

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
The Canuck 202 9th Avenue LLC		The Canuck	
STREET ADDRESS		CROSS STREETS	ZIP CODE
202 9th Avenue		9th Avenue and 22nd/22rd Streets	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Denis Ladouceur	NAME: Kevin Kim
	PHONE:	917-346-7690	PHONE: 917-584-0497
	EMAIL:	denisaladouceur@gmail.com	EMAIL: slayoon6@gmail.com
MANAGER	NAME:		NAME: Hubb NYC Properties c/o Debra Kasner
	PHONE:		PHONE: 646-565-3900
	EMAIL:		EMAIL: dkasner@hubbnyc.com
ATTORNEY/ REPRESENTATIVE			
LANDLORD			
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES <input type="checkbox"/> NO <input type="checkbox"/>
	<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 checked="" 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 type="checkbox"/> NO <input checked="" type="checkbox"/>	July 14, 2021
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Please see diagram and Public Interest Statement attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12pm - 4am	9am - 4am	9am - 4am				
	Kitchen	12pm - 11pm	9am - 11pm	9am - 11pm				
	Music	12pm - 4am	9am - 4am	9am - 4am				

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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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	112	112	9	59		1	13
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	20		4	16			

How many floors are there? What is the capacity for each floor? 2 floors: Ground Floor - 112; Basement

How frequently will the owner(s) be at the establishment? Daily (min 40 hours per week)

Will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will applicant be hosting private; promotional or corporate events? YES NO private & corporate events only

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will applicant 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 N/A

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO N/A

Does applicant agree to notify MCB4 prior to making changes to its method of operation? 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?	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?	YES	<input checked="" type="radio"/> NO	

Community Notification/Relations

<p>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</p>	# 1	Contacted every person listed on the "Chelsea Block Associations - Tenant Associations - Community Groups - 2020" attachment via email.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		7/2/2021	
Where did applicant post the notice that was provided?		1 notice was posted on the lamppost on 23rd and 9th. 1 notice was posted on the lamppost on 22nd and 9th. 1 notice was posted inside the entrance of 202 9th Avenue (residential apartments).	
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 607-218-4527
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Tuam New York Inc. dba Jake's Saloon. Restaurant currently licensed with a full liquor license.		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Tuam New York Inc. dba Jake's Saloon
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	The plan is to install 2 wall mounted split system units for the front bar room, 1 wall mounted split system unit for the back room, 1 wall mounted split system unit for kitchen and a wall mounted split system unit for the cellar.		
When was the air conditioner installed?	2021		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is applicant seeking to include a sidewalk café in its liquor license?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If yes, has applicant submitted application and plans to NYC Dept. of Consumer Affairs?	YES	<input checked="" type="checkbox"/> NO	
Will applicant close and vacate sidewalk by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be serving alcohol in the sidewalk café? Will you have waiter service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the café have a 3 ft. wide serving aisle running the length of the sidewalk café?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in the sidewalk café be accompanied by food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk café not provide standing space for drinking patrons?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any portable natural gas heaters? If yes, has applicant obtained requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a lighting plan that will illuminate the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture, plants and barriers be removed from the sidewalk between the evening closing hours and the morning opening hours?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture be stored in the parking lane between December 21 st and March 21 st , and any other day when it rains?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a plan to store furniture in the parking lane during winter months?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If construction or protection has reduced the sidewalk width, will applicant maintain an 8 foot clear path of sidewalk between the perimeter of the sidewalk café and the nearest obstruction including construction barricades?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If opening is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- All outdoor seating will be on sidewalk only, pursuant to Open Restaurant Program. There is no permanent outdoor seating

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*

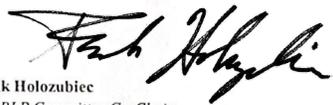
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 July 28, 2021 full board meeting, with 35 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.

