

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)		
Corkbuzz Two LLC		Corkbuzz Chelsea		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
75 9th Ave., Retail Space D		15th St & 16th St.	10011	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Laura Meniec	ATTORNEY/ REPRESENTAIVE	
	PHONE:	917-770-9713		
	EMAIL:	laura@corkbuzz.com		
MANAGER	NAME:	Alex Dunn	LANDLORD	
	PHONE:	646-237-4847		
	EMAIL:	alexduan@corkbuzz.com		
NAME:		Pesetsky & Bookman PC/ Max Bookman Esq.		
PHONE:		212-513-1988		
EMAIL:		max@pb.law; yakeima@pb.law		
NAME:		Jamestown LP		
PHONE:		212-652-2111		
EMAIL:		Claire.bernard@jamestownlp.com		
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)				
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO
	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	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		1278757	6/30/2022
	<i>Please list/describe the nature of all the changes and attach the plans:</i> Expanding to include new bar with 17 seats			
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 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 checked="" 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?		YES	<input checked="" type="checkbox"/> NO	After the CB meeting.
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="checkbox"/> YES	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
	Kitchen	all hours of operation						
	Music	all hours of operation						
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	74	74	8	32	0	2	29
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	1; 74		
How frequently will the owner(s) be at the establishment?	Weekly		
Will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO	
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

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

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	100 West 16th Block Association	
	# 2	100/200 15th Block Association	
	# 3	Council Chelsea Block Association	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Emailed on 9/16 and 9/29	
Who was your contact person at each group you met with?		Bill Borock, Paul Grocni, Steve Starosta	
When did applicant post the notice that was provided?		Friday, September 24, 2021	
Where did applicant post the notice that was provided?		front of the 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="checkbox"/> YES	NO (917) 770-9713
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Corkbuzz Chelsea		
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	Yes. Same Corkbuzz Chelsea
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" 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)	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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Establishment is located inside the Chelsea Market
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	Establishment is located inside the Chelsea Market
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Central air in the entire building		
When was the air conditioner installed?	" "		

OUTDOOR ITEMS - OTHER THAN 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, gazebo or open dining in the parking lane? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
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 checked="" type="radio"/> NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a

DCA APPROVED UNENCLOSED 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	n/a
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
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 checked="" type="radio"/> NO	n/a
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 checked="" type="radio"/> NO	n/a
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input checked="" 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 checked="" type="radio"/> NO	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
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 checked="" type="radio"/> NO	n/a
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
Will applicant use umbrellas?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	n/a
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input type="radio"/> YES	<input checked="" type="radio"/> 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
November 3, 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

APPLICANT AGREEMENT WITH THE COMMUNITY

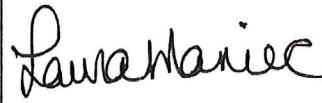
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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



Lauramaniec

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

9/29/2021

DATE

DINNER MENU

snacks

crostini with ricotta and fig jam
roasted duck fat roasted nuts
vermicelli arancini with proscuitto dust, provolone bechamel
bone marrow crostini with salsa verde
foie gras and jelly sandwich

charcuterie all housemade

duck proscuitto with pickled mustard seeds
rabbit and mushroom terrine with cranberry chutney
pork rillettes with tomatillo jam
head cheese with radish parsley salad
beef tongue pastrami with pickled onions

