

Manhattan Community Board 4
(All Fields Must Be Completed)

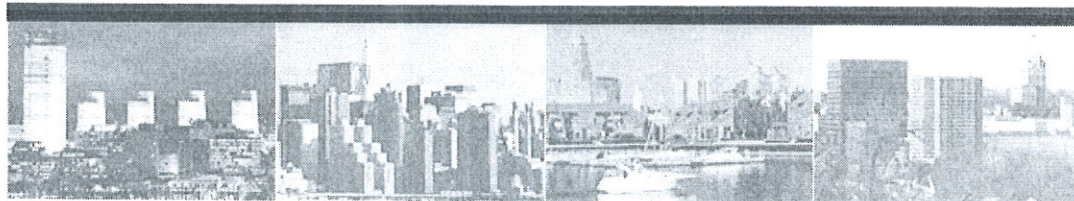
Liquor License/Sidewalk Cafe Stipulations Application

| | | | |
|---|---|---|--|
| CORPORATION NAME The Green Roll NYC Inc. | | DOING BUSINESS AS (DBA) Willow | |
| STREET ADDRESS 199 Eighth Avenue | | CROSS STREETS 20th and 21st Streets | ZIP CODE 10011 |
| OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small> | NAME: Guy Vaknin | ATTORNEY/ REPRESENTAIVE | NAME: Reid A. Rosen |
| | PHONE: 646-772-2425 | | PHONE: 914-235-3626 |
| | EMAIL: guy@beyondsushinyc.com | | EMAIL: reid@reidarosenlaw.com |
| MANAGER | NAME: None as yet | LANDLORD | NAME: SNA ENTERPRISES INC. |
| | PHONE: | | PHONE: c/o John Gloumis, 347.992.3245 |
| | EMAIL: | | EMAIL: gloumislaw@gmail.com |
| APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>) | | | |
| <input checked="" type="radio"/> New | Has applicant owned or managed a similar business? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| | What is/was the name and address of establishment? | See rider annexed | |
| | What were the dates applicant was involved with this former premise? | From 2017 to present | |
| <input type="radio"/> Corp Change/Class Change/Removal | What is the license # and expiration date? | | |
| | Is applicant making any alterations or operational changes? | <input type="radio"/> YES | <input type="radio"/> NO |
| | <i>If alterations or operational changes are being made, please describe/list all changes.</i> | | |
| <input type="radio"/> Alteration | What is the current license # and expiration date? | | |
| | <i>Please list/describe the nature of all the changes and attach the plans:</i> | | |
| METHOD OF OPERATION | | | |
| TYPE OF ALCOHOL | <input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" 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 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 | |
| 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="radio"/> NO | |
| Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule. | YES | <input checked="" type="radio"/> NO | |
| Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |



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

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Public Query - Results

Found 6 matches for: *"Beyond Sushi"* in Premises or Trade Name
 Displaying records 1 - 6.

| Premises Name | Address | License Class | License Type | Expiration Date | License Status |
|----------------------|---|---------------|--------------|-----------------|-------------------|
| BS 37 LLC | 134 W 37TH ST NEW YORK, NY 10018 | 341 | RW | 05/31/2021 | License is Active |
| BEYOND SUSHI NYC INC | 62 W 56TH ST UNIT 102 NEW YORK, NY 10019 | 341 | RW | 05/31/2021 | License is Active |
| BS MULBERRY LLC | 215 MULBERRY ST NEW YORK, NY 10012 | 341 | RW | 06/30/2021 | License is Active |
| BS1429 LLC | 1429 3RD AVE NEW YORK, NY 10028 | 252 | OP | 04/30/2022 | License is Active |
| BS1429 LLC | 1429 3RD AVE NEW YORK, NY 10028 | 001 | ST | 05/24/2020 | Expired |
| BS1429 LLC | 1429 3RD AVE NEW YORK, NY 10028 | 002 | ST | 06/23/2020 | Expired |

[Disclaimers](#) | [Confidentiality](#) | [Privacy](#) | [Security](#)
 New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

| | | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|---|------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| HOURS* <i>(Indoor Only)</i> | Operation | 11 am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm |
| | Kitchen | 11:30 am to 10:30 pm | 11:30am to 10:30pm | 11:30am to 10:30pm | 11:30am to 10:30pm | 11:30am to 10:30pm | 11:30am to 10:30pm | 11:30am to 10:30pm |
| | Music | 11 am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm | 11am to 11pm |
| If you plan to have music, what type(s)? (Circle all that apply) | | | BACKGROUND | LIVE MUSIC | DJ | JUKE BOX | 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 | 74 | 55 | 22? | 45? | 1 | -0- | -0- |
| OUTSIDE <i>(Other than sidewalk café)</i> | -0- | | | | | | |
| SIDEWALK CAFÉ | -0- | | | | | | |

How many floors are there? What is the capacity for each floor?

ground and basement

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

Often

Will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will you be hosting private; promotional or corporate events?

YES NO

Will outside promoters be used on a regular basis? If yes please describe.

YES NO

Will you have a security plan? If, yes please attach.

YES NO

Will security plan be implemented?

YES NO N/A

Will State certified security personnel be used?

YES NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO N/A

Will applicant be using delivery bicycles? If yes, how many?

YES 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?

No

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

| Community Notification/Relations | | |
|--|--------------------------------------|-------------------|
| NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted | # 1 | See rider annexed |
| | # 2 | |
| | # 3 | |
| | # 4 | |
| | # 5 | |
| Please provide dates when applicant met with the groups listed above. | OFFERED TO MEET VIA ZOOM | |
| Who was your contact person at each group you met with? | | |
| When did applicant post the notice that was provided? | November 18, 2020 | |
| Where did applicant post the notice that was provided? | On front window and door 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 646-772-2425 |
| 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 |

To: christina@beyondsushinyc.com; reid@reidarosenlawyer.com; Reid Rosen
Subject: RE: [FWD: New wine, beer and cider license for Willow by Beyond Sushi Group]

From: Guy Vaknin <guy@beyondsushinyc.com>
Date: November 24, 2020 at 1:55:13 PM EST
To: Christina <christina@beyondsushinyc.com>
Subject: **Fwd: New wine, beer and cider license for Willow by Beyond Sushi Group**

Chef Guy

Begin forwarded message:

From: guy@beyondsushinyc.com
Date: November 23, 2020 at 3:40:47 PM EST
To: reid@reidarosenlawyer.com
Cc: wborock@hotmail.com, steve@w15ba.com, info@w15ba.com,
jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com,
willrogers@gmail.com, acevedoandassociates@gmail.com,
mig91360@yahoo.com, craig.slutzkin@outlook.com, craigs1029@aol.com,
jakmail@earthlink.net, Ethan.Felson@jewishfederations.org,
laranjeirag@gmail.com, sallygmg@gmail.com, mwalshny@yahoo.com,
beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com,
pamela@angel.net, fcmgt@me.com, merle.levine@gmail.com,
omar.fattal@gmail.com, cott@nyc.rr.com, alberttaylor@gmail.com,
lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com,
zazelloven@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, andyhummm@aol.com,
tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com,
john.mudd@usa.net, andrew@gvshp.org
Subject: **New wine, beer and cider license for Willow by Beyond Sushi Group**

Good afternoon,

My name is Guy Vaknin and I am the chef and owner of Beyond Sushi Group. We are excited to come to the neighborhood! Our 5 other locations in Manhattan are all our original Beyond Sushi concept. For our newest location, we are very pleased to be presenting a new vegan bistro concept called Willow. I intend to apply for a new wine, beer, and cider license for this location at 199 8th Avenue. Due to Covid, if you would like to set up a meeting with me, I would prefer to

meet over zoom. Please let me know a day and time that would work for you. We will also be attending the community board meeting on December 8 at 6:30pm. I am providing a link to the meeting registration below.

Thank you,
Chef Guy

https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

| BUILDING DESIGN | | | |
|---|--------------------------------------|-------------------------------------|-----------------------------------|
| State the name and type of business previously located in the space. | | | |
| Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business. | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Do you plan any changes to the existing façade? If yes, please describe. | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Is the entrance ADA Compliant? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Do you plan any changes to the existing façade? If yes, please describe. | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Will applicant have a vestibule within the establishment? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Will applicant use a storm enclosure? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant comply with the NYC noise code? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will the establishment have any of the following: (circle all that apply) | 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? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? | <input type="radio"/> 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 type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will the kitchen exhaust system extend to the roof? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will the establishment have an illuminated sign? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Will the establishment have a canopy extending over the sidewalk? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| Where will the air conditioner be located? What type is it? | In rear of premises and basemebnt | | |
| When was the air conditioner installed? | prior to occupancy [?] | | |

| OUTDOOR ITEMS - OTHER THAN 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 | N/A |
| 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 | N/A |
| 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 | N/A |
| Will there be no amplified music, as per the law? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| If amplified sound is played inside the establishment, will windows and doors be closed? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant agree to post signs outside asking customers to respect the neighbors'? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant agree to train staff to encourage a peaceful environment? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments) | <input type="radio"/> YES | <input checked="" 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 | N/A |

| 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 checked="" 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 | N/A |
| 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 | N/A |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| 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 | |
| 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)

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
January 6, 2021 full board meeting, with 40 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

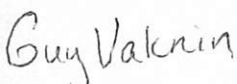

Denial Approval

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.

| | | | |
|---------------------------|--|--|------------------|
| <p>SIGN HERE →</p> |  PRINT NAME OF APPLICANT |  SIGNATURE OF APPLICANT | 11/23/20 DATE |
|---------------------------|--|--|------------------|