SIGN HERE →

Denis Ladouceur
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

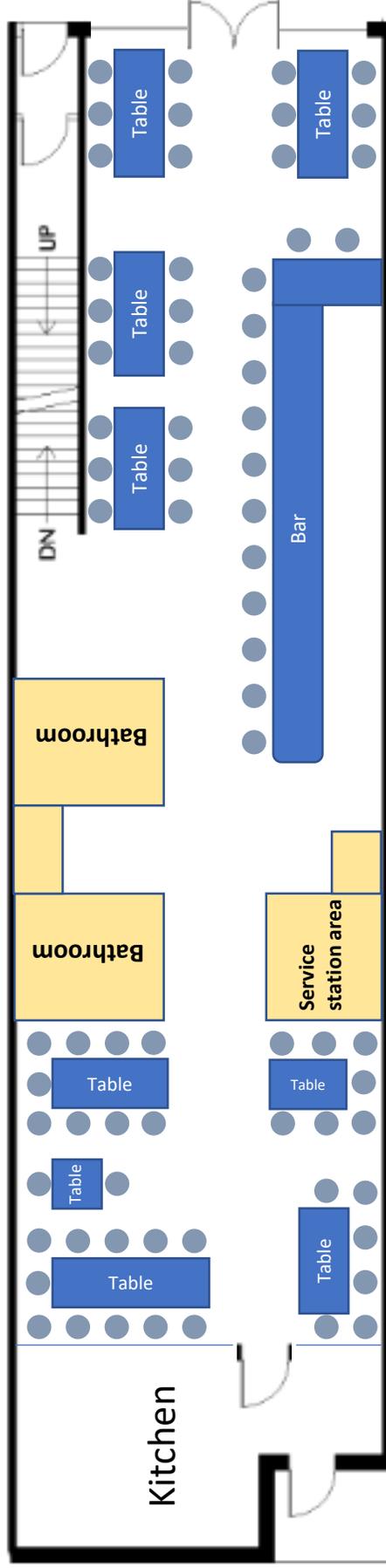
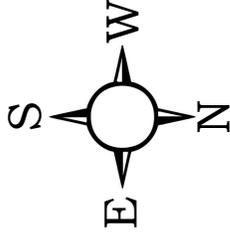
7/5/21
 DATE

Floorplans

(The Canuck 202 9th Avenue LLC)

The Canuck 202 9th Avenue LLC – Floorplan (Interior)

- Tables ~ 9
- Table seats ~ 59 (24 in front area, 35 in back area)
- Bar seats ~ 13

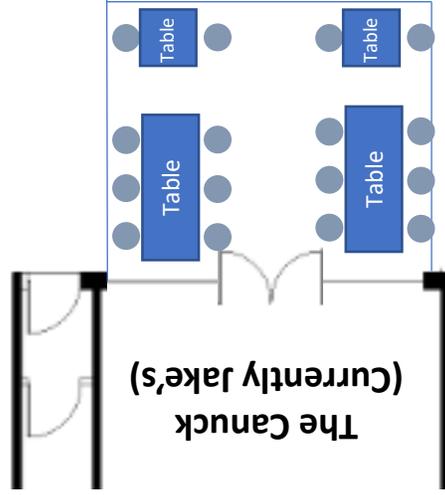
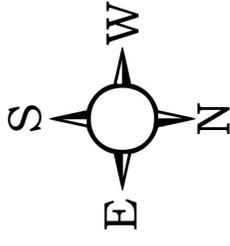


Sidewalk Café Plans

(The Canuck 202 9th Avenue LLC)

The Canuck 202 9th Avenue LLC – Sidewalk Cafe

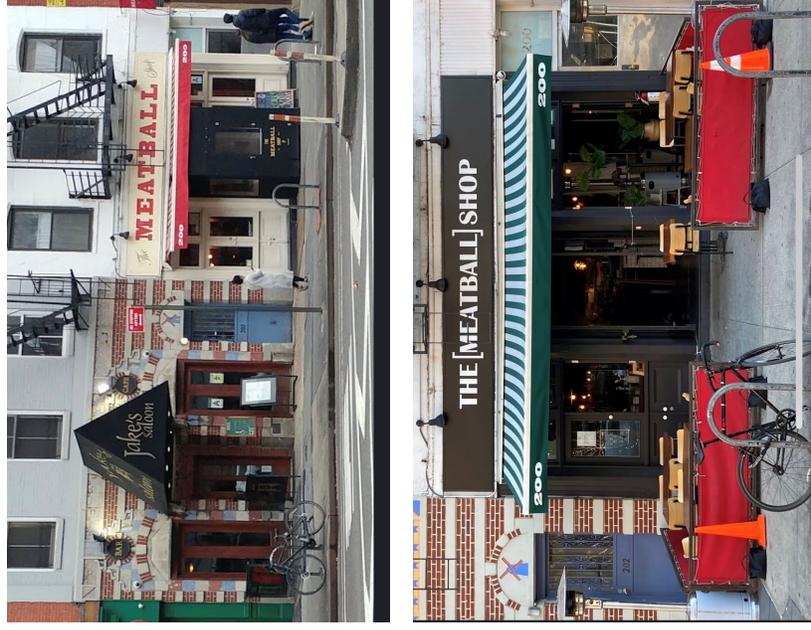
- Tables ~ 4
- Table seats ~ 16



Sidewalk

9th Avenue

Example : Neighbor The Meatball Shop



Menu

(The Canuck 202 9th Avenue LLC)

The Canuck 202 9th Avenue LLC – Menu

Small menu of high-quality pub style favorites coupled with Canadian culinary fares including Poutine, Montreal Smoked-Meat, Butter Tarts and Nanaimo Bars

APPETIZERS

Poutine (fries, cheese curds & gravy)

Nachos with chicken or beef

Chicken Parmesan Sliders

Chicken wings (Hot, BBQ)

Mozzarella sticks



ENTREES & SANDWICHES

Montreal Smoked Meat sandwich (mustard and pickles)

Burger - add-ons cheese, maple bacon, Canadian bacon

Grilled chicken sandwich

Chicken Caesar Salad

Arugula & Goat Cheese Salad

Rueben (corned beef, sauerkraut, swiss cheese, Russian dressing)

French beef dip with horseradish & caramelized onions

Turkey Clubhouse sandwich

Pulled Pork sandwich



DESSERTS

Butter Tarts with Vanilla Bean ice cream

Nanaimo Bars



Beverages

Wide selection of beer, spirits and wine

Soda drinks

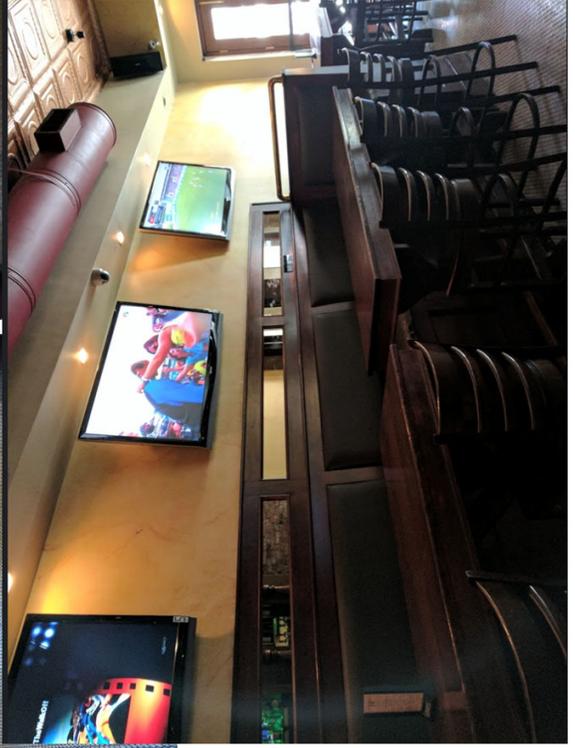
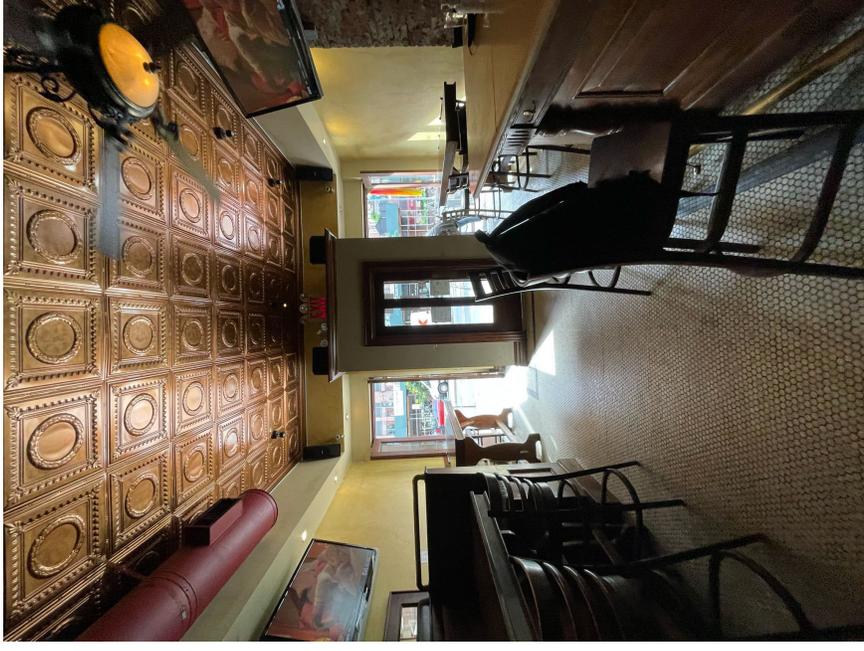
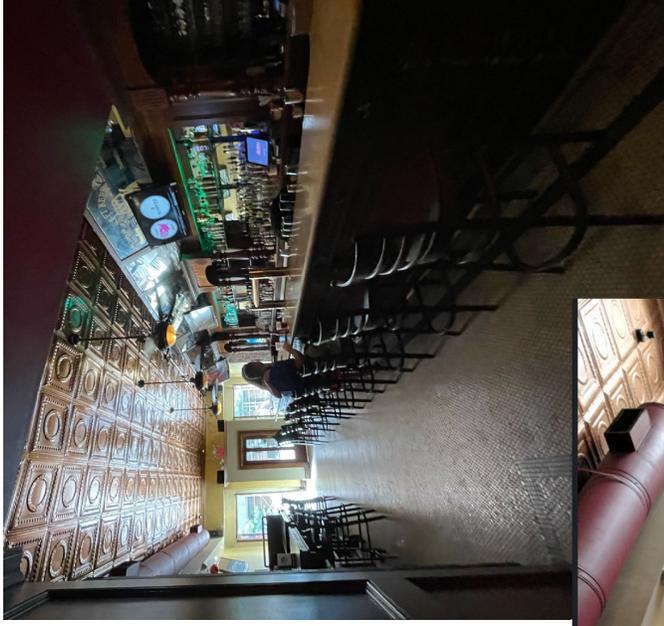


Photos

(The Canuck 202 9th Avenue LLC)

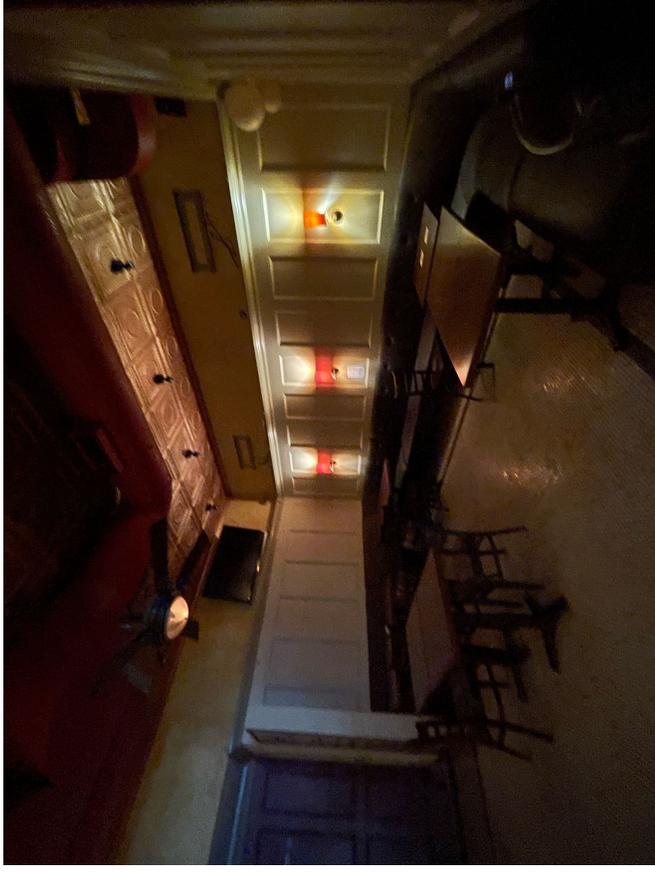
The Canuck 202 9th Avenue LLC – Photos

Bar and Front Area



The Canuck 202 9th Avenue LLC – Photos

Back Area



Buildings in View of the
Outdoor Space
(The Canuck 202 9th Avenue LLC)

The Canuck 202 9th Avenue LLC – Photos

Outside and Surrounding Area

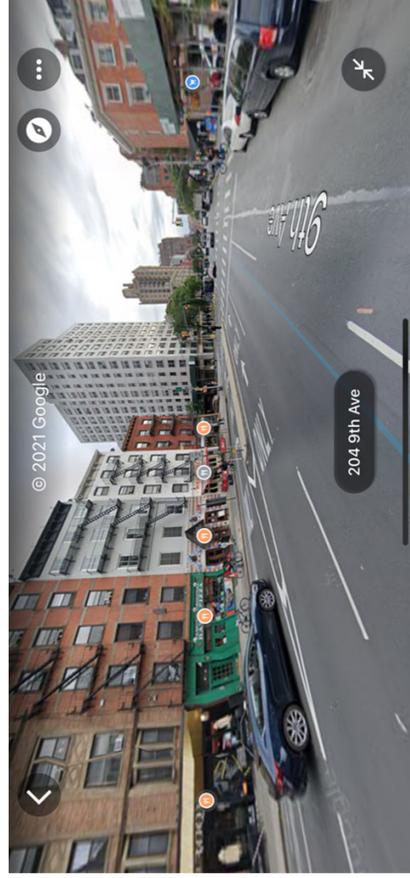
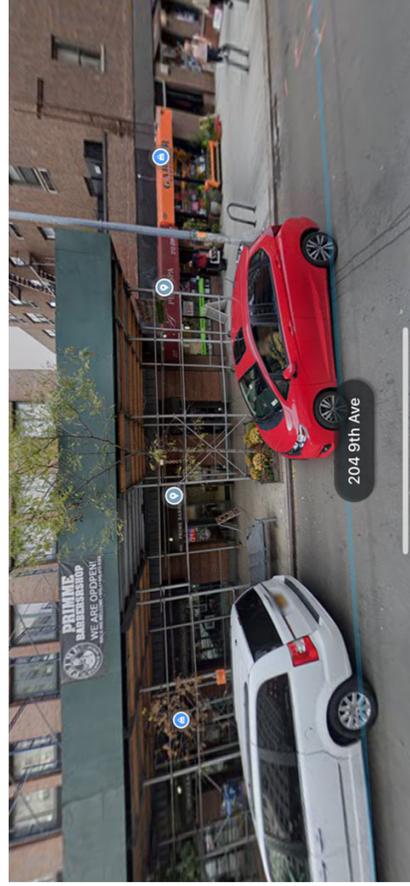
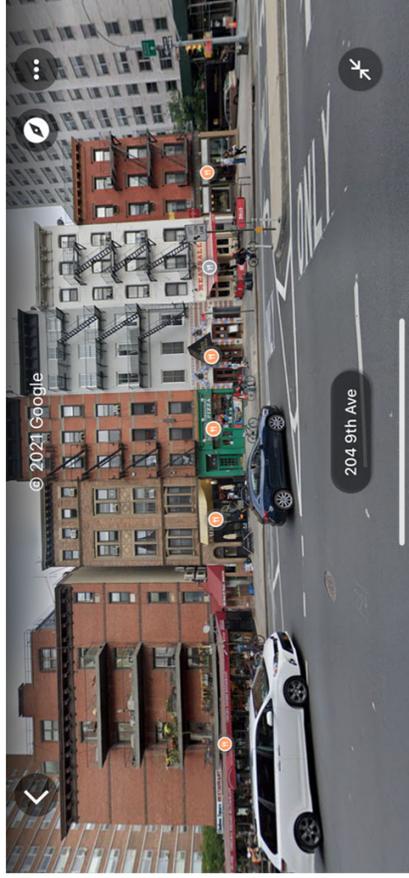
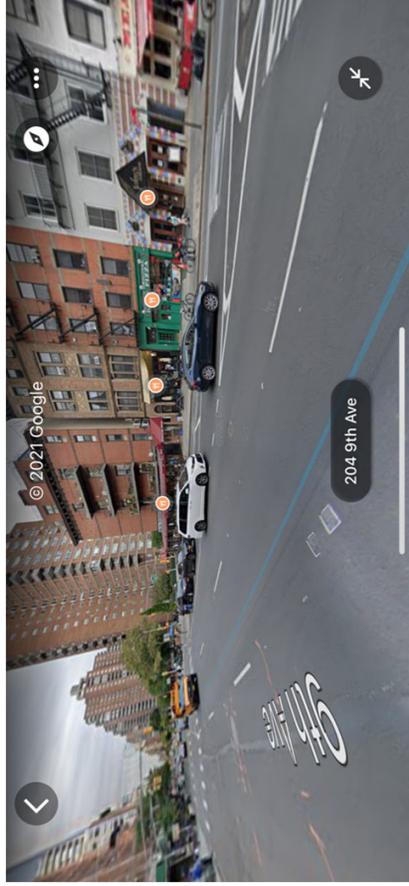
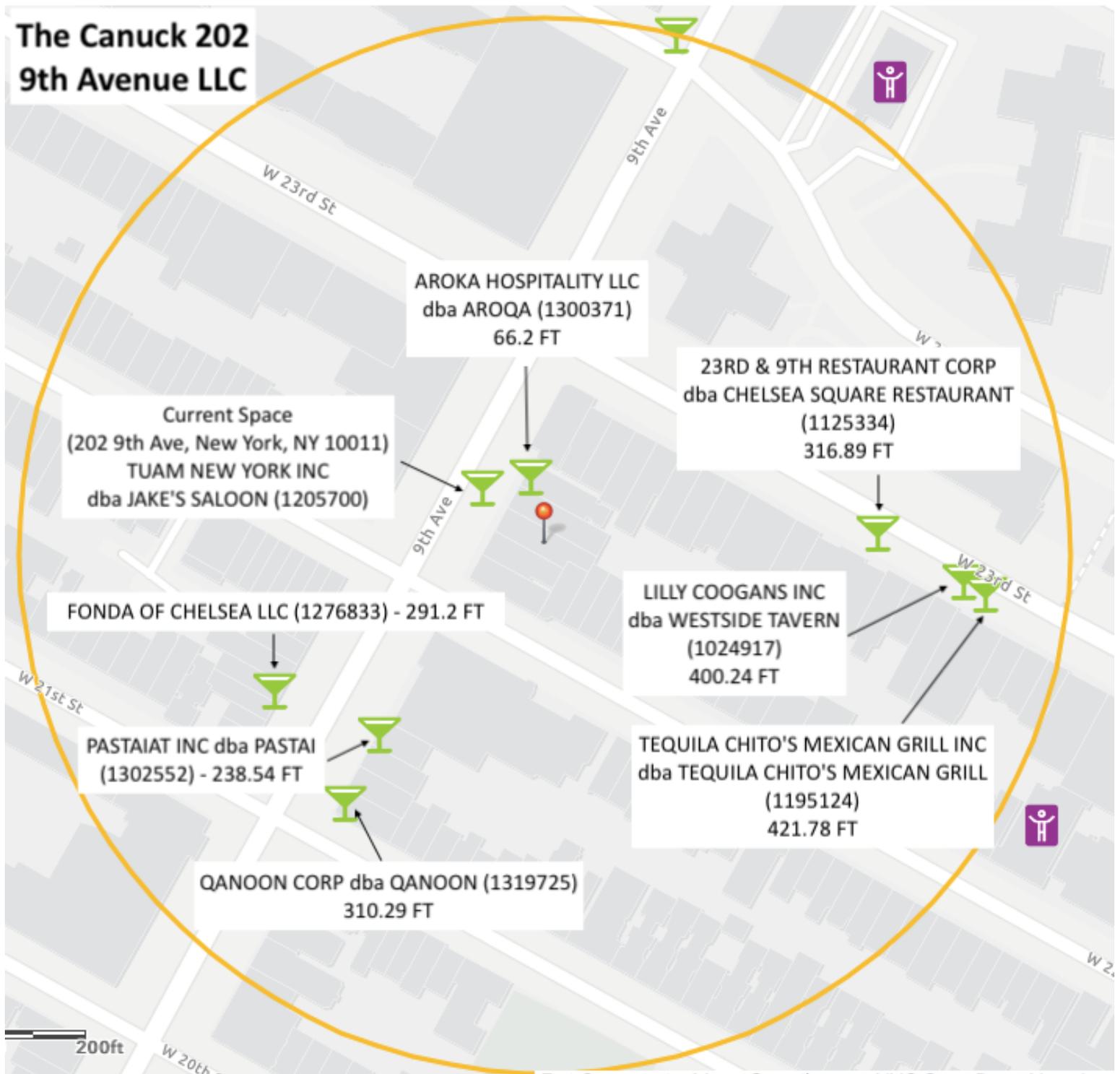


Diagram of Establishments
for 500 Foot Rule
(The Canuck 202 9th Avenue LLC)

The Canuck 202 9th Avenue LLC



500 Foot Hearing Public
Interest Statement
(The Canuck 202 9th Avenue LLC)

Public Interest Statement

The Canuck 202 9th Avenue LLC dba The Canuck will have a unique concept that is different than the current establishment and all other sports bars in the city in that it will be focused on celebrating Canadian culture in its decor, menu, music and focus on Canadian sporting events (primarily hockey).

As a former professional Canadian hockey player, I hope to be able to bring a level of sophistication to The Canuck in terms of attracting true Canadian sports fans. At the same time, I believe my background will help The Canuck become a gathering and social meet up place for the many Canadian expats who currently live in the city.

The Canuck will benefit the community by adding a vibrant unique establishment that will draw many different groups of people to the area enriching the great restaurant scene that already exists.