

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Nusret FH NY LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
412 West 15th Street		9th & 10th Avenues	10014
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Ufuk Soy Turk	ATTORNEY/ REPRESENTAIVE	NAME: Bernstein Redo, P.C.
	PHONE: 734-680-2835		PHONE: 212-651-3100
	EMAIL: Ufuk.Soyturk@nusr-etus.com		EMAIL: martha@brpclaw.com
MANAGER	NAME: Al Avci	LANDLORD	NAME: 412W15 Lessee, L.P.
	PHONE: 786-309-9538		PHONE: 972-934-7400
	EMAIL: al.avci@nusr-etus.com		EMAIL: imacnab@rockpointgroup.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <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?	1: Nusret New York LLC, 51 W 52nd St., NY, NY 10019 2: Saltbae NY LLC, 220 Park Ave. South, NY, NY 10003*	
	What were the dates applicant was involved with this former premise?	1: Opened December 2017 2: Opened January 2020	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Will file as soon as possible
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM
	Kitchen	10AM-2AM	10AM-2AM	10AM-2AM	10AM-2AM	10AM-2AM	10AM-2AM	10AM-2AM
	Music	5PM-2AM	5PM-2AM	5PM-2AM	5PM-2AM	5PM-2AM	5PM-2AM	5PM-2AM
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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	236	235	71	170 plus 16 at kabob grill	0	1	19
OUTSIDE <i>(Other than sidewalk café)</i>	-----	-----	-----	-----	-----	-----	-----
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	n/a						

How many floors are there? What is the capacity for each floor?	Ground floor for patrons (236 occupancy) Basement - back of house and storage only	
How frequently will the owner(s) be at the establishment?	Weekly	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO on occasion
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	NO n/a
Will State certified security personnel be used?	YES	NO n/a
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO n/a
Where will delivery bicycles be stored during the day when not in use?	n/a	

LOCATION & ZONING

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

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		Emails sent 12.23.2020
Who was your contact person at each group you met with?		As per list provided by CB4
When did applicant post the notice that was provided?		12/21/2020
Where did applicant post the notice that was provided?		Exterior window from the inside of the space (see photos attached)
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES NO

Martha Redo

From: Martha Redo
Sent: Wednesday, December 23, 2020 1:48 PM
To: Martha Redo
Cc: Steven Magnus
Subject: New Liquor License - 412 West 15th Street Between 9th and 10th Avenues

Good Afternoon,

We were directed by Community Board No. 4 to contact your organization in connection with an on-premises liquor license application to be filed by Nusret FH NY LLC for a new restaurant at 412 West 15th Street, between 9th and 10th Avenues. The premises is a new construction and has been vacant for the past year.

Nusret Gökçe, also known as Salt Bae, is the chef for this location. He also oversees the menus of the full-service restaurant “Nusr-et Steakhouse” located at 53rd Street near 6th Avenue, as well as the more casual burger restaurant “Saltbae” at 18th Street and Park Avenue South. Nusret Steakhouse has many locations in Turkey, Dubai and Abu Dhabi as well as in Miami and Boston in the US. (www.nusr-et.com.tr)

The premises will have 66 tables with 160 seats, 5 hi-top tables with 10 seats and one (1) stand-up bar with 19 bar seats. There will also be a kebob bar with 16 seats.

The hours of operation will be 11AM – 2AM daily, with background recorded music only.

The application will be heard at the January 12, 2021 meeting of the Community Board No. 4 Business Licenses and Permits Committee.

If you would like to learn more about the proposed premises or have any questions, please contact this office.

Happy Holidays,

Martha M. Redo | BERNSTEIN REDO, P.C.

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100

martha@brpclaw.com | www.brpclaw.com

NOTICE

This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you.

Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

Block/Tenant Association & Community Groups	First Name	Last Name	Email
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200/300 West 15 Street	Steve	Starosta	steve@w15ba.com; info@w15ba.com
300 West 15th Street	Jim	Jasper	ijasper@gc.cuny.edu
100 West 16th Street	Paul	Groncki	paul@groncki.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedoandassociates@gmail.com; mig91360@yahoo
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com; craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laranjera@gmail.com
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com
100 West 19th/20th Street Block Association	Sally	Greenspan	sallygm@gmail.com
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@yahoo.com
100 West 22nd Street Block Association	Diane	Nichols	beacon195@aol.com
101 West 22nd Street Block Association	Gerald	Germany	germanygerald@aol.com
102 West 22nd Street Block Association	Melissa	Stern	m@melissa-stern.com
200 West 20th/21st/22nd Street/Chelsea W 200 Block Association	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	fcngf@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
200 West 23rd/24th Street Block Association	Omar	Fattal	omar.fattal@gmail.com
300 West 20th Street	Carol	Ott	cott@nyc.rr.com
400 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesley@yrichord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wba@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazelloven@yahoo.com
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	mis@nyc.rr.com
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McEluff	emce33@aol.com
West 400 Block Association (21st/22nd/23rd Sts.)	Jean	Blair	jblair@bobchristianson.com
West 400 Block Association (21st/22nd/23rd Sts.)	Karen	Jacob	w400ba@gmail.com
100 West 25th Street	Carla	Nordstrom	wes25thstreetproject@gmail.com
100 West 26th Street	Susan	Buttenwieser	susanb1011@aol.com
Naked Eye Productions	Tina	DiFeliciano	Tina@NakedEyeProductions.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdenthunter@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keany	bkeany@pennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(212) 676-2000 LTT.managementoffice@ellimanpm.com
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
London Terrace Tenants Association	Inge	Ivchenko	tenants@litta.info
Hotel Americana	Scott	Hope	(212) 216-0000
Highline 37	Scott	Hope	212-600-0700
537 W 27th Street Building	Donna	Langman	donna@donnalangman.com
Midtown South Community Council	Jeremy	Carmel	jeremy.carmel@gmail.com
Village Preservation/The Greenwich Village Society for Historic Preservation	John	Mudd	john.mudd@usa.net
	Andrew	Berman	andrew@gvshp.org



BUILDING DESIGN			
State the name and type of business previously located in the space.	New construction - no prior tenant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	NO	New signage
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input 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 type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	n/a
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Air handler unit will be attached to the base building chiller		
When was the air conditioner installed?	Has not been installed yet		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	n/a
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	YES	NO	n/a
Are the floorplans for the outdoor space(s) included?	YES	NO	n/a
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	n/a
Will there be no amplified music, as per the law?	YES	NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	n/a
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	n/a
If open dining, will the installation be year-round?	YES	NO	n/a

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	n/a
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	n/a
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	n/a
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	n/a
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	n/a
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	n/a
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	n/a
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	n/a
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	n/a
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	n/a
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	n/a
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	n/a
Will applicant use umbrellas?	YES	NO	n/a
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?	YES	NO	n/a
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	n/a

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
February 3, 2021 full board meeting, with **41** 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
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →	Naki Ufuk Soytruh PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/29/2020 DATE
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the 1990s, the number of people in the world who are illiterate has increased from 1.1 billion to 1.2 billion (UNEP 2000).

There are many reasons for the increase in illiteracy. One of the reasons is that the population growth rate is higher than the literacy rate. Another reason is that the quality of education is low. In many developing countries, the quality of education is so low that many children who attend school do not learn to read and write.

There are many ways to reduce illiteracy. One way is to improve the quality of education. Another way is to provide more opportunities for people to learn to read and write. For example, many people in rural areas do not have access to schools. Providing more schools in these areas can help reduce illiteracy.

