

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME The Nitti Group, Inc.		DOING BUSINESS AS (DBA) Nittis	
STREET ADDRESS 523 Ninth Avenue		CROSS STREETS W 39th St. / W 40th St.	ZIP CODE 10018
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: The Nitti Group, Inc. <i>(Please See Attached List)</i>	ATTORNEY/ REPRESENTAIVE	NAME: Representative = Vullnet Durollari Attorney = Craig A. Squitieri, Esq.
	PHONE: (201) 952-6263		PHONE: (201) 952-6263
	EMAIL: nittisnyc@gmail.com		EMAIL: nittisnyc@gmail.com
MANAGER	NAME: Vullnet Durollari	LANDLORD	NAME: Hells Kitchen Inc.
	PHONE: (201) 952-6263		PHONE: Office: (212) 308-9041 Mobile: (917) 807-1381
	EMAIL: nittisnyc@gmail.com		EMAIL: jsilberlaw@aol.com

APPLICATION TYPE (Check One)

<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Applicant's President/Owner owns & operates a restaurant
	What is/was the name and address of establishment?	Pomodoro's Pizza Kitchen & Restaurant 795 Abbot Blvd., Fort Lee, NJ 07024		
	What were the dates applicant was involved with this former premise?	6/2006-Present		
<input type="checkbox"/> 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="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer & Cider	<input type="checkbox"/> Beer & Cider	<input type="checkbox"/> Wine/Beer & Cider
ESTABLISHMENT TYPE	<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 type="radio"/> YES	<input checked="" type="radio"/> NO	No. Applicant will file with SLA after receiving final approval from Manhattan Community Board 4
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	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	9:00am-2:00am	9:00am-2:00am	9:00am-2:00am
	Kitchen	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	9:00am-2:00am	9:00am-2:00am	9:00am-2:00am
	Music	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	11:00am-12:00am (Midnight)	9:00am-2:00am	9:00am-2:00am	9:00am-2:00am

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

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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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	Pending	Pending (approx. 78)	12	62	0	1	8
OUTSIDE <i>(Other than sidewalk café)</i>	NOT APPLICABLE						
SIDEWALK CAFÉ	NOT APPLICABLE						

How many floors are there? What is the capacity for each floor?
 Ground Floor = Dining & Kitchen Area / Max Capacity 80
 Basement = Bathrooms & Storage Area

How frequently will the owner(s) be at the establishment?
 Full-Time / Minimum of 40 hours Per Week / Daily Presence

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	NO	N/A
Will State certified security personnel be used?	YES	NO	N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	N/A
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?	YES	NO	Yes. Clinton Special District
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO	
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

<p>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</p>	# 1	Please see enclosed/attached rider	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Please see enclosed/attached rider	
Who was your contact person at each group you met with?		Please see attachment/rider	
When did applicant post the notice that was provided?		May 24, 2018	
Where did applicant post the notice that was provided?		Front & Side Door(s)/Entrance(s) At Location	
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 (201) 952-6263
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	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	HK Hell's Kitchen / Restautant & Lounge		
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	
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)	FRENCH DOORS	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input type="radio"/> NO	N/A. No accoustical report commissioned.
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?	Existing Functioning Forced/Central Air System At Location		
When was the air conditioner installed?	Previously Installed/Approved By Prior Defunct Tenant/Owner		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ NOT APPLICABLE / NO OUTDOOR USE

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input checked="" 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 type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use; however, Applicant will post if desired.
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use; however, Applicant will train staff if desired.
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - No outdoor items/use.

OUTDOOR ITEMS – SIDEWALK CAFÉ NOT APPLICABLE / NO SIDEWALK CAFE APPLICATION

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	NO	Applicant may apply for sidewalk cafe in future.
Is applicant in this application seeking to include a sidewalk café in its liquor license?	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.	YES	<input checked="" type="radio"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A - No Sidewalk Cafe Application
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A - No Sidewalk Cafe Application
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A - No Sidewalk Cafe Application
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A - No Sidewalk Cafe Application
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A - No Sidewalk Cafe Application
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A - No Sidewalk Cafe Application
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A - No Sidewalk Cafe Application
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A - No Sidewalk Cafe Application
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A - No Sidewalk Cafe Application
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	N/A - No Sidewalk Cafe Application
Will applicant use umbrellas?	YES	NO	N/A - No Sidewalk Cafe Application
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	N/A - No Sidewalk Cafe Application

ADDITIONAL STIPULATIONS: (Office Use Only)

- There will be no use of outdoor space by patrons or staff at any time
- There will be no dancing

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

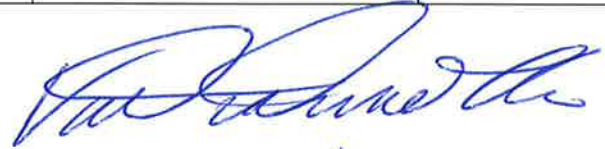

Frank Holozubiec
CB4 BLP Committee Co-Chair


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 →	Vullnet Durollari		06/06/2018
	President, The Nitti Group, Inc.		
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE


6/12/18

Rider to Manhattan Community Board 4 Liquor License Stipulations Application

The Nitti Group, Inc.
523 Ninth Avenue
New York, NY 10011

Sole Owner/Principal of The Nitti Group, Inc.

Vullnet Durollari
Email: nittisnyc@gmail.com
Mobile: (201) 952-6253

NIT

523 9th Ave,
212-539-
www.nittisn

TOAST AND MAKET JAM	\$8
GARLIC ITALIAN BREAD	\$8
SLICED AVOCADO	\$4
HEIRLOOM TOMATOE	\$5
SAUSAGE	\$6
BACON	\$6
CRISPY POTATOES	\$5
SOFT SCRAMBLE OR FRIED EGG	\$8
EGG WHITE	\$8
MARKET BERRIES	\$9
SMOKED SALMON	\$6

PLATES

KALE SALAD ...pomegranate, walnut, parmesan, lemon vinaigrette	\$16
BAGEL ...temp tee cream cheese (smoked salmon \$6)	\$8
GRANOLA ...choice of almond milk or whole milk yogurt (market berries \$3.50)	\$10
SOFT SCRAMBLE ...avocado, toast with heirloom tomato (potato \$5) (bacon or sausage \$6)	\$15
AVOCADO TOAST ...olive oil, grilled chabatta, lemon, crushed chili (parm \$1.50) (fried egg \$4.00) (smoked salmon \$6)	\$12
RICOTTA PANCAKES ...blueberry compote, maple syrup	\$15
GLUTEN FREE WAFFLE ...banana foster, maple syrup (market berries \$3.50)	\$14
BLT ...garlic Italian bread, bacon, fried egg, tomato, arugula	\$16
SPAGHETTI CARBONARA ...cream, bacon, parmesan	\$24

SMOOTHIES

GREEN ... kale, spirulina, pineapple, green apple, hemp milk	\$9
BERRY ...mixed berry, acai, almond butter, almond milk	\$9
ALMOND ...almond butter, banana, cacao nibs, almond milk	\$9
<small>add protein \$1.50</small>	

CHOCOLATE CALZONE ...nutella
COZY SHACK RICE PUDDING ...hr
RAINBOW COOKIE
NAPOLEAN
ITALIAN CHEESECAKE ...house m
PILLSBURY FRESH BAKED COOL
CANOLI
BANANA CRUNCH CAKE ...the on
FLOURLESS CHOCOLATE CAKE
STUMPTOWN TIRAMISU ...chocol
SOFT SERVE ICE CREAM ...(vanill

REFRESH

All coffees can be made with almond

FRESH SQUEEZED OJ
THE FIZZY NITTI ...fizzy rose lemon
SHIRLEY TEMPLE LIMEADE
MINT LEMONADE
ESPRESSO
CAPPUCCINO
VANILLA BEAN LATTE
SLOW DRIP COFFEE
SPARKLING AMERICANO
SEASONAL HOT COCO
STILL MIERAL WATER
SPARKLING MINERAL WATER
SODA ...sprite, coke, vanilla coke, c

we politely decline any a

BRUSCHETTA

HEIRLOOM TOMATO ...olive oil, garlic	\$8
PARMESAN ...olive oil, garlic	\$8
AVOCADO ...olive oil, lemon, crushed red chili	\$8
OLIVE TAPENDAE ...balsamic reduction	\$8

APPETIZERS

NITTI'S CHARCUTERIE ...assortment of meats and cheeses	\$14
AURUGULA SALAD ...lemon, olive oil, grano padano	\$12
CEASER SALAD ...romaine hearts, brioche croutons	\$13
BURRATA ...roasted cherry tomatoes	\$18
CAPRESE ...bufalo mozzarella, basil, tomato vinegar	\$16
NANAS SALAD ...iceberg lettuce, tomatoes, cucumber, onion	\$12
FRIED CALAMARI ...arrabiata pomodoro	\$18
STUFFED ARTICHOKE ...gorgonzola, vodka, parmesan	\$16
RICE BALLS ...risotto, mozzarella, peas, pomodoro	\$16
MOZZARELLA STICKS ...breadcrumbs, pomodoro	\$14
BROCCOLINI ...agli olio, garlic, chile	\$13
BRUSSEL SPROUTS ...cranberry, honey, walnuts	\$12

