

HELBRAUN || LEVEY

CKBA LLC
263 WEST 19TH STREET NEW
YORK NY 10011

MANHATTAN COMMUNITY BOARD 4
Meeting Date: 1/14/2019

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
CKBA LLC		PENDING (TBD)	
STREET ADDRESS		CROSS STREETS	ZIP CODE
263 WEST 19TH STREET NY NY		7TH & 8TH AVENUE	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: BARRY AHERNE COLM KIRWAN	ATTORNEY/ REPRESENTAIVE	NAME: HELBRAUN & LEVEY LLP
	PHONE: 646 334 5608		PHONE: 212 219 1193
	EMAIL: BAZAHERNE@GMAIL.COM		EMAIL: HEATHER@HELBRAUNLEVEY.COM
MANAGER	NAME: COLM KIRWAN	LANDLORD	NAME: Buchbinder & Warren
	PHONE:		PHONE: (212) 243 2200
	EMAIL:		EMAIL:
APPLICATION TYPE <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>			
<input checked="" type="checkbox"/> 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?	FOREST HILLS STATION HOUSE 106-11 71ST AVE, NY NY 11375	
	What were the dates applicant was involved with this former premise?	JUNE 2014-2019	
<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="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input 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	AFTER THE COMMUNITY BOARD MEETING
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input 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	11AM 2AM	11AM 2AM	11AM 2AM	11AM 2AM	11AM 2AM	11AM 2AM	11AM 2AM
	Kitchen	11AM 1AM	11AM 1AM	11AM 1AM	11AM 1AM	11AM 1AM	11AM 1AM	11AM 1AM
	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 type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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	100	40	4	16	0	1	14
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	2. GROUND FLOOR AND BASEMENT BASEMENT IS EMPLOYEES ONLY (LESS THAN 5) GROUND FLOOR (100)		
How frequently will the owner(s) be at the establishment?	EVERY DAY		
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?	<input checked="" type="radio"/> YES	NO	OCCASIONAL PRIVATE EVENTS
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?	<input checked="" type="radio"/> YES	NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	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?	YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> 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	NOTICE POSTING	
	# 2	block association outreach provided by the Community Board, LIST ATTACHED	
	# 3	petition signatures from residents in the neighborhood	
	# 4	Letters of support	
	# 5		
Please provide dates when applicant met with the groups listed above.		PENDING	
Who was your contact person at each group you met with?		PENDING	
When did applicant post the notice that was provided?		12/30/2019	
Where did applicant post the notice that was provided?		WILL BE POSTED ON THE FACADE OF THE PREMISES	
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.	BURGER 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="radio"/> YES	<input type="radio"/> NO	PROOF
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	REPLACING THE AWNING
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	except awning
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> 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?	YES	<input checked="" type="radio"/> NO	NO, BUT THEY DO HAVE A SOUND PLAN AND WILL BE WORKING WITH AN ARCHITECT TO INSTALL MATERIALS TO MITIGATE NOISE. (SEE ATTACHED)
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?			
When was the air conditioner installed?			

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	<input type="radio"/> 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	<input type="radio"/> NO	
Will applicant use umbrellas?	YES	<input type="radio"/> 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	<input type="radio"/> 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: <i>(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)</i></p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni 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.

<p>SIGN HERE →</p>	 Barry Aherne PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	 DATE
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CKBALLC

sample menu

BAR SNACKS

POPCORN \$5

CHOICE OF: TRUFFLE OR PARMESAN & DILL

DEVILS ON HORSEBACK \$14

5 BLUE CHEESE STUFFED DATES WRAPPED IN GOODALE FARMS APPLEWOOD SMOKED BACON, SERVED WITH GRAINY MUSTARD.

PICKLE JAR \$8

HOUSE PICKLED SEASONAL VEGETABLES

SPICY SRIRACHA SNACKS \$6

CRUNCHY CHILI & GARLIC COATED GREEN PEAS

TERIYAKI BEEF JERKY \$10

HOUSE MADE BEEF JERKY IN OUR SIGNATURE MARINADE

BOQUERONES \$12

MARINATED WHITE ANCHOVIES BACUETTE WITH ROASTED RED PEPPER & TOMATO RELISH

RED BEET DEVILED EGGS \$12

RED BEET PICKLED EGGS WITH MUSTARD, CHIVE, DILL, & SRIRACHA

THE MED \$15

MARINATED OLIVES & HOUSEMADE ROASTED GARLIC HUMMUS SERVED WITH TOASTED PITA

MURRAY'S CHARCUTERIE

SMALL: ANY 4 FOR \$15 LARGE: ALL 8 FOR \$28
SERVED WITH GRAPES, ALMONDS, CORNICHONS, STRAWBERRY PRESERVE, GRAINY MUSTARD, & PRESSED BAGUETTE

MEATS:

TASSO HAM | CHORIZO | PROSCIUTTO DI SAN DANIELE | DUCK MOUSSE PATE

CHEESES:

TOMME CRAYEUSE | MONTEALVA EPOISSES DE BOURGOGNE | BUTTERMILK BLUE

SALADS

ADD: BLACKENED CHICKEN BREAST \$6 | OVEN ROASTED SALMON \$8

CAESAR \$10

ROMAINE | CROUTONS | ACED PARMESAN | CAESAR DRESSING

SOUTHWEST \$10

ROMAINE | GRILLED CORN | CHERRY TOMATO | RED ONION | BLACK BEANS CUCUMBER | FETA | GREEN GODDESS

CAULIFLOWER QUINOA \$12

VEGAN RANCH | CHERRY TOMATOES | CUCUMBER |

TUSCAN KALE \$10

PINE NUTS | RIBBONED CARROT | PICKLED STRAWBERRIES PARMESAN | TRUFFLE VINAIGRETTE

COBB \$12

AVOCADO | EGG | TOMATO NUESKE'S BACON | BLUE CHEESE HOUSE HERB VINAIGRETTE

SOUP & CHILI

POTATO LEEK SOUP \$12

TRUFFLE OIL | WITH SMOKED CHEDDAR & GRUYÈRE CROSTINIS

BEEF CHILI \$12

SOUR CREAM | SCALLION | PEPPERJACK | CHEDDAR SERVED WITH A SIDE OF TORTILLA CHIPS

SANDWICHES

ALL SANDWICHES & BURGERS SERVED WITH ROSEMARY SEA SALT CHIPS OR OLD BAY CHIPS. ADD SIDE SALAD OR TRUFFLE CHIPS FOR \$2. ADD BACON \$2

BELT \$14

NUESKE'S APPLEWOOD SMOKED BACON | ARUGULA | ROASTED TOMATO EGG SALAD | SOURDOUGH

ROAST BEEF \$14

CHIPOTLE AIOLI | LETTUCE | TOMATO | FENNEL | SMOKED CHEDDAR | SOURDOUGH

PORK MELT AU JUS \$14

SLOW COOKED PORK SHOULDER | ARUGULA | GRUYÈRE | PICKLED ONION ROSEMARY TRUFFLE SALT AU JUS ON SIDE | CIABATTA

THE BEYOND BURGER \$16

LOOKS LIKE MEAT, COOKS LIKE MEAT BUT 100% VEGETARIAN | CARAMELIZED ONIONS | TOMATO | LETTUCE | HOUSE PICKLES | AMERICAN CHEESE | POTATO BUN

SMOKED TURKEY \$14

SMOKED CHEDDAR | ROASTED PEPPER & ONION | SPINACH SWEET CHILI MAYO | SOURDOUGH

RUEBEN \$14

PASTRAMI | GRUYÈRE | RUSSIAN DRESSING | SAUERKRAUT | RYE

LOCAL OYSTERS

GARDINER'S BAY OYSTERS

(ORIENT, NY)

OR

HARVEST MOON

(PECONIC BAY, NY)

6 FOR \$12 | 12 FOR \$20

SIGMUND'S PRETZELS

1 FOR \$7 | 2 FOR \$13 | 3 FOR \$18 | 4 FOR \$21 | 5 FOR \$25

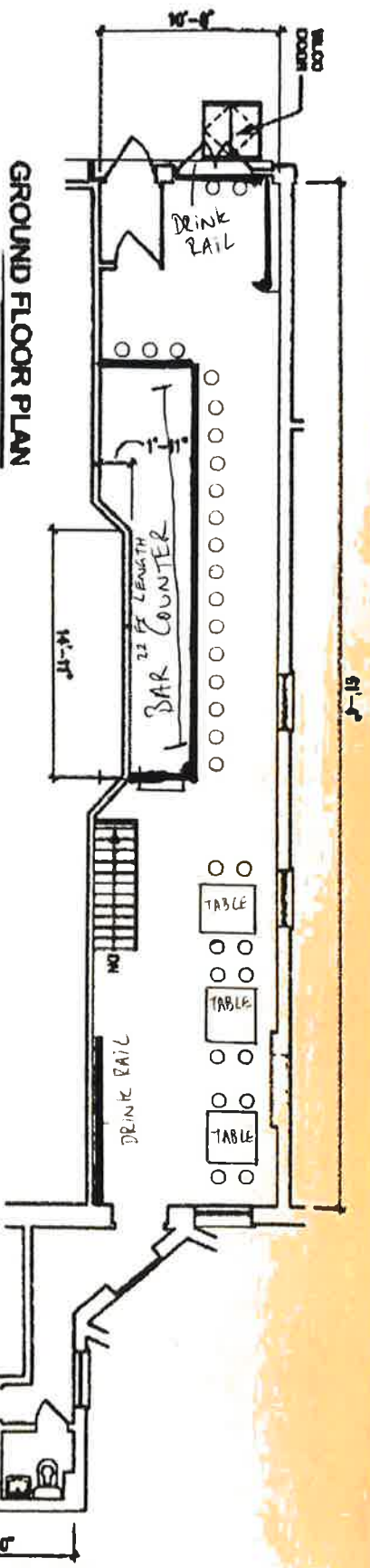
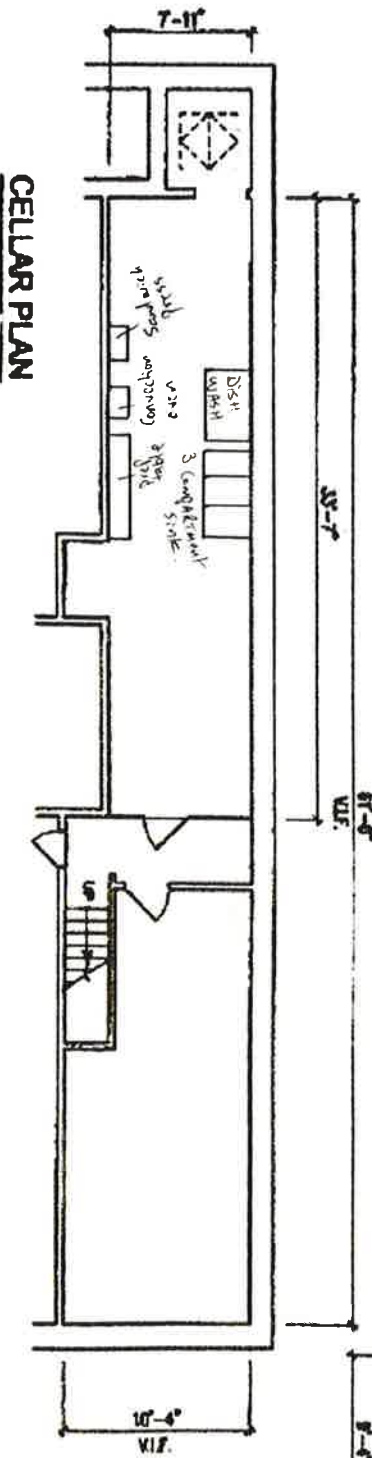
SALTED | SRIRACHA HONEY | TRUFFLE CHEDDAR | GARLIC PARSLEY |

