

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

|   |   |   |   |
|---|---|---|---|
| CORPORATION NAME<br><i>Le Prive Group LLC</i>   |   | DOING BUSINESS AS (DBA)<br><i>Le Prive</i>      |   |
| STREET ADDRESS<br><i>626 Tenth Ave</i>  |   | CROSS STREETS<br><i>West 44<sup>th</sup> St</i> | ZIP CODE<br><i>10036</i>                                      |
| OWNER<br><small>(Attach a list of all the people that will be associated listed with the license)</small>   | NAME: <i>Sanjay L. Forest</i>   | ATTORNEY/ REPRESENTATIVE                        | NAME: <i>Frank Palillo</i>                                    |
|   | PHONE: <i>347-231-5619</i>  |   | PHONE: <i>212-227-1641</i>                                    |
|   | EMAIL: <i>SanjayLForest@prive.com</i>   |   | EMAIL: <i>fwpalillo@gmail.com</i>                             |
| MANAGER   | NAME: <i>Joseph V. Carr</i>   | LANDLORD  | NAME: <i>John Young</i>                                       |
|   | PHONE: <i>646-419-0692</i>  |   | PHONE: <i>212-707-8993</i>                                    |
|   | EMAIL: <i>Joe@Trust3hospitality.com</i>   |   | EMAIL: <i>johnyoung@emmutcorp.com</i>                         |
| 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 was the name and address of establishment?   |   | <i>The Arden 301 Main Street Port Jefferson NY</i>            |
|   | What were the dates applicant was involved with this former premise?  |   | <i>05/2017 - 02/2017</i>                                      |
| <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            |
|   | If alterations or operational changes are being made, please describe in all changes.   |   |   |
| <input type="radio"/> Alteration  | What is the current license # and expiration date?  |   |   |
|   | Please describe the nature of all the changes and attach the plans.   |   |   |
| 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 checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment<br><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             | <i>After CB approval</i>                                      |
| 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                        |   |

| OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)   |  |  |                  |                                     |                                      |                                     |                                  |                |                |
|--|--|--|------------------|-------------------------------------|--------------------------------------|-------------------------------------|----------------------------------|----------------|----------------|
| HOURS*<br>(Indoor Only)  |  | MONDAY   | TUESDAY          | WEDNESDAY                           | THURSDAY                             | FRIDAY                              | SATURDAY                         | SUNDAY         |                |
|  | Operation                              | <del>4AM</del>   | <del>4AM</del>   | <del>4AM</del>                      | <del>4AM</del>                       | <del>4AM</del>                      | <del>4AM</del>                   | <del>4AM</del> | <del>4AM</del> |
|  | Kitchen                                | <del>4AM</del>   | <del>4AM</del>   | <del>4AM</del>                      | <del>4AM</del>                       | <del>4AM</del>                      | <del>4AM</del>                   | <del>4AM</del> | <del>4AM</del> |
| Music  | <del>4AM</del>                         | <del>4AM</del>   | <del>4AM</del>   | <del>4AM</del>                      | <del>4AM</del>                       | <del>4AM</del>                      | <del>4AM</del>                   | <del>4AM</del> |                |
| If you plan to have music, what type(s)?<br>(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<br>(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                                     | 74   | 15               | <del>42</del> 42                    |                                      | 1                                   | 12                               |                |                |
| OUTSIDE<br>(Other than sidewalk cafe)  |  | 18   | 4                | <del>10</del> 10                    |                                      |                                     |                                  |                |                |
| SIDEWALK CAFE  |  | 16   | 6                | <del>15</del> 15                    |                                      |                                     |                                  |                |                |
| How many floors are there? What is the capacity for each floor?  |  |  |                  |                                     | 1, 74                                |                                     |                                  |                |                |
| How frequently will the owner(s) be at the establishment?  |  |  |                  |                                     | everyday                             |                                     |                                  |                |                |
| 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?   |  |  |                  |                                     | <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 checked="" type="radio"/> NO |                                  |                |                |
| Where will delivery bicycles be stored during the day when not in use?   |  |  |                  |                                     |                                      |                                     |                                  |                |                |

