

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?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	<input type="checkbox"/> Mass mail sent on <input type="text"/> / <input type="text"/> / <input type="text"/> 000 to all block association/
	# 2	or organizations contacts provided but no committee board
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		<input type="text"/> / <input type="text"/> Mass mail sent on <input type="text"/> / <input type="text"/> / <input type="text"/> 000
Who was your contact person at each group you met with?		<input type="text"/> / <input type="text"/>
When did applicant post the notice that was provided?		<input type="text"/> / <input type="text"/> / <input type="text"/> 000
Where did applicant post the notice that was provided?		front of 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 <input type="text"/>
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.	<input type="checkbox"/> nkno <input type="checkbox"/> n		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	n/a
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?	YES	NO	n/a
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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a <input type="checkbox"/> no kitc <input type="checkbox"/> n
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
When was the air conditioner installed?	install <input type="checkbox"/> d b <input type="checkbox"/> r <input type="checkbox"/> io <input type="checkbox"/> s t <input type="checkbox"/> nant		

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	n/a
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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	<input type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- Any storm enclosure shall not extend no further than 18" from building facade

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
October 7, 2020 full board meeting, with 42 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
CB4 Assistant District Manager



Frank Holozubiec
CB4 BLP Committee Co-Chair



~~██████████~~ Burt Lazarin
CB4 BLP Committee Co-Chair

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 →

Raul Avila

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

8/31/2020

DATE

Proximity Report for Location:

August 29, 2020

218 8th Ave, 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	190 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	485 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	855 ft
DELAUREN WINES INC	292 8TH AVE	970 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1020 ft
ALGA WINES & SPIRITS LTD	221 9TH AVENUE	1175 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	1295 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	390 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
MOMOFUKU 232 EIGHTH AVENUE LLC	232 8TH AVE	160 ft
8TH AVE RESTAURANT CORP	202 8TH AVE	195 ft
FORAGERS HOLDINGS LLC	233 8TH AVE	205 ft
DISH RESTAURANT CORP	201 8TH AVENUE	215 ft
EXCEL RESTAURANT GROUP CORP	200 8TH AVE	215 ft
MOKJA GO INC	199 8TH AVE	235 ft
BE TEMERARIO GROUP LLC	198 8TH AVE	235 ft
DIM SUM CHELSEA INC	236 8TH AVE	265 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	325 ft
EIGHTH AVENUE KITCHEN LLC	184 8TH AVE	430 ft
BUCKWHEAT & ALFALFA INC	182 8TH AVENUE	445 ft
NEW HK 2 LLC	182 8TH AVE	455 ft
SWEET CONCESSIONS INC	336 W 20TH ST	455 ft
COUNTER & BODEGA INC	266 W 23RD ST	455 ft
GOLDEN SEA BEACH INC	300 W 23RD ST	460 ft
ERS RESTAURANT INC	318 W 23RD ST	515 ft
MVLH HOSPITALITY GROUP LLC	176 8TH AVE	565 ft

Name	Address	Approx. Distance
ZENITH CORPORATION	271 WEST 23RD STREET	575 ft
174 EIGHTH REST CORP	174 8TH AVE	585 ft
EL CID RESTAURANT INC	174 8TH AVE	590 ft
267W LLC	267 W 23RD ST	590 ft
23RD & 8TH LLC	261 8TH AVENUE	610 ft
MEJO LLC	259 W 19TH ST	630 ft
169 EIGHT RESTAURANT CORP	169 8TH AVE	635 ft
TEQUILA CHITO'S MEXICAN GRILL INC	358 W 23RD ST	645 ft
TEAM MWB LLC	167 8TH AVENUE	660 ft
LILLY COOGANS INC	360 WEST 23RD ST	660 ft
RTC 18 CORP	166 8TH AVE	680 ft
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	680 ft
23RD & 9TH RESTAURANT CORP	368 W 23RD STREET	730 ft
161 8TH AVE RESTAURANT LLC	161 8TH AVE	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NY LHC LLC	260 W 23RD ST	480 ft
CKBA LLC	263 W 19TH ST	505 ft
CHELSEA HOTEL F&B LLC	222 W 23RD ST	705 ft

Unmapped licenses within zipcode of report location

Name	Address
505 REST CORP	505 507 W 23RD ST

Beverages

- Coffee
- Cold Brew
- Espresso
- Americano
- Macchiato
- Cappuccino
- Latte
- Mocha
- Chai Latte
- Loose Leaf Tea

Food

- Muffin
- Scone
- Croissant
- Chocolate Croissant
- Cookies
- Cakes (Carrot, Lemon Pound)

TITLE:
 BAR 21 LLC
 211 WEST 11TH STREET, SUITE 612
 NEW YORK, NY 10011
 PHONE: (212) 692-1234
 WWW.BAR21LLC.COM

CLIENT:
 EMPIRE MANAGEMENT
 345 WEST 11TH STREET, SUITE 612
 NEW YORK, NY 10011
 PHONE: (212) 692-1234
 WWW.EMPIREMANAGEMENT.COM

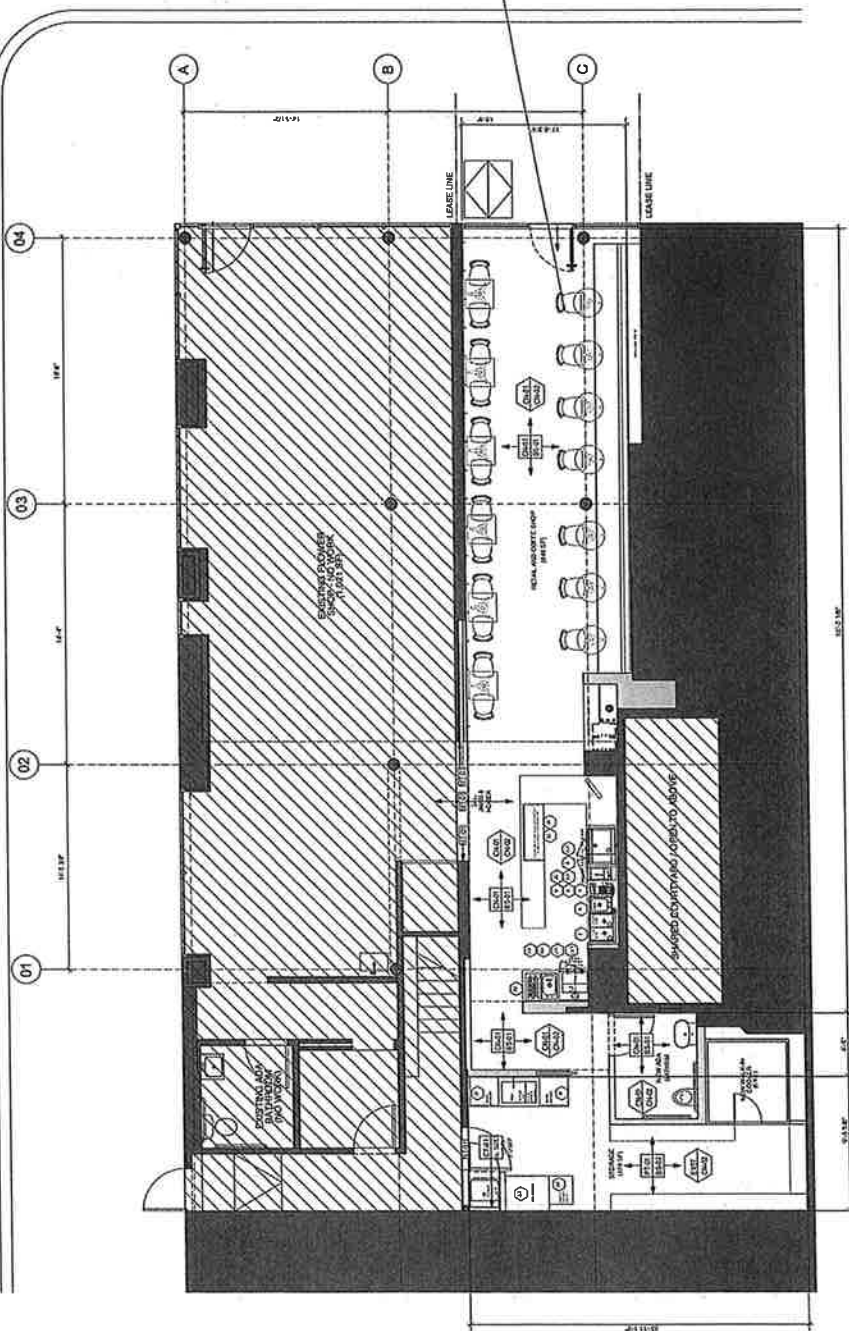
ARCHITECT:
 NYA MODERNA ARCHITECT
 225 PARK AVENUE, SUITE 2000
 NEW YORK, NY 10022
 PHONE: (212) 692-1234
 WWW.NYAMODERNA.COM

MECHANICAL ENGINEER:
 ADONIS ENGINEERING PC
 100 WEST 11TH STREET, SUITE 612
 NEW YORK, NY 10011
 PHONE: (212) 692-1234
 WWW.ADONISENGINEERING.COM

STRUCTURAL ENGINEER:
 STRATFORD ENGINEERING
 100 WEST 11TH STREET, SUITE 612
 NEW YORK, NY 10011
 PHONE: (212) 692-1234
 WWW.STRAFORDENGINEERING.COM

21ST STREET

8TH AVENUE



1 FINISH FLOOR PLAN
 BAR 21 LLC

OWNER/PRODUCT INFORMATION:
 CAFE FLOOR
 211 WEST 11TH STREET
 NEW YORK, NY 10011

DRAWING TITLE:
 GROUND FLOOR
 FINISH PLAN

DATE	7 / 12
DESIGN	
SHEET	

A-111.00

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DOB AND DEC.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEERS PRIOR TO INSTALLATION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEERS PRIOR TO INSTALLATION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

REVISIONS:
 1. REVISED PER ARCHITECT COMMENTS ON 7/10/2012.
 2. REVISED PER MECHANICAL ENGINEER COMMENTS ON 7/10/2012.
 3. REVISED PER STRUCTURAL ENGINEER COMMENTS ON 7/10/2012.

LEGEND:
 - MECHANICAL ROOM
 - NEW CONCRETE
 - EXISTING FLOOR
 - MECHANICAL ROOM
 - NEW CONCRETE
 - EXISTING FLOOR

APPENDIX:
 - MECHANICAL ROOM
 - NEW CONCRETE
 - EXISTING FLOOR
 - MECHANICAL ROOM
 - NEW CONCRETE
 - EXISTING FLOOR

A FACE MASK

Form No. C871943 www.ComplianceSigns.com



LOWELL D. KIRBY
Chair
JESSIE BOONIN
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
P.O. Box 2022 New York, NY 10108
Tel: 212-736-4038
<https://www.manhattan.cb2022news.us/cb4/>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Bar 21 Ltd d/b/a Café-Flor

A Class Change Application:
Currently has a Restaurant Wine License and would
like to upgrade to an On-Premise Liquor License

DATE: Tuesday, September 8, 2020
TIME: 6:30 PM
PLACE: **Video/Phone Conference Registration:**
https://zoom.us/webinar/register/WN_66-6SXxvS_6HYCxb8stV3d

We invite you to attend this meeting and learn more about this application.
Alternatively, you may email your comments by 2 p.m. Friday, September 4, 2020
or for more information, please email Assistant District Manager Neely Gonzalez
neegonzales@cb4.com.nyc.gov

Posted according to the Administrative Code of the City of New York section 24-118. Please do not remove until after the above meeting date.

©DailyNews.com SPORTS FINAL Sunday, April 27, 2020 \$2.00

DAILY NEWS

NEW YORK'S CITY TOWN NEWSPAPER

SHOT 7 TIMES
BLM FURY FROM WIS. TO NYC — PAGE 3

STREET SMART
BLAZ PUSHES OUTDOOR LEARNING — PAGE 34

MUSCLED OUT

Fitness center owners claim city is biased against women for banning group classes when gyms reopen

PAGE 5

Café-Flor | Community Outreach

Raul Avila <raul@raulavilainc.com>

Tue, Aug 25, 2020 at 2:16 PM

To: wborock@hotmail.com, steve@w15ba.com, jjasper@gccuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, craig.slutzkin@outlook.com, jakmail@earthlink.net, ethan.felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, mwalshny@yahoo.com, beacon195@aol.com, gemanygerald@aol.com, m@melissa-stern.com, pamelaa@angel.net, fcmgt@me.com, merle.levine@gmail.com, omar.fattal@gmail.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@guiltedcorner.com, 300wba@gmail.com, zazeloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, tina@nakedeyeproductions.com, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhumma@aol.com, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org

Cc: Raul Avila <raul@raulavilainc.com>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Hello –

My name is Raul Avila owner of Bar21 d.b.a. Café-Flor, 218 8th Avenue

I have had the unique pleasure of serving our community with beer & wine at Café-Flor for past year now. I would like now to upgrade my tavern wine to a full liquor license. Café-Flor's hours of operation will of course remain the same: 6AM – 12AM, 7 days a week.

CB's Business License & Permits Committee Meeting via Zoom Webinar on: **Tuesday September 8, 2020 @ 6:30 pm.**

If you have any feedback, please feel free to respond to my email or call me directly at (212) 242-7673 or Dwayne Holmberg at (212) 222-2238.

Raul