



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th 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, 9th Floor
Albany, New York 12210

**Re: RLA 319 W 51st Street Corp d/b/a TBD
319 West 51st Street, NY, NY (8th/9th Avenues)**

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) recommends **denial** of the application for an OP license for RLA 319 W 51st Street Corp d/b/a TBD, 319 West 51st Street, NY, NY (8th/9th Avenues).¹ 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.

History at 319 West 51st Street

319 West 51st Street was formerly licensed (License No. 1119055) as *Maria Pia* and licensed under 319 WEST 51ST STREET REST INC, one of Mr. Kukaj's multiple licenses.

The Current Application

¹ 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, Ruki Ajdari presented his application for an OP license at 319 West 51st Street. Mr. Ajdari informed the committee that he intends to operate an Italian restaurant at 319 W 51st Street. He did not indicate whether he would be maintaining the Maria Pia name, décor, staff, and method of operation. Mr. Ajdari operates a nightclub in Manhattan Community Board 3 and acknowledged that, when he initially applied for that liquor license, it was presented to that community board as a family-style restaurant. Members of the public have sent comments to MCB4 indicating their beliefs that Mr. Ajdari is an associate of Mr. Kukaj.

MCB4's Recommendation re 319 W 51st Street

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 confirm any of the alleged connections between the current applicant Ruki Ajdari and Mr. Kukaj, there are red flags. Mr. Kukaj operated and previously held the OP license at the current Maria Pia at 319 W 51st Street.

In addition, this establishment is in an area with a high concentration of liquor licenses -- **21 (twenty-one)** 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. Ajdari 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. Ajdari, are made terms of the license at 319 W 51st Street.

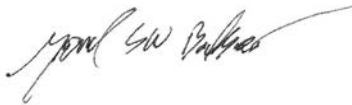
Based on the information currently available to it and for the reasons stated above, however, MCB4 requests that the present application be **denied**.

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

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
RLA 319 W 51st Street Corp		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
319 W 51st St, New York, NY		8th & 9th Avenues	10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Ruki Ajdari	ATTORNEY/ REPRESENTAIVE	NAME: Rosa M Ruiz
	PHONE: 718-812-6067		PHONE: 212-484-2290
	EMAIL: ruajda29@yahoo.com		EMAIL: rosa@rosamruiz.com
MANAGER	NAME: TBD	LANDLORD	NAME: 319 W 51st LLC
	PHONE:		PHONE: 551-574-1358
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		LA CAVERNA RISTORANTE 122-124 RIVINGTON ST. NEW YORK, NY 10002
	What were the dates applicant was involved with this former premise?		07/2002 - present
<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
	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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES	<input checked="" type="checkbox"/> after cb4 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.		YES	<input checked="" type="checkbox"/> premises are grandfathered
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	<input checked="" type="checkbox"/>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am
	Kitchen	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am
	Music	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am	11am - 1am

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 type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	68	22	50	0	1	6
OUTSIDE <i>(Other than sidewalk café)</i>	backyard 24 front patio 12	24 12	11 6	24 12	0	0	0
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?	20 hours	
Will there be dancing?	YES <input checked="" type="checkbox"/>	
Will applicant have bottle or table service for beverage alcohol?	YES <input checked="" type="checkbox"/>	
Will you be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO private/corporate events upon request
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/>	NO N/A
Will you have a security plan? If, yes please attach.	YES <input type="checkbox"/>	NO N/A
Will security plan be implemented?	YES <input type="checkbox"/>	NO N/A
Will State certified security personnel be used?	YES <input type="checkbox"/>	NO N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	NO 2-3
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?	<input checked="" type="checkbox"/> YES	NO
Where will delivery bicycles be stored during the day when not in use?	in the basement	

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	updated CO to be obtained
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input type="checkbox"/> 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	SEE ATTACHED RIDER	
	# 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?			
When did applicant post the notice that was provided?		12/3/19	
Where did applicant post the notice that was provided?		Front of building, Directly across from building On north and south corners of 9th ave and 51 street On north and south corners of 8th ave and 51st street	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 718-812-6067
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

First name	Last name	ORGANIZATION	E-MAIL
Bob	Benfatto	Hudson Yards Hell's Kitchen Alliance	rjbenfatto@hyhkalliance.org
Patty	Gouris	Hudson Yards Hell's Kitchen Alliance	pgouris@hyhkalliance.org
Kathleen	Treat	HKNA (incl. Dog Run)	kathleentreat123@gmail.com
Frank	Strock	West 36th Street	mcgee79@aol.com
Christine	Berthet	Chekpedz	berthet@me.com
Joe	Restuccia	CHDC (incl. Bob's & bird parks)	info@clintonhousing.org ; jrestuccia2@clintonhousing.org
Ryan	Marcano	CHDC (incl. Bob's & bird parks)	rmarcano@clintonhousing.org
Brian	Kahoe	500-506 West 42nd Street T.A.	
Eduardo	Zeiger	West 43rd Street (b. 9th/10th)	eduardozeiger@compuserve.com
Linda	Ashley	Manhattan Plaza T.A. (400 W. 43rd St.)	mpia@mp tenants.com
Renee & Gordon	Stanley	West 44 Street Better Block Association	ashleyll@aol.com
Rudy	Papiri	West 44th Street (b. 9th/10th)	twocatsid@worldnet.att.net
Fischer	John	West 44th Street (b. 9th/10th)	rapapiri@aol.com
Tim	Tanner	West 45 th Street (b. 8 th /9 th)	block45@hellskitchen.net
David C.	Stuart	West 45th Street BA	tangotanner@gmail.com ; west45ba@gmail.com
Chana	Widawski	West 45th Street (b. 9th/12th)	chanawid@gmail.com
Steve	Fanto	West 46 Street Block Association (8th Ave to 12th Ave)	stephenfanto@gmail.com
Elke	Fears	West 47th/48th Streets	aefearshk@earthlink.net
Larry	Roberts	West 47th/48th Streets	larrymichaeltoberts@gmail.com
Jim	Bogues	West 47th/48th Streets	jamesbogues@gmail.com
Chuck	Vassallo	West 47th/48th Streets	chasmv@hotmail.com
Stefan	Riedl	West 47th/48th Streets	chluderermvc@yahoo.com
Nancy	Roylance	West 47th/48th Streets	nancyroylance@ymail.com
Karen	Nightengale	Flats Tenants Association	
Maria	Guzman	Harborview Terrace T.A. (525 W. 55th St.)	mariaqny@aol.com
Ellen	Celnik	The Aurora	ecelnik@actorsfund.org
Richard	Pimentel	The Aurora	rpimentel@commonground.org
Derrick	Sage	The Aurora	dsage@commonground.org
Marjorie	Kagen	The Colonnade	buzany@ron.com
Nancy	Kyriacou	Oasis Gardens I 10th Ave., b. 51/52	nkyriacou@yahoo.com
Gary	Dipasquale	Oasis Gardens II 52nd St/10th Ave.	gdclay@att.net
J.D.	Noland	Midtown North Pct. Council	jeandaniel@aol.com
John	Mudd	Midtown North/South Pct. Council	john.mudd@usa.net
William	Otterson	Midtown North/South Pct. Council	bill@midtownsouthcc.org
Paul	Loeb	Housing Conservation Coordinators [10th Ave., b.52/53] 300 W 55th St	(212) 541-5996
Christine	Gorman	West 55th Block Association	ploeb315@aol.com
Steve	Belida	50/51st Street Block Association	west55ba@gmail.com
Jeff	Robins	50/51st Street Block Association	hk5051@gmail.com
Raul	Larios	Hudson Hotel Residents	hk5051@gmail.com
Amanda	Cernitz	Westmore 333 W 57	rlarios@hotmail.com
Anita	McDonagh	Parc Vendome 340 W 57th Street	acernitz@gmail.com
Jesse	Bondy	Colonnade 347 W 57th Street	awm3333@me.com jessbondy@aol.com

BUILDING DESIGN			
State the name and type of business previously located in the space.	319 West 51st Street Restaurant Inc D/B/A Maria Pia Italian Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	same as above
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/>	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	<input checked="" type="checkbox"/>	
Is the entrance ADA Compliant?	YES	<input checked="" type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/>	
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="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	n/a
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	n/a
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	as existing
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	as existing		
When was the air conditioner installed?	as existing		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ N/A			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
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 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)

- Applicant will not use the enclosed rear yard until the Dept. of Buildings issues a certificate of Occupancy or other approval and will notify MCB4 of the certificate

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

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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

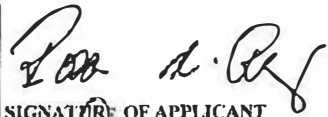
Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its _____ full board meeting, with _____ members voting in favor of the recommendation, _____ members opposed, _____ members abstaining and _____ present but not eligible)	<input type="radio"/> Denial unless 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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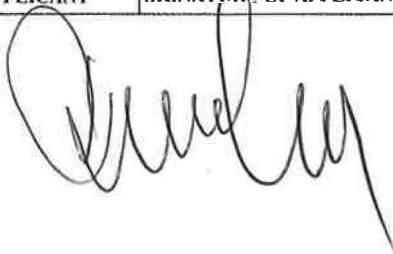
CB4 REPRESENTATIVES

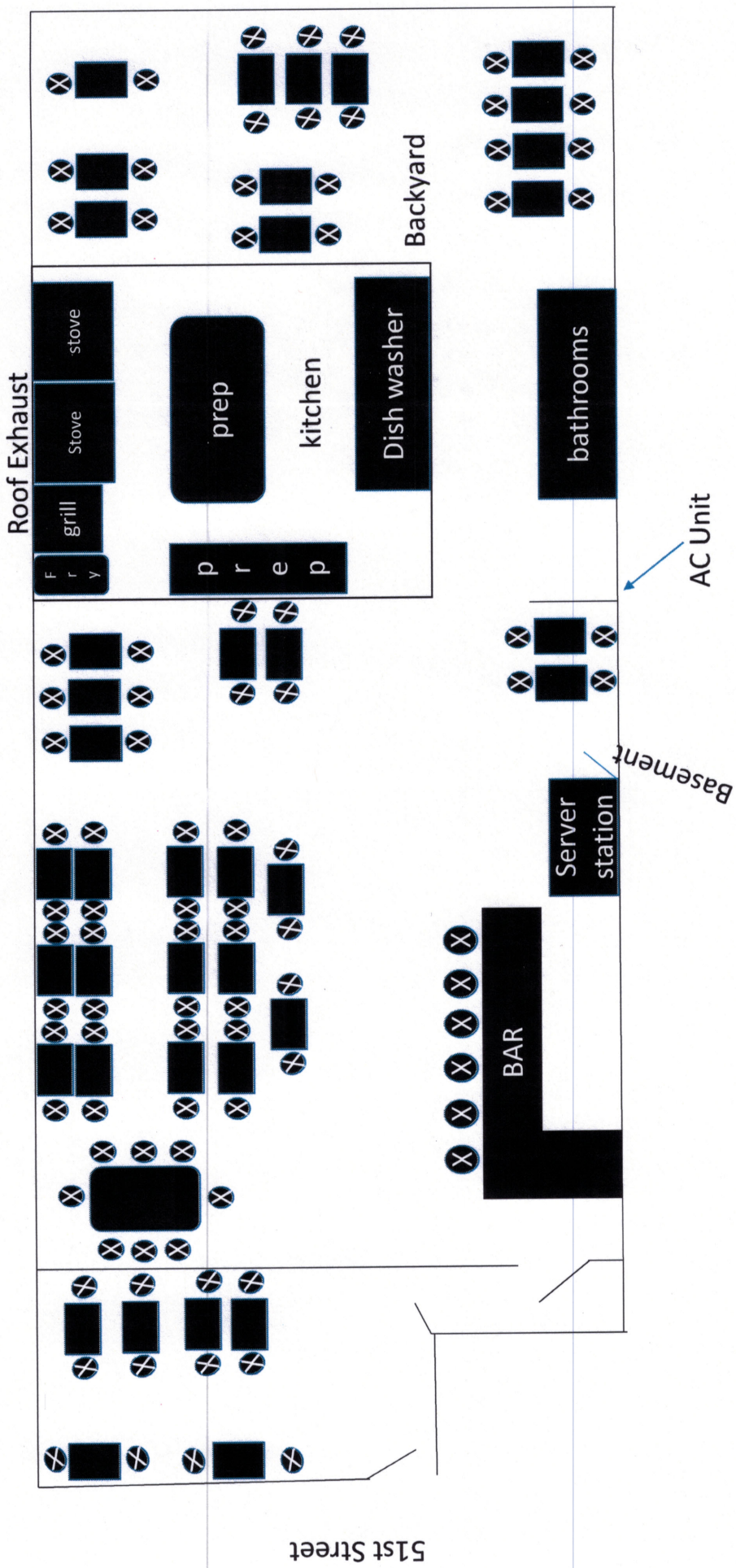
Nelly Gonzalez <i>CB4 Assistant District Manager</i>	Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

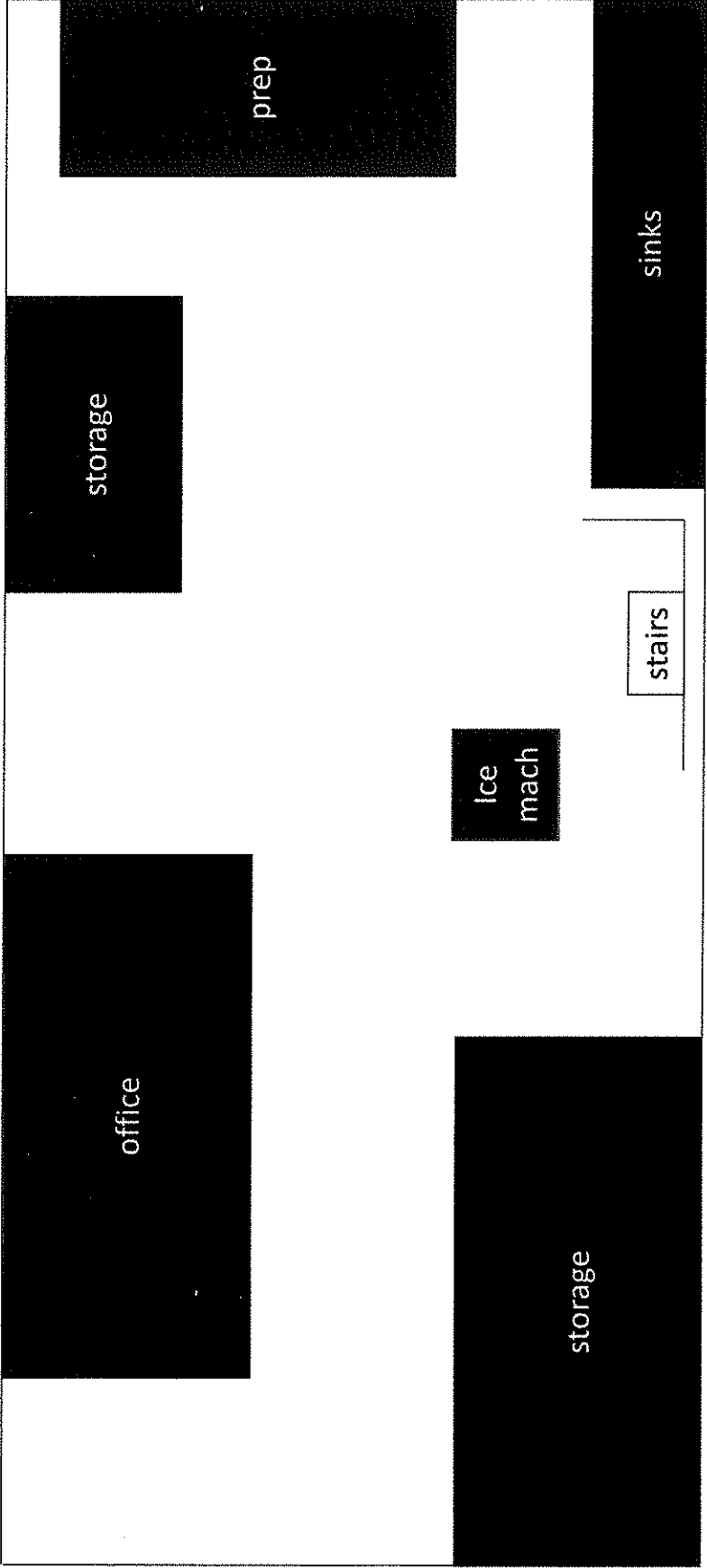
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 →	Rosa M. Ruiz (Representative)		12/4/19
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE





51st Street



ANTIPASTI

Calamari & Zucchini Fritti	Fried calamari & zucchini, spicy tomato dip	14.95
Mussels al Vino Bianco	Steamed mussels, white wine, garlic, thyme, tomatoes	13.95
Polpo e Ceci	Seared octopus, garlic, sautéed chickpeas	15.95
Caprese	Imported bufala mozzarella, ripened tomatoes, basil, extra virgin olive oil	15.95
Carciofi Saltati	Sautéed artichokes topped with ricotta cheese, black olives and garlic	16.95
Tartine di Granchio	Crab cakes served with corn, avocado, scallions, tomatoes	15.95
Carpaccio di Manza	Sliced filet, arugula, parmesan cheese, lemon vinaigrette	14.95
Eggplant Rolatini	Breaded eggplant rolled and stuffed with ricotta cheese, mozzarella and topped with marinara sauce	13.95
Classic Bruschetta	Fresh tomatoes, basil, fresh mozzarella	12.95

INSALATE

Insalata Mista	Mixed organic greens, cherry tomatoes, house dressing	9.95
Caesar	Hearts of romaine, parmesan, seasoned croutons, classic dressing	10.95
Insalata della Casa	Arugula, avocado, asparagus, boiled eggs, mozzarella bocconcini	11.95
Pera e Gorgonzola	Arugula, gorgonzola, pear, walnuts, bacon, Italian vinaigrette	13.95
Insalata de Barbabietole	Red beets, string beans, leeks, walnuts, goat cheese	11.95

RISOTTO

Risotto ai Funghi	Italian arborio rice, mixed mushrooms, touch of truffle oil	24.95
Risotto con Capesante	Italian arborio rice, scallops, asparagus, pink sauce	26.95

CONTORNI

Broccoli Saltati	Sautéed broccoli	7.95
Patate Arrosto	Roasted potatoes	7.95
Spinaci Rosolati	Sautéed spinach	7.95
Broccoli di Rapa Saltati	Sautéed broccoli rabe	8.95
Pure di Patate	Mashed potatoes	7.95
Crema di Polenta	Creamy polenta	8.95

PASTA

Spaghetti Margherita	Tomato sauce, basil	14.95
Rigatoni alla Siciliana	Eggplant, tomato, basil and mozzarella	16.95
Penne Puttanesca	Black olives, capers, anchovies, tomato sauce	15.95
Rigatoni alla Butera	Italian sausage, green peas, light cream tomato sauce	17.95
Rigatoni Pollo Pazzo	Sun-dried tomatoes, chicken in a pink vodka sauce	17.95
Trennette Sapore di Mare	Shrimp, arugula, light spicy fresh tomato sauce	21.95
Linguine alla Vongole	Manila clams, garlic, olive oil, white wine sauce	19.95
Ravioli di Zucca	Butternut squash filled, shaved ricotta salata, brown butter & sage sauce	17.95
Spaghetti con Polpette	Homemade Italian meatballs, tomato sauce	18.95
Penne alla Bolognese	Tomatoes and country meat sauce	17.95
Gnocchi alla Sorrentina	Home made potato dumplings with tomato sauce, basil and mozzarella	17.95
Fettuccine ai Funghi	Mixed mushrooms, fresh herbs, touch of truffle oil	17.95
Pappardelle al Sugo di Vitello	Veal ragout, fresh sage sauce	18.95
Ravioli alla Vodka	Goat cheese & spinach filled, asparagus, pink vodka sauce	17.95
Tortellini della Nonna	Meat filled tortellini, green peas, prosciutto, creamy parmesan sauce	17.95
Mezzaluna all' Aragosta	Lobster ravioli, zucchini, black olives, basil tomato sauce	19.95

CARNE

Pollo alla Milanese	Breaded chicken breast, arugula, red onions, cherry tomatoes, lemon vinaigrette	17.95
Pollo alla Parmigiana	Chicken cutlet, parmesan, spaghetti, tomato sauce	21.95
Pollo Marsala	Sautéed chicken breast, shitake mushrooms, broccoli, truffle mashed potatoes	21.95
Ossobuco d'Agnello	Slow braised lamb shank, soft polenta	25.95
Scaloppine Piccata	Sautéed veal loin, lemon, capers, broccoli, roasted potatoes	21.95
Veal Saltimbocca	Prosciutto, provolone cheese, sage, sautéed spinach, roasted potatoes, white wine	23.95
Tagliata di Manzo	Grilled skirt steak, roasted peppers, arugula, cherry tomatoes, fingerling potatoes	27.95

PESCE

Salmone alla Griglia	Grilled Atlantic salmon, roasted root vegetables	24.95
Spiedino di Gamberi	Skewer shrimp, rice pilaf, caper lemon sauce	24.95
Branzino alla Crosta di Patate	Potato crusted striped bass, spinach, lemon white wine sauce	24.95
Cioppino	Traditional Italian fish stew, tomato brodino, garlic peasant bread	25.95
Merluzzp e Polenta	Pan-seared cod fish, polenta, grilled asparagus, shallots, ginger sauce	22.95

- Merluzza e Polenta (add \$5)** Pan seared cod fish, polenta, grilled asparagus, shallots, ginger sauce
Specialita' dello Chef (add \$5) Daily chef's special
-

- Sobetto** Italian sorbet
Gelato Italian ice cream

DINNER PRIX-FIXE \$26.95 (All Day)

- Caesar** Hearts of romaine, parmesan, seasoned croutons, classic dressing
Insalata Mista Mixed organic greens
Zuppa del Giorno Soup of the day
-
- Rigatoni alla Butera** Italian sausage, green peas, light cream tomato sauce
Fettuccine ai Funghi Mixed mushrooms, fresh herbs, touch of truffle oil
Pollo alla Parmigiana (add \$4) Chicken cutlet, parmesan, spaghetti, tomato sauce
Veal Saltimbocca (add \$5) Prosciutto, provolone cheese, sage, sautéed spinach, roasted potatoes, white wine
Salmone Grigliato (add \$5) Grilled Atlantic salmon, roasted root vegetables
Spiedino di Gamberi (add \$5) Skewer shrimp, rice pilaf, caper lemon sauce
Tagliata di Manzo (add \$5) Grilled skirt steak, roasted peppers, arugula, cherry tomatoes, fingerling potatoes
-
- Tiramisu**
Panna Cotta Homemade Italian custard
Gelato alla Nocciola Hazelnut ice cream



MARIA PIA

Trattoria Ita

MARIA PIA
Italian Cuisine

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Proximity Report for Location:

December 3, 2019

319 W 51 St, New York, NY, 10019

* 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
SHON 45 LIQUORS INC	840 8TH AVENUE	415 ft
ROYAL WINES & LIQUORS INC	789 9TH AVE	755 ft
706 9TH AVE LIQUORS INC	706 9TH AVE	910 ft
921 WESTERLY LIQUOR CORP	921 8TH AVE	940 ft
54 WINES & SPIRITS INC	400 W 55TH ST AKA 839 9TH AVE	1165 ft
REIDY WINE & LIQUOR CO INC	762 8TH AVENUE	1205 ft
WEST 54 LIQUORS LLC	453 W 54TH ST	1310 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Benedict's Roman Catholic Church	375 ft

Schools within 500 Feet

Name	Address	Approx. Distance
PS 35	317 W 52ND ST	245 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
IPPUDO NY LLC	321 323 W 51ST ST	45 ft
UOGASHI NEW YORK INC	318 W 51ST ST	75 ft
WASHINGTON JEFFERSON HOTEL LLC	318 W 51ST ST	75 ft
CERTA GENTE LLC	325 W 51ST STREET	80 ft
SHIMIZU & TODO LLC	318 324 W 51ST STREET	100 ft
329 BLEECKER CORP	329 W 51ST ST	100 ft
SPOONFED NEW YORK COUNTRY GROUP LLC	331 W 51ST ST	115 ft
TOUT VA BIEN RESTAURANT INC	311 W 51ST ST	200 ft
PRIVY LLC	346 W 52ND STREET	230 ft
TWO GUYS AND TOM INC	348 W 52ND ST	240 ft
MONTAFON LLC	344 346 W 52ND ST	260 ft
DON ANTONIO RESTAURANT LLC	309 W 50TH ST	270 ft
TBB TAVERN CORPORATION	302 W 51ST STREET	275 ft
KIOSK 50 CORP	322 W 50TH STREET	360 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	854 8TH AVENUE	360 ft
NEW WORLD STAGES HOLDING CO LLC &	340 W 50TH ST	370 ft

Name	Address	Approx. Distance
23 INNOVATIONS INC	308 W 50TH ST	375 ft
TB CANTINA LLC	840 8TH AVE	425 ft
17 STONE STREET LLC	832 8TH AVE	430 ft
WOO LAE OAK 50 INC	350 WEST 50TH STREET	460 ft
251 WEST 51 HOSPITALITY CORP	251 W 51ST ST	465 ft
NIPPORI INC	245 W 51ST ST	490 ft
ELYMAR RESTAURANT CORPORATION	365 W 50TH STREET	500 ft
THE RUSSIAN VODKA ROOM INC	888 EIGHTH AVE	505 ft
T N 888 EIGHTH AVENUE LLC	888 8TH AVE	510 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC	762 9TH AVENUE	535 ft
SANDBAR CONCESSION INC	222 W 51ST STREET	540 ft
7 WASHINGTON LANE CORP	369 W 51ST ST	540 ft
PALM WEST CORPORATION	250 WEST 50TH STREET	540 ft
FEDERICO S RESTAURANT INC	249 251 W 50TH STREET	540 ft
LAMHE FOODS LLC	241 W 51ST ST	540 ft
INISTIOGE INC	768 9TH AVE	540 ft
HIGHLANDERS 756 INC	756 NINTH AVE	545 ft
MIL LLC	329 W 49TH STREET	545 ft
VYNL LLC	754 9TH AVE	545 ft
BARRAJA INC	250 W 50TH STREET	545 ft
MORNINGSIDE TERRACE CORP	772 9TH AVE	545 ft
BOXERS ENTERPRISES LLC	742 9TH AVE	555 ft
HELLS KITCHEN THAI INC	750 9TH AVE	565 ft
DREAM TEAM PARTNERS LLC	744 9TH AVENUE	585 ft
IDEALIZE INC	362 W 53RD ST	590 ft
316 WEST 49TH RESTAURANT CORP	316 W 49TH STREET	600 ft
RUSSIAN SAMOVAR INC	256 W 52ND STREET	615 ft
SURYA HELLS KITCHEN INC	788 9TH AVE	625 ft
COVADONGA INC	763 9TH AVE	640 ft
PGNV LLC	765 9TH AVE	645 ft
AGGIEPOLO INC	761 9TH AVE	645 ft
SANDBAR CONCESSION INC	250 WEST 52ND STREET	645 ft
AGEHA JAPANESE FUSION INC	767 9TH AVE	650 ft
WESTSIDE TM CORPORATION	813 8TH AVE	650 ft
OXIDO CORP	753 9TH AVE	655 ft
LARRY KEVIN K CORP	751 9TH AVE	660 ft
401 W 50 TAVERN INC	401 W 50TH STREET	660 ft
UNCLE NICKS INC	747 9TH AVENUE	675 ft
KNICKERBOCKER SOCIAL LLC	240 W 52ND ST	680 ft
BASERA INDIAN CUISINE INC	745 9TH AVE	680 ft
TOPARO INC	903 8TH AVENUE	680 ft
TATSU RESTAURANT LLC	226 W 50TH ST EAST STORE	695 ft
JUJAMCYN THTRS LLC & SWEET HOSPITALITY GRP AS MGR	245 W 52ND ST	695 ft
798 NINTH RESTAURANT LLC	798 9TH AVE	700 ft
SAS RESTAURANTS LLC	807 8TH AVE	700 ft
49TH STREET RESTAURANT LLC	249 W 49TH STREET	700 ft
BROADWAY BLUES 50TH ST CORP	226 W 50TH STREET	705 ft

Name	Address	Approx. Distance
TATSU RESTAURANT LLC	226 W 50TH ST WEST STORE	710 ft
VICTORS CAFE 52ND STREET INC	236 238 W 52ND STREET	715 ft
785 CAFE INC	785 9TH AVENUE	725 ft
LAURENCE T GINSBERG &	239 W 52ND STREET	730 ft
MORALES CABRERA CORP	741 9TH AVE	740 ft
SWEET HOSPITALITY GROUP	229 W 53RD ST	740 ft
EIGHTH AVENUE H & Y DUET INC	900 8TH AVE, BASEMENT	750 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BAPSANG INC	350 W 50TH ST	350 ft
PLG HOSPITALITY LLC	314 W 53RD ST	450 ft
TOM & TOON INC	245 W 51ST STREET	490 ft
BRICOLA CORP	370 W 51ST ST	530 ft
776 9TH AVE LLC	776 9TH AVE	560 ft
OCEAN FOODS NY INC	783 9TH AVE	710 ft

Unmapped licenses within zipcode of report location

Name	Address

500 Foot Statement

RLA 319 W 51st Street Corp

Principal has years of restaurant experience and will oversee the day to day operations to ensure the premises are maintained in an orderly fashion at all times, as well to ensure that all patrons that are served alcohol are 21 years and over.

The applicant will work very hard to earn their reputation as a committed community partner and are confident this will be an establishment that Community Board 4 will be proud to call its own.

The establishment will generate tax revenue for the City and create new employment opportunities. Issuance of the license will continue to be a positive contribution to the economy by way of jobs, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base. The granting of the license would not increase noise in the area nor would it substantially affect vehicular or pedestrian traffic or parking.

This establishment is a restaurant serving affordable Italian cuisine.

The principal is looking forward to being a long term operator in this Community and accomodating the local needs and concerns. As such, we believe approval of this application and issuance of an On-Premises Liquor License will promote public interest and convenience.

DEPARTMENT OF BUILDINGS
BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. 20219
 Date May 25, 1960

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 21.5.1. to 21.5.7. (Building Code.)

This certificate supersedes C. O. No.

of the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~-~~altered~~-~~existing~~ building—premises located at

319 West 51st Street

Block 1042 Lot 22

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. Class 3

Adm. No.—1054-1343

Construction classification—Nonfireproof

Occupancy classification—Heretofore Converted

Use classification—Class "B" Mult. Dwelling. Height Resid. & 3 stories, 40 feet.

Use of completion—May 24, 1959

Located in Residence Use District.

B Area 1 1/2

Height Zone at time of issuance of permit 307-1960

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	on ground				Heating plant and storage.
1st story	75			45	Restaurant.
2nd story					One (1) apartment.
3rd story					Three (3) furnished rooms, two (2) kitchenettes and one (1) storage room.
4th story					Six (6) furnished rooms and one (1) storage room.
Sprinkler system approved by Fire Department May 17, 1960.					
Sec. 61.23 sub-4 Building Code, C.26-273.0 Adm. Code					
"Prior to the occupancy of a structure erected or altered after January 1, 1938, the authorized occupant of each floor of said structure as stated in the certificate of occupancy shall be permanently posted under class and maintained in accordance with the certificate of such structures."					
AS PERMITTED BY THE BOARD OF STANDARDS AND APPEALS AND CERTIFICATE					
OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE					
MULTIPLE DWELLING LAW.					

Thomas V. Burke
 Borough Superintendent

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL
BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with an authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent; and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

330 West 47th Street, 20th Floor, New York, NY 10036
Tel: 212-726-4536 Fax: 212-647-0707
www.nyc.gov/m304

WUFI LACRINI
Chair

KEVIN BYRNE
Sector Manager

PUBLIC NOTICE

Business Licenses and Permits Committee will discuss an application submitted by

RLA 319 W 51st Street Corp.
319 W 51st Street

An application for a liquor, wine, beer & cider license for a Restaurants Establishment with Recorded Music, Patio/Deck and Sidewalk Cafe within property line

DATE:	Tuesday, December 10, 2019
TIME:	6:30 PM
PLACE:	Fountain House 425 W 47 th Street, Lower Level

We invite you to attend this meeting and give your comments on the application. Alternatively, you may mail, fax or email us at the address listed above. For more information, please call 212-726-4536.



NEW YORK POST

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MONDAY, DECEMBER 9, 2019 / CLASS: 40 / MADRID: 2 CEN X LATE CITY FINAL

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\$2.00

Hot Christmas gift really stinks

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Amazon to stream Yankee games

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are the cocaine





CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

230 West 47th Street, 20th Floor New York, NY 10036
Tel: 212-724-4338 Fax: 212-647-4912
www.nyc.gov/mb4

PUBLIC NOTICE

Business Licenses and Permits Committee will
discuss an application submitted by

**RLA 319 W 51st Street
Corp.
319 W 51st Street**

An application for a liquor, wine, beer & cider license for a
Restaurant Establishment with Recorded Music,
Patio Deck and Sidewalk Cafe within property lot

DATE
TIME
PLACE

Tuesday, December 10, 2018
6:30 PM
Fountain House
425 W 47th Street, Lower Level

Please come to attend the hearing and give your comments on the application.
If you have any questions, please call 212-724-4338.



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LATE CITY FINAL

**Hot Christmas gift
really stinks**
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**Amazon
to stream
Yankee
games**
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**Cells are the
new cocaine**
bar
now in
phone hi






CITY OF MIAMI
MUNICIPAL COMMISSION BOARD No. 1
OFFICE OF THE CLERK OF THE BOARD
311 MIAMI CITY CENTER
MIAMI, FL 33131

PUBLIC NOTICE
Business License and Family Check Fee will
expire on application submitted by
**RLA 319 W 51st Street
Corp.
319 W 51st Street**

An application for a license, which may be renewed, shall
be accompanied by a fee of \$100.00, plus a fee for the license
itself. The fee for the license shall be \$100.00 plus the
annual fee of \$100.00. The fee for the license shall be
\$100.00 plus the annual fee of \$100.00.

DATE	Monday, December 14, 2015
TIME	2:00 PM
PLACE	311 MIAMI CITY CENTER MIAMI, FL 33131

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Amazon to stream Yankee games
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Cell phone the cocaine
Escobar
now in phone biz





CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor, New York, NY 10036
tel. 212-730-4106 fax 212-947-9512
www.nyc.gov/mc24

BURT LAZARUS
Chair

JESSE BOONAH
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee will discuss an application submitted by

RLA 319 W 51st Street Corp.
319 W 51st Street

An application for a liquor, wine, beer & cider license for a Restaurants Establishment with Recorded Music, Patio/Deck and Sidewalk Cafe within property line

DATE:	Tuesday, December 10, 2019
TIME:	8:30 PM
PLACE:	Fountain House 425 W 47 th Street, Lower Level

We invite you to attend the meeting and give your comments on the application. Alternatively, you may mail, fax or email us at the address listed above. For more information, please call 212-730-4106.

Posted according to the Administrative Code of the City of New York under § 24-212. Please do not remove until after the above meeting date.



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Hot Christmas gift really stinks

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Celebs are the cocaine





CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

330 West 47th Street, 20th Floor New York, NY 10018
Tel: 212-738-4336 Fax: 212-647-4812
www.m4b.com

MARY LAGUNA
Chair

JOHN B. BROWN
Chair Emeritus

PUBLIC NOTICE

Business Licenses and Permits Committee will discuss an application submitted by

RLA 319 W 51st Street Corp.
319 W 51st Street

An application for a liquor, wine, beer & cider license for a Restaurants Establishment with Recorded Music, Patio/Deck and Sidewalk Cafe within property line

DATE:	Tuesday, December 10, 2019
TIME:	6:30 PM
PLACE:	Fountain House 425 W 47 th Street, Lower Level

We invite you to attend this meeting and give your comments on this application. Alternatively, you may mail, fax or email us at the address listed above. For more information, please call 212-738-4336.

Subject Matter is in the Administrative Code of the City of New York, Section 24-113. Please do not remove until after the above meeting date.



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Cells are the new cocaine
— Escobar now in phone biz