2 AM  
2 AM  
2 AM  
Ⓞ

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

| Community Notification/Relations   |   |                                   |                       |
|--|---|-----------------------------------|-----------------------|
| <b>NOTIFICATION:</b><br>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   | Renee & Gordon West 44 9th & 10th |                       |
|  | # 2   | Rudy West 44 9th & 10th           |                       |
|  | # 3   | Linda West 44 Better Block        |                       |
|  | # 4   | Tina West 45 BA                   |                       |
|  | # 5   | Chana West 45                     |                       |
|  | Please provide dates when applicant met with the groups listed above: |                                   | on or before August 4 |
| Who was your contact person at each group you met with?  |   |                                   |                       |
| When did applicant post the notice that was provided?  |   | August 7, 2017                    |                       |
| Where did applicant post the notice that was provided?   |   | 626 Tenth Ave Window              |                       |
| 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          | 347-231-5619          |
| 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                                  | <input type="radio"/> NO          |                       |

| BUILDING DESIGN   |   |                                     |  |
|---|---|-------------------------------------|--|
| State the name and type of business previously located in the space.  | Halle Berlin Restaurant                       |                                     |  |
| 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            | Halle Berlin                                     |
| 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)   | <input checked="" type="radio"/> FRENCH DOORS | <input type="radio"/> GARAGE DOORS  | <input type="radio"/> 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 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 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?   | Rear Yard / Central HVAC                      |                                     |  |
| When was the air conditioner installed?   | 10 yrs  |                                     |  |

| OUTDOOR ITEMS - OTHER THAN 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 checked="" type="radio"/> YES | <input type="radio"/> NO |
| Are the floorplans for the outdoor space(s) included?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?                           | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will the service and consumption of alcohol in any outdoor space only be via sealed food service?  | <input checked="" 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 checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will there be no amplified music, as per the law?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| If amplified sound is played inside the establishment, will windows and doors be closed?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant agree to post signs outside asking customers to respect the neighbors?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant agree to train staff to encourage a peaceful environment?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)                                 | <input checked="" 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 checked="" type="radio"/> YES | <input type="radio"/> NO |

Rear Yard

| <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 checked="" type="radio"/> YES | <input 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            |
| Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will applicant mark the perimeter of the café on the sidewalk?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will the service and consumption of alcohol in the sidewalk café only be via seated food service?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will the sidewalk café not provide standing space for drinking or smoking?  | <input checked="" 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 checked="" type="radio"/> NO |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?   | <input checked="" 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 checked="" type="radio"/> YES | <input type="radio"/> 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?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |
| Will applicant use umbrellas?   | <input checked="" 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 closest obstruction including construction barricades? | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |

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

- Sidewalk cafe will conform to DCA approved plans for the former establishment Hallo Berlin
- Applicant will submit revised floorplan for interior, sidewalk cafe & rear yard by August 28, 2017. (received 8/2/17)
- Final plans will not overage from plans submitted to MCB4
- Rear Yard will not open (to customers or staff) before 4:30 p.m. Monday - Friday and before 10:30a.m. Saturday & Sunday
- Rear Yard will be closed and vacated no later than 9 pm. Sunday - Thursday and 10 p.m. Friday & Saturday
- Rear Yard will be limited to 4 tables and 12 seats. Tables will no be combined to accommodate larger groups



