

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
SE Dough LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
88 10th Avenue		15th & 16th Streets	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Steven Haigh	ATTORNEY/ REPRESENTATIVE	NAME: Bernstein Redo, P.C.
	PHONE: 917-817-5443		PHONE: 212-651-3100
	EMAIL: steven@scotchandbacongroup.com		EMAIL: martha@brpclaw.com
MANAGER	NAME: TBD	LANDLORD	NAME: Manhattan Chelsea Market LLC
	PHONE:		PHONE: 212-652-2126
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		Ukiah restaurant, Ashville, NC (current ownership) Kyu restaurant - Miami, FL (managed previously)
	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?		<input type="radio"/> YES <input type="radio"/> 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="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="radio"/> YES <input checked="" type="radio"/> NO	Will file as soon as possible
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES <input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES <input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Kitchen	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM
	Music	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM	12PM-1AM
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		

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	300	275	65	226 plus 25 at counter	0	2	22	
OUTSIDE <i>(Other than sidewalk café)</i>	-----	-----	-----	-----	-----	-----	-----	-----
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	n/a							

How many floors are there? What is the capacity for each floor?	Ground floor - approximately 175 Basement - approximately 125	
How frequently will the owner(s) be at the establishment?	Daily	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO on occasion
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	NO n/a
Will State certified security personnel be used?	YES	NO n/a
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO n/a
Where will delivery bicycles be stored during the day when not in use?	n/a	

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO	TCO or CO will be in place before opening
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			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Emails sent 9/3/2021		
Who was your contact person at each group you met with?	As per list provided by CB4		
When did applicant post the notice that was provided?	9/3/2021		
Where did applicant post the notice that was provided?	Door of the premises (see photos attached)		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO	

Martha Redo

From: Martha Redo
Sent: Friday, September 3, 2021 4:16 PM
To: Martha Redo
Cc: Steven Haigh; Emily Jedda
Subject: 88 10th Avenue - New Liquor License Application

Good Afternoon,

We were directed by Community Board No. 4 to contact your organization in connection with an application for a new on-premises liquor license to be filed by an entity to be formed by Steven Haigh for a restaurant at 88 10th Avenue, between 15th and 16th Streets. The premises was most recently operated as Morimoto which closed in 2020.

Steven Haigh is a co-founder of Scotch and Bacon Hospitality Group which currently operates a number of full-service and fast casual restaurants in Miami, Mexico City, Toronto and Montreal (<https://www.scotchandbacongroup.com>). This will be the first location in New York.

The restaurant will be a full-service Asian restaurant and bar with approximately 50 tables, 195 seats and two (2) stand-up bars with 22 bar seats.

The hours of operation will be 12pm – 2am daily, with background recorded music only. There will not be any outside space.

The application will be heard at the September 14, 2021 meeting of the Community Board No. 4 Business Licenses and Permits Committee.

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

Thank you,

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

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100

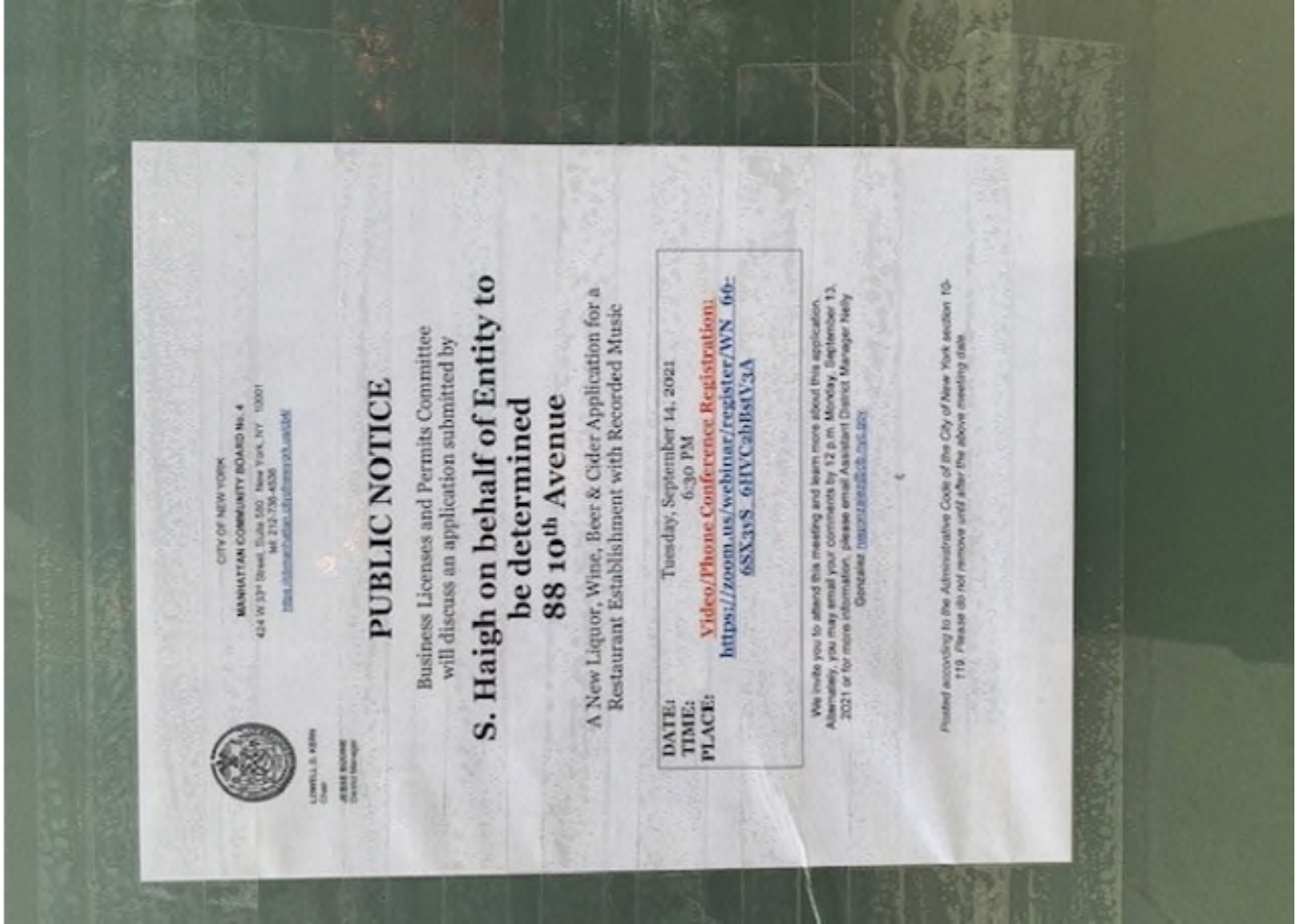
martha@brpclaw.com | www.brpclaw.com

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

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association. (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com	
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com	
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	
100 West 16th Street Block Association	Paul	Grocnki	paroncki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	matthrob@aol.com	
200 West 16th Street Block Association	Will	Rogers	wilfroeris@gmail.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	
100 West 17th/18th Street Block Association	Donna	Frankel	bv.frf@gmail.com	
100 West 17th/18th Street Block Association	Michael	Glassman	michael_glassman@hotmail.com	
100 West 17th/18th Street Block Association	Judy	Klein	judyklein99@hotmail.com	
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	sallygmc@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robertsimon267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	
100 West 26th Street Block Association	Susan	Buttenwieser	susanb101@aol.com	
Naked Eye Productions	Tina	Difeliciantonio	Tina@NakedEyeProductions.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	pamela@anel.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	pcooke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	diannezns@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fatal	omar.fatal@gmail.com	
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	laurencefrommer@yahoo.com	
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.com	
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	
300 West 18/19 Streets Block Association	David	Sloss	davidloss@gmail.com	
300 West 20th Street Block Association	Carol	Ott	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	alberttaylor@me.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quitedcorner.com	
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wbaa@gmail.com	
300 West 21/22/23(South) Streets Block Association	Phyllis	Waisman	phyllis.waisman@gmail.com	
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	miguel360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@lessor.com	
400 West 20 Street Block Association	Woody	Flower	wflowers7@gmail.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	mis@nyc.rr.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McEluff	emce33@aol.com	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	aoster@earthlink.net	
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400baa@gmail.com	
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein74@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	tenants@lita.info	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	ingeb64@me.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Daniene	Waters	denhunter@gmail.com	
500 West 19 Street Block Association	Nell	Selkirk	dwaterst@gmail.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	meil@neliselselkirk.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	hofmandb@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Debra	Beard	wade2084@gmail.com	
500 West 28/29 Streets Block Association	Brian	Donovan	dubbeard421@me.com	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Kearny	bk8@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	bkeany@pennsouth.coop	
Hotel-ArtHouse			education@pennsouth.coop	
Hightime557	Seet	Hupe	212-838-3700	
537 W 27th Street Building	Donna	Langman	doma@domlangman.com	
Midtown South Community Council	Jeremy	Carmel	jeremy.carmel@gmail.com	
Village Preservation/The Greenwich Village Society for Historic Preservation	John	Mudd	john.mudd@usa.net	
	Andrew	Berman	andrew@gvshp.org	Third Thursday of month @ 7 pm except July, August.



BUILDING DESIGN			
State the name and type of business previously located in the space.	Morimoto - restaurant		
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	NO	Morimoto NY Venture LP
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	New signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	New signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input 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?	YES	NO	n/a
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	Backlit
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?	Roof - already in place		
When was the air conditioner installed?	Unknown - already in place		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

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

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

ADDITIONAL STIPULATIONS: (Office Use Only)

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

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

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




Manhattan Community Board 4 (MCB4) recommends:

(MCB4's recommendation is based on a vote taken at its October 6, 2021 full board meeting, with 42 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 1 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation


Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

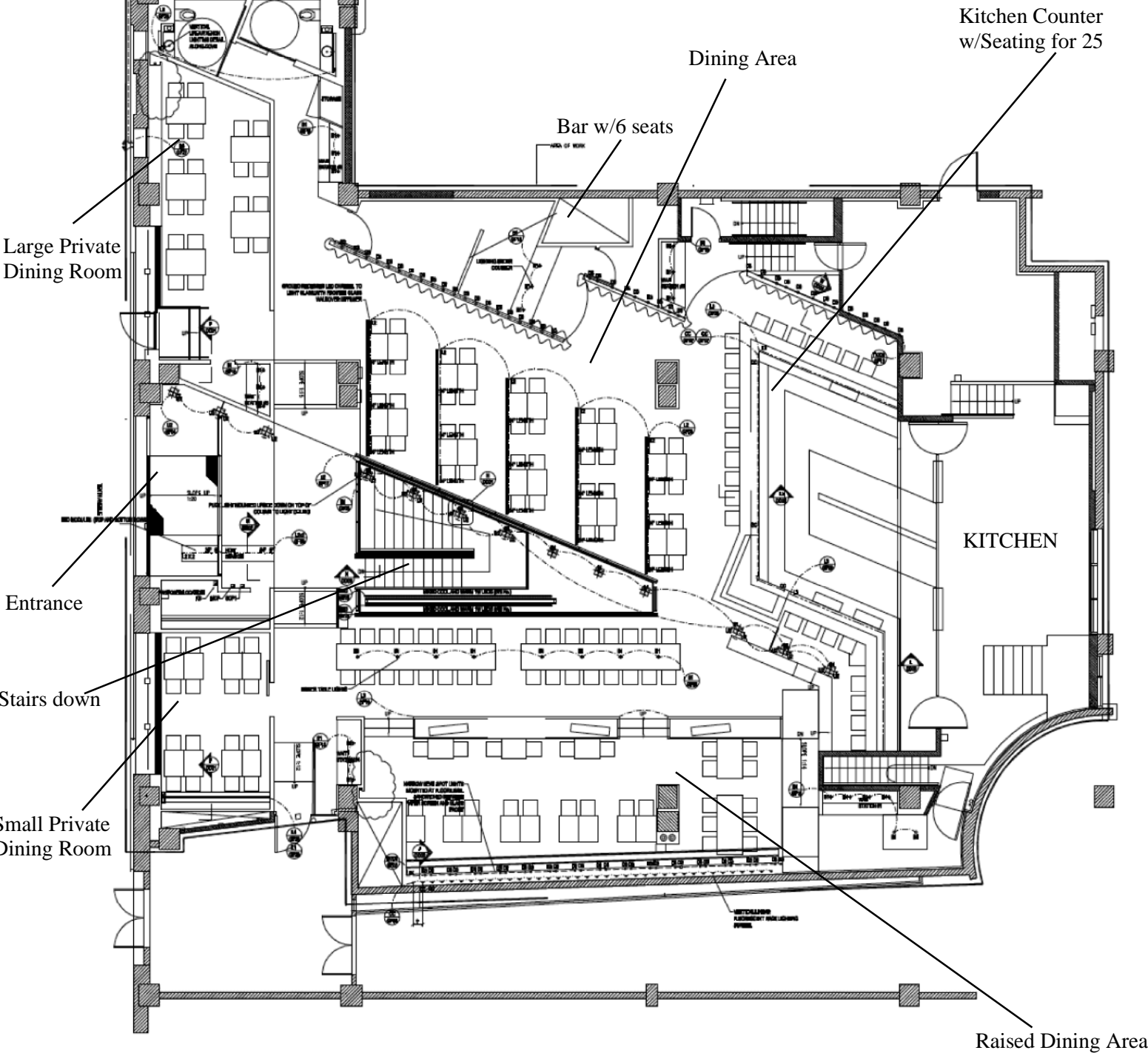
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of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

SIGN HERE →	Steven Haigh PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	9/3/21 DATE
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1. Proposed Floor Plans

88 Tenth Avenue - Ground Floor

Tables: 49
Seats: 142
Kitchen Counter/Bar Seats: 31



2. Photographs







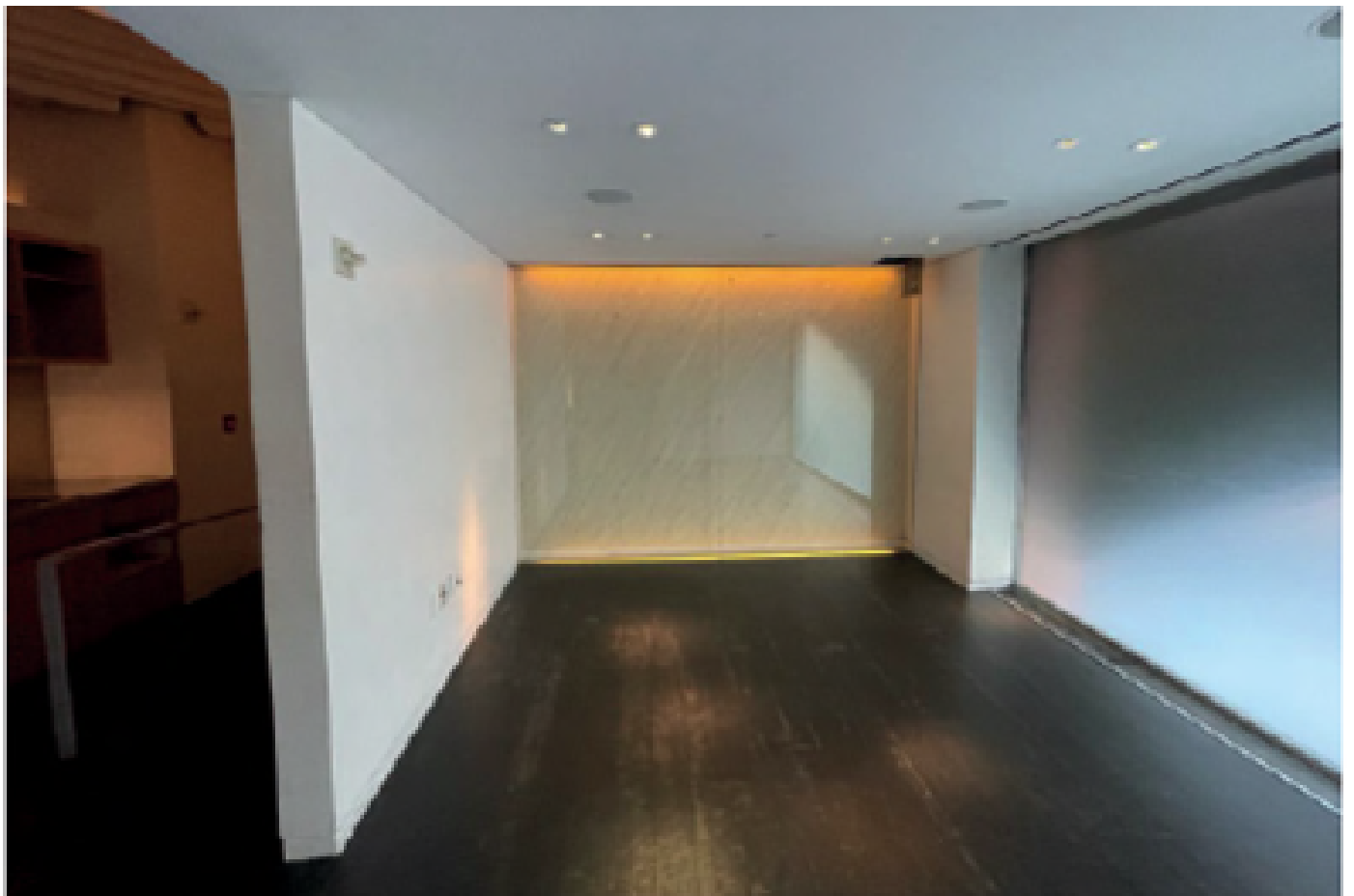












3. Proposed Menu

Snacky Snacks

Ramen egg white, Smoked Soy, Uni
Ramen egg white, Smoked Soy, Fermented Tomato Caviar
Miso-Butter Garlic Knots
Whole Roasted Mushroom, Kanzuri and Tofu
Blistered Shishito Peppers/ Sudachi and Sea Salt
Spicy Shrimp, Sloppy Noodles
Sake Steamed Mussels, Green Chili Ferment, Black Bread

Fresh and Bright

Tuna Burnt Ends, Smoked Tuna Bone Broth, Avocado
Avocado Burnt Ends, Vegan Ponzu, Sexy Herbs
Toro Tartar, Sushi Rice, Brunoise Veg, Puffed Nori
Tomato Tartar, Sushi Rice, Brunoise Veg, Puffed Nori
Hamachi, Smoked Soy and Toasted Garlic, Ponzu Onions

Whole
Roasted
Cabbage,
Chili Vin
Fried Spinach Salad, Nam Prik
Heirloom Tomatoes, Tofu "stratietella", Pickled Shallots Thai Basil

One Bite-Two Bite

Puffed Nori, Sushi Rice, Sliced Toro
Puffed Nori, Sushi Rice, Uni

Crispy Softshell Crab, Spicy Lime Lettuce/Tomato

Grilled Mushroom Roll- Truffle -Citrus-Soy
Crispy Fermented Veg Roll
BBQ Pork Should Kimbop

Crispy Crunchy

Kale Tempura, Creamy Shichimi

Asparagus, Katife, Truffle Vin

Crispy Squid, Tomato Salt, Thai Basil Dip

Whole Fried Baby Chicken (add caviar)

Smoked

Pastrami Marinated Wagyu Short rib, Nori Wrap, Sushi Rice, Banchan

Kabi Marinated Beef Cheeks, Nori Wrap, Sushi Rice, Banchan

Bulgogi Mushrooms, Nori Wrap, Sushi Rice, Banchan

Squab "Burnt Ends"(Squab Spice-Charcoal), Squab Jus, Herb Salad

Smoked Cauliflower, Ricotta Cheese, Fresh Herbs, Red Chili Oil

Spiced Duck (Grouper Spice), Fermented Papaya, Curry Duck Jus

Whole Smoked Celeriac, Nori Wrap, Sushi Rice, Banchan

Grilled and Simple

House Aged Steak, Soy-Mustard Butter

Black Sea Bass, Charcoal Gnocchi, Veggies, Wasabi-Herb Broth

Bronzed Fennel, Charcoal Gnocchi, Veggies, Wasabi-Herb Broth

Poached Lobster, Pumpkin-Lobster Miso, Pepper Juice

Veggies

Coconut Sticky Rice in Stone Pot (add crab, shrimp, crispy pork "guy")

Smoked Beef Cheek "Bibimbop", Fermented Veg, Korean Chili

Goulash

Side of Sushi Rice

Grilled Zucchini, Umami Herbs

Roasted Broccoli, Chili Garlic Condiment

Asparagus, Yuzu Custard, Wilted Herbs

4. SLA Proximity Report/Google Map/OASIS Map

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	88 10th Ave, New York, New York, 10011
Geocode	Latitude: 40.74256 Longitude: -74.00606
Report Generated On	9/6/2021

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINERY LTD Ser #: 1023575	75 9TH AVENUE NEW YORK, NY 10011	422 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,016 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,383 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	1,516 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,530 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,666 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	1,746 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	1,914 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

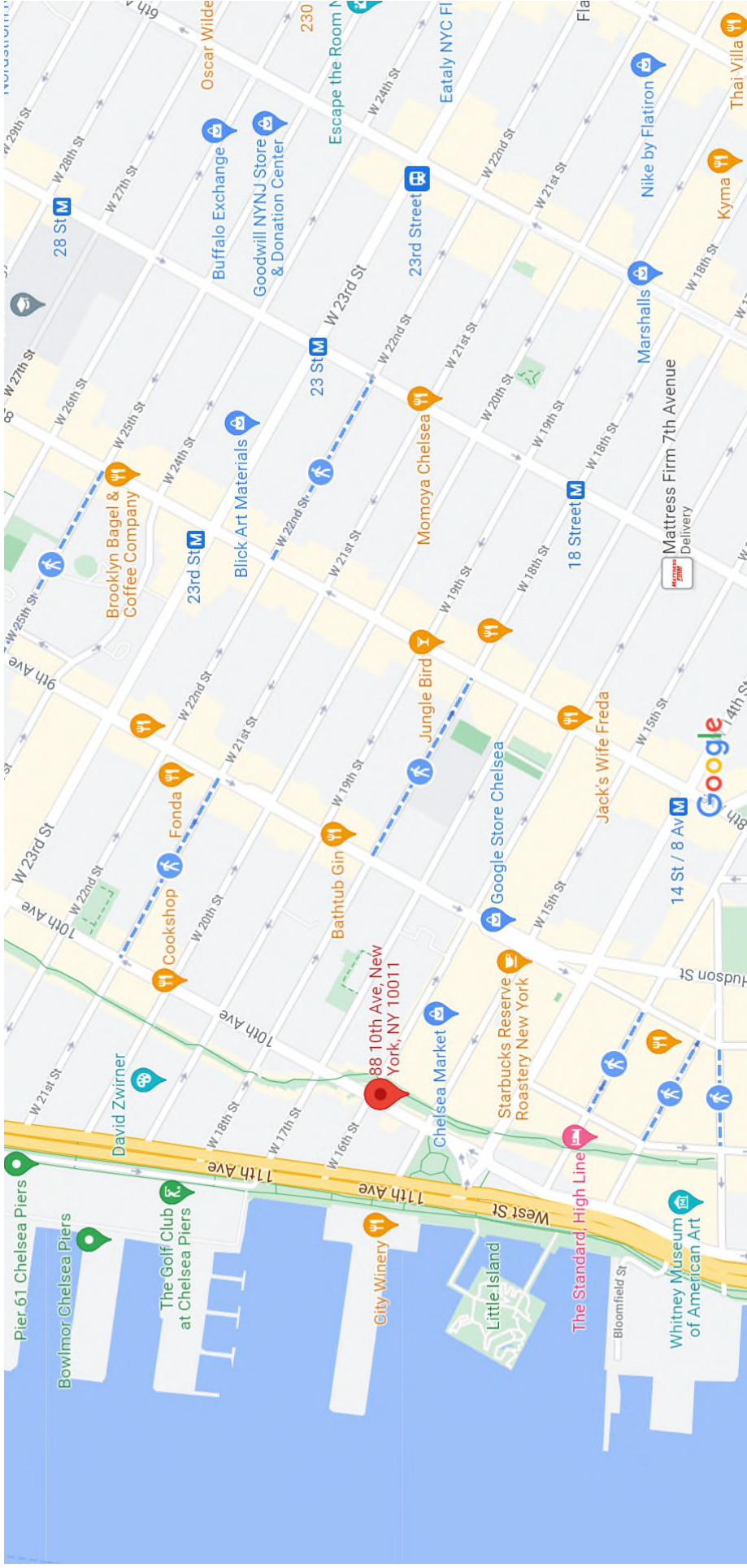
Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
NUSRET FH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	250 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
NOZ17 LLC Ser #: 1337694	458 W 17TH ST NEW YORK, NY 10011	498 ft
85 TENTH RESTAURANTS LLC Ser #: 1337421	85 10TH AVE NEW YORK, NY 10011	508 ft

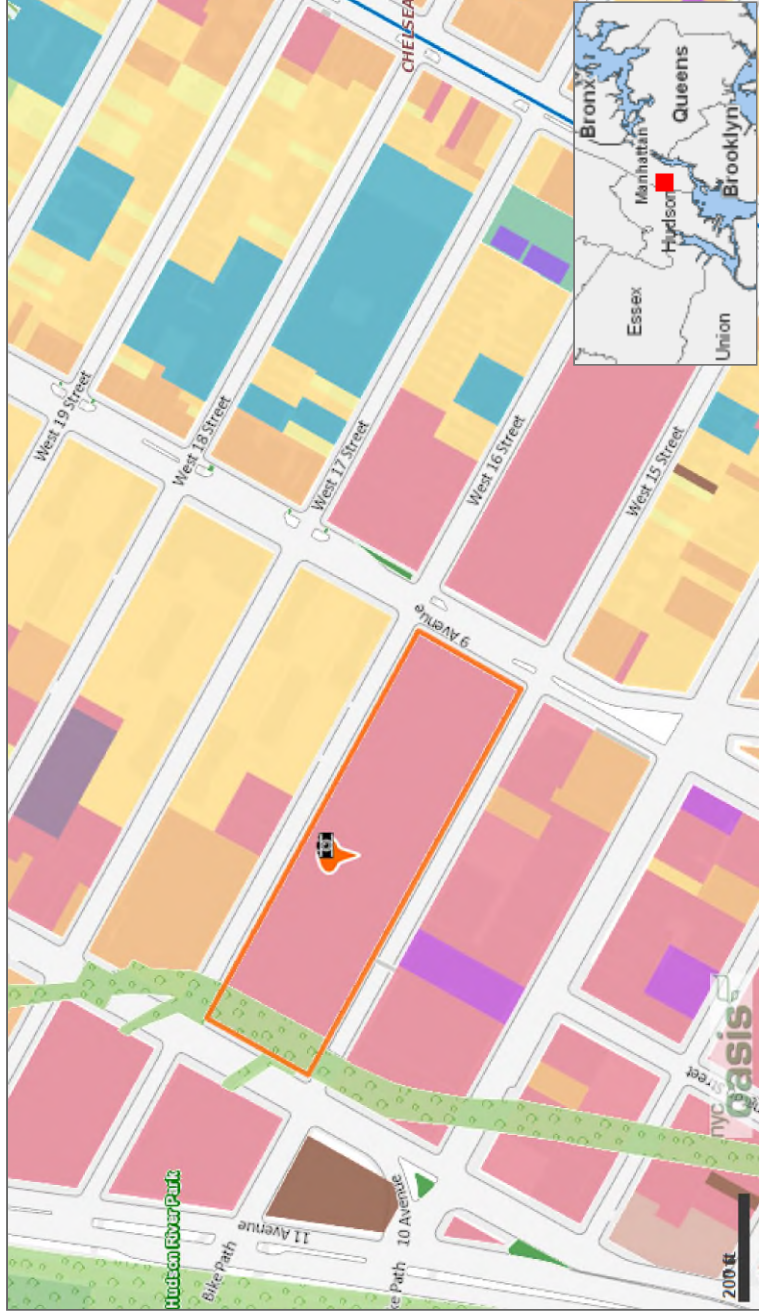
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 75 9TH AVE NEW YORK, NY 10011	213 ft
CHELSEA MARKET EVENTS INC Ser #: 1329261	410 W 16TH ST NEW YORK, NY 10011	349 ft
CHELSEA RETAIL PARTNERS LLC, BLACKBARN CHELSEA LLC Ser #: 1306036	75 9TH AVE SPACE A/AKA 448 W 16TH ST NEW YORK, NY 10011	408 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	408 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	408 ft
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	408 ft
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST, SPACE 01D10 NEW YORK, NY 10011	408 ft
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	408 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	408 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	422 ft
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	433 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	442 ft
IL POSTO LLC Ser #: 1158217	85 10TH AVE 16TH & 15TH STREETS NEW YORK, NY 10011	464 ft
17TH STREET ENTERTAINMENT II LLC Ser #: 1170926	453 W 17TH STREET NEW YORK, NY 10011	484 ft
WEST 17TH STREET ITALIAN RESTAURANT LLC Ser #: 1257499	457 W 17TH ST NEW YORK, NY 10011	490 ft
L ATELIER NYC LLC AND INVESTHOSPITALITY LLC Ser #: 1304884	85 10TH AVE NEW YORK, NY 10011	508 ft
TMSI INC AND USE LX LLC Ser #: 1301803	412 W 14TH ST NEW YORK, NY 10014	517 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	566 ft
NOIR GROUP 16 LLC Ser #: 1322254	357 W 16TH ST NEW YORK, NY 10011	664 ft

Google Maps 88 10th Ave



Map data ©2021 Google 500 ft

88 10th Avenue NY NY 10011



Legend

- Transit, Roads, Reference Features**
Roads, ferries, commuter rail, neighborhood names
- Roads**
Major Roads
Interstate Highways
Tunnels
- Neighborhood/Town Labels**
County Boundaries
- Ferry**
Commuter Rail
- NYC subway routes and stations**
- Parks, Playgrounds, & Open Space**
Parks & Public Lands
Forested Areas (NJ)
Community Gardens
School property with garden
Playgrounds
Green Spaces Along Streets
Golf Courses
Baseball/Soccer/Football Fields
Tennis/Basketball/Handball Courts & Tracks
- Cemeteries**
- Land Use**
1 & 2 Family Residential
Multi-family Residential
Mixed Use
Open space & outdoor recreation
Commercial
Institutions
Industrial
Parking
Transportation / Utilities
Vacant Lots

(Not all items in the legend may be visible on the map.)

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5. Public Interest Statement

PUBLIC INTEREST STATEMENT

The application is for a new full-service Asian restaurant at 88 Tenth Avenue, between 15th and 16th Streets at Chelsea Market. The premises had been occupied for over 10 years by Morimoto restaurant until it closed in 2020.

The premises will occupy the ground floor and basement with approximately 65 tables with 226 seats, plus 25 seats at the kitchen counter. There will be two (2) customers bars, one on the ground floor with 6 seats and one in the basement with 16 seats.

The hours of operation will be 12PM – 2AM daily, with background recorded music only. There will not be any outside seating.

Steven Haigh is a co-founder of Scotch and Bacon Hospitality Group which currently operates a number of full-service and fast casual restaurants in Miami, Mexico City, Toronto and Montreal (<https://www.scotchandbacongroup.com>). Mr. Haigh previously owned and managed the restaurant Kyu in Miami, Florida and is currently an owner of Ukiah restaurant in Ashville, North Carolina. This will be the first location in New York.

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