

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Boxers Enterprises LLC		Boxers HK	
STREET ADDRESS		CROSS STREETS	ZIP CODE
735 Ninth Avenue		West 49th and West 50th Streets	10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	ATTORNEY/ REPRESENTAIVE	NAME:
	Robert Fluet, Robert Hynds and Raymond Geerlof		Donald M. Bernstein, Esq.
	PHONE:		PHONE:
	917 299 8800		212 651 3100
	EMAIL:		EMAIL:
	bobfluet@gmail.com		donald@brpclaw.com
MANAGER	NAME:	LANDLORD	NAME:
	To be determined		735 739 Ninth Avenue LLC c/o Joseph Galvano
	PHONE:		PHONE:
			917 538 7773
	EMAIL:		EMAIL:
			jgalvino@244@gmail.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> N/A Unenclosed Sidewalk Cafe)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?	12/31/2020	
	Is applicant making any alterations or operational changes?	YES	<input checked="" type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes. Only renovations at the new venue		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" 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?	YES	<input checked="" type="radio"/> NO	September 2020
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	NO	
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="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	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-4AM	11AM-4AM	11AM-4AM	11AM-2AM
	Kitchen	11AM-2AM	11AM-2AM	11AM-2AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-2AM
	Music	11AM-2AM	11AM-2AM	11AM-2AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-2AM
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	LIVE MUSIC	<input checked="" type="radio"/> DJ	JUKE BOX	<input checked="" type="radio"/> 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	Estimated 165*	165	56	120	None	Two	18	
OUTSIDE <i>(Other than sidewalk café)</i>	Rooftop Estimated 50*	50	20	48	One			
SIDEWALK CAFÉ	N/A							
How many floors are there? What is the capacity for each floor?					Estimated: Cellar= 40, 1st Floor= 90, Mezzanine= 35 Rooftop= 50			
How frequently will the owner(s) be at the establishment?					3 to 4 times a week			
Will there be dancing?					YES	<input checked="" type="radio"/> NO		
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	NO		
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO		
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	NO	See attached	
Will security plan be implemented?					<input checked="" type="radio"/> YES	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			

****The Certificate of Occupancy will be amended**

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	Certificate of Occupancy to be amended for Use and Occupancy
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	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	See attached list and email to groups	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		08/26/2020: HK 49-53 Block Alliance / West 47-48 Streets BA	
Who was your contact person at each group you met with?		Elke Fears, Larry Roberts, James Bogues/ Steven Belida	
When did applicant post the notice that was provided?		August 19, 2020	
Where did applicant post the notice that was provided?		At establishment and neighboring residential buildings	
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 212 768 0026
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.	McDonald's restaurant		
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.	<input checked="" type="radio"/> YES	NO	New signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	New signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant 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	To be obtained
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?	<input checked="" type="radio"/> YES	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	NO	
Where will the air conditioner be located? What type is it?	Roof, Split system air handlers with noise mitigation		
When was the air conditioner installed?	December 2020		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> 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="radio"/> YES	NO	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> 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="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ

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)

- Rooftop Hours: Is to be vacated & closed by 10 p.m. Sunday - Thursday; 11 p.m. Friday & Saturday
- Dedicated license security will be on rooftop to ensure quiet environment and count patrons.
- No smoking on rooftop
- Rooftop will have sound baffling for quiet environment
- Service bar only on rooftop, Service & consumption of alcohol will be only via seated food service
- Sound engineer recommendations will be followed
- Applicant will provide a contact number and respond to complaints or concerns immediately
- Security plan will be followed
- Applicant will have no televisions on rooftop
- Applicant will purchase sound meters and train staff to use them, will measure sound regularly
- Applicant will respond to community complaints
- Applicant will install video cameras indoors and outdoors

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 38 members voting in favor
of the recommendation, 4 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 →

Robert Fluet
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

9/8/2020
DATE

From: MP Tenants <mptenants@gmail.com>
Sent: Wednesday, August 19, 2020 5:40 PM
To: Jules Vigh <Jules@brpclaw.com>
Cc: Donald Bernstein <Donald@brpclaw.com>
Subject: Re: 735 Ninth Avenue / Boxers Enterprises LLC

Good luck with the reopen!

Best regards,

Aleta LaFargue

On Mon, Aug 17, 2020 at 10:54 AM Jules Vigh <Jules@brpclaw.com> wrote:

From: Jules Vigh
Sent: Monday, August 17, 2020 10:54 AM
To: Jules Vigh <Jules@brpclaw.com>
Cc: Donald Bernstein <Donald@brpclaw.com>
Bcc: rjbenfatto@hyhkalliance.org; pgouris@hyhkalliance.org; kathleentreat123@gmail.com; mcgee79@aol.com; cberthet@me.com; info@clintonhousing.org; jrestuccia2@clintonhousing.org; eduardozeiger@compuserve.com; mpta@mptenants.com; ashleyll@aol.com; twocatsltd@worldnet.att.net; Rudi_Papiri@timemagazine.com; tangotanner@gmail.com; west45ba@gmail.com; chanawid@gmail.com; block45@hellskitchen.net; stephenfanto@gmail.com; info@west46streetblockassociation.org; andrewbegg@yahoo.com; AllisonTupper@verizon.net; hudson62747@hotmail.com; aefearshk@earthlink.net; jamesbogues@gmail.com; mariagnys@aol.com; ecelnik@actorsfund.org; rpimentel@commonground.org; dsage@commonground.org; nkyriacou@yahoo.com; gdclay@att.net; larrymichaelroberts@gmail.com; john.mudd@usa.net; info@hcc-nyc.org; ploeb315@aol.com; west55ba@gmail.com; tenants350west51st@gmail.com; rrlarios@hotmail.com; acernitz@gmail.com; awm3333@me.com; jessbondy@aol.com; john.waldman@redcross.org; juliacampanelli@gmail.com
Subject: 735 Ninth Avenue / Boxers Enterprises LLC

Good Morning:

We wanted to contact you to let you know that Boxer HK, which is located at 742 Ninth Avenue and has been operating there for 7 years, will be closing that location and moving across the street to 735 Ninth Avenue. In connection therewith, we will be filing a Removal Application with the New York State Liquor Authority to approve that relocation. Boxers HK will operate in the new location just as it had in its existing space.

The removal application will be heard at the Community Board on September 8, 2020.

The establishment is a restaurant bar with a menu serving dishes that include cheese burgers, nachos, chicken wings and salads. The premises will occupy the basement, ground floor, mezzanine and roof of a stand-alone building. The estimated occupancy is 240.

The premises have recorded music, a DJ, karaoke and dancing together with security personnel. The approved hours of operation for the interior space are 11:00AM to 2:00AM Sunday to Wednesday and 11:00AM to 4:00AM Thursday to Saturday. The hours for the exterior roof are 11:00AM to 10:00PM Sunday to Thursday and 11:00AM to 11:00PM Friday to Saturday.

The owners also have been operating Boxers at 37 West 20th Street from April 2010 to present and Boxers at 3820 Broadway from September 2018 to present. Boxers at 742 Ninth Avenue has been in business since January 2013.

A McDonald's restaurant was the previous business at the premises.

Please contact us if you would like additional information on the application.

Thank you.

Kind regards,

Jules

Jules Vigh, Paralegal | BERNSTEIN REDO, P.C.