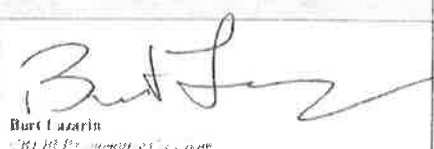

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

**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.***



MCB4's recommendation is based on a vote taken at its 3/6/19 full board meeting, with 39 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

|  |                         |   |            |
|--|-------------------------|---|------------|
| Manhattan Community Board 4 (MCB4) recommends:   |                         | <input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation<br><input type="radio"/> Denial <input type="radio"/> Approval |            |
| <b>CB4 REPRESENTATIVES</b>   |                         |   |            |
| <br>Nelly Gonzalez<br><small>MCB4 Treasurer/Community Manager</small>   |                         | <br>Frank Polozubov<br><small>MCB4 Executive Chair Person</small>  |            |
|  |                         | <br>Burt Lazarin<br><small>MCB4 Executive Vice President</small>   |            |
| <b>APPLICANT AGREEMENT WITH THE COMMUNITY</b>  |                         |   |            |
| <p>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> |                         |   |            |
| <b>SIGN HERE</b> →   | Sanjay Katarost         |   | 08/02/2017 |
|  | PRINT NAME OF APPLICANT | SIGNATURE OF APPLICANT  | DATE       |



## LE PRIVE

### AMUSE BOUCHE - APPETIZERS

**Kibby** - Oval shaped lebanese meatballs , melted burrata , opal basil \$11  
**Malanga Fritters** - yucca , spicy savoy cabbage & jicama slaw , roasted tomato relish \$8  
**Tartare de Thon** - Yellow fin tuna , black currants , toasted almonds , avocado vinaigrette \$14  
**Croquettes de Crevettes** - shrimp , roasted corn , pea shoots , mizuna \$12

### SALADES - SALAD

**Salade d'avocats** - Avocado , watercress , heirloom tomatoes . orange vinaigrette \$11  
**Beet salad** - red and yellow baby beets , ricotta cheese , candied walnuts , shaved radish \$8  
**Salade du jardin** - tuscan kale , pomegranate seeds , blood orange , shaved Grande padano \$8

### VOLAILLES - POULTRY

**Duck a l'orange** - pan seared duck breast , celery root puree , lambrusco jelly \$18  
**Poulet Rôti** - herbs roasted free range chicken , plantains croquettes , avocado puree , creole sauce \$16

### VIANDES - MEAT

**Cochon Rôti** - Slow roasted pork shoulder , fava bean risotto , bordolese sauce \$18  
**Cabri grillé** - goat , cauliflower au gratin , roasted plum tomato sauce - 18  
**Scallion skewered sirloin steak** - caramelized shallots , rosemary potatoes , haricots vert \$18  
**Lamb Chops** - Dry aged lamb chops , boniato mashed , rhubarb compote , demi - glace \$22  
**Boeuf aux légumes** - Braised short ribs , potato galette , roasted shallots , seasonal vegetable confit \$20

### FRUITS DE MER - SEAFOOD

**Pan seared Red Snapper** - fingerling potatoes , kalamata olives , artichokes , shellfish tomato broth \$24  
**Saumon** - wild king salmon , wild mushrooms ragout , roasted cherry tomatoes , asparagus , chervil beurre blanc \$20  
**Crabe aux légumes** - jumbo lump crabe , braised spinach , eggplant , chayote , cabbage over couscous \$20  
**Lambi à la Créole** - conch stew , jerusalem artichoke , sundried wild mushrooms , saffron basmati \$22