cheeses served with honey

ricotta(housemade)
epoises
monte enbro
challerhocker
dunbarton blue cheese

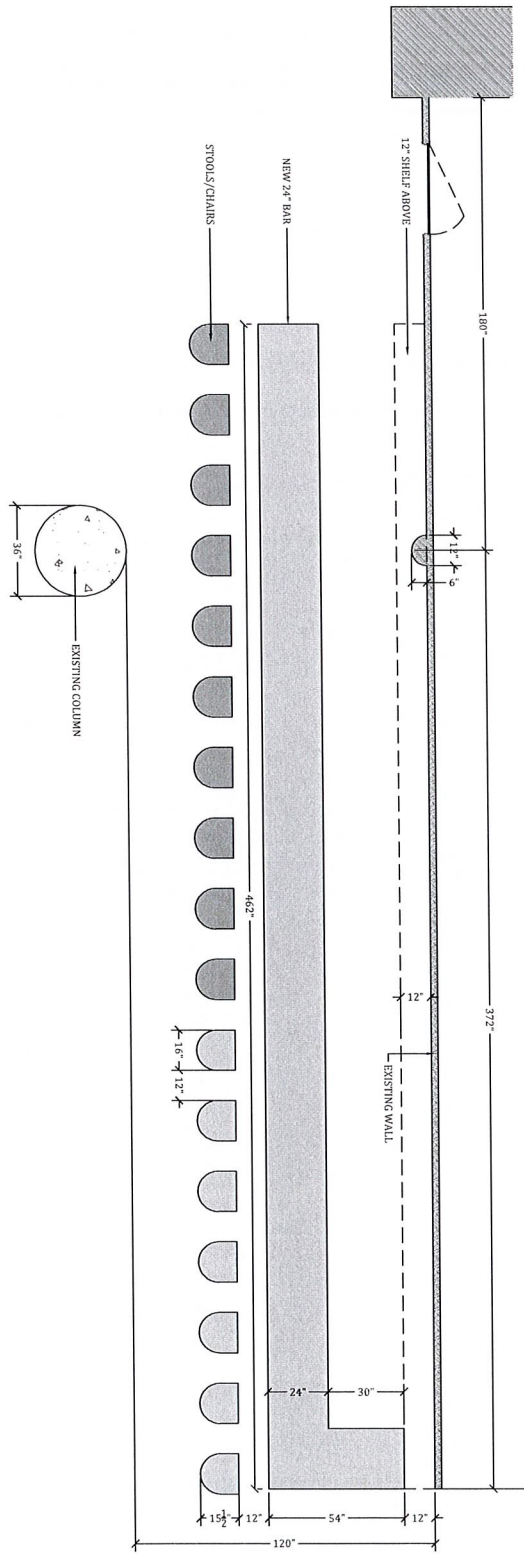
shares

Sardines in chimichurri
Corkbuzz brussels sprouts
Cauliflower salad with white anchovy pesto, poached egg, herb salad
Pork belly with pickled red cabbage, sweet chili sauce, cilantro
Grilled shrimp with salsa tormenta
Foie gras stuffed quail with lentils and madiera sauce
Crispy oxtail terrine and 3 mustards
(mustard greens, pickled mustard seeds, cipolinni mostarda)
Market greens with pickles and garlic dill vinaigrette

sweets

Housemade seasonal Cookies

Donuts with marcona almond butter
Chocolate chip bread pudding with vanilla ice cream



PROJECT: CHELSEA MARKET BAR
 SUBJECT: FLOOR PLAN
 DATE: 09/10/21
 REVISION # & DATE: 01 09/28/21

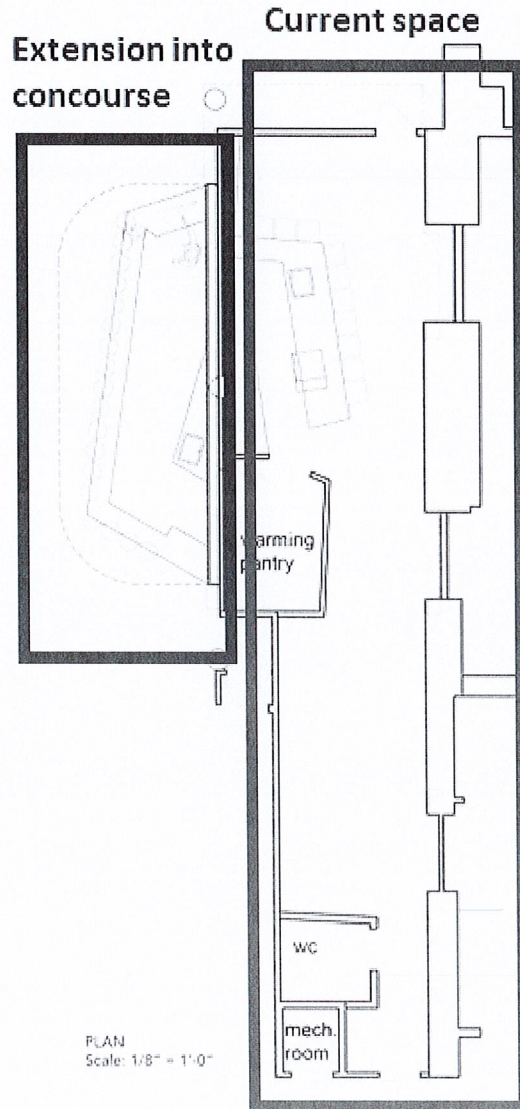
SK-01



LETTER OF INTENT

EXHIBIT A

SITE PLAN WITH LOCATION OF PREMISES



Corkbuzz Chelsea Market License

2 messages

Laura Maniec <laura@corkbuzz.com>
To: pgroncki@gmail.com, mattbrob@aol.com
Bcc: yakeima@pb.law

Thu, Sep 16, 2021 at 12:38 PM

Dear 100 West 16th Street Block Association

I am writing to introduce myself again. I believe we were in contact when I opened our Chelsea location about 6 years ago. My name is Laura Maniec- Fiorvanti, and I own Corkbuzz Chelsea Market in your community.

I wanted to inform you that we are applying for a modification to our existing liquor license within the market and are looking to add another customer bar of about 15 seats in the adjacent space to our existing wine bar. They are contiguous spaces and will just provide us with more seating. We plan on attending the October CB meeting. (virtually)

Our business is a wine bar with food, and wine education/classes and events and we are currently operating from 12 pm-8 pm daily. Please let me know if you have any questions about our license application, operations or just want to pop in one day and say hello. We welcome any feedback and want to be sure we always consider our neighbors.

Sincerely,
Laura

Check out our virtual classes [here](#) & our "backpacks" to pair with the classes [here](#)
We also offer custom wine packs and custom wine classes for corporate and private events

Laura Maniec-Fiorvanti
Founder & CEO
E: laura@corkbuzz.com
T: [646.873.6071](tel:646.873.6071)
M:917.770.9713



Laura Maniec <laura@corkbuzz.com>
To: pgroncki@gmail.com, mattbrob@aol.com, Yakeima Simms <yakeima@pb.law>

Wed, Sep 29, 2021 at 1:38 PM

Hello Again,

I am just following up on my earlier email regarding our plans to attend the October community board meeting for a modification to our existing liquor license to expand in Chelsea market and add another bar with approximately 17 seats, inside the market adjacent to our space. Do you have any questions I can answer or is there anything else I can help with regarding this amendment related to your block association? I am available by phone or email with questions. My number is 917-770-9713

Sincerely,
Laura

[Quoted text hidden]
[Quoted text hidden]

Corkbuzz Chelsea Market License

2 messages

Laura Maniec <laura@corkbuzz.com>
To: steve@w15ba.com, info@w15ba.com
Bcc: yakeima@pb.law

Thu, Sep 16, 2021 at 12:36 PM

Dear 100/200 15th Street Block Association

I am writing to introduce myself again. I believe we were in contact when I opened our Chelsea location about 6 years ago. My name is Laura Maniec- Fiorvanti, and I own Corkbuzz Chelsea Market in your community.

I wanted to inform you that we are applying for a modification to our existing liquor license within the market and are looking to add another customer bar of about 15 seats in the adjacent space to our existing wine bar. They are contiguous spaces and will just provide us with more seating. We plan on attending the October CB meeting. (virtually)

Our business is a wine bar with food, and wine education/classes and events and we are currently operating from 12 pm-8 pm daily. Please let me know if you have any questions about our license application, operations or just want to pop in one day and say hello. We welcome any feedback and want to be sure we always consider our neighbors.

Sincerely,
Laura

Check out our virtual classes here & our "backpacks" to pair with the classes here
We also offer custom wine packs and custom wine classes for corporate and private events

Laura Maniec-Fiorvanti
Founder & CEO
E: laura@corkbuzz.com
T: [646.873.6071](tel:646.873.6071)
M: 917.770.9713



Laura Maniec <laura@corkbuzz.com>
To: steve@w15ba.com, info@w15ba.com
Bcc: yakeima@pb.law

Wed, Sep 29, 2021 at 1:43 PM

Hello Again,

I am just following up on my earlier email (see below). We plan on attending the Community Board meeting in October for our modification to our existing license to expand and add another bar. Is there anything I can answer related to this expansion? I want to be sure any objections or concerns are handled. We have been members of the community for 6+ years. I can be reached via email and my phone number 917-770-9713

[Quoted text hidden]

[Quoted text hidden]

Re: Corkbuzz Chelsea Market License

1 message

Laura Maniec <laura@corkbuzz.com>

Wed, Sep 29, 2021 at 8:56 PM

To: Miguel Acevedo <mig91360@yahoo.com>

Cc: Susan Palmer Marshall <palmermarshall@yahoo.com>, Gloria Lowe <glowe@wohlfarth.com>, David Sloss <davidsloss@gmail.com>, Bill Borock <wborock@hotmail.com>, "Block Association - 300 W. 18th & 19th Streets" <1819nyc@gmail.com>

Thank you Miguel,

Let us know how we can support the neighborhood efforts going forward too. The best part about these outreach is getting back in touch with each other, especially after the year we have all had. My number and contact will not change so feel free to reach out.

Laura

On Sep 29, 2021, at 8:22 PM, Miguel Acevedo <mig91360@yahoo.com> wrote:

Hi

In all honesty we haven't had any issues in the past with any of the businesses in Chelsea market and don't have any issues with the modification being proposed by this applicant.

Miguel Acevedo

Fulton Houses TA President

Sent from my iPhone

On Sep 29, 2021, at 5:05 PM, Susan Palmer Marshall <palmermarshall@yahoo.com> wrote:

Thanks, Laura for the sketches and congrats on the baby.

Let me know your GM's name. I'll look to pop by sometime between 4:00 - 5:00p on Saturday. It would be helpful to hear and visualize in person about the walking through the existing part to the other part.

Looking forward to meeting you on Tuesday.

Cheers!

-Susan

(212) 675-5677

On Wednesday, September 29, 2021, 04:59:06 PM EDT, Laura Maniec <laura@corkbuzz.com> wrote:

Hi Susan,

I just had a baby and so I am working remotely but I can have our General Manager show you the proposed additional space on Saturday, essentially it is adjacent to our location, and will be connected via a door from the inside of our bar to the space that was previously the "Nut Box" across from Los Tacos. This is a preliminary sketch of the proposed bar and then how it lines up with our existing space.

I look forward to seeing you at the meeting and to meeting you in person.

Laura

Check out our virtual classes here & our "backpacks" to pair with the classes here
We also offer custom wine packs and custom wine classes for corporate and private events

Laura Maniec-Fiorvanti
Founder & CEO
E: laura@corkbuzz.com
T: [646.873.6071](tel:646.873.6071)
M: 917.770.9713



On Wed, Sep 29, 2021 at 4:49 PM Susan Palmer Marshall <palmermarshall@yahoo.com> wrote:

Thank you, Bill for the reminder.

And thank you, Laura for writing in again. I had meant to respond on behalf of the 300 West 18th & 19th Streets block association but I had originally received your email when I was on vacation.

I know of your establishment. My husband walked by it just the other evening and had said we would like to sample some wines there one day as it looks very agreeable for wine connoisseurs.

Do you have a diagram of how you plan to expand? I think it should be fine but given that your space is so intimate and in a corner I'm having trouble visualizing the surrounding areas and where the second bar would be located. It would be helpful to see this. But on basic premise I don't think we foresee an issue. It doesn't appear that you have a wild clientele that's going to be inhibiting the walkway space of the Chelsea Market. Will you be around at all this weekend? My evenings are pretty tied up but I may be able to pop over on Saturday, late afternoon.

You should know that I have cleared my calendar to represent our BA at the BLP meeting on the 12th.

Thanks again for being a good neighbor and following up on this.

Cheers!

300 West 18th & 19th Streets Block Association

Susan Marshall, Secretary
(212) 675-5677
1819nyc@gmail.com

On Wednesday, September 29, 2021, 04:25:20 PM EDT, Bill Borock <wborock@hotmail.com> wrote:

Hello Miguel/Susan/Gloria/David,

The Fulton Houses Tenant Association and the 300 West 18/19 Streets Block Association are the

closest CCBA members to the location in the Chelsea Market in which the applicant is applying for a modification of an existing liquor license.

See the applicant's letters below.

If you have not yet responded, you may want to.

Bill

From: Laura Maniec <laura@corkbuzz.com>
Sent: Wednesday, September 29, 2021 1:56 PM
To: wborock@hotmail.com <wborock@hotmail.com>
Subject: Re: Corkbuzz Chelsea Market License

Hello Mr Borock,

I am just following up on my earlier email related to our plans to attend the Community board meeting in October and expand our existing location by adding another bar. I have not heard from anyone yet objecting or with questions but I remain available via email or phone 917-770-9713 if there are any concerns or questions related to this.

Thank you and have a great day!

Laura

Check out our virtual classes here & our "backpacks" to pair with the classes here

We also offer custom wine packs and custom wine classes for corporate and private events

Laura Maniec-Fiorvanti
Founder & CEO
E: laura@corkbuzz.com
T: [646.873.6071](tel:646.873.6071)
M:917.770.9713



On Thu, Sep 16, 2021 at 12:33 PM Laura Maniec <laura@corkbuzz.com> wrote:
Hi Mr. Borock,

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Sincerely,
Laura

Check out our virtual classes here & our "backpacks" to pair with the classes here

We also offer custom wine packs and custom wine classes for corporate and private events

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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	75 9th Ave, New York, New York, 10011
Geocode	Latitude: 40.74256 longitude: -74.00606
Report Generated On	8/26/2021

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		

