

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Bar 21 LTD		Cafe-Flor	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
218 8th Avenue		W 21st & 22nd Sts	10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Raul Avila	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Max Bookman, Esq. - Pesetsky and Bookman
	<b>PHONE:</b> 212-242-7643		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> raul@raulavilainc.com		<b>EMAIL:</b> max@pb.law; melissa@pblaw
<b>MANAGER</b>	<b>NAME:</b> Dwayne Holmberg	<b>LANDLORD</b>	<b>NAME:</b> Ramin Shalom/EmpireMangement
	<b>PHONE:</b> 212-242-7643		<b>PHONE:</b> 212-686-5252
	<b>EMAIL:</b> dwayne@raulavilainc.co		<b>EMAIL:</b> raminempire@aol.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<b>YES</b>	<b>NO</b>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<b>YES</b>	<b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="checkbox"/> Alteration	What is the current license # and expiration date?	Serial# 1332047/Exp: 1/31/2023	
	Please list/describe the nature of all the changes and attach the plans: Adding Space next door (216 8th Ave) owned by licensee		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" 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?		<b>YES</b>	<input checked="" type="radio"/> NO
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES	<b>NO</b>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<b>YES</b>	<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	<b>NO</b>

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons )									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am
	Kitchen	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am
	Music	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am
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 You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	74	50	16	43	0	1	0		
OUTSIDE (Other than sidewalk café )									
SIDEWALK CAFÉ									
How many floors are there? What is the capacity for each floor?					1 Floor: Ground				
How frequently will the owner(s) be at the establishment?					4 times/wk				
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 you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO			
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<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				

After CB Approval

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

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	A mass email sent on 6/25/2021 to all block association/	
	# 2	organizations contacts provided by the community board	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		N/A - Mass Email sent on	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		6/17/2021	
Where did applicant post the notice that was provided?		Front of Premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	NO 212-242-7643
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.	Raul - Florist Shop		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" 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 checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a - no kitchen
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	HVAC		
When was the air conditioner installed?	installed by previous tenant		

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

## OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	




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

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

**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

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



<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its  October 6, 2021 full board meeting, with 43 members voting in favor  of the recommendation, 0 members opposed, 0 members  abstaining and 0 present but not eligible)</i></p>		<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial    <input type="radio"/> Approval</p>	
<p><b>CB4 REPRESENTATIVES</b></p>			
 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 <del>Yoni Bolkeson</del> Burt Lazarin CB4 BLP Committee Co-Chair	
<p><b>APPLICANT AGREEMENT WITH THE COMMUNITY</b></p>			
<p>Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.</p>			
<p><b>SIGN HERE</b> →</p>	<p>Raul Avila</p> <p>PRINT NAME OF APPLICANT</p>	<p></p> <p>SIGNATURE OF APPLICANT</p>	<p>7/06/2021</p> <p>DATE</p>

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.

**Proximity Report For:**

Location **216 8th Ave, New York, 10011**

Geocode **Latitude: 40.74402**  
**longitude: -73.99919**

Report Generated On **6/29/2021**

**8 Closest Liquor Stores**

Name	Address	Distance
FORAGERS WINES CHELSEA LLC Ser #: 1258622	231 8TH AVE NEW YORK, NY 10011	169 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	495 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	825 ft
C & Y WINE INC Ser #: 1334332	292 8TH AVE NEW YORK, NY 10001	970 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,013 ft
ALGA WINES & SPIRITS LTD Ser #: 1023563	221 9TH AVENUE NEW YORK, NY 10011	1,180 ft
LANDMARK WINE & SPIRITS INC Ser #: 1023569	167 W 23RD STREET NEW YORK, NY 10011	1,268 ft
CHELSEA WINE COUNTRY INC Ser #: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, NY 10011	1,639 ft

**Schools within 500 feet**

Name	Address	Distance
PS 11 WILLIAM T HARRIS	320 W 21ST ST NEW YORK, NY 10011	465 ft

**Churches within 500 feet**

<b>Barreches within 500 feet</b>	<b>Distance</b>
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<b>Name</b>	<b>Distance</b>
German Evangelist Lutheran Saint Pauls Church	441 ft

<b>Pending On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Active On Premises Liquor Licenses within 750 feet		

<b>Active On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
BAR 21 LTD Ser #: 1332047	218 8TH AVE STORE 3 AKA 261 W 21ST STREET NEW YORK, NY 10011	30 ft
MOMOFUKU 232 EIGHTH AVENUE LLC Ser #: 1287643	232 8TH AVE NEW YORK, NY 10011	159 ft
8TH AVE RESTAURANT CORP Ser #: 1320440	202 8TH AVE NEW YORK, NY 10011	193 ft
FORAGERS CHELSEA LLC Ser #: 1258690	233 8TH AVE NEW YORK, NY 10011	195 ft
EXCEL RESTAURANT GROUP CORP Ser #: 1306293	200 8TH AVE NEW YORK, NY 10011	214 ft
DISH RESTAURANT CORP Ser #: 1117369	201 8TH AVENUE NEW YORK, NY 10011	226 ft
BE TEMERARIO GROUP LLC Ser #: 1285964	198 8TH AVE AKA 265 W 20TH ST NEW YORK, NY 10011	246 ft
MOKJA GO INC Ser #: 1324344	199 8TH AVE NEW YORK, NY 10011	247 ft
DIM SUM CHELSEA INC Ser #: 1325192	236 8TH AVE NEW YORK, NY 10011	261 ft
EISEN & SON INC Ser #: 1160605	196 8TH AVE AKA 258 W 20TH ST 19TH & 20TH STREETS NEW YORK, NY 10011	288 ft
BARRACUDA LOUNGE INC Ser #: 1024842	275 WEST 22ND STREET NEW YORK, NY 10011	305 ft
EIGHTH AVENUE KITCHEN LLC Ser #: 1323689	184 8TH AVE NEW YORK, NY 10011	426 ft
COUNTER & BODEGA INC Ser #: 1312308	266 W 23RD ST NEW YORK, NY 10011	450 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
NEW HK 2 LLC Ser #: 1319713	182 8TH AVE NEW YORK, NY 10011	451 ft
GOLDEN SEA BEACH INC Ser #: 1293028	300 W 23RD ST NEW YORK, NY 10011	470 ft
NY LHC LLC Ser #: 1325365	260 W 23RD ST NEW YORK, NY 10011	472 ft
SWEET HOSPITALITY GROUP Ser #: 1271967	336 W 20TH ST ATLANTIC THEATER NEW YORK, NY 10011	481 ft
CKBA LLC Ser #: 1326556	263 W 19TH ST NEW YORK, NY 10011	495 ft
ERS RESTAURANT INC Ser #: 1292918	318 W 23RD ST 1ST FL - AKA 312 320 W 23RD ST NEW YORK, NY 10011	517 ft
ELGIN THEATRE FOUNDATION INC Ser #: 1024878	175 8TH AVE NEW YORK, NY 10011	535 ft
MVLH HOSPITALITY GROUP LLC Ser #: 1318652	176 8TH AVE NEW YORK, NY 10011	562 ft
ZENITH CORPORATION Ser #: 1105483	271 WEST 23RD STREET NEW YORK, NY 10011	562 ft
23RD & 8TH LLC Ser #: 1117135	261 8TH AVENUE 23RD & 24TH NEW YORK, NY 10011	564 ft
267W LLC Ser #: 1306784	267 W 23RD ST NEW YORK, NY 10011	576 ft
174 EIGHTH REST CORP Ser #: 1310305	174 8TH AVE NEW YORK, NY 10011	584 ft
MEJO LLC Ser #: 1264824	259 W 19TH ST NEW YORK, NY 10011	613 ft
169 EIGHTH RESTAURANT CORP Ser #: 1279926	169 8TH AVE NEW YORK, NY 10011	653 ft
TEQUILA CHITO'S MEXICAN GRILL INC Ser #: 1195124	358 W 23RD ST B/N 8TH & 9TH AVENUES NEW YORK, NY 10011	666 ft
TEAM MWB LLC Ser #: 1161532	167 8TH AVENUE NEW YORK, NY 10001	666 ft
LILLY COOGANS INC Ser #: 1024917	360 WEST 23RD ST NEW YORK, NY 10011	682 ft
161 8TH AVE RESTAURANT LLC Ser #: 1299917	161 8TH AVE NEW YORK, NY 10011	731 ft





LOWELL D. KERN  
Chair

JESSE BODINE  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
P.O. Box 2622 New York, NY 10108  
tel: 212-736-4536  
<https://cbmanhattan.cityofnewyork.us/cb4/>

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Bar 21 Ltd.**  
**d/b/a Café-Flor**  
**218 8<sup>th</sup> Avenue, Store# 3**  
**a/k/a 261 W 21<sup>st</sup> Street**

An Alteration Application to combine the flower shop  
next door, also owned by the licensee

DATE:

Tuesday, July 13, 2021

TIME:

6:30 PM

PLACE:

**Video/Phone Conference Registration:**

[https://zoom.us/webinar/register/WN\\_66-6SX3vS\\_6HVC2bBstV3A](https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A)

We invite you to attend this meeting and learn more about this application.  
Alternately, you may email your comments by 12 p.m. Monday, July 12, 2021 or  
for more information, please email Assistant District Manager Nelly Gonzalez  
[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.

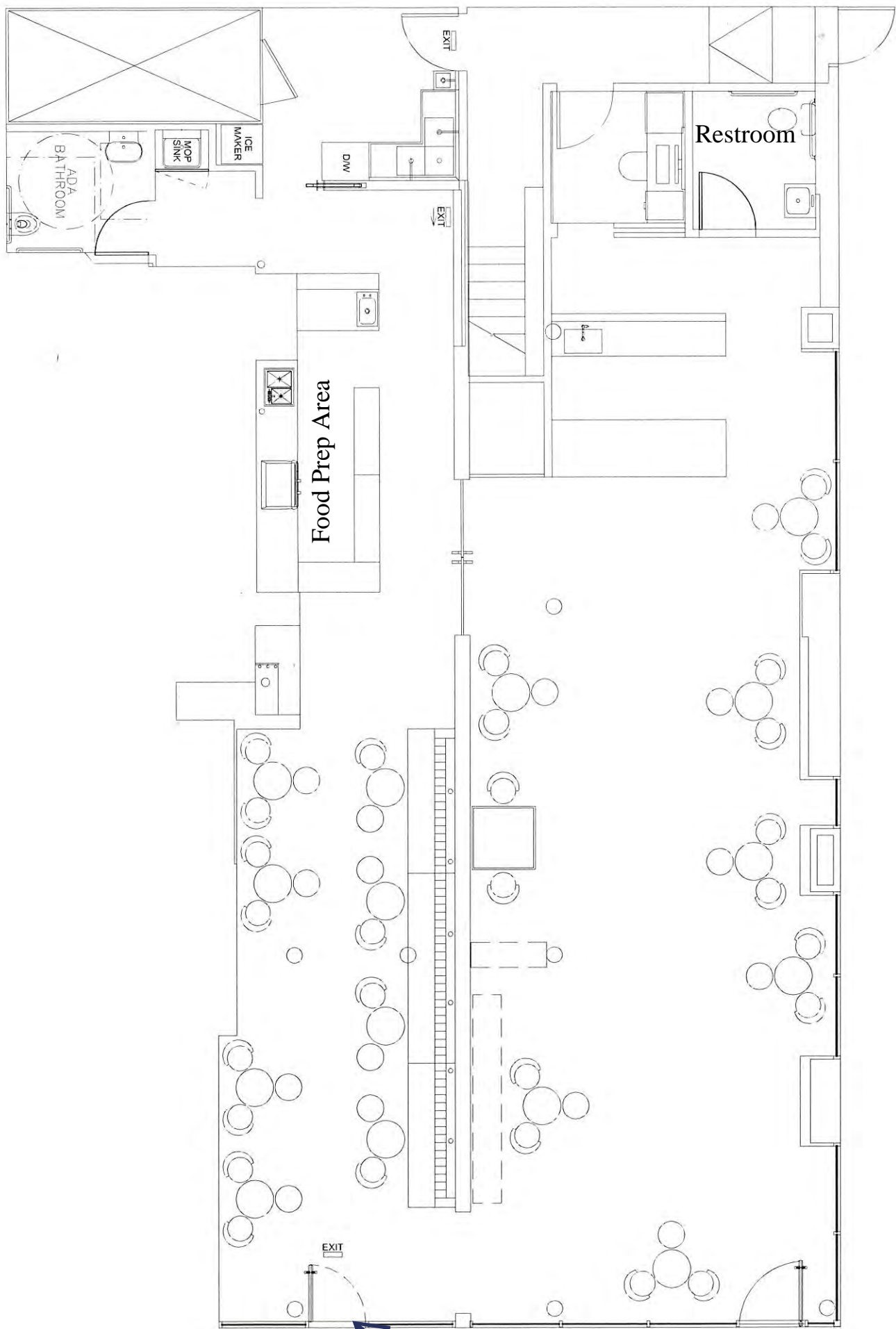
[www.chelseanow.com](http://www.chelseanow.com)

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**Chelsea**

VOLUME 13, ISSUE 25

YOUR WEEKLY COMMUNITY NEWSPAPER SERVING CHELSEA, HUDSON YARDS & HELL'S KITCHEN

JUNE 17, 2021



Restroom

Food Prep Area

ADA  
BATHROOM

ICE  
MAKER

MOP  
SINK

DW

EXIT

EXIT

EXIT

Entrance/Exit Doors

Raúl | Café-Flór  
216 & 218 8th Ave, NYC 10011





Melissa Morales <melissa@pb.law>

## Café-Flor alteration application to combine the *r a ú l* floral shop

1 message

**Raul Avila** <raul@raulavilainc.com>

Fri, Jun 25, 2021 at 10:34 AM

To: wborock@hotmail.com, steve@w15ba.com, jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, craig.slutzkin@outlook.com, jakmail@earthlink.net, ethan.felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, mwalshtny@yahoo.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, pamelaa@angel.net, fcmgt@me.com, merle.levine@gmail.com, omar.fattal@gmail.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, zazelloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, tina@nakedeyeproductions.com, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhummm@aol.com, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org

Cc: Raul Avila <raul@raulavilainc.com>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Good morning;

I hope all is well with you and your family during these unpredictable and transitional times.

My name is Raul Avila and I've lived in the Chelsea area for 27 years. My initial aspiration was to give back to the community which has personally given me so much. The first step was opening *r a ú l*, in 2018 at 216 8<sup>th</sup> avenue on the corner of 21<sup>st</sup> street. It is a retail expression of my event company, *Raul Avila Inc*, where we treat everyday people to their own super-star decor and floral designs.

I successfully branched off into a coffee & pastry shop, *Café-Flor*, next door at 218 8<sup>th</sup> Ave in November 2019.

Like all businesses in our city, both *r a ú l* and *Café-Flor* have suffered significantly due to the pandemic. However, we are committed to pushing onward and revitalizing our community.

I am reaching out to humbly request your support and that of the community board to amend my current liquor license at *Café-Flor* to also include the floral shop space address as well.

This will enable us to let our customers flow into the flower shop, creating a one of a kind experience in which our guests could then sit within the floral environment while still treating themselves to their coffee or cocktails.

My intent is to continue servicing Chelsea and boost our neighborhood's collective economy while being a positive influence with a colorful atmosphere of fine art, floral design, and my love for Colombian coffee & spirits.

Our zoom Community Meeting is scheduled for Tuesday, July 13, 2021 at 6:30PM. I invite you to attend this meeting and learn more about my application. Alternately, you may email your comments to [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Thank you,

Raul Avila





Melissa Morales <melissa@pb.law>

## Café-Flor alteration application to combine the r a ú l floral shop

m melissa-stern.com <m@melissa-stern.com>

Fri, Jun 25, 2021 at 10:38 PM

To: Raul Avila <raul@raulavilainc.com>

Cc: William Borock <wborock@hotmail.com>, Steve Starosta <steve@w15ba.com>, "jjasper@gc.cuny.edu" <jjasper@gc.cuny.edu>, "paul@groncki.com" <paul@groncki.com>, "eric.bomze@gmail.com" <eric.bomze@gmail.com>, "willrogers@gmail.com" <willrogers@gmail.com>, "acevedoandassociates@gmail.com" <acevedoandassociates@gmail.com>, "craig.slutzkin@outlook.com" <craig.slutzkin@outlook.com>, "jakmail@earthlink.net" <jakmail@earthlink.net>, "ethan.felson@jewishfederations.org" <ethan.felson@jewishfederations.org>, "laranjeirag@gmail.com" <laranjeirag@gmail.com>, Sally Greenspan <sallygmg@gmail.com>, Michael Walsh <mwalshny@yahoo.com>, "beacon195@aol.com" <beacon195@aol.com>, "germanygerald@aol.com" <germanygerald@aol.com>, Pamela Wolff <pamela@angel.net>, "fcmgt@me.com" <fcmgt@me.com>, "merle.levine@gmail.com" <merle.levine@gmail.com>, "omar.fattal@gmail.com" <omar.fattal@gmail.com>, "cott@nyc.rr.com" <cott@nyc.rr.com>, "alberttaylor@gmail.com" <alberttaylor@gmail.com>, "lesley@lyrichord.com" <lesley@lyrichord.com>, "eleanor@quiltedcorner.com" <eleanor@quiltedcorner.com>, "300wba@gmail.com" <300wba@gmail.com>, "zazelloven@yahoo.com" <zazelloven@yahoo.com>, "mis@nyc.rr.com" <mis@nyc.rr.com>, "emce33@aol.com" <emce33@aol.com>, "jblair@bobchristianson.com" <jblair@bobchristianson.com>, "w400ba@gmail.com" <w400ba@gmail.com>, "west25thstreetproject@gmail.com" <west25thstreetproject@gmail.com>, "susanb1011@aol.com" <susanb1011@aol.com>, "tina@nakedeyeproductions.com" <tina@nakedeyeproductions.com>, "fdenthunter@gmail.com" <fdenthunter@gmail.com>, "dwatersh@gmail.com" <dwatersh@gmail.com>, "bkeany@pennsouth.coop" <bkeany@pennsouth.coop>, "education@pennsouth.coop" <education@pennsouth.coop>, "andyhummm@aol.com" <andyhummm@aol.com>, "tenants@lta.info" <tenants@lta.info>, "donna@donnalangman.com" <donna@donnalangman.com>, "jeremy.carmel@gmail.com" <jeremy.carmel@gmail.com>, "john.mudd@usa.net" <john.mudd@usa.net>, "andrew@gvshp.org" <andrew@gvshp.org>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Sounds like a great idea.

Best of luck

Melissa

MELISSA STERN

<http://www.melissa-stern.com/>

<http://thetalkingcureproject.com/>

<http://speakingintongues.melissa-stern.com/>

@melissa.stern

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Melissa Morales <melissa@pb.law>

## Café-Flor alteration application to combine the r a ú l floral shop

**Gloria Laranjeira-Lowe** <laranjeirag@gmail.com>

Mon, Jun 28, 2021 at 12:46 PM

To: Raul Avila <raul@raulavilainc.com>

Cc: William Borock <wborock@hotmail.com>, steve@w15ba.com, "James M. Jasper" <jjasper@gc.cuny.edu>, Paul Groncki <paul@groncki.com>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, Craig Slutzkin <craig.slutzkin@outlook.com>, Judy Klein <jakmail@earthlink.net>, "Felson, Ethan" <ethan.felson@jewishfederations.org>, Sally Greenspan <sallygmg@gmail.com>, Michael Walsh <mwalshtny@yahoo.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, "M. Stern" <m@melissa-stern.com>, Pamela Wolff <pamela@angel.net>, Dottie Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, omar.fattal@gmail.com, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Nick Leslie Fritsch Doyle <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, 300 West BA <300wba@gmail.com>, Zazel Loven <zazelloven@yahoo.com>, mary swartz <mis@nyc.rr.com>, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, tina@nakedeyeproductions.com, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhummm@aol.com, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Dear Raul,

I absolutely support you in your very creative and positive pursuit. Our neighborhood needs more creative experiences such as this. A couple of questions are: are you applying for a full liquor Licence, what will your hours be and what type of music will you have.

Thank you

Gloria

Pres. 300 West 18&19 Streets Block Assoc.

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Melissa Morales <melissa@pb.law>

## Café-Flor alteration application to combine the r a ú l floral shop

Paul Groncki <pgroncki@gmail.com>

Mon, Jun 28, 2021 at 2:02 PM

Reply-To: pgroncki@gmail.com

To: Raul Avila <raul@raulavilainc.com>

Cc: Bill Borock <wborock@hotmail.com>, Steve Starosta <steve@w15ba.com>, "James M. Jasper" <jjasper@gc.cuny.edu>, Paul Groncki <paul@groncki.com>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, acevedoandassociates@gmail.com, "Craig L. Slutzkin" <craig.slutzkin@outlook.com>, jakmail@earthlink.net, ethan.felson@jewishfederations.org, laranjeirag@gmail.com, Sally Greenspan <sallygmg@gmail.com>, Michael Walsh <mwalshtny@yahoo.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Melissa Stern <m@melissa-stern.com>, Pam Wolff <pamela@angel.net>, Dorothy Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, Omar Fattal <omar.fattal@gmail.com>, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, W 21 22 23 BA <300wba@gmail.com>, Zazel Loven <zazelloven@yahoo.com>, "Mary I. Swartz" <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, jblair@bobchristianson.com, West 400 BA <w400ba@gmail.com>, Carla Nordstrom <west25thstreetproject@gmail.com>, Susan BittenWieser <susanb1011@aol.com>, Tina DiFelicianantonio <tina@nakedeyeproductions.com>, Florence Dent-Hunter <fdenthunter@gmail.com>, Darlene Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, Andy Humm <andyhumm@aol.com>, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, Andrew Berman <andrew@gvshp.org>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

I certainly do not see any major objections to your plan. (Better than a sports bar, that's for sure.)

*Respect science, respect nature, respect each other.*

*Heed the Fauci.*

*Stay Healthy and Calm, Paul*

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**Paul J. Groncki, PhD**

*President: 130 W16th St. Owners, Inc., 100 W16th St. Block Assoc.*

*Board Member: Hudson Guild, CCBA, Save Chelsea (emeritus)*

*Community Partner: NYPD Sector 13B NCO*

*Docent: Rubin Museum of Art*

130 W16th St, Apt 61, NY NY 10011  
917-601-8831 [www.groncki.com](http://www.groncki.com)

On Fri, Jun 25, 2021 at 10:34 AM Raul Avila <[raul@raulavilainc.com](mailto:raul@raulavilainc.com)> wrote:  
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## Café-Flor alteration application to combine the r a ú l floral shop

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**Tina DiFelicianantonio** <tina@nakedeyeproductions.com> Mon, Jun 28, 2021 at 2:56 PM

To: Raul Avila <raul@raulavilainc.com>

Cc: "Bill Borock, President" <wborock@hotmail.com>, Steve Starosta <steve@w15ba.com>, "James M. Jasper" <jjasper@gc.cuny.edu>, Paul Groncki <paul@groncki.com>, Eric Bomze <eric.bomze@gmail.com>, Will Rogers <willrogers@gmail.com>, pgroncki@gmail.com, acevedoandassociates@gmail.com, "Craig L. Slutzkin" <craig.slutzkin@outlook.com>, jakmail@earthlink.net, ethan.felson@jewishfederations.org, laranjeirag@gmail.com, Sally Greenspan <sallygmg@gmail.com>, Michael Walsh <mwalshtny@yahoo.com>, Diane Nichols <beacon195@aol.com>, Gerald Germany <germanygerald@aol.com>, Melissa Stern <m@melissa-stern.com>, Pam Wolff <pamela@angel.net>, Dorothy Francoeur <fcmgt@me.com>, Merle Lister Levine <merle.levine@gmail.com>, Omar Fattal <omar.fattal@gmail.com>, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, W 21 22 23 BA <300wba@gmail.com>, Zazel Loven <zazelloven@yahoo.com>, "Mary I. Swartz" <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, jblair@bobchristianson.com, West 400 BA <w400ba@gmail.com>, Carla Nordstrom <west25thstreetproject@gmail.com>, Andy Blackman Susan Bittenweiser <susanb1011@aol.com>, Florence Dent-Hunter <fdenthunter@gmail.com>, Darlene Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, Andy Humm <andyhumm@aol.com>, tenants@ltta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, Andrew Berman <andrew@gvshp.org>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, Nelly Gonzalez <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Ditto, though we'll have to see the full application and whether or not you will agree to the stips.

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## Café-Flor alteration application to combine the r a ú l floral shop

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**Sally Greenspan** <sallygmg@gmail.com>

Mon, Jul 5, 2021 at 5:10 PM

To: GERALD GERMANY <germanygerald@aol.com>

Cc: Raul Avila <raul@raulavilainc.com>, William Borock <wborock@hotmail.com>, Steve Starosta <steve@w15ba.com>, jim jasper <jjasper@gc.cuny.edu>, paul groncki <paul@groncki.com>, "Eric Bomze [161 W. 16 St.]" <eric.bomze@gmail.com>, willrogers@gmail.com, acevedoandassociates@gmail.com, Craig Slutzkin <craig.slutzkin@outlook.com>, "Judy Klein [130 W. 17th St.]" <jakmail@earthlink.net>, Ethan.Felson@jewishfederations.org, Gloria Lowe <laranjeirag@gmail.com>, Michael Walsh <mwalshny@yahoo.com>, beacon195@aol.com, "Stern, Melissa" <m@melissa-stern.com>, "Wolff, Pamela" <pamela@angel.net>, fcmgt@me.com, merle levine-lister <merle.levine@gmail.com>, "M.D. Omar Fattal" <omar.fattal@gmail.com>, Carol Ott <cott@nyc.rr.com>, alberttaylor@gmail.com, Lesley Doyel <lesley@lyrichord.com>, Eleanor Horowitz <eleanor@quiltedcorner.com>, 300 West BA <300wba@gmail.com>, Zazel Loven <zazelloven@yahoo.com>, mary swartz <mis@nyc.rr.com>, Eileen McElduff <emce33@aol.com>, jblair@bobchristianson.com, West 400 Block Association <w400ba@gmail.com>, west25thstreetproject@gmail.com, Susan Bittenwieser <susanb1011@aol.com>, DiFelicianantonio Tina <Tina@nakedeyeproductions.com>, fdenthunter@gmail.com, Darlene Waters <dwatersh@gmail.com>, bkeany@pennsouth.coop, education@pennsouth.coop, "Andy Humm [London Terrace]}" <andyhumm@aol.com>, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, Andrew Berman <andrew@gvshp.org>, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Hi Raul, thank you for improving our community with a lovely setting for people to enjoy. Off the top your expansion plan sounds like a very workable improvement. I am certain CB4 will dig a bit deeper on the details, I hope it goes your way, even if some small modification is requested.

Thanks again for your commitment to Chelsea. Sally Greenspan

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Melissa Morales <melissa@pb.law>

## Café-Flor alteration application to combine the r a ú l floral shop

**GERALD GERMANY** <germanygerald@aol.com>

Mon, Jul 5, 2021 at 4:47 PM

To: Raul Avila <raul@raulavilainc.com>

Cc: wborock@hotmail.com, steve@w15ba.com, jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, craig.slutzkin@outlook.com, jakmail@earthlink.net, Ethan.Felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, mwalshny@yahoo.com, beacon195@aol.com, m@melissa-stern.com, pamelaa@angel.net, fcmgt@me.com, merle.levine@gmail.com, omar.fattal@gmail.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, zazelloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, Tina@nakedeyeproductions.com, fdenthunter@gmail.com, dwatersh@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, andyhummm@aol.com, tenants@lta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org, Dwayne Holmberg <dwayne@raulavilainc.com>, Melissa Morales <melissa@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, Max Bookman <max@pb.law>

Raul,

Thank you for the note and Zoom invite.

Neighbors, I personally have known Raul for a number of years. He is a man of integrity, honesty and professionalism. If you have a moment swing by the cafe and flower shop. You will see how it is maintained and his concept for future growth. It's does not present an opportunity for abuse...this will not be a bar or night club situation.

Kindly—Gerald

Gerald E. Germany  
Licensed Associate Real Estate Broker  
DOUGLAS ELLIMAN REAL ESTATE  
The Germany Sears Team  
DIRECT: [212.321.7125](tel:212.321.7125)  
OFFICE: [212.645.4040](tel:212.645.4040)  
MOBILE: [917.548.9887](tel:917.548.9887)  
FAX: [917.369.2399](tel:917.369.2399)  
[Gerald.Germany@elliman.com](mailto:Gerald.Germany@elliman.com)  
111 FIFTH AVENUE, NEW YORK, NY 10003



Sent from my iPhone

On Jun 25, 2021, at 10:34 AM, Raul Avila <[raul@raulavilainc.com](mailto:raul@raulavilainc.com)> wrote:

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