

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME MAGROPROM 1 INC.		DOING BUSINESS AS (DBA) BOON	
STREET ADDRESS 402 402-404 W. 44th St., New York, NY 10036		CROSS STREETS 9th and 10th Ave	ZIP CODE
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Roman Manza	ATTORNEY/ REPRESENTATIVE	NAME: Alexis Soterakis, Esq.
	PHONE: 3478362564		PHONE: 718-767-1177
	EMAIL: glubokana@gmail.com		EMAIL: asoterakis@coranober.com
MANAGER	NAME: Anaslusia Glubokovskikh	LANDLORD	NAME: Mitch Rothken
	PHONE: 2122468880		PHONE: 9178179494
	EMAIL: radupanfil@yahoo.com		EMAIL: mrothken@aptsny.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		YES NO <input checked="" type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please describe the nature of all the changes and attach the plans.		
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?		YES NO <input checked="" type="checkbox"/>	
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.		YES NO <input checked="" type="checkbox"/>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES NO <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES NO <input checked="" type="checkbox"/>	

R.P.
AG
RM

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a
	Kitchen	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a
	Music	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a	10a-2a
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> 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	74	50	19	38	0	1	5		
OUTSIDE (Other than sidewalk café)	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?					premise is ground floor only, occ. <75				
How frequently will the owner(s) be at the establishment?					Every day				
Will there be dancing?					YES	NO <input checked="" type="checkbox"/>			
Will applicant have bottle or table service for beverage alcohol?					YES	NO <input checked="" type="checkbox"/>			
Will you be hosting private, promotional or corporate events?					YES	NO <input checked="" type="checkbox"/>			
Will outside promoters be used on a regular basis? If yes please describe					YES	NO <input checked="" type="checkbox"/>			
Will you have a security plan? If, yes please attach.					YES	NO <input checked="" type="checkbox"/>			
Will security plan be implemented?					YES	NO <input checked="" type="checkbox"/>			
Will State certified security personnel be used?					YES	NO <input checked="" type="checkbox"/>			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	NO <input checked="" type="checkbox"/>			
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 <input checked="" type="checkbox"/>			
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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	premise was rest. before

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	West 44th Better Block Associaton	
	# 2	Linda Ashley	
	# 3	Renee & Gordon Stanley	
	# 4	Rudy Papiri	
	# 5		
Please provide dates when applicant met with the groups listed above		None of above responded to invitation to meet.	
Who was your contact person at each group you met with?		n/a	
When did applicant post the notice that was provided?		6/11/19	
Where did applicant post the notice that was provided?		Front door glas	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 457-846-2564
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

BUILDING DESIGN

State the name and type of business previously located in the space.	restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES ✓	NO	Gallo Nero
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO ✓	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES ✓	NO	
Is the entrance ADA Compliant?	YES ✓	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO ✓	
Will applicant have a vestibule within the establishment?	YES	NO ✓	
Will applicant use a storm enclosure?	YES	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?	YES ✓	NO	
Will applicant comply with the NYC noise code?	YES ✓	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 ✓	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?	YES ✓	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	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	NO	n/a. pre-existing restaurant with recorded background music
Will the kitchen exhaust system extend to the roof?	YES ✓	NO	
Will the establishment have an illuminated sign?	YES ✓	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	NO ✓	
Where will the air conditioner be located? What type is it?	wall-mounted		
When was the air conditioner installed?	unknown		

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 café?	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 DCB & 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)

- THERE WILL BE NO
ILLUMINATED SIGN.

- EXISTING SIGN WILL BE
RAISED TO AT LEAST
10' FEET ABOVE
SUBWAY.

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*

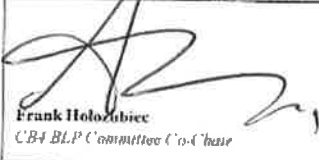
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

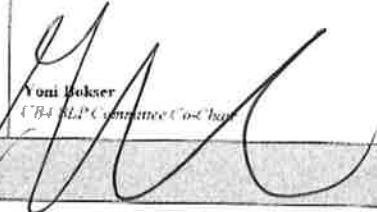
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
July 24, 2019 full board meeting, with 35 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

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 Holozobiec
 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 →

R. M.
 PRINT NAME OF APPLICANT

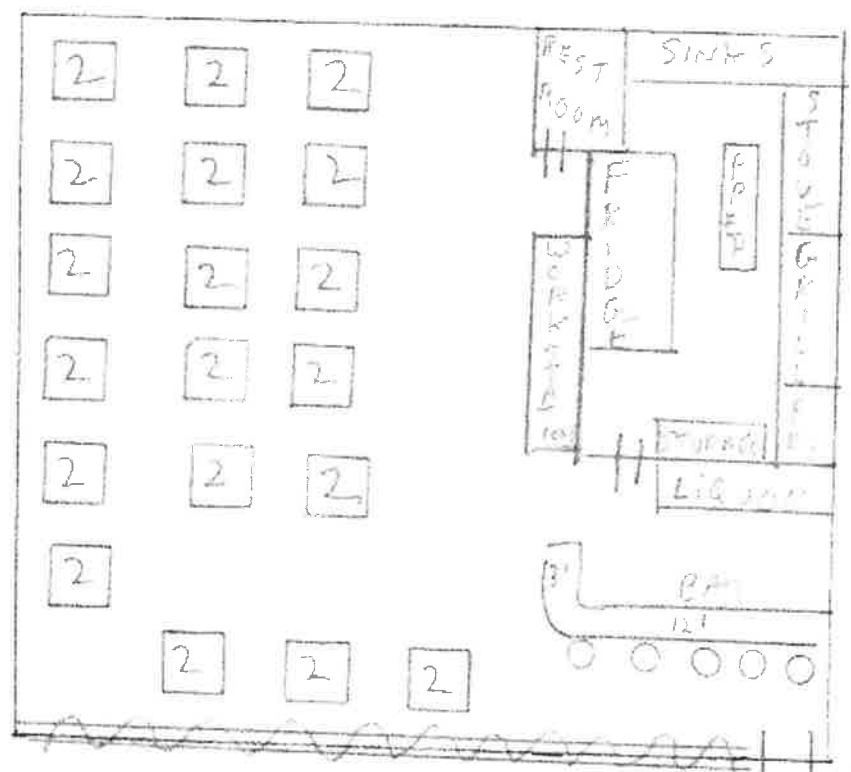

 SIGNATURE OF APPLICANT

7/9/19
 DATE

APPLICANT WILL EXECUTE AT 7/9/19 CB 4 MEETING

← 25' →

↑ 25' ↓



NO TABLES
 ENT. AREA -
 TO BAR -

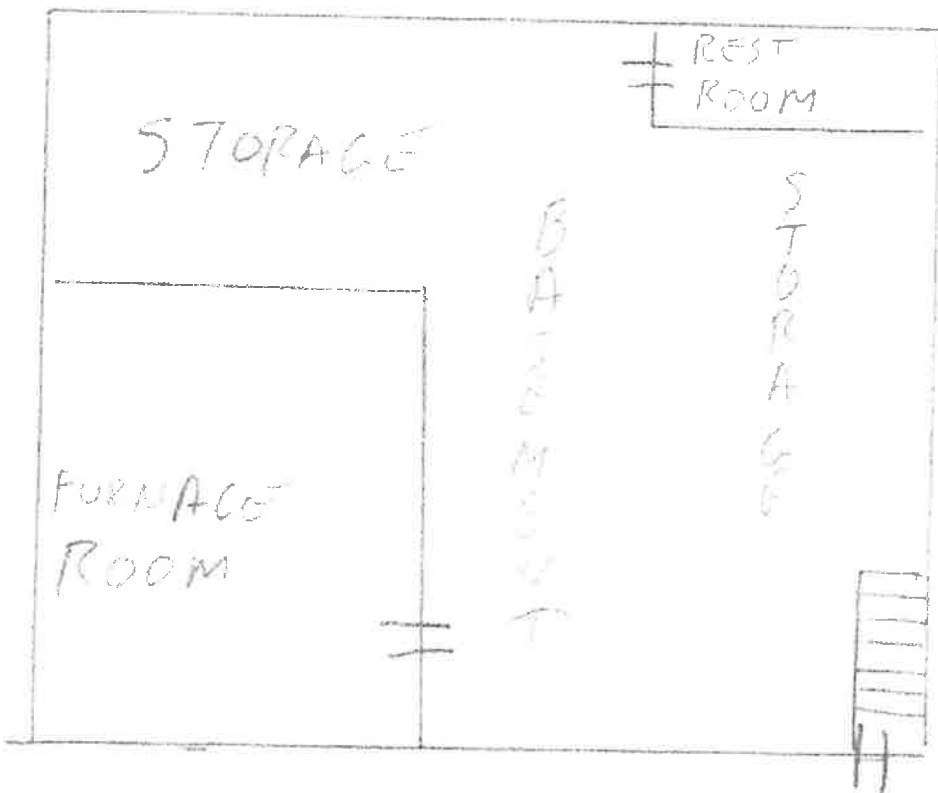
5 3x3 TABLES
 19 TABLES
 38 SEATS

KEY

— ~~TABLE~~ — FRIDGE
 — ~~TABLE~~ — SINK

← 30 →

↑ 21 ↓



OUTSIDE
EARTH
STAIRS DOWN

Proximity Report for Location:

June 19, 2019

402 W 44 St, New York, NY, 10036

* 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
589 NINTH AVENUE CORP	589 9TH AVENUE	510 ft
NINTH AVENUE VINTNER LTD	669 671 9TH AVENUE	660 ft
GRACE WINE & SPIRITS INC	610 10TH AVENUE	780 ft
TIME SQUARE CONVENIENCE INC	705 8TH AVE	985 ft
WEST 42 WINE & SPIRITS INC	507 W 42ND ST	1060 ft
706 9TH AVE LIQUORS INC	706 9TH AVE	1175 ft
REIDY WINE & LIQUOR CO INC	762 8TH AVENUE	1260 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
BKUK 6 CORP	400 402 W 44TH ST	40 ft
PORTICI RESTAURANT INC	621 9TH AVE	85 ft
BKUK 10 CORP	623 9TH AVE	85 ft
WESTWAY DINER INC	614 616 9TH AVENUE	120 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	620 9TH AVE AKA 358 W 44 ST	125 ft
NINTH AVENUE SALOON INC	627 9TH AVENUE	125 ft
HORSHOES INC	611 9TH AVENUE	165 ft
PONENTE LLC	628 9TH AVENUE	170 ft
RACHEL ON NINTH CORP	608 9TH AVE	180 ft
DANAS LLC	630 NINTH AVE	190 ft
LA SCALA RESTAURANT LLC	630 NINTH AVE	190 ft
NINTH AVENUE TOMATO INC	635 9TH AVENUE	220 ft
ZONEA FOOD & BEVERAGE INC	403 W 43RD ST	235 ft
MDDCAR CORP	401 W 43RD ST	235 ft
PULPO LLC	402 W 43RD ST	255 ft
R&R WESTSIDE LLC	356 W 44TH ST	255 ft
SHNY RESTAURANT GROUP LLC	643 645 9TH AVENUE	335 ft
647 NINTH AVE CORP	647 9TH AVE	360 ft

Name	Address	Approx. Distance
SRISTIENVONG INC	592 9TH AVE	375 ft
RESTAURANT & CAFE ON NINTH CORP	653 9TH AVENUE	435 ft
TUM TUM BKK CORP	650 652 9TH AVE	450 ft
ILURAS LLC	358 W 44 ST 2ND FLOOR	475 ft
THOMPSON REST INC	358 W 44TH ST	475 ft
407 WEST 42ND STREET CORP	407 W 42ND STREET	490 ft
OLLIES 42ND LLC	411 W 42ND STREET	495 ft
SAMBA BRAZIL RESTAURANT INC	661 9TH AVE	495 ft
659 REST INC	659 9TH AVE	510 ft
656 NINTH AVENUE PUB CORP	656 9TH AVENUE	510 ft
PROGETTO INC	352 W 44TH ST	525 ft
SWEET CONCESSIONS INC	416 W 42ND ST	525 ft
42ND STREET DEVELOPMENT CORP	410 WEST 42ND STREET	535 ft
CHEZ JOSEPHINE LTD	414 W 42ND STREET	540 ft
658 THAI CORP	658 9TH AVE	545 ft
POD TS F&B LLC AND MAJOR MANAGEMENT TCZ LLC	400 W 42ND ST	565 ft
THEATRE REFRESHMENT CO OF NY INC & MIDSUMMER	422 W 42ND ST	565 ft
THEATRE ROW RESTAURANT INC	424 WEST 42ND STREET	575 ft
HAMA NEW YORK INC	358 W 46TH ST	585 ft
JOIN US HK LLC	364 W 46TH ST	595 ft
574 9TH AVE REST CORP	574 9TH AVE	600 ft
BOYYTHAI CORP	662 9TH AVE	615 ft
SHORTYS RESTAURANTS LLC	576 9TH AVE	620 ft
KINSALE ROAD INC	370 WEST 46TH STREET	655 ft
TRES MOSQUETEROS CORP	371 W 46TH ST	665 ft
BETTI BAR INC	373 W 46TH STREET	675 ft
SIGNATURE THEATRE COMPANY INC	450 W 42ND ST	685 ft
BARE CITY THREE LLC	366 W 46TH ST	690 ft
G CUBED CORP	369 W 46TH ST	695 ft
365 SEKI INC	365 367 W 46TH ST	700 ft
GO BNB REST LLC	675B 9TH AVE	710 ft
363 WEST 46TH STREET TAVERN INC	363 W 46TH ST	725 ft
ERMINIA RESTAURANT CORPORATION	361 W 46TH STREET	735 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BARCANYC LLC	402 W 43RD ST	280 ft
GIFT NEW YORK NO 2 LLC	360 W 46TH ST	610 ft
350 W 46 CAFE LLC	350 W 46TH ST	675 ft
LAZARO GROCERY STORE CORP	666 9TH AVE	675 ft
HLD 46TH LLC	347 W 46TH ST	735 ft

X=premise

Red circles = full liquor

Red Triangles = wine/beer

● blue squares = grocery beer

44th St

MAGROPROM 1
402-~~404~~ W. 44TH ST.
OP-NEW ---->

X

Film
Center
Building

McCaffrey
Playground



STATEMENT CONCERNING PUBLIC INTEREST STATEMENT
PURSUANT TO THE 500-FOOT LAW

The following facts are submitted in support of the application for an on-premise liquor license where there are three more active OP liquor licenses with 500 feet of the proposed premise:

1. The proposed premise is an existing restaurant that is open and operating. It describes itself as a European bistro.
2. The premise has been licensed for OP liquor several times in the past, most recently in 2017 for a restaurant called Gallo Nero.
3. Upon information and belief, the premise has had no adverse history with the NYS Liquor Authority in the past.
4. The premise will have recorded background music only that will not be amplified. There will be no live music, no DJ's, no dancing, no promoters, no licensed security.
5. A 15-foot bar with 5 stools will primarily be used by patrons awaiting 1 of just 38 seats at 9 tables.
6. The owner(s) will be hands-on operators and vow to be vigilant enforcers of the state Alcoholic Beverage Control Law, the Rules of the NYS Liquor Authority, the NYC Administrative Code and stipulations agreed to with Manhattan Community Board 5.
7. Management will make CB 4 aware of job openings and will ensure CB 4 can contact the owner at any time.
8. The applicant has not been made aware of any opposition to the application.

END

John Springer

From: John Springer
Sent: Tuesday, June 11, 2019 10:48 AM
To: ashleyll@aol.com; twocatsltd@worldnet.att.net; rapapiri@aol.com
Subject: RE: NOTICE OF LIQUOR LICENSE APPLICATION - 402-404 West 44th St. (Between 9th and 10th Ave)
Attachments: 30 DAY NOTICE.pdf

Re-sending with 30 day notice. JS

From: John Springer
Sent: Tuesday, June 11, 2019 10:18 AM
To: ashley11@aol.com; twocatsltd@worldnet.att.net; rapapiri@aol.com
Cc: Alexis Soterakis <ASoterakis@coranober.com>; Jennifer Holguin <JHolguin@coranober.com>
Subject: NOTICE OF LIQUOR LICENSE APPLICATION - 402-404 West 44th St. (Between 9th and 10th Ave)
Importance: High

PLEASE REPLY TO CONFIRM RECEIPT

TO: West 44th Street Block Associations
RE: CB 4 hearing 7/9 – Magroprom 1, Inc dba Boon, 402-404 West 44th St. (OP-NEW YORK-NEW)

Good morning. I am a legal assistant at Coran Ober PC, a law firm assisting Magroprom 1, Inc dba Boon with its application for a new on-premise liquor license for a restaurant with a sidewalk café at 404-404 West 44th St., NYC. (between 9th and 10th avenues).

The premise has a valid LNO for a restaurant with an occupancy of less than 74. The premise was previously the home of Gallo Nero, a restaurant that had a full liquor license and a sidewalk café permit.

This office will be submitting the documents required by Manhattan Community Board 4 on or before June 20, 2019. A courtesy copy of the proposed stipulations and relevant portions of our as-yet unfiled SLA application will be distributed to each of you at that time.

If you require any additional information or desire a meeting with the applicant, please notify this office and we will assist you in that process.

Sincerely,

John Springer



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Property Profile Overview

402 WEST 44 STREET
9 AVENUE
WEST 44 STREET

621 - 621
400 - 402

MANHATTAN 10036

Health Area : 4500
Census Tract : 121
Community Board : 104
Buildings on Lot : 1

BIN# 1026369

Tax Block : 1053
Tax Lot : 36
Condo : NO
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): 9 AVENUE, 10 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

Special District: CL - CLINTON

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	33	0	Elevator Records
Violations-DOB	18	0	Electrical Applications
Violations-ECB (DOB)	7	0	Permits In-Process / Issued
Jobs/Filings	28		Illuminated Signs Annual Permits
ARA / LAA Jobs	1		Plumbing Inspections
Total Jobs	29		Open Plumbing Jobs / Work Types
Actions	19		Facades
OR Enter Action Type: <input type="text"/>			Marquee Annual Permits
OR Select from List: <input type="text"/>			Boiler Records
AND <input type="text"/>			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

1196151-8



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
80 HUDSON STREET, NEW YORK, N.Y. 10013

JOEL A. MIELE, Sr., P.E., Commissioner

- BOROUGH OFFICES
- MANHATTAN
80 HUDSON ST., 8TH FLOOR
NEW YORK, NY 10013
- BROOK
1832 AVENUE
BROOK, NY 10457
- BROOKLYN
MUNICIPAL BUILDING
BROOKLYN, NY 11202
- QUEENS
125-04 QUEENS BOVD.
NEW GARDENS, NY 11446
- STATEN ISLAND
BOROUGH HALL
ST. GEORGE, NY 10001

New York State Liquor Authority
Permit Issuance, 3rd Floor
11 Park Place
New York, N.Y. 10007

March 16, 1998

Re: Letter of No-Objection
402 West 44th Street
Block 245; Lot 13

Ladies and Gentlemen:

The Department has no objection to a Restaurant,
U.G.C (Store, U.G.C) non Place of Assembly less than
75 persons on the first (1st.) floor of the
referenced premises.

Sincerely,

Jose K. Morales
Asst. Co the Boro. Comm.
Manhattan

JMS:bb

- c: Borough Commissioner, R. Livian, P.E.
- Deputy Borough Superintendent, M. Shah, P.E.
- Deputy Borough Superintendent, L.Y. Osorio, P.A.
- L.N.O. File
- Permise File



Boon

European Bistro

Dinner



www.Boon.nyc

402 West 44th Street, Manhattan, NY, 10036

212 246 8880

SANDWICHES 12

Veggie Delight

Going meatless with roasted grilled vegetables and freshly cut greens

Classic Tuna Melt

Crunchy melting sandwich with white tuna, chopped onions and celery, Cheddar cheese, pickles, mayonnaise, lemon juice

American BLT (Bacon Lettuce Tomato)

Romaine lettuce leaves, thickly sliced beefsteak tomato, crispy applewood-smoked bacon, homemade mayo dressing, sea salt, lemon juice

Mediterranean Grilled Chicken

Boneless chicken breast tenderloins, chopped tomatoes, cucumbers, lettuce leaves, sweet onions, sautéed mushrooms, olive oil, sea salt

Prosciutto Panini

Thinly sliced prosciutto and mozzarella cheese, tomatoes, garlic clove, basil leaves, balsamic, EVOO

REFRESHING BEVERAGES 3

Apple / Orange / Cranberry /
Pineapple / Tomato Juices

Sparkling Water (500 ml / 750 ml)

Sparkling Fruit Beverage (3.30)

Natural Water (500 ml / 750 ml)

Red Bull

Ice Tea

Soda (Coca Cola, Fanta, Sprite,
Dr. Pepper)

Vitamin Water

MAINS

Mixed Grills Dracula / Meat Lover Platter for Two / Four 29 / 49

Combination of house vital meats: chicken, pork, lamb and traditional grillin' sausages served with potatoes and Chef's sauces to share

Grilled Salmon 20

Fresh salmon drizzled with special lemon sauce, served with Chef's grilled vegetables, a touch of balsamico and EVOO

Romanian Skirt Steak 24

Tender strips of steak, accompanied by onions, intensely marinated in a house special formula of garlic, soy, duck sauce and Worcestershire sauce

Slow Cook Lamb Shank 24

Roasted lamb, stewed in wine and rosemary sauce, served with roasted vegetables

Baby Lamb Chops 28

Finished with rich Cabernet wine sauce served with homestyle mashed potatoes & mixed veggies

Shish Kebab Grills (Lamb / Chicken / Pork) 15

Tender cubes of meat with grilled onions and mushrooms on a skewer. Served over rice pilaf with tzatziki and pita bread

Pork Tenderloin 15

Pork fillet grilled to perfection with balsamic finish and lemon garlic sauce

Pork Shoulder Roast 15

On crispy grilled vegetables or home fries with portobello mushrooms sauce, lemon & garlic

BOON Ciolan Afumat 15

Slow cooked smoked ham on a bone, Romanian beans, tomato paste, oil, dill, spices, carrot, pepper, onion

Stuffed Cabbage Rolls / Sarmale 15

Cabbage leaves, rolled and stuffed with rice and meat, served with polenta, sour cream and a touch of feta cheese

Rib Eye Steak (bone in) 24oz 32

Juicy and well-marbled favorite of meat lovers with signature home fries and mushrooms

Chicken Marsala Portobello 16

Pan-seared chicken breast simmered in rich Marsala wine sauce with mushrooms, chicken stock and a touch of cream

Garlic-Lemon Trout Fish 17

Tender trout fillet cooked to your selection (pan fried or grilled) served with garlic-lemon butter herb sauce on a bed of grilled healthy vegetables

Whole Branzino 18

Whole Branzino fish served with wild rice and selection of vegetables, drizzled with Greek fish sauce and EVOO

Grilled BOON Burger 14

BOON Salad (Chicken or Salmon) 12/14

Romanian Style Potato Mix 9

Country style pan fried potatoes with Mushrooms,
Garlic, Olive oil, Dill

ORIGINS

BOON Restaurant opened in spring of 2016 with the goal of serving honest, Romanian / Moldovan / Russian diner-inspired food in a unique and inviting environment. The ownership group, all native East Europeans, are committed to showcasing and celebrating the work of the region's finest foods, brewers, wineries, distillers, and dessert artisans.



Boon

European Bistro

Dinner



www.Boon.nyc

402 West 44th Street, Manhattan, NY, 10036

212 246-8889

APPETIZERS 15

Cheese Board 4x

Rotating Selection, Swiss, Smoked Gouda, Brie, Blue-Cheese, fruit & grapes.

Tuna Tartare

Delicately mixed raw fish, served on lightly cooked bread, draped in fresh chives and olive oil.

Bites Sampler 4x

Babağanoush, Fried Beans, Roasted Eggplant spread, Hummus.

European Pickle Board Deluxe

Pickled tomatoes, cucumbers, watermelon, grapes and marinated mushrooms.

Chicken Wings 6x \$8 12x \$14

Choice of 2x Sauces: Garlic Parmesan, Blue-cheese, Hot sauce, Smoked Eggplant & fresh celery & carrots.

Crispy calamari

Light and crisp fried calamari served with cocktail sauce, garlic dip and lemon.

European Dumplings of All Kinds 8

10x Dumplings / Pierogi with a choice of meat, cottage cheese, potatoes filling with sour cream and butter.

Pan fried / Baked European Pies 8

Choice of filling of cheese, cabbage, cheese, or potatoes served with sour cream.

Grilled Kielbasa

Traditional Moldavian grilled kielbasa served with mash potatoes and cabbage salad.

Grilled Romanian Sausages / Mititei 3x

Romanian traditional sausages tenderly grilled to crisp finish served with mustard.

SOUPS 8

European Chicken soup with pasta

Tingy and light, bursting with flavor chicken soup with homemade noodles, vegetables, fresh dill and parsley.

Lentil Soup

Healthy creamy vegetarian soup served with lemon and parsley.

Romanian beef tripe soup

Warm comforting stew made with beef tripe, onion, garlic, vegetables, served with sour cream and hot pepper.

Vegan or Meat Borscht

Russian red soup with beetroots, potatoes, cabbage, other vegetables topped with dill.

Romanian Meatball soup / Perisoare

The most delicious meat-and-riced meatballs in paprika-spiced broth with vegetables and fresh parsley.

SALADS 12

Rustica

Shredded white cabbage, carrots, red peppery with a touch of spices, olive oil and herbs.

Baby Caesar

Perfect mix of crisp romaine, crunchy croutons and shaved Parmesan, served with our Caesar creamy dressing.

Greek

Crisp romaine, vine ripened tomatoes, feta, sliced cucumbers, red onions, kalamata olives & olive oil, ground black pepper, lemon juice and Greek dressing.

BOON Salad (Chicken or Salmon)

Cherry tomatoes, beet, fresh tangerine, avocado on a bed of arugula topped with toasted seeds.

Lox the Russian Way

Avocado, lox, tomatoes, onion, and hie crepes with cream cheese and red caviar.

Grilled BOON Burger 14

BOON Salad (Chicken or Salmon) 12/14

Romanian Style Potato Mix 9

Country style pan fried potatoes with Mushrooms, Garlic, Olive oil, Dill.

SPECIALTY COFFEE 6

Espresso Capuccino

Latte 12oz Macchiato

Regular Drip Coffee 3

KIDS MENU 6

Chicken Finger & Strips

All-white-meat chicken strips, breaded and crispy-fried.

Spaghetti & Meatballs

Italian traditional soft pasta, beef meatballs, olive oil, chopped parsley, choice of flavorful tomato sauce on top.

Creamy Baked Mac & Cheese

Creamy homemade elbow macaroni, shredded Cheddar cheese, parmesan, butter, bread crumbs.

Eggs in a Basket

Two slices of sourdough bread grilled with an egg in the middle, served with thick sliced bacon.

Sloppy Joes

Kids Burger with Browned beef mixed with onion & green pepper, simmered in a sweetened tomato sauce.

Small Fries included

SIDE Orders 6

House Cut French fries

Roasted Garlic Aioli, Garlic Parmesan, Blue Cheese, Smoked Eggplant, Hausardahl.

Grilled Asparagus

Perfect healthy flavorful asparagus, olive oil, sea salt, spices.

BOON Fresh Small Salad

Arugula, beets, mandarines, avocado & toasted sunflower seeds.

Roasted Garlic Mashed Potatoes

Mashed potatoes & Smoked garlic with a touch of cracked black pepper.

Rice pilaf

Rice pilaf with vegetables and herbs cooked to perfection.

Traditional Polenta

Creelike cornmeal warm and hearty, feta cheese, sour cream on the side.

Sautéed Cabbage

Crisp tender, sautéed cabbage, olive oil, lemon juice.

DESSERTS 8

Plums Delight

Dried plums stuffed with nuts, braised in wine sauce reduction & cream.

Crepes Assorted

Sour Cherries, Strawberry, Pumpkin, Nutella.

Moldovan Pies

Choice of fillings: Apple Cinnamon, Sweet Cottage Cheese & Raisin, Pumpkin.

Brooklyn Dessert with Ice Cream

Red Velvet, Tiramisu, Chocolate, Caramel, Pecan Tart, choose your delight.

Tiramisu

Translate from Italian, meaning "kick me up". Elegant and rich layered coffee flavored Italian dessert.

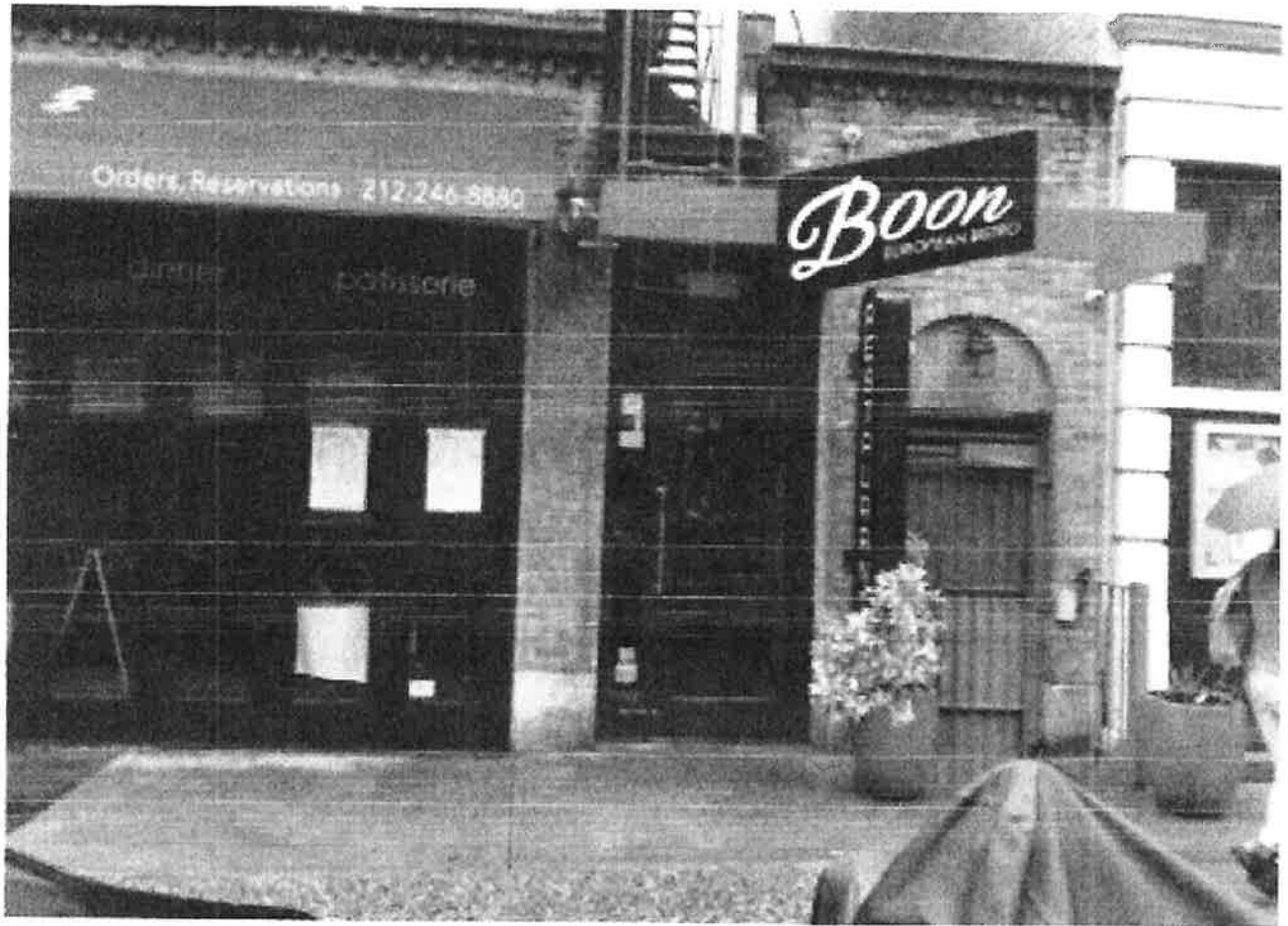
Romanian Fried Donuts / Papanasi 2x

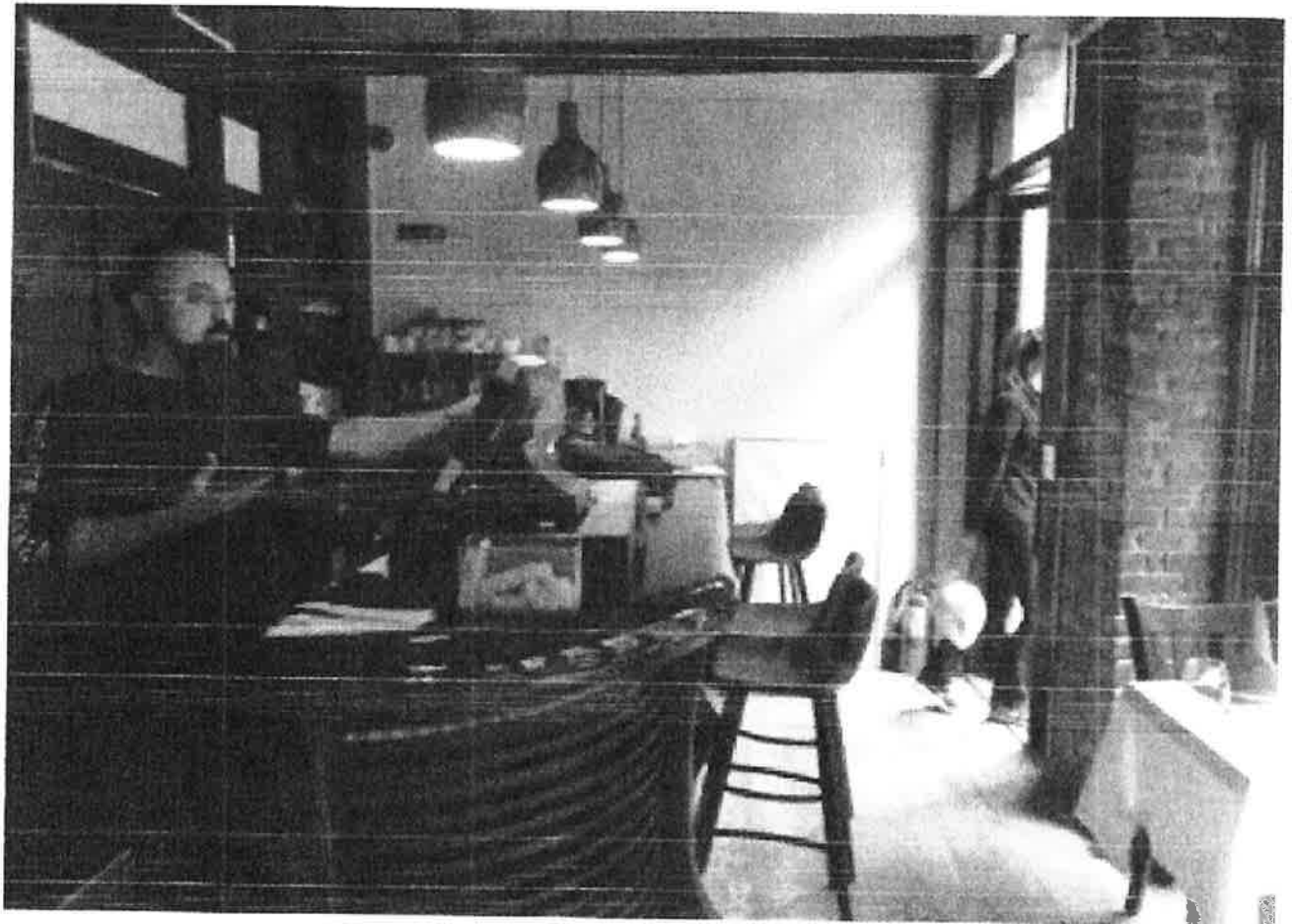
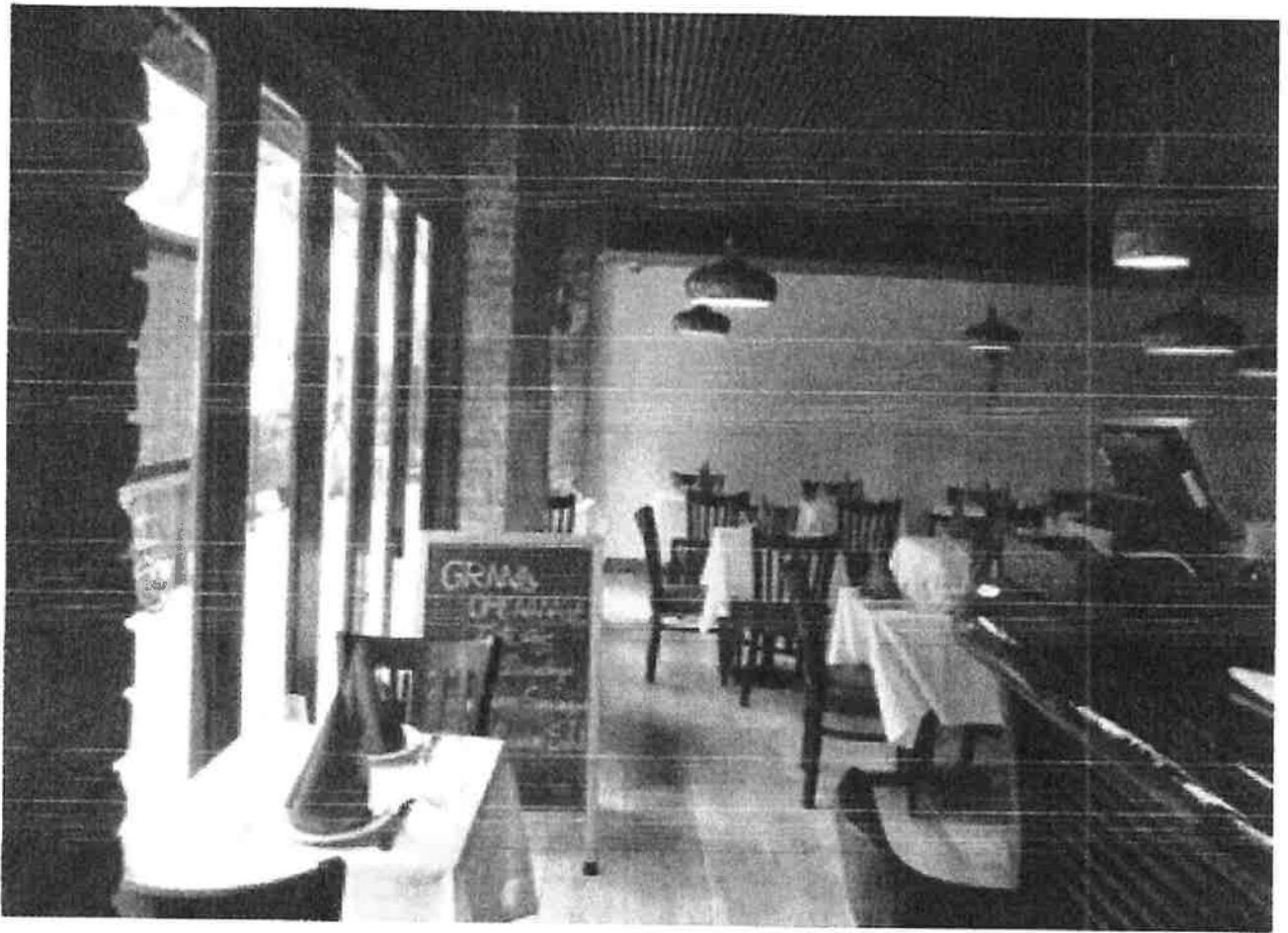
Traditional Romanian crispy and light donuts served with jelly and sweet sour cream.

Profiterole

Homemade sweet cream puff, whip cream, custard, pastry cream.

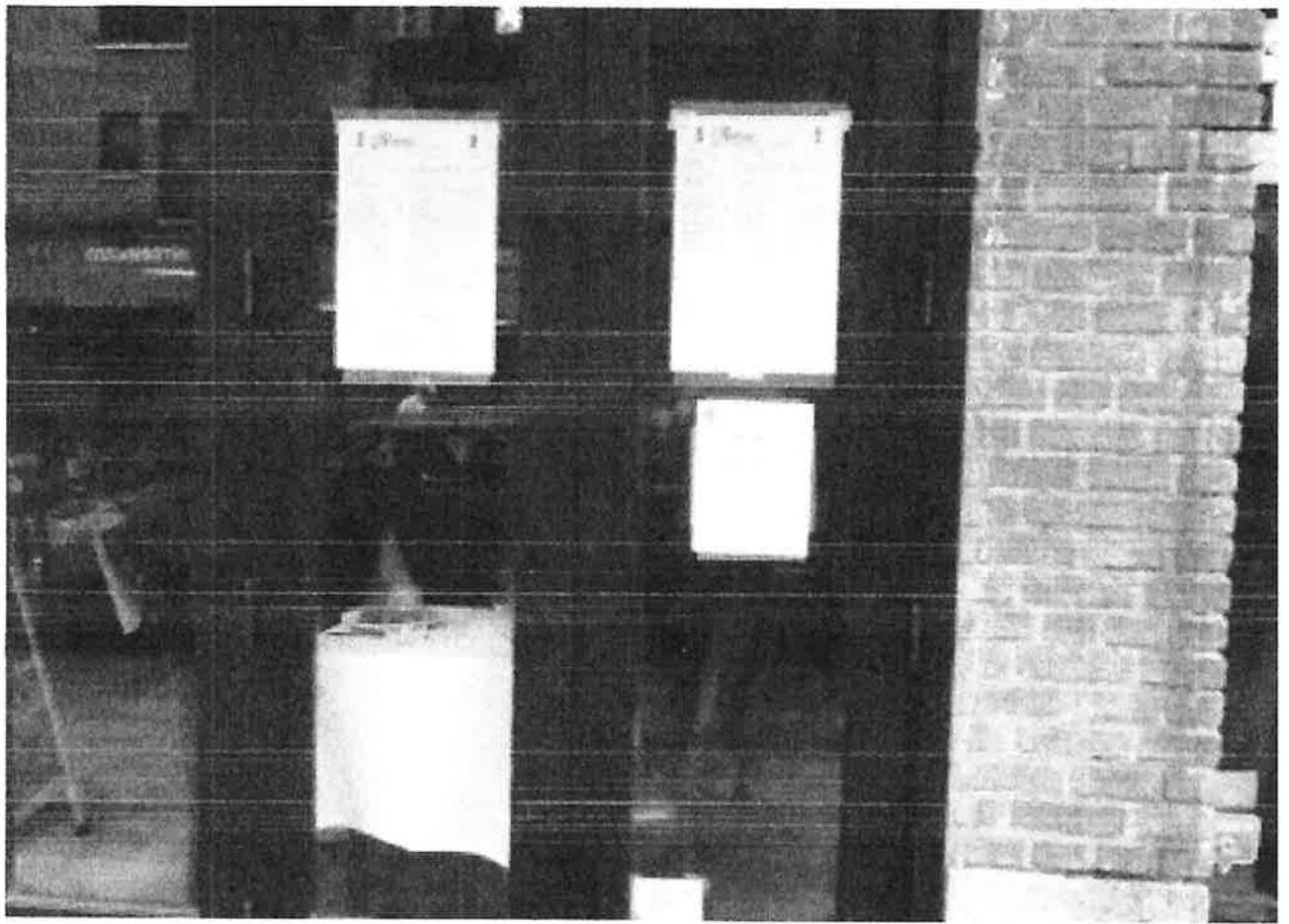


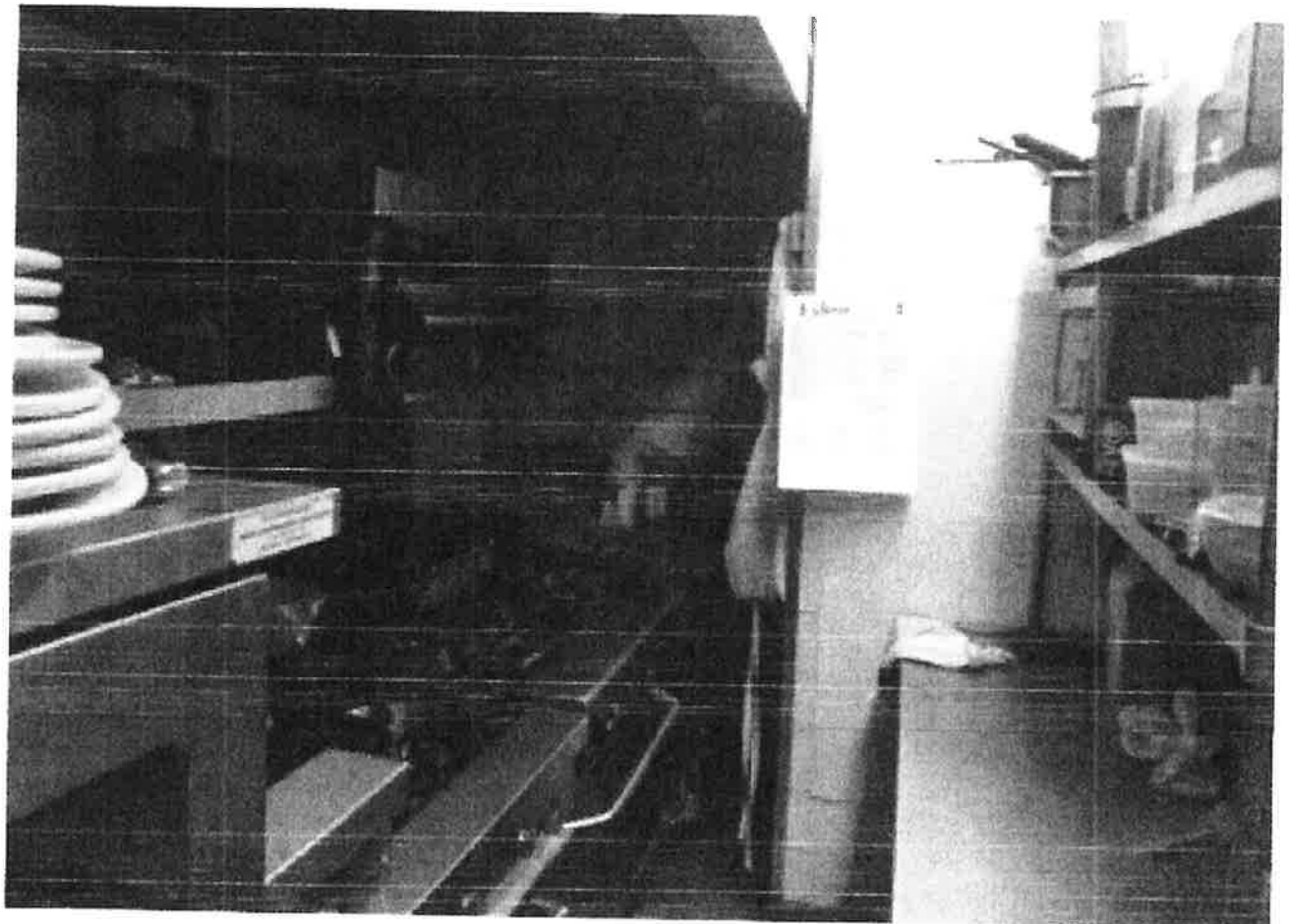


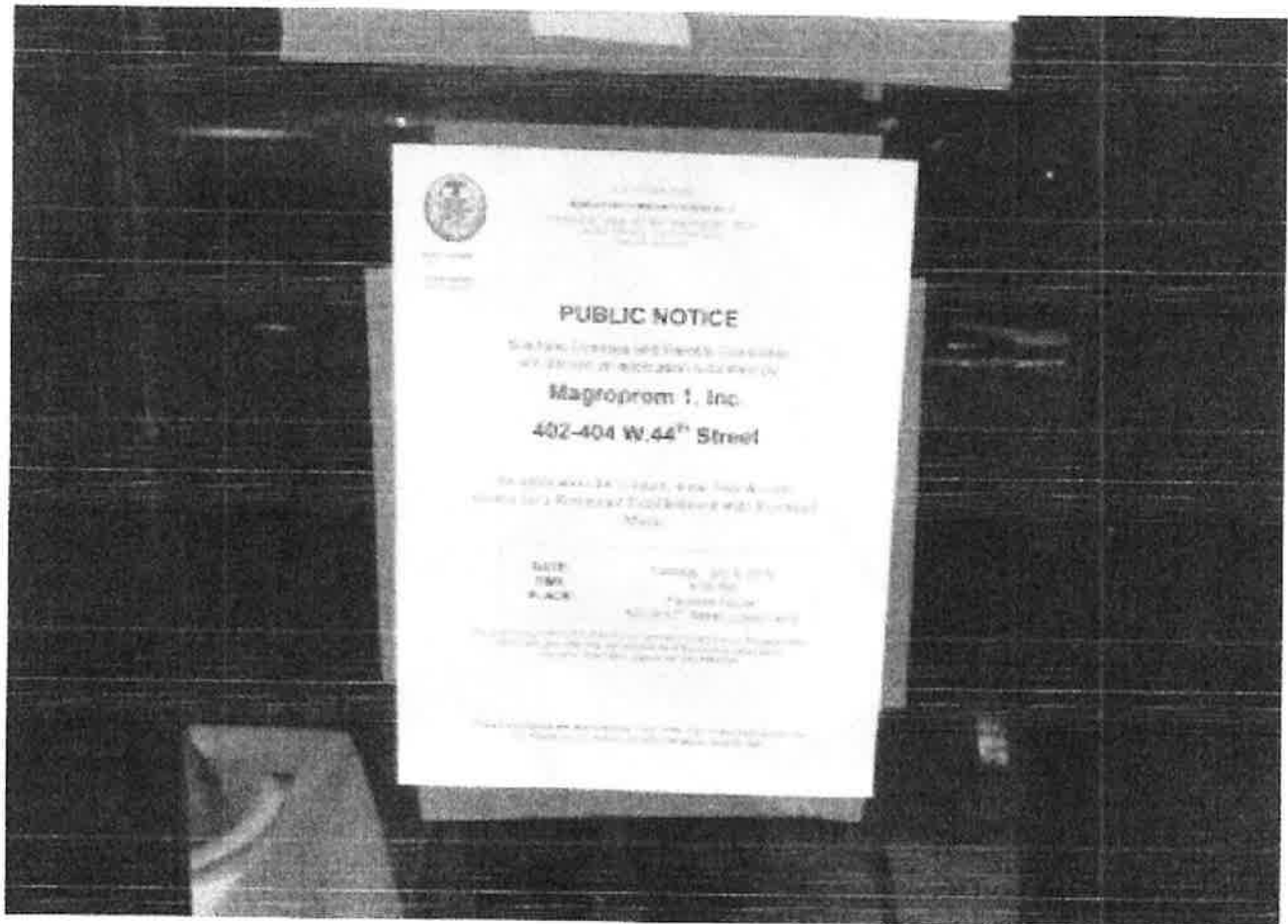
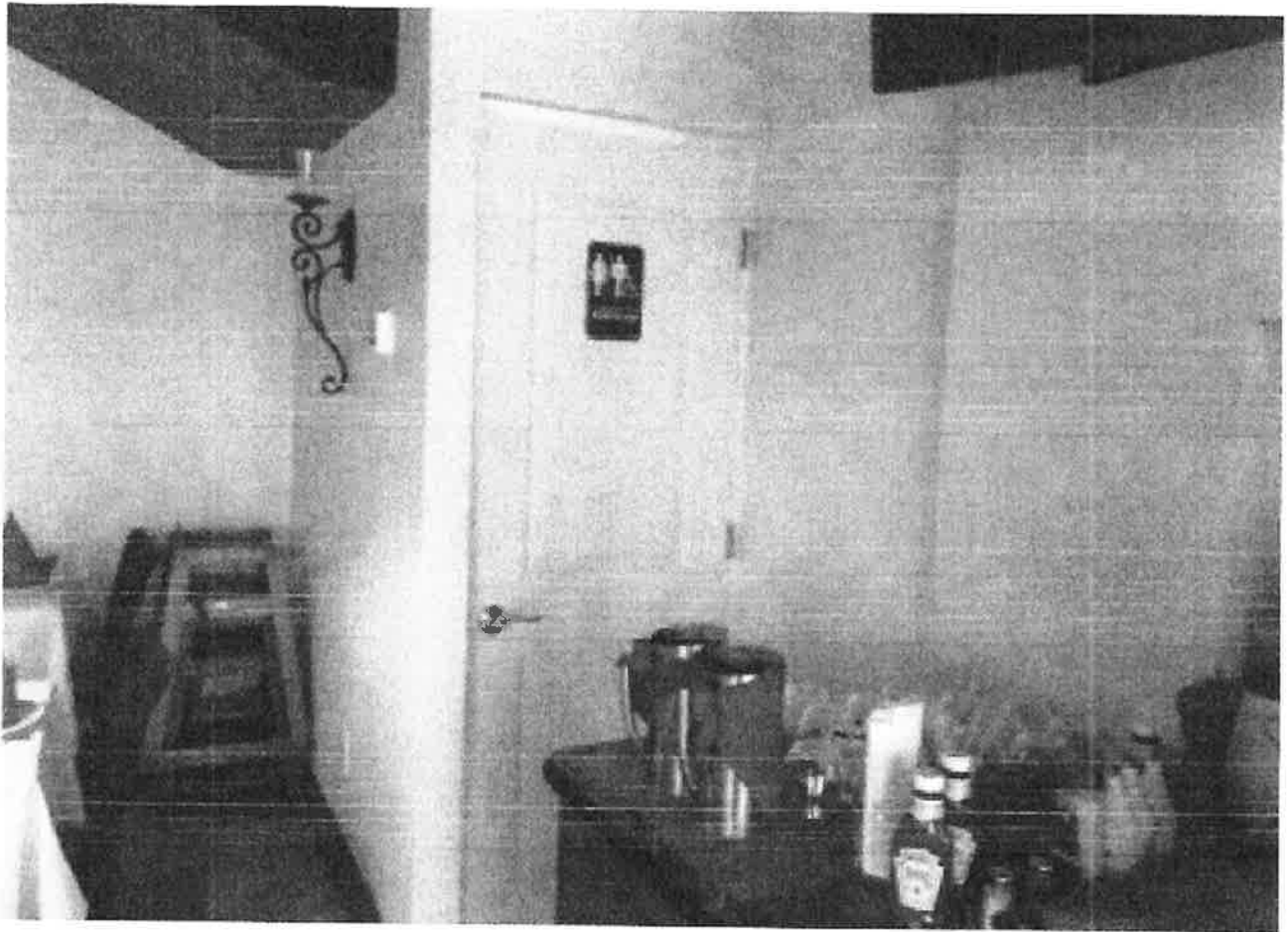














CITY OF CHICAGO
DEPARTMENT OF PUBLIC WORKS
STREET LIGHTS DIVISION

PUBLIC NOTICE

Chicago's Streets and Parks Department
has received an application for a permit to

Magnum 1, Inc.

402-404 W. 44th Street

to install a new street light pole and
to install a new street light fixture on
the above street.

2015
10/15/15

Chicago's Streets and Parks Department
has received an application for a permit to

to install a new street light pole and
to install a new street light fixture on
the above street.