### PASTAS

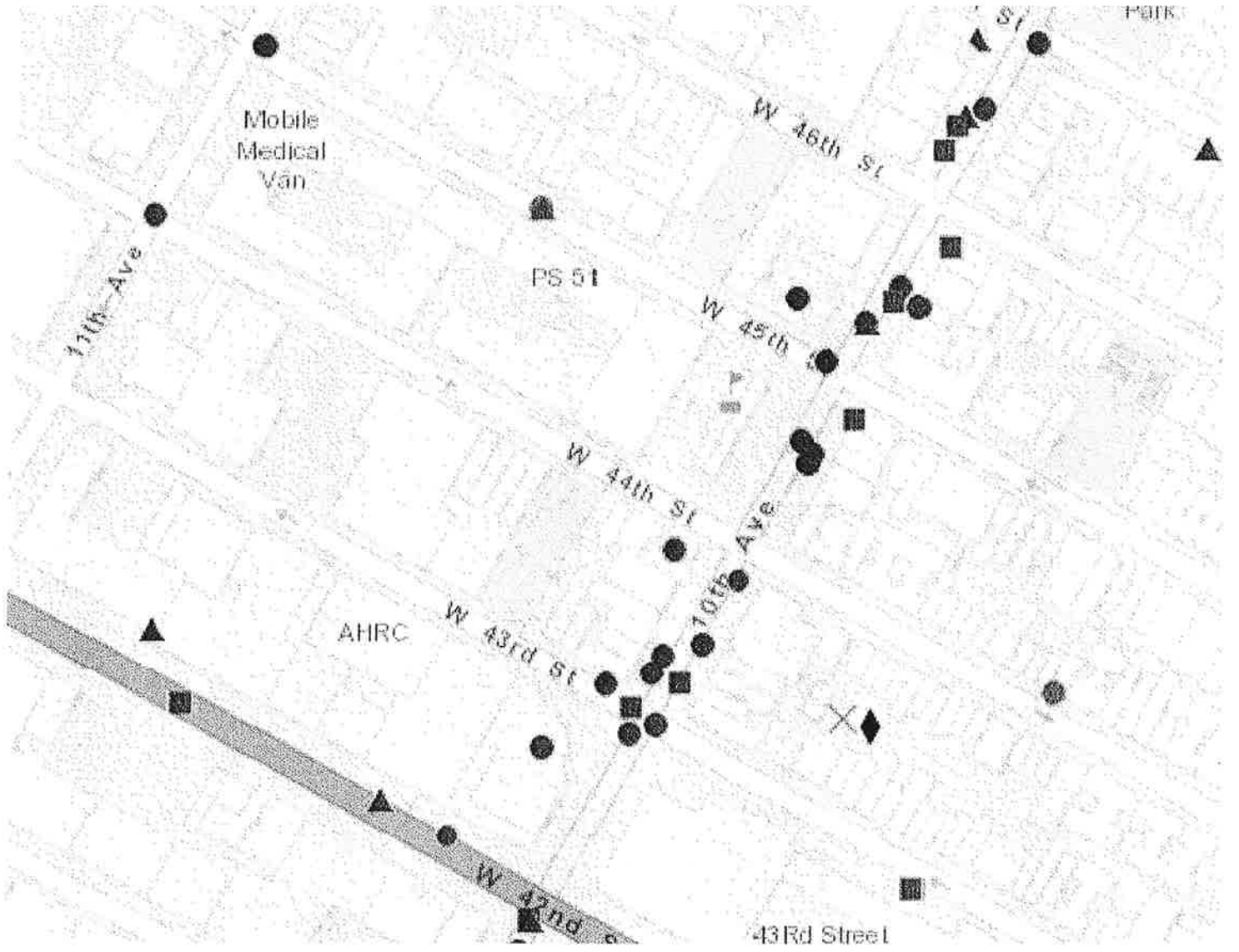
**Pappardelle** - braised short ribs , parmesan , ricotta , basil  
**Squid ink linguine** - Sautéed shrimp , mussels , clams ,spicy salami calabrese , red chilies \$22

### OPTIONS VÉGÉTARIENNES - VEGETARIAN OPTIONS

**Légumes** - Braised spinach , eggplant , chayote , cabbage au gratin \$14  
**Chou sauté** - baby carrots , brussels sprouts ,cabbage , sunchoke , artichokes \$16

### ACCOMPAGNEMENTS - SIDE DISHES \$8

macaroni gratin , sautéed spinach , risotto , broccoli rabe , plantains , wild mushroom rice





LE PRIVE ARCHITECT PLAN  
 646TH 10TH AVENUE