HEROS

all served on garlic bread

CHICKEN PARM HERO ...pomodoro, mozzarella	\$14
CHICKEN MAMA MIA HERO ...vodka, fried eggplant, mozzarella	\$15
CHICKEN FRANCHESE HERO ...egg battered, lemon sauce	\$14
BRAISED MEATBALL HERO ...pomodoro, mozzarella	\$14

PA

PENNE ...pomodoro, basil, g
ANGEL HAIR ...agli olio, gar
TAGLIATELLE ...porchini mu
RIGATONI VODKA ...spicy v
MEAT RAVIOLI ...brown gra
LINGUINI & CLAMS ...garlic
SPAGHETTI BOLOGNESE
FEHTTUCHINI ALFREDO ...
GNOCCHI BALSAMICO ...s

M

CHICKEN PARM ...pomodoro, n
CHICKEN MAMA MIA ...vodka,
CHICKEN FRANCHESE ...egg t
BRAISED MEATBALLS ...pomc
FILIT MIGNON ...gorgonzola, pe
THE BIG NITTI ...pat le frieda be

we politely decline ai

NIT

CHOCOLATE CALZONE ...nutella	\$8
COZY SHACK RICE PUDDING ...house made whip, lady finger	\$8
RAINBOW COOKIE	\$3
NAPOLEAN	\$5
ITALIAN CHEESECAKE ...house made whip, blueberry compote	\$9
PILLSBURY FRESH BAKED COOKIES	\$2
CANOLI	\$4
BANANA CRUNCH CAKE ...the one entanmann's discontinued	\$9
FLOURLESS CHOCOLATE CAKE ...fresh raspberries	\$10
STUMPTOWN TIRAMISU ...chocolate sauce, powdered sugar	\$9
SOFT SERVE ICE CREAM ...(vanilla, chocolate or swirl)	\$5

REFRESHMENTS

All coffees can be made with almond milk for \$1.50 and decaf upon request

THE FIZZY NITTI ...fizzy rose lemonade	\$5
SHIRLEY TEMPLE LIMEADE	\$5
MINT LEMONADE	\$5
ESPRESSO	\$3
CAPPUCCINO	\$4
VANILLA BEAN LATTE	\$4
SLOW DRIP COFFEE	\$3
SPARKLING AMERICANO	\$5
SEASONAL HOT COCO	\$5
STILL MIERAL WATER	\$8
SPARKLING MINERAL WATER	\$8
SODA ...sprite, coke, vanilla coke, diet coke, dr pepper	\$3
GINGER BEER	\$4

523 9th Ave,
212-539-
www.nittisn







Proximity Report for Location:

June 6, 2018

523 9 Ave, New York, NY, 10018

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
39TH STREET WINE INC	354 W 39TH ST	470 ft
SHILORI INC	486 9TH AVENUE	525 ft
474 9TH AVE INC	474 9TH AVENUE	730 ft
589 NINTH AVENUE CORP	589 9TH AVENUE	755 ft
ODYSSEY WINE & SPIRITS INC	490 10TH AVE	875 ft
460 WINE MARKET INC	460 W 42ND ST	920 ft
GM & M RETAIL LIQUOR INC	302 W 40TH STREET	935 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
523 9TH AVENUE INC	523 9TH AVE	65 ft
STHK LLC	522 9TH AVE	75 ft
542 TACO LLC	524 9TH AVE	105 ft
HOLLAND COCKTAIL LOUNGE INC	532 9TH AVENUE	130 ft
511 9TH COMERCIAL LLC	511 9TH AVE	175 ft
IL PUNTO RISTORANTE LLC	507 509 9TH AVE	200 ft
Blue Ruin Inc	538 9TH AVENUE	225 ft
MANGITALIA LLC	506 9TH AVE	230 ft
WALKINSTOWN INC	508 9TH AVE	245 ft
MIX 2 CORP	506 9TH AVE	275 ft
PORKYS SALVATION CORP	496 9TH AVE	405 ft
MANGANARO'S HERO BOY LLC	492 9TH AVE	450 ft
PROJECT X VENTURES LTD	339 W 38TH ST	455 ft
TAMBURI TRATTORIA LTD	352 W 39TH STREET	485 ft
MORELAND INC	356 W 40TH STREET	490 ft
BACI DA ROMA LLC	331 W 38TH STREET	490 ft
NYHK WEST 40TH LLC / 346 WEST 40TH RESTAURANT LLC	346 354 W 40TH ST	505 ft

Name	Address	Approx. Distance
342 PROPERTY LLC & AHM NEW YORK ASSOCIATES INC	342 W 40TH ST	600 ft
334 340 HOTEL MANAGEMENT LLC	334 340 W 40TH STREET	620 ft
PANEVINONY INC	334 340 W 40TH ST RESTAURANT B	620 ft
SHORTYS RESTAURANTS LLC	576 9TH AVE	665 ft
574 9TH AVE REST CORP	574 9TH AVE	670 ft
MANHATTAN FARE CORP	431 W 37TH ST	695 ft
POD TS F&B LLC AND MAJOR MANAGEMENT TCZ LLC	400 W 42ND ST	700 ft
TIMES SQUARE HOSPITALITY II LLC	330 W 40TH STREET	700 ft
SKY BAR TIMES SQUARE INC & PM HOSPITALITY	330 W 40TH ST 33RD FLOOR	700 ft
42ND STREET DEVELOPMENT CORP	410 WEST 42ND STREET	735 ft
TIMES SQUARE HOSPITALITY I LLC	326 W 40TH ST	735 ft
CHEZ JOSEPHINE LTD	414 W 42ND STREET	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
506 9TH AVENUE RESTAURANT GROUP CORP	506 9TH AVE	230 ft
355 W 41ST TAVERN INC	355 WEST 41ST STREET	520 ft
PARM 42 WEST LLC	400 W 42ND ST	700 ft

Unmapped licenses within zipcode of report location

Name	Address
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Map Project

Legend

LEGEND

On Premise 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

-

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

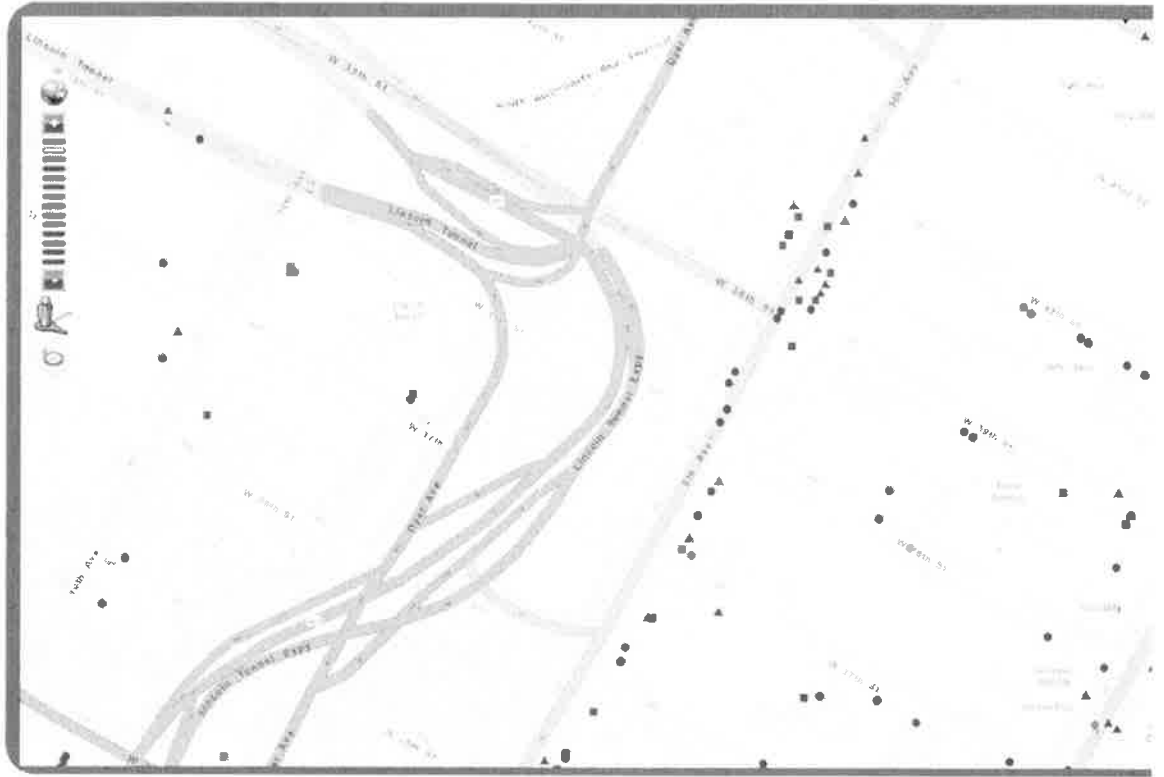
-

Police Precincts

-

Councils

-



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party source



Map data ©2018 Google 200 ft



523 9th Ave
New York, NY 10018



At this location

Asobi NY
523 9th Ave

PUBLIC INTEREST STATEMENT- 500' RULE STATEMENT

RE: The Nitti Group, Inc.

523 Ninth Avenue, New York, NY 10018

The subject premises is a proposed small Italian-Americana restaurant located on the retail/commercial space on the ground floor of the property located at 523 Ninth Avenue between 39th and 40th Streets, in Hell's Kitchen.

The restaurant will be overseen and managed by the President/Owner and talented chef of the Nitti Group, Inc., Vullnet "Willie" Durollari. It is proposed to be open from 11:00AM-12:00AM Monday through Thursday, and from 9:00AM-2:00AM from Friday through Sunday. There will be approximately 12 tables with 62 seats. There will be one (1) stand-up bar located at the front side of the premises with eight (8) additional stools/seats at the standing bar. The kitchen is located on the first floor, which is not for patron access. There will not be any live music at the premises, only recorded background music played at low levels. There will not be any outside space/usage.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are a number of locations within a 500-foot radius of the applicant that hold full liquor licenses. The area is predominantly commercial, retail, and mixed use. Moreover, the applicant's proposed premises is located where a restaurant establishment with on-premises liquor license previously existed and operated for years.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies

The owner/operator is in the process of securing a Temporary Certificate of Occupancy. If an updated Temporary Certificate of Occupancy is required for the premises, same will be issued by the New York City Department of Buildings when any renovations are complete. The applicant will apply for any and all necessary licenses, permits and certifications including, but not limited to, Workers Compensation and Disability Insurance, Certificate of Authority to Collect Sales Taxes, Certificate of Assumed Name and Department of Health and Mental Hygiene permit.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location

The premises is located where a restaurant establishment with an on-premises liquor license previously existed and operated for years. The proposed restaurant is a relatively small restaurant with a capacity of only 72 customers/guests. The application is for a new liquor license where

one previously existed/operated; therefore, approval of the application and issuance of an On-Premises Liquor License will not negatively impact traffic patterns in and around the premises. Further, the premises is located on Ninth Avenue between 39th and 40th Streets, all of which are particularly wide streets. The location is easily accessible City Transit buses and subways as well as New York City taxi cabs. Parking garages/parking lots are available in the area, including a public parking garage just located literally across the street.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises

The application is for an on-premises liquor license for a location that previously was occupied and operated as restaurant with On-Premises Liquor License. Furthermore, this area has retail and commercial space utilized by multiple businesses of varying natures. Therefore, issuance of the license will not cause an unusual increase in noise levels in this area. It will instead offer another and unique location for New Yorkers and tourists alike to enjoy a meal. Again, there will not be any live or loud music at the premises, only recorded background music.

(e) The history of liquor violations and reported criminal activity at the proposed premises

There are no known violations or any history of criminal activity at the premises. Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of an On-Premises Liquor License will promote the public interest and convenience and the Community Board should so find. We therefore request that the Community Board approve the application.

THE NITTI GROUP, INC. CONTACT NOTIFICATION LIST

organizations outlined in the chart below, the Nitti Group, Inc. notified and/or attempted to notify all s block and behind the premises through in-person visitation of such buildings to personally notify and/or ng notices regarding the upcoming June 12, 2018 community board meeting/hearing.

ORGANIZATION	E-MAIL	PHONE
HKNA (incl. Dog Run)	kathleentreat123@gmail.com	
West 36th Street	mcgee79@aol.com	
CHDC (incl. Bob's & bird parks)	info@clintonhousing.org ; jrestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	rmarcano@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance	rjbenfatto@hyhkalliance.org	
Hudson Yards Hell's Kitchen Alliance	pgouris@hyhkalliance.org	
Hotel Americano		(212) 216-0000
Highline537		(212) 838-3700
Donna Langman Costumes	donna@donnalangman.com	
Council Chelsea Block Association	wborock@hotmail.com	
CHEKPEDS	cberthet@me.com	