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

Emails that bounced back:

Delivery has failed to these recipients or groups:

info@west46streetblockassociation.org (info@west46streetblockassociation.org)

Your message wasn't delivered because the recipient's email provider rejected it.

mx.google.com rejected your message to the following email addresses:

Rudi_Papiri@timemagazine.com (Rudi_Papiri@timemagazine.com)

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your helpdesk.

us-smtp-1.mimecast.com rejected your message to the following email addresses:

ecelnik@actorsfund.org (ecelnik@actorsfund.org)

A problem occurred while delivering this message to this email address. Try sending this message again. If the problem continues, please contact your helpdesk.

us-smtp-1.mimecast.com gave this error:

**Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550>
[hZkEh1wxN5uKpWbP4joSyA.us569]**

First name	Last name	ORGANIZATION	E-MAIL	Meeting
Bob	Benfatto	Hudson Yards Hell's Kitchen Alliance	rjbenfatto@hyhkalliance.org	
Paity	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	Chkpects	cberthet@me.com	
Joe	Restuccia	CHDC (incl. Bob's & bird parks)	info@clintonhousing.org ; iresstuccia2@clintonhousing.org	
Ryan	Marcano	CHDC (incl. Bob's & bird parks)	rmarcano@clintonhousing.org	
Eduardo	Zeiger	West 43rd Street (b. 9th/10th)	eduardozeiger@compuserve.com	
Linda	Ashley	Manhattan Plaza T.A. (400 W. 43rd St.)	mota@mptenants.com	
Renee & Gordon	Stanley	West 44 Street Better Block Association	ashlevill@aol.com	Fourth Tuesday of the Month
Rudy	Papiri	West 44th Street (b. 9th/10th)	twocats1d@worldnet.att.net	
Tim	Tanner	West 44th Street (b. 9th/10th)	Rudi_Papiri@timemagazine.com	
David C.	Stuart	West 45th Street BA	tangotanner@gmail.com ; west45ba@gmail.com	
Chana	Widawski	West 45th Street (b. 9th/12th)	west45ba@gmail.com	
John	Fisher	W 45th Street (8/9) Block Association	chanawid@gmail.com	
Steve	Fanto	West 46th Street Block Association (8th Ave to 12th Ave)	block45@hellskitchen.net	First Tuesday of month
Andrew	Begg	West 46th Street Block Association (8th Ave to 12th Ave)	stephentanto@gmail.com	First Tuesday of month
Allison	Tupper	West 46th Street Block Association (8th Ave to 12th Ave)	info@west46streetblockassociation.org ; andrewbeag@yahoo.com	First Tuesday of month
Brandon	Hudson	West 46th Street Block Association (8th Ave to 12th Ave)	AllisonTupper@verizon.net	First Tuesday of month
Elke	Fears	West 47th/48th Streets Block Association	hudson62747@hotmail.com	First Tuesday of month
Larry	Roberts	West 47th/48th Streets Block Association	aefearshk@earthlink.net	
Jim	Bogues	West 47th/48th Streets Block Association	larrymichaelroberts@gmail.com	
Maria	Guzman	Harborview Terrace T.A. (525 W. 55th St.)	jamesboques@gmail.com	
Ellen	Celnik	The Aurora	mariaonys@aol.com	
Richard	Pimentel	The Aurora	ecelnik@actorsfund.org	
Derrick	Sage	The Aurora	rpimentel@commonground.org	
Nancy	Kyriacou	Oasis Gardens I 10th Ave., b. 51/52	dsage@commonground.org	
Gary	Dipasquale	Oasis Gardens II 52nd St/10th Ave.	nkyriacou@yahoo.com	
Larry	Roberts	Midtown North Pct. Council	gdclav@att.net	
John	Mudd	Midtown North/South Pct. Council	larrymichaelroberts@gmail.com	Third Tuesday of the month
Paul	Loeb	Housing Conservation Coordinators [10th Ave., b. 52/53]	johnmudd@usa.net	
Christine	Gorman	300 W 55th St	info@hcc-nvc.org	
Steve	Belida	West 55th Block Association	ploeb315@aol.com	the second Monday of the month.
Raul	Larios	HK49-53 Block Alliance	west55ba@gmail.com	
Amanda	Cernitz	350 W 51st Street Tenant Association	hk5051@gmail.com	
Anita	McDonagh	Hudson Hotel Residents	tenants350west51st@gmail.com	
Jesse	Bondy	Westmore 333 W 57	rrarios@hotmail.com	
John	Waldman	Parc Vendome 340 W 57th Street	acernitz@gmail.com	
Julia	Campanelli	Colonnade 347 W 57th Street	awm3333@me.com	
		American Red Cross Greater New York Region	iessbondy@aol.com	
		Hell's Kitchen Block Association (W 33rd/34th/35th Streets)	john.waldman@redcross.org	
			juliacampanelli@gmail.com	



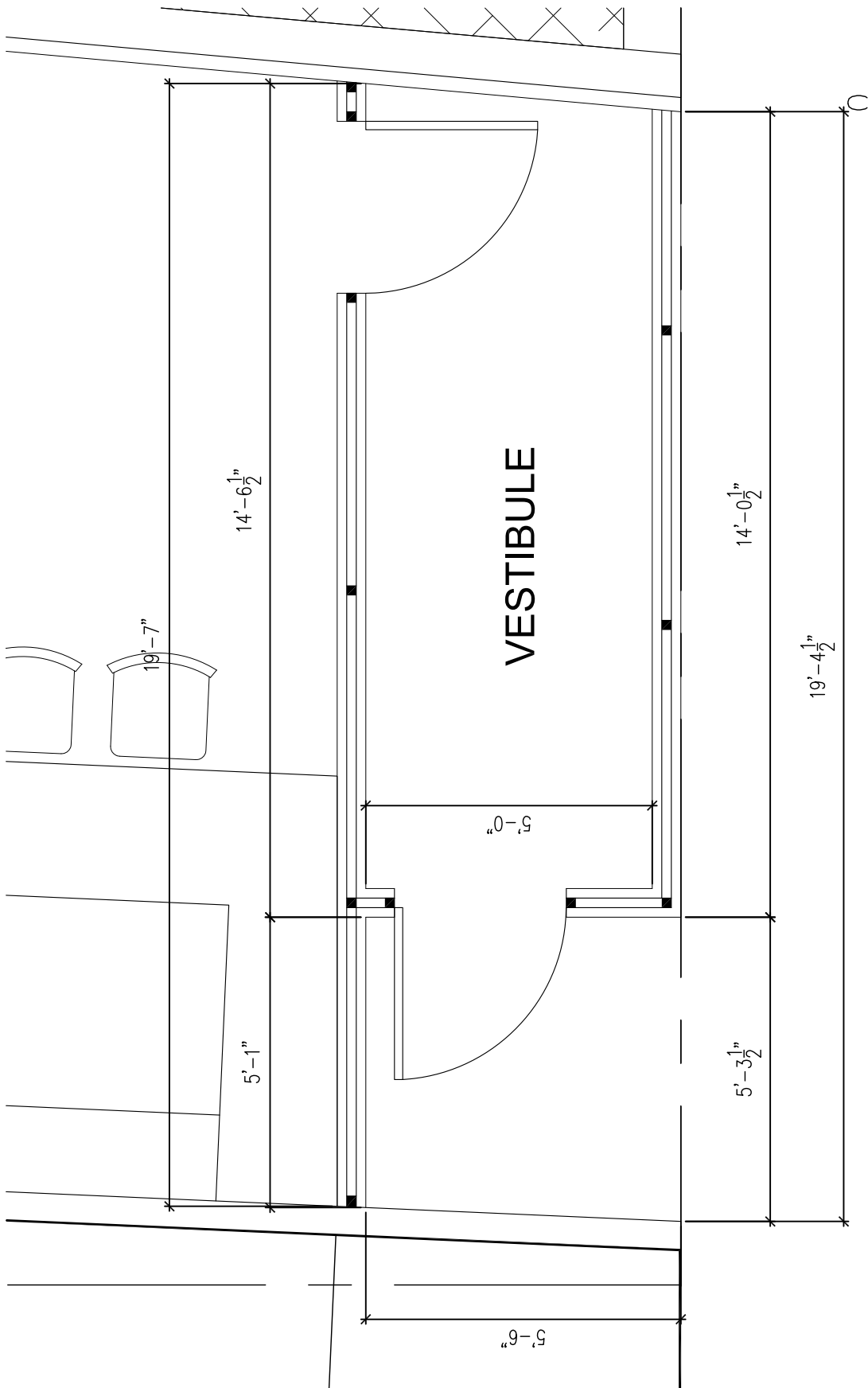
Comparison Chart of Particulars between 742 Ninth Avenue and 735 Ninth Avenue

Boxers Enterprises LLC Removal Application
Chart for Comparison of Particulars between 742 Ninth Avenue and 732 Ninth Avenue

Spaces at Premises	742 Ninth Avenue	735 Ninth Avenue
Cellar	Certificate of Occupancy= 71 Tables=13 / Seats= 62 20'-10 ½" Customer Bar with 6 bar stools Total seating= 68	Estimated Occupancy= 40 Tables= 14 / Seats= 31 14' x 7' Customer Bar with 6 bar stools Total seating= 37
First Floor	Certificate of Occupancy= 120 Tables= 8 / Seats= 54 32' Customer Bar with 13 bar stools Total seating= 67	Estimated Occupancy= 90 Tables= 26 / Seats= 56 28'-7" x 7'-6" Customer Bar with 12 bar stools Total seating= 68
Mezzanine	No Mezzanine Space	Estimated Occupancy= 35 Tables= 16 / Seats= 33
Roof	Certificate of Occupancy= 48 Temporary Place of Assembly Permit= 83 Tables= 24 / Seats= 79 19' Service Bar	Estimated Occupancy= 50 Tables= 20 / Seats= 48 8'x 8' Service Bar
Totals	Certificate of Occupancy & TPA= 274 Tables= 45 Seats= 195 Bar Stools= 19 Total Seats= 214	Estimated Occupancy= 215 Tables= 76 Seats= 168 Bar Stools= 18 Total Seats= 186
Totals	Square Footage= 7,500	Square Footage= 5,140



Diagrams, Photographs and Menu



247 WEST 37TH STREET
 NEW YORK, NY 10018
 TEL. (212) 221-1986 FAX. (212) 221-3218

PROJECT: PROPOSED BAR
 735 9TH AVENUE

© 2003 - 2020 NTA DESIGN GROUP LLC

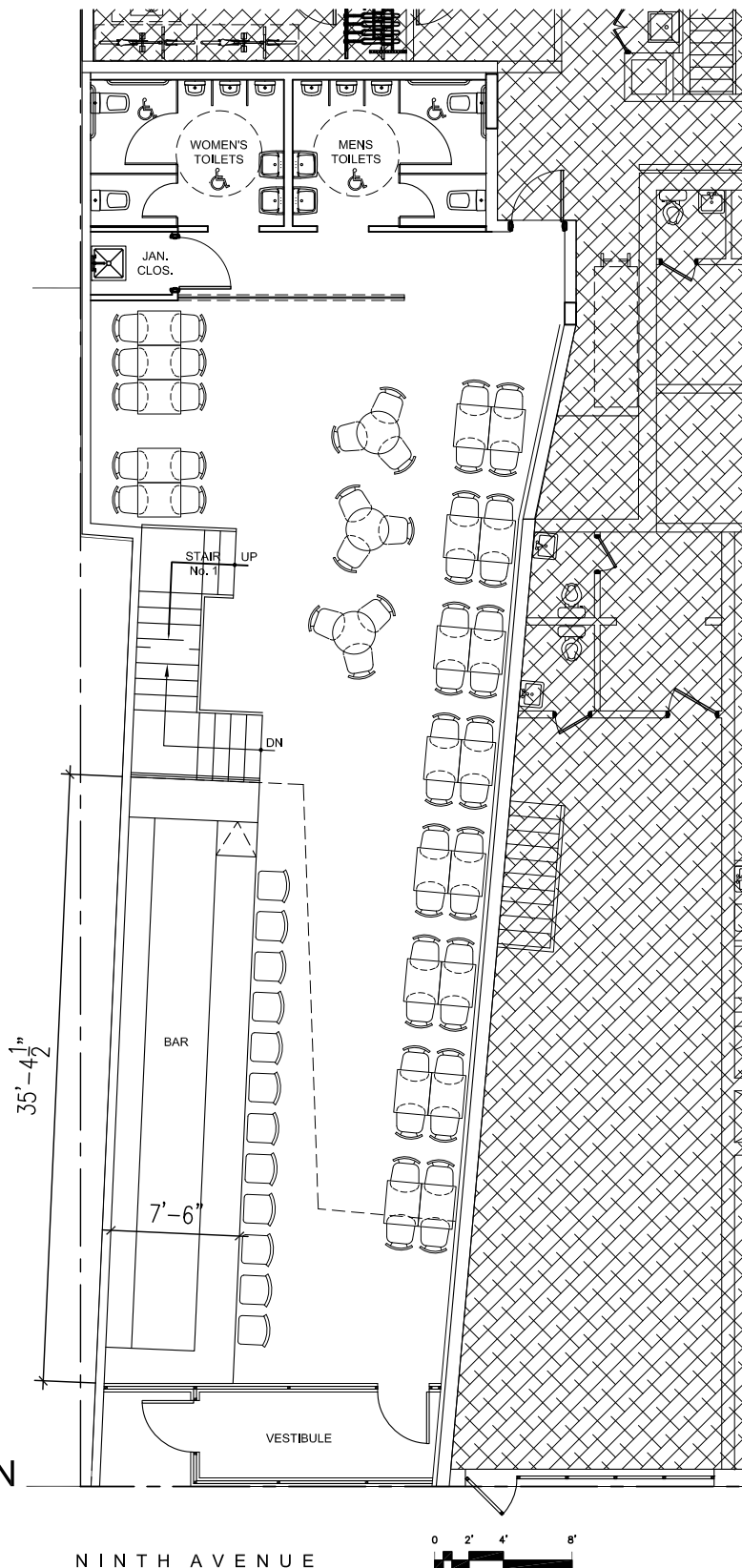
TITLE: FIRST FLOOR VESTIBULE PLAN

PROJ. No.: 01947

SCALE: 3/8"=1'-0"

DATE: 9/4/20

A01a



FIRST FLOOR PLAN

NINTH AVENUE



247 WEST 37TH STREET
 NEW YORK, NY 10018
 TEL. (212) 221-1986 FAX. (212) 221-3218

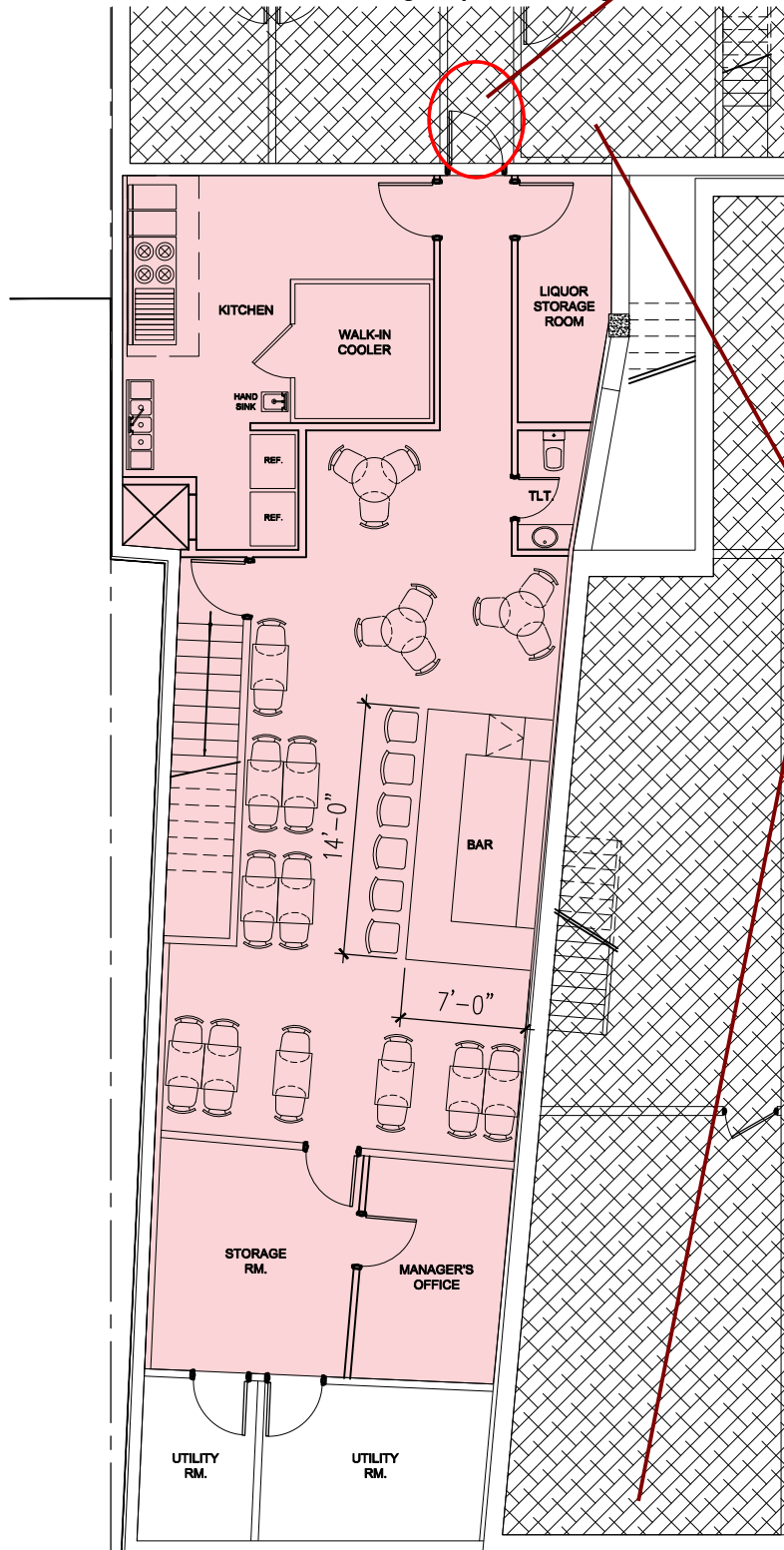
PROJECT: PROPOSED BAR 735 9TH AVENUE		© 2003 - 2020 NTA DESIGN GROUP LLC
TITLE:	FIRST FLOOR PLAN	PROJ. No.: 01947
SCALE:	3/32"=1'-0"	DATE: 9/4/20

A01

Boxers Enterprises LLC
 735 Ninth Avenue
 New York, NY 10019

Tables= 14 / Seats= 31
 Bar Stools= 6
 Total Cellar Seating= 37

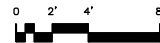
Emergency exit for egress



Not part of proposed
 licensed premises

CELLAR PLAN

NINTH AVENUE



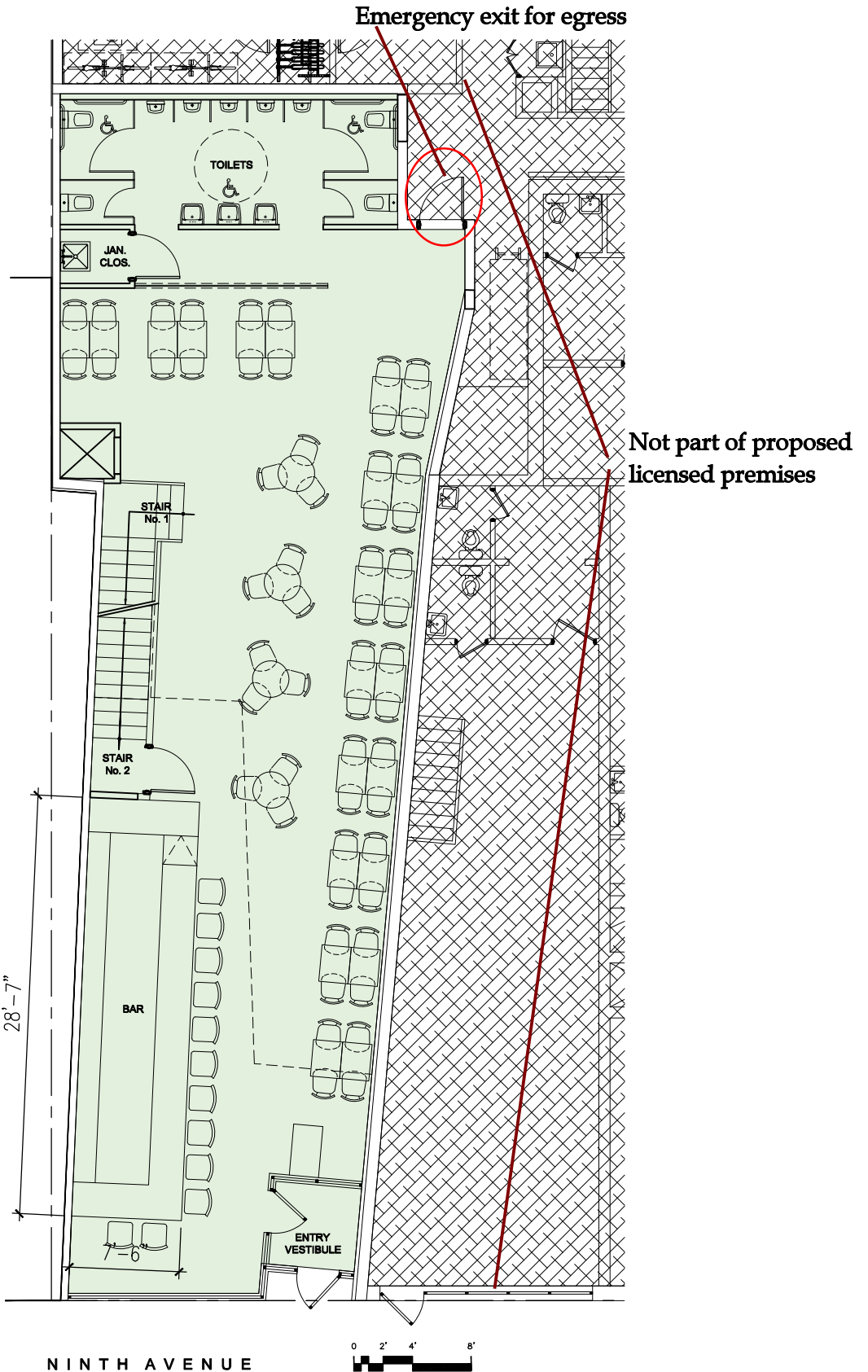
247 WEST 37TH STREET
 NEW YORK, NY 10018
 TEL. (212) 221-1986 FAX. (212) 221-3218

PROJECT: PROPOSED BAR 735 9TH AVENUE		© 2003 - 2020 NTA DESIGN GROUP LLC
TITLE:	CELLAR FLOOR PLAN	PROJ. No.: 01947
SCALE:	1/8"=1'-0"	DATE: 8/20/20

A00

Boxers Enterprises LLC
 735 Ninth Avenue
 New York, NY 10019

Tables= 26 / Seats= 56
 Bar Stools= 12
 Total Cellar Seating= 68



FIRST FLOOR PLAN

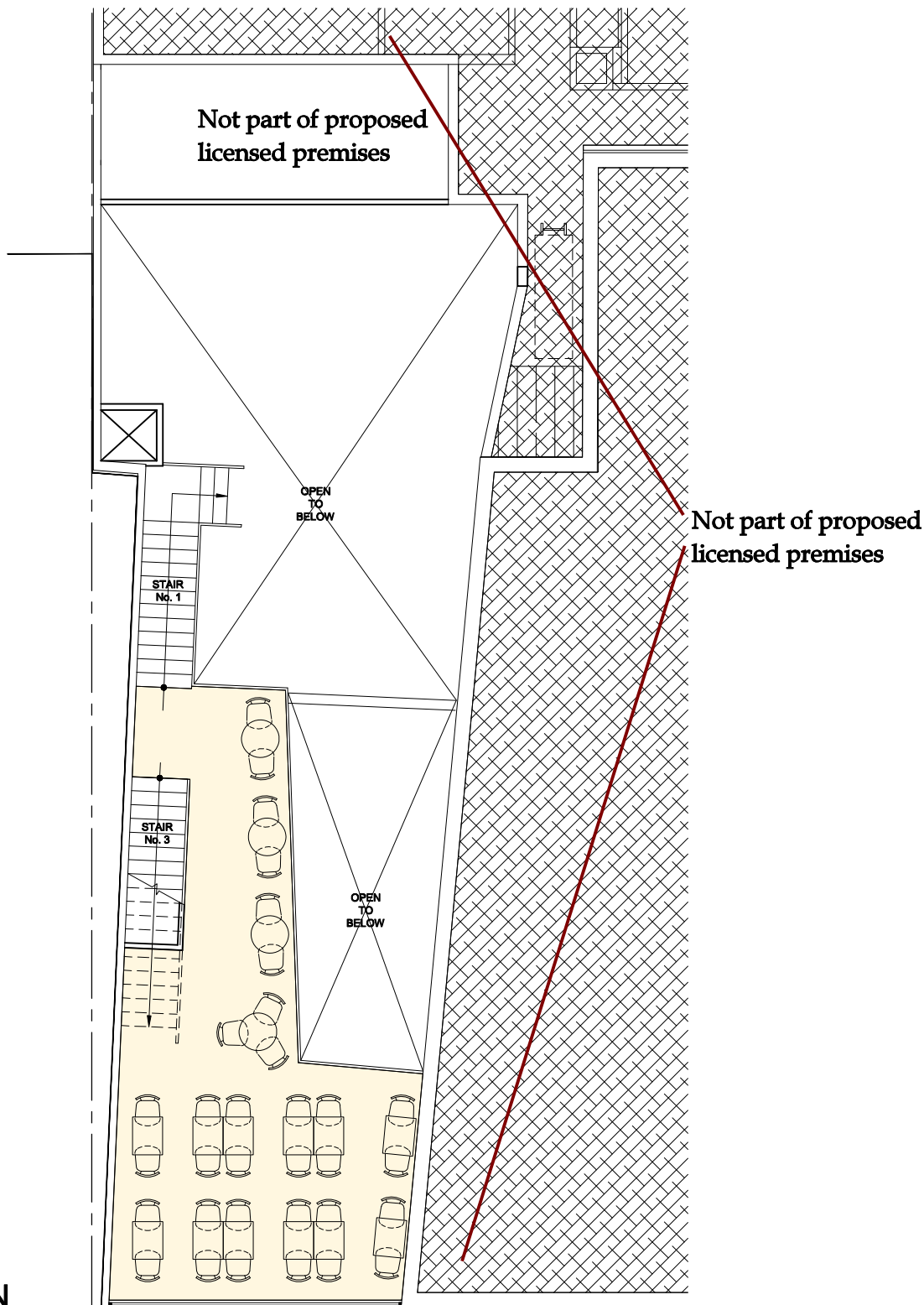


247 WEST 37TH STREET
 NEW YORK, NY 10018
 TEL. (212) 221-1986 FAX. (212) 221-3218

PROJECT: PROPOSED BAR 735 9TH AVENUE		© 2003 - 2020 NTA DESIGN GROUP LLC	A01
TITLE:	FIRST FLOOR PLAN	PROJ. No.: 01947	
SCALE:	3/32"=1'-0"	DATE: 8/20/20	

Boxers Enterprises LLC
735 Ninth Avenue
New York, NY 10019

Tables= 16 / Seats= 33



MEZZANINE PLAN

NINTH AVENUE



247 WEST 37TH STREET
NEW YORK, NY 10018
TEL. (212) 221-1986 FAX. (212) 221-3218

**PROJECT: PROPOSED BAR
735 9TH AVENUE**

© 2003 - 2020 NTA DESIGN GROUP LLC

TITLE: MEZZANINE FLOOR PLAN

PROJ. No.: 01947

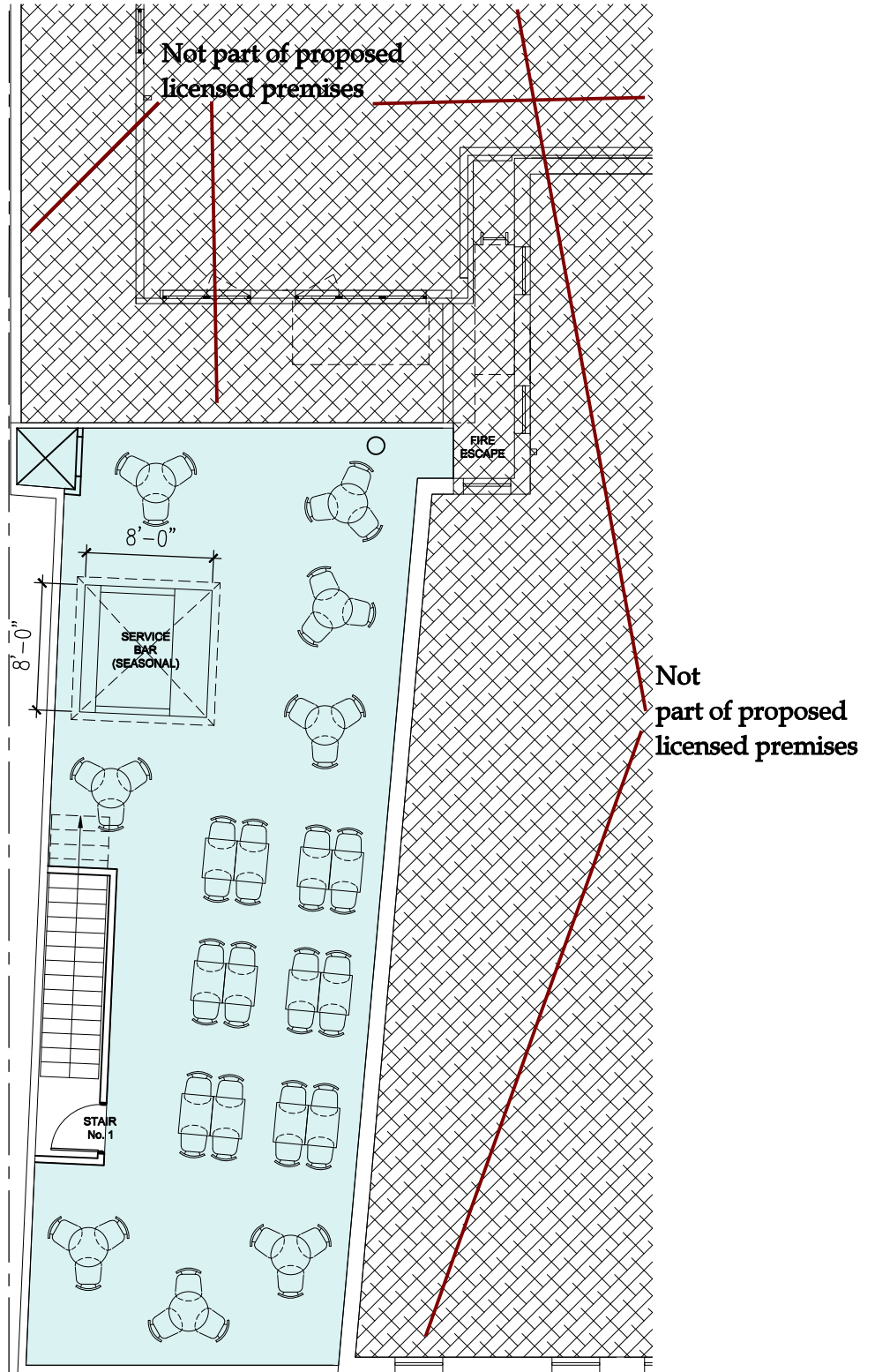
SCALE: 3/32"=1'-0"

DATE: 8/20/20

A02

Boxers Enterprises LLC
 735 Ninth Avenue
 New York, NY 10019

Tables= 20 / Seats= 48



ROOF PLAN

NINTH AVENUE



247 WEST 37TH STREET
 NEW YORK, NY 10018
 TEL. (212) 221-1986 FAX. (212) 221-3218

PROJECT: PROPOSED BAR 735 9TH AVENUE		© 2003 - 2020 NTA DESIGN GROUP LLC	A03
TITLE:	ROOF PLAN	PROJ. No.: 01947	
SCALE:	3/32"=1'-0"	DATE: 8/20/20	

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019



Mezzanine

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019



1st Floor

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019



Exterior

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019



Exterior

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019



Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019





PREGAME

Loaded Cheese Fries	10
Fresh hand-cut French fries topped with bacon, melted cheese & sour cream. Served with ranch dressing	
Sweet Potato Fries	7
Served with your choice of honey chipotle or honey cinnamon sauce.	
Add our delicious Salted Maple seasoning for only \$1 more	
Mozzarella Sticks	8
Fresh mozzarella cheese lightly fried and served with homemade marinara sauce	
Boxer Fries	8
Our original fresh hand-cut French fries tossed in your choice of seasoning: Buffalo, Garlic Parmesan or Salted Maple. Also available without seasoning	
Boxers' Amazing Chicken Wings	10
Tossed with your choice of Buffalo, Thai or BBQ sauce	
Chicken Tenders	10
Served with your choice of sauce	
Lightly Fried Calamari	10
Served with our homemade orange chili sauce	
Chips and Guac	10
Our fresh house made guacamole and tortilla chips served with a side of salsa	
Hummus and Pita	14
Classic homemade hummus served with fresh Tzatziki, cucumbers, olives, carrots, celery, feta cheese & warm pita bread	
Rob's Nachos	15
Our famous nachos served with your choice of beef or chicken: veggie option also available	
Chicken Quesadilla	14
Served with sour cream, lettuce and pico de gallo; veggie option also available	
Add guacamole for an additional \$2	
Boxers HK Fourgy Sampler Platter	18
Chicken Tenders, mozzarella sticks, toasted cheese ravioli and macaroni & cheese bites served with dipping sauces	

THE LINEUP

All sandwiches served with French Fries or a side salad.

Add \$2 for sweet potato fries

Boxer Burger	15
Boxers' mouthwatering steak-burger served on a toasted Pain D'Avignon bun with American cheese, lettuce, tomatoes, onion, pickles and Boxers' special sauce.	
Boxers HK Black Bean Burger	14
Our house made vegetarian burger served on a toasted Pain D'Avignon bun with American cheese, lettuce, tomato, onion, pickles and Boxers' special sauce	
Chicken Wrap	14
A BoxersHK classic! Grilled chicken wrapped in flour tortilla with cheddar cheese, bacon, avocado and a southwest ranch dressing	
Bob's Chicken Club	14
Grilled chicken served on a toasted ciabatta bun with bacon, lettuce, tomato and mayonnaise.	
Miss Peachez Mac & Cheese	14
Homemade macaroni and cheese mixed with bacon and drizzled with ranch dressing. Also available without bacon	
Chicken Gyro	15
Grilled chicken served in a warm pita with lettuce, tomato, onion and a homemade tzatziki sauce made with Greek yogurt	

TRIPLE PLAY SLIDERS

Mini Boxer Burgers	12
Served on toasted Pain D'Avignon buns with American cheese, pickles and Boxers' special sauce	
Golden Chicken Sliders	12
Golden Fried chicken breast served on toasted Pain D'Avignon buns with lettuce, pickles and a honey chipotle sauce. Also available with grilled chicken	
Buffalo Chicken Sliders	12
Lightly fried chicken breast tossed in our homemade buffalo sauce and served on toasted Pain D'Avignon buns with blue cheese crumbles. (Also available with grilled chicken)	

SALADS

Served with your choice of crispy or grilled chicken. **Add \$4 for extra chicken**

Cobb Salad	15	Watermelon Feta Salad	13
Bacon, egg, avocado, cucumbers, Kalamata olives and crumbled blue cheese served over mixed greens with your choice of dressing		Fresh-cut watermelon tossed with feta cheese, sprinkled with toasted sesame seeds and drizzled with a balsamic vinaigrette. Served without chicken	
Asian Salad	14	Route 66 Southwest Salad	16
Mandarin oranges, red pepper strips, Craisins, toasted almond slices and wonton strips served over mixed greens with an Asian sesame dressing		Diced fresh avocado, black beans, pico de Gallo, red peppers and Monterey jack cheese tossed with romaine lettuce and topped with crispy tortilla strips. Served with a honey chipotle vinaigrette	
Caesar Salad	13		
Garlic croutons and shaved parmesan served over romaine lettuce with a homemade Caesar dressing			

**Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness.*

BUDS



SUDS



SPORTS



Security Report

S E C U R I T Y P L A N

Titanium Investigations, Inc

**735 9th Avenue
New York, New York**

Definition of security:

- Freedom from exposure to danger, safety or a place of safety.
- Feelings of or the assurance of safety or certainty.
- That which secures a means of protection and defense.

Goals:

- To create a safe and secure environment within Boxers HK for all patrons.
- To provide a level of control and safety for all arriving and departing guests of Boxers HK.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from Boxers HK.
- To diffuse all situations as they occur. Boxers HK Security Staff will provide a strong presence by blending integrity and professionalism with advanced techniques of physical security, protection and detection. Current practices of the industry will be augmented with law enforcement strategies and tactics.

Introduction:

A strategy of deterrence will be adopted as to minimize the impact of additional traffic to the community while ensuring the benevolent effects of revenue and business. A policy of zero tolerance will be enacted against narcotics and other contraband. Proactive measures will be utilized (as training is available and techniques are safe). A policy of full disclosure/full cooperation will be in effect towards law enforcement personnel and other city officials. Additionally, full cooperation and coordination with neighboring businesses will act as a force multiplier of security for the community, businesses, patrons and employees.

Uniform for all Security

Security Uniforms: All Security staff will be required to wear
Black Trousers

A Black Polo Shirt

All Security will be easily identifiable to Guests, Law enforcement, and Emergency Services, etc.

Structure:

Hours of Operation: 4PM to 2AM, Monday Tues Wednesday
 4PM to 4 AM, Thursday, Friday
 11AM to 4AM/2AM, Saturday and Sunday

Security listed below is when venue is at full capacity. This plan is augmented based on nightly capacity per the calendar of events booked.

General Security Staff

Security Requirement: **Up to 5 for peak hours as listed below**

Peak Hours:

-On Thursday, Friday and Saturday nights between the hours of 9PM- 4AM We will have a 2 security members monitoring the entry area to control the crowd and assure there will not be overcrowding.

-On Thursday, Friday and Saturday, we will have up to 3 additional Security Members to monitor the venue from 9PM to 4AM based on crowd size.

Off Peak Hours:

Sunday through Saturday one Security guard will monitor the entry from 6Pm on.

Responsibilities:

Each staff member will be trained to set up and control cueing, adhering to the staging request of New York Police Department/Vice Unit in coordination with any requests from Rapid Transit.

All Security shall maintain order within the Venue and its immediate surroundings and prevent any activity, which would interfere with the quiet enjoyment of their property by nearby residents.

All staff will be knowledgeable to all security positions and the requirements each different position entails.

IT IS THE DUTY OF EVERY MEMBER OF THE TEAM TO PROTECT THE ESTABLISHMENT, ITS PATRONS, AND EMPLOYEES FROM ANY AND ALL PERCEIVED AND REAL THREATENING SITUATIONS.

Stationary Security - Guard 1

Controls front door per hours above, monitors entry of all patrons.

- Controls access to the venue
- Checks for proper identification
- Enforces zero tolerance policy towards narcotics and contraband
- Counts all persons entering the club
- Controls Exit Count on Clicker-Fire Assemblage
- Maintains CPR certification

Stationary Security - Guard 2 (When Necessary)

- Same as above

Communication:

Each security staff member will carry a hand held Motorola radio. Surveillance attachments (ear piece/microphone) will be utilized as warranted. Management of the Venue will constantly monitor all radio traffic.

Electronic Security:

The Venue will always use an extensive CCTV (Closed Circuit Television) system integrated with an alarm network, which will feed into the control room. This camera system will provide coverage of all interior areas, including all entrances and exits to the premises. The camera system will be activated and in use during any business activity. Advanced digital recording will store all data from the CCTV and alarm systems. All data will be maintained for no less than a 24-day period. All tapes shall be made available to the police department upon demand.

Security Personnel Agreement

Verbal skills and proper utilization of force will be our primary tools of conflict resolution. Calm, exacting and professional behavior will give our neighbors and clientele the strong perception of a good positive security presence, while retaining the ability to use the strength of our bodies **only** when presented with extreme situations.

Each Security Staff Member will be required to obtain a pass in Res Cross training for Basic First Aid. This class will be In addition to completing all seminars and work shops.

The Venue will educate all Security Guards in the basic response skills necessary to assist in the event of a drug overdoes, natural disaster, bomb threat, etc.



Area Survey and Public Interest Statement

Re: 735 9th Avenue

1. K Rico - 722 9th Avenue - (495)
2. McCoys Pub - 768 9th Avenue - (422)
3. Arriba Arriba - 762 9th Avenue - (381)
4. Aria Wine Bar - 369 West 51st Street - (406)
5. Ritas - 756 9th Avenue - (315)
6. Briciola - 370 West 51st Street - (352)
7. Hell's Kitchen - 754 9th Avenue - (297)
8. Emanation - 750 9th Avenue - (247)
9. Rice & Beans - 744 9th Avenue - (179)
10. Boxer HK NYC - 742 9th Avenue - (143)
11. Chez Napoleon - 365 West 50th Street - (240)
12. Blockheads - 322 West 50th Street - (498)
13. New York Stages Theater - 340 West 50th Street - (493)
14. Barn Restaurant - 350 West 50th Street - (442)
15. Rancho Tequileria - 741 9th Avenue - (124)
16. Uncle Nicks - 742 9th Avenue - (196)
17. Atlas Social Club - 753 9th Avenue - (276)
18. Tasper's - 761 9th Avenue - (367)
19. Empanada Mama - 765 9th Avenue - (434)
20. Agelha - 767 9th Avenue - (199)
21. Posh - 405 West 51st Street - (371)
22. Hibernia - 401 West 50th Street - (137)
23. Shaking Crab - 735-739 9th Avenue - (16)
24. Gossip - 733 9th Avenue - (22)
25. Viv' That! - 717 9th Avenue - (248)
26. Mom's Kitchen & Bar - 701 9th Avenue - (414)
27. The Gay Wat - 401 West 48th Street - (427)
28. Q? - 698-700 9th Avenue - (496)
29. Mickey Spillone's - 350 West 44th Street - (247)

Schools & Churches

1. High School of Graphic Communication Arts - 439 West 49th Street - (191)

West 49th Street

Vacant

Salon

Beauty



Vacant

West 50th Street

BLOCK PLOT
735 9th Avenue
New York, NY
August 28, 2020

9th Avenue

NOT TO SCALE

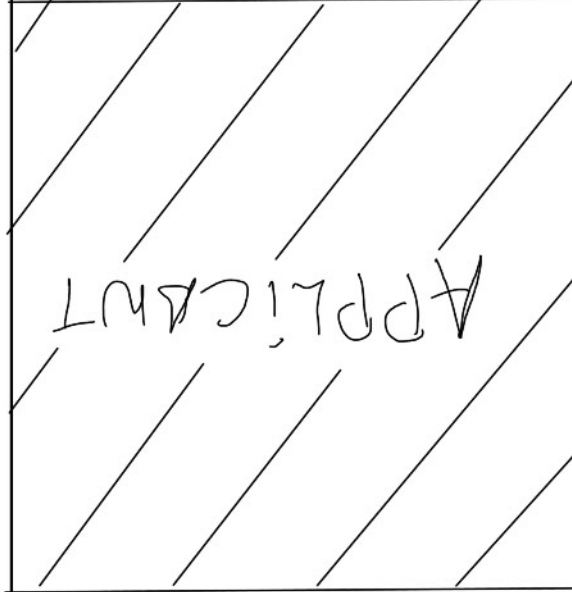
Pharmacy

Supermarket

Amish

733 9th Ave

Gossip



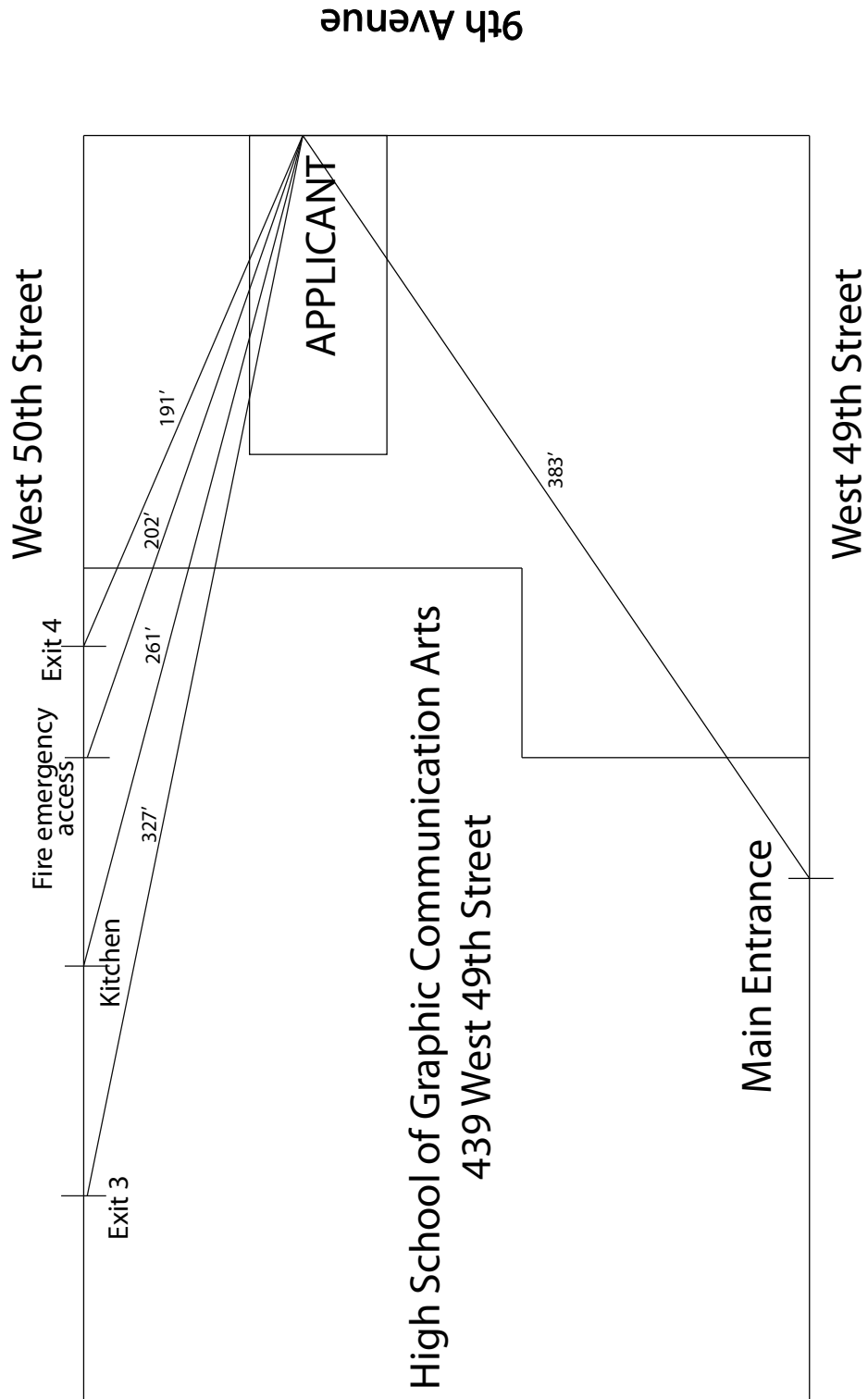
APPLICANT

Shaking Crab
735-739 9th Ave.

Uncle Mario's
(wine, beer)

DETAILED MEASUREMENT
735 9TH AVENUE
NEW YORK, NY
AUGUST 28, 2020

NOT TO SCALE



PUBLIC INTEREST STATEMENT - 500' RULE STATEMENT

RE: Boxers Enterprises LLC	Boxers Enterprises LLC
dba Boxers HK	dba Boxers HK
742 Ninth Avenue	735 Ninth Avenue
New York, New York 10019	New York, New York 10019

This is a removal application of a on-premises liquor license from 742 Ninth Avenue to 735 Ninth Avenue for Boxers Enterprises LLC. The subject premises will continue to operate as a restaurant lounge gay themed spots bar in a residential and commercial area in the Hell's Kitchen neighborhood of Manhattan.

The new premises are between West 49th and West 50th Streets. Boxers HK located at 742 Ninth Avenue is just one block north on Ninth Avenue and has been operating since January 2013. A McDonald's restaurant was the former business at 735 Ninth Avenue.

The relocated Boxers HK will have the same method of operation as the Boxers on 742 Ninth Avenue and will operate in accordance with the agreed upon Stipulations with the Community Board from 2012, 2013 and 2016.

The hours of operation will be 11:00AM to 2:00AM Sunday to Wednesday and 11AM to 4AM Thursday to Saturday. The roof terrace will close at 10:00PM Sunday to Thursday and 11:00PM Friday to Saturday.

The premises will be located on the cellar, first floor, mezzanine and rooftop of a stand-alone building. The proposed occupancy for the venue is 215. Boxers will continue to have background music, a DJ, karaoke, dancing and drag performances. The menu will offer the same comfort food dishes such as burgers, mac & cheese, chicken wings and cheese fries.

The square footage for Boxers 735 Ninth Avenue is 5,140 whereas Boxers on 742 Ninth Avenue has 7,500 square feet.

The cellar has 14 tables with 31 seats together with a 14' x 7' customer bar with 6 bar stools. The first floor has 26 tables with 56 seats together with a 28'-7" x 7'-6" customer bar with 12 bar stools. The mezzanine level has 16 tables with 33 seats and the exterior rooftop has 20 tables with 48 seats together with an 8'-8' service bar. The total seating is 186 seats.

Two of the three owners, Robert Fluet and Robert Hynes own two other Boxers – one located at 37 West 20th Street that has been operating since April 2010 and one located at 3820 Broadway that has been operating since September 2018. The other two Boxers closed - Shadow Boxers located at 215 West 40th Street operated from November 2012 to September 2015 and Boxers located at 1664 Third Avenue operated from January 2018 to March 2019.

As directed by the Community Board, the applicants did extension outreach. An email describing the establishment was sent to 42 community-based organizations. The applicant further met with 2 of the 42 community-based organizations and then provided a virtual tour of the rooftop for members of the Community Board. Meeting notices were also posted at the premises and neighboring buildings.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are approximately twenty-nine locations within 500 feet of the applicant that hold full liquor licenses which include a combination of restaurants and bars. There is only one theater, New World Stages.

Mentoku is a Japanese restaurant and Ageha Sushi is another Japanese restaurant. Chez Napoleon is an old school French restaurant that has been operating since 1960. Hummus Kitchen is a Mediterranean restaurant and Qi is a Thai restaurant with a sophisticated décor. Jaspers' Taphouse is a gastropub and Atlas Social Club is small cozy gay bar. Mickey Spillane's is a sports bar. Shaking Crab is a seafood restaurant directly next store to the premises on the north side and Gossip is an Irish restaurant bar directly next store to the premises on the south side.

Boxers plans to be an alternative destination offering patrons a casual atmosphere, a fun continental menu and the opportunity to watch your favorite sport's team play on television. Boxers will continue to be the only gay themed sports bar in the area.

Since the area is more residential than commercial - the restaurants and bars have attempted and sometimes succeeded in becoming more welcoming to the ever-growing singles' scene and to the families living in the neighborhood. Hell's Kitchen has become an increasing diverse area where many different nationalities, single people and families live side by side.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies

The applicant will amend the NYC Department of Buildings Certificate of Occupancy to read Use Group 6 – Eating and Drinking Establishment. The applicant will apply for a Department of Health and Mental Hygiene permit and all necessary Fire Department Inspections. The applicant will apply for a Certificate of Authority to Collect Sales Taxes and Certificate of Assumed Name, both showing the new address. The applicant will also maintain Workers Compensation and Disability Insurance.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location

The space was previous a McDonald’s restaurant and given the number of businesses in the area approval of the application and issuance of an on-premises license will therefore not negatively impact traffic patterns in and around the area. Further, the location is easily accessible by New York City Transit buses and subways as well as New York City taxi cabs and private car services. There are two parking garages in the immediate area – one located on West 49th Street and one located on West 50th Street both between Ninth and Eighth Avenues. Ninth Avenue is also a major thoroughfare with four southbound lanes.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises

The space was previous a McDonald’s restaurant and given the number of businesses in the area approval of the application and issuance of an on-premises license will therefore not cause an unusual increase in noise levels in the area. The applicant will follow the recommendations of a sound engineer to assess potential noise disturbances to the neighboring residential buildings so noise will be mitigated.

(e) The history of liquor violations and reported criminal activity at the proposed premises

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

In addition to the matters stated above, issuance of the instant license will also promote the public interest in that it will be a positive contribution to the economy also by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of a summer seasonal liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.



NYC Department of Buildings Certificate of
Occupancy and Property Profile Page

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **MANHATTAN**, CITY OF NEW YORK

No. **43406**

Date **November 30, 1954**

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 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

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

735 Ninth Avenue

Block **1059** Lot **35**

, 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.

N.B.S.P.A. No. **28-1953**

Construction classification— **Class 3 nonfireproof**

Occupancy classification—**Commercial Bldg.** . Height **2** stories, **22'-2 1/2"** feet.

Date of completion— **November 30, 1954** . Located in **Retail** Use District.

B Area **1 1/2** . Height Zone at time of issuance of permit **565-1954**

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	
Cellar	on ground				Boiler, A.C. machine and storage.
1st story	100	8	4	14	Banking.
2nd story	50	8	6	14	Recreation and toilet facilities.
					Fuel Oil installation approved by Fire Department November 24, 1954.
Sec. 6.1.2.3 sub-4 Building Code, C.26-273.0 Adm. Code					

NYC Department of Buildings
Property Profile Overview

735 9 AVENUE **MANHATTAN 10019** **BIN# 1082398**

9 AVENUE 735 - 735 Health Area : 4700 Tax Block : 1059
 Census Tract : 127 Tax Lot : 36
 Community Board : 104 Condo : NO
Buildings on Lot : **4** Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): WEST 49 STREET, WEST 50 STREET
DOB Special Place Name: ADDR = 735 9 AVENUE ONLY
DOB Building Remarks: 735 & 739 9TH AVENUE TO BE MERGED INTO 1 BUILDING UNDER ALT 1 APPLICATION(07/17)
Landmark Status: N/A
Local Law: NO
SRO Restricted: NO
UB Restricted: NO
Environmental Restrictions: N/A
Legal Adult Use: NO
Additional BINs for Building: NONE
Special Status: N/A
Loft Law: NO
TA Restricted: NO
Grandfathered Sign: NO
City Owned: NO

Special District: CL - CLINTON

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT