



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

P.O. Box 2622 New York, NY 10108
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

March 10, 2021

Vincent G. Bradley
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

**Re: Lotus West Corp
d/b/a La Pulperia
623 Ninth Avenue (44/45)
Serial# 1332247**

Dear Chairman Bradley:

Manhattan Community Board 4 (MCB4) writes to update the Liquor Authority on recent developments relating to the OP license application for Lotus West Corp d/b/a La Pulperia, 623 Ninth Avenue, NY NY (West 44/45 Streets) and to confirm that MCB4's recommendation remains **denial unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this establishment.

The applicant first appeared before MCB4 at the August 11, 2020 meeting of MCB4's Business Licenses and Permits (BLP) Committee, where the applicant agreed to a set of stipulations and made certain assurances, including that the premises would be operated as a single, unified establishment. (These premises are located on the corner of Ninth Avenue and West 44th Street, with an entrance on Ninth Avenue to the main dining room and an entrance on West 44th Street to a much smaller storefront, with the spaces connected internally.)

In the months thereafter, as set out in MCB4's letter to the Liquor Authority dated December 23, 2020, MCB4 received reports of concerning behavior at this establishment. First, the applicant installed an awning and signage on the West 44th Street storefront labelling it "Mr Bar Roz," "South American Wine Bar" -- not "La Pulperia" -- and created both a website and an Instagram account under the "Mr Bar Roz" name, using the address of 401 West 44th Street. Second, residents reported lines of approximately 10 to 20 people waiting to enter the West 44th Street storefront and noise of patrons coming from the main corner dining room, whose windows were entirely covered in paper. In its letter, MCB4 urged the Liquor Authority carefully to evaluate this applicant and to ensure

that any issued license requires this establishment to be operated as one establishment with a single trade name.

On January 7, 2021, Administrative Law Judge Beth S. Badner issued her Five Hundred Foot Hearing Report. Relying prominently on the concerns raised in MCB4's December 23rd letter, she concluded that the applicant had not met its burden of showing that the public interest would be served by granting this license and recommended that the application be denied.

Thereafter, the applicant requested to appear again before the BLP Committee and did so at the Committee's February 9, 2021 meeting. The applicant acknowledged its missteps and represented that it had corrected the matters of concern to MCB4 by, among other things, removing the offending signage and deleting the social media accounts of the separately-branded "Mr Bar Roz."

MCB4 appreciates these corrective actions, as well as the applicant's new apparent willingness to work with the community, for example, by submitting its plans for replacement signage and outdoor seating to MCB4 prior to installing them. Although MCB4 is gratified that ALJ Badner credited MCB4's original concerns, MCB4 in this instance is willing to give the applicant the benefit of the doubt and to trust that the applicant's most recent actions reflect new, good-faith community spirit and the willingness to be a positive neighbor.

Accordingly, MCB4 stands by its original recommendation with respect to this applicant: A recommendation of **denial unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this establishment.

Thank you for your attention and cooperation with this application.

Sincerely,



Lowell D. Kern
Chair



Burt Lazarin
Co-Chair
Business Licenses & Permits
Committee



Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee

ⁱ MCB4's current recommendation is based on a vote taken at its March 3, 2021 Full Board Meeting with _41_ members voting in favor of recommendation, _0_ members opposed, _0_ members abstaining and _0_ present but not eligible.

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Lotus West Corp		La Pulperia	
STREET ADDRESS		CROSS STREETS	ZIP CODE
623 9 th Ave, New York, N.Y.		44 th St, N/w corner	10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: <u>Josquin R. Martinez</u>	ATTORNEY/ REPRESENTATIVE	NAME: <u>George Karp</u>
	PHONE: <u>917-499-1797</u>		PHONE: <u>929-286-6400</u>
	EMAIL: <u>jrm131jm@gmail.com</u>		EMAIL: <u>georgekarp28@aol.com</u>
MANAGER	NAME: <u>Victor Medina</u>	LANDLORD	NAME: <u>623 Ninth Avenue Associates LLC</u>
	PHONE: <u>917-992-4695</u>		PHONE: <u>516-567-7171</u>
	EMAIL: <u>victor@pulperryanyc.com</u>		EMAIL: <u>christingusa@gmail.com</u>
APPLICATION TYPE (<input type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		<u>See attachment to</u>
	What were the dates applicant was involved with this former premise?		<u>Application for information</u>
<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="checkbox"/> YES <input type="checkbox"/> NO
	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 checked="" type="checkbox"/> NO	<u>After August 15, 2020</u>
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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 - MIDNITE	----->			11 AM - 2 AM	10 AM - 2 AM	10 AM - 1 AM
	Kitchen	ALL	OPEN HOURS			----->		
	Music	All	open hours - appropriate			volume		
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	75 PER FLOOR	75	25	60	Rear room counter	1	9
OUTSIDE <i>(Other than sidewalk café)</i>	None						
SIDEWALK CAFÉ			12	24	Main Fl - Dining Room, Kitchen Basement - Storage - Prep		

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

Main fl - Dining Room, Kitchen
Basement - Storage - Prep

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

Every day and as needed

Will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO table service

Will you be hosting private; promotional or corporate events?

YES NO At patron request

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 Not needed

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO

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

YES NO

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?

N/A

LOCATION & ZONING

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

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	AS per CBX - notification list
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		Will provide
Who was your contact person at each group you met with?		Will provide
When did applicant post the notice that was provided?		7/22/2020
Where did applicant post the notice that was provided?		43 rd , 44 th , 45 th St, 9 th + 10 th Avenue
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 <input type="radio"/> NO 917-499-1797
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 <input type="radio"/> NO will inform

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	SINCE 1995 Last thru Dec 2019 - Internazzo
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 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.	YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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)	<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?	YES	<input type="radio"/> NO	WILL comply with all noise regulations and community concerns
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?	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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	ROOF - HVAC System		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

N/A

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

****This application does not extend to any sidewalk cafe****

Has the applicant/owner(s) read MCD4 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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Not yet. Will file
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 6 ft. wide serving aisle running the entire length of the sidewalk café?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Will comply with all legal regulations
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" 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 checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	As now existing
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	IF needed
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="radio"/> YES	<input type="radio"/> NO	As required by law.

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any sidewalk cafe
- Background music only. No DJ, live music or live entertainment
- There will be no music whatsoever outside (live or recorded, amplified or not) and in any future sidewalk cafe. This applies to regular operations and to operations under Open Restaurants and similar emergency programs.
- All take-out and delivery from side establishment on West 44th Street will end no later than 11 p.m. Monday - Thursday and 12 midnight Friday & Sunday. Doors on West 44th Street will not be used after those times (except in emergencies)
- There will be no illuminated signage (i.e. no signs that are made visible by artificial light source) on West 44th Street side of this location or on the corner of West 44th Street and Ninth Avenue
- Any storm enclosure will extend no further than 18" from building facade
- All doors and windows must be closed whenever any music or amplified sound is played inside establishment. All doors and windows must be closed by 11 p.m. Friday & Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside establishment
- Phone numbers of managers will be provided to West 44th Street Block Association and any residents who request them
- Owners and/or managers will attend meetings of the West 44th Street Block Association as requested to address any issues that may arise
- The former operator at this location, Besim Kukaj, will have no involvement whatsoever -- financial or otherwise -- in applicant's operations (whether as owner, manager, consultant or employee)
- Besim Kukaj has no involvement with or connection to applicant Lotus West Corp.
- Applicant will submit a revised floor plan showing all tables, chairs and bars no later than 1 p.m. August 26, 2020

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.

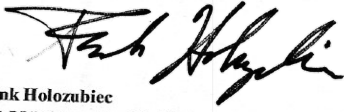
Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
9/2/2020 full board meeting, with 37 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

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 Lizarin
CB4 BLP Committee Co-Chair

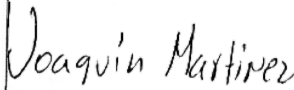
APPLICANT AGREEMENT WITH THE COMMUNITY

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



PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

August 11, 2020

DATE

PUBLIC INTEREST STATEMENT

LOTUS WEST CORP, d/b/A LA PULPERIA AT THE CORNER OF 44TH STREET AND 9TH AVENUE IN MANHATTAN WILL BE IN THE PUBLIC INTEREST IN THAT THE RESTAURANT WILL CONTINUE THE FINE FOOD, BEVERAGES AND AMBIANCE THAT RESIDENTS OF HELL'S KITCHEN AND OTHERS HAVE KNOWN AND ENJOYED AT THE RECENTLY CLOSED RESTAURANT WITH THE SAME NAME ON "RESTAURANT ROW"^H. FOR OVER 5 YEARS. THE SAME MANAGEMENT AND KITCHEN TEAM WILL OPERATE THE NEW PULPERIA AND CONTINUE THE TRADITION THAT MADE LA PULPERIA A FAVORITE AND MODERATELY PRICED NEIGHBORHOOD SOUTH AND CENTRAL AMERICAN STYLE RESTAURANT THAT CATERED TO RESIDENTS AND VISITORS TO THE MIDTOWN WEST AREA OF MANHATTAN. WHILE MANY RESTAURANTS IN HELL'S KITCHEN HAVE CLOSED DUE TO THE SEVERE ECONOMIC DOWNTURN CAUSED BY THE CORONA VIRUS , THE OPENING OF A NEW LA PULPERIA IS IN THE PUBLIC INTEREST AS IT WILL ALSO HELP REINVIGORATE THE ECONOMY, AS WELL AS CREATE JOBS IN THE CLINTON NEIGHBORHOOD.

Proximity Report for Location:

623 9 Ave, New York, NY, 10036

July 14, 2020

* 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
589 NINTH AVENUE CORP	589 9TH AVENUE	580 ft
NINTH AVENUE VINTNER LTD	669 671 9TH AVENUE	585 ft
GRACE WINE & SPIRITS INC	610 10TH AVENUE	825 ft
TIME SQUARE CONVENIENCE INC	705 8TH AVE	940 ft
706 9TH AVE LIQUORS INC	706 9TH AVE	1100 ft
WEST 42 WINE & SPIRITS INC	507 W 42ND ST	1130 ft
REIDY WINE & LIQUOR CO INC	762 8TH AVENUE	1185 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 750 Feet

Name	Address	Approx. Distance
NINTH AVENUE SALOON INC	627 9TH AVENUE	45 ft
PORTICI RESTAURANT INC	621 9TH AVE	60 ft
BKUK 6 CORP	400 402 W 44TH ST	70 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	620 9TH AVE AKA 358 W 44 ST	90 ft
PONENTE LLC	628 9TH AVENUE	90 ft
LA SCALA RESTAURANT LLC	630 NINTH AVE	110 ft
DANAS LLC	630 NINTH AVE	110 ft
WESTWAY DINER INC	614 616 9TH AVENUE	125 ft
NINTH AVENUE TOMATO INC	635 9TH AVENUE	135 ft
RACHEL ON NINTH CORP	608 9TH AVE	225 ft
HORSHOES INC	611 9TH AVENUE	225 ft
R&R WESTSIDE LLC	356 W 44TH ST	230 ft
SHNY RESTAURANT GROUP LLC	643 645 9TH AVENUE	255 ft
647 NINTH AVE CORP	647 9TH AVE	280 ft
ZONEA FOOD & BEVERAGE INC	403 W 43RD ST	300 ft
MDDCAR CORP	401 W 43RD ST	300 ft
ZAC 45 INC	651 9TH AVE	345 ft
RESTAURANT & CAFE ON NINTH CORP	653 9TH AVENUE	355 ft

Name	Address	Approx. Distance
BARCANYC LLC	402 W 43RD ST	365 ft
TUM TUM BKK CORP	650 652 9TH AVE	370 ft
EAT THAI NYC INC	654 NINTH AVE	415 ft
SAMBA BRAZIL RESTAURANT INC	661 9TH AVE	420 ft
656 NINTH AVENUE PUB CORP	656 9TH AVENUE	430 ft
659 REST INC	659 9TH AVE	430 ft
SRISTIENVONG INC	592 9TH AVE	435 ft
ILURAS LLC	358 W 44 ST 2ND FLOOR	435 ft
THOMPSON REST INC	358 W 44TH ST	435 ft
PROGETTO INC	352 W 44TH ST	485 ft
HAMA NEW YORK INC	358 W 46TH ST	500 ft
JOIN US HK LLC	364 W 46TH ST	510 ft
GIFT NEW YORK NO 2 LLC	360 W 46TH ST	525 ft
BOYYTHAI CORP	662 9TH AVE	535 ft
407 WEST 42ND STREET CORP	407 W 42ND STREET	565 ft
KINSALE ROAD INC	370 WEST 46TH STREET	570 ft
OLLIES 42ND LLC	411 W 42ND STREET	575 ft
TRES MOSQUETEROS CORP	371 W 46TH ST	580 ft
350 W 46 CAFE LLC	350 W 46TH ST	590 ft
BETTI BAR INC	373 W 46TH STREET	595 ft
BARE CITY THREE LLC	366 W 46TH ST	605 ft
SWEET CONCESSIONS INC	416 W 42ND ST	605 ft
42ND STREET DEVELOPMENT CORP	410 WEST 42ND STREET	610 ft
G CUBED CORP	369 W 46TH ST	610 ft
365 SEKI INC	365 367 W 46TH ST	615 ft
CHEZ JOSEPHINE LTD	414 W 42ND STREET	620 ft
GO BNB REST LLC	675B 9TH AVE	635 ft
POD TS F&B LLC AND MAJOR MANAGEMENT TCZ LLC	400 W 42ND ST	640 ft
363 WEST 46TH STREET TAVERN INC	363 W 46TH ST	640 ft
THEATRE REFRESHMENT CO OF NY INC & MIDSUMMER	422 W 42ND ST	650 ft
ERMINIA RESTAURANT CORPORATION	361 W 46TH STREET	655 ft
574 9TH AVE REST CORP	574 9TH AVE	670 ft
DIM SUM PALACE INC	334 W 46TH ST	675 ft
PARADISO 679 INC	679 9TH AVE	675 ft
XOXO NYC CORP	336 WEST 46TH ST	680 ft
SHORTYS RESTAURANTS LLC	576 9TH AVE	685 ft
353 LIVE LIMITED LIABILITY COMPANY	353 W 46TH ST	685 ft
POLA RESTAURANT INC	355 W 46TH STREET	685 ft
CDDF RESTAURANT INC	346 348 W 46TH ST	695 ft
MESON SEVILLA LTD	344 WEST 46TH ST	720 ft
LA BUCA REST CORP	349 W 46TH ST	725 ft
DARDURO LLC	328 W 45TH ST	725 ft
WEST J & R INC	342 W 46TH STREET	735 ft
DTM PB CORP	343 W 46TH ST	745 ft
340 WEST 46TH STREET CORP	340 W 46TH STREET	750 ft



Rick D. Chandler, PE
Commissioner

Joseph Bruno, RA,
Dep. Borough Commissioner
jsbruno@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-393-2019
646-600-6170

March 15, 2017

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

Re: 623 9th Avenue
Block: 1054; Lot: 29
Zoning District: C1-6A

To Whom It May Concern:

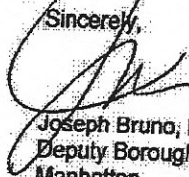
This is in response to your request dated February 08, 2017, for a Letter of No Objection for 623 9th Avenue. Certificate of Occupancy (CO) # 24605 dated April 10, 1939 indicate two stores as the use for the first floor.

The Department has No Objection to an Eating and Drinking Establishment, Use Group #6, for not more than Seventy-Five (75) persons, on the first (1st) floor within the enclosed building of the above referenced premises.

If this building is hereafter altered or its use changes, an application for such alteration work or change of use must be filed and a Certificate of Occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,


JOSEPH BRUNO, RA
Joseph Bruno, RA
Deputy Borough Commissioner
Manhattan

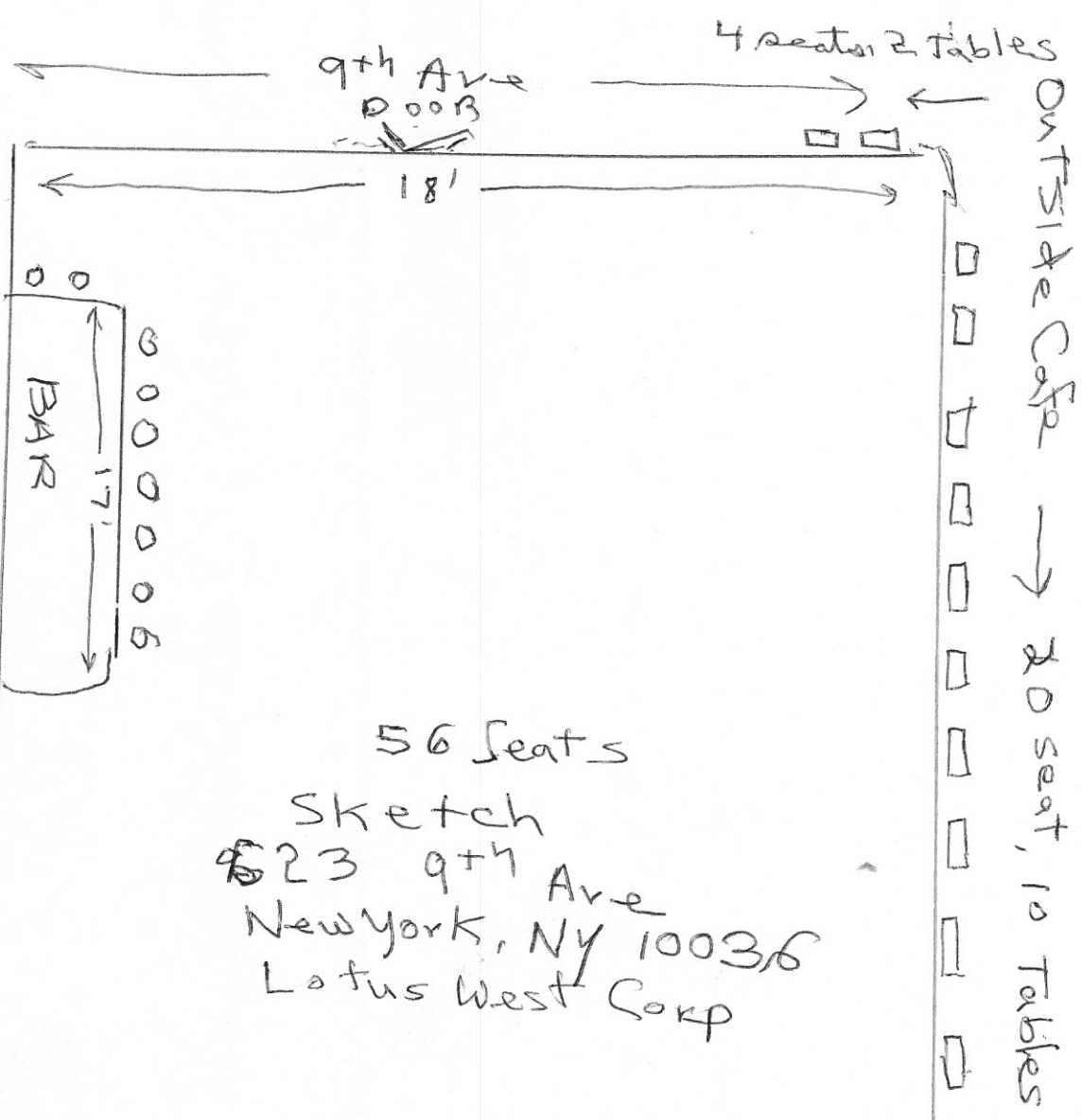
JB/pm

Cc: Martin Rebholz, RA, Borough Commissioner
Mohamed Abdenour, Plan Examiner
Premises File
LNO Files

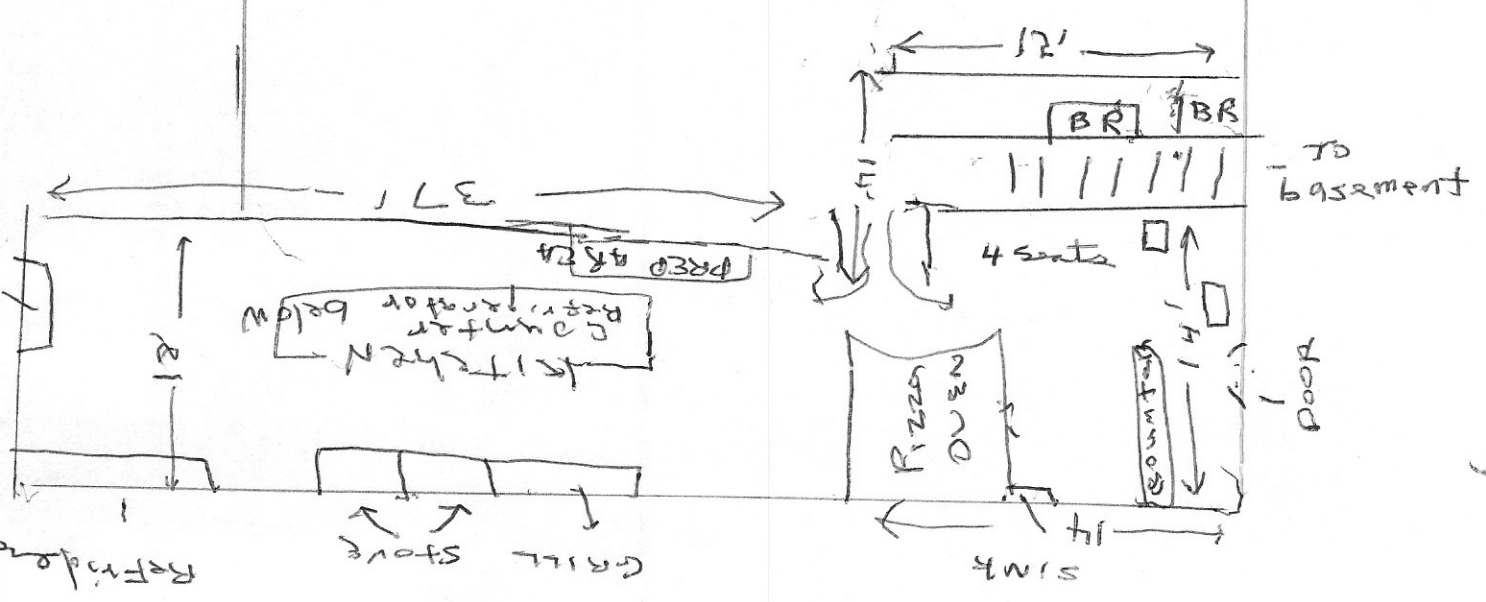
build safe | live safe

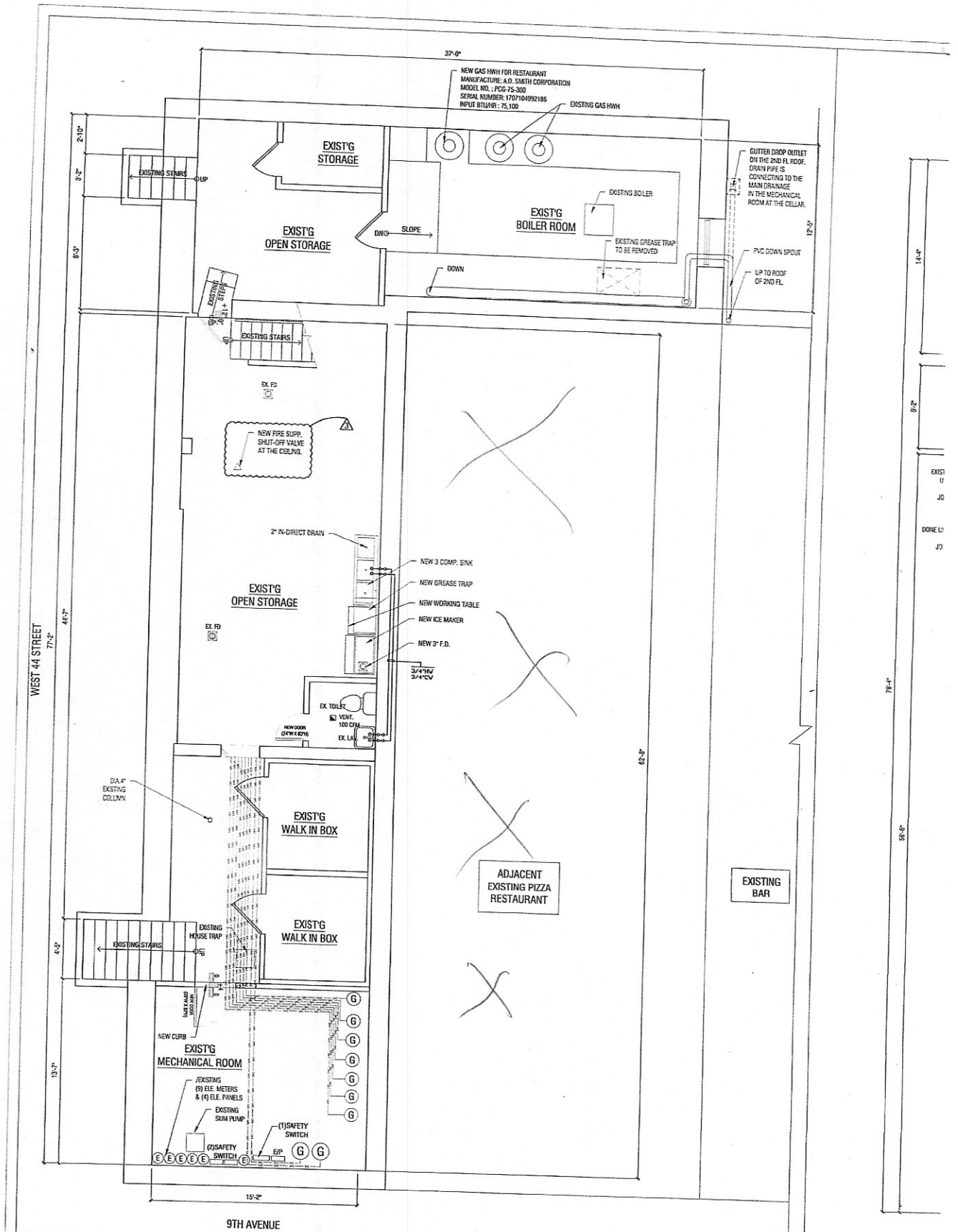
56 Seats
 Sketch
 23 9th Ave
 New York, NY 10036
 Lotus West Corp

19'95"



49th Street
 78'4"





1 PROPOSED CELLAR PLAN

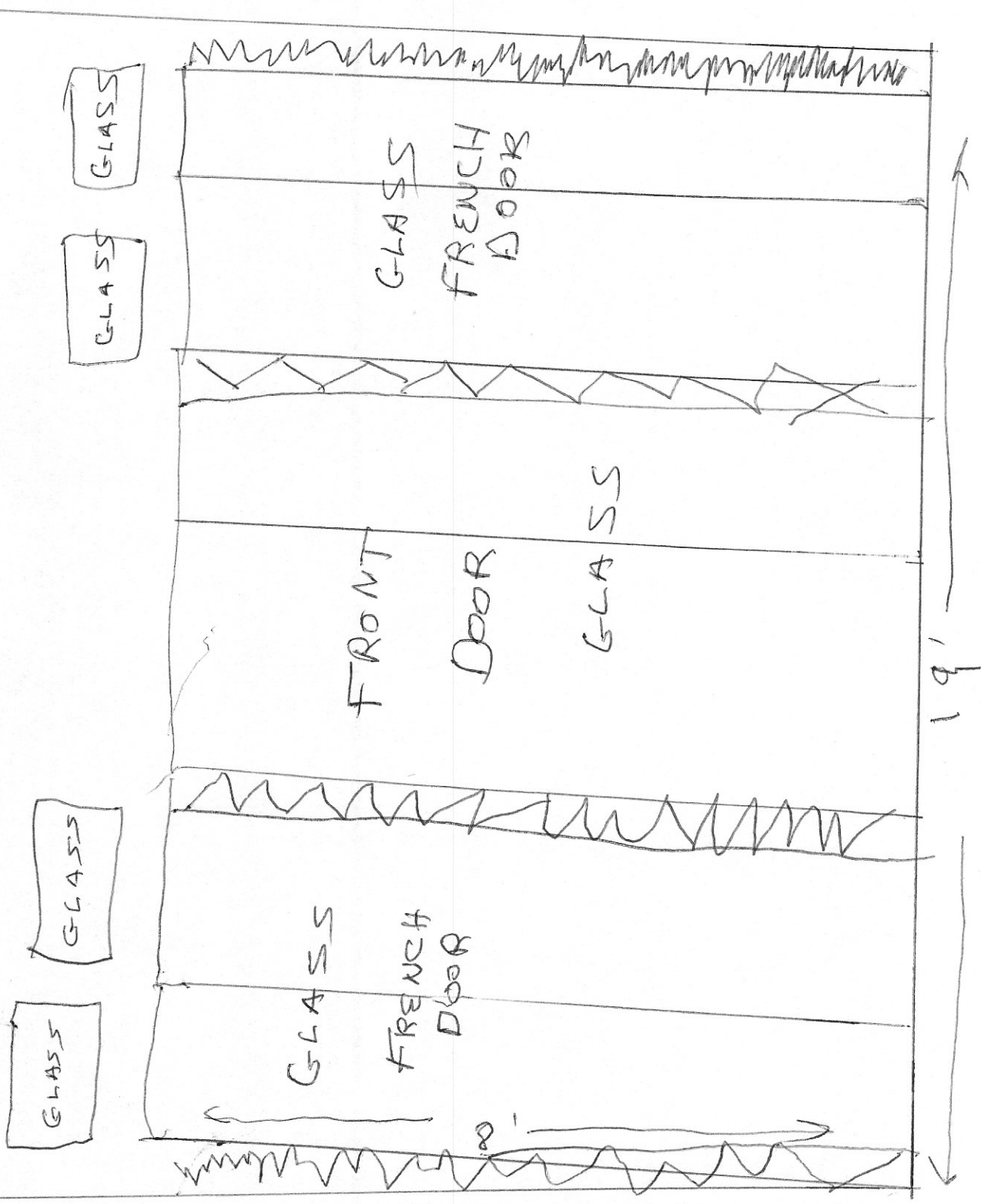
SCALE : 1/4" = 1' - 0"

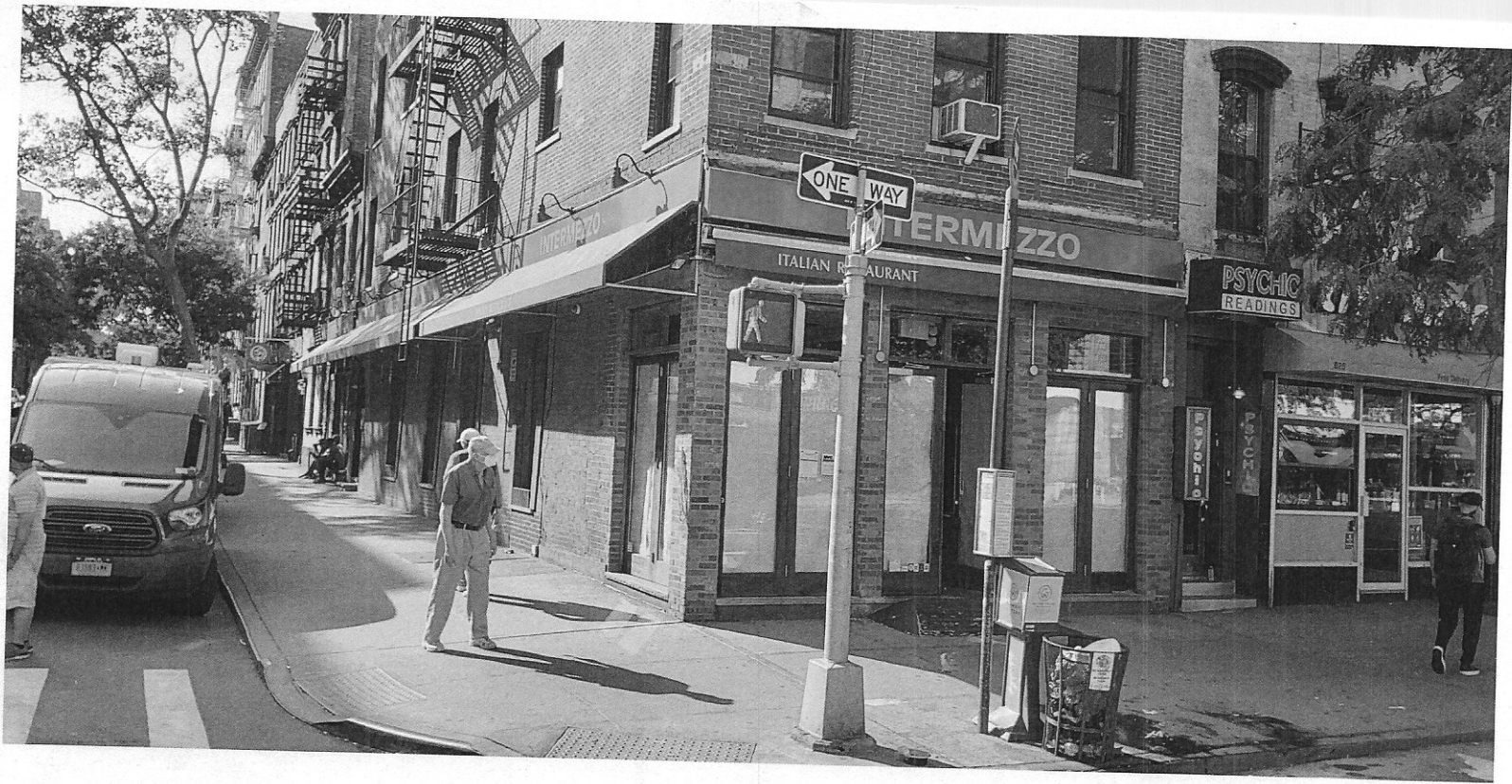
2 PROPOSED 1ST FL

Lotus west corp
 Basement sketch
 623 9th Avenue
 New York, N.Y. 10036

APARTMENTS
AWNING
SIGN

FRONT SKETCH
623 9th Ave
New York, NY 10036
Lotus West Corp





Lotus West Corp

Photo - July 2020

FRONT / side 623 9th Ave
New York, NY 10036

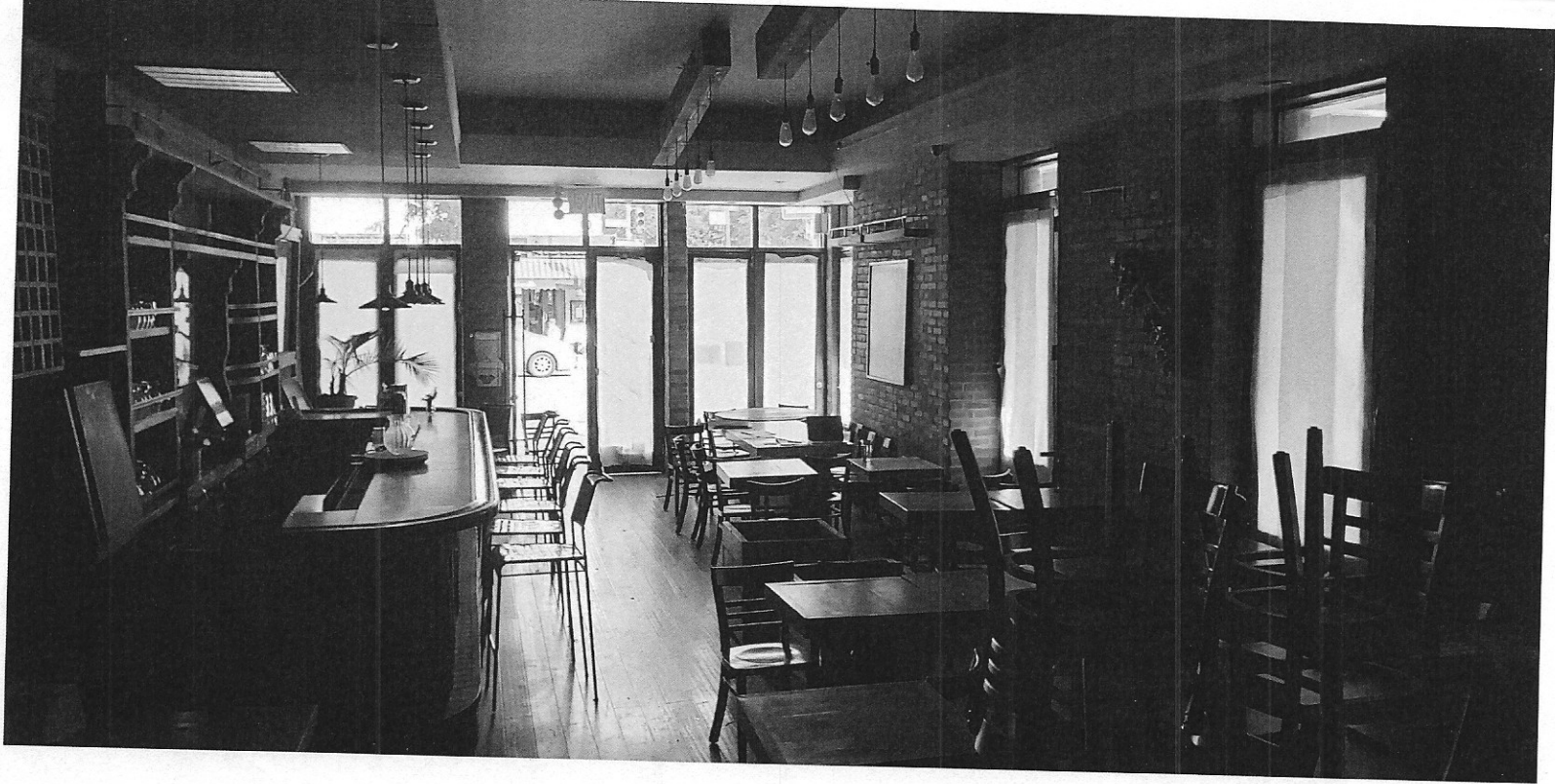
Outdoor Cafe Area

outside front



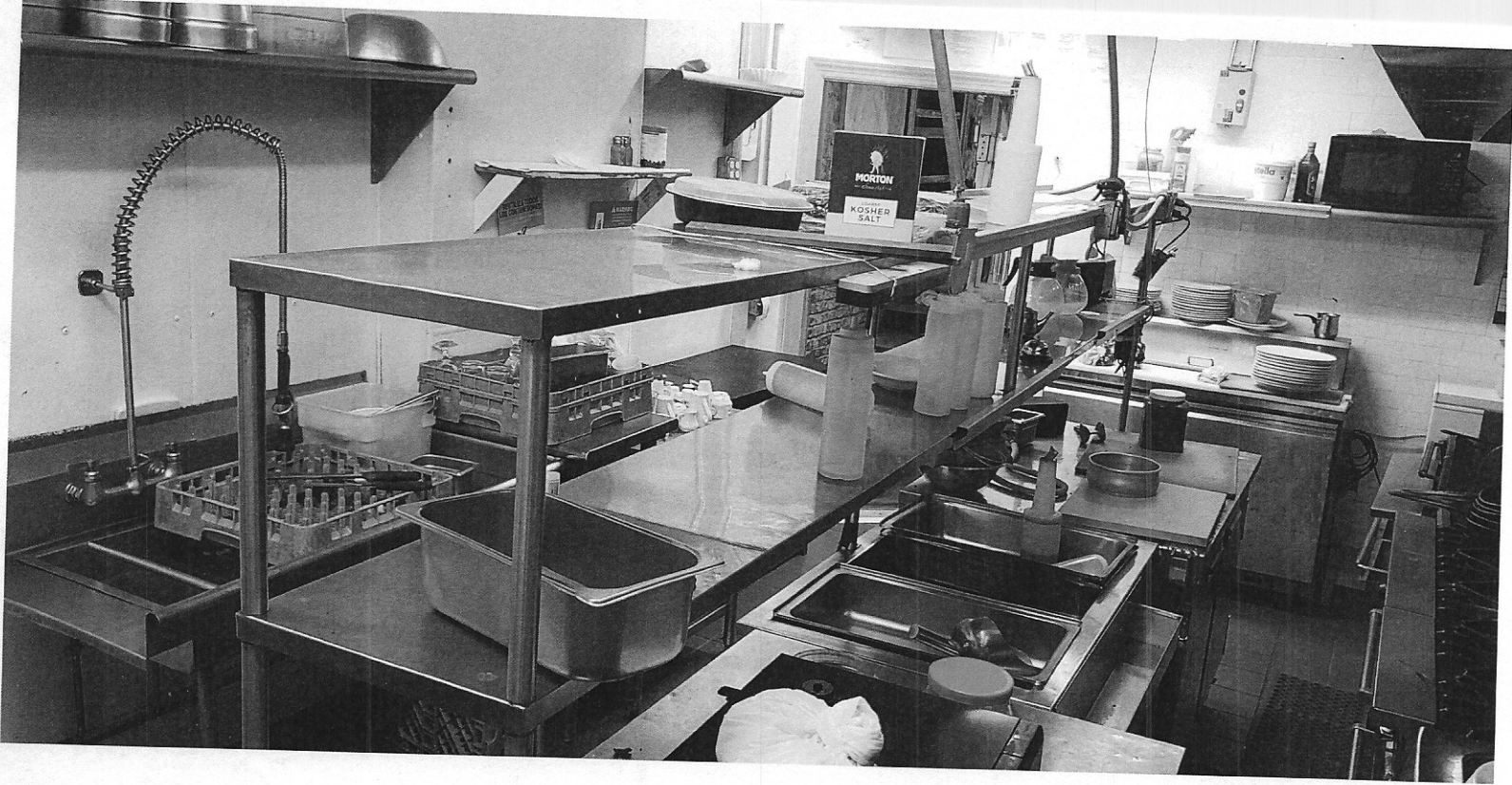
Lotus West Corp
Photo - July 2020
Dining Room / Bar Area
623 9th Ave
New York, NY 10036

Dining room facing back



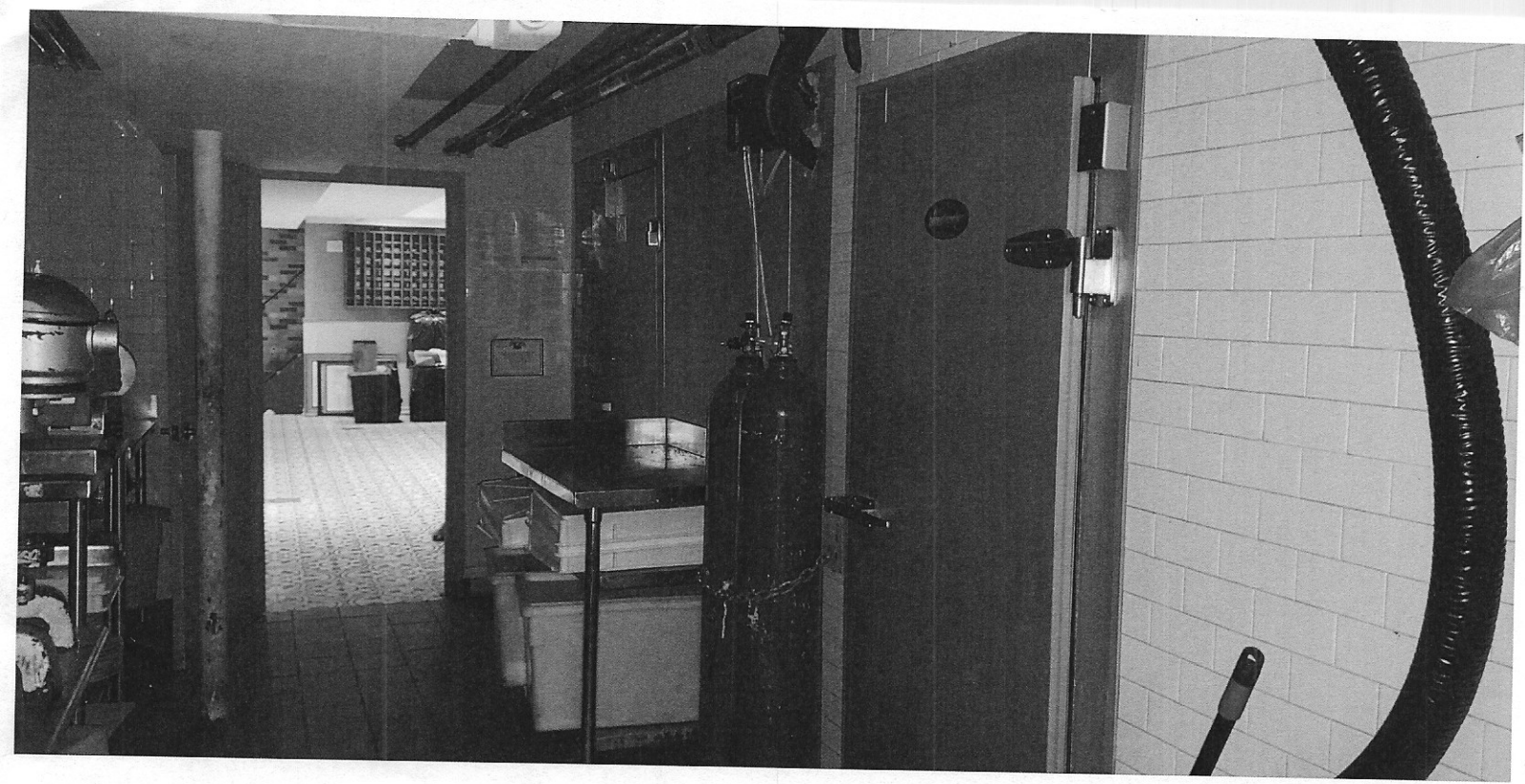
Lotus West Corp
Photo - July 2020
Dining Room facing front

Dining room - facing front



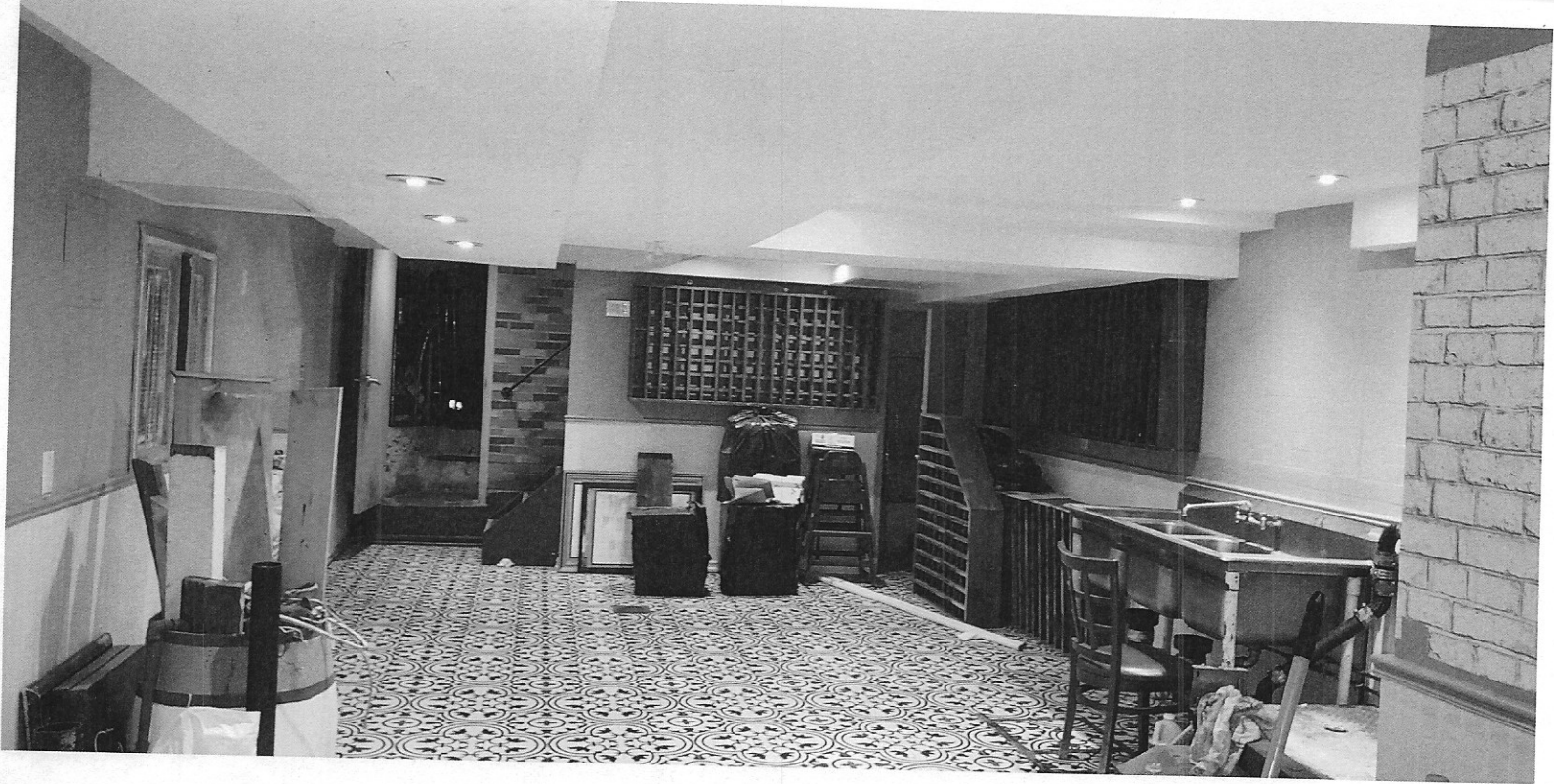
Lotus West Corp
Photo - July 2020
Kitchen
623 9th Ave
New York, NY - 10036

Kitchen Equipment



Lotus West Corp
Basement facing front
Photo - July, 2020
623 9th Avenue
New York, NY 10036

Basement facing front



Lotus West Corp
Photo - July 2020
Basement Facing Rear
623 9th Avenue
New York, NY 10036

Basement facing rear

rjbenfatto@hyhkalliance.org
pgouris@hyhkalliance.org
kathleentreat123@gmail.com
mcgee79@aol.com
cberthet@me.com
info@clintonhousing.org; jrestuccia2@clintonhousing.org
rmarcano@clintonhousing.org
eduardozeiger@compuserve.com
mpta@mptenants.com
ashleyll@aol.com
twocatsltd@worldnet.att.net
Rudi_Papiri@timemagazine.com
tangotanner@gmail.com; west45ba@gmail.com
west45ba@gmail.com
chanawid@gmail.com
block45@hellskitchen.net
stephenfanto@gmail.com
info@west46streetblockassociation.org; andrewbegg@yahoo.com
AllisonTupper@verizon.net
hudson62747@hotmail.com
aefearshk@earthlink.net
larrymichaelroberts@gmail.com
jamesbogues@gmail.com
mariagnys@aol.com
ecelnik@actorsfund.org
rpimentel@commonground.org
dsage@commonground.org
nkyriacou@yahoo.com
gdclay@att.net

larrymichaelroberts@gmail.com

john.mudd@usa.net

info@hcc-nyc.org

ploeb315@aol.com

west55ba@gmail.com

hk5051@gmail.com

tenants350west51st@gmail.com

rrlarios@hotmail.com

acernitz@gmail.com

awm3333@me.com

jessbondy@aol.com

john.waldman@redcross.org

juliacampanelli@gmail.com

— RAW BAR —

SHRIMP COCKTAIL 5 each

ALASKAN KING CRAB LEG MP

OYSTERS COAST TO COAST 3 each

OYSTER SHOOTERS 6 each

1 1/4 lb MAIN LOBSTER MP

CEVICHE OF THE DAY MP

— APPETIZERS —

EL GUACAMOLE (V) (GF) 14

Hass avocado, tomato, onion, cilantro,
cotija cheese, corn tortilla chips

CRISPY CALAMARI 19

Tostones, chipotle mayo, Mexican crema,
avocado, tomato seaweed relish, pickled jalapeños

OCTOPUS TIRADITO 18 (GF)

White truffle potatoes crema, roasted pignolis, wakame
seaweed, smoked paprika oil, lemon orange salt

LOBSTER TAQUITOS (4) 21

Crispy wonton shells, grilled pineapple,
avocado cream, spicy Kewpie mayoEMPANADAS
TWO PER ORDER

CORN & CHEESE (V) 10

Manchego cheese, roasted red peppers
scallions, cilantro

BEEF 10

Spanish onions, hard boiled egg
raisins, olives, parsley

— MAIN COURSES —

SHRIMP ENCHILADAS (GF) 28

Tomato chipotle salsa, crema, queso fresco
white rice

MOQUECA - BRAZILIAN FISH STEW (GF) 33

Squid, shrimp, mussels, white fish, scallops,
soy beans, spanish chorizo, bacalao, green
coconut rice, achiote oil

WARM LENTIL SALAD (V) (GF) 17

Roasted carrots, beets, feta cheese, cherry tomatoes,
butternut squash, orange maple vinaigrette
ADD SALMON - SHRIMP - STEAK 9

CRAB MEAT RAVIOLI 29

Crab meat handmade pasta, grana padano
Puttanesca sauce

— FROM THE LAND —

Served with green salad & french fries

8oz NY SIRLOIN BURGER 19 ADD CHEESE 2

Lettuce, onions, tomatoes, chimi mayo

12oz ORGANIC HANGER STEAK 29

Grilled, red wine sangria reduction

10oz RIB EYE STEAK 37

Grilled, red wine sangria reduction

GRILLED CHICKEN 29

1/2 Grilled chicken, chimichurri sauce

— FROM THE SEA —

Served with Peruvian truffle mashed & green salad

VERLASSO SALMON 29

Patagonia salmon, white wine, lemon butter sauce

BRANZINO 31

White wine, lemon butter sauce

SPANISH OCTOPUS 33

White wine, lemon butter sauce

FISH OF THE DAY MP

White wine, lemon butter sauce

COCKTAILS

HAND-CRAFTED

LA PULPERIA UES 14

Blanco tequila, cointreau liqueur, fresh pineapple jalapeño, cilantro, black lava salt rim

EL CHILANGO SPICY 14

Blanco tequila, cointreau, tamarind, fresh lemon lime juice, chipotle & habanero salt rim

COQUITO PASSION 15

Silver rum, coconut rum, passion fruit puree fresh mint sprig

NEGRONI MEZCAL 16

Sacrum mezcal, campari, antica sweet vermouth orange bitters

THE SMOKY ROOM 16

Vida mezcal, blanco tequila, passion fruit purée pomegranate juice

AÑEJO MARGARITA 16

El mayor tequila añejo, cointreau, fresh lime juice agave nectar

DON MORA 16

Bourbon, chartreuse, blackberries, mint, lime juice agave nectar

HONEY DO 18

Sacrum mezcal, aperol, sweet vermouth, honey and pineapple syrup, chocolate bitters

#SANGRIA YOLO GLASS

SERVES 6-8

Red or white sangria, mixed fruits #yologlass 40 | glass 11

WINES

GLASS/BOTTLE

SPARKLING**CAVA BRUT 12 | 40**

Chic Barcelona, Cataluña, Spain

PROSECCO 40

Da Luca, Italy

CHAMPAGNE BRUT 90

Nicolas Feuillatte, France

CHAMPAGNE BRUT 120

Moët & Chandon, France

RED**MALBEC 13 | 45**

Marisa Tival, Mendoza, Argentina

CABERNET SAUVIGNON 13 | 45

Marisa Tival, Argentina

PINOT NOIR 14 | 45

Bogle, California

CARMENERE 14 | 50

Vina Tarapaca, Maipo Valley, Chile

CARMENERE 45

1865 Single Vineyard, Chile

MALBEC 60

Catena, Mendoza Argentina

CABERNET SAUVIGNON 60

Salentein Reseve, Argentina

PINOT NOIR 90**WHITE****SAUVIGNON BLANC 11 | 40**

Chateau Ste. Michelle, Columbia Valley, USA

CHARDONNAY 13 | 45

Bodega Privada, Mendoza, Argentina

TORRONTES 12 | 45

Trapiche, Mendoza, Argentina

PINOT GRIGIO 12 | 45

Cliffhanger, Trentino-Alto Adige Italy

CHARDONNAY 45

Luigi Bosca, Mendoza, Argentina

SAUVIGNON BLANC 66

Balland Sancerre, France

RIESLING 40

Chateau Ste. Michelle, Washington, USA

ROSE**ROSE, MOUTON CADET 11 | 40**

France

ROSE, FLEURS DE PRAIRIE 45

Provence, France