

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME to be formed		DOING BUSINESS AS (DBA) to be formed	
STREET ADDRESS 350 West 50th Street		CROSS STREETS 8th Avenue & 9th Avenue	ZIP CODE 10019
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Alexei Zemlianov	ATTORNEY/ REPRESENTATIVE	NAME: Samuel Ahne, Esq.
	PHONE: (646) 509-9399		PHONE: (212) 594-1035
	EMAIL: info@bapsangny.com		EMAIL: samuelahne@gmail.com
MANAGER	NAME:	LANDLORD	NAME: New York Communications Center Associates, L.P.
	PHONE:		PHONE: (212) 216-1788
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> 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?	The Woo: 206 Spring Street, New York	
	What were the dates applicant was involved with this former premise?	09/2018 - current	
<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="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	the first week of June
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	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10:30pm	12pm - 10:30pm	12pm - 10pm
	Kitchen	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10:30pm	12pm - 10:30pm	12pm - 10pm
	Music	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10:30pm	12pm - 10:30pm	12pm - 10pm
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	

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	180	180	33	124	0	1	10
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

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

2 floors: ground floor = 180, cellar = 10

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

6 days / week, 10:00 am - 11:00 pm

Will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will you be hosting private; promotional or corporate events?

YES NO

Will outside promoters be used on a regular basis? If yes please describe.

YES NO

Will you have a security plan? If, yes please attach.

YES NO

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO

Will applicant be using delivery bicycles? If yes, how many?

YES 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

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

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	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	MCB4	
	# 2	contacts provided by MCB4	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	5/11/2019 and 5/29/2019		
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?	5/22/2019		
Where did applicant post the notice that was provided?	front window of 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	NO	(646) 509-9399
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.	Bann - restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Woo Lae Oak 50 Inc (dba Bann)
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" 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?	YES	<input checked="" type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" 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?	inside the restaurant; are cooled system		
When was the air conditioner installed?	2015		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	N/A
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
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
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A
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
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A
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
Will applicant use umbrellas?	YES	NO	N/A
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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will install alarm on door on interior egress from applicant's premise into residential stairway

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:
 (MCB4's recommendation is based on a vote taken at its
July 24, 2019 full board meeting, with 35 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 Holozabiec
 CB4 BLP Committee Co-Chair


 Tom Bolser
 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.

<p>SIGN HERE →</p>	<p>Eunice Choi Esq Representative PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>6/11/19 DATE</p>
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APPETIZERS

CHAM CHI HWE 참치회	ahi tuna sashimi dressed with a citrusy soy and chili sauce over sliced asian pear	15
YOOK HWE 육회	classic beef rib eye tartare with a sesame, soy and garlic marinade (egg yolk on request)	16
MANDU 만두	fried homemade dumplings served with tofu chili dipping sauce (beef or shrimp)	12
PA JUN 파전	traditional pancake with scallion and mixed peppers (vegetarian, kimchi or seafood)	16
DAK NAL KE 닭날개 튀김	crispy chicken wings with a spicy honey chili and sesame glaze with pickled daikon cubes	13
BANN GA RIBI 반가리비	sea scallop, shrimp and korean pine mushroom baked in a light seafood mousse	14
JAP CHAE 잡채	wok stir-fried glass noodles with assorted vegetables, soy and sesame (vegetarian or beef)	14
JANG AW GUI 장어구이	eel fillets broiled with a sweetened soy marinade caramelized over a sizzling plate	13
DAE JI JIM 돼지찜	slow roasted baby pork ribs basted with a sweet and spicy soy chili barbecue sauce	13
O JING AW TIKIM 오징어튀김	calamari, kabocha and chayote tempura with a sweet and spicy chili glaze	14
DUK BOKKI 떡볶이	rice cake sauteed in a spicy red chili pepper sauce (vegetarian or beef)	12
GOROKE 고로케	crispy panko crusted mashed potato and vegetable croquettes with spicy soy sauce	11

STEAMED BUNS

steamed buns with spicy daikon & sweet soy

KIMBAP

korean style cut sushi roll

BO SSAM BUN 보쌈번	pork belly	13	SEABASS TEMPURA 농어	13	BEEF BULGOGI 불고기	13
BULGOGI BUN 불고기번	beef rib eye	13	SOFT SHELL CRAB 게	13	SPICY PORK 돼지	13
DAK GUI BUN 닭구이번	chicken	13	SHRIMP 새우	13	VEGETABLE 야채	11
JANG AW BUN 장어번	eel	13	EEL TERIYAKI 장어	13	KIMCHI 김치	11

SOUPS & STEWS

YOOK KE JANG 육개장	spicy shredded beef and red chili soup with glass noodles, shiitake, egg and scallion	18
SAM GYE TANG 삼계탕	spring chicken filled with rice, ginseng, garlic and jujube simmered in chicken broth	23
DUK GUK 떡국 / 떡만두국	sliced rice cake, beef, egg and scallion in beef broth (add shrimp or beef dumplings +3)	18
KALBI TANG 갈비탕	long simmered beef short rib with daikon, carrot and scallion in clear beef broth	23
HAE MUL GOOKSU 해물국수	seafood noodle soup with shrimp, calamari and assorted vegetables in light fish broth	18
GOOKSU JANGUK 국수장국	noodle soup with beef, shiitake, cabbage and zucchini in ox bone broth (spicy option)	18
KIMCHI CHIGE 김치찌개	spicy hotpot stew with kimchi, pork belly, tofu, onion and scallion	18
DEN JANG CHIGE 된장찌개	miso hotpot stew with diced tofu, pork, zucchini, mushroom, onion and green chili	18
SOON DOO BOO 순두부	spicy hotpot stew with silken tofu and red chili (plain, seafood, beef or kimchi)	18

KOREAN BARBECUE

accompanied by fresh lettuce wraps with miso paste, house salad, kimchi and pickled daikon

choice of rice: white or organic brown (\$5)

BUL GOGI 불고기 thinly sliced beef rib eye	32	MEDIUM BARBECUE PLATTER (serves 2-4 people)	95
KAL BI 갈비 boneless beef short rib	34	BUL GOGI 불고기 thinly sliced beef rib eye	
AN SHIM 안심 filet mignon	35	KAL BI 갈비 boneless beef short rib	
HYAW MIT 혀밀 beef tongue	26	SAE WOO 새우 shrimp	
DAE JI 돼지 spicy pork loin	26	YUN AW 연어 atlantic salmon	
SAMGYUPSAL 삼겹살 pork belly	26		
DAK 닭 chicken breast	26	LARGE BARBECUE PLATTER (serves 4-6 people)	145
O REE 오리 long island duck breast	27	BUL GOGI 불고기 thinly sliced beef rib eye	
SAE WOO 새우 shrimp	26	KAL BI 갈비 boneless beef short rib	
YUN AW 연어 atlantic salmon	26	AN SHIM 안심 filet mignon	
CHAM CHI 참치 yellow fin tuna	28	O REE 오리 long island duck breast	
YA CHAE 야채 assorted vegetables	20	SAE WOO 새우 shrimp	
BO SOT 버섯 shiitake mushrooms	20	YUN AW 연어 atlantic salmon	

TRADITIONAL ENTREES

BO SSAM 보쌈 sweet soy glazed roast pork belly with fresh bibb lettuce wraps, miso sauce and spicy daikon	25
KALBI JIM 갈비찜 tender beef short rib steaks braised in a sake ginger soy glaze with kabocha pumpkin	30
YUN AW JORIM 연어조림 salmon and daikon radish simmered in a sweet and spicy garlic soy reduction	28
JAE YOOK KIMCHI 제육김치볶음 lean pork belly sauteed in a spicy red chili sauce with kimchi and korean chili	25
NAKJI BOKKUM 낙지볶음 baby octopus stir fried with mixed vegetables in a spicy red chili sauce over noodles	24
BANN TOFU 반두부 steamed tofu with assorted vegetables sauteed in a tangy soy, chili and ginger infused sauce	23
DAE JI KALBI 돼지갈비 slow roasted pork spare ribs lacquered with a sweet and spicy soy chili barbecue sauce	25
BANN GOOKSU 국수볶음 stir fried noodles and mixed vegetables (vegetarian, beef, chicken, pork belly, shrimp)	24

RICE

substitute with brown rice \$1

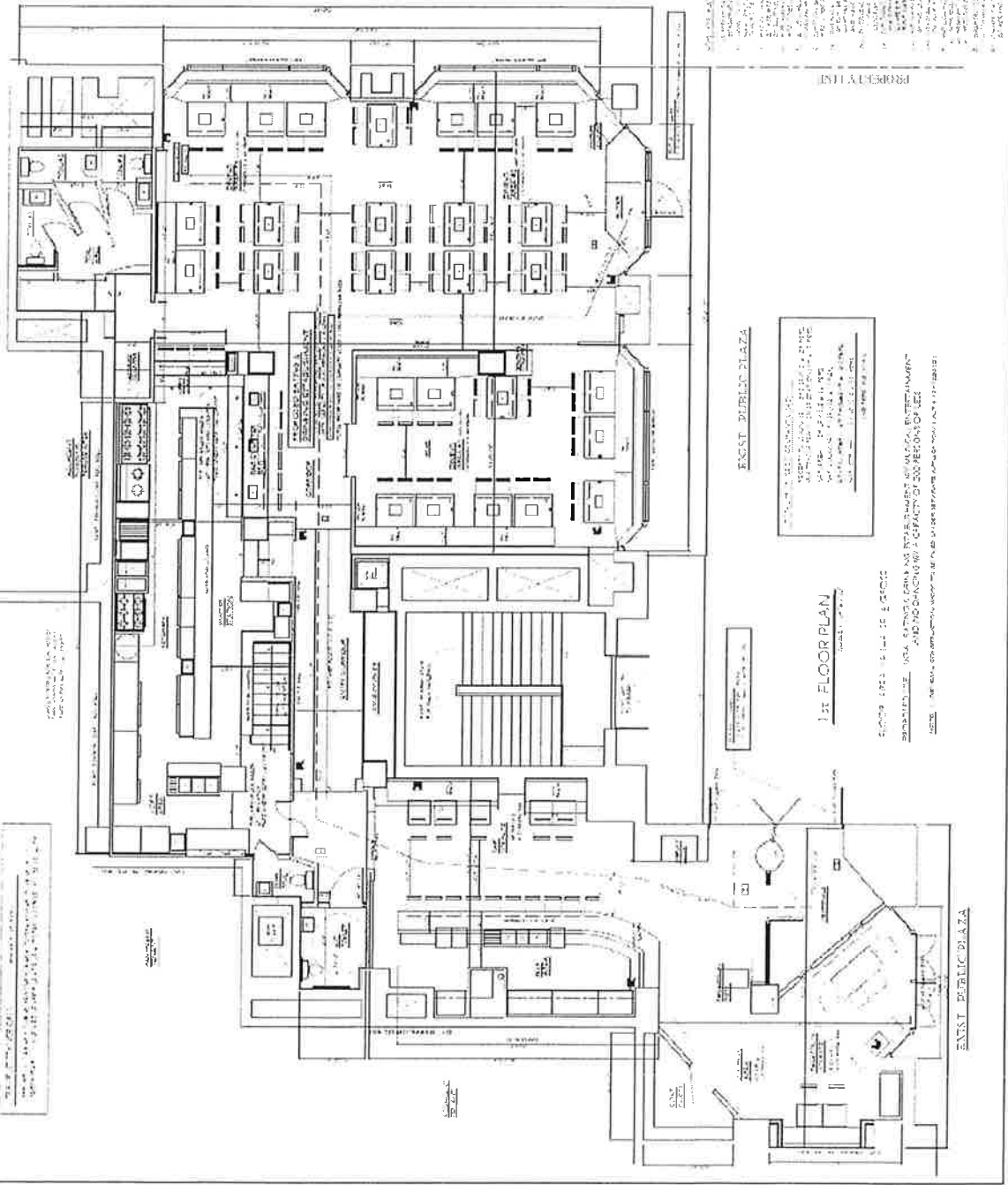
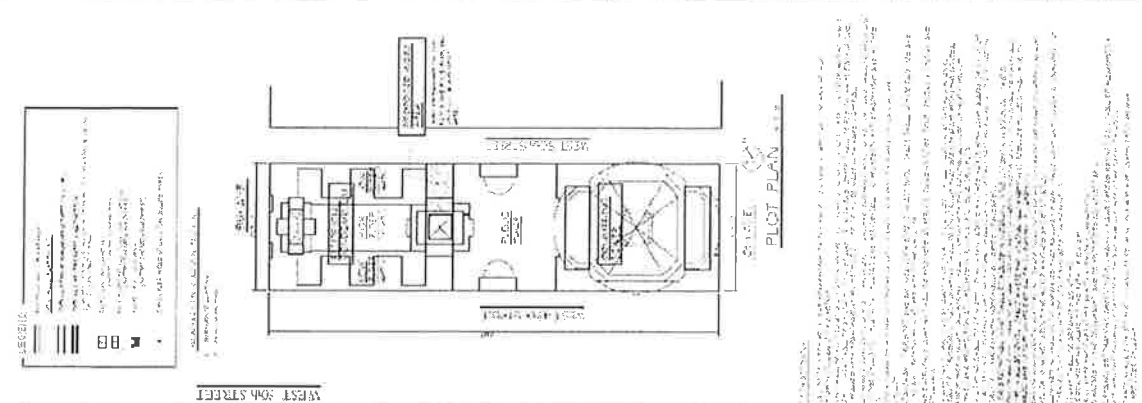
BOKKUM BAP 볶음밥 wok fried rice with beansprouts, egg and scallion (vegetarian, beef, chicken, shrimp)	17
BI BIM BAP 비빔밥 mixed rice bowl with assorted fresh and marinated vegetables (vegetarian, beef, chicken)	18
DOL SOT BI BIM BAP 돌솥비빔밥 hot stone pot bi bim bap cooked in a sizzling stone bowl (vegetarian, beef, chicken)	23
YOOK HWE BI BIM BAP 육회비빔밥 sesame marinated steak tartare over bi bim bap (egg yolk on request)	24

a 20% gratuity will be added to parties of 6 and more

IN STATE JURISDICTION
 104169926

PUBLIC ASSEMBLY

PA



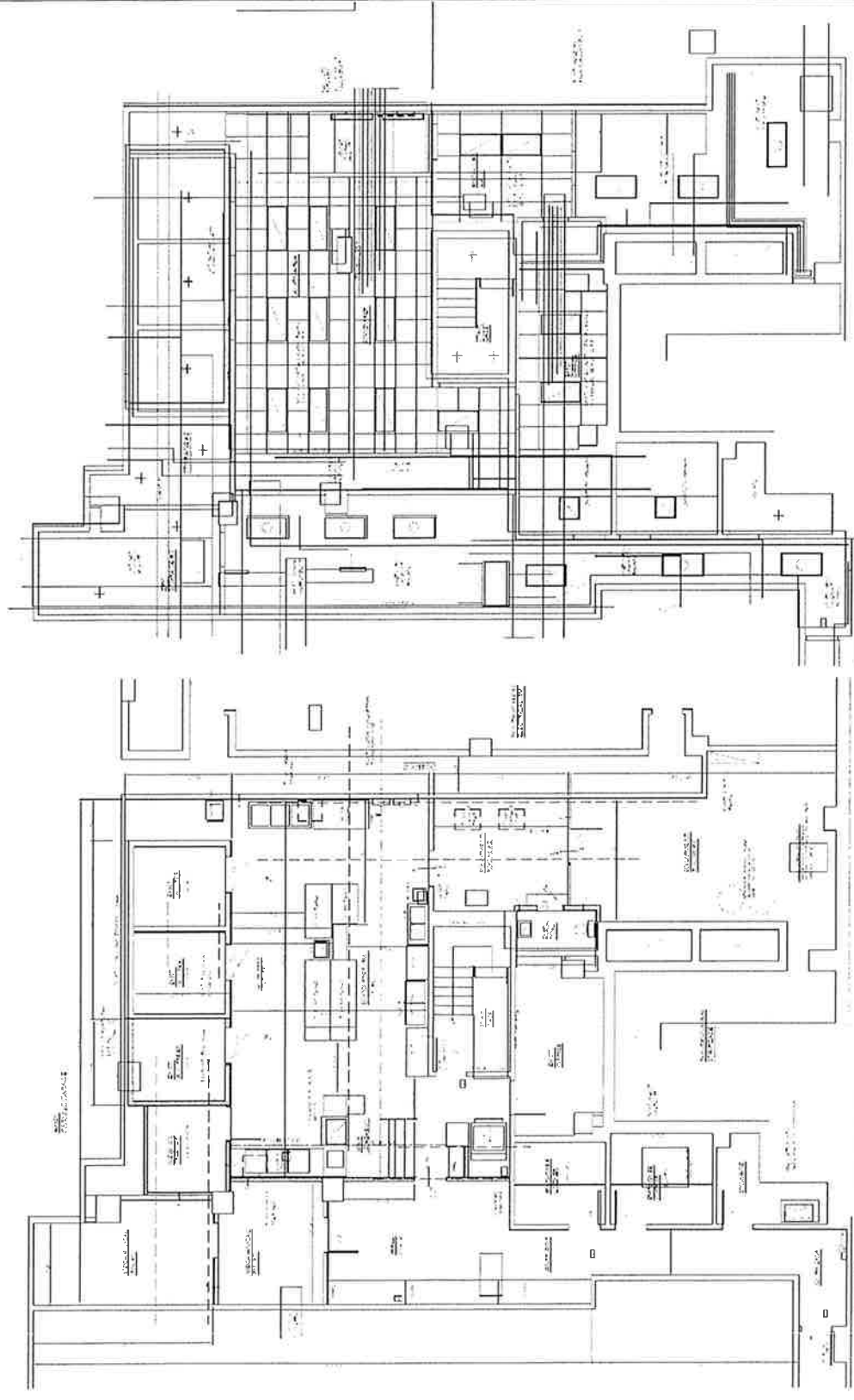
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PUBLIC ASSEMBLY

PA

WORLDWIDE PLAZA

300 W. WASHINGTON STREET
CHICAGO, ILL.



PERFECTED CEILING PLAN - 10TH FLOOR

PROJECT NO.	100-1000
DATE	10/15/68
SCALE	1/4" = 1'-0"
DESIGNED BY	ARCHITECTS
DRAWN BY	ARCHITECTS
CHECKED BY	ARCHITECTS
DATE	10/15/68
PROJECT NO.	100-1000
DATE	10/15/68
SCALE	1/4" = 1'-0"
DESIGNED BY	ARCHITECTS
DRAWN BY	ARCHITECTS
CHECKED BY	ARCHITECTS
DATE	10/15/68
PROJECT NO.	100-1000
DATE	10/15/68
SCALE	1/4" = 1'-0"
DESIGNED BY	ARCHITECTS
DRAWN BY	ARCHITECTS
CHECKED BY	ARCHITECTS
DATE	10/15/68

A 3

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

- Wholesale

Pending Licenses

- Pending

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

- ◆ Churches

Schools

- ▼ Schools

Zones

- Zones

Community_Boards

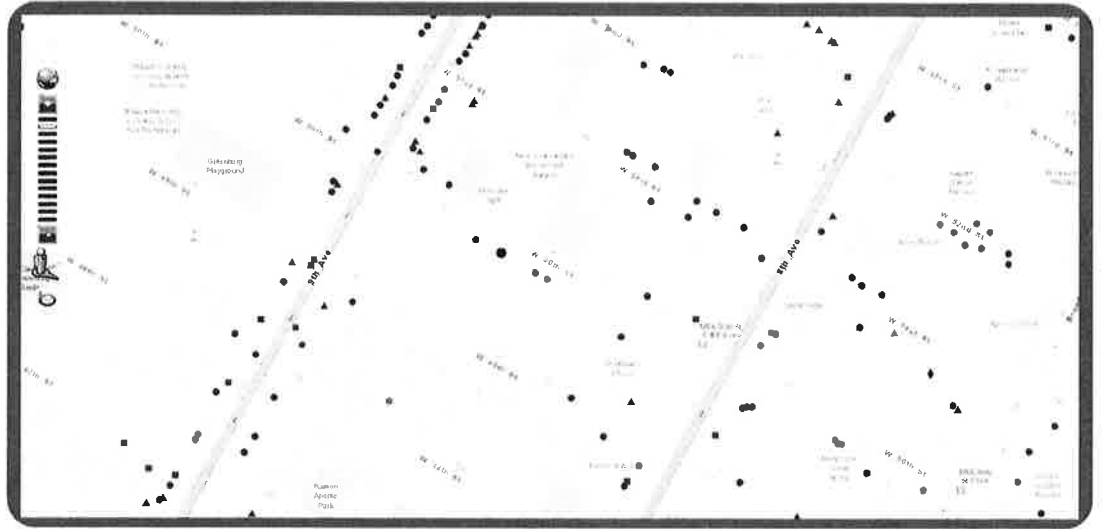
- Community_Boards

Police_Precincts

- Police_Precincts

Counties

- Counties



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

Alexei Zemlianov (corporation to be formed)
350 West 50th Street
New York, New York 10019

500 Foot Rule

Public Interest Statement

Applicant submits the following statement regarding the 500 Foot Law Rule and its application for an OP liquor license:

Applicant's restaurant is located on 50th Street between 8th Avenue and 9th Avenue in the busy Midtown area of Hell's Kitchen, specifically the Clinton neighborhood, only a few blocks from Times Square and all of the Broadway theatres. As an area frequented by both tourists and local New Yorkers, there are many parking garages and parking lots and methods of public transportation, including the subway and buses. The Port Authority Bus Terminal is also less than ten blocks south, which adds to the number of diverse people coming into the area to frequent businesses such as the Applicant's. This prime location will be a convenience to not only locals and visitors looking for a good meal, but to the locals that Applicant will be employing.

The premises is currently licensed with an On-Premise liquor license and is operating as a high-end Korean restaurant known as Bann. Applicant has no intention of changing the operation, menu, signage, employees, etc. as this will be a transfer application. The premises is located on the ground floor of a commercial condominium building with no outdoor areas and no public means of egress through the premises, making it easier for Applicant to manage all alcohol sales and consumption, and thus create no public nuisance or disturbance.

The principal of the Applicant-corporation has experience working in a restaurant with an on-premises liquor license, managing the sister restaurant of Bann, The Woo, down in the SoHo neighborhood, so the principal is well-versed in the proper procedures for serving alcohol to patrons and with all SLA and NYC rules and regulations.

As such, Applicant respectfully requests that Manhattan Community Board 4 makes an affirmative finding that it is in the public interest that the Applicant's application for an On-Premise license be approved.

