# Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATIONS			DOING BUSINESS A	(OBA)			
CAAS	36	9 h Avenue Corp	Buc	ina Vis	ta		
STRUCTADDRES	San ar i		CROSS STREETS A	100000	zn coni i	-	
536	9-14	Avenue	W. 39h	: W. 40th.	145 /	°∞/8	*Towers Common Come 17773
OWNERS 12 13	AVE.	Christian Nunez		MINIS Fro	nk Po	1:1/5	
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	NAME	@ gweil. com		NAME		<b>/</b>	
MANAGER	PHONE	Same as above	LANDGORD	P. ONE:	_		
	EMAIL!			EMAIL:			
APPETCATE	ONTIVI	ILE CHECTOLOGICA					
	Has applicar	t owned or managed a similar business?		± (1921)	, 96 °F = '		
New	What is/was	the name and address of establishment?	Ú	Albert's 2008 - Amc 357	Motongo,	House, 21	7 Dyc Kings
	What were th	e dates applicant was involved with this former prem	2008-	Presy	( 5		
○ Corp	What is the li	cense # and expiration date?	(2)	Amc 351	h J+ 7500	619 240 1 20	0. 8574 31 11x - Present
=Change/Class=== Change/Remoyal	:::is:applicant:n	neking:any-allorations:or-operational-changes?		# 1/6 T	W-NO.		
	If alterations	or operational changes are being made, please descr	ibeliist ali changes.				
Alteration	What is the co	urrent license# and expiration date?					
	Please list/de	scribe the nature of all the changes and attach the pl	ans;				
MEDHODIO	OPER	71107					
TYPE OF ALCOH	OL	C Liquor/Wine/Beer & Cider	Beer & Cid	ler	◆ Wine/Beer 8	k Cider	
ESTABLISHMEN	г тург	Restaurant	Night Club O Hotel	O Bar/Tavern	O Catering	Establishment	
		O Adult Entertainment O Wine Ba	T O Dance Club	O Sports Bar	Club (Fraternal On	ganization – Member	s Only)
Has applicant/owner you plan to file?	filed with th	e SLA? If yes, when? If no, when do	18. 703	Sunt	· where =	که ۱٦	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise tiquor license establishments within a 500 ft. radius of your						***************************************	
establishment and the Public Interest Statement.  Is the 200 Foot Rule applicable? If yes, please attach a diagram of the							
is the 200 Foot Rule schools and houses			W, MO				
Has applicant/owner Location of Alcoholic	(s) read MC -Serving Es	B4 Policy Regarding Concentration and tablishments?	40 kg				***************************************

IfOURS Operation 10 Am - 2 Am  (hidoor Kitchen / Am - 1 Am - 1 Am  Missip 2 Am  Missip 2 Am	Y THURSDAY FRAUAY SAIRADAY SUNDAY	CN
Conflicity of the Province of	DANCY  Number of Service Number of Number of Series Science Street Stree	
How frequently will the owner(s) be at the establishment?	2 - 9f- Bont - storage pup	
-Will-you-be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?  Will applicant have bottle or table service for beverage alcohol?	Daily	
Will you be hosting private; promotional or corporate events?  Will outside promoters be used on a regular basis? If yes please describe.	De occaisane   Dinate part	<b>L.</b> S.
Will you have a security plan? If, yes please attach. Will security plan be implemented?		
Will State certified security personnel be used?  Will New York Nightlife Association and NYPD Best Practices be followed?	AVIS NO	
Will applicant be using delivery bicycles? If yes, how many?	259 NO Z-3	
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?		
Where will delivery bicycles be stored during the day when not in use?	Bosemant	

HÖGAHONEVONNE F. F. T.	The Control of the Co
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	10 Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	105 20 LNO Panding
is a Public Assembly permit required?	
Are your plans filed with DOB?	

Community Notification/Relat	ións		12 1						
NOTIFICATION:	#1								
List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and	# 2	***************************************							
community groups that applicant has notified regarding its application. For each please list both the organization	#3						*		
and individual you contacted	# 4								
	# 5					***************************************		-	
Please provide dates when applicant met wi	th the gro	ups listed above.			······································	<del></del>		~ <del></del>	
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?							Janeilo Landes VIII		
Will applicant provide owner cell phone num complaints that arise? Please provide number			)	VES NO					
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				Vis No	Ŧ				

Building Disign	
State the name and type of business previously located in the space.	Chinese take out : alivery
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	MS   200
Do you plan any changes to the existing façade? If yes, please describe.	NO NEW SIgnage : stretent
Will applicant have a vestibule within the establishment?	TUS NO
Will applicant use a storm enclosure?	CTON STAN
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	Tes.
Will applicant comply with the NYC noise code?	AC A
Will the establishment have any of the following: (circle all that apply)	TRUNGH DOORSES GARAGE DOORS (WINDOWSTHAT CANDE GOUNED SUPER STREET
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	7 NO. 1
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?	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	
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?	OS TRO
Will the killchen exhaust system extend to the roof?	ELS INO T
Will the establishment have an illuminated sign?	No. 1
Will the establishment have a canopy extending over the sidewalk?	ivis 600
Where will the air conditioner be located? What type is It?	reer yerd
When was the air conditioner installed?	to be installed

OUTDOOR TEEMS OF OUTER THE SIDE WALK GATE	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES No NA
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	Tis No.
Are the floorplans for the outdoor space(s) included?	Yrs (Ab)
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	VIS TNO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES ENG.
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	, YES IN O
Will there be no amplified music, as per the law?	evus Pao e
If amplified sound is played inside the establishment, will windows and doors be closed?	7185 86 2 367 2 367
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 NOT
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	う 計画 (注意 ) EYENS (SNO ) EME (STEE)
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	MES TOUR

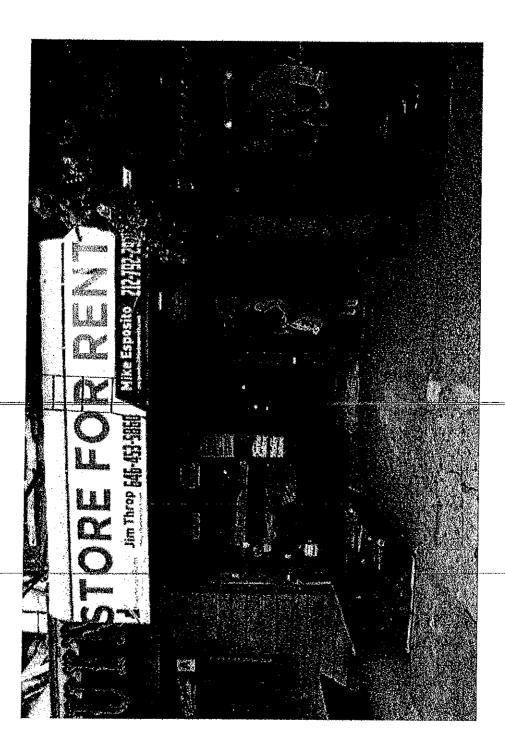
OULDOORTTEMS SIDEWALK CAFÉ # 47 1 1964	
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	NJA NJA
Will applicant be applying for a sidewalk café now or in the future?	vie Vo
Is applicant in this application seeking to include a sidewalk café in its liquor license?	X03 1200.0
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	ATES SINO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES STOR
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 cafe?	Yiis = NO
Will applicant mark the perimeter of the café on the sidewalk?	CUS NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YSS INO.
Will the sidewalk café not provide standing space for drinking or smoking?	Syris No.
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	A S No. 1
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 closinghours-and-the-morning-opening-hours-?	NES IND
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	TVEST ROTE
Will applicant use umbrellas?	TVS NO E
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?	145 1 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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	Manhattan Community Board 4 (MCB4) recomme	nds; ope	Profenial uniess all stipulati eration Denial	ions agreed to by applican	nt/owner are part of the method of
	CB4 REPRESENTATIVES # 32 2	4 44 65			210
		lozubiec Committee Co-Chair		art Lazarlu B4 BLP Committee Co-Ch	air
	APPUICANT ACRIEMENT WEITETHE	(COMPATENTE NA			
	Applicant agrees to these stipulations as the basis stipulations are essential prerequisites to the MCB stipulations incorporated in the method of operation agreement between MCB4 and applicant and may supersede any oral statements or representations.	4 recommendation re n of its liquor license only be altered in wr	egarding this applica . The stipulations in iting signed by MCE	ation. Applicant ag this application co	rees to have these institute the entire
	Section 1985 Contract to	Hian Nunce	Land 1	DOLLGAR!	8/14/13
1	PUNINAM	E OF APPLICANT	SIGNATURE OF AI	PLICANT	DATE
					10-10-17

<sup>&</sup>lt;sup>1</sup> Any Manhattan Community Board 4 (MCB4) recommendation on an application for a liquor license, whether for or against, should not be construed as an endorsement of, or precedent for, any group use that is not consistent with Board's preferred zoning. For example, 1). MCB4 supports R8, R8A and R9 zoning, and the underlining group uses associated with those zones, in the area bounded by Eleventh and Twelfth Avenues, and West 43rd and West 55th Streets. 2). MCB4 supports a text amendment to the Special Clinton District, Preservation Area, that limits group use for any vacant ground floor to Use Group 6.



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536 94 Menue New York, M. Y. Sept. 6. 2017: Motto selle

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LOCATIONS WITH FULL ON PREMISES
LIQUOR LICENSES LOCATED WITHIN
500 FEET OF 536 94 AVENUE NEW YORK, M.Y.

- DE RUIN-BAR # 1214794 538 9出 AVENUE 43 FEET FROM APPLICANT
- TOBACCO RUAD: # 1103096

  355 W. 415 STREET

  378 FEET FROM APPLICANT
- 3) DAVE'S TAVERN- JRISH BAR: # 1103099

  514 91 AVENUE

  478 FEET FROM APPLICANT
- SHORTT'S BAR. & STEAKS: # 1296904

  576 95 AUGNUE

  496 FEET FROM APPLICANT
- SIBERIA- BAR (MAY BE CLOSED)

  HAS ACTIVE LIQUOR LICENSE # 1105042

  356 W. 40 1 STREET

  ON FEET FROM APPLICANT

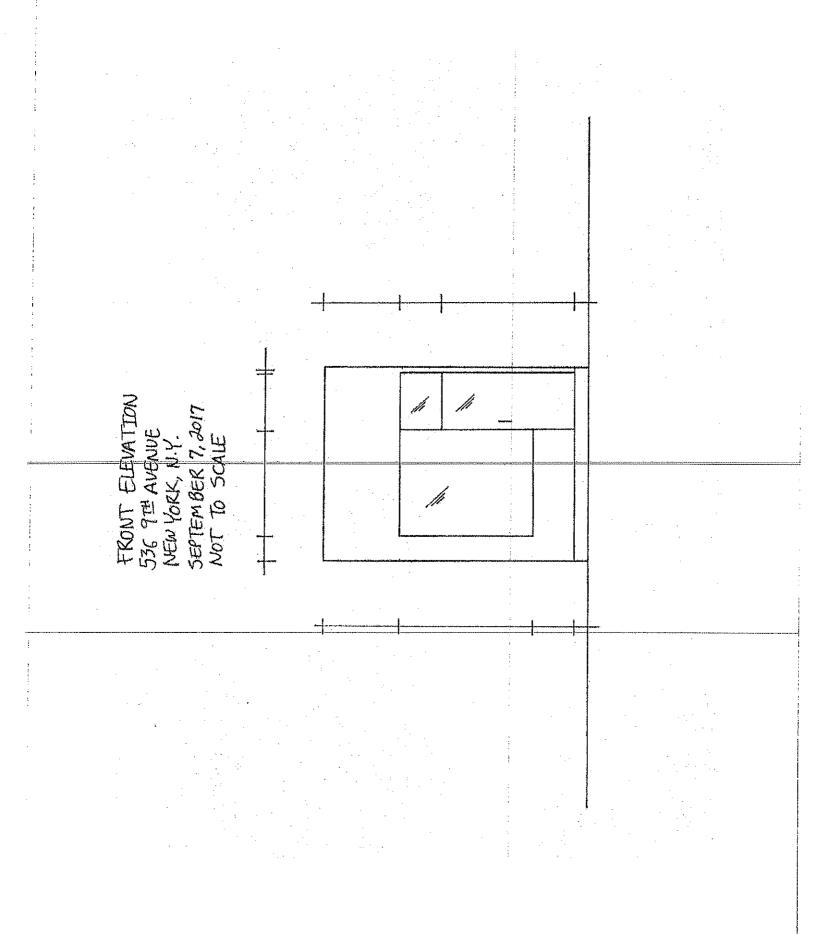


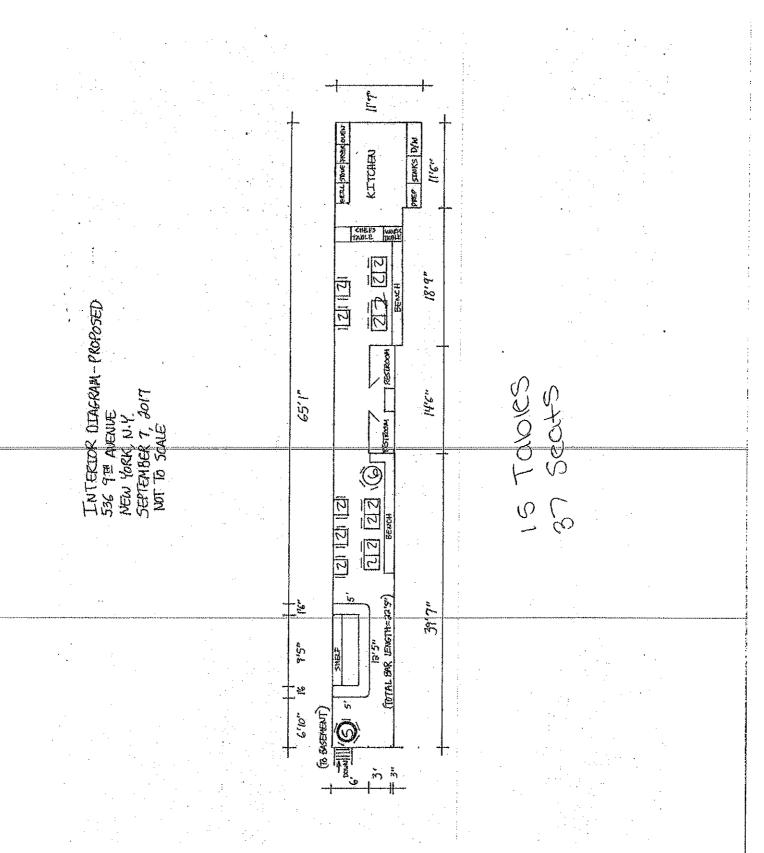
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- HOLLAND BAR:# 1034190
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  56 FEET FROM APPLICANT
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  139 FEET FROM APPLICANT
- SNACK EOS: # 1273226
  522 9 12 AVENVE
  211 FEET FROM APPLICANT
- SCALL-WAGS-PUB RESTAURANT: # 1265095
  508 9 ST AVENUE
  309 FEET FROM APPLICANT
- BOCCONE RISTORANTE: # 1293857
  506 95 AVENUE
  343 FOOT FROM APPLICANT
- TL PUNTO AUSTORANTE: # 1156801
  507-509 94 AVENUE
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- (19) BAR GONZO : # (29)390 511 9th AVENVE 304 FEET FROM APPLICANT



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INTERIOR DIACRAM - BASEMEN' 536 97 Avenue New York, N.Y. September 7, 2017 NOT TO SCALE STORAGE	

#### Tapas & small plates

Yucca rellena (yucca puree filled with beef picadillo and flash fried) \$10

Lobster & avocado taquitos (malanga taco shell, avocado puree, micro chive) \$12

Garlic shrimp "con chistorra" (gulf white shrimp, sliced garlic and Spanish chistorra) \$11

#### **Appetizers**

Braised beef empanadas, jack cheese, mojo verde \$10

Pastelon de platano (ripe plantain layered with shredded chicken, jack cheese, olives, raisins & roasted tomato sauce) (To share for 2) \$16

Buena Vista house salad- (crisp lettuce, tomato, cucumber, sliced red onion, green beans, lemon-herb dressing) \$7 (add avocado \$2)

Grilled octopus, white beans, roasted peppers, aged sherry vinegar \$10

Guacamole (hass avocado, cilantro, lime, red onion) \$9

(Grilled pineapple, jalapeno, mustard seed)

(Crispy bacon, caramelized onion)

### Sandwiches

BV Cubano (roast pork shoulder, cured Parma ham, Gouda, Chihuahua cheese, pickle relish, garlic mojo) \$12

"The Chimi"- (ground Angus beef, fried onions, cabbage slaw, special sauce) \$12

Grilled chicken "country club"-(double smoked bacon, sliced avocado, LTO, mojo mayo, Caribbean slaw) \$13

#### **MAIN PLATES**

House Specialty Mojo Rubbed Chicken - ½ or whole (choice of mango-habanero glaze or mojo Verde)

\$16

Paella Valenciana (soffrito, chorizo, green garbanzos, chicken, mussels, saffron bomba rice) \$30

Braised Short Rib "Ropa Vieja" (white rice, green plantain basket) \$22

Grilled salmon- toasted quinoa, chayote squash, and mango-ginger crema \$21

Angus Sirloin Steak "frites" (yucca fries, tomato-watercress salad, herb chimmichurri) green Chile \$25 béarnaise add \$3

Fideos- squid ink linguine, shrimp enchilada, mussels, green peas, spicy pimenton \$20

Roasted vegetable Chile Relleno (squash, eggplant, sofrito, Chihuahua cheese, charred tomato ranchera) \$18

Baja Style Fish tacos, ancho Chile crema, cabbage slaw, tomato salsa, black beans \$18

## <u>Sides</u>

Coconut rice & peas (arroz con gandules) \$7

Steamed yucca con mojo \$7

Green & ripe plantains \$7