

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b> J&B 693 Corp.		<b>DOING BUSINESS AS (DBA)</b> TBD		
<b>STREET ADDRESS</b> 693 9th Avenue		<b>CROSS STREETS</b> W 47th St & W 48th St		<b>ZIP CODE</b> 10036
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Joseph Bellavia	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Rosa M. Ruiz	
	<b>PHONE:</b> 347.207.1977		<b>PHONE:</b> 212.484.2290	
	<b>EMAIL:</b> jbella1126@gmail.com		<b>EMAIL:</b> rosa@rosamruiz.com	
<b>MANAGER</b>	<b>NAME:</b> TBD	<b>LANDLORD</b>	<b>NAME:</b> 693 Ninth Avenue Partners	
	<b>PHONE:</b>		<b>PHONE:</b>	
	<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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?		Old Town Cafe - Boonsboro, Maryland	
	What were the dates applicant was involved with this former premise?		2005-2009	
<input type="checkbox"/> <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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?			
	<i>Please list/describe the nature of all the changes and attach the plans:</i>			
<b>METHOD OF OPERATION</b>				
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> 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?		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	
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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <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.		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <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>	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.
	<b>Kitchen</b>	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.	11 a.m. - 1 a.m.
	<b>Music</b>	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.	11 a.m. - 2 a.m.

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
<b>INSIDE</b>	60		12	24	0	1	10
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	0						
<b>SIDEWALK CAFÉ</b>	0						

How many floors are there? What is the capacity for each floor? 2

How frequently will the owner(s) be at the establishment? 20-30 hours weekly

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO	
Will you be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	corp event; birthday party
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	NO	4
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="checkbox"/> YES	NO	

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

## LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	LNO to be obtained
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

## 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	Please see attached rider		
	# 2			
	# 3			
	# 4			
	# 5			
Please provide dates when applicant met with the groups listed above.		June 5th		
Who was your contact person at each group you met with?		Elke Fears		
When did applicant post the notice that was provided?		June 5th, 2018		
Where did applicant post the notice that was provided?		45th Street - 49th Street 9th Avenue on lamp posts		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	347.207.1977
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Casa Agave - 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="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> 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 type="checkbox"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	new air conditioner to be purchased - ductless unit		
When was the air conditioner installed?	to be purchased and installed		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>		<b>N/A</b>	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<b>YES</b>	<b>NO</b>	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<b>YES</b>	<b>NO</b>	
Are the floorplans for the outdoor space(s) included?	<b>YES</b>	<b>NO</b>	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<b>YES</b>	<b>NO</b>	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<b>YES</b>	<b>NO</b>	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<b>YES</b>	<b>NO</b>	
Will there be no amplified music, as per the law?	<b>YES</b>	<b>NO</b>	
If amplified sound is played inside the establishment, will windows and doors be closed?	<b>YES</b>	<b>NO</b>	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<b>YES</b>	<b>NO</b>	
Will applicant agree to train staff to encourage a peaceful environment?	<b>YES</b>	<b>NO</b>	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<b>YES</b>	<b>NO</b>	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<b>YES</b>	<b>NO</b>	

**OUTDOOR ITEMS – SIDEWALK CAFÉ** N/A

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 <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)**

- There will be no outdoor music or outdoor speakers

***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.***

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Manhattan Community Board 4 (MCB4) recommends:

(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)

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 Holczuhiec  
CB4 BLP Committee Co-Chair

  
Yoni Bokser  
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.

