

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Counter & Bodega Inc		Counter & Bodega	
STREET ADDRESS		CROSS STREETS	ZIP CODE
266 W. 23rd Street		7th & 8th Avenues	10011
OWNER <small>(Attach a list of all the people that will be associated/linked with the license)</small>	NAME:	Sophie Serrano	NAME:
	PHONE:	(917) 751-2614	PHONE:
	EMAIL:	sophieserrano171@gmail	PHONE:
MANAGER	NAME:	"	NAME:
	PHONE:	"	PHONE:
	EMAIL:	"	PHONE:
		ATTORNEY/ REPRESENTATIVE	NAME:
			PHONE:
			EMAIL:
		LANDLORD	NAME:
			PHONE:
			EMAIL:
APPLICATION TYPE (Check One)			
<input 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?	Salsa Con Tvego 2297 Cedar Ave Bronx, NY	
	What were the dates applicant was involved with this former premise?	9/11 - 9/16	
<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/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 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 <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	June 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.	<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 Alcohol-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

am

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

HOURS* (Indoor Only)	OPERATIONAL DETAILS							
		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	1pm-11pm	1pm-11pm	1pm-11pm	1pm-12pm	1pm-2am	11am-2am	11am-11pm
	Kitchen	1pm-11pm	1pm-11pm	1pm-11pm	1pm-12pm	1pm-2am	11am-2am	11am-11pm
Music	1pm-11pm	1pm-11pm	1pm-11pm	1pm-12pm	1pm-2am	11am-2am	11am-2am	

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND    
  LIVE MUSIC    
  DJ    
  JUKE BOX    
  KARAOKE

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	57	13	38	-	1	12
OUTSIDE (Other than sidewalk cafe)	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>
SIDEWALK CAFE	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>

How many floors are there? What is the capacity for each floor?

1 - 74  
BSmt - not public

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

All the time

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?	<input checked="" type="radio"/> YES	<input 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Where will delivery bicycles be stored during the day when not in use?

Restaurant rear

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?	YES	NO <i>Pending</i>
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO

Community Notification/Relations		
<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	<i>As directed by Ms. Pretarte</i>
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	<i>TBD</i>	
Who was your contact person at each group you met with?	<i>J</i>	
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO

**BUILDING DESIGN**

State the name and type of business previously located in the space.	Red Mango																										
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	<input type="radio"/> NO	Awning : signage																								
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO																									
Will applicant use a storm enclosure?	YES	<input 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 checked="" type="radio"/> NO	(88)																								
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)	<table border="1"> <thead> <tr> <th>FRENCH DOORS</th> <th>GARAGE DOORS</th> <th>WINDOWS THAT CAN BE OPENED</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> <tr> <td>YES</td> <td><input checked="" type="radio"/> NO</td> <td></td> </tr> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> <tr> <td><input checked="" type="radio"/> YES</td> <td><input type="radio"/> NO</td> <td></td> </tr> <tr> <td>YES</td> <td><input checked="" type="radio"/> NO</td> <td></td> </tr> <tr> <td>YES</td> <td><input checked="" type="radio"/> NO</td> <td></td> </tr> </tbody> </table>			FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED	YES	NO	N/A	YES	NO	N/A	YES	<input checked="" type="radio"/> NO		YES	NO	N/A	<input checked="" type="radio"/> YES	<input type="radio"/> NO		YES	<input checked="" type="radio"/> NO		YES	<input checked="" type="radio"/> NO	
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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?	YES	NO	N/A																								
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?	central a/c																										
When was the air conditioner installed?	unknown																										

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE**

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	<input checked="" 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)?	YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	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?	YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	<input type="radio"/> NO	

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	<input checked="" type="radio"/> NO
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/> 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 <sup>st</sup> and March 21 <sup>st</sup> , 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.***

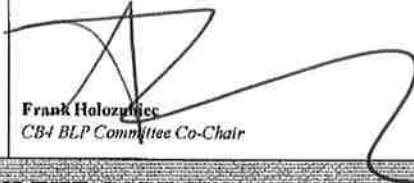


Manhattan Community Board 4 (MCB4) recommends:

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 Holozhuk  
CB4 BLP Committee Co-Chair

Burt Lazarin  
CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Sophie Serrano  
PRINT NAME OF APPLICANT

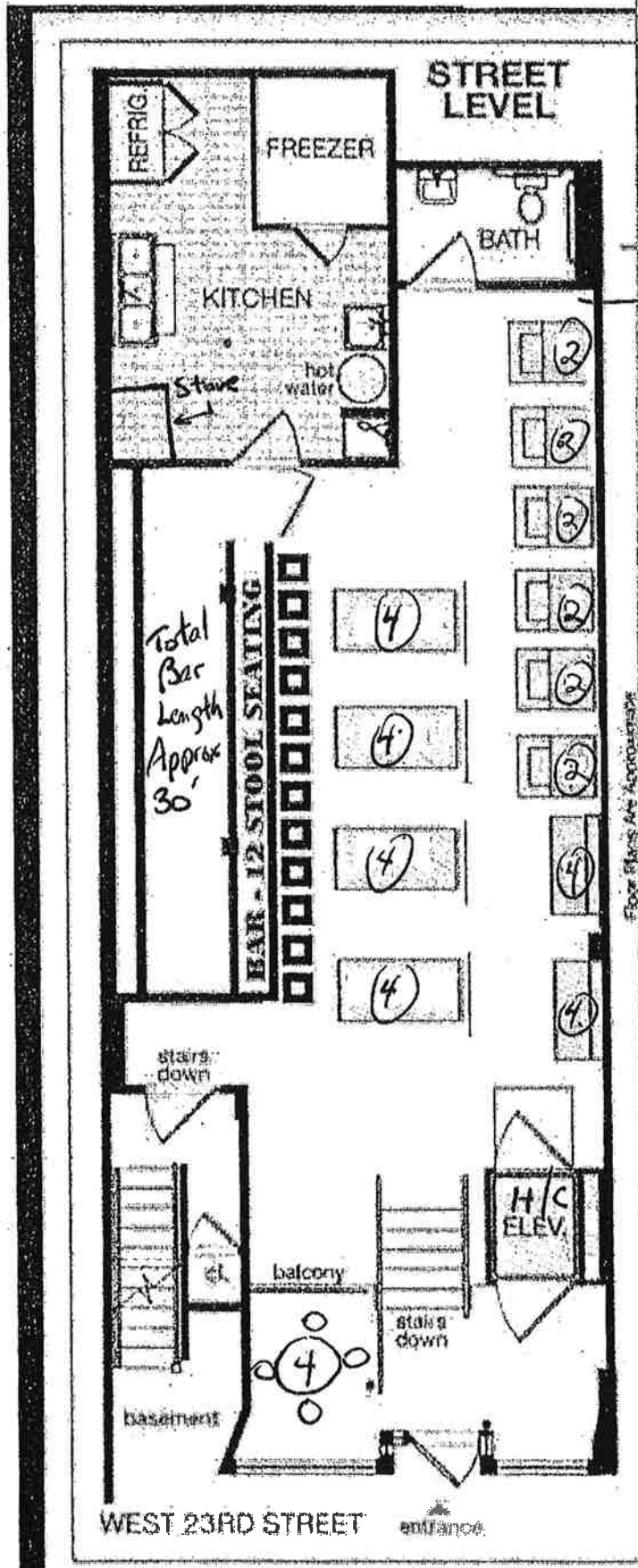
  
SIGNATURE OF APPLICANT

June 4, 2018  
DATE

(MCB4's recommendation is based on a vote taken at its 7/25/18 full board meeting, with 29 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

