

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
OMW Associates LLC and GW Market LLC		Corner Bistro	
STREET ADDRESS		CROSS STREETS	ZIP CODE
600 11th Avenue, Space 1		W. 44th & 45th Streets	10036
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Lorraine O'Donnell	ATTORNEY/ REPRESENTAIVE	NAME: Robert S. Bookman, Pesetsky & Bookman PC
	PHONE: 516-319-0099		PHONE: 212-513-1988
	EMAIL: tinkmcgrath@optonline.net		EMAIL: rbookman@pb.law
MANAGER	NAME: Elizabeth McGrath	LANDLORD	NAME: 44th Street Development LLC
	PHONE: 516-319-0099		PHONE: 212-599-0520
	EMAIL: tinkmcgrath@optonline.net		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)			
<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?	Corner Bistro, 331 W. 4th St	
	What were the dates applicant was involved with this former premise?	1967 to 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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	After meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<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.	<input type="radio"/> 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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	6a-11pm	6a-11pm	6a-11pm	6a-2a	6a-2a	6a-2a	6a-11pm	
	Kitchen	-----ALL HOURS OF OPERATION-----							
	Music	-----ALL HOURS OF OPERATION-----							
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> 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	85	85	14	80	0	1	0		
OUTSIDE <i>(Other than sidewalk café)</i>		34	13	34	0	0			
SIDEWALK CAFÉ	-----								
How many floors are there? What is the capacity for each floor?					1 floor; 85 occupancy				
How frequently will the owner(s) be at the establishment?					3-4 times per week				
Will there be dancing?					YES	<input checked="" type="radio"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					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	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	n/a		
Where will delivery bicycles be stored during the day when not in use?					n/a				

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

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 Emails attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Emails sent 02/25/19	
Who was your contact person at each group you met with?		See emails attached	
When did applicant post the notice that was provided?		2/25/2019	
Where did applicant post the notice that was provided?		Conspicuously to the front of the premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO 415-608-5739
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.	GW Markets et al - food hall		
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	See above
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?	<input checked="" type="radio"/> YES	<input 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	<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)	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	<input type="radio"/> 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	<input type="radio"/> NO	n/a
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<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?	<input checked="" type="radio"/> YES	<input 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?	Original equipment in space		
When was the air conditioner installed?	2013		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO

n/a

ADDITIONAL STIPULATIONS: (Office Use Only)

ALL SIDEWALK CAFE FURNITURE,
BARBERS, PLANTERS, ETC.
WILL BE WITHIN PROPERTY
LINE AND NOT ON PUBLIC
SIDEWALK.


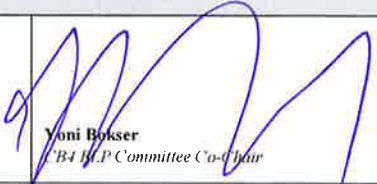
- ANY SIGN ENCLAVES WILL
EXTEND NO FURTHER THAN
18" FROM BUILDING FACADE.

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.

<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its <u>April 3, 2019</u> full board meeting, with <u>32</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES		
 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>

APPLICANT AGREEMENT WITH THE COMMUNITY

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

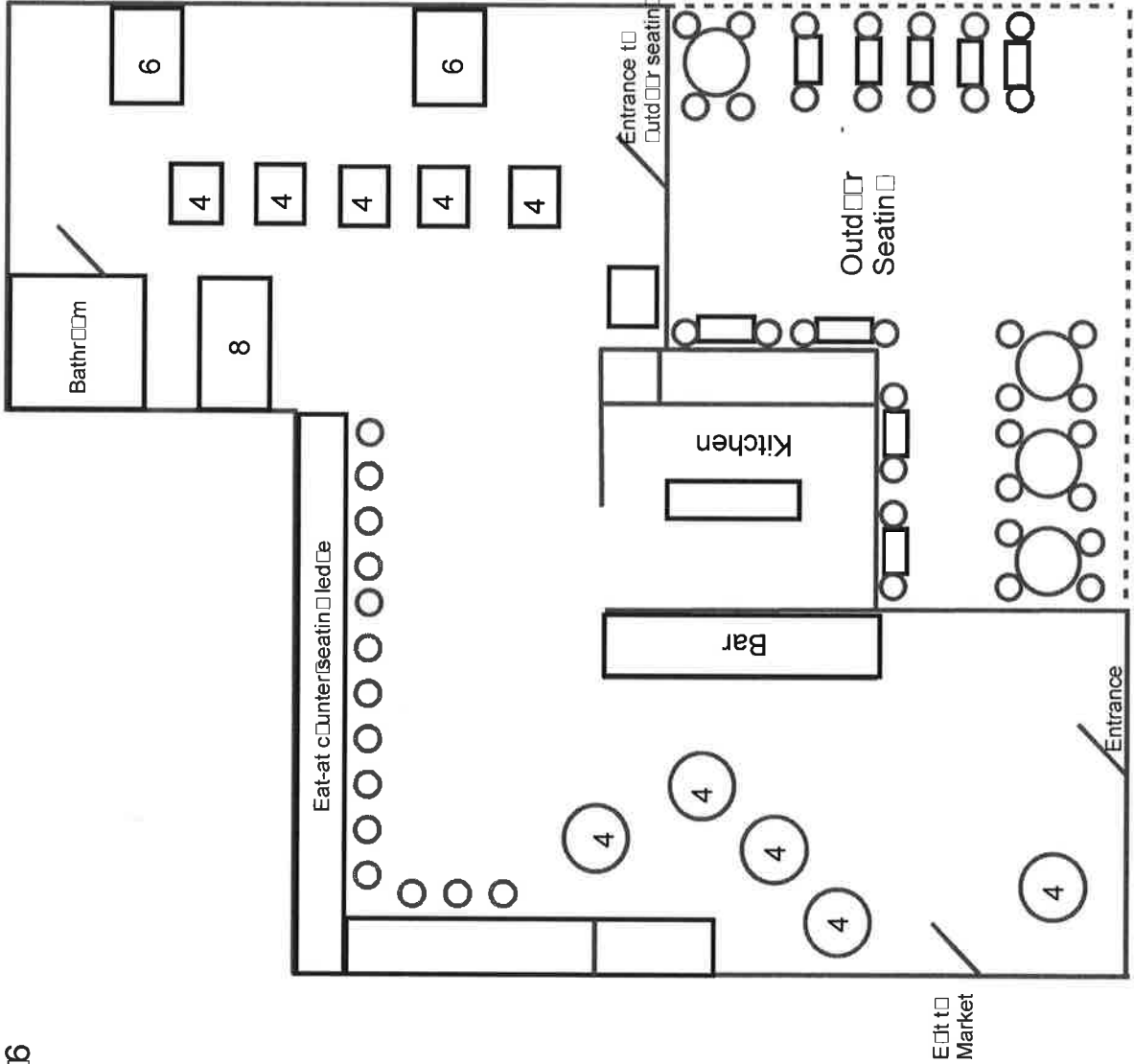
<p>SIGN HERE →</p>	 Elizabeth McGrath PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	3.12.19 DATE
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OMW Associates LLC

Corner Bistr

600 11th Avenue Space 1

New York 10006





COME IN
AND PLAY
AT
GWMARKET
!!

GOTHAM
WEST
MARKET

BAY

NA
FC06

TOP

PUBLIC NOTICE
 A Public Hearing will be held on the 22nd day of March 2010 at 10:00 AM in the Board Room of the City of New York, 100 City Hall, New York, NY 10007.

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 A Public Hearing will be held on the 22nd day of March 2010 at 10:00 AM in the Board Room of the City of New York, 100 City Hall, New York, NY 10007.

NO PETS ALLOWED
 GWM RIGHT.

GOTHAM WEST MARKET RECEIVING AREA DELAYED ON MARCH 27

Consumer Affairs Livelihoods Sidewalk Cafe License

Application Fee: \$500
 License Fee: \$1,000
 License Term: 1 year
 Renewal Fee: \$500
 License Holder: [Name]
 License Address: [Address]
 License City: [City]
 License State: [State]
 License Zip: [Zip]





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331 W 4th St,
New York, NY 10014
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EATS

OUR FAMOUS BURGERS

BISTRO BURGER

\$12.75

8oz burger with American cheese and crispy bacon.

CHILI BURGER

\$12.75

8oz cheeseburger topped off with our homemade chill.

CHEESEBURGER

\$10.75

8oz burger with your choice of American, Swiss, or cheddar cheese.

HAMBURGER

\$9.75

BISTRO Long Island City Takeout Menu

8oz Burger served on a sesame seed bun.

* All burgers are served with lettuce, tomato and onion on a sesame seed bun.
Pickles are on the side.

SANDWICHES

GRILLED CHICKEN SANDWICH \$9.75
Grilled, marinated chicken breast,
lettuce, tomato, onion on a sesame seed bun.
Add crispy bacon for an extra \$2.00.
Add cheese for an extra \$1.00. Choice of American, Swiss or cheddar,

CHICKEN CLUB WRAP \$10.75
Grilled, marinated chicken breast,
lettuce, tomato, bacon and Swiss cheese on a whole wheat wrap.