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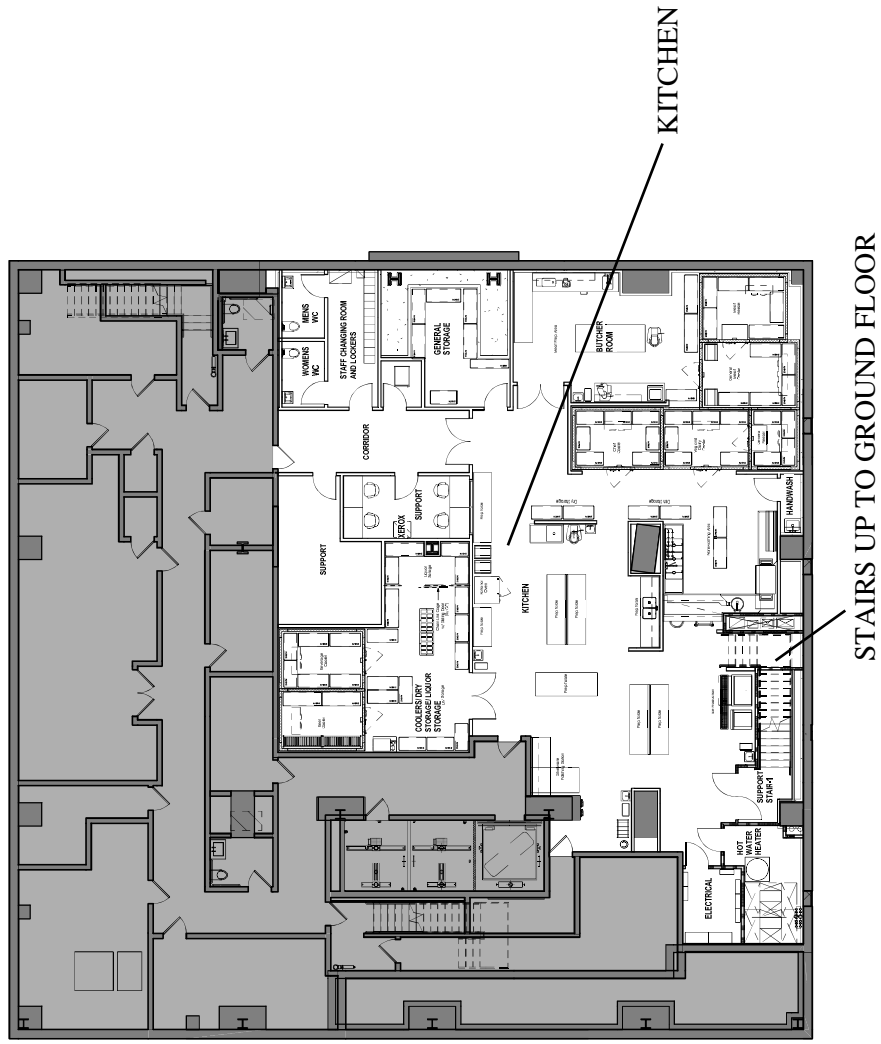
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1. Floor Plans

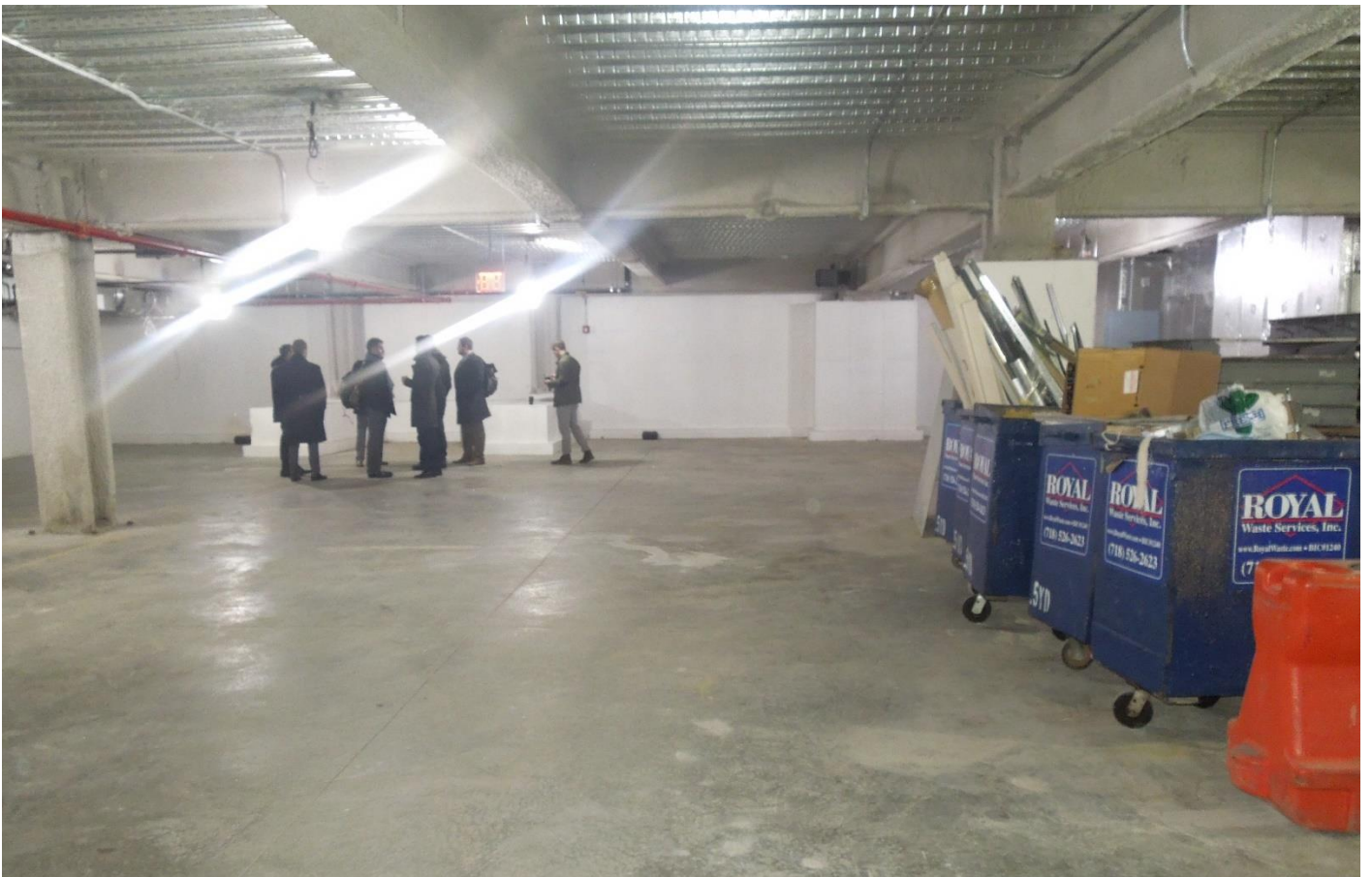
NUSRET FH NY LLC
412 West 15th Street
New York, New York
BASEMENT (no patron access)

