

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Kern Empire Restaurant 319 Corp		Bella Valentina	
STREET ADDRESS		CROSS STREETS	ZIP CODE
319 W 51st		bln 8th & 9th Ave	10019
OWNER <small>(Attach a list of all the persons that will be associated/linked with the license)</small>	NAME	ATTORNEY/REPRESENTATIVE	NAME
	PHONE		PHONE
	EMAIL		EMAIL
	Kern A Marcel		Lawrence Raker
	516-513-4497		(212) 291-5200
	Kern.a.marcel7@gmail.com		larr@lawraker.com
MANAGER	NAME	LANDLORD	NAME
	PHONE		PHONE
	EMAIL		EMAIL
	To be determined		391 West 51st St Owner
APPLICATION TYPE <i>(Liquor License) (Sidewalk Cafe)</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premises?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

OPERATIONAL DETAILS (Closing time will be when establishment is vacated of all patrons)								
		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS (Indoor Only)	Operation	11am-11pm	11am-11pm	11am-11pm	11am-12pm	11am-12pm	11am-12am	11am-11pm
	Kitchen	11am-11pm	11am-11pm	11am-11pm	11am-12am	11am-12am	11am-12am	11am-11pm
	Music		Back Ground		MUSIC			
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

	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	45	45	10	34	0	1	6
OUTSIDE (Other than sidewalk cafe)	Rear yard 36	36	9	36	0	0	0
SIDEWALK CAFE	Front patio 8	8	4	8			

How many floors are there? What is the capacity for each floor?  
 Ground Floor and Basement

How frequently will the owner(s) be at the establishment?  
 All time

Will there be dancing?	YES	<input checked="" type="checkbox"/>
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/>
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="checkbox"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/>
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/>
Will security plan be implemented?	YES	<input checked="" type="checkbox"/>
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/>
Will New York Nighlifa Association and NYPD Best Practices be followed?	YES	<input checked="" type="checkbox"/>
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>

Where will delivery bicycles be stored during the day when not in use?  
 no delivery by bike

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	CL
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

Community Notification/Relations		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Travis Guenther
	# 2	Michael Kennedy
	# 3	Margaret Espinosa
	# 4	Don Spalding
	# 5	Mark Baden
Please provide dates when applicant met with the groups listed above.	Sept 3, 2020	
Who was your contact person at each group you met with?	Travis Guenther	
When did applicant post the notice that was provided?	Sept 3, 2020	
Where did applicant post the notice that was provided?	319, 331 w 5/4	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants job webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Pia marra		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Pia marra
Do you plan any changes to the existing facade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Face Brick
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing facade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Central air, Basement		
When was the air conditioner installed?	?		

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

OUTDOOR ITEMS - SIDEWALK CAFE		
Has the applicant/owner(s) read MCBA Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <i>no need part of building property</i>
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use umbrellas?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 closest obstruction including construction barricades?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

## **ADDITIONAL STIPULATIONS: (Office Use Only)**

- Besim Kukaj will have no involvement whatsoever -- financial or otherwise -- in applicant's operation (whether as owner, manager, consultant, or employee)
- Besim Kukaj has no involvement with ownership interest in or connection to applicant Kevin Empire Restaurant 319 Corp
- Applicant agrees to keep rear yard as presently enclosed and will not remove the enclosure without obtaining consent to do so from MCB4. Applicant further agrees not to use the enclosed rear yard until the Department of Building issues a Certificate of Occupancy or other approval permitting use of the enclosed rear yard, and applicant will notify MCB4 of that approval
- There will be no music of any kind in any outdoor space
- Any outdoor seating will be located in the roadway or private front yard; there will be no outdoor seating on the sidewalk

***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.***

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Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
November 4, 2020 full board meeting, with 44 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 Holambio  
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 →



Kevin A Marsal

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

~~11-15-20~~

DATE October 13, 2020

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

No. **30810**  
 Date **May 25, 1960**

**CERTIFICATE OF OCCUPANCY**

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

This certificate supersedes C. O. No. \_\_\_\_\_  
 the owner or owners of the building or premises:

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

**319 East 51st Street** Block **1042** Lot **25**

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

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

Permit No. **1054-1349** Construction classification—**nonfireproof**

Occupancy classification—**Residence Converted** Height **Res. & 3** stories, **40** feet.

Use of completion—**May 24, 1950** Located in **Residence** Use District.

**B** Area **1 1/2** Height Zone at time of issuance of permit **307-1960**

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

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	on ground				Feating plant and storage.
1st story	75			45	Restaurant.
2nd story					One (1) apartment.
3rd story					Three (3) furnished rooms, two (2) kitchenettes and one (1) storage room.
4th story					Six (6) furnished rooms and one (1) storage room.
Sprinkler system approved by Fire Department May 17, 1960.					
Sec. 6.1.2.3 sub-4 Building Code, C.26-273.0 Adm. Code "Prior to the occupancy of a structure erected or altered after January 1, 1938, the authorized company, of each floor of said structure as stated in the certificate of occupancy, shall permanently posted under glass and maintained in the same condition as that of such structures."					
AS THE BOARD OF STANDARDS AND APPEALS SHALL ALSO BE ISSUED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW.					

*Thomas V. ...*  
 Borough Superintendent

RESIDENTIAL  
 VACANT  
 COSMIC  
 DINER

NAIL SALON  
 CHEF PHO & PEKING ROAST DUCK  
 DIG INN  
 CHIPOTLE  
 VACANT  
 SHOE STORE  
 NIPPORI  
 MICHAEL'S  
 BUBBLE & STEP CAFE

GERSHWIN THEATER  
 RESIDENTIAL  
 VACANT  
 FAST FOOD  
 POKE  
 BOWL  
 OFFICE BUILD. ENT.  
 BEAUTY SALON  
 PIZZERIA  
 SHON 45 WINES & SPIRITS  
 SDOHO PARK  
 BANK

- W. 50TH ST. -

VACANT

- 8TH AVE. -

MELT SHOP  
 HAIR SALON  
 WIRELESS STORE  
 COFFEE STORE

WIRELESS STORE  
 HOTEL  
 PARKING GARAGE

BANK  
 PHARMACY

DELI  
 OFFICE BUILDING ENTRANCE

RESIDENTIAL  
 THE MANHATTAN SCHOOL  
 RESIDENTIAL  
 OFFICE BUILDING ENTRANCE  
 COMMERCIAL SPACE  
 MEDICAL OFFICE  
 INDUSTRY BAR  
 ANIMAL HOSPITAL  
 RESIDENTIAL

RESIDENTIAL  
 CHA PA'S  
 POST OFFICE  
 FREIGHT LOADING DOCKS  
 MONT BLANC  
 DANJI  
 HAIR SALON  
 VACANT  
 EMPTY LOT  
 CONSTRUCTION  
 TOUT VA BIEN  
 PARKING LOT FOR POST OFFICE  
 CONSTRUCTION  
 APPLICANT  
 IPPUDO  
 RESIDENTIAL  
 RESIDENTIAL  
 VICEVERSA  
 VACANT  
 RESIDENTIAL  
 RESIDENTIAL  
 RESIDENTIAL  
 ST. PAUL'S HOUSE  
 RESIDENTIAL

HOUSE OF BEERS (CLOSED)  
 RESIDENTIAL  
 RESIDENTIAL  
 RESIDENTIAL  
 WILLIAM JEFFERSON HOTEL  
 UO GASHI

SUBWAY ENTRANCE  
 BARBER  
 OFFICE BUILDING ENTRANCE  
 THE BLUE DOG  
 FREIGHT ENTRANCE  
 URBAN PLANNING KIOSK 50 CORP.  
 NEW WORLD STAGE  
 BANN  
 RESIDENTIAL

- W. 52ND ST. -

PARKING LOT  
 VACANT  
 VACANT  
 RESIDENTIAL

- W. 51ST ST. -

RESIDENTIAL

MEDICAL OFFICE  
 RESIDENTIAL  
 PLAYGROUND  
 CHEZ NAPOLEON

AREA SURVEY

319 WEST 51ST STREET  
 NEW YORK, N.Y.  
 SEPTEMBER 12, 2020  
 NOT TO SCALE

# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## RE: 319 WEST 51<sup>ST</sup> STREET

1. Ippudo - 321-323 West 51<sup>ST</sup> Street - 23'
2. Washington Jefferson Hotel - 318 West 51<sup>ST</sup> Street - 61'
3. Uogashi - 318 West 51<sup>ST</sup> Street - 63'
4. Viceversa - 325 West 51<sup>ST</sup> Street - 64'
5. 329 Bleecker Corp. (Closed) - 329 West 51<sup>ST</sup> Street - 117'
6. Tout Va Bien - 311 West 51<sup>ST</sup> Street - 78'
7. Danj - 346 West 52<sup>ND</sup> Street - 273'
8. Mont Blanc - 344-346 West 52<sup>ND</sup> Street - 250'
9. Don Antonio Restaurant - 309 West 50<sup>TH</sup> Street - 270'
10. House Of Beers (Closed) - 302 West 51<sup>ST</sup> Street - 162'
11. Bann - 350 West 50<sup>TH</sup> Street - 385'
12. Kiosk 50 Corp. - 322 West 50<sup>TH</sup> Street - 360'
13. New World Stages - 340 West 50<sup>TH</sup> Street - 350'
14. Chipotle - 854 8<sup>TH</sup> Avenue - 360'
15. The Blue Dog Tavern - 308 West 50<sup>TH</sup> Street - 341'
16. Industry Bar - 355 West 52<sup>ND</sup> Street - 366'
17. Taco Bell - 840 8<sup>TH</sup> Avenue - 353'
18. Soho Park - 832 8<sup>TH</sup> Avenue - 418'
19. Michael's - 251 West 51<sup>ST</sup> Street - 433'
20. Nipponi - 245 West 51<sup>ST</sup> Street - 464'

## CHURCHES & SCHOOLS

1. PS 35 - 317 West 52<sup>ND</sup> Street - 258'

- 8<sup>TH</sup> AVE. -

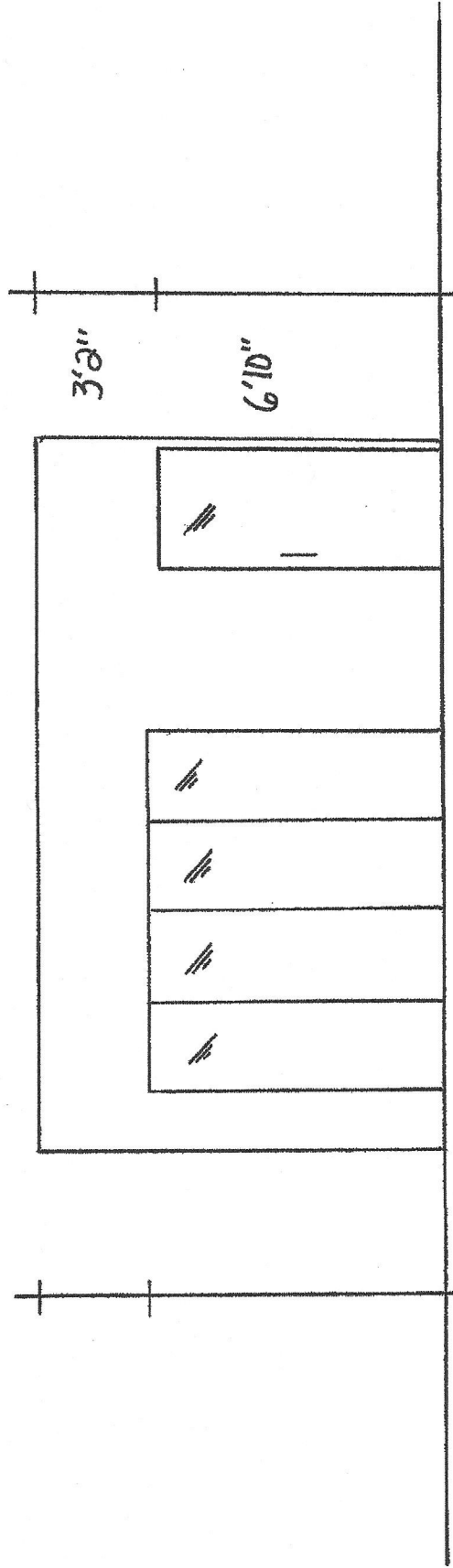
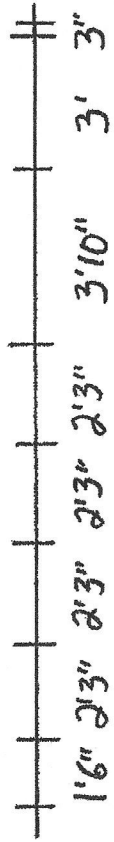
BLOCK PLOT  
319 WEST 51<sup>ST</sup> STREET  
NEW YORK, N.Y.  
SEPTEMBER 12, 2020 - NOT TO SCALE

PARKING GARAGE
CONSTRUCTION
TOUT VA BIEN
POST OFFICE PARKING LOT
CONSTRUCTION
APPLICANT
IPPUDO
RESIDENTIAL
RESIDENTIAL
VICEVERSA
VACANT
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
ST. PAUL'S HOUSE
RESIDENTIAL
PARKING LOT

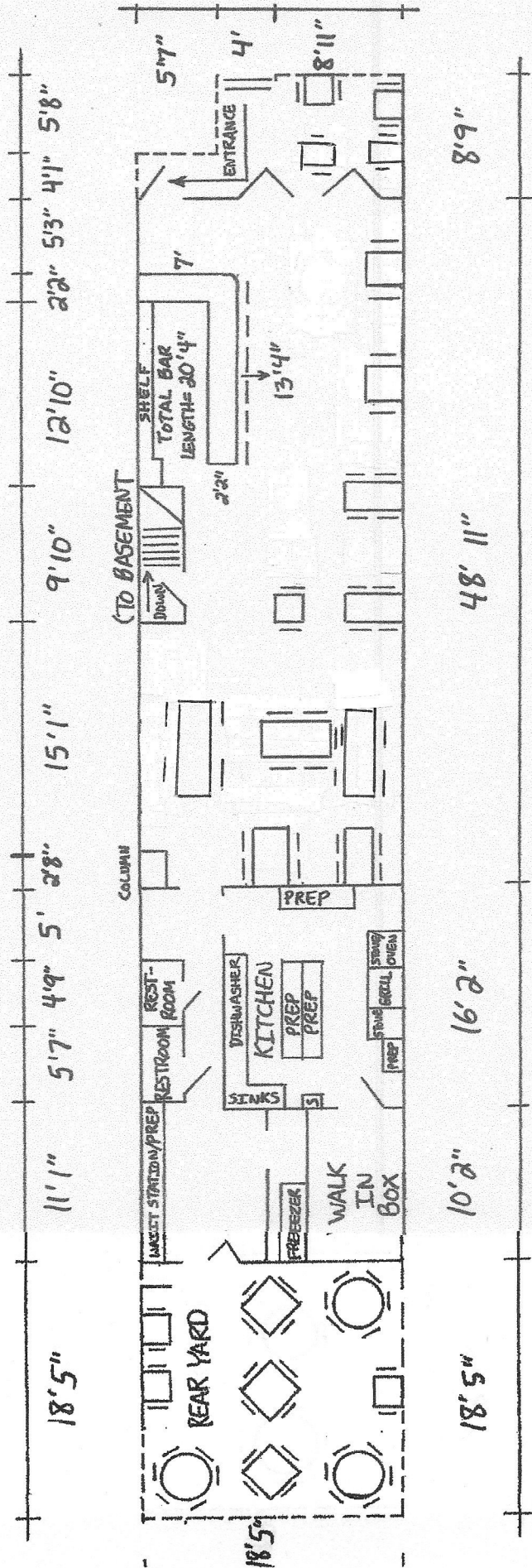
- W. 51<sup>ST</sup> ST. -

BANK
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
WILLIAM JEFFERSON HOTEL
VOGASHI
RESIDENTIAL

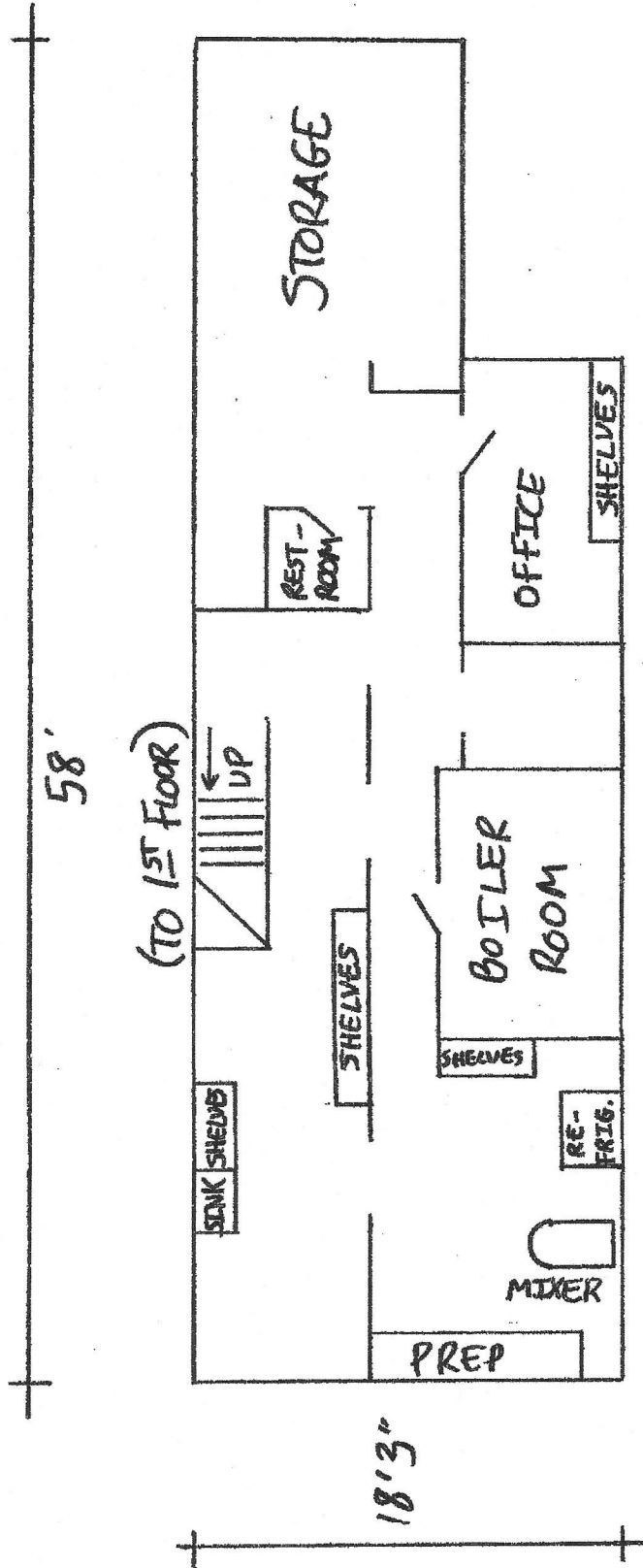
FRONT ELEVATION  
319 WEST 51<sup>ST</sup> STREET  
NEW YORK, N.Y.  
SEPTEMBER 12, 2020  
NOT TO SCALE



INTERIOR DIAGRAM  
 319 WEST 51<sup>ST</sup> STREET  
 NEW YORK, N.Y.  
 SEPTEMBER 12, 2020  
 NOT TO SCALE



INTERIOR DIAGRAM - BASEMENT  
319 WEST 51<sup>ST</sup> STREET  
NEW YORK, N.Y.  
SEPTEMBER 12, 2020  
NOT TO SCALE





## **PASTA**

**\$16 EACH**

### **Gnocci**

potato dumplings, chopped tomato, mozzarella and basil

### **Pappardelle**

classic country meat sauce

### **Orecchiette**

broccoli rabe and Italian sausage

### **Penne**

imported gorgonzola, green peas, walnuts

### **Fettuccine**

mixed mushrooms, truffle scented

### **Tortelli**

ricotta and spinach filled tortellini, asparagus, butter-sage sauce

### **Rigatoni alla Primavera**

sautéed with mixed vegetables

## **PASTA**

**\$18 EACH**

### **Cavatelli**

caramelized onions, zucchini, smoked salmon and bourbon sauce

### **Linguine**

clams, white wine and parsley

### **Spaghetti**

crustaceans, calamari, tomato, white wine, pepperoncini

### **Ravioli**

lobster filled ravioli and brandy sauce

### **Capellini**

angel hair, pesto, broccoli and shrimp

### **Garganelli**

Slow cooked osso buco ragu

### **Tagliatelle**

crabmeat, arugula and cherry tomato

### **Ziti**

slow-cooked wild boar in Chianti wine

## INSALATI

\$12 EACH

### Barbabetola

red beets, french beans, marinated goat cheese, shiitake mushrooms, balsamic dressing

### Tropica

mango, orange, fennel, baby greens, passion fruit dressing

### Misticanza

mixed greens, green apple, almond, tomato, sherry vinegar dressing

### Bresaola

air-dried beef, arugula, pear, parmigiana, balsamic vinaigrette

### Carpaccio di Manzo

baby arugula, parmigiana, lemon dressing

### Caesar

Traditional Caesar dressing, croutons

Chicken Add \$5 Shrimp Add \$8

## TERRE e MARE

### Coda di Rospo -24

seared monkfish, lemon, fresh tomato and white wine

### Salmone -28

seared wild salmon, caramelized onion, sautéed spinach

### Branzino -26

grilled filet, broccoli rabe and roasted rosemary potatoes

### Dentice -28

pan-seared red snapper, mussels, clams, white wine, saffron

### Scampi -22

grilled shrimp, mixed vegetables, sun-dried tomato sauce

### Pollo Parmigiana -20

with spaghetti tomato sauce

### Braciola -23

grilled 16 oz pork chop, caramelized vegetables

### Scottadito - 30

grilled lamb chops, cabernet and demi-glaze reduction, mixed vegetables, mashed potatoes

### Brasato -27

braised beef short ribs with slow-cooked cabbage

### Costata di Manzo -35

grilled 14 oz rib-eye, Barolo reduction, rosemary potatoes

### Stinco -26

braised lamb shank in Chianti, pearl onions and grilled polenta

### Ahi Tuna Nicoise -26

mixed greens, anchovies, avocado, cherry tomato, hard boiled egg, and lemon caper

## ANTIPASTI

\$12 each

Polpo grilled octopus, potato salad

Gamberi grilled shrimp, avocado, corn salsa, chipotle cream

Ceviche shrimp or red snapper, lemon and lime marinade

Cinghiale Con Polenta slow-cooked wild boar in Chianti wine

Calamari spicy marinara sauce

Polpetti classic meatballs in tomato sauce

Eggplant Rollatini stuffed with mozzarella and basil

Crocchette crab cake, mushroom salad, smoked red pepper sauce

Bruschetta toasted Tuscan bread, porcini mushrooms, truffle oil

## Salumi

\$8. Served with pickled  
vegetables (per choice)

Bresaola

Cacciatorini

Prosciutto San Daniele

Speck

Soppressata

## Formaggi

\$7 Served with honey and  
fig jam (per choice)

Taleggio

Robiola

Parmigiano Reggiano

Pecorino Tartufo

Sottocenere

Fiore Sardo

## ZUPPE

\$8 EACH

French Onion

Zuppa de Giorno

## CONTORNI

\$6 EACH

Truffle French fries | broccoli | roasted rosemary potatoes  
French beans | spinach | mashed potatoes | brussel sprouts