SERVED WITH HOUSE PUB CHEESE & WHOLE GRAIN MUSTARD * CREAM CHEESE FROSTING



W 19th Street (above)

W 19th Street



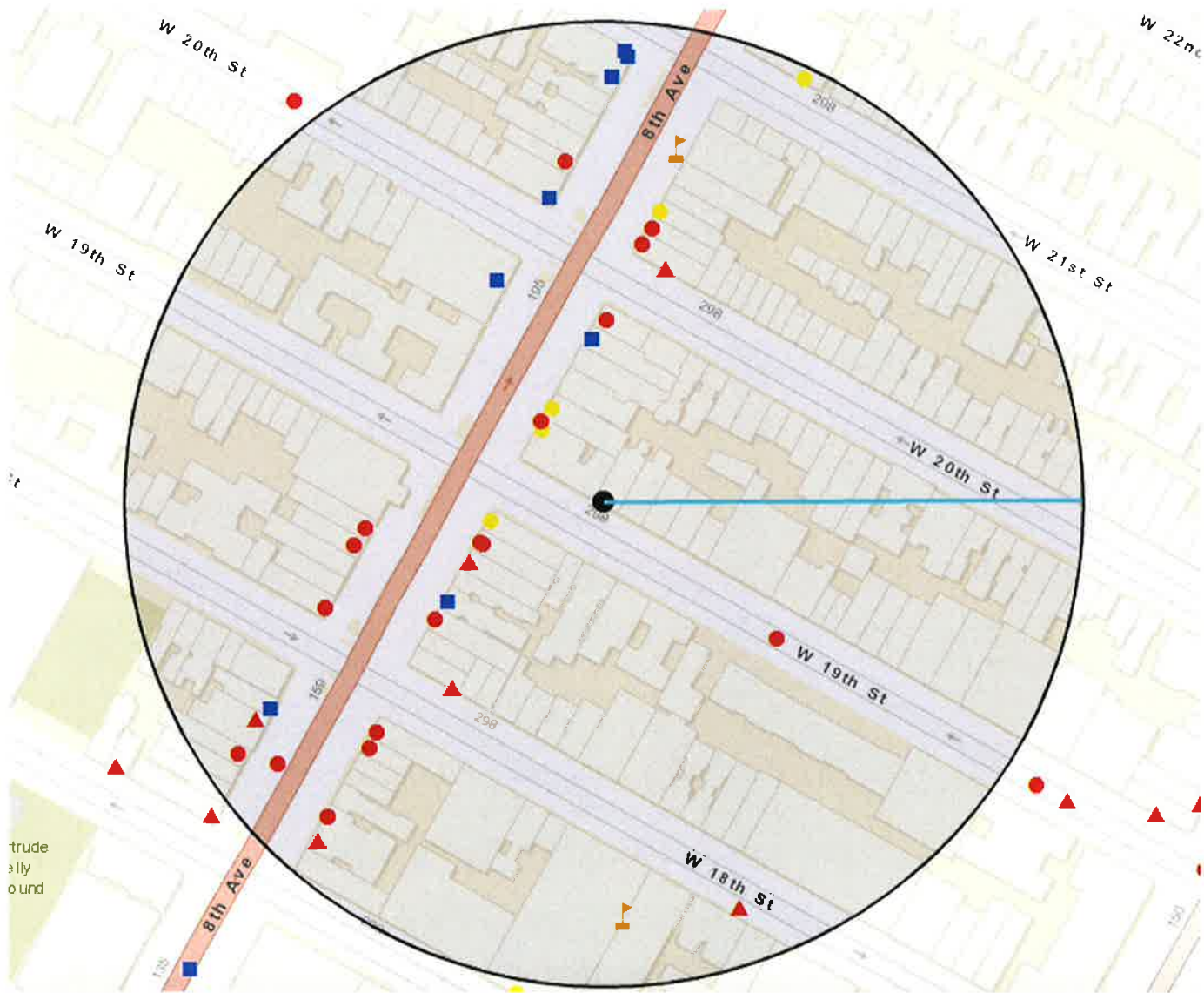
B O N S I G N O R E B
A Y O H I T C O T S
 283 WEST 19TH STREET NEW YORK, NEW YORK 10011
 732.927.7272 FAX: 732.927.7211 www.bonshignore.com

Buchbinder & Warren, LLC
EXISTING CONDITIONS
 283 WEST 19TH STREET
 NEW YORK, NEW YORK 10011

Scale: 1/8" = 1'-0"
 Date: 6/20/08
 No: 1427
SK-1



500 FOOT MAP OF THE AREA (SLA LAMP REPORT):



- BLACK DOT: PROPOSED PREMISES
- BLUE LINE MARKS 500 FEET
- RED DOT: OP LICENSES
- RED TRIANGLE: BEER AND WINE LICENSES
- BLUE: OFF PREMISE
- YELLOW: PENDING APPLICATIONS
- FLAGS: SCHOOLS (NOT WITHIN 200-FEET OR APPLICABLE)

Proximity Report for Location:

December 18, 2019

263 A W 19 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
FORAGERS WINES CHELSEA LLC	231 8TH AVE	690 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	850 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	985 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1180 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	1185 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1185 ft
MAHADEV INC	242 W 14TH ST	1390 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 11 WILLIAM T. HARRIS SCHOO	320 W 21ST ST	375 ft
LIBERTY HS	250 W 18TH ST	430 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
BUCKWHEAT & ALFALFA INC	182 8TH AVENUE	105 ft
EL CID RESTAURANT INC	174 8TH AVE	135 ft
174 EIGHTH REST CORP	174 8TH AVE	135 ft
EISEN & SON INC	196 8TH AVE AKA 258 W 20TH ST	190 ft
RTC 18 CORP	166 8TH AVE	215 ft
MEJO LLC	259 W 19TH ST	230 ft
169 EIGHT RESTAURANT CORP	169 8TH AVE	250 ft
TEAM MWB LLC	167 8TH AVENUE	265 ft
BE TEMERARIO GROUP LLC	198 8TH AVE	270 ft
EXCEL RESTAURANT GROUP CORP	200 8TH AVE	290 ft
161 8TH AVE RESTAURANT LLC	161 8TH AVE	310 ft
MEXICUE 160 8TH AVENUE LLC	160 8TH AVE	340 ft
MAGNUMS IN PARIS LLC	158 8TH AVE	355 ft
DISH RESTAURANT CORP	201 8TH AVENUE	355 ft
151 EIGHTH HOSPITALITY LLC	151 8TH AVE	435 ft
SILOM THAI INC	150 8TH AVE	435 ft

Name	Address	Approx. Distance
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	149 8TH AVE	465 ft
SWEET CONCESSIONS INC	336 W 20TH ST	525 ft
223 WEST CORP	223 W 19TH ST	540 ft
MOMOFUKU 232 EIGHTH AVENUE LLC	232 8TH AVE	650 ft
FORAGERS HOLDINGS LLC	233 8TH AVE	710 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	735 ft
156 SEVENTH AVENUE GROUP LLC	156 7TH AVENUE	735 ft
PETER MCMANUS CAFE INC	152 7TH AVE	735 ft
160 BISTRO INC	160 7TH AVE	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NEW HK 2 LLC	182 8TH AVE	100 ft
EIGHTH AVENUE KITCHEN LLC	184 8TH AVE	110 ft
MVLH HOSPITALITY GROUP LLC	176 8TH AVE	120 ft
8TH AVE RESTAURANT CORP	202 8TH AVE	305 ft
BAR 21 LTD	261 WEST 21ST ST	485 ft
BON APPETIT MANAGEMENT COMPANY	249 W 17TH ST	515 ft
CC158 CORP	158 7TH AVE	700 ft

Unmapped licenses within zipcode of report location

Name	Address
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***PREVIOUS LICENSE AT THE PREMISES



Andrew M. Cuomo, Governor
Vincent G. Bradley, Chairman
Greeley T. Ford, Commissioner

[Home](#)
[Public License Query](#)
[Wholesale](#)



[Public License Query](#)

[Wholesale Forms](#)

[Retail Forms](#)

[Help](#)

Public Query - Results

License Information

Serial Number: 1283459
License Type: ON-PREMISES LIQUOR
License Status: License is Inactive
Credit Group: 3
Filing Date: 01/08/2015
Effective Date: 10/05/2015
Expiration Date: 09/30/2017

Premises Information

Principal's Name: ARPAIA, DONATELLA
GREENBAUM, DON
FOX, MARK G
DE ROSA, MAURIZIO
Premises Name: 915 MANAGEMENT LLC
Trade Name: PROOF
Zone: 1
Address: 263 W 19TH ST

NEW YORK, NY 10011
County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
- [Advance Search](#)

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

HELBRAUN || LEVEY

New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, NY 12210-8002

RE: 500' STATEMENT OF CONVENIENCE, ADVANTAGE, AND INTEREST

**CKBA LLC
263 W 19th Street**

New York NY 10011

[Alcoholic Beverage and Control Law Sections 64, 6-a; 64-a, 7 (d); 64-b, 5 (c); 64-c, 11 (c); and 64-d, 7 and 8 (e).]
Granting an on premises liquor license to the applicant would be to the public convenience and advantage and in the public interest for the following reasons:

*Licensing this establishment will fill a now-vacant commercial space, and the success of this business will mean more jobs, and more city and state tax revenue.

*This establishment will have ambient background music which will not leave premises. Background/recorded music, no DJ, no dancing. There will also be no wait lines.

*This establishment will operate as a tavern that is run by experienced operators who have been licensed previously with the NYSLA.

*Public transportation is located near the establishment and most patrons will be coming by foot or on subways/buses and therefore there will be no expected parking issues.

*Applicants within have many combined years of restaurant/food establishment/hospitality experience.

*All necessary licenses and permits will be obtained prior to operating.

*To the best of our knowledge, there have been no previous liquor violations or criminal activity at the proposed premises.

*The establishment is a small one, with a maximum occupancy of only 74 people.



DEPARTMENT OF BUILDINGS ALT# 1585/85
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE APR 27 1990

NO. 98107

ZONING DISTRICT C 6-2

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~1000~~ altered ~~1000000~~ building - premises located at
 263 West 19th Street NS 88' 3" E/ of 8th Avenue Block 769 Lot 5

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING CODE USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.G.						Storage
1st Floor	100	10			6		Stores
2nd Floor	40		2	10	2		Two apartments
3rd Floor	40		4	5	2		Four Apartments
4th Floor	40		4	5	2		Four Apartments
5th Floor	40		3	7	2		Three apartments
			OLD LAW TENEMENT Class A Multiple Dwelling old code				
THIS CERTIFICATE OF OCCUPANCY MUST BE PASTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.							

OPEN SPACE USES _____ (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.G. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Paul [Signature]
 BOROUGH SUPERINTENDENT

G. [Signature]
 COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of West 19th Street
 distant 88' 3" West 19th Street E feet from the corner formed by the intersection of
 running thence North 78' 1" feet; thence East 11' 9" th. No. 16' 0" feet;
 thence East 16' 5" th. so 98' 1" feet; thence West 28' 0" feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

XXXXX PERM. ALT. No. 1585 85 DATE OF COMPLETION 4/10/90 CONSTRUCTION CLASSIFICATION CL 3 non-fireproof
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 5 STORIES, 50' 0" FEET
 CL A MD

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RES. N.C. C.O.S.

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS: _____

Professional Experience of CKBA LLC

Principal Operating Partner – Barry Aherne

- Sixteen years of Hospitality Experience in NYC and Europe (ten in NYC), eight years spent at Operations Level.
- Educated to MBA level at one of top fifty Business Schools in Europe.
- Spent the previous 5 years in a management position at a Gastropub in Forest Hills which is considered one of the best craft beer and gastropub's in Queens.
- Previously worked in Management for the Beerly Legal Group which owns three venues in Manhattan and one in Queens – helped open Fools Gold in Manhattan from the concept stage to opening day and ran the front of house operations from 2013-2014.
- Helped to reopen the Landmark that is the Fraunces Tavern in Lower Manhattan in 2010 after it underwent an 18-month renovation after being purchased by new owners. Employed here for over 3 years in a management position.
- He has a well-rounded knowledge in all areas of front of house management, back office operations such as payroll, purchasing, staffing and general book-keeping, knowledge of back of house functions.
- Experienced in all areas of opening new venues including the planning, concept, design, build out, project management, permits and licenses, budgeting, marketing, staffing, menu design and fund raising.

Operating Partner - Colm Kirwan

- 20 years of Hospitality Experience in NYC, Baltimore and Europe. (Ten in NYC)
- Spent the past 15 years working at management level and is currently the Operating Partner and General Manager at The Jeffrey on East 60th street in Manhattan.
- Oversees all aspects of day-to-day operations including staffing, kitchen management, ordering, bookkeeping, service and everything in between. He is also responsible for any administrative duties such as ensuring all insurance policies are current (liability, workers comp, disability etc.), co-ordinate garbage and recycling collection, all licenses and permits are up to date, payroll etc. etc.
- He is currently spearheading construction there on a project that involves enclosing the back-garden area and relocating the kitchen. He is responsible for overseeing the build out by coordinating with the architects, engineers and general contractor to ensure the construction is done and completed in a timely manner with minimal amount of disruption to the neighbors and residents.
- Colm was responsible for the opening of the Jeffrey from its concept and planning stage through to the opening and beyond and is fully experienced in every facet of the opening process.
- He spent 18 months as part of the team that opened the Fraunces Tavern in lower Manhattan in 2010 and spent two years as the General Manager upon completion of the venue. He led the disaster recovery and subsequent renovations after the building was severely damaged due to flooding from Hurricane Sandy.
- Barry and Colm have enjoyed a close working relationship dating back over ten years. Together they have opened venues as well as run front and back of house operations concurrently.

Noise mitigation measures:

Soundproofing

We are working with our architect (DCP Architecture) on incorporating a comprehensive soundproofing plan into our design.

Spatial Interiors: Sound Absorption

One component of this effort is targeting sound for absorption within the space before it ever has a chance to leave. This helps minimize reverberation, which keeps ambient sound levels lower and works to stem the tendency for conversation volume to rise to overcome ambient noise nearby. The following strategies help target mitigating sound within the interior of the project:

- Target opportunities for the integration of materials with a larger Noise Reduction Coefficient (NRC) rating that have higher rates of sound absorption, typically softer and more pliable materials. Locations include seating, wall covering or ceiling covering areas.
- Integrate sound absorbing insulation into hidden areas for discrete absorption performance. Locations include beneath fixed seating, wall covering and ceiling covering areas.
- Coordinate the design of sub-spaces and ceiling topography to create irregular surfaces that alter the direction of sound. As sound is re-directed in different directions (rather than being reflected back down to occupants) it is distributed throughout the space as it dissipates rather than raising localized ambient noise levels. Room partitions, defined door ways, wing walls and ceiling cavities will all be utilized as places for sound interference as opposed to a single open space with a flat ceiling.

Spatial Perimeter: Sound Transmission

The second component of our acoustic plan is minimizing the amount of sound that leaves the space by minimizing the transmission of space through its perimeter. Fortifying this acoustic "box" helps minimize sound that can migrate outward to the exterior or to floor spaces above. The following strategies will help target mitigating sound at the perimeter of the project:

- Target opportunities for the integration of materials with a higher Sound Transmission Class (STC) that measures the ability of sound to pass through a material or an assembly.
- Integrate acoustically fortified materials that target the integral deadening of sound such as acoustically rated gypsum wall board (QuietRock), acoustic glue and sealant (GreenGlue) or absorbing under-layments (Mass Loaded Vinyl, Cork or Rubber mats).
- Find opportunities where new finish assemblies can be acoustically separated from structural components to avoid the migration of sound through the structural system. This could include isolation hangers for ceiling assemblies or gaskets/washers between layers of wall material.
- Investigate opportunities for acoustically rated glazing via an acoustic inter-layer.
- Incorporate design elements that provide acoustic assemblies within the existing ceiling "bays" of the structural ceiling to reduce exposed area of structural slab for direct transmission of sound.

There is rarely a singular solution for sound mitigation for any space, but rather a combination of the strategies listed above that respond to the unique conditions of the site.

Music:

Music played will be from an ipod or streaming music service with the volume always at conversational level. We will not have live music nor will we have the volume up on the TV

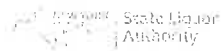
Front Windows & Door:

The front windows will always remain closed and the door will not be propped open.

Street Noise:

As mentioned, we will have a door person employed 5 nights a week to ensure no patrons congregate directly outside the building. They will also serve as a deterrent to any noisy or unruly patrons that happen to be exiting other establishments in the neighborhood. This policy will be supplemented by management and staff

	First Name	Last Name	Email
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200 West 15 Street	Kimon	Reizos	n15mstr@mac.com
100/200 West 15 Street	Steve	Starosta	steve@w15ba.com
300 West 15th Street	Jim	Jasper	jasper@qc.cuny.edu
100 West 16th Street	Paul	Groncki	paul@groncki.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedoandassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com; craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laranier@earthlink.net
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallygm@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beacom195@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanvoerald@aol.com
100 West 19th/20th/21st/22nd Street	Meissa	Stern	m@melissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Dottie	Francoure	dfrancou24@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	fcmq@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
500 West 19th Street	Neil	Selkirk	neil@neliselikirk.com
300 West 20th Street	Carol	Ott	cott@nvc.rr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesley@vtrichord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylisswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazelloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	mis@nvc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McElduff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristianson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	w400ba@gmail.com
400 West 21st/22nd/23rd Street	Carla	Nordstrom	west25thstreetproject@gmail.com
100 West 25th Street	Susan	Buttenwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdenthunter@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keany	bkeany@pennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(212) 675-2000
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
Hotel Americano	Inge	Ivchenko	ivanis@lha.info
Highline537	Scott	Hupe	(212) 216-0000
Donna Langman Costumes	Donna	Langman	212-838-3700
			donna@donnalangman.com



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice was Sent: 1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
- New Application Renewal Alteration Corporate Change Removal Class Change Method of Operation Change

For **New** applicants, answer each question below using all information known to date
 For **Renewal** applicants, answer all questions
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
 For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board:

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: , NY Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold: Beer & Cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service:
- Full food menu; full kitchen run by a chef or cook Menu meets legal minimum food availability requirements; food prep area at minimum

13. Type of Establishment:

14. Method of Operation: (check all that apply)

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply)

None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure

Sidewalk Cafe Other (specify):