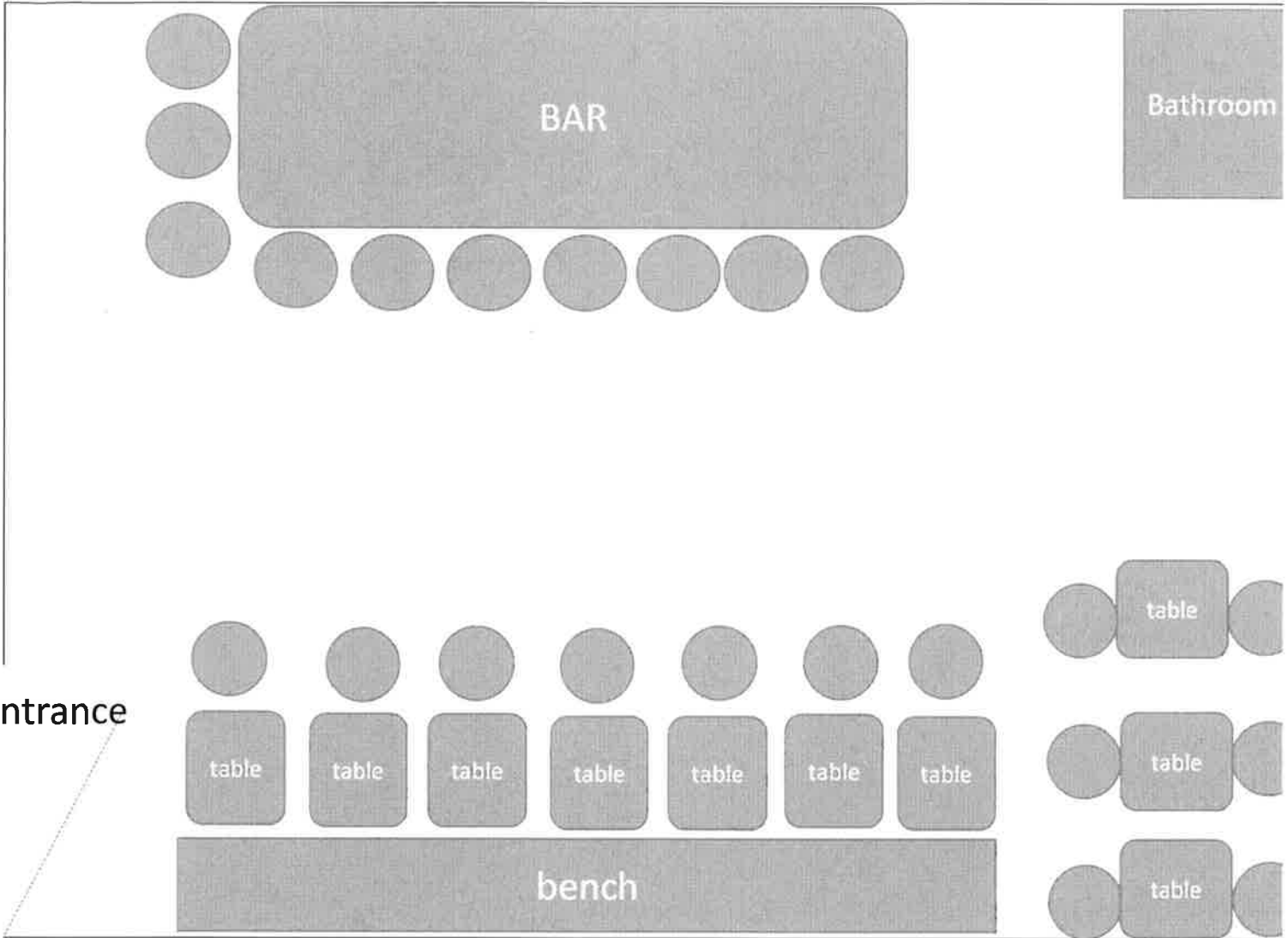
**SIGN HERE**



Joe Bellavia  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

6/12/18  
DATE



# Menu

## APPETIZERS

### **CHIPS AND SALSA \$8.50**

Corn tortilla chips with pico de gallo

### **CHIPS & HOMEMADE GUACAMOLE \$10.50**

Corn tortilla chips with our homemade guacamole

### **CEVICHE DEL PACIFICO \$13.00**

Red snapper, clams, shrimp in a spicy tomato sauce served with co

## TACOS

### **ORIGINAL \$5.49**

Soft flour tortilla or crispy corn taco shell with your choice of season ground beef pico de gallo, lettuce, mixed jack & cheddar cheese

### **VEGGIE \$5.75**

Soft flour tortilla or crispy corn taco shell stuffed with vegetarian bean guacamole, grilled peppers, grilled onions, pico de gallo, lettuce

### **EL DORADO \$5.75**

Soft flour tortilla spread with beans, wrapped around a crispy taco s seasoned shredded chicken or seasoned ground beef, mixed jack &

### **SHORT RIB \$6.45**

Soft flour tortilla or crispy corn taco shell with slow cooked beef shor

# Menu page 2

## **BURRITOS**

### **9TH AVE BURRITO \$15.00**

A flour tortilla stuffed with your choice of chicken, seasoned ground & cheddar cheese, and fresh lettuce

### **SLIM \$15.00**

A whole wheat tortilla stuffed with your choice of seasoned shredded low-fat jack & cheddar cheese, fat-free beans & fresh lettuce

### **EL GRANDE \$15.00**

A great flour tortilla with your choice of chicken, seasoned ground beef, cheddar cheese, rice and beans

### **FAJITA STYLE \$15.00**

A flour tortilla stuffed with your choice of seasoned shredded chicken, sautéed onions, peppers, sour cream, shredded jack & cheddar cheese

### **THE VEGETARIAN \$15.00**

A flour tortilla stuffed with rice, vegetarian beans, sautéed onions & cheddar cheese & guacamole

### **THE EAST LA \$15.00**

A low carb tortilla stuffed with your choice of chicken, seasoned ground beef, cheddar cheese, pico de gallo & fresh lettuce

## **SALAD**



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## J&B 693 Corp - On-Premises License @ 693 9th Ave

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Office Administrator <office@rosamruiz.com>

Wed, May 23, 2018 at 1:31 PM

To: rjbenfatto@hyhkalliance.org, pgouris@hyhkalliance.org, Kathleen Treat <kathleentreat123@gmail.com>, mcgee79@aol.com, Christinr Berthet <cberthet@me.com>, info@clintonhousing.org, jrestuccia2@clintonhousing.org, rmarcano@clintonhousing.org, "<eduardozeiger@compuserve.com>" <eduardozeiger@compuserve.com>, MP Tenants <mpta@mptenants.com>, Linda Ashley <ashleyll@aol.com>, "<twocatsltd@worldnet.att.net>" <twocatsltd@worldnet.att.net>, "rudi\_papiri@timemagazine.com" <rudi\_papiri@timemagazine.com>, Tango Tanner <tangotanner@gmail.com>, West Block <west45ba@gmail.com>, Chana Widawski <chanawid@gmail.com>, Allison Tupper <allisontupper@verizon.net>, stephen fanto <StephenFanto@gmail.com>, Elke Fears <aefearshk@earthlink.net>, Larry Roberts <larrymichaelroberts@gmail.com>, James Bogues <jamesbogues@gmail.com>, chasmv@hotmail.com, chluderemyc@yahoo.com, Nancy Severance Roylance <nancyroylance@ymail.com>, mariagnys@aol.com, ecelnik@actorsfund.org, rpimentel@commonground.org, dsage@commonground.org, buzany@rcn.com, nkyriacou@yahoo.com, gdclay@att.net, jeandaniel@aol.com, john mudd <john.mudd@usa.net>, bill@midtownsouthcc.org, Paul Loeb <ploeb315@aol.com>, west55ba@gmail.com, HK5051 <hk5051@gmail.com>, "Raul R. Larios" <rrlarios@hotmail.com>, amanda cernitz <acernitz@gmail.com>, awm3333@me.com, jessbondy@aol.com  
Cc: "Gonzalez, Nelly" <negonzalez@cb.nyc.gov>, "Rosa M. Ruiz" <rosa@rosamruiz.com>, Joe Bellavia <jbella1126@gmail.com>

Good afternoon,

Please be advised that Mr. Joe Bellavia is applying for an on-premises liquor license at [693 9th Ave](#), New York, NY 10016. This is a restaurant with background music.

The Community Board meeting is scheduled for Tuesday, June 12, 2018 @ 6:30pm located at Yotel [New York - 570 10th Avenue, 4th Fl.](#)

Mr. Bellavia may be reached by email at [jbella1126@gmail.com](mailto:jbella1126@gmail.com) and by phone number at 347-207-1977.

Please let us know if you would like to setup a day and time to meet before the Community Board 4 meeting.

Many thanks,

Danielle

Danielle M. Scott  
Office of Rosa M. Ruiz

33 West 19th Street - 4th Floor  
New York, New York 10011

212.484.2290 (o)  
646.365.8233 (f)  
[office@rosamruiz.com](mailto:office@rosamruiz.com) (e)  
[www.rosamruiz.com](http://www.rosamruiz.com)



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## COMMUNITY BOARD 4 MEETING MATERIALS REQUIRED (J&B 693 Corp)

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Office Administrator <office@rosamruiz.com>  
To: Joe Bellavia <jbella1126@gmail.com>  
Cc: "Rosa M. Ruiz" <rosa@rosamruiz.com>

Wed, May 23, 2018 at 6:47 PM

Hi Joe,

Hope you are enjoying Italy! Your CB4 meeting is scheduled for **Tuesday, June 12, 2018 @ 6:30pm** located at Yotel New York, 570 10th Avenue, 4th Floor. Please note we are required to start preparing and submitting materials prior to your CB4 meeting so please send the following items **no later than Tuesday, June 5th**:

Please send over the following asap:

- Posted attached notice ASAP on the front of your establishment and in other places such as:
  - Lampposts, traffic signal posts and utility poles – do not post on trees
  - Block that faces north, south, east and west of the premises
- Photos of the posted notice with newspaper date stamp in the frame(s)
- Interior Diagrams (including tables, chairs, bars, bar seats, bathroom(s), kitchen, etc.)
- Proposed Food Menu
- Photos of exterior and interior

Please send over everything asap.

Thanks,

Danielle

Danielle M. Scott  
Office of Rosa M. Ruiz

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New York, New York 10011

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