CHICKEN SALAD SANDWICH \$7.75
Made in house with mayo, celery
and seasonings. White or whole wheat.

BLT SANDWICH \$8.75
Crispy bacon, lettuce, and tomato
on white or whole wheat bread.

GRILLED CHEESE \$6.75
Add crispy bacon for an extra
\$2.00.

CHEESE QUESADILLA \$9.75
Wheat tortilla with mozzarella,
lettuce, tomato and jalapeño served with sour cream and salsa (add chicken \$4 / add
guacamole \$2).

SALADS- CHILI

CHUNKY CHICKEN SALAD \$11.50
Mixed greens, Swiss cheese,
celery, tomato and chunks of grilled, marinated chicken breast. Choice of balsamic, ranch,
creamy caesar, blue cheese.

SPINACH SALAD \$7.75
Baby spinach, Blue cheese
crumbles, kidney beans, sliced egg. Choice of balsamic, ranch, creamy caesar, blue
cheese.

BISTRO Long Island City Takeout Menu

Add big bacon bits for an extra \$2.00.

HOUSE SALAD REGULAR \$6.00
 Mixed greens, carrots, red onion,
 HOUSE SALAD SMALL \$4.00
 cucumber & tomato. Choice of
 balsamic, ranch, creamy caesar, blue cheese.

CHILI BOWL \$6.50
 CHILI CUP \$4.25
 Ground beef and beans slow
 cooked in a rich tomato base.
 Topped with diced white onion and cheese.

KIDS MENU

KID'S GRILLED CHEESE
 Half grilled cheese served with fries.
 HALF \$4.25
 WHOLE \$5.25

KID'S CHICKEN TENDERS \$5.75
 Served with fries.

KID'S BURGER \$5.75
 Kid's sized burger. Served with
 fries.
 Add cheese for an extra \$1.00. Choice of American, Swiss or cheddar.

SIDES

Fried Pickles \$6.50
 House made fried pickles served with chipotle mayo

Buffalo Chicken Sliders \$8.25
 Three grilled buffalo chicken sliders served on toasted
 buns topped with pickles and a side of ranch or blue
 cheese.

Chicken Tenders \$6.50
 Honey Mustard or BBQ.

French Fries \$4.00

Sweet Potato Fries \$4.00

Onion Rings \$4.50

Mozzarella Sticks \$5.50

2/12/2019

BISTRO Long Island City Takeout Menu

Jumbo Chicken Wings \$6.75
Choice of mild, medium, hot, bbq.

Chili Cheese Fries \$6.75

Cole Slaw \$2.75
Made in-house with cabbage, carrots, red onion,
vinegar and low fat mayo.

Sauteed Spinach \$5.00

Corner **Bistro**®
© 2009

500ft Map

Legend

LEGEND

On-Premises Licenses:

- On-Premises Liquor
- ▲ On-Premises Wine and Beer
- On-Premises Beer

Off-Premise Licenses:

- Off-Premises Liquor
- ▲ Off-Premises Wine
- Off-Premises Beer

Wholesale Licenses:

- Wholesale

Pending Licenses:

All Licenses:

- On-Premises Liquor
- ▲ On-Premises Wine and Beer
- On-Premises Beer
- Off-Premises Liquor
- ▲ Off-Premises Wine
- Off-Premises Beer
- Wholesale
- Pending

Churches:

- ◆

Schools:

- ◆

Zones:

-

Community Boards:

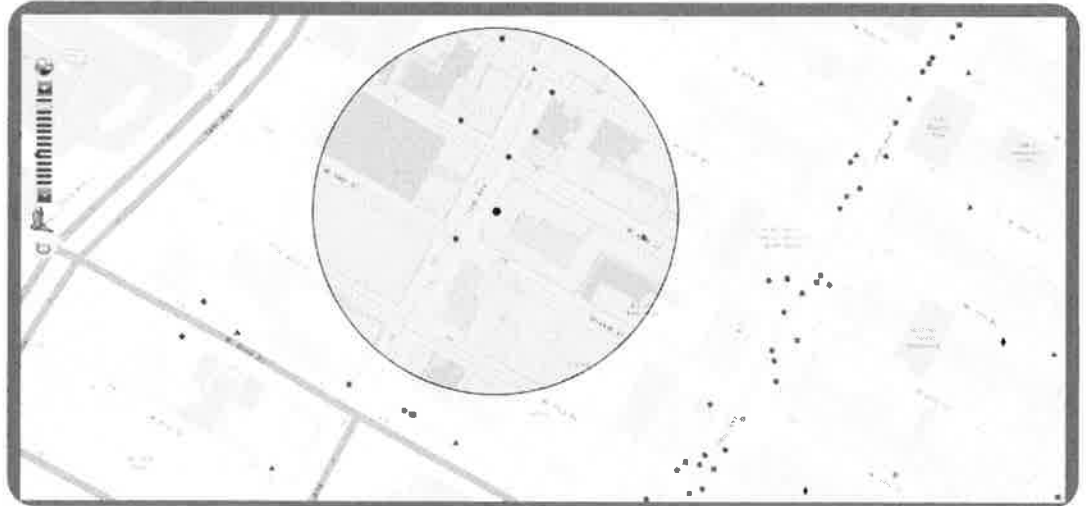
-

Police Precincts:

-

Counties:

-



On-Premise Licenses within 500 feet

GW Market LLC
Imperial Club LLC
Landmark Tavern LLC
589 11th Tavern Inc.
621 Events LLC

There are no churches or schools within 200 feet.



Janelle Alexander <janelle@pb.law>

Corner Bistro @ Gotham West

11 messages

Elizabeth McGrath <tinkmcgrath@optonline.net>
To: bill@midtownsouthcc.org
Cc: Janelle Alexander <janelle@pb.law>

Mon, Feb 25, 2019 at 4:15 PM

Dear Neighbors,

Corner Bistro is excited to be opening our new restaurant on the corner of 44th Street and 11th Avenue inside the Gotham Market West. We are experienced operators , having been at our West 4th Street location since the lat 1960's. We are looking forward to opening here in Hell's Kitchen and serving the surrounding community. We welcome any input and look forward to forging good relations in the area.

Best,
Elizabeth McGrath , Harold Wedick , Lorraine O'Donnell

Elizabeth McGrath <tinkmcgrath@optonline.net>
To: ploeb315@aol.com
Cc: Janelle Alexander <janelle@pb.law>

Mon, Feb 25, 2019 at 4:16 PM

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Elizabeth McGrath <tinkmcgrath@optonline.net>
To: west55ba@gmail.com
Cc: Janelle Alexander <janelle@pb.law>

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Elizabeth McGrath <tinkmcgrath@optonline.net>
To: hk5051@gmail.com

Mon, Feb 25, 2019 at 4:17 PM

Cc: Janelle Alexander <janelle@pb.law>

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Elizabeth McGrath <tinkmcgrath@optonline.net>

Mon, Feb 25, 2019 at 4:17 PM

To: rriaros@hotmail.com

Cc: Janelle Alexander <janelle@pb.law>

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Elizabeth McGrath <tinkmcgrath@optonline.net>

Mon, Feb 25, 2019 at 4:18 PM

To: acernitz@gmail.com

Cc: Janelle Alexander <janelle@pb.law>

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Elizabeth McGrath , Harold Wedick , Lorraine O'Donnell

Elizabeth McGrath <tinkmcgrath@optonline.net>

Mon, Feb 25, 2019 at 4:18 PM

To: awm3333@me.com

Cc: Janelle Alexander <janelle@pb.law>

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Elizabeth McGrath <linkmcgrath@optonline.net>
To: jessbondy@aol.com
Cc: Janelle Alexander <janelle@pb.law>

Mon, Feb 25, 2019 at 4:18 PM

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Elizabeth McGrath <linkmcgrath@optonline.net>
To: jrestuccia2@clintonhousing.org
Cc: Janelle Alexander <janelle@pb.law>

Mon, Feb 25, 2019 at 4:20 PM

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Elizabeth McGrath <linkmcgrath@optonline.net>
To: rudipapiri@timemagazine.com
Cc: Janelle Alexander <janelle@pb.law>

Mon, Feb 25, 2019 at 4:21 PM

Dear Neighbors,

Corner Bistro is excited to be opening our new restaurant on the corner of 44th Street and 11th Avenue inside the Gotham Market West. We are experienced operators , having been at our West 4th Street location since the lat 1960's. We are looking forward to opening here in Hell's Kitchen and serving the surrounding community. We welcome any input and look forward to forging good relations in the area.

Best,
Elizabeth McGrath , Harold Wedick , Lorraine O'Donnell

Elizabeth McGrath <linkmcgrath@optonline.net>
To: pgouris@hyhkalliance.org
Cc: Janelle Alexander <janelle@pb.law>

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