 6/12/2018





bicycle storage

Floor Plans Are Approximate

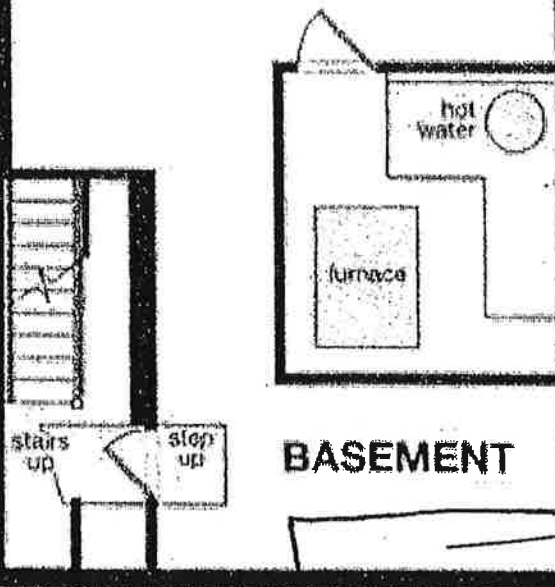
13 Tables  
 38 Seats  
 12 Barstools

266 WEST 23RD ST.  
NEW YORK, NY

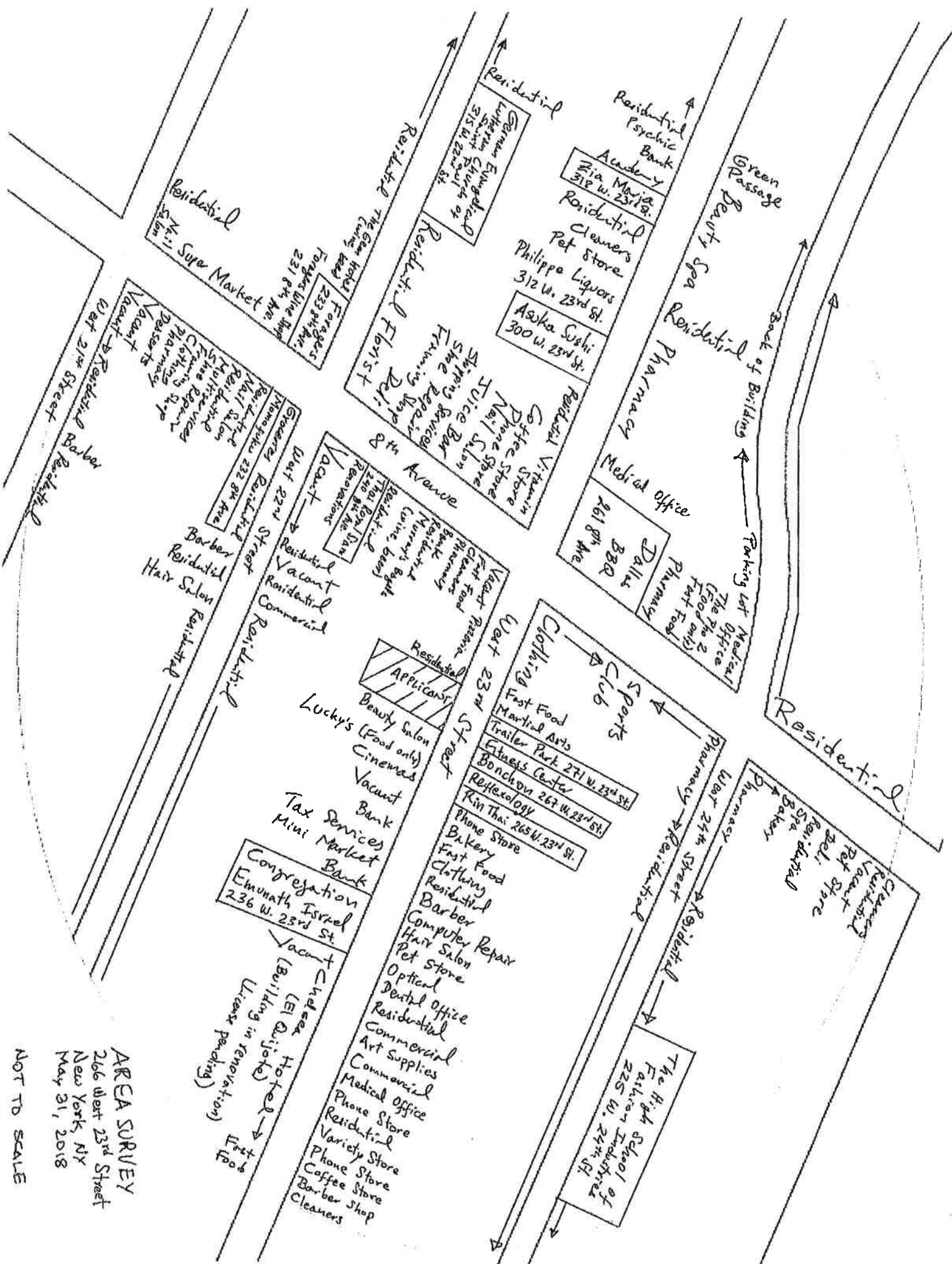
**COUNTER  
&  
BODEGA, INC**



EIGHTH AVENUE



*liquor storage  
cage*



AREA SURVEY  
 206 West 23rd Street  
 New York, NY  
 May 31, 2018

NOT TO SCALE

# Landess-Simon, Inc.

## Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## Re: 266 West 23<sup>rd</sup> Street

1. Bonchon - 267 West 23<sup>rd</sup> Street - (129')
2. Rin Thai - 265 West 23<sup>rd</sup> Street - (143')
3. Thai Royal Siam - 240 8<sup>th</sup> Avenue - (169')
4. Momofuku - 232 8<sup>th</sup> Avenue - (307')
5. Foragers - 233 8<sup>th</sup> Avenue - (314')
6. Asuka Sushi - 300 West 23<sup>rd</sup> Street - (253')
7. Zia Maria - 318 West 23<sup>rd</sup> Street - (340')
8. Dallas BBQ - 261 8<sup>th</sup> Avenue - (208')
9. Trailer Park - 271 West 23<sup>rd</sup> Street - (106')

## Schools & Churches

1. The High School of Fashion Industries - 225 West 24<sup>th</sup> Street - (433')
2. Congregation Emenath Israel - 236 West 23<sup>rd</sup> Street - (333')
3. German Evangelical Lutheran Church of St. Paul - 315 West 22<sup>nd</sup> Street - (405')

Vacant

Pizzeria

Residential

APPLICANT

Beauty Salon

Lucky's (Food only)

Cinemas

Vacant

Bank

Tax Services

Mini Market

Bank

Congregation Eminent Israel  
236 W. 23rd St.

Vacant

Chelsea Hotel (El Quijote)  
(Building in renovation) (License pending)

Fast Food

To 7th Ave.



West 23rd Street

NOT TO SCALE

May 31, 2018

New York, NY

266 West 23rd Street

BLOCK PLOT

8th Avenue

Clothing

Fast Food

Martial Arts

Trailer Park 271 W. 23rd St.

Fitness Center

Bonchon 267 W. 23rd St.

Reflexology

Rin Thai 265 W. 23rd St.

Phone Store

Bakery

Fast Food

Clothing

Residential

Barber

Computer Repair

Hair Salon

Pet Store

Optical

Dental Office

Residential

Commercial

Art Supplies

Commercial

Medical Office

Phone Store

Residential

Variety Store

Phone Store

Coffee Store

Barber Shop

Cleaners

To 7th Avenue



7th Avenue



**DRINKING SNACKS &  
APPETIZERS**

**BOCADILLOS CON QUESO**

Assorted water crackers served with guava jam and tropical white cheese 5.75

**C&B EMPANADAS**

6 golden turnovers w/ choice of filling served w/ a buttermilk sauce and chipotle ranch sauce.  
Filling Choices: Lechon (pulled pork), Maduro y Frijoles (swt. plantain & black beans), and Pollo y Papa (chicken & potato)  
4 Rabo (oxtail) turnovers  
9.99

**GF AREPITAS**

3 crispy sweet corn cakes topped w/ choice of following: Vaca Frita (shredded beef) served w/ crema fresca, Lechon (pulled pork) served w/ cilantro sour cream, or try our traditional plain arepas dusted w/ powdered sugar 12.00

**GF SPARE RIBS STACK**

Tender smoky ribs stacked and served w/ a tropical bbq sauce (C&B Suggestion: pair w/ one of our sides) 14.00

**GF CHICHARRON DE PATO**

Crispy pan seared duck medallions with molé and garnished with cranberry relish 17.99

**GF VG C&B MACHO NACHOS**

Warm corn tortilla chips w/ chile con queso, pickled jalapenos, refried pinto beans, roasted corn, guacamole, crema fresca, pico de gallo 13.00  
with meat + 3.00

**GRILLED SHRIMP SKEWER**

Jumbo shrimp marinated in garlic served w/ cilantro aioli served on a grilled pita 13.00

**SAUSAGE SKEWER**

Grilled brazilian sausages and onions served w/ warm pan de queso (cheese bread) 9.99

**GF FRIED GREEN TOMATOS**

Cornmeal and buttermilk battered served w/ pecorino romano and a cayenne buttermilk remoulade  
3 pcs 6.95 5 pcs 8.95

**C&B SLIDERS\*\***

2 sirloin sliders topped w/ a quail egg and crispy onions 9.95

**GF PIONONOS**

Stuffed sweet plantain rolls 11.00



## SALADS

### GF VG SPINACH SALAD

Spinach leaf, goat cheese, toasted candied pecans, cranberries, served with a honey raspberry & citrus dressing 11.00

### GF VG TEX MEX AVOCADO CORN PASTEL

Layers of Haas avocado, roasted corn, black bean, garnished with red onions, cherry tomatoes, and tortilla croutons 11.00

Add shrimp \$4.00

### GF VG BODEGA BOWL

Steamed asparagus, broccoli, raw red peppers, avocado, roasted yams, corn, and quinoa drizzled with a balsamic reduction 14.00

## BURGERS

### BBQ BOURBON BURGER\*\*

Short rib and sirloin beef blend, provolone, bacon, crispy shallots and onions, with a bourbon bbq sauce 16.99

### Ⓥ PORTOBELLO BURGER

Roasted portobello mushroom cap, caramelized onions and garlic aioli on a Kings Hawaiian sweet roll 11.50

## PLATTERS

*ENTREES SERVED WITH WHITE RICE & CHOICE OF ONE SIDE \**

1/2 BBQ CHICKEN 18.99

PAN SEARED OR "EN PAPIOLLOTE" CAJUN SALMON 24.00

HANGER STEAK\*\* 26.00

## ON THE SIDE

SAUTÉED SPINACH 6.99

ROASTED BRUSSEL SPROUTS 6.95

SEASONED WAFFLE FRIES

Add cheese + \$1.50 5.99

SIDE SALAD \* 4.95

ELOTE (GRILLED STREET-FAIR CORN) 6.00

TRUFFLE YUCA FRIES 6.95

TOSTUROS (FRIED SEMI-SWEET PLAINAINS) 5.99

POTATO SALAD \* 3.99

MACARONI SALAD \* 3.99

COLE SLAW \* 3.99

\* Notice: Consuming raw or undercooked meats, poultry, seafood, shellfish or

eggs may increase your risk of foodborne illness

GF - GLUTEN FREE VG - VEGETARIAN

COUNTER & BODEGA