

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)		
27 West Chelsea Inc.		IL Bastardo		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
544 W. 27th Street, New York, NY 10001		10th & 11th Avenues	10001	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	27 West Chelsea Inc	NAME:	Martin P. Mehler
	PHONE:	212.675.5980	PHONE:	212-962-4688
	EMAIL:	kristin@kristinscollenne.com	EMAIL:	Mehlerbuscemi@aol.com
MANAGER	NAME:		NAME:	Simon Milul-Mushlan Inc.
	PHONE:		PHONE:	212-947-3185
	EMAIL:		EMAIL:	
APPLICATION TYPE (<input checked="" type="radio"/> <i>Liquor License</i> <input type="radio"/> <i>Unenclosed Sidewalk Cafe</i>)				
<input type="radio"/> New	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<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="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		Serial # 1305161 Exp - 10/31/19	
	<i>Please list/describe the nature of all the changes and attach the plans:</i> Addition of 2nd Floor seating, bar, restrooms and reduction of days			
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 checked="" 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - after CB meeting
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - Alteration Application
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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

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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			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
	Kitchen			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
	Music			4pm-12am	4pm-2am	4pm-2am	4pm-2am	4pm-12am
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	294		1st - 55 2nd - 8	1st - 139 2nd - 64	0	2	1st - 20 2nd - 5	
OUTSIDE <i>(Other than sidewalk café)</i>	N/A							
SIDEWALK CAFÉ	N/A							
How many floors are there? What is the capacity for each floor?					2 floors			
How frequently will the owner(s) be at the establishment?					50 hours per week			
Will there be dancing?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will outside promoters be used on a regular basis? If yes please describe.					<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	No	
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will security plan be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes	
Will applicant be using delivery bicycles? If yes, how many?					<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	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	N/A	
Where will delivery bicycles be stored during the day when not in use?					N/A			

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	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	Yes
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes

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	Bill Borock, Council Chelsea Block Association	
	# 2	Miguel Acevedo, Fulton House Tenant Association	
	# 3	Darlene Waters, Chelsea-Elliot Tenant Association	
	# 4	Inge Ivchenko, London Terrace Tenants Association	
	# 5		
Please provide dates when applicant met with the groups listed above.		March 18th, 2019	
Who was your contact person at each group you met with?		Bill Borock, Miguel Acevedo and Darlene Waters	
When did applicant post the notice that was provided?		March 17th, 2019	
Where did applicant post the notice that was provided?		544 W 27th Street - Front door and surrounding street light pillars	
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 Yes - 714.932.2256 Kristin Sollenne Cell
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 Yes

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A		
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	Yes - 27 West Chelsea Inc.
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	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	Yes
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
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	Yes
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	Yes
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	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	Yes
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Where will the air conditioner be located? What type is it?	On the roof, air cooled		
When was the air conditioner installed?	2005		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
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	No
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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	N/A
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	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

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.

<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its <u>May 1, 2019</u> full board meeting, with <u>30</u> members voting in favor of the recommendation, <u>2</u> members opposed, <u>2</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	Yoni Bolser <i>CB4 BLP Committee Co-Chair</i>
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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>Kristin Sollenne</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>3.18.19</p> <p>DATE</p>
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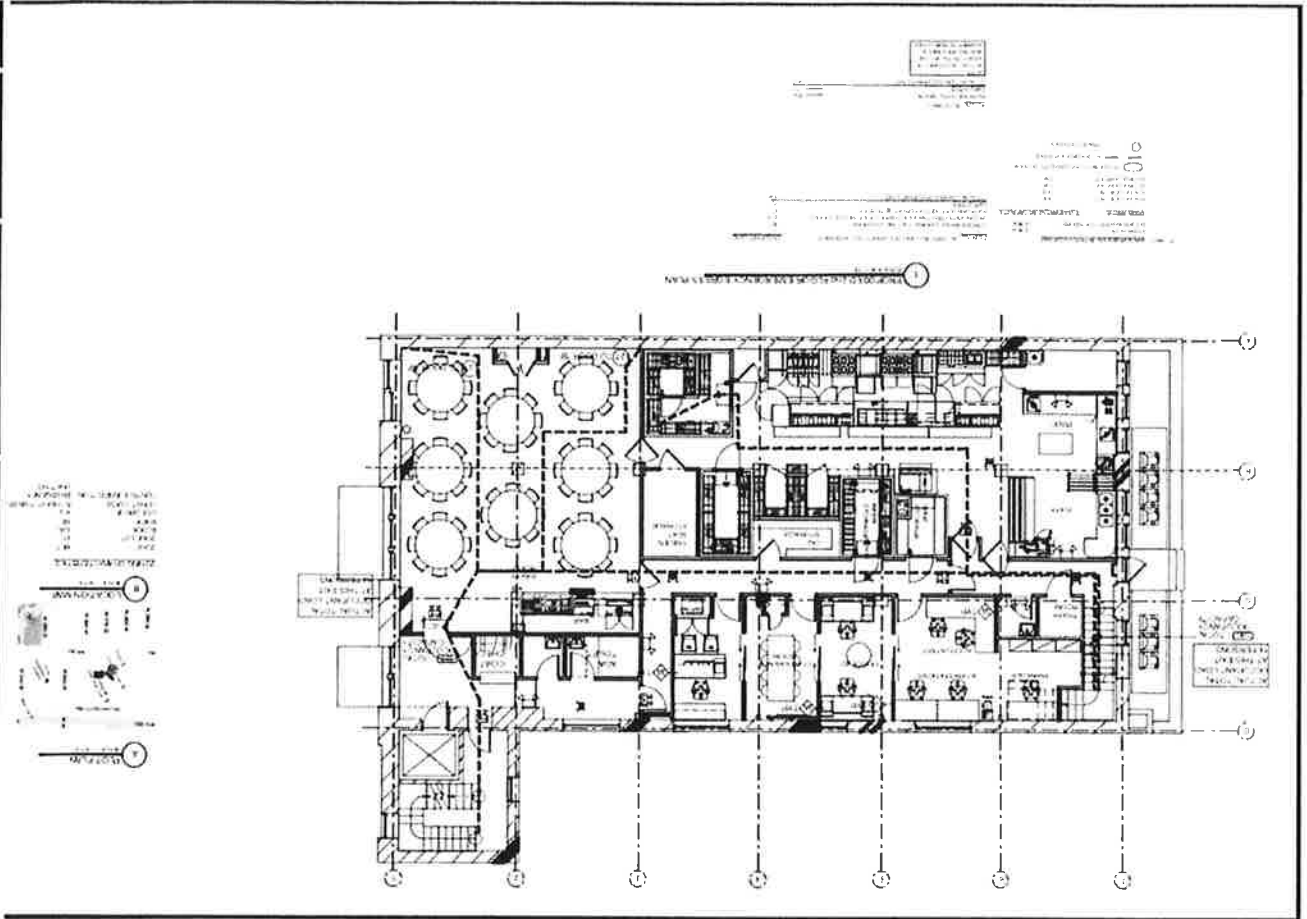
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PROPOSED SON CUBANO RESTAURANT

PROPOSED SON CUBANO RESTAURANT

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
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PROPOSED SON CUBANO RESTAURANT



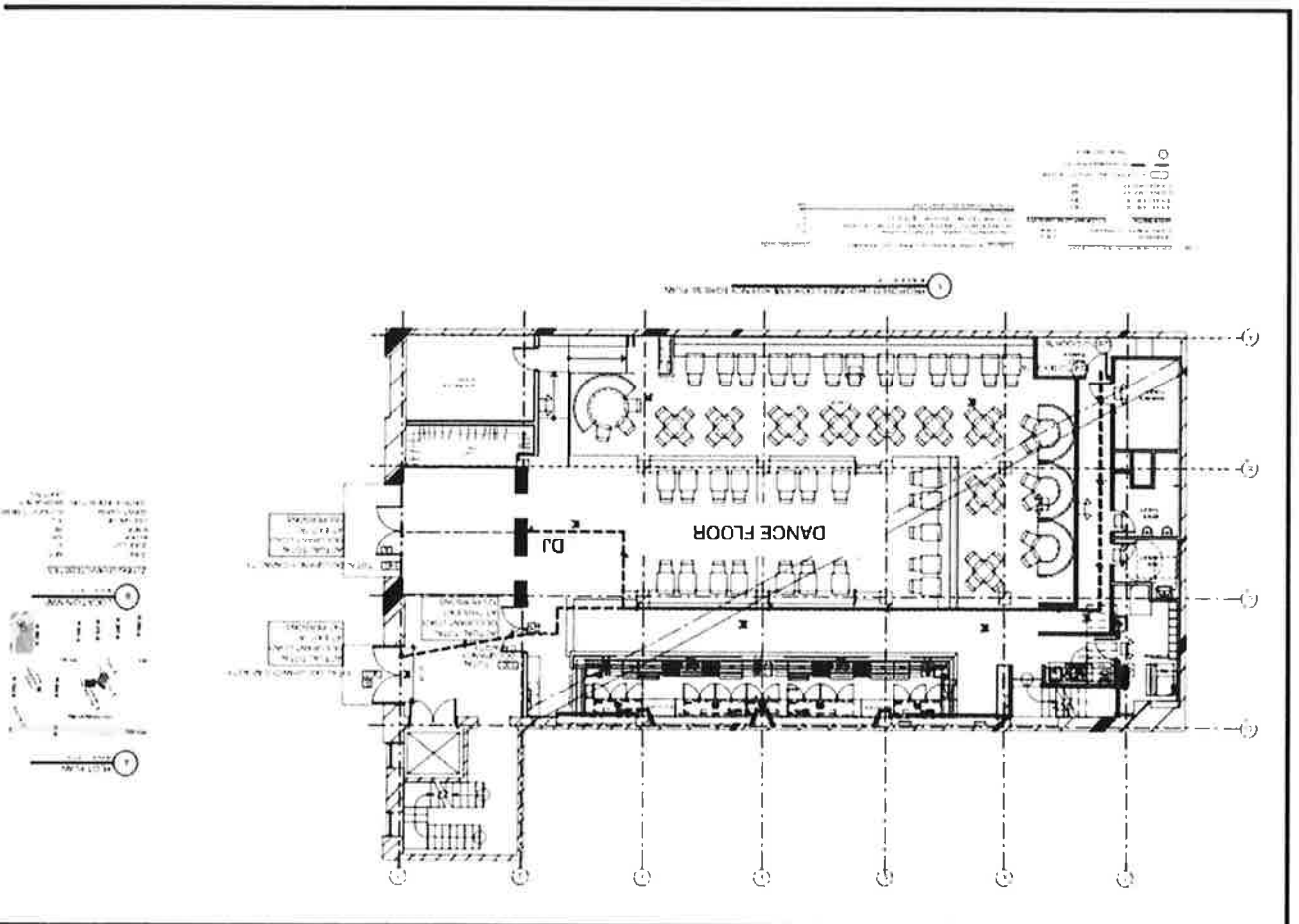
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PROPOSED SON CUBANO RESTAURANT

PROPOSED SON CUBANO RESTAURANT

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PROPOSED SON CUBANO RESTAURANT



BRUNCH

Classic Eggs Benedict

With two fresh poached eggs, savory black forest ham, toasted English Muffin, and truffle infused hollandaise sauce topped with caviar, served with home fries and mixed greens salad

Avocado Toast

Fresh Hass Avocado and Habanero Pepper on Multigrain Bread, French Fries, Mixed Greens

French Toast

Served with Nutella and Marshmallows

Chocolate Swirl Pancakes

Oven-baked Pancakes, Infused with Cinnamon and Vanilla extract; Topped with Fresh Seasonal Fruit

Waffle Iron Omelette

Chopped Ham, Cheddar Cheese, Peppers, Onions, Home Fries, Mixed Greens

Bagel & Lox

Smoked Salmon, Cream Cheese, Tomatoes, Red Onions, Capers served with Home Fries

Bastardo Burger

Topped with American cheese, Lettuce, Tomato, Pickles,
Red Onion, and Onion Rings on a Brioche Bun, served
with French Fries and Mixed Greens

Chicken and Waffles

Fried Chicken served with a Belgian Waffle, Mixed Greens

Crispy Chicken Sandwich

Buttermilk Battered Chicken Breast topped with Lettuce,
Tomato, Avocado, Chipotle Aioli on a Brioche Bun, served
with French Fries

Steak and Eggs

Grilled Angus Sirloin Steak, Two Scrambled Eggs, Salsa
Verde, Mixed Greens, French Fries

Lobster Benedict

With two fresh poached eggs, Lobster Meat, toasted
English muffin, truffle infused hollandaise sauce topped
with caviar, served with home fries and mixed greens
salad

Filet Mignon Sandwich

Ciabatta Potato Bread, Caramelized Onions, Monterey
Jack Cheese, French Fries, Mixed Greens

Lobster Mac N' Cheese

Baked with Breadcrumbs, Lobster Meat, Creamy Cheddar

Surf and Turf

6 oz. tender filet mignon and fresh lobster tail served with Avocado Toast, Poached Eggs, and topped with caviar

DINNER

Zucchini Noodles with Pesto
basil pesto sauce

Rigatoni Pollo Pazzo
chicken, sun dried tomatoes, pink sauce

Ravioli Alla Vodka
Cheese filled ravioli, tomato vodka sauce

Chicken Parmesean
served with rigatoni pomodoro

The Bastardo Burger
topped with American cheese, lettuce, tomatoes, pickles,
onions, onion rings

Porkchop Milanese
arugala, cherry tomatoes, avocado, fresh burrata
mozzarella

Lobster Mac and Cheese

fusilli pasta baked with breadcrumbs, lobster meat,
creamy cheddar

Miso Glazed Salmon

served with vegetable polenta and potato cake

Shrimp Scampi

served with vegetable polenta and potato cake

Steak Frites

grilled angus sirloin steak, salsa verde, french fries, mixed
greens

Lobster Thermidor

stuffed lobster with crab meat, vegetable polenta, potato
cake

Filet Mignon Au Poivre

tender filet mignon, vegetable polenta, potato cake

Surf n Turf

stuffed lobster with crab meat, tender filet mignon,
vegetable polenta, potato cake

March 5, 2019

Community Board Members

I am writing on behalf of IL Bastardo and their interest in expanding to the second floor of the building. We have had a number of events at this space and have been so impressed with all aspects of their business. The staff is very professional and caring and handled every request we had. Our events were a huge success and many of our guests showed interest in having future events there. I have also introduced the space to a number of schools and non-for-profits who have had their functions there.

It would be great if they were able to expand to the second floor so larger events can take advantage of this great venue.

Thank you in advance for your consideration.

Kathy Ellman

Chelsea Resident for over 18 years

March 5, 2019

Kristin Sollenne
Il Bastardo
544 West 27th Street
New York, NY 10001

To whom it may concern:

I am writing on behalf of Kristin Sollenne, in support of expanding her restaurant IL Bastardo located at 544 W 27th St. I have had the pleasure of doing business directly with her and her restaurant and have rented the venue for private events, as well as smaller intimate reservations for clients. Every interaction was not only professional, but Kristin and her team went above and beyond at each event I hosted.

I own a branding and public relations agency, working with many high profile personalities. My clients have a very discerning palette and this is why I continue to work with Kristin and IL Bastardo due to the quality and efficiency they offer on a consistent basis. In a city that offers many options, I will continue to bring my business to Kristin and her team. I support the expansion of the restaurant and this beautiful venue.

If you should have any further questions, you may reach me directly at 347.837.1254.

Kindly,

Monica Kline

Monica Kline
IDentity Brand Management
1204 Broadway
New York, NY 10001

March 6, 2019

Community Board 4

330 West 42nd Street, #2601

New York, New York 10036

Dear Members of the Board,

I have used Il Bastardo, located at 544 W 27th Street over the past year for many of my client events. I am very happy to share that it has always been a wonderful experience, and a pleasure working with Kristin and everyone at Il Bastardo.

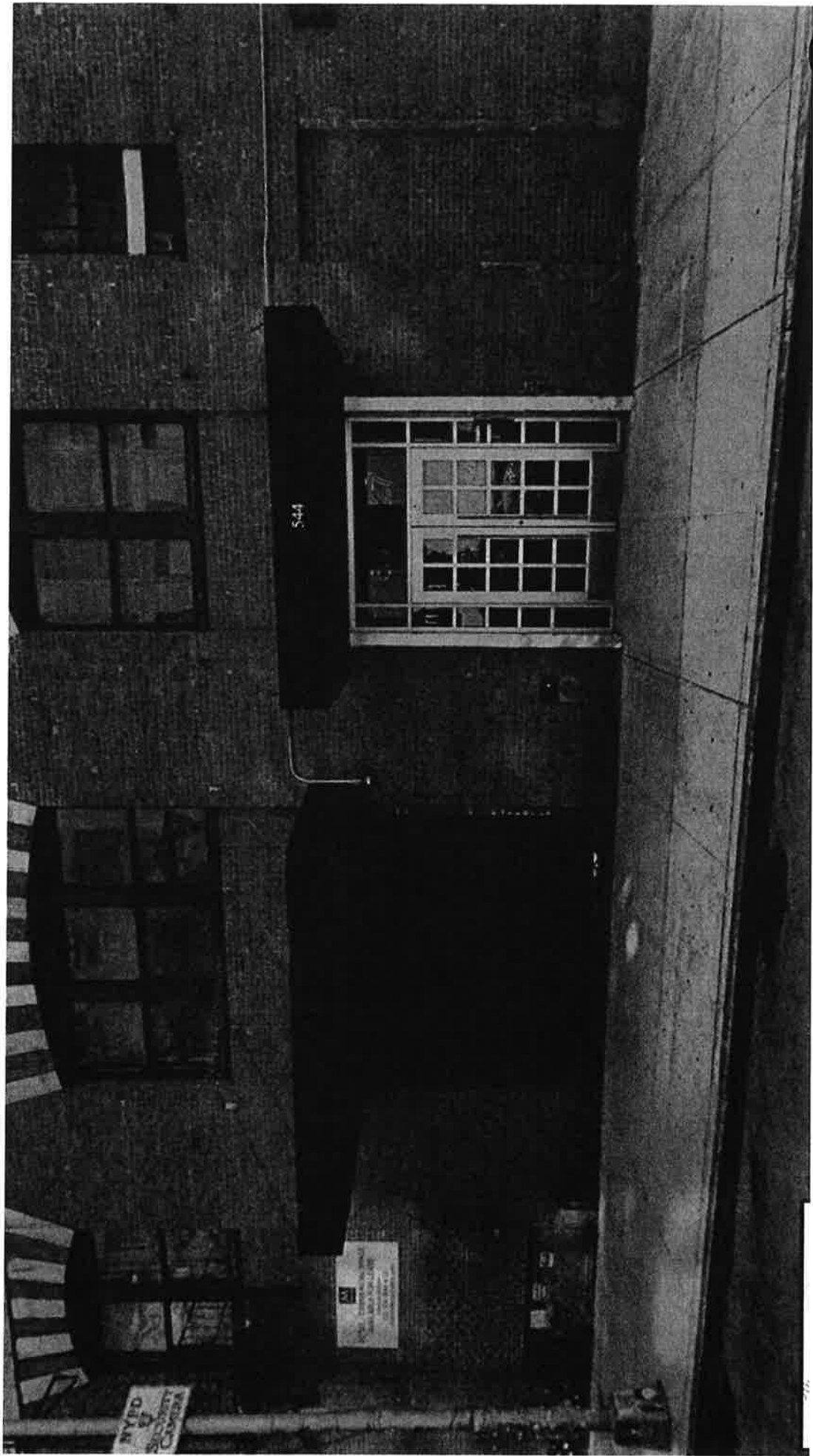
Everything has always gone smoothly and feedback from my guests is always fantastic. I have also done a lot of work in the neighborhood including residences such as 505 W 19th, 500 W 21st, and 160 W 12th. Il Bastardo has been the perfect neighborhood establishment to have these intimate to larger gatherings to promote business and clients in the area. I continuously look forward to using the restaurant as a venue to host broker events, as the staff is always very welcoming and warm, accommodating, and extremely professional. I strongly support the expansion of the restaurant and look forward to future events and dinners there.

Very warmly,

Irene O'Halloran

Irene O'Halloran

320 East 42nd Street, #1513 New York, New York 10017 917.208.6422
ohalloran.irene@gmail.com



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BYE BYE
SECURITY
CAMERA

AS
POLICE
LABORATORY
SERVICES
1000 N. 10TH ST.
DENVER, CO 80202