



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

**LOWELL D. KERN**  
Chair

**JESSE R. BODINE**  
District Manager

February 19, 2020

Vincent G. Bradley  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

**Re: Chelsea 191 Corp d/b/a Lime Jungle  
197 7<sup>th</sup> Avenue, NY, NY (21/22 Streets)**

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends **denial** of the application for an OP license for Chelsea 191 Corp d/b/a Lime Jungle, 197 7<sup>th</sup> Avenue, NY, NY (21/22).<sup>1</sup> MCB4 has been unable to confirm that this applicant has no connection with Besim Kukaj -- who held an OP license for this establishment/location until recently, when that license was summarily suspended by the Liquor Authority. At that time, the Liquor Authority suspended four of Mr. Kukaj's licenses, including three in this district. With interesting timing, supposedly new operators for all three of those establishments presented their applications to the Business Licenses and Permits (BLP) Committee of MCB4 at the same January 14, 2020 meeting. MCB4 is concerned about the possibility of Mr. Kukaj's involvement with the supposedly new establishment and the new OP license. If the Liquor Authority concludes that the current applicant has no connection to Mr. Kukaj, then MCB4 recommends denial unless the attached stipulations, proposed by the applicant, are made terms of the license.

**197 7<sup>th</sup> Avenue History**

197<sup>th</sup> 7<sup>th</sup> Avenue was formerly licensed (License No. 1295025) as *Lime Jungle Empanadas* and licensed under BKUK 9 Corp, one of Mr. Kukaj's multiple licenses. Mr. Kukaj also operated Limon Jungle at 803 9<sup>th</sup> Ave under BKUK 2 Corp.

**The Current Application**

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<sup>1</sup> MCB4's recommendation is based on a vote taken at its February 5, 2020 full board meeting, with \_\_39\_\_ members voting in favor of the recommendation, \_\_0\_\_ members opposed, \_\_0\_\_ members abstaining and \_\_0\_\_ present but not eligible.

At the January 14, 2020 meeting of the BLP Committee, Adrian Sanchez presented his application for an OP license at 197 7<sup>th</sup> Avenue. Mr. Sanchez informed the committee that he intends to continue operating Lime Jungle as it has been operating, with the same name, décor, and staff. He has never owned a restaurant before.

**MCB4's Recommendation re 197 7<sup>th</sup> Avenue**

Given Besim Kukaj's history in this district and with the Liquor Authority, MCB4 is concerned about Mr. Kukaj obtaining any new licenses or having any involvement with the sale of alcoholic beverages in this district. Although MCB4 has been unable to uncover any concrete connection between the current applicant Adrian Sanchez and Mr. Kukaj, there are several red flags. Mr. Kukaj operated and previously held the OP license at the current Lime Jungle at 197 7<sup>th</sup> Avenue. Mr. Sanchez states that he intends simply to continue Lime Jungle as it has been operating. And there is nothing in Mr. Sanchez's background or application to indicate that he, standing alone, would be a knowledgeable and effective owner of a restaurant.

In addition, this establishment is in an area with a high concentration of liquor licenses -- 11 (eleven) OP liquor licenses within 500 feet of this address (per the SLA LAMP report) -- and granting another license under these circumstances would not be in the public interest.

Accordingly, MCB4 requests that the Liquor Authority investigate whether the applicant Mr. Sanchez has any connection to Mr. Kukaj and whether Mr. Kukaj will be involved in any way in the ownership or operation of the planned establishment. If no such connections are found, MCB4 would recommend denial unless the attached stipulations, submitted by Mr. Sanchez, are made terms of the license at 197 7<sup>th</sup> Avenue.

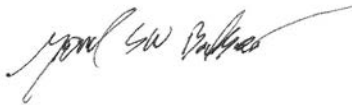
Based on the information currently available to it and for the reasons stated above, however, MCB4 requests that the present application be **denied**.

Thank you for your attention and cooperation with this application.

Sincerely,



Lowell D. Kern  
Chair



Yoni Bokser  
Co-Chair  
Business Licenses & Permits  
Committee



Frank Holozubiec  
Co-Chair  
Business Licenses & Permits  
Committee

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> <b>Chelsea 191 Corp</b>		<b>DOING BUSINESS AS (DBA)</b> <b>Lime Jungle</b>	
<b>STREET ADDRESS</b> <b>197 7th Avenue</b>		<b>CROSS STREETS</b> <b>21st and 22nd Streets</b>	<b>ZIP CODE</b> <b>10011</b>
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> <b>Adrian Sanchez</b>	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> <b>Vivian K. Tozaki, Esq.</b>
	<b>PHONE:</b> <b>917.567.1109</b>		<b>PHONE:</b> <b>347.401.0295</b>
	<b>EMAIL:</b> <b>adrian5627@aol.com</b>		<b>EMAIL:</b> <b>manhattan.attorney@gmail.com</b>
<b>MANAGER</b>	<b>NAME:</b> <b>Maria Pia Guarneri</b>	<b>LANDLORD</b>	<b>NAME:</b> <b>Metro Management Developers</b>
	<b>PHONE:</b> <b>646.425.5949</b>		<b>PHONE:</b> <b>718.706.7760</b>
	<b>EMAIL:</b> <b>Guarneri.Pia2@gmail.com</b>		<b>EMAIL:</b> <b>JDoren@metromanagementdev.com</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	<b>ASAP</b>
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.	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input 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.	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	

**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	11am - 12am	11am - 12am	11am - 12am	11am - 12pm	11am - 1am	11am - 1am	11am - 12am
	Kitchen	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 12am	10am - 12am	10am - 11pm
	Music	Music will be Hours of Operation for each day						
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
<b>INSIDE</b>	74	50	16	32	1	n/a	n/a
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	n/a						
<b>SIDEWALK CAFÉ</b>	n/a						

How many floors are there? What is the capacity for each floor?	One floor (ground floor)	
How frequently will the owner(s) be at the establishment?	40 Hours per Week	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will you be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> YES	NO 2
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	NO
Where will delivery bicycles be stored during the day when not in use?	Yes	

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

<b>Community Notification/Relations</b>				
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	<b>SEE ATTACHED</b>		
	# 2			
	# 3			
	# 4			
	# 5			
Please provide dates when applicant met with the groups listed above.				
Who was your contact person at each group you met with?		<b>See Attached</b>		
When did applicant post the notice that was provided?		<b>December 27, 2019</b>		
Where did applicant post the notice that was provided?		<b>Window of 191 7th Avenue, Window of 197 7th Avenue, each lamp post on corners of 21st and 22nd streets and 7th Avenue (6 notices in total)</b>		
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	<b>917.567.1109</b>
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	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>Limon Jungle Restaurant</b>		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<b>YES</b>	<b>NO</b>	<b>Y</b>
Do you plan any changes to the existing façade? If yes, please describe.	<b>YES</b>	<b>NO</b>	<b>N</b>
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Is the entrance ADA Compliant?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Do you plan any changes to the existing façade? If yes, please describe.	<b>YES</b>	<b>NO</b>	<b>N</b>
Will applicant have a vestibule within the establishment?	<b>YES</b>	<b>NO</b>	<b>N</b>
Will applicant use a storm enclosure?	<b>YES</b>	<b>NO</b>	<b>N</b>
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?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Will applicant comply with the NYC noise code?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<b>YES</b>	<b>NO</b>	<b>Y</b>
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?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Will the kitchen exhaust system extend to the roof?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Will the establishment have an illuminated sign?	<b>YES</b>	<b>NO</b>	<b>Y</b>
Will the establishment have a canopy extending over the sidewalk?	<b>YES</b>	<b>NO</b>	<b>N</b>
Where will the air conditioner be located? What type is it?	<b>On the roof</b>		
When was the air conditioner installed?	<b>10 Years Ago</b>		

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

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
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	
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 cafe?	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 <sup>st</sup> and March 21 <sup>st</sup> , 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.***

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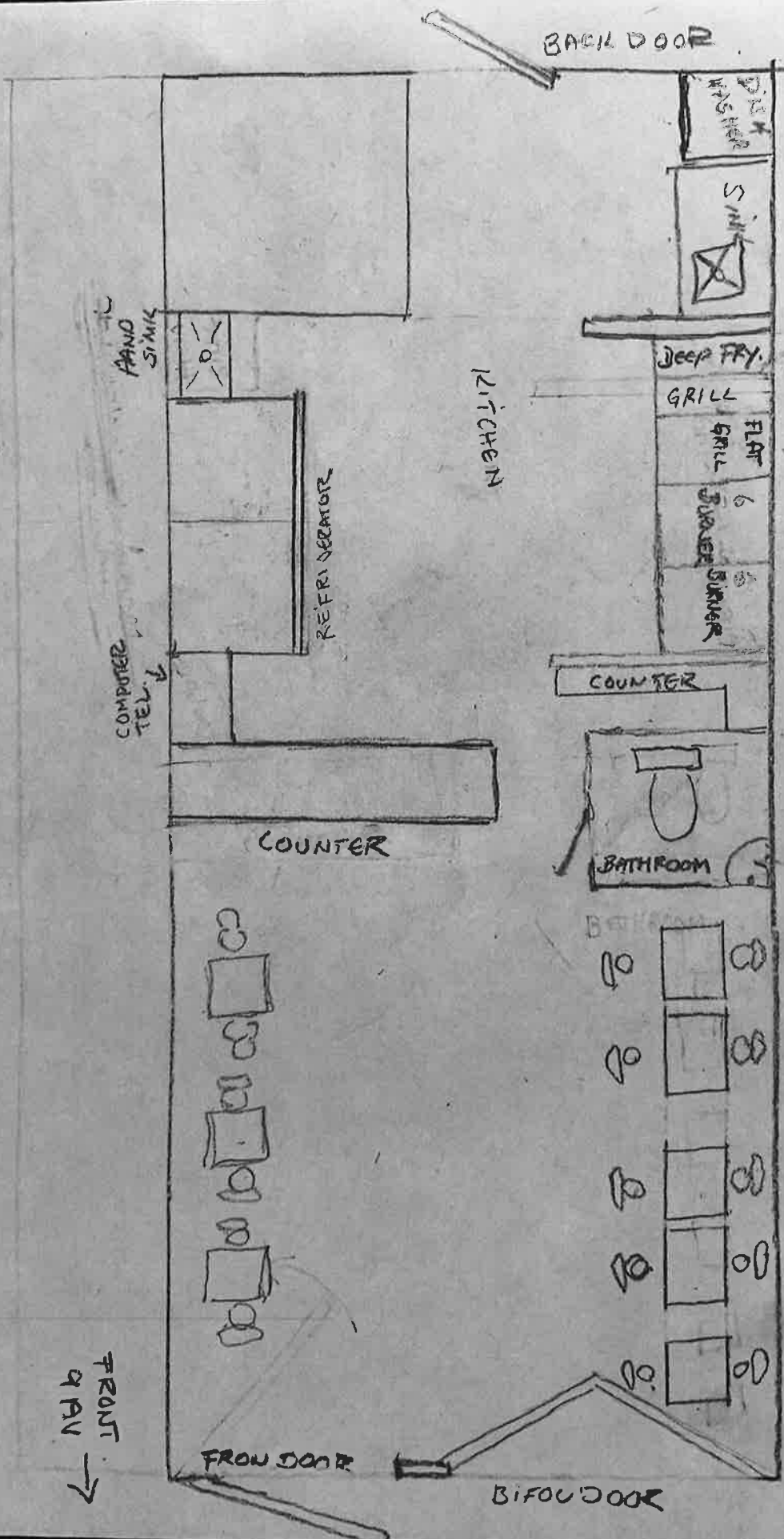
**CB4 REPRESENTATIVES**

<p><b>Nelly Gonzalez</b>  <i>CB4 Assistant District Manager</i></p>	<p><b>Frank Holozubiec</b>  <i>CB4 BLP Committee Co-Chair</i></p>	<p><b>Yoni Bokser</b>  <i>CB4 BLP Committee Co-Chair</i></p>
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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><b>SIGN HERE</b> →</p>	<p><b>Maria Pia Guarneri</b></p> <p>PRINT NAME OF APPLICANT</p>	<p><i>Maria Pia Guarneri</i></p> <p>SIGNATURE OF APPLICANT</p>	<p><b>December 27, 2019</b></p> <p>DATE</p>
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BACK DOOR

KITCHEN

FRONT  
AV →

FRONT DOOR

BIFOU DOOR

DISH  
WASHER

SINK

DEEP FRY

GRILL

FLAT  
GRILL

6  
BURNER

BURNER

COUNTER

BATHROOM

REFRIGERATOR

COUNTER

HAND  
SINK

COMPUTER  
TEL. ↓

# Menu

## Dinner Lunch & Dinner Brunch Drinks

### Appetizers

Corn on the Cob

\$4.50

battered with cotija cheese

Chips and Salsa

\$5.50

corn tortilla chips with pico de gallo

Chips & Homemade Guacamole

\$8.25

corn tortilla chips with our homemade guacamole

Nachos

\$7.95

large deep fried corn tortilla with beans, jalapeños, pico de gallo salsa, sour cream mix, monterrey jack & cheddar cheese

Add Chicken, Steak, Seasoned Ground Beef

+\$3.00

Add Shrimp

+\$4.00

Ceviche Del Pacifico

\$9.50

Red snapper, clams & shrimp in a spicy tomato sauce served with corn tortilla chips

Extreme Fajita Nachos

\$10.95

charbroiled chicken, grilled onions & bell peppers served on hot corn tostadas, smothered with melted jack & cheddar cheese, bean, jalapeños, pico de gallo salsa & sour cream

Home-Style Queso Dip

\$6.25

hot cheese dip served with side of corn tortilla chips

Add Chili

+\$2.00

Hell's Kitchen Jalapeños

\$5.95

fried golden brown spicy jalapeños stuffed with cheddar with a side of creamy cilantro

Tacos

Original

\$4.49

soft flour tortilla or crispy corn taco shell with your choice of seasoned shredded chicken or seasoned ground beef, chopped onions, tomatoes, lettuce, jack & cheddar cheese & sour cream sub

Steak

\$1.00

El Dorado

\$4.75

Soft flour tortilla spread with beans, wrapped around a crispy taco shell with your choice of seasoned shredded chicken or seasoned ground beef, jack & cheddar cheese, lettuce, sour cream, chopped onions and tomatoes sub

steak

\$1.00

Veggie

\$4.75

soft flour tortilla or crispy corn taco shell stuffed with vegetarian beans, jack & cheddar cheese, guacamole, grilled peppers, grilled onions, tomatoes & lettuce

Short Rib

\$5.45

soft flour tortilla or crispy corn taco shell with slow cooked beef short ribs, cheddar cheese, chopped onions, tomatoes & lettuce

Shrimp

\$5.99

soft flour tortilla or crispy corn taco shell stuffed with shrimp, chopped onions, tomatoes, lettuce, jack & cheddar cheese

Enchiladas

Enchiladas

served with rice and beans. green, red or mole sauce with corn tortilla

Choice of Chicken or Beef

\$13.00

Shrimp

\$16.00

Whole Wheat Tortilla

+\$2.00

Steak

+\$4.00

Fajitas

Fajitas

\$13.45

a platter of marinated charbroiled chicken, grilled onions, peppers, cheddar cheese, sour cream, pico de gallo, hot flour tortillas with lettuce

Add Guacamole

+\$2.25

Add Steak

+\$3.00

Add Shrimp

+\$4.00

Burritos

burritos are served with corn tortilla chips and sour cream on the side with steak \$3 | with shrimp \$4

9th Ave Burrito

\$10.00

a flour tortilla stuffed with your choice of seasoned shredded chicken or seasoned ground beef, beans, mixed jack & cheddar cheese, & fresh lettuce

Slim

\$10.00

a whole wheat tortilla with your choice of seasoned shredded chicken or seasoned ground beef, lower fat jack & cheddar cheese, fat-free beans & fresh lettuce

El Grande

\$10.50

a great flour tortilla with your choice of seasoned shredded chicken or seasoned ground beef, shredded jack & cheddar cheese, sour cream & rice and beans

Fajita Style

\$10.00

a flour tortilla stuffed with your choice of seasoned shredded chicken or seasoned ground beef, beans, sautéed onions, peppers, mixed jack & cheddar cheese

The Vegetarian

\$10.00

a flour tortilla stuffed with rice, vegetarian beans, sautéed onions & peppers, mixed jack & cheddar cheese & guacamole

The East La

\$10.50

whole wheat tortilla stuffed with your choice of seasoned shredded chicken or seasoned ground beef, mozzarella cheese pico de gallo & fresh lettuce

The Mole

\$10.50

a flour tortilla stuffed with rice, with your choice of seasoned shredded chicken or ground beef, shredded jack & cheddar cheese, sour cream & our rich and slightly spicy mole sauce

Quesadillas

served with corn tortilla chips and your choice of seasoned shredded chicken or seasoned ground beef. with steak \$3 | shrimp \$4

El Classico

\$10.00

your choice of seasoned shredded chicken or seasoned ground beef, shredded jack, cheddar cheese, beans, shredded lettuce, sour cream, pico de gallo salsa

Fajita

\$10.50

your choice of seasoned shredded chicken or seasoned ground beef, shredded jack, cheddar cheese, beans, shredded lettuce, sour cream, pico de gallo

Veggie

\$10.50

shredded jack, cheddar cheese, vegetarian beans, grilled peppers, onions, guacamole, lettuce, sour cream, pico de gallo

Lean Mean

\$10.50

a whole wheat tortilla with your choice of seasoned shredded chicken or seasoned ground beef, low-fat jack, cheddar cheese, beans, lettuce, sour cream, pico de gallo

Arroz Con Pollo

Arroz Con Pollo

\$10.95

shredded chicken, peas, carrots, pico de gallo, scallions in a spicy fresh seasoning over yellow rice

Salads

Alba Salad

\$7.95

avocado, tomato, iceberg lettuce, pico de gallo, with shredded cheddar or jack, citrus & cilantro dressing

Add Chicken

+\$3.00

Add Steak

+\$4.00

Santa Anna Salad

\$9.95

marinated grilled chicken on a bed of fresh greens piled high with bacon bits, corn, beans, tomatoes, carrots & a side of chipotle-honey lime dressing topped with crispy tortilla chips

Taco Pico Salad

\$10.95



seasoned ground beef on a bed of mixed greens, beans, corn, guacamole, sour cream, carrots, shredded jack & cheddar cheese & pico de gallo salsa. served with tortilla chips & a side of spicy ranch dressing

Fajita Salad

\$10.95

grilled steak on a bed of mixed greens topped with crisp bacon, beans, corn, onions, bell peppers, shredded jack & cheddar cheese & pico de gallo salsa. served with a side of our creamy cilantro dressing

Baja Caesar

\$9.50

grilled chicken breast on a bed of fresh greens topped with pico de gallo, cheese and crispy tortilla strips served with jalapeño caesar dressing

Soups

Black Bean Soup

Cup

\$4.50

Bowl

\$5.50

Pure Black Bean Soup

with cream and tortilla strips

Cup

\$5.50

Bowl

\$6.50

Tortilla Soup Cup

\$4.95

seasoned with chicken and fresh vegetables topped with tortilla strips, cheese & pico de gallo

Bowl

\$6.50

Alamo Chili

lean ground beef, mexican beer, beans, fresh tomatoes, onions, and a touch of hot spice

Cup

\$5.50

Bowl

\$6.50

Burger

Jungle Burger

\$10.25

jalapeño, monterey jack cheese, red onion, tomato and lettuce served with corn tortilla chips

Add Guacamole

+\$2.25

### Yucatan Chicken

Yucatan Style Roasted Chicken

with rice and beans

Whole

\$11.95

Half

\$7.95

Add (Small)

+\$4.00

Add (Large)

+\$6.00

### Grilled Steak Plates

3 tortillas

Flank Steak Platter

\$17.00

with beans, rice and cheese on top order of corn tortilla

### Mama's Empanadas

Beef Fried or Oven Baked

\$2.75

Chicken Fried or Oven Baked

\$2.75

Vegetables Fried or Oven Baked

\$2.75

Cheese

\$2.75

Ham & Cheese

\$2.75

Hawaiian (Ham, Cheese & Pineapple)

\$2.75

Shredded Pork (Pernil)

\$2.75

Italian Sausage

\$2.75

Cuban (Ham, Pork & Cheese)

\$2.75

Polish (Kielbasa Sautéed with Sauerkrauf)

\$2.75

Mama Alba (Ground Beef, Eggs & Rice)

\$2.75

Viagra (Shrimp, Crabmeat & Scallops)

\$3.75

## Desserts

Dessert Empanadas

\$4.00

caramel & cheese | guava & cheese | usa (apple & cinnamon)

Caramel Flan

\$4.95

Rice Pudding

\$4.75

Apple Cinnamon Crepe

\$6.45

vanilla ice cream

Cheesecake

\$6.45

Ice Cream

\$5.45

vanilla, hazelnut, caramel

Sorbet

\$5.45

guava, chocolate, lime

Adrian Sanchez  
Limejungle197@gmail.com  
917.567.1109

December 27, 2019

Manhattan Community Board No. 4  
330 West 42<sup>nd</sup> Street, 26<sup>th</sup> Floor  
New York, New York 10036

Re: 500 Foot Hearing Public Interest Statement

Dear Ms. Gonzalez and members of Community Board 4:

Per my email, I hope this letter finds you very well. My partner, Maria Pia Guarneri and I, are applying for a liquor license at 197 7<sup>th</sup> Avenue, under Chelsea 191 Corp. DBA Lime Jungle.

At your request, we would like to provide you with a statement for the 500 Foot Public Interest rule. We understand that there are many establishments within our vicinity that serve alcohol, and we will happily comply with the safety and value of the neighborhood. For our Mexican cuisine that we will be serving, we believe liquor pairs very well with our menu. We also feel it would be very difficult for our business to be successful without patrons being able to responsibly consume alcohol within our establishment.

Please consider us for the 500 foot ruling, as we are very excited to begin this endeavor. For further information I may be reached on my cell phone at 917.567.1109, at any time convenient to you.

Most sincerely,

Adrian Sanchez

# Proximity Report for Location:

December 27, 2019

Latitude: -73.9961669824802, Longitude: 40.7430844923217

\* 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
CHELSEA WINE CELLAR INC	200 W 21ST STREET	180 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	490 ft
LE GARREC NYC LLC	111 W 20TH ST	825 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1015 ft
GOURMET BAY INC	745 6TH AVE	1165 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	1185 ft
MANOR HOUSE CELLAR INC, THE	676 6TH AVE	1200 ft

## Churches within 500 Feet

Name	Approx. Distance
------	------------------

## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CHELSEA 191 CORP	191 7TH AVE	60 ft
FILLIP'S CATERING INC	200 202 7TH AVE	115 ft
190 SEVENTH AVENUE LLC	190 7TH AVE	130 ft
SYS CHELSEA INC	206 7TH AVE	135 ft
DLK RESTAURANTS LLC	206 7TH AVE	150 ft
ZAGARA RESTAURANTS LLC	216 7TH AVE	260 ft
FT SEVENTH AVE LLC	176 7TH AVENUE	300 ft
MESTRE INC	172 7TH AVENUE	355 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	395 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	400 ft
SEKI INC	208 W 23RD ST	420 ft
THREE A PLUS INC	163 W 23RD ST	465 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	495 ft
160 BISTRO INC	160 7TH AVE	515 ft
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	530 ft
156 SEVENTH AVENUE GROUP LLC	156 7TH AVENUE	570 ft
PETER MCMANUS CAFE INC	152 7TH AVE	625 ft
ZAUO INC	152 WEST 24TH ST	655 ft

Name	Address	Approx. Distance
223 WEST CORP	223 W 19TH ST	685 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	725 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
IVANKA CATERING LLC	200 202 7TH AVE	125 ft
MOTEL 23 LLC	161 W 23RD ST	475 ft
CHELSEA HOTEL F&B LLC	222 W 23RD ST	515 ft
CC158 CORP	158 7TH AVE	545 ft
CAFE DES AFFICHES LLC	119 W 23RD ST	745 ft

### Unmapped licenses within zipcode of report location

Name	Address
------	---------







W 22 St

← ONE WAY

7am - 7:30am  
Except Sunday

2 hour  
metered  
parking

7:30am - 7pm  
Except Sunday

Zone #  
106130



Public Notice  
Chelsea 181 Corp  
187 2nd Avenue, Room 3

NO HOUSEHOLD TRASH  
NO BUSINESS TRASH  
\$100 FINE

ROBA RENOVATION CORP.  
RENOVATION - REMODELING - MAINTENANCE  
917 - 982 - 4964  
robarenovation@robarenovation.ny  
www.robarenovation.ny





## Liquor License Application - 197 7th Avenue

4 messages

**Lime Jungle** <limejungle197@gmail.com>

Fri, Dec 27, 2019 at 1:09 PM

Bcc: ohalloran.irene@gmail.com, rmalta@aol.com, manhattan.attorney@gmail.com, wborock@hotmail.com, n15mstr@mac.com, steve@w15ba.com, jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, craig.slutzkin@outlook.com, craigs1029@aol.com, jakmail@earthlink.net, clkupper@aol.com, ethan.felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, mwalshny@yahoo.com, pamela@angel.net, dfranco243@earthlink.net, fcmgt@me.com, merle.levine@gmail.com, neil@neiselkirk.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, phyllisswaisman@gmail.com, zazelloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, shulman@speakeasy.net, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhummm@aol.com, tenants@lta.info, donna@donnalangman.com

Good afternoon -

I hope this email finds you well. We are applying for a liquor license at 197 7th Avenue, under Chelsea 191 Corp. Per the application, I am sending a notice out to everyone to advise of our intention, as we have our CB4 meeting on January 14th, 2020.

I would be more than happy to answer any questions you may have, or meet in person if you would like.

Thank you so kindly,

Adrian Sanchez  
[LimeJungle197@gmail.com](mailto:LimeJungle197@gmail.com)

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Fri, Dec 27, 2019 at 1:09 PM

To: limejungle197@gmail.com



### Address not found

Your message wasn't delivered to **phyllisswaisman@gmail.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUser> s20sor7865355ljs.24 - gsmtip

Final-Recipient: rfc822; [phyllisswaisman@gmail.com](mailto:phyllisswaisman@gmail.com)

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try 550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. Learn more at

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> s20sor7865355ljs.24 - gsmtip

Last-Attempt-Date: Fri, 27 Dec 2019 10:09:47 -0800 (PST)

----- Forwarded message -----

From: Lime Jungle <[limejungle197@gmail.com](mailto:limejungle197@gmail.com)>

To: undisclosed-recipients;

Cc:

Bcc: [phyllisswaisman@gmail.com](mailto:phyllisswaisman@gmail.com)

Date: Fri, 27 Dec 2019 13:09:36 -0500

Subject: Liquor License Application - 197 7th Avenue

Good afternoon -

I hope this email finds you well. We are applying for a liquor license at [197 7th Avenue](#), under Chelsea 191 Corp. Per the application, I am sending a notice out to everyone to advise of our intention, as we have our CB4 meeting on January 14th, 2020.

I would be more than happy to answer any questions you may have, or meet in person if you would like.

Thank you so kindly,

Adrian Sanchez

[LimeJungle197@gmail.com](mailto:LimeJungle197@gmail.com)

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**Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>

To: [limejungle197@gmail.com](mailto:limejungle197@gmail.com)

Fri, Dec 27, 2019 at 1:09 PM



## Address not found

Your message wasn't delivered to [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net) because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 dfranco243@earthlink.net...User account is unavailable

Final-Recipient: rfc822; [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net)  
Action: failed  
Status: 5.0.0  
Remote-MTA: dns; [mx9.earthlink.net](https://mx9.earthlink.net). (207.69.189.232, the server for the domain [earthlink.net](https://earthlink.net).)  
Diagnostic-Code: smtp; 550 dfranco243@earthlink.net...User account is unavailable  
Last-Attempt-Date: Fri, 27 Dec 2019 10:09:49 -0800 (PST)

----- Forwarded message -----  
From: Lime Jungle <[limejungle197@gmail.com](mailto:limejungle197@gmail.com)>  
To: undisclosed-recipients;;  
Cc:  
Bcc: [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net)  
Date: Fri, 27 Dec 2019 13:09:36 -0500  
Subject: Liquor License Application - 197 7th Avenue  
Good afternoon -

I hope this email finds you well. We are applying for a liquor license at [197 7th Avenue](#), under Chelsea 191 Corp. Per the application, I am sending a notice out to everyone to advise of our intention, as we have our CB4 meeting on January 14th, 2020.

I would be more than happy to answer any questions you may have, or meet in person if you would like.

Thank you so kindly,

Adrian Sanchez  
[LimeJungle197@gmail.com](mailto:LimeJungle197@gmail.com)

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**Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
To: [limejungle197@gmail.com](mailto:limejungle197@gmail.com)

Fri, Dec 27, 2019 at 1:09 PM



## Address not found

Your message wasn't delivered to **[shulman@speakeasy.net](mailto:shulman@speakeasy.net)** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.2.1 <[shulman@speakeasy.net](mailto:shulman@speakeasy.net)>... User's mailbox is disabled

Final-Recipient: rfc822; [shulman@speakeasy.net](mailto:shulman@speakeasy.net)  
Action: failed  
Status: 5.2.1  
Remote-MTA: dns; [mx.speakeasy.net](https://mx.speakeasy.net). (64.29.145.41, the server for the domain [speakeasy.net](https://speakeasy.net).)  
Diagnostic-Code: smtp; 550 5.2.1 <[shulman@speakeasy.net](mailto:shulman@speakeasy.net)>... User's mailbox is disabled  
Last-Attempt-Date: Fri, 27 Dec 2019 10:09:51 -0800 (PST)

----- Forwarded message -----

From: Lime Jungle <[limejungle197@gmail.com](mailto:limejungle197@gmail.com)>  
To: undisclosed-recipients;;  
Cc:  
Bcc: [shulman@speakeasy.net](mailto:shulman@speakeasy.net)  
Date: Fri, 27 Dec 2019 13:09:36 -0500  
Subject: Liquor License Application - 197 7th Avenue  
Good afternoon -

I hope this email finds you well. We are applying for a liquor license at [197 7th Avenue](#), under Chelsea 191 Corp. Per the application, I am sending a notice out to everyone to advise of our intention, as we have our CB4 meeting on January 14th, 2020.

I would be more than happy to answer any questions you may have, or meet in person if you would like.

Thank you so kindly,

Adrian Sanchez  
[LimeJungle197@gmail.com](mailto:LimeJungle197@gmail.com)

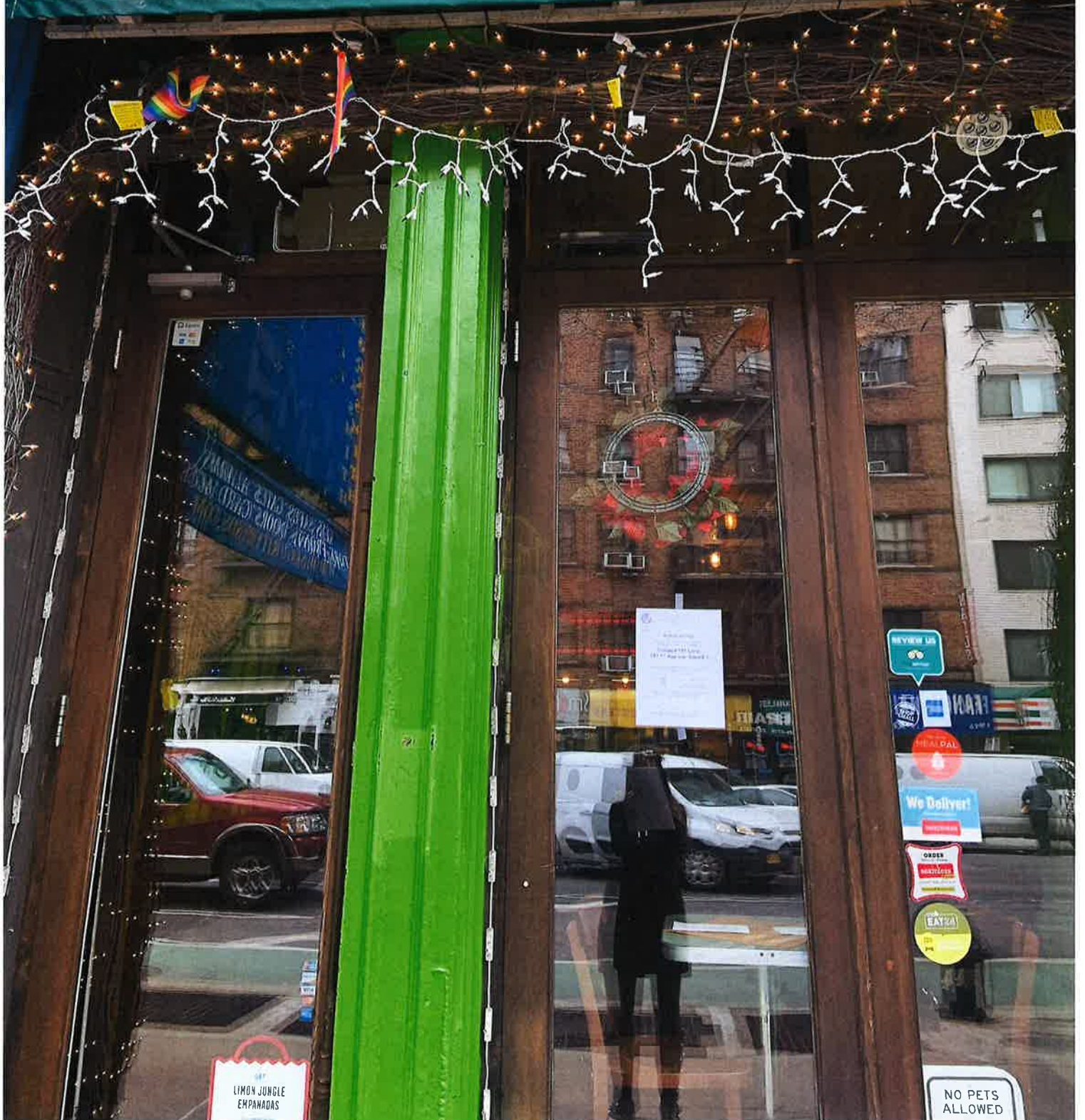


# Lime Jungle

Empanadas

197

212-243-1







**PUBLIC NOTICE**  
Business License and Parking Permits  
are subject to inspection by the City of New York.  
**Chelsea 181 Corp.**  
**197 7th Avenue, Store# 3**

DATE	Issued On
2/28/2018	2/28/2018

**EAT ME**



201 THE FIDELITY

MARZO

MERCHANTS NY

