULGH SALAD** \$4.50
- PESTO DITALINI PASTA SALAD** \$5.30
- MEDITERRANEAN TUNA SALAD** \$4.50
- HERBED CHICKEN SALAD** \$4.50

**SIDE**





