

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME 152 W 26 Street Rest, LLC		DOING BUSINESS AS (DBA) To be determined.	
STREET ADDRESS 152 West 26th Street		CROSS STREETS Btwn. 6th Ave. & 7th Ave.	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated listed with the license)</i>	NAME: Gil Rubenstein	ATTORNEY/ REPRESENTATIVE	NAME: Alexander Victor
	PHONE: (917) 551-0811		PHONE: (212) 557-7200
	EMAIL: gil@beancountersnyc.com		EMAIL: abv@dhclegal.com
MANAGER	NAME: Gil Rubenstein	LANDLORD	NAME: Fashion 26th Street, LLC c/o Decker Capital Management
	PHONE: (917) 551-0811		PHONE: (646) 681-5560
	EMAIL: gil@beancountersnyc.com		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?		Yotel/Green Fig
	What were the dates applicant was involved with this former premise?		December 2015 - 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
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		Serial Number 1232046 - Exp. 8/31/2019
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & 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 *Lounge with musical shows/theatrical performances in cellar. <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES <input type="radio"/> NO <input checked="" type="radio"/>	November 15, 2019
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	See attached.
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES <input type="radio"/> NO <input checked="" type="radio"/>	
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* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	
	Kitchen	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	
	Music	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	6:30am to 2am	
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC*	DI*	JUKE BOX	KARAOKE		
*Cellar only: 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	Cellar: 149 Ground: 30	Cellar: 149 Ground: 30	Cellar:35 Ground: 9	Cellar:95 Ground:22	N/A	Cellar: 1 Ground: 1	Cellar: 14 Ground: 8		
OUTSIDE (Other than sidewalk café)	N/A								
SIDEWALK CAFÉ	N/A								
How many floors are there? What is the capacity for each floor?					2 Floors; Ground: 30; Cellar: 149				
How frequently will the owner(s) be at the establishment?					Approx. 5x per week.				
Will there be dancing?					YES	<input checked="" type="radio"/> NO	Only in connection with a fully booked private event, e.g., corporate/holiday party, reception, etc. or NYE.		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO	Except for bottles of wine/beer (not nightclub/liquor bottles).		
Will you be hosting private, promotional or corporate events?					<input checked="" type="radio"/> YES	NO	On occasion, as may be requested from time to time.		
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.					<input checked="" type="radio"/> YES	NO	Will have 1 fully licensed security guard per 74 Patrons.		
Will security plan be implemented?					<input checked="" type="radio"/> YES	NO			
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO	To extent applicable.		
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	<input checked="" type="radio"/> NO			
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	<input checked="" type="radio"/> NO
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?	YES	<input checked="" type="radio"/> NO Not yet.

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	Manhattan Community Board 5 ("CB5")
	# 2	See attached list and copy of email sent to all listed.
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	Email Notice sent on November 1, 2019.	
Who was your contact person at each group you met with?	See list attached.	
When did applicant post the notice that was provided?	Tuesday, October 29, 2019	
Where did applicant post the notice that was provided?	Tuesday, October 29, 2019	
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 Gil Rubenstein: (917) 551-0811
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

Arteaga, Carmelo A.

From: Arteaga, Carmelo A.
Sent: Friday, November 1, 2019 12:31 PM
To: negonzalez@cb.nyc.gov
Cc: Victor, Alexander B.
Subject: Hilton New York Fashion District Hotel - CB4/SLA Applications

Bcc: wborock@hotmail.com; n15mstr@mac.com; steve@w15ba.com; jjasper@gc.cuny.edu; paul@groncki.com; eric.bomze@gmail.com; willrogers@gmail.com; acevedoandassociates@gmail.com; craigs1029@aol.com; craig.slutzkin@outlook.com; jakmail@earthlink.net; clkupper@aol.com; 'Ethan.Felson@jewishfederations.org'; 'laranjeirag@gmail.com'; 'sallygmg@gmail.com'; 'beacon195@aol.com'; 'germanygerald@aol.com'; 'm@melissa-stern.com'; 'mwalshny@yahoo.com'; 'pamela@angel.net'; dfranco243@earthlink.net; fcmgt@me.com; merle.levine@gmail.com; neil@neilselkirk.com; cott@nyc.rr.com; alberttaylor@gmail.com; lesley@lyrichord.com; eleanor@quiltedcorner.com; 300wba@gmail.com; phyllisswaisman@gmail.com; 'zazelloven@yahoo.com'; 'mis@nyc.rr.com'; 'emce33@aol.com'; 'jblair@bobchristianson.com'; 'w400ba@gmail.com'; west25thstreetproject@gmail.com; 'susanb1011@aol.com'; 'shulman@speakeasy.net'; 'fdenthunter@gmail.com'; 'dwatersh@gmail.com'; bkeany@pennsouth.coop; education@pennsouth.coop; andyhummm@aol.com; tenants@ltta.info; donna@donnalangman.com

Dear Sir or Madam,

I received your contact information from Manhattan Community Board 4 and I am writing on behalf of our client, 152 W 26 Street Rest, LLC, an entity owned by Gil Rubenstein who owns, as you may know, has owned/operated the food and beverage facilities at Yotel for a number of years.

I am writing in connection with applications to be filed with the New York State Liquor Authority for Mr. Rubenstein's company to take over the food and beverage operations at the Hilton New York Fashion District Hotel at 152 West 26th Street.

This hotel currently has liquor licenses for a restaurant/bar located on the ground floor and lower level and for its rooftop, but those licenses are held by Rare Chelsea Rest Group LLC. Since Mr. Rubenstein's entity will take over those food and beverage operations, he will be applying for licenses in the name of *his* entity.

Mr. Rubenstein's overall method of operation will be similar to what was previously approved and has been operating. Aside from changing the food menu and seating configurations of the ground floor and cellar level restaurant and hotel bar & lounge and rooftop, we will be asking for the ability to open the roof beginning at 7am *but only for serving breakfast to hotel guests and with no alcohol service or music until 11am*, when the space would be open for brunch/lunch (the current CB4 approval stipulates a 3pm opening time). *For the cellar space only*, we will also be asking to have the type of incidental live musical and spoken word performances that Mr. Rubenstein offers at Yotel -- all of this would be viewed by people from their table or bar seats, i.e., the cellar will not be open to standees and there will be no patron dancing, or even space for patron dancing. That said, because the cellar is the only space for private events, the only time there may be people dancing is if the space is fully booked for a private corporate/holiday party, wedding, bar/bat mitzvah reception, etc. or on New Year's Eve. There are no changes other than described above; i.e., we are not seeking to change the approved closing hours or the premises' permitted occupancy.

Mr. Rubenstein's applications will be heard by Community Board 4's Business Licenses & Permits Committee on Tuesday, November 12, 2019. The meeting begins at 6:30 pm and it will be held at the Fountain House, 425 West 47th Street, Lower Level.

In the meantime, please feel free to contact me if you have any questions or would like additional information about these applications.

Thank you,
Carmelo Arteaga



Carmelo Arteaga, Paralegal
Davidoff Hutcher & Citron LLP,
605 Third Avenue, New York, NY 10158
Firm: 212.557.7200 Direct: 646.428.3202
Fax: 212.286.1884 Cell: 718.916.5753
Email: caa@dhclegal.com

	First Name	Last Name	Email
Council Chelsea Block Association (include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200 West 15 Street	Kimron	Reboz	m15mstr@mac.com
100/200 West 15 Street	Steve	Starosta	steve@w15ba.com
300 West 15th Street	Jim	Jasper	jjasper@cc.cuny.edu
100 West 16th Street	Paul	Grocni	paul@grocni.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedoandassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com, craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laronleira@gmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallygm@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beacon195@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanygera@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m@melissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalshny@yahoo.com
100 West 19th/20th/21st/22nd Street	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Dotie	Francoure	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	pat@time.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
200 West 19th/20th/21st/22nd/23rd Street	Neil	Selkirk	neil@netseikirk.com
500 West 18th Street	Carol	Ott	cott@nyc.rr.com
300 West 20th Street	Albert	Taylor	albertataylor@gmail.com
300 West 20th Street	Leslie	Doyel	lesley@lyrthard.com
400 West 20th Street	Eleanor	Horowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wrcb@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylliswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Lowen	zazellovent@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	ms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McElduff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristianson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	w400ba@gmail.com
400 West 21st/22nd/23rd Street	Carla	Nordstrom	west25thstreetproject@gmail.com
100 West 25th Street	Susan	Buttenwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdenthunter@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Dariene	Waters	fwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keaney	bkeaney@pernsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pernsouth.coop
London Terrace Towers (W 23rd/24th Street from 8th/10th Avenue)	Carl	Reinlib	(212) 675-2000
London Terrace Gardens (W 23rd/24th Street from 8th/10th Avenue)	Andy	Humm	andrhumm@aol.com
Hotel Americano	Inge	Ivchenko	tenants@ta.info
Highline537	Scott	Hupe	(212) 216-0000
Donna Langman Costumes	Donna	Langman	212-838-3700
			gonna@donnalangman.com

BUILDING DESIGN			
State the name and type of business previously located in the space.	Rare Chelsea Restaurant Group LLC, d/b/a Rare		
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	Rare Chelsea Restaurant Group, LLC
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Signage
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	On private property
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?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Restaurant/ Lounge is in cellar level below mechanical equipment.
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 type="radio"/> YES	<input type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	Existing		

NOT APPLICABLE

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

NOT APPLICABLE

OUTDOOR ITEMS – SIDEWALK CAFÉ			
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 café?	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 st and March 21 st , 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)

- Applicant will operate the restaurant per the hours requested by Hotel (6 a.m. - 2 a.m. daily)
- Applicant will implement all recommendations of acoustical report from Sound Associates dated 11/21/19 (copy attached) - including soundproofing for skylight glass and speaker types and positions
- Applicant will not use the street, sidewalk and outdoor area to form lines, applicant will use the current ground floor bar/lounge area for that purpose. Applicant will use restaurant and hotel areas (hotels lobby area, street level restaurant area, etc.) in the unlikely event that guests need to form a line before or between shows, and there is a brief period when the interior bar/lounge area is occupied
- Applicant will sell walk-in tickets from box office window inside the lobby restaurant entrance
- On show days, applicant will operate the restaurant with staggered reservations/seating times so that patrons are encouraged to arrive gradually as they would for the restaurant on non-show days

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
 January 2, 2020 full board meeting, with 37 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

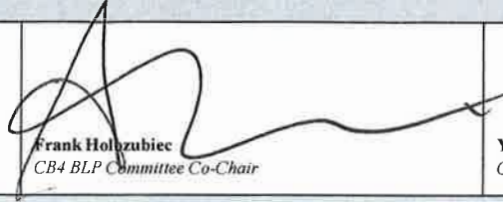
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
 CB4 Assistant District Manager



Frank Holzubiec
 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 →



PRINT NAME OF APPLICANT

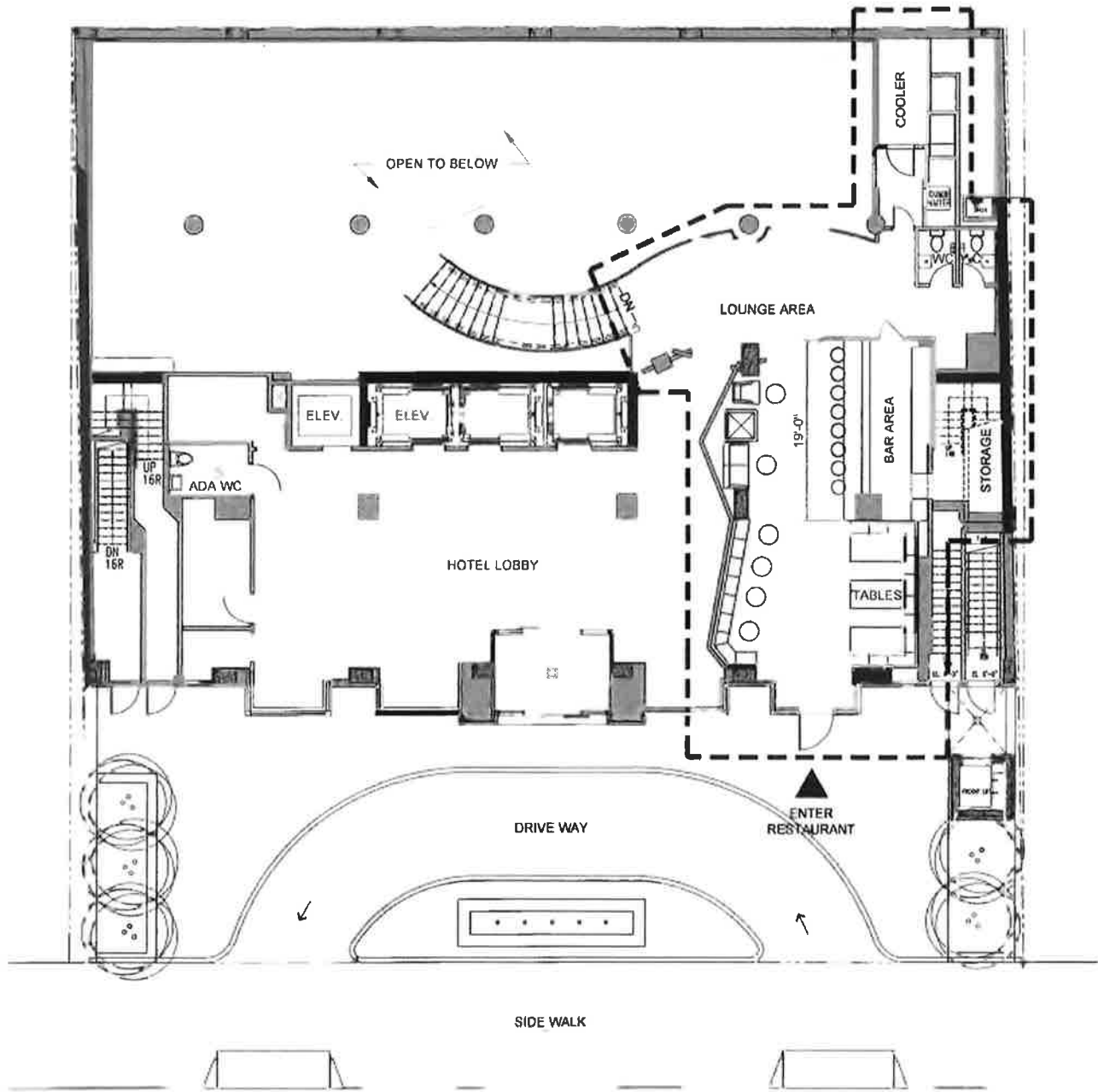


SIGNATURE OF APPLICANT

DATE

TAB 2

NUMBER OF SEATS	
BAR AREA	8 SEATS
BENCH	10 SEATS
TABLE	12 SEATS



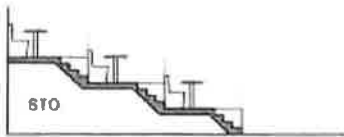
GROUND FLOOR

SCALE 1/16" = 1'-0"

PREMISES ADDRESS:
152 WEST 26TH STREET
NEW YORK, NY

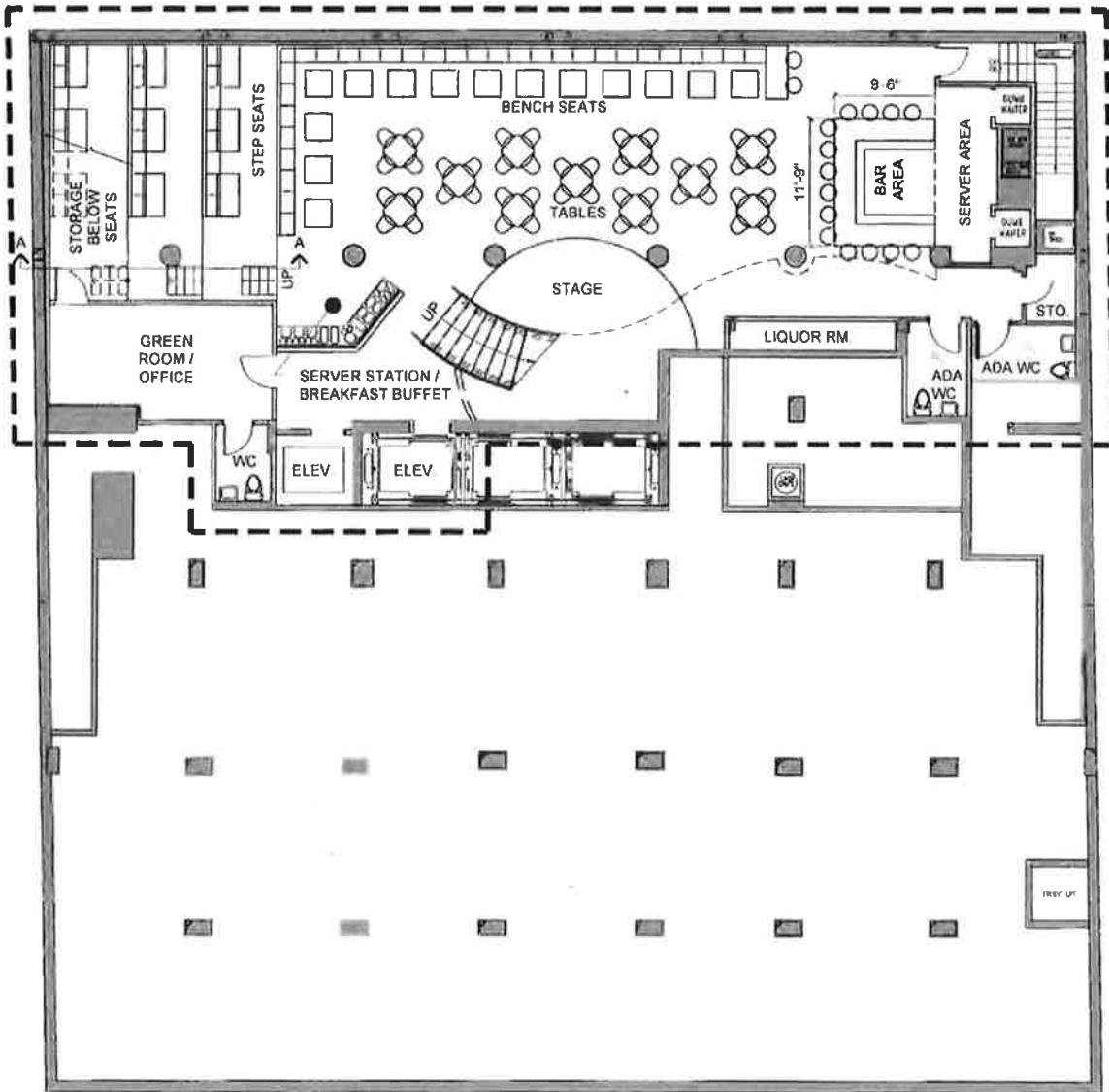
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NOTE: LIQUOR LICENSE DIAGRAM USE ONLY



SECTION A - A

NUMBER OF SEATS	
BAR AREA	14 SEATS
BENCH	31 SEATS
TABLE	44 SEATS
STEP SEATS	24 SEATS



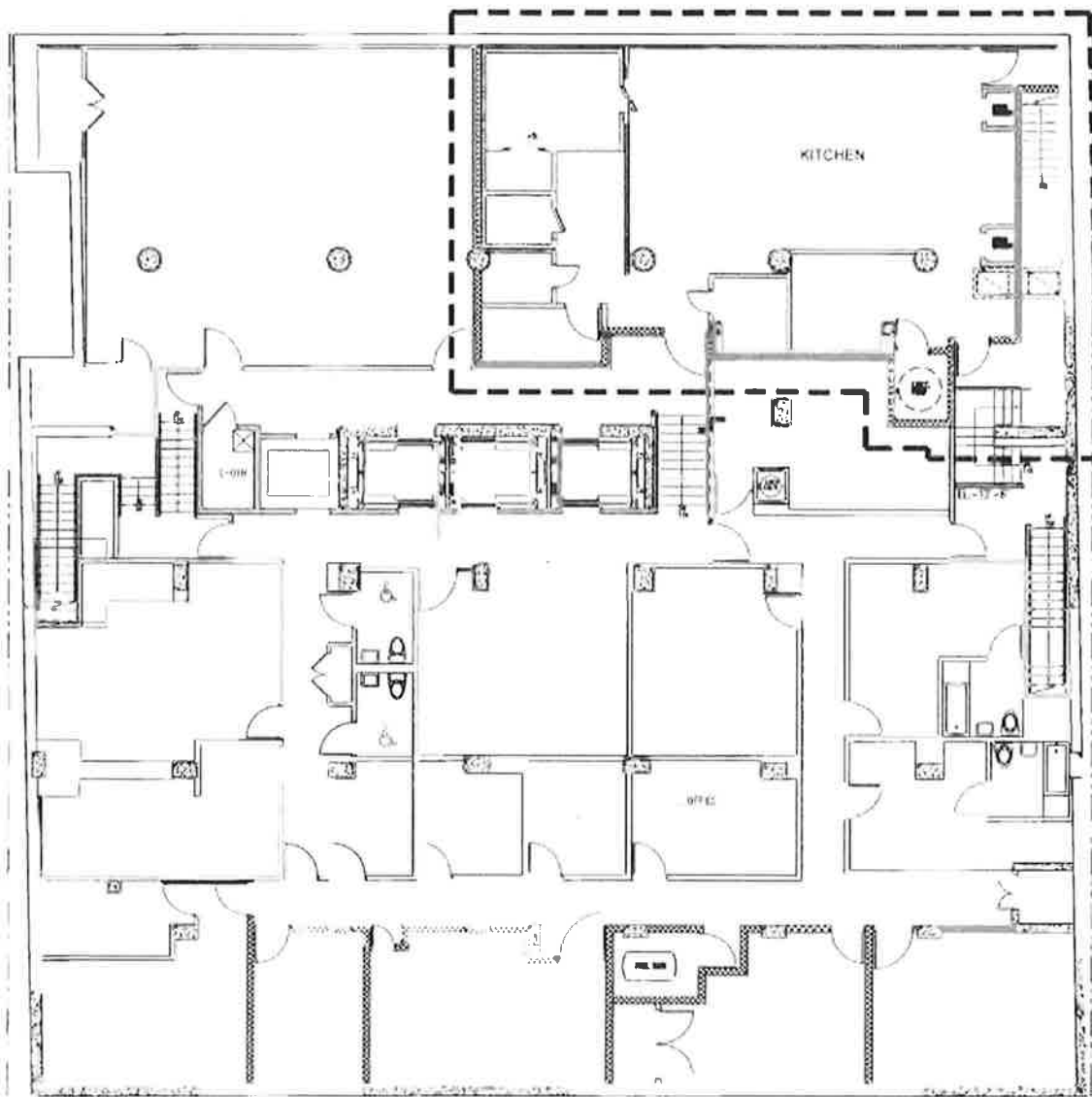
CELLAR / RESTAURANT

SCALE 1/16" = 1'-0"

PREMISES ADDRESS:
152 WEST 26TH STREET
NEW YORK, NY

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NOTE: LIQUOR LICENSE DIAGRAM USE ONLY



SUB-CELLR / LOCATION OF KITCHEN

SCALE 1/16" = 1'-0"

PREMISES ADDRESS:
152 WEST 26TH STREET
NEW YORK, NY

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NOTE: LIQUOR LICENSE DIAGRAM USE ONLY

TAB 3

ALL-DAY MENU

STARTERS

COUNTRY PICKLES	6
CHEF'S DAILY SOUP	7
BACON & NUT BRITTLE	5
WELLFLEET OYSTERS / MA (6 PCS) cocktail sauce, mignonette, lemon	18
PRINCE EDWARD ISLAND MUSSELS chorizo, tomato & onion ragu, garlic-herb broth	13
MUHAMMARA DIP spiced walnuts, olive oil, grilled flatbread	7
LOBSTER ROLL north atlantic lobster, tarragon, garlic aioli, grilled potato roll	14

GREENS & CHEESES

BLEU CHEESE TOAST berkshire bleu cheese, roasted garlic, stony point apiaries honey, toasted ciabatta	7
WHIPPED VT CREAMERY GOAT CHEESE caramelized fennel, toasted almonds, honey, fennel pollen, toasted crostini	13
MIXED GREENS mixed greens, blueberries, goat cheese, pecans, red onion, mascarpone strawberry vinaigrette	11
ARUGULA & BEET SALAD arugula, roasted golden beets, fontina cheese, smoked bacon, fried croutons, herbed vinaigrette	12

ENTREES

ROASTED CAULIFLOWER & HAZELNUTS curry-roasted cauliflower, toasted hazelnuts, golden raisins, grilled onions, breadcrumbs & goat cheese	18
ALL-NATURAL FRIED CHICKEN BREAST buttermilk potatoes, herb gravy, mighty food farms lacinato kale, bacon & mushroom salad, lemon	22
WOOD'S FISHERIES JUMBO SHRIMP cheddar cheese grits, andouille sausage, grilled leeks, spicy tasso ham gravy	25
GRILLED PORK CHOP creamy goat cheese polenta, stewed tomato & onion ragu, crumbled goat cheese, crispy parmesan	24
NY STRIP confit potatoes, peace valley farms' grilled green onion, oyster mushrooms, roasted garlic jus	28
PAN SEARED DAY BOAT HALIBUT grilled artichoke hearts, potatoes, carrots, pine nut & garlic crumble, pea tendrils pesto, citrus vinaigrette	28

SIDES

POMME FRITES	3.25
SMOKED BACON MAC & CHEESE	4.00
BRUSSELS SPROUTS	3.50
GOAT CHEESE POLENTA	4.00
GRILLED ASPARAGUS	3.25

WE SUPPORT LOCAL,
NATURAL, SUSTAINABLE,
& ORGANIC PRACTICES
WHEREVER POSSIBLE

Farm Fresh Breakfast

Healthy Start

OATMEAL, toasted almonds, & raisins
 GREEK YOGURT PARFAIT, honey, granola, & fruit
 SEASONAL FRESH FRUIT PLATE

\$9
 \$10
 \$12

Farm Fresh Eggs

Stuffed Croissant

eggs, cheese, & ham, served with seasonal salad

\$10

The Good Morning

2 egg-free eggs (any style,) home fried potatoes,
 smoked bacon, & chicken sausage

\$13

Egg White Omelet

spinach, & feta cheese, served with home fried potatoes

\$14

Chilaquiles

salsa roja, tortillas, black beans, cheese, sunny-side-up
 eggs, & guacamole

\$14

Shakshuka

poached eggs in stewed spiced tomatoes, with fresh
 herbs, served with pita bread

\$15

Breakfast Banh-Mi Sandwich

fried eggs, bacon, cheese, siracha mayo, pickled carrots
 & daikon, cucumber, herbs, served with home fries

\$15

Avocado Toast

homemade turkish bread, dukkah, avocado, feta cheese
 & poached eggs

\$17

Specialties

Fresh Baked Pastry Basket

homemade pain au chocolate, cheese danish,
 wheat toast, with butter & jam

\$10.45

Turkish Pie

puff pastry filled with spinach and cheese served
 with seasonal salad

\$10.45

Buttermilk Pancake Stack

with mixed berry compote and maple crème fraiche

\$10.45

Challah French Toast

caramelized roasted banana, new england maple
 syrup

\$10.45

New Yorker

toasted bagel, smoked salmon, cream cheese,
 tomato, red onions & capers

\$10.45

Sides

apple wood smoked BACON

\$4

smoked all-natural CHICKEN SAUSAGE

\$4

homemade baked CROISSANT

\$4

PAIN AU CHOCOLATE

\$4

CHEESE DANISH

\$4

home fried BREAKFAST POTATOES

\$4

sliced fresh AVOCADO

\$5

SIDE SALAD

\$5

SMOKED SALMON

\$7

TAB 4

152 West 26th Street
New York, New York 10001

Current Photographs



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Current Photographs

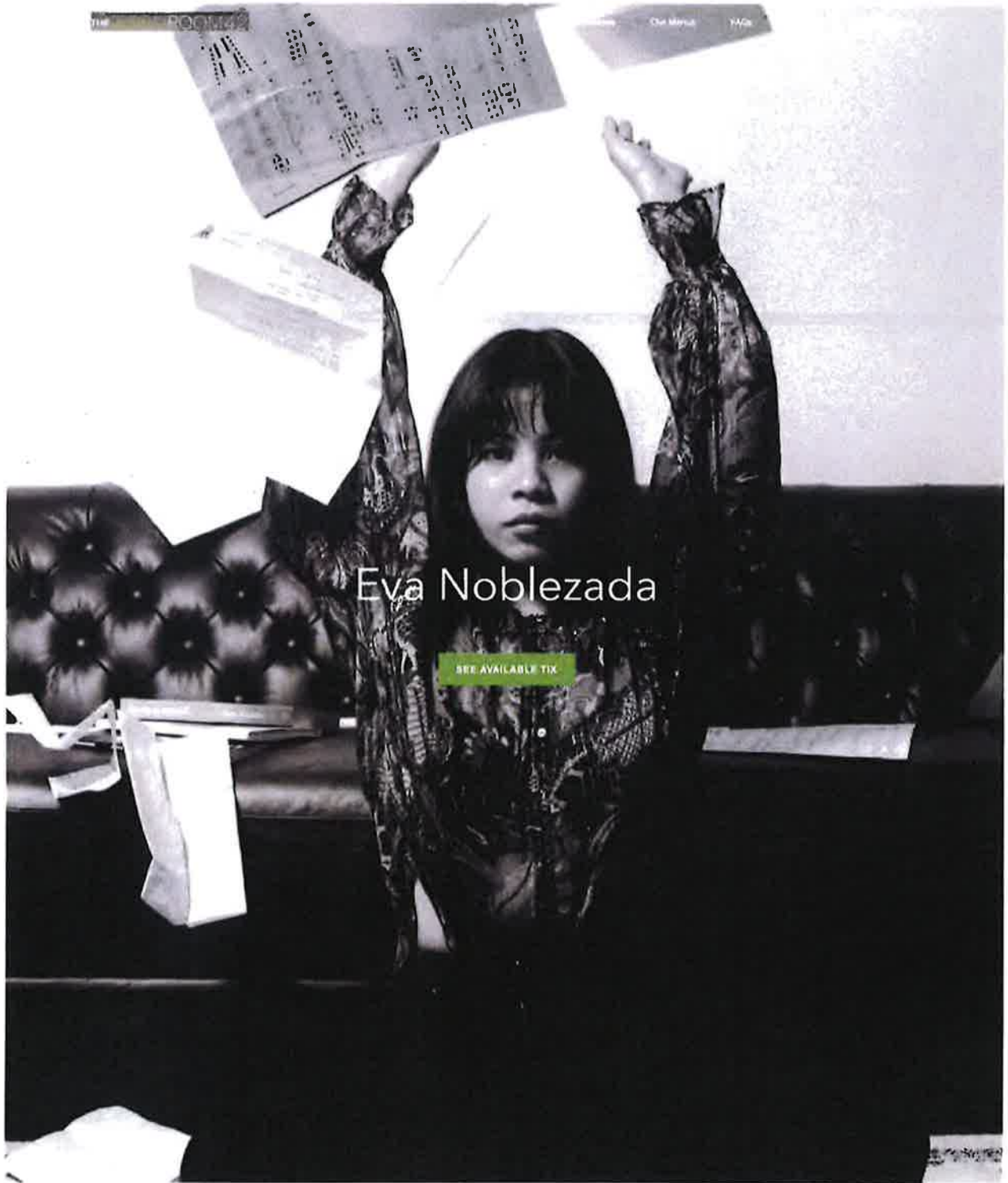


152 West 26th Street
New York, New York 10001

Current Photographs

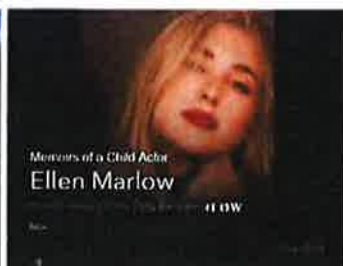


TAB 5



Eva Noblezada

SEE AVAILABLE TIX



Slay It With Music

Nov 2

Spencer Day

Nov 2

Boy Band Brunch

Nov 3

Uke Night

Nov 3

PROGRAM

In the Performance...

Nov 4

Lillian Summers A Celebration of Life

Nov 4

Simply Barbra

Nov 6

OR42 New Wilson Allen Rene Louis

Nov 7

Jacob Hoffman's Kindergarten Thanksgiving Spectacular

Nov 7

CO/LAB

theater group

Nov 8

THE RED GUITAR

A JAZZ TRIBUTE

BRUCE FORMAN, GUITAR

Nov 8

A Time To Rock

Nov 9

Selling the Standard Jonathan Demar

Nov 10

In the Meantime Christopher Zelno

Nov 10

Grand HOTEL

benefiting the Actors Fund

Nov 11

Eva M. Plezada

Nov 11

Grand HOTEL

benefiting the Actors Fund

Nov 11

Anthony Nunziata

Nov 12

McCobb Mortality Services

Happy Birthday President!

Roberto Araujo

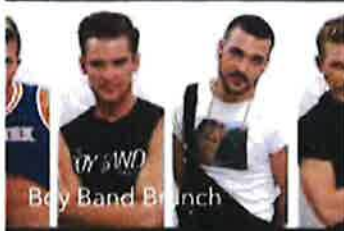


SERVICES
Nov 12
real touch YouDate



Amer Sweet
Nov 18

Nov 15



Boy Band Branch
Nov 17

Nov 15



Ralph Alvin
Nov 17

Reeve Carney
Nov 17

BROADWAY SINGS
UNPLUGGED
SARA BAREILLES
Nov 18

BROADWAY SINGS
UNPLUGGED
SARA BAREILLES
Nov 18

Sean Patrick Murtagh
Nov 19

WHODUNNIT
Nov 20

SERVING YOU
SONDHEIM
Nov 21

Mark William
Nov 22

IN THE HEIGHTS
GR42 Sings In The Heights
Nov 22

Jaime Lozano
Nov 24

GR42 New/Wives Series
Brianna Barnes
Nov 25

Amer Sweet
Nov 26

Boy Band Branch
Nov 1

PROGRAM
his Performance...
Dec 2

Dec 2

GayCountry
Brian Falduto
Dec 3

Dec 2

WEST SIDE
Dec 2

Dec 3




Michael McCormick
Rose

Dec 3

STORY
WEST SIDE STORY

Dec 4



Make Lady Land Great Again!

Dec 5

QMG New York City
Simone Allen

Dec 5



Paige Turner

Dec 6



POETRY/CABARET

Dec 6



Will & Anthony

Dec 7

AN EVENING WITH
An Evening With Doris Day

Dec 8



Holiday Harmony
The Green Room 41
7:00 pm & 9:30 pm

Dec 9



Holiday Harmony
The Green Room 41
7:00 pm & 9:30 pm

Dec 9



Simply Barbara: A Christmas Show

Dec 11



American Sweethearts

Dec 11

Ed Dixon's
SHOW STORIES

Dec 12



A Lillias White Christmas
Lillias White

Dec 13



Paige Turner

Dec 13



A Lillias White Christmas
Lillias White

Dec 14



Boy Band Branch

Dec 15



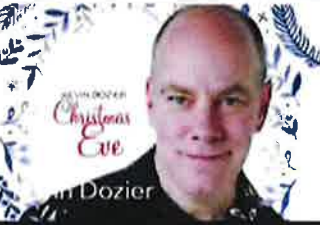
A Lillias White Christmas
Lillias White

Dec 15



Zane Carney & Evan Rachel Wood

Dec 16



John Dozier

Dec 17



Paige Turner

Dec 19

CHRISTMAS MUSICALS

GR42 Sings Christmas Musicals

Dec 20

Carveys, Reeve, Paris and Zane

Dec 22

Boy Band Brunch

Dec 29

Reeve Carvey

Dec 29

PROGRAM

at the performance...

his Performance...

Jan 6

GOLDEN BOY

The Music of Golden Boy

Jan 26

Singer, The Boy

Jan 27

Singer, The Boy

Jan 27

PROGRAM

at the performance...

his Performance...

Feb 3

Samantha Sidley

Feb 6

Samantha Sidley

Feb 7

Samantha Sidley

Feb 8

MICHAEL GRITTMIS

COLLEGE

Feb 25

PROGRAM

at the performance...

his Performance...

Mar 9

PROGRAM

at the performance...

his Performance...

Apr 13

PROGRAM

at the performance...

his Performance...

May 4

PROGRAM

at the performance...

his Performance...

May 11

PROGRAM

at the performance...

his Performance...

May 18

PROGRAM

at the performance...

his Performance...

May 25

PROGRAM

at the performance...

his Performance...

Jun 1

PROGRAM

at the performance...

his Performance...

Jun 8