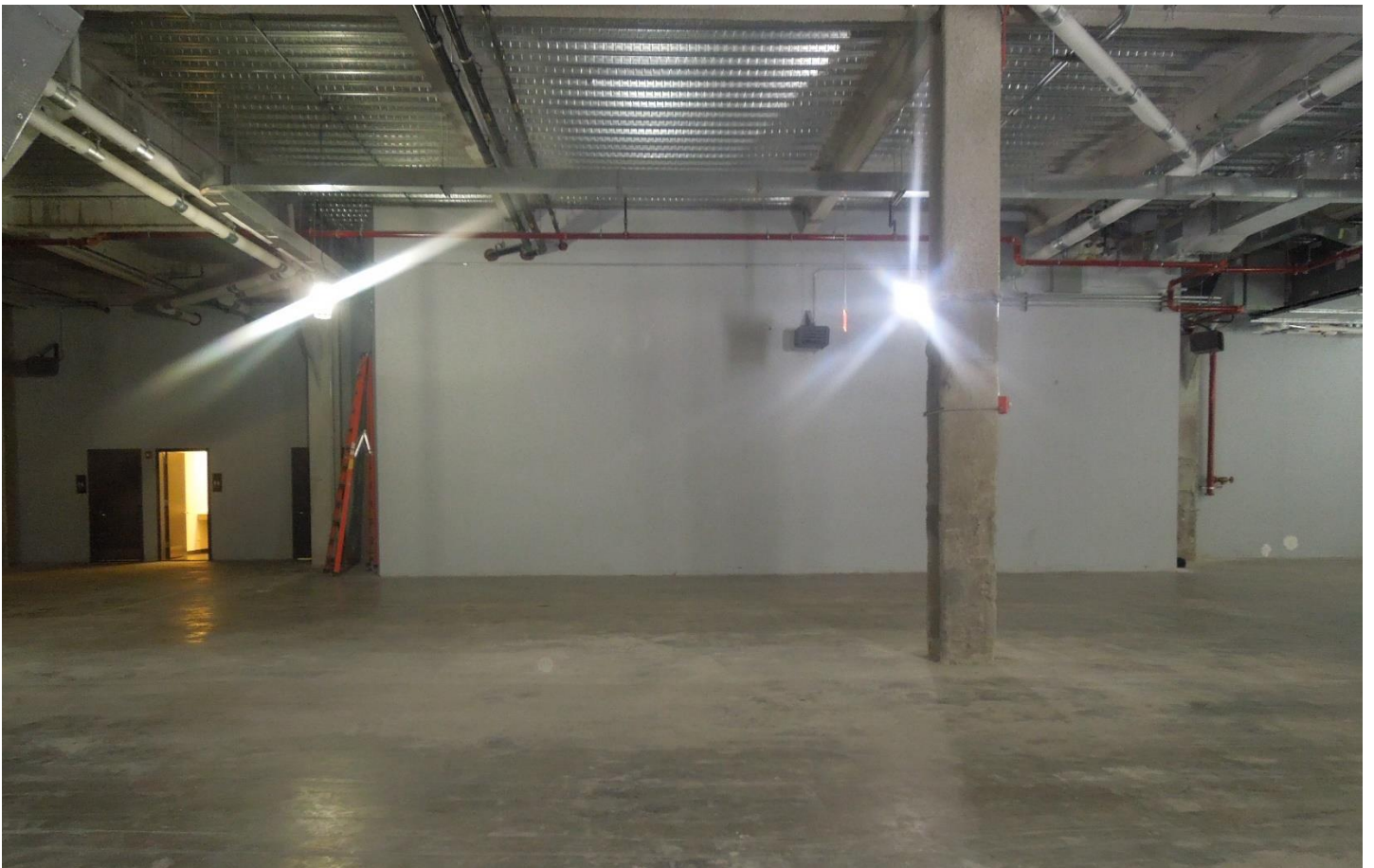


2. Photographs









3. Sample Menus

FROM THE CHAR-GRILL

We are proud to announce that 99% of our meat selections are highly marbled authentic wagyu beef sourced from the top wagyu producers around the world. Our steaks are grilled to order over charcoal embers and cut to our unique house style.

SPAGHETTI THINLY SLICED STRIPLOIN 80	ISTANBUL STEAK THICK CUT STRIPLOIN 100
LOKUM SLICED WAGYU TENDERLOIN 80	OTTOMAN STEAK MUSTARD MARINATED THICK CUT BONE IN RIBEYE 190
ŞAŞLIK BUTTERMILK & SPICE MARINATED TENDERLOIN, SHALLOTS 80	#SALTBAE TOMAHAWK HIGHLY MARBLED, MUSTARD MARINATED THICK CUT BONE IN RIBEYE 275
MEATBALL WITH CHEESE 45 CHAR GRILLED SERVED WITH FRENCH FRIES	GOLD STEAK 24 KARAT GOLD COATED WAGYU STRIPLOIN (16OZ) 590
NUSRET BURGER CARAMELIZED ONION, CHEESE, FRENCH FRIES 30	GOLDEN TOMAHAWK 24 KARAT GOLD COATED HIGHLY MARBLED WAGYU TOMAHAWK 1,000
KAFES WHOLE RACK OF LAMB 210	
SIRT MUSTARD MARINATED BEEF TENDERLOIN (FOR TWO) 140 (FOR THREE) 210	

8 HOURS ROASTED ASADO SHORT RIBS

(FOR TWO) 130 (FOR THREE) 180 (FOR FOUR) 240 (FOR FIVE) 275

NUSRET SPECIAL

TENDERLOIN SLICED AND GRIDDLED ON A HOT PLATE WITH BUTTER
(FOR TWO) 155 (FOR THREE) 225

AMOR (#SALTBAE'S PRIVATE RESERVE CUT)

MUSTARD MARINATED WAGYU RIB CAP
(FOR TWO) 350 (FOR THREE) 450 (FOR FOUR) 550

MAINS

GRILLED SALMON	WITH ASPARAGUS & MASHED POTATO, DRIZZLED WITH LEMON HERB BUTTER 45
GRILLED TUNA STEAK	QUINOA SALAD 50

SIDES

SAUTÉED MUSHROOMS 19	MASHED POTATO 19
ONION FLOWER 19	ASPARAGUS WITH GARLIC BUTTER 19
HERB CRUSTED FRIES 15	CREAMY SPINACH 19
SWEET CORN 19	SAUTÉED BROCCOLI* 19

*THE SAUCE CONSISTS OF SHELL FISH AND GLUTEN

DESSERT

AUTHENTIC PISTACHIO BAKLAVA WITH MARAS ICE CREAM 25

STARTERS & SALADS

BEEF CARPACCIO	ARUGULA, PARMIGIANO-REGGIANO, OLIVE OIL, 12 YEARS AGED BALSAMIC 35
STEAK TARTARE	DIJON MUSTARD, SHALLOTS, CAPERS, CHILI SAUCE, KETCHUP, COGNAC, CRISPY POTATO 35
BUFFALO MOZZARELLA & HEIRLOOM TOMATOES	BASIL PESTO, ARUGULA 28
NUSRET SPECIAL SALAD	GARDEN GREENS, WALNUTS, GOAT CHEESE BLACK RAISIN, POMEGRANATE MOLASSES 28
OTTOMAN SALAD	TOMATO, WALNUT, ONION, ANAHEIM PEPPER, PARSLEY, CHILI FLAKES AND POMEGRANATE VINAIGRETTE 28
BABY ARUGULA & AVOCADO SALAD	CHERRY TOMATOES, PARMESAN, PINE NUTS, ORANGE, BALSAMIC DRESSING 28
GARDEN LEAVES WITH CARMELIZED PEAR SALAD	MIX GREENS, CARMELIZED PEAR, PARSLEY, DILL, MINT, CHERRY TOMATOES, BEET ROOT WITH CITRUS DRESSING 28

MEAT SUSHI AVOCADO CREAM, CRISPY POTATO 21

SEAFOOD STARTERS

MARKET OYSTERS	• 1/2 DOZEN 24 • DOZEN 48
SPICY TUNA TARTARE	AVOCADO, GINGER, APPLE, YUZU JUICE 33
SALMON TARTARE	CELERY, CAPERS, MUSTARD MAYO 30
GRILLED PRAWNS	ARUGULA, CHERRY TOMATOES 48

BURGERS

All burgers served with French Fries

SALTBAE WAGYU BURGER 7oz	\$19.00
Blue cheese sauce, and crispy onions	
JUICY BURGER 7oz	\$18.00
Melted cheddar cheese and caramelized onion	
CRAB BURGER	\$24.00
Crab burger patty, roasted pepper, pineapple salsa	
TACO BURGER - TWO TACOS	\$25.00
Corn taco shell, short ribs, melted cheddar cheese, black beans, tomato salsa, served with Homemade potato Chips	
GOLD BURGER 10oz	\$120.00
Signature Wagyu patty covered with 24K gold leaf, topped with melted cheddar cheese	

