

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> Peanut Factory LLC		<b>DOING BUSINESS AS (DBA)</b> Bo Caphe	
<b>STREET ADDRESS</b> 104 8 <sup>TH</sup> Avenue		<b>CROSS STREETS</b> W15 <sup>TH</sup> - W16 <sup>TH</sup> ST.	<b>ZIP CODE</b> 10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Jeremie Mouyal	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Michael Kelly
	<b>PHONE:</b> (347) 337-2759		<b>PHONE:</b> (914) 632 6036
	<b>EMAIL:</b> mouyal@hotmail.com		<b>EMAIL:</b> KELLYMLK136@gmail.com
<b>MANAGER</b>	<b>NAME:</b> Same as above	<b>LANDLORD</b>	<b>NAME:</b> PAYORANT EIGHT AVENUE LLC EIGHT AVENUE OWNERS LLC EIV 8 AVE, LLC ASTENANTS IN COMMON
	<b>PHONE:</b>		<b>PHONE:</b> (646) 827-9964
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <u>    </u> Liquor License <u>    </u> Unenclosed Sidewalk Cafe )			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Bo Caphe 222 Lafayette St NY, NY	
	What were the dates applicant was involved with this former premise?	2/11/19 - 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?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
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* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	9am - 1030pm	9am 12am	9am 12am	9am 1am	9am 1am	9am 1am	9am 1030pm
	Kitchen	9am 930pm	9am 11pm	9am 11pm	9am 12am	9am 12am	9am 12am	9am 930pm
	Music	9am 1030pm	9am 12am	9am 12am	9am 1am	9am 1am	9am 1am	9am 1030pm

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
INSIDE	applying for LNO	55	13	40	0	1	9
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	applying in the future						

How many floors are there? What is the capacity for each floor?      1 | 55

How frequently will the owner(s) be at the establishment?      AT Least 75% of The Time

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	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Where will delivery bicycles be stored during the day when not in use?	around The Corner at a Bike rack	

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### 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?	YES	<input checked="" type="radio"/> NO	Applying for an LNO
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

<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	
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
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 Jeremie (347) 337-2759
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	wrapido . restaurant <sup>Switch Pressed Sandwiches</sup>		
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	Switch Pressed Sandwiches Rue Des Crepes
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Our sign will be installed
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> 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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	if necessary
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 type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Retractable awning
Where will the air conditioner be located? What type is it?	Existing on roof		
When was the air conditioner installed?	years ago		

Awning will be retractable

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE</b>		
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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 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
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input 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 type="radio"/> NO
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO
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

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## OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> 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.	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant use umbrellas?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

**ADDITIONAL STIPULATIONS: (Office Use Only)**

- This application does not extend to any sidewalk cafe

***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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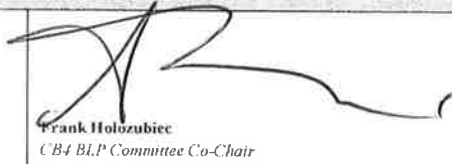
Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
June 5, 2019 full board meeting, with 45 members voting in favor  
of the recommendation, 0 members opposed, 0 members  
abstaining and 0 present but not eligible)

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 Holobuziec  
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 →

Jeremie  
Mouyal  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

05/14/19  
DATE

BOCCHIO



# BRUNCH

222 Lafayette St.  
New York, NY 10012  
+1-212-1922  
bocchionyc.com

## APPETIZERS

- SHRIMP & SOUP
- SHRIMP TEMPURA
- SHRIMP & EGGERS
- FRANKIE
- SO FRIES

- SH VEG
- SOY KIRI
- SOY GINGER

- SOY GINGER
- SOY

## SLAD

- SHRIMP & CRACKERS
- SOY GINGER

## BREAKFAST

- BAG BYNE
- GRANDIA
- SCAROLA
- TRAPORTI
- WANGAI

- AVOCADO TOAST
- EGG BANH MI
- EGG BOWL
- GMELETTE

## VERMICELLI NOODLE

- VEGGIE & TOFU
- CHICKEN & DINGER
- BEEF & LEMONGRASS
- BLACK PEPPER BEEF
- SALMON & WOCADO
- WREST & SOY SHRIMP

## BANH MI SANDWICH

- BEEF & LEMONGRASS
- CHICKEN & DINGER
- VEGGIE & TOFU

## PHO NOODLE SOUP

- CLASSIC PHO
- VEGAN PHO
- CHICKEN PHO

## RICE BOWL

- VEGGIE & TOFU
- CHICKEN & DINGER
- BEEF & LEMONGRASS
- BEEF / BUEFL & SHITAKE
- SALMON & THAI BASIL

## HOUSE SPECIAL

- JASMIN ICEO TEA
- LEMONADE
- PINK
- GREEN
- BLACK
- BUBBLE TEA
- HYDROMIEL

## FRESH PRESSED JUICES

- POLITICALLY GREEN
- NO SUNNY

## HEALTHY SHOT

- HONEY LEMON GINGER
- FRESH GINGER

## SMOOTHIES

- YOYO MANGO
- THE PINK
- THE EXOTIC

## CA PHE

- VIETNAMESE COFFEE

## BRUNCH DRINKS

- MIMOSA

## COCKTAILS

- HO CHI MINT
- BLOODY MANGO
- PINK MOJITO
- LYCHEE SAKE
- GREEN LYCHEE
- BELLE PISCINE
- MOUUN ROUGE
- BACK TO BLACK
- SAIGREEN

## BEERS

- EXPORY
- SAPPORO
- BROOKLYN IPA
- STELLA ARTOIS

## WINE

- SAUVIGNON BLANC
- SANCERRE
- PINOT GRIGIO
- COTES DE PROVENCE
- MERLOT
- PINOT NOIR
- MALBEC
- ANDRE DELORME BRUT/ROSE



### BREAKFAST ALL DAY

- 8:00 - 11:00 AM
- 11:00 - 12:00 PM
- 12:00 - 1:00 PM
- 1:00 - 2:00 PM
- 2:00 - 3:00 PM
- 3:00 - 4:00 PM
- 4:00 - 5:00 PM
- 5:00 - 6:00 PM
- 6:00 - 7:00 PM
- 7:00 - 8:00 PM
- 8:00 - 9:00 PM
- 9:00 - 10:00 PM
- 10:00 - 11:00 PM



# LUNCH

123 STREET  
HOUSTON, TX 77001  
832.422.2222

### APPETIZERS

- 1. ANCHOVITA
- 2. CRISPY EMPEROR
- 3. HOT CHICKEN
- 4. SAIGON
- 5. PHO

- 6. FRESH YOGURT
- 7. FRESH FRUIT
- 8. FRESH VEGETABLES

- 9. FRESH VEGGIE
- 10. FRESH SALAD

### SALAD

- 11. GREEN SALAD
- 12. RED SALAD
- 13. MANGO SALAD

### VERMICELLI NOODLE

- 1. CHICKEN PHO
- 2. BEEF & LEMON GRASS
- 3. BEEF & MINT
- 4. SAIGON & ANCHOVITA
- 5. SAIGON & CHICKEN

### RICE BOWL

- 1. CHICKEN BOWL
- 2. BEEF & LEMON GRASS
- 3. BEEF & MINT
- 4. SAIGON & ANCHOVITA
- 5. SAIGON & CHICKEN

### PHO NOODLE SOUP

- 1. CLASSIC PHO
- 2. VEGAN PHO
- 3. CHICKEN PHO

### BANH MI SANDWICH

- 1. BEEF & LEMON GRASS
- 2. CHICKEN & GINGER
- 3. VEGAN & TOFU

### BAC BURGER

- 1. BEEF
- 2. SALMON

### HOUSE SPECIAL

- 1. LEMONADE
- 2. PINK
- 3. GREEN
- 4. BLACK
- 5. BUBBLE TEA
- 6. TROURAMEL



### FRESH PRESSED JUICES

- 1. POCOCKLY GREEN
- 2. BO SUNNY
- 3. HEALTHY SHOT
- 4. HONEY LEMON GINGER



### SMOOTHIES

- 1. YOYO MANGO
- 2. THE PINK
- 3. THE EXOTIC
- 4. O.A. PEE
- 5. VIETNAMESE COFFEE



### COCKTAILS

- 1. NO CREAM?
- 2. BLOODY MARIAGE
- 3. BIRCH MOUNTAIN
- 4. INDIAN SAKI
- 5. GREEN COCKTAIL
- 6. BLUE PUCKER
- 7. MULLIN BROS
- 8. BAKED BLACK
- 9. SAIGON

### BEERS

- 1. EXPORT SAPPORO
- 2. BROOKLYN IPA
- 3. STELLA ARTOIS

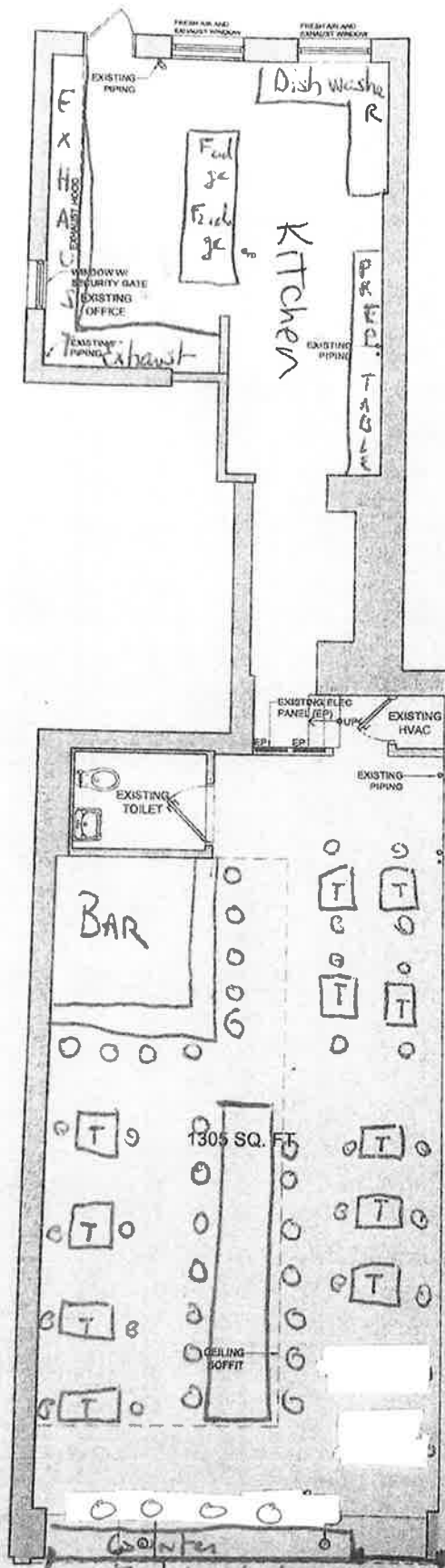
### CAKE

- 1. HOMEMADE INFUSED CAKE

### WINE

- 1. SAUVIGNON BLANC
- 2. SANCERRE
- 3. PINOT BRISOT
- 4. COTES DE PROVENCE
- 5. MERLOT
- 6. PINOT NOIR
- 7. MALBEC
- 8. ANDRE CHIRME SAKI WINE





FIRST FLOOR PLAN - EXISTING CONDITION  
 SCALE: 1/4" = 1'-0"