

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME TBD, LLC		DOING BUSINESS AS (DBA) Folk City	
STREET ADDRESS 409 w. 15th street		CROSS STREETS 9th / 10th avenues	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated with the license)</small>	NAME: Michael Ginsberg	ATTORNEY/ REPRESENTATIVE	NAME: Terrence Flynn, Jr.
	PHONE: 646.243.7072		PHONE: 718.945.1000
	EMAIL: metalbelly@gmail.com		EMAIL: trflynnjr@gmail.com
MANAGER	NAME: same as above	LANDLORD	NAME: Jamestown LP
	PHONE: "		PHONE: 212.652.2121
	EMAIL: "		EMAIL: betzie.sellers@jamestownlp.com
APPLICATION TYPE (Check One)			
<input checked="" 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?	tippler, el original	
	What were the dates applicant was involved with this former premise?	2010-2017 current both	
<input type="radio"/> Transfer	What is the prior 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:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input checked="" type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	5P-4a	5p-4a	5p-4a	5p-4a	5p-4a	5p-4a	5p-4a	5p-4a
	Kitchen	5p-1a	5p-1a	5p-1a	5p-1a	5p-1a	5p-1a	5p-1a	5p-1a
Music	5P-4a	5P-4a	5P-4a	5P-4a	5P-4a	5P-4a	5P-4a	5P-4a	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> 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	249	249	20	100	1	1	25		
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?					1 floor (sublevel) - 249				
How frequently will the owner(s) be at the establishment?					4				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO			
Will you be hosting private, promotional or corporate events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will security plan be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					<input 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 type="radio"/> YES	<input checked="" type="radio"/> NO			
Where will delivery bicycles be stored during the day when not in use?					n/a				

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO

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	Fulton Houses Association - Miguel Acevedo
	# 2	10th Precinct Detective - Mike Petrillo
	# 3	MPIA Head - Lauren Danzinger
	# 4	Milk Studios - Kim Goodger / Arrez
	# 5	
Please provide dates when applicant met with the groups listed above.	May/June/July	
Who was your contact person at each group you met with?	see above	
When did applicant post the notice that was provided?	July 16, 2017	
Where did applicant post the notice that was provided?	door to 15th street entrance	
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
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	basement storage / eleni's		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing facade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	approved signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
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?	YES	<input checked="" type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	roof		
When was the air conditioner installed?	august 2017		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ		ALL BELOW N/A	
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A ALL BELOW
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)


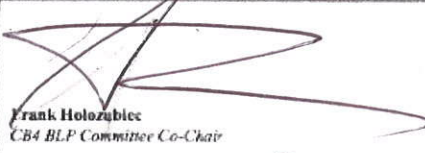

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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.


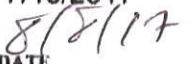
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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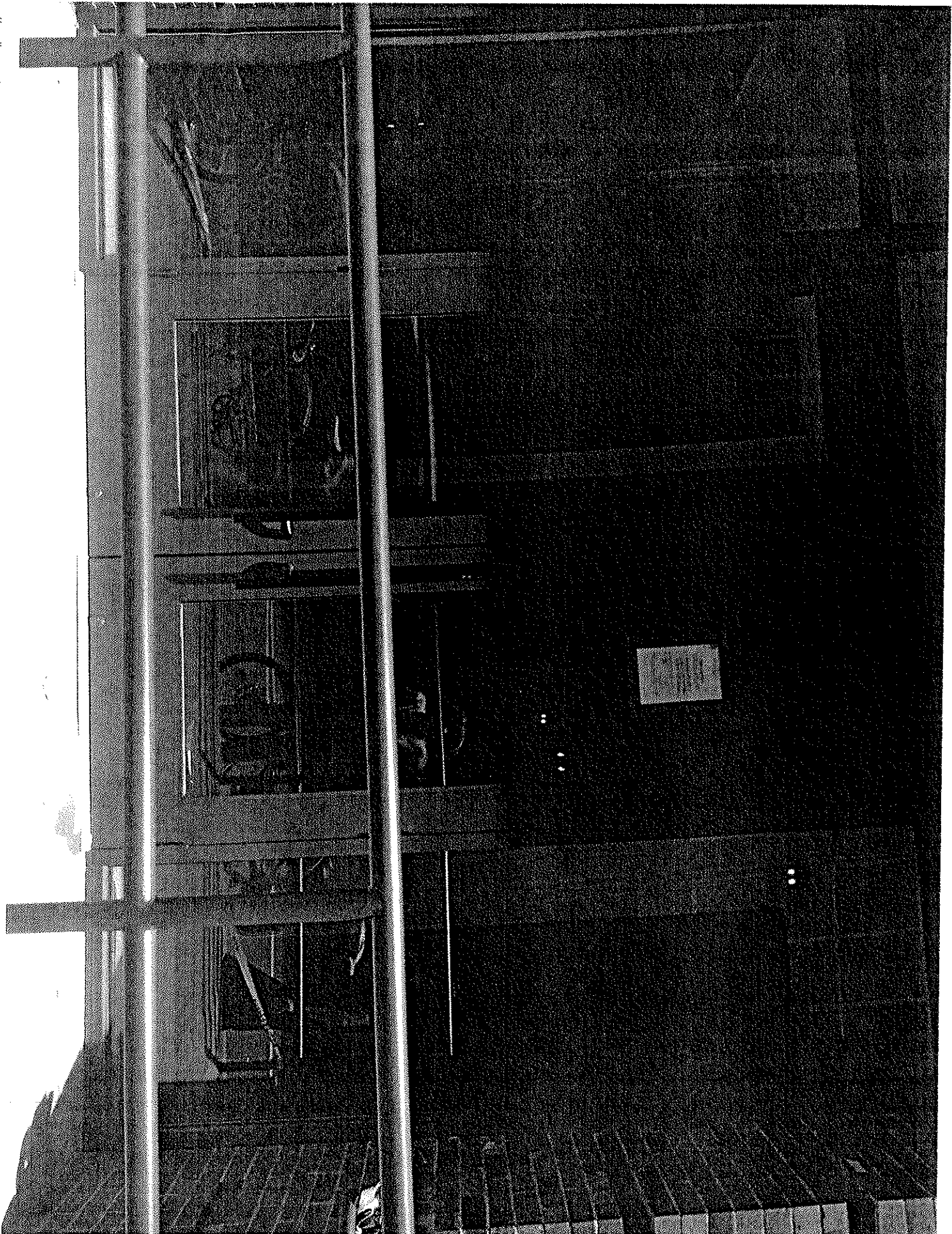
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozabiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <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.

SIGN HERE →	Michael G. Ginsberg <small>PRINT NAME OF APPLICANT</small>	 <small>SIGNATURE OF APPLICANT</small>	7/16/2017  <small>DATE</small>
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CITY FOLK FOLK CITY MENU

**served with your choice
of condiment**

Lamb Kitfo
awase brown butter

Cured Maitake
Mushrooms
mushroom cream cheese

Chicken Liver Butter
burnt shallots

Low Country Shrimp
Pickle
green fennel seed yogurt

Fairytale Eggplant
whore's sauce

VEGETABLES

Dips

*raw green market
vegetables served with
dips
bagna cauda - green
goddess - calabrian chilis*

Salad

*black kale, anchovies,
fried bread, pecorino,
garlic dressing*

Goat Salad

*wintered spinach,
dynasty peanuts,
red onion, goat cheese,
soft herbs, jalapeño
vinaigrette*

BEANS & LEGUMES

BEANS & LEGUMES
snacks pair best with
beer

Red Chili Roasted

Peanuts
bonito flakes

Bacon Cracker Jacks
urfa spice

Sun-dried Injera
Chips
*berbere-beef jerky
powder*

Jalapeno Popcorn
white cheddar

Pork Scratchings
togarashi spice

GRILL & FOODS

things on sticks from
the la plancha,
served on charred bread
2 pieces

American Wagyu Beef
habanero vinegar

Carolina White
Shrimp
*preserved lemon
vinaigrette*

Chicken Livers
black pepper mayo

Pulpo and Pepperoni
puttanesca sauce

Baby Portobello
Mushrooms
garlic dressing

CITY FOLK FOLK CITY MENU

french bread style,
served on
Grand Daisy bread
(cold/hot)

#6

*dainty lettuces, goats
milk cheese, properly
dried herbs, jalapeño
vinaigrette*

#1

*shredded mozzarella,
"when it's done" tomato
sauce,
scissor clipped basil*

#2

*peperoni, peperoni,
peperoni, peperoni,
peperoni, mozzarella,
"when it's done"
tomato sauce, properly
dried herbs*

#3

*anchovies, sauce
puttanesca, sautéed
escarole,
scissor clipped parsley,
chili flake, good olive oil*

#4

*roast garlic, fontina,
shredded mozzarella,
goat cheese, pecorino,
properly dried herbs,
ghost pepper salt*

#5

*fairytale eggplant,
marinated peppers,
pickled mushrooms,
mozzarella, scissor
clipped parsley*

CITY FOLK FOLK CITY MENU

french bread style,
served on
Grand Daisy bread
(cold/hot)

#6
*dainty lettuces, goats
milk cheese, properly
dried herbs, jalapeño
vinaigrette*

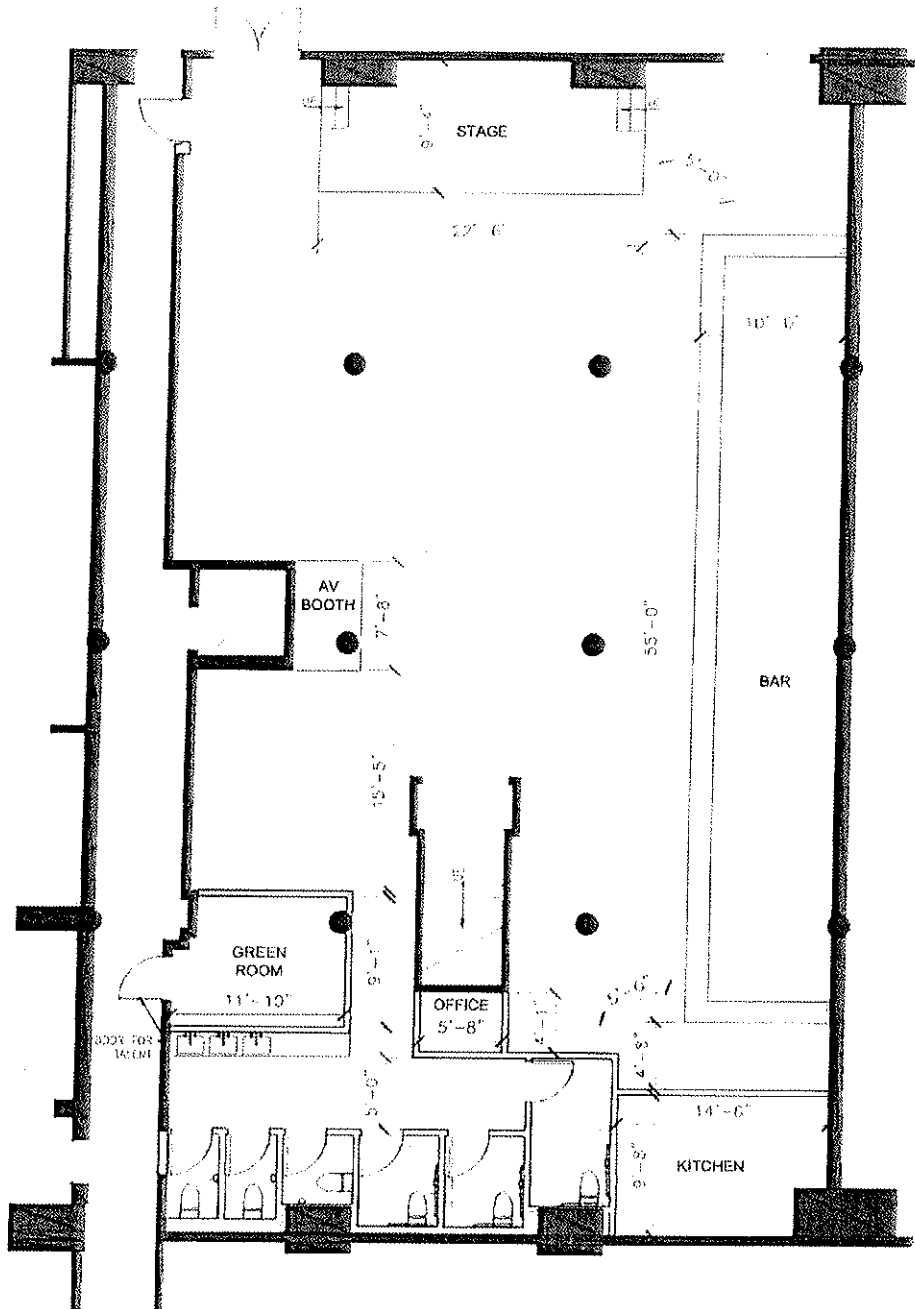
#1
*shredded mozzarella,
"when it's done" tomato
sauce,
scissor clipped basil*

#2
*peperoni, peperoni,
peperoni, peperoni,
peperoni, mozzarella,
"when it's done"
tomato sauce, properly
dried herbs*

#3
*anchovies, sauce
puttanesca, sautéed
escarole,
scissor clipped parsley,
chili flake, good olive oil*

#4
*roast garlic, fontina,
shredded mozzarella,
goat cheese, pecorino,
properly dried herbs,
ghost pepper salt*

#5
*fairytale eggplant,
marinated peppers,
pickled mushrooms,
mozzarella, scissor
clipped parsley*



PROPOSED FLOOR PLAN

ARPAD BAKSA ARCHITECT P.C.
2017

REVISION DATE

PROJECT
**FOLK CITY, 75 9TH AVENUE
 NEW YORK, NY 10011**

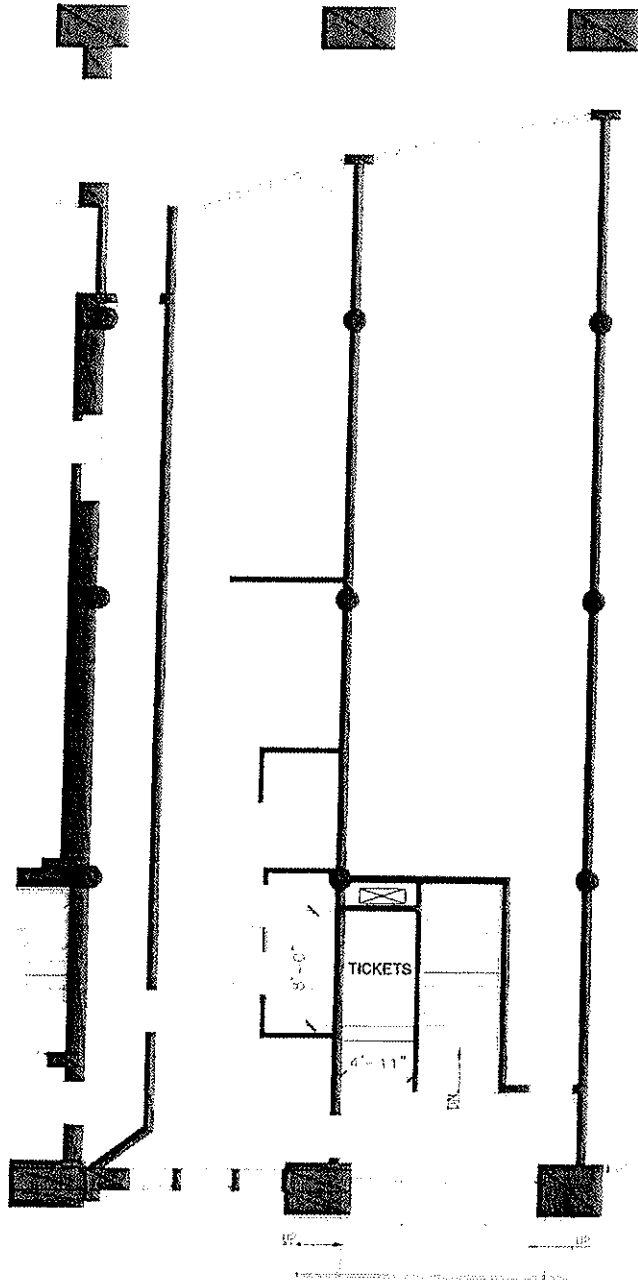
ARPAD BAKSA
 ARCHITECT, P.C.
 Architecture, Presentation and Interiors since 1984

PROJECT NO. 1912
 DATE 02 AUG 2017
 DRAWN BY 1/8" = 1'-0"

DRAWING TITLE
**PROPOSED CELLAR
 FLOOR PLAN**

75 Broad Street, Suite 8406
 New York, NY 10004-2415
 T. 212-766-4181
 F. 212-768-4473
 arpad-baksa-architect.com

SCALE VDJ
 DRAWING NO.
SK-106.00



PROPOSED FLOOR PLAN

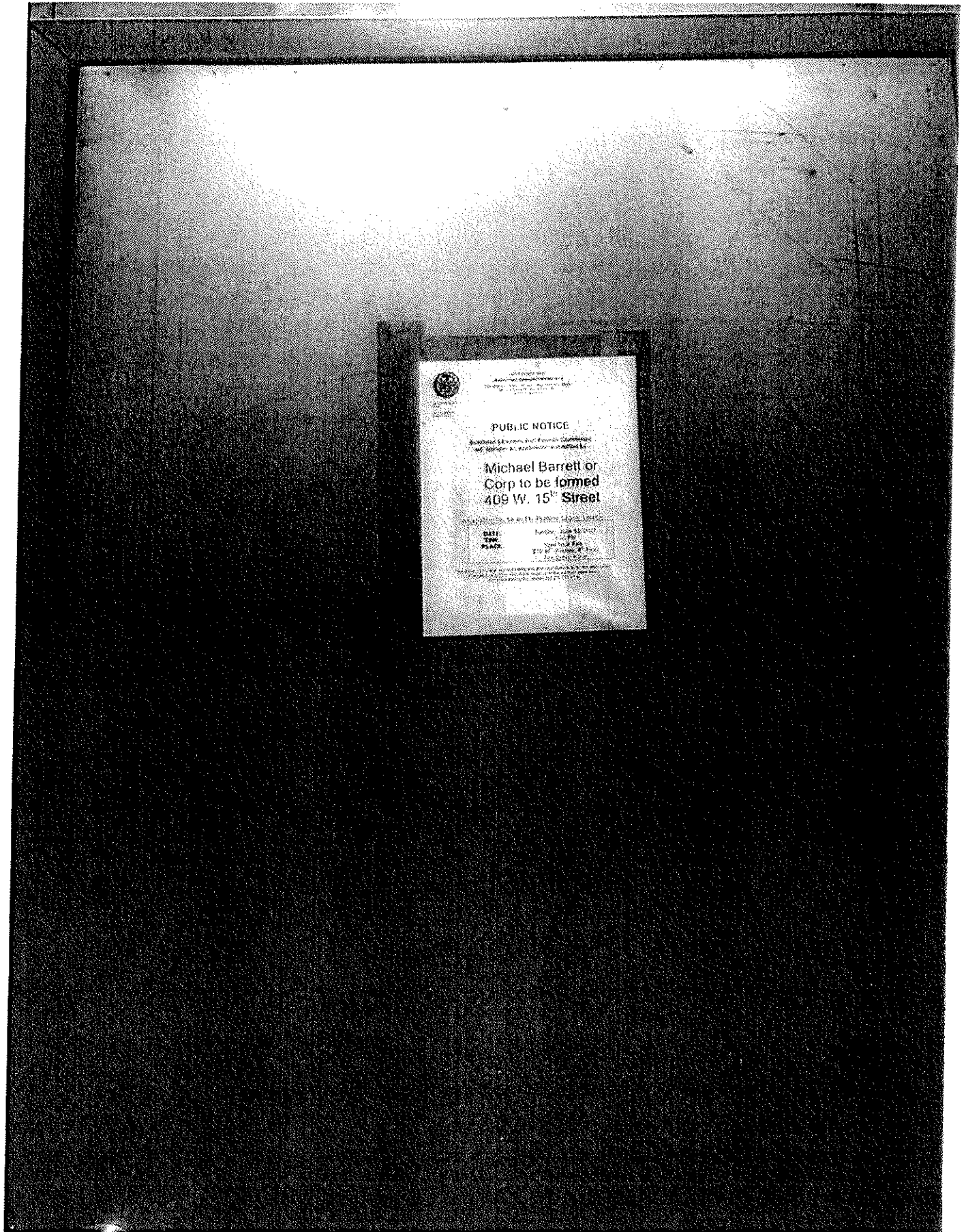
ARPAD BAKSA ARCHITECT, P.C.
2017

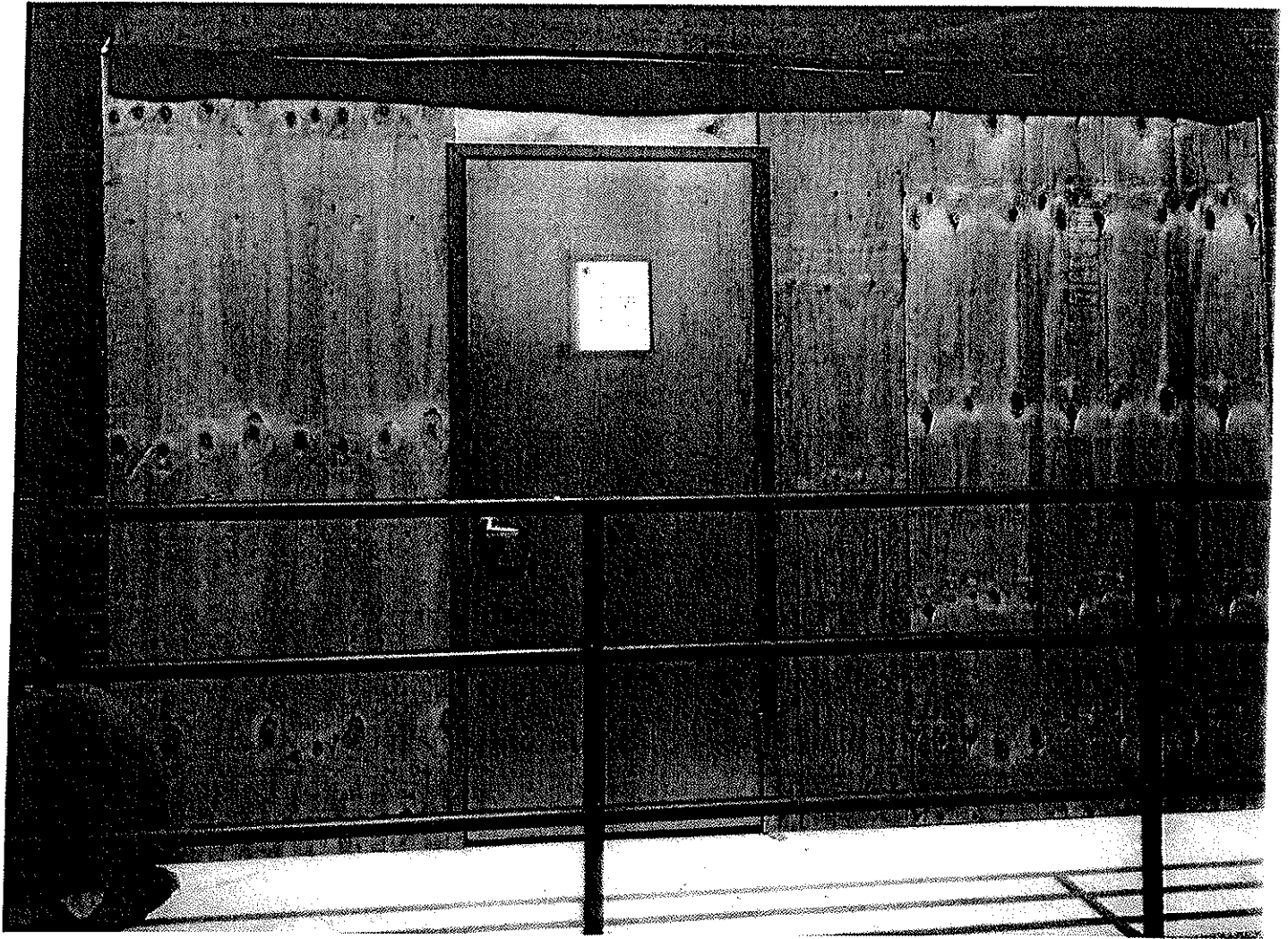
PROJECT
FOLK CITY, 75 9TH AVENUE
NEW YORK, NY 10011

ARPAD BAKSA
ARCHITECT, P. C.
Architects, Preservation & Interiors since 1954
75 Broad Street, Suite 0406
New York, NY 10004-2415
T. 212-768-4191
F. 212-768-4473
arpad-baksa-architect.com

REVISION DATE	
PROJECT NO	1912
DATE	03 MAY 2017
DRAWN BY	1/8" = 1'-0"
SCALE	VDJ
DRAWING NO.	SK-200.00

DRAWING TITLE
PROPOSED GROUND FLOOR
FLOOR PLAN





Proximity Report for Location:

August 8, 2017

409 W 15 St, New York, NY, 10011

* 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
36TH STREET WINE & LIQUOR INC	270 W 36TH STREET	355 ft
474 9TH AVE INC	474 9TH AVENUE	875 ft
CAMBRIDGE WINES & LIQUORS INC	594 8TH AVENUE	920 ft
BARRELMORE WINE & SPIRITS INC	488 7TH AVE	940 ft
SHILORI INC	486 9TH AVENUE	950 ft
39TH STREET WINE INC	354 W 39TH ST	1035 ft
GM & M RETAIL LIQUOR INC	302 W 40TH STREET	1195 ft
CHELSEA WINERY LTD	75 9TH AVENUE	235 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	870 ft
LITTLE WEST WINE AND SPIRITS INC	19 LITTLE W 12TH ST	870 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1180 ft
HIGHLINE WINE MARKET CORP	156 10TH AVE	1290 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1355 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1460 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
MARISCOS CHELSEA LLC	409 W 15TH ST	0 ft
408 W 15 MEMBERS LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	90 ft
MKT GROUP LLC	75 9TH AVENUE	235 ft
CLEAVER COMPANY INC, THE	428 W 16TH ST AKA 75 9TH AVE	255 ft
RANA USA LLC	75 9TH AVE STE 01A55	255 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	255 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	280 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	280 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	280 ft
URBAN DAIRY LLC	75 9TH AVE	280 ft

Name	Address	Approx. Distance
LOBSTER PLACE INC, THE	75 9TH AVE	280 ft
DZGF2 LLC	75 9TH AVE	280 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	315 ft
ORIGINAL HOMESTEAD, THE	56 9TH AVENUE	325 ft
GREENWICH VILLAGE ENTERTAINMENT GROUP LLC	431 WEST 16TH STREET 2ND FL	340 ft
FATBIRD I LLC	44 9TH AVE	450 ft
HUDSON RIVER INN LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVENUE	455 ft
MARITIME F&B LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVE 2ND FLOOR	455 ft
MARITIMA LLC	88 9TH AVE	475 ft
LDV 16 LLC	357 WEST 16TH ST	530 ft
LAURA CHRISTY LLC	421 W 13TH ST	590 ft
BD STANHOPE LLC AND E&S HOTEL OWNERS INC AS MGR	369 W 16TH ST	605 ft
LITTLE REST TWELVE INC	25 LITTLE W 12 ST AKA 416 W 13	620 ft
MORIMOTO NY VENTURE LP	88 10TH AVE CHELSEA MARKET	625 ft
FIG & OLIVE THIRTEEN STREET LLC	416 W 13TH STREET	630 ft
IL POSTO LLC	85 10TH AVE	635 ft
BAR TORO RESTAURANT NY LLC	85 10TH AVE	635 ft
REHANDARI LLC	24 9TH AVENUE	640 ft
DT HOSPITALITY GROUP INC	110 9TH AVE	640 ft
SOHO HOUSE NEW YORK LLC	29 35 9TH AVENUE	650 ft
THE VAULT LLC	VAULT AT 675 HUDSON ST	660 ft
675 HUDSON VAULT LLC	675 HUDSON STREET	660 ft
BILLS 22 NINTH AVENUE LLC	22 9TH AVENUE	665 ft
RESTAURANT ASSOCIATES LLC	85 10TH AVE	690 ft
WEST 17TH STREET ITALIAN RESTAURANT LLC	457 W 17TH ST	690 ft
CGM GH LLC & HOTEL GANSEVOORT GROUP LLC	18 9TH AVE	705 ft
CGM-GH LLC	18 9TH AVENUE	705 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC	355 W 16TH ST	720 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC	355 W 16TH STREET	725 ft
SAHARA DREAMS LLC, AVE REST LLC & STRATEGIC DREAM	355 W 16TH STREET	725 ft
GRUPO LATINO LLC	100 10TH AVE	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
GRAND CREW NYC LLC	75 9TH AVE	280 ft
TMSI INC AND USE LX LLC	412 W 14TH ST	375 ft
DEAN & DELUCA SMALL FORMAT LQ LLC	29 35 9TH AVE	535 ft
GOD SAVE THE KING LLC	18 9TH AVENUE STORE NO 2	705 ft