SALADS

SALTBAE SALAD	\$19.00
Mix Greens, cherry tomatoes, cucumber, pomegranate, goat cheese, raisins, walnuts, olive oil and pomegranate dressing	
OTTOMAN SALAD	\$19.00
Tomatos, onions, walnuts, sumac, red pepper flakes, olive oil pomegranate dressing	

SIDES

FRIES	\$8.00
MASHED POTATO	\$8.00
ASPARAGUS	\$12.00
SAUTEED MUSHROOMS	\$12.00

FROM THE CHARCOAL GRILL

LOKUM	\$45.00	RIBEYE STEAK	\$58.00
Slices of beef tenderloin		Boneless Ribeye	
SASLIK	\$45.00	BEEF MEATBALL WITH CHEESE	\$35.00
Buttermilk & spice marinated beef tenderloin		Beef meatball stuffed with cheddar and mozzarella cheeses, served with fries	
SPAGHETTI	\$45.00	STEAK SANDWICH	\$35.00
Thinly slices striploin		Thinly slices of strip loin with caramelized onion, topped with melted cheddar cheese, in freshly baked baguette served with fries	
ISTANBUL STEAK	\$58.00		
Thick cut striploin			

8 HOURS ROASTED ASADO SHORT RIBS

ASADO FOR 2	\$110.00	ASADO FOR 4	\$220.00
ASADO FOR 3	\$160.00	ASADO FOR 5	\$280.00

SODA

COKE	\$4.95
DIET COKE	\$4.95
SPRITE	\$4.95
VOSS WATER	\$6.95

SHAKES

SALTBAE BAKLAVA SHAKE	\$25.00
GOLDEN SHAKE	\$75.00
OREO SHAKE	\$19.00
MARSHMALLOW PUF SHAKE	\$19.00

DESSERT

PISTACHIO BAKLAVA	\$19.00
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WINE

WHITE WINE	Glass
VINO CASA PINOT GRIGIO	\$15.95
JULIA JAMES CHARDONNAY	\$16.95
RED WINE	
THE CLEAVER, RED BLAND	\$17.95
DELOACH MERLOT	\$16.95
LYETH ESTATE CABERNET SAUVIGNON	\$17.95

DRAUGHT BEER

ASAHI LAGER - JAPANESE	\$12.95
BLUE MOON WHEAT BEER - BELGIAN	\$10.95
CONY ISLAND MERMAID PILSNER - USA	\$9.95
BROOKLYN IPA - USA	\$9.95

Our menu may contains raw shellfish, raw meat and nuts. Please be advised, nuts, raw shellfish, raw or under cooked meat might have an allergic reaction if you have illness or if you are pregnant.
BEFORE PLACING YOUR ORDER, PLEASE INFORM YOUR SERVER IF A PERSON IN YOUR PARTY HAS A FOOD ALLERGY.

WINES BY THE GLASS

CHAMPAGNE

LOUIS ROEDERER BRUT PREMIER	NV	24
LOUIS ROEDERER BRUT ROSÉ	2013	34
DOM PÉRIGNON BRUT CHAMPAGNE	2006	90

WHITE

PINOT GRIGIO COLIMORO SUDTIROL, ALTO ADIGE	2017	22
CHARDONNAY CALMERE ESTATE WINERY, NAPA VALLEY	2017	25
RIESLING KABINETT VON KOSSELSTOTT PIESPORTER GOLDTRÖPFCHEN MOSEL VDP	2017	23
SANCERRE JACQUES DUMONT, LOIRE VALLEY	2017	25

ROSÉ

DOMAINE GUEISSARD CUVÉE G, PROVENCE	2018	23
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RED

CABERNET SAUVIGNON WENTE SINGLE VINEYARD CHARLES WETMORE	2016	30
RED BLEND MURRIETA'S WELL "THE SPUR", LIVERMORE, CALIFORNIA	2017	25
CHÂTEAU LES TROIS CROIX FRONSAC, FRANCE	2016	25
MALBEC BODEGA RUCA MALEN "TERROIR SERIES", MENDOZA	2016	22
PINOT NOIR THE PAIRING, ST. RITA HILLS, UNITED STATES	2015	25
RIOJA LA RIOJA ALTA VIÑA ALBERDI RESERVA, SPAIN	2013	24

SWEET WINE

SAUTERNES LA FLEUR D'OR, BORDEAUX	2014	23
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CHAMPAGNE

1010	ARMAND DE BRIGNAC "ACE OF SPADES"	NV	795
1011	KRUG GRANDE CUVÉE	NV	495
1013	LE MESNIL GRAND CRU BRUT BLANC DE BLANCS	NV	190
1014	POL ROGER BRUT	2008	295
1015	LOUIS ROEDERER CRISTAL	2009	845
1016	DOM PÉRIGNON	2006	450
1018	ARMAND DE BRIGNAC ACE OF SPADES ROSÉ	NV	1,500
1019	DOM PÉRIGNON ROSÉ	2005	980

"I DRINK CHAMPAGNE WHEN I'M HAPPY AND WHEN I'M SAD.
SOMETIMES I DRINK IT WHEN I'M ALONE. WHEN I HAVE COMPANY,
I CONSIDER IT OBLIGATORY. I TRIFLE WITH IT IF I'M NOT HUNGRY AND
DRINK IT WHEN I AM. OTHERWISE, I NEVER TOUCH IT -- UNLESS I'M THIRSTY."

~ LILY BOLLINGER HOUSE OF BOLLINGER CHAMPAGNE

"IN VICTORY YOU DESERVE CHAMPAGNE. IN DEFEAT, YOU NEED IT"

~ NAPOLEON BONAPARTE

WHITE

FRANCE

RHÔNE VALLEY

2010 CHÂTEAU DE BEAUCASTEL, CHÂTEAUNEUF-DU-PAPE 2015 250

ALSACE

2011 HUGEL GROSSI LAÛE, PINOT GRIS 2010 225

SANCERRE

2012 CHÂTEAU DE SANCERRE, SANCERRE 2017 150

BURGUNDY

CHABLIS

2013 DOMAINE CHRISTIAN MOREAU, LES CLOS GRAND CRU 2015 260

BEAUNE

2014 DOMAINE JACQUES PRIEUR, CLOS DE LA FÈGUINE 1ER CRU 2014 300

CORTON-CHARLEMAGNE

2015 DOMAINE DE MONTILLE 2014 380

PULLIGNY-MONTRACHET

2016 CHÂTEAU DE PULIGNY MONTRACHET 2015 165

2017 DOMAINE JEAN CHARTRON, FOLATIÈRES 1ER CRU 2014 230

BÂTARD-MONTRACHET

2018 DOMAINE PIERRE MOREY MOREY-BLANC GRAND CRU 2014 850

2019 DOMAINE BLAIN-GAGNARD GRAND CRU 2015 600

CHASSAGNE-MONTRACHET

2020 DAVID MORTET VIEILLES VIGNES 2015 200

MEURSALT

2021 DOMAINE XAVIER MONNOT, LES CHEVALIÈRES 2016 175

POUILLY-FUISSÉ

2022 CHÂTEAU DE BEAUREGARD 2016 120

A U S T R I A & G E R M A N Y

2023	RUDI PICHLER, ACHLEITEN SMARAGD GRÜNER VELTLINER	2015	250
2024	PRAGER, HINTER DER BURG FEDERSPIEL GRÜNER VELTLINER	2016	125
2025	DR. LOOSEN, ÜRZIGER WÜRZGARTEN RIESLING RESERVE ALTE REBEN GG	2016	190

U N I T E D S T A T E S O F A M E R I C A

CHARDONNAY

2027	FAR NIENTE, CAVE COLLECTION, NAPA VALLEY	2017	225
2028	KISTLER, NOISETIERS, SONOMA COAST	2017	155
2029	RUDIUS, HYDE VINEYARD NAPA, CARNEROS	2017	145
2030	AMPOLA CREEK, JOSZ BELLI VINEYARD, RUSSIAN RIVER VALLEY	2017	200

SAUVIGNON BLANC

2031	FROG'S LEAP, NAPA VALLEY	2017	130
2032	MERRY EDWARDS, RUSSIAN RIVER VALLEY	2017	140
2033	ASTROLABE MARLBOROUGH, NEW ZEALAND	2017	130

ROSÉ

3010	WHISPERING ANGEL ROSÉ CÔTES DE PROVENCE, FRANCE	2017	140
3011	DOMAINES OTT CHÂTEAU DE SELLE ROSÉ (COEUR DU GRAIN) PROVENCE FRANC	2017	160

RED

FRANCE

BURGUNDY

4010	DOMAINE PIERRE GELIN HERVELETS, 1ER CRU, FIXIN	2016	205
4011	DOMAINE ARMAND ROUSSEAU, CLOS ST. JACQUES 1ER CRU, GEVREY-CHAMBERTIN	2012	1,600
4012	DOMAINE FAIVELEY, GEVREY-CHAMBERTIN	2013	165
4014	DOMAINE ALAIN BURGUET, LES ECHÉZEAUX CHAMBOLLE-MUSIGNY	2014	275
4015	DOMAINE JACQUES PRIEUR, CLOS VOUGEOT	2016	750
4016	DOMAINE DE LA ROMANÉE-CONTI ROMANÉE-ST-VIVANT, GRAND CRU	2010	4,000
4017	DOMAINE DE LA ROMANÉE-CONTI, RICHEBOURG GRAND CRU	2011	3,900
4018	DOMAINE JACQUES-FRÉDÉRIC MUGNIER CLOS DE MARÉCHALE, NUITS ST. GEORGES	2014	300
4019	DOMAINE GACHOT-MONOT, AUX CROTS NUITS ST. GEORGES	2015	195
4020	DOMAINE FAIVELEY, CLOS DES CORTONS FAIVELEY CORTON	2014	660
4021	DOMAINE LAURENT VIEILLES VIGNES CHOREY-LÈS-BEAUNE	2016	170
4022	DOMAINE DE MONTILLE, LES GRÈVES 1ER CRU, BEAUNE	2015	220
4023	DOMAINE DE MONTILLE, RUGIENS 1ER CRU, POMMARD	2013	310
4026	CHÂTEAU MALTROYE CHASSAGE-MONTRACHET 1ER CRU	2014	175
4027	MICHEL MAGNIEN, BOURGOGNE	2015	145

BORDEAUX

4028	SAINT ESTÈPHE, CHATEAU DE PEZ	2015	230
4029	PAUILLAC, CHÂTEAU LAFITE ROTHSCHILD 1ER GRAND CRU CLASSÉ	2006	5,500
4030	PÀUILLAC, CHÂTEAU LATOUR 1ER GRAND CRU CLASSÉ	2000	4,200
4031	PAUILLAC CHÂTEAU MOUTON ROTHSCHILD 1ER GRAND CRU CLASSÉ	2010	2,775
4032	PAUILLAC, CHÂTEAU LYNCH-BAGES	2005	850
4034	PAUILLAC, CHÂTEAU BATAILLEY	2015	325
4135	SAINT JULIEN, CHÂTEAU GLORIA	2015	195
4036	MARGAUX, CHÂTEAU MARGAUX, 1ER GRAND CRU CLASSÉ	2010	3,000
4037	MARGAUX, CHÂTEAU RAUZAN-SÉGLA 2ND GROWTH	2012	450
4038	MARGAUX, CHÂTEAU PRIEURÉ-LICHINE	2012	250
4039	PESSAC-LÉOGNAN, CHÂTEAU HAUT-BRION 1ER GRAND CRU CLASSÉ	2001	2,530
4040	PESSAC-LÉOGNAN, CHÂTEAU SMITH HAUT LAFITTE	2014	275
4041	POMEROL, CHÂTEAU PÉTRUS	2001	10,400
4042	POMEROL, CHÂTEAU PÉTRUS	2005	9,600
4043	POMEROL, CHÂTEAU LA CONSEILLANTE	2014	480
4044	SAINT EMILION, CHÂTEAU CANON	2012	340
4045	SAINT EMILION, CHÂTEAU CHEVAL BLANC GRAND CRU CLASSÉ	2003	1,995

"WINE IS BOTTLED POETRY."

~ BY ROBERT LOUIS STEVENSON, SCOTTISH AUTHOR AND POET (1850-1894)

PROVENCE

4046	DOMAINE DU GROS NORÉ, BANDOL, PROVENCE	2015	140
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RHÔNE VALLEY

4047	DOMAINE DE BONSERINE, LA SARRASINE, CÔTE RÔTIE	2013	165
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4048	E. GUIGAL, EX-VOTO, ERMITAGE	2013	900
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4049	JEAN-LUC COLOMBO, LES RUCHETS, CORNAS	2015	225
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4150	DOMAINE DU VIEUX TÉLÉGRAPHE "LA CRAU", CHATEAUNEUF DU PAPE	2015	245
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LOIRE VALLEY

4050	CHARLES JOGUET, CUVÉE DE LA CURE, CHINON	2016	130
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"WINE IS SUNLIGHT HELD TOGETHER BY WATER."

~ GALILEO GALILEI, FLORENCE, ITALY

UNITED STATES OF AMERICA

CABERNET SAUVIGNON

4052	CAKEBREAD CELLARS, NAPA VALLEY	2016	225
4053	CAYMUS VINEYARDS, NAPA VALLEY	2016	305
4054	CLIFF LEDE, STAG'S LEAP	2016	195
4055	GHOST BLOCK, YOUNTVILLE, NAPA VALLEY	2015	245
4056	HEITZ CELLAR, MARTHA'S VINEYARD, NAPA VALLEY	2013	620
4057	HEITZ CELLAR, TRAILSIDE, NAPA VALLEY	2013	375
4058	JANZEN, CLOUDY,S VINEYARD, NAPA VALLEY	2015	420
4060	MAYACAMAS, MT. VEEDER	2013	475
4061	SCREAMING EAGLE, NAPA VALLEY	2002	11,250
4062	SCREAMING EAGLE, NAPA VALLEY	2015	8,250
4063	NICKEL & NICKEL, JOHN C. SULLENGER VINEYARD, NAPA VALLEY	2016	350
4064	PETER MICHAEL, AU PARADIS, OAKVILLE	2014	590
4065	ROBERT MONDAVI RESERVE, NAPA VALLEY	2015	550
4066	RUDIUS, SAVORY ESTATE VINEYARD, HOWELL MOUNTAIN	2014	360
4067	SHAFER, ONE POINT FIVE, STAG'S LEAP	2016	275
4068	SILVER OAK, ALEXANDER VALLEY	2014	245
4069	STAG'S LEAP WINE CELLARS, FAY VINEYARD	2015	375
4070	STUHLMULLER, ALEXANDER VALLEY	2015	175
4071	DOMINUS ESTATE, NAPA VALLEY	2009	690
4072	CHAPPELLET, SIGNATURE, NAPA VALLEY	2016	190
4073	FLORA SPRINGS, TRILOGY, NAPA VALLEY	2015	200
4074	FAR NIENTE, NAPA VALLEY	2017	450
4075	OPUS ONE, NAPA VALLEY	2015	900
4076	RIDGE VINEYARDS, MONTE BELLO, SANTA CRUZ MOUNTAINS	2015	650
4077	SIGNORELLO ESTATE PADRONE, NAPA VALLEY	2014	475
4078	GRGICH HILLS, NAPA VALLEY	2010	195
4079	GROTH, NAPA VALLEY	2015	200
4080	CHIMNEY ROCK, NAPA VALLEY	2015	295
4081	OVERTURE BY OPUS ONE, NAPA VALLEY	N.V.	350
4082	PAUL HOBBS, NAPA VALLEY	2015	340
4083	SLEEPING GIANT, ST. HELENA	2015	300

PINOT NOIR

4084	BERGSTROM, CUMBERLAND RESERVE, WILLAMETTE VALLEY	2016	160
4085	FEL, SAVOY VINEYARD, ANDERSON VALLEY	2015	185
4086	HITCHING POST, HIGHLINER, SANTA BARBARA	2016	165
4087	ST. INNOCENT, SHEA VINEYARDS, WILLAMETTE VALLEY	2015	160
4088	WILLIAMS SELYEM, EASTSIDE ROAD NEIGHBORS RUSSIAN RIVER VALLEY	2017	370
4089	SEA SMOKE TEN, SANTA RITA HILLS	2016	325
4090	HIRSCH VINEYARDS RESERVE, SONOMA COAST	2015	230
4135	GARY FARRELL HALLBERG VINEYARD, RUSSIAN RIVER	2016	275

MERLOT

4091	JARVIS, NAPA VALLEY	2013	295
4092	DUCKHORN, NAPA VALLEY	2014	305
4093	PEJU, NAPA VALLEY	2015	160

ZINFANDEL

4094	SEGHESSIO, CORTINA, SONOMA	2015	150
4095	WILLIAMS SELYEM, PAPER A VINEYARD, RUSSIAN RIVER VALLEY	2014	300

OTHERS

4096	ARBE GARBE, SHYPOKE VINEYARD CARBONO CALISTOGA, NAPA VALLEY	2013	140
4097	LAGIER MEREDITH, SYRAH MT. VEEDER, NAPA VALLEY	2015	155
4098	LION TAMER RED BLEND, NAPA VALLEY	2016	160
4099	PRISONER, RED BLEND, NAPA VALLEY	2017	170

PINOT NOIR

4084	BERGSTROM, CUMBERLAND RESERVE, WILLAMETTE VALLEY	2016	160
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OTHERS

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4097	LAGIER MEREDITH, SYRAH MT. VEEDER, NAPA VALLEY	2015	155
4098	LION TAMER RED BLEND, NAPA VALLEY	2016	160
4099	PRISONER, RED BLEND, NAPA VALLEY	2017	170

ITALY

4100	AVIGNONESI, VINO NOBILE DE MONTEPULCIANO, TOSCANA	2014	155
4101	TENUTA SAN GUIDO, SASSICAIA, TOSCANA	2016	675
4102	TENUTA DELL'ORNELLAIA, TOSCANA	2015	750
4104	ANTINORI, TIGNANELLO, TOSCANA	2016	350
4105	ANTINORI, SOLAIA, TOSCANA	2012	925
4106	TUA RITA, SYRAH, TOSCANA	2011	590
4107	MASI AMARONE SEREGO ALIGHIERI VAIO ARMARON, VENETO	2011	260
4108	BERTANI, AMARONE DELLA VALPOLICELLA, VENETO	2008	350
4109	CERETTO, BRICCO ROCCHES, BAROLO, PIEDMONTE	2012	690
4110	PIO CESARE BAROLO, PIEDMONTE	2015	290
4111	ELIO GRASSO, GINESTRA CASA MATE, BAROLO, PIEDMONTE	2012	225
4112	PRUNOTTO, BUSSIA, BAROLO, PIEDMONTE	2010	240
4113	VIETTI, CASTIGLIONE, BAROLO, PIEDMONTE	2014	180
4114	TENUTA LA FUGA BRUNELLO DI MONTALCINO, TOSCANA	2013	210
4137	VINOSIA, IRPINIA AGLIANICO, SESTO A QUINCONCE, CAMPAGNA	2011	450
4138	CARPINETO, CHIANTI CLASSICO GRAN SELEZIONE	2015	325

"WINE HAS BEEN A PART OF CIVILIZED LIFE FOR SOME SEVEN THOUSAND YEARS.
IT IS THE ONLY BEVERAGE THAT FEEDS THE BODY, SOUL AND SPIRIT OF MAN AND
AT THE SAME TIME STIMULATES THE MIND"

~ ROBERT MONDAVI

SPAIN

4115	VATAN, TINTA DE TORO, TORO	2014	160
4116	CLOS MOGADOR, PRIORAT	2016	240
4117	BODEGAS ARZUAGA, GRAN RESERVA, RIBERA DEL DUERO	2009	350
4118	PESQUERA RESERVA, RIBERA DEL DUERO	2012	170
4119	MUGA RESERVA, RIOJA	2014	225
4120	MARQUÉS DE MURRIETA CASTILLO YGAY GRAN RESERVA ESPECIAL, RIOJA	2007	280
4121	LA RIOJA ALTA RIOJA GRAN RESERVA 904	2009	250
4122	MARQUÉS DE GRIÑON, EMERITUS, CASTILLA-LA MANCHA	2010	240
4123	VEGA SICILIA UNICO, RIBERA DEL DUERO	2006	1,200
4124	ALIÓN, BODEGAS Y VIÑEDOS, RIBERA DEL DUERO	2015	295
4125	PINTIA, BODEGAS Y VIÑEDOS, TORO	2014	225

"HE WHO KNOWS HOW TO TASTE, DOES NOT DRINK WINE BUT SAVOURS SECRETS."

~ BY SALVADOR DALI , SPAIN

WORLDLY REDS

4126	CORVUS VINEYARDS, CRUTURK AEGEAN, TURKEY	2007	280
4127	KAYRA VERSUS ALPAGUT ÖKÜZGÖZÜ ANATOLIA, TURKEY	2014	150
4128	URLA NERO D'AVOLA – URLA KARASI AEGEAN, TURKEY	2015	170
4129	CORVUS VINEYARDS BLEND N*5 AEGEAN, TURKEY	2008	140
4130	CONSENSUS LUCIEN ARKAS BAĞLARI AEGEAN, TURKEY	2012	130
4131	PRATS & SYMINGTON P+S DE CHRYSEIA DOURO, PORTUGAL	2015	250
4132	PINTAS WINE & SOUL DOURO, PORTUGAL	2016	270
4133	CATENA ALTA MALBEC, MENDOZA, ARGENTINA	2015	180
4134	MONTES ALPHA M, COLGHAGUA VALLEY, CHILE	2014	290
4136	BODEGAS GOULART, GRAND VIN DE GOULART MALBEC, MENDOZA	2014	295

MAGNUMS AND LARGE FORMAT

CHAMPAGNE

5010	LAURENT-PERRIER BRUT MILLÉSIME	2007	360
5011	LAURENT-PERRIER CUVÉE ROSÉ	NV	500
5012	ARMAND DE BRIGNAC, ACE OF SPADES	NV	1,600
5013	LOUIS ROEDERER, CRISTAL ROSÉ	2009	3,100
5014	ARMAND DE BRIGNAC, ACE OF SPADES BRUT, 1.5 LITER*	NV	1,900
5015	ARMAND DE BRIGNAC, ACE OF SPADES BRUT, 3 LITER*	NV	7,400
5016	ARMAND DE BRIGNAC, ACE OF SPACES BRUT, 4.5 LITER*	NV	12,100
5017	ARMAND DE BRIGNAC, ACE OF SPADES BRUT, 6 LITER*	NV	19,000
5018	ARMAND DE BRIGNAC, ACE OF SPADES ROSÉ, 3 LITER*	NV	10,800
5019	LOUIS ROEDERER, CRISTAL, 1.5 LITER*	2009	1,460

RED

5020	BRYANT FAMILY VINEYARD, CABERNET SAUVIGNON NAPA VALLEY 1.5 LITER	2015	4,800
5021	PAPILLON ORIN SWIFT 1.5 LITER	2014	500
5022	ABSTRACT (A.K.A VANDALISM IS BEAUTIFUL) 1.5 LITER	2015	450
5023	AUSTIN HOPE CABERNET SAUVIGNON PASO ROBLES 1.5 LITER	2015	490

"WINE MAKES DAILY LIVING EASIER, LESS HURRIED, WITH FEWER TENSIONS
AND MORE TOLERANCE."

~ BY BENJAMIN FRANKLIN

SWEET WINES

6010	CHÂTEAU CLIMENS, BARSAC SAUTERNES (750ML)	2005	450
6011	CHÂTEAU D'YQUEM, SAUTERNES (375ML)	2011	695
6012	CHÂTEAU D'YQUEM, SAUTERNES	2011	1,200
6013	INNISKILLIN, RIESLING ICEWINE NIAGARA (375ML)	2014	200
6014	ROYAL TOKAJI ESSENCIA (750ML)	2008	2,200
6015	ROYAL TOKAJI GOLD LABEL 6 PUTTONYOS (500ML)	2013	190

AFTER DINNER

FERREIRA, LÁGRIMA, WHITE PORT	NV	20
BROADBENT, COLHEITA, MADEIRA	1999	22
LUSTAU, PEDRO JIMÉNEZ "SAN EMILIO" SHERRY	NV	20
LUSTAU FINO DEL PUERTO ALMACENISTA, JOSÉ LUIS GONZÁLEZ OBREGÓN	2011	20
POLI GRAPPA		30
SASSICAIA GRAPPA		60
NARDINI GRAPPA		20
NARDINI "ACQUA DI CEDRO" LIMONCELLO		20
TAYLOR FLADGATE PORT 20 YEAR OLD TAWNY		25

HOPE YOU ENJOY OUR SELECTION.

4. SLA Proximity Report/Google Map/OASIS Map

Proximity Report for Location:

May 5, 2020

412 W 14 St, New York, NY, 10014

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	460 ft
LITTLE WEST WINE AND SPIRITS INC	19 LITTLE W 12TH ST	465 ft
CHELSEA WINERY LTD	75 9TH AVENUE	620 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1165 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1210 ft
MAHADEV INC	242 W 14TH ST	1410 ft
MFR RETAILING LLC	249 W 13TH ST	1420 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
TMSI INC AND USE LX LLC	412 W 14TH ST	0 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	95 ft
DEAN & DELUCA SMALL FORMAT LQ LLC	29 35 9TH AVE	190 ft
SOHO HOUSE NEW YORK LLC	29 35 9TH AVENUE	200 ft
29 33 NINTH AVENUE LLC	29 35 9TH AVE	225 ft
LITTLE REST TWELVE INC	25 LITTLE W 12 ST AKA 416 W 13	250 ft
FIG & OLIVE THIRTEEN STREET LLC	416 W 13TH STREET	255 ft
408 W 15 MEMBERS LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	285 ft
SIREN RETAIL CORPORATION	61 9TH AVE	300 ft
675 HUDSON VAULT LLC	675 HUDSON STREET	335 ft
LUCKY 13 ASSOCIATES LLC	21 27 9TH AVE	335 ft
HELEN'S LLC	675 HUDSON ST	340 ft
ORIGINAL HOMESTEAD, THE	56 9TH AVENUE	345 ft
REHANDARI LLC	24 9TH AVENUE	350 ft
BENTO BROOKLYN LLC	675 HUDSON ST	355 ft
MARISCOS CHELSEA LLC	409 W 15TH ST	375 ft
ETHOS LABS LLC	446 W 14TH ST	405 ft

Name	Address	Approx. Distance
MR WOOH LLC	355 W 14TH ST	420 ft
CGM-GH LLC	18 9TH AVENUE	495 ft
CGM GH LLC & HOTEL GANSEVOORT GROUP LLC	18 9TH AVE	500 ft
DOWN AND DIRTY TACOS & TEQUILA BAR MEATPACKING LLC	835 WASHINGTON ST	505 ft
DBS RESTAURANT GROUP LLC	22 LITTLE WEST 12TH ST	530 ft
LITTLE WEST 12TH LLC	26 LITTLE WEST 12TH STREET	530 ft
AL STONE OPERATING LLC, AL STONE LLC AL STONE MANG	8 12 STONE ST	575 ft
GC SHL LLC & STANDARD HIGH LINE MGMT AS MGR	844 848 WASHINGTON ST	575 ft
SERAFINA MEATPACKING LLC	7 9TH AVE	585 ft
LOBSTER PLACE INC, THE	75 9TH AVE	585 ft
DUANGJAI CORP	75 9TH AVE	585 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	585 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	585 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	585 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	585 ft
MIZNON AT CHELSEA LLC	75 9TH AVE	585 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	585 ft
URBAN DAIRY LLC	75 9TH AVE	585 ft
GRAND CREW NYC LLC	75 9TH AVE	585 ft
CHELSEA RETAIL PARTNERS LLC AND DCCM LLC	75 9TH AVE	585 ft
CHELSEA MUSIC HALL LLC	75 9TH AVE	585 ft
CHELSEA MARKET EVENTS INC	410 W 16TH ST	605 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	615 ft
MKT GROUP LLC	75 9TH AVENUE	625 ft
MEATPACKERS INC, THE	1-3 LITTLE W 12TH ST	630 ft
61 GANS RESTAURANT LLC	53 59 GANSEVOORT ST	635 ft
S&J MEATPACKING LLC	53 LITTLE W 12TH ST	640 ft
DOWNTOWN RESTAURANT GROUP LLC	50 GANSEVOORT ST	645 ft
SNS BAR LLC	63 GANSEVOORT ST	660 ft
LE GANS RESTAURANT INC	46 GANSEVOORT STREET	660 ft
MACELLERIA RESTAURANT INC	48 GANSEVOORT STREET	665 ft
BRASS MONKEY LLC	53 55 LITTLE W 12TH STREET	670 ft
SLJ BAR LLC	63 GANSEVOORT ST	670 ft
LIBERTY INN CAFE LTD	51 10TH AVE	670 ft
W 14 MARKET LLC	353 W 14TH ST	695 ft
BUBBYS MP LLC	817 WASHINGTON ST	725 ft
BAR TORO RESTAURANT NY LLC	85 10TH AVE	740 ft
IL POSTO LLC	85 10TH AVE	740 ft
643 HUDSON LLC	643 HUDSON STREET	745 ft

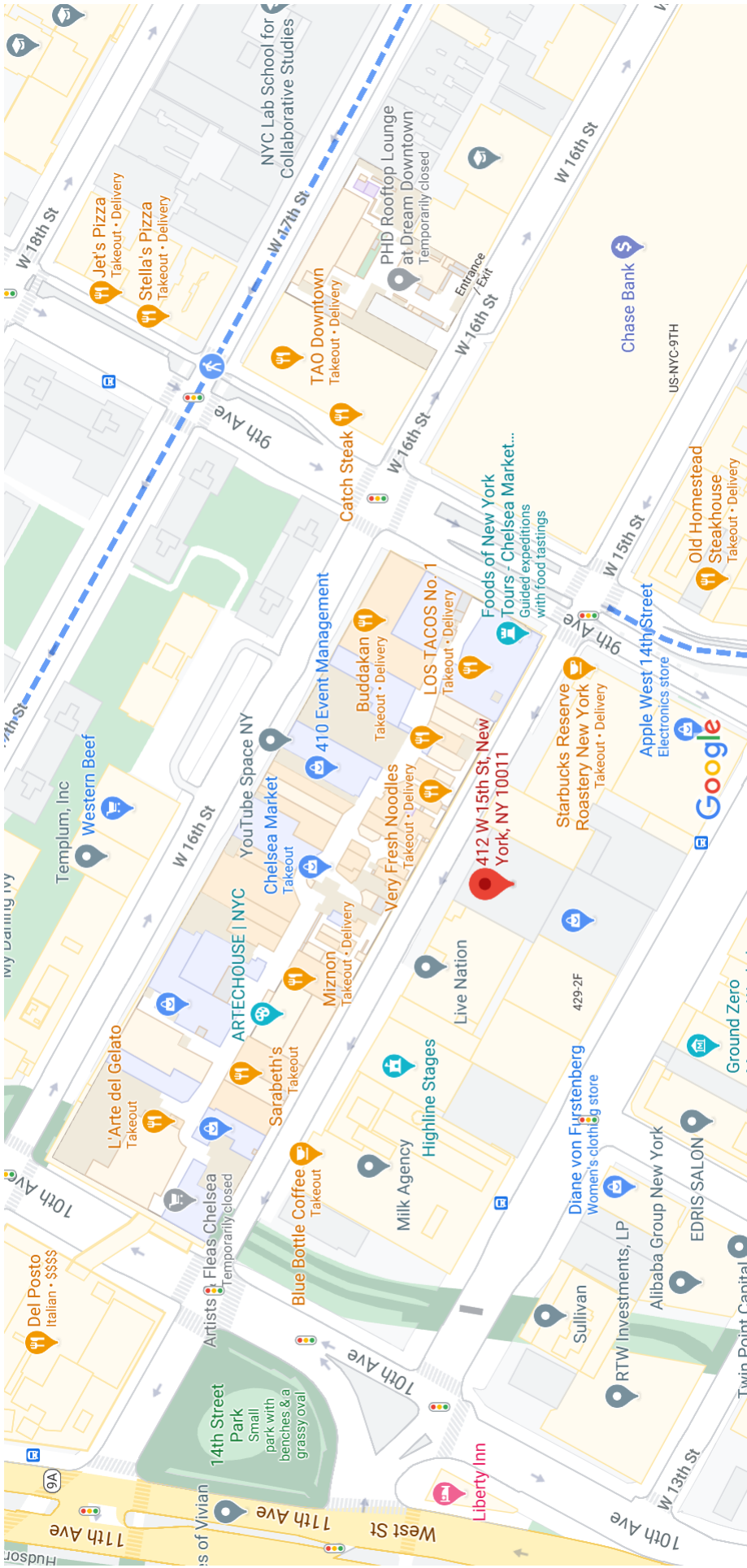
Pending Licenses within 500 Feet

Name	Address	Approx. Distance
RESCA INC	44 NINTH AVE	360 ft
WCB HOLDINGS LLC	436 W 15TH ST	405 ft
RH NY MP F&B LLC	9 19 9TH AVE	425 ft
DI MARTINO AIR NY LLC	75 9TH AVE	585 ft
ATH NY CM LLC	75 9TH AVE	585 ft
NG CHELSEA, LLC	75 NINTH AVE	585 ft
JBSA LLC	75 9TH AVE	585 ft
RH NY GUESTHOUSE LLC & RH NY GUESTHOUSE F&B LLC	55 GANSEVOORT ST	625 ft
HYUNDAI MOTOR AMERICA INC & RESTAURANT	40 10TH AVE	630 ft
TRAIN DESIGN LLC & THIRD MAN MGT LP	54 56 GANSEVOORT ST	685 ft

Unmapped licenses within zipcode of report location

Name	Address
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412 W 15th St



Map data ©2021 Google 100 ft

5. Public Interest Statement

PUBLIC INTEREST STATEMENT

The application is for a new restaurant premises to be located at 412 West 15th Street, between 9th and 10th Avenues, in the heart of the Chelsea neighborhood in Manhattan. The building in which the premises is to be located is a newly constructed office building. The restaurant will be the first occupant of the space, which has been vacant for the past year. The block on which the building is located is almost entirely commercial.

The premises will occupy the ground floor and will have 66 tables with 160 seats, 5 hi-top tables with 10 seats and one (1) stand-up bar with 19 bar seats. There will also be a kebob grill with 16 seats. The basement space will be for storage and back of house only with no access for patrons.

The hours of operation will be 11AM – 2AM daily, with background recorded music only.

Nusret Gökçe, also known as Salt Bae, is the chef for this location. He also oversees the menus of the full-service restaurant “Nusr-et Steakhouse” located at 53rd Street near 6th Avenue, as well as the more casual burger restaurant “Saltbae” at 18th Street and Park Avenue South. Nusret Steakhouse has many locations in Turkey, Dubai and Abu Dhabi as well as in Miami and Boston in the United States (www.nusr-et.com.tr).

We believe approval of this application and issuance of on-premises liquor license will promote the public interest and convenience.

6. NYC Department of Buildings Property Profile Page and
Temporary Certificate of Occupancy

NYC Department of Buildings
Property Profile Overview

412 WEST 14 STREET		MANHATTAN 10014	BIN# 1086105
WEST 13 STREET	411 - 417	Health Area : 6100	Tax Block : 646
WEST 14 STREET	412 - 412	Census Tract : 79	Tax Lot : 7501
		Community Board : 102	Condo : YES
		Buildings on Lot : 1	Vacant : NO

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

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

Cross Street(s):	9 AVENUE, WASHINGTON STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	L - LANDMARK	Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	No	
Freshwater Wetlands Map Check:	No	Click here for more information
Coastal Erosion Hazard Area Map Check:	No	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: R0-CONDOMINIUMS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	9	0	Elevator Records
Violations-DOB	62	1	Electrical Applications
Violations-OATH/ECB	22	0	Permits In-Process / Issued
Jobs/Filings	135		Illuminated Signs Annual Permits
ARA / LAA Jobs	2		Plumbing Inspections
Total Jobs	137		Open Plumbing Jobs / Work Types
Actions	47		Facades
			Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Certificate of Occupancy

CO Number: 110210726T011

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00712	Certificate Type: Temporary
	Address: 412 WEST 15 STREET	Lot Number(s): 42	Effective Date: 10/14/2020
	Building Identification Number (BIN): 1090216	Building Type: New	Expiration Date: 01/12/2021
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: B	(2014/2008 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 18	Height in feet: 271	No. of dwelling units: 0
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 22 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110210726T011

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	172	OG	C		6	RETAIL SALES
CEL	2	OG	E		6	OFFICES
CEL	1	OG	B-2		6	ACCESSORY BIKE STORAGE
CEL	1	OG	S-2		6	ACCESSORY STORAGE
CEL	12	OG	D-2		6	MECHANICAL ROOMS
CEL	3	OG	D-2		6	RETAIL MECHANICAL
001	236	100	C		6	RETAIL SALES
001	5	100	E		6	OFFICE LOBBY
002	88	50	E		6	OFFICES
002	15	100	E		6	ACCESSORY OUTDOOR TERRACE - NON SIMULTANEOUS USE
002	2	100			6	MECHANICAL
003 006 2		100	D-2		6	MECHANICAL EACH FLOOR
003 006 88		50	E		6	OFFICES EACH FLOOR



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110210726T011

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
007	2	100	D-2		6	MECHANICAL
007		110	E		6	ACCESSORY OUTDOOR TERRACE - NON SIMULTANEOUS USE
007	88	50	E		6	OFFICES
008 009	88	50	E		6	OFFICES EACH FLOOR
008 009	2	100	D-2		6	MECHANICAL EACH FLOOR
010	88	50	E		6	OFFICES
010	10	110	E		6	ACCESSORY OUTDOOR TERRACE - NON SIMULTANEOUS USE
011 017	90	50	E		6	OFFICES EACH FLOOR
018	40	50	E		6	OFFICES
018		110	E		6	ACCESSORY OUTDOOR TERRACE - NON SIMULTANEOUS USE
018	2	100	F-2		6	MECHANICAL
ROF		20	F-2		6	OPEN ROOF, MECHANICAL EQUIPMENT
PEN		75	F-2		6	ELEVATOR MACHINE ROOM



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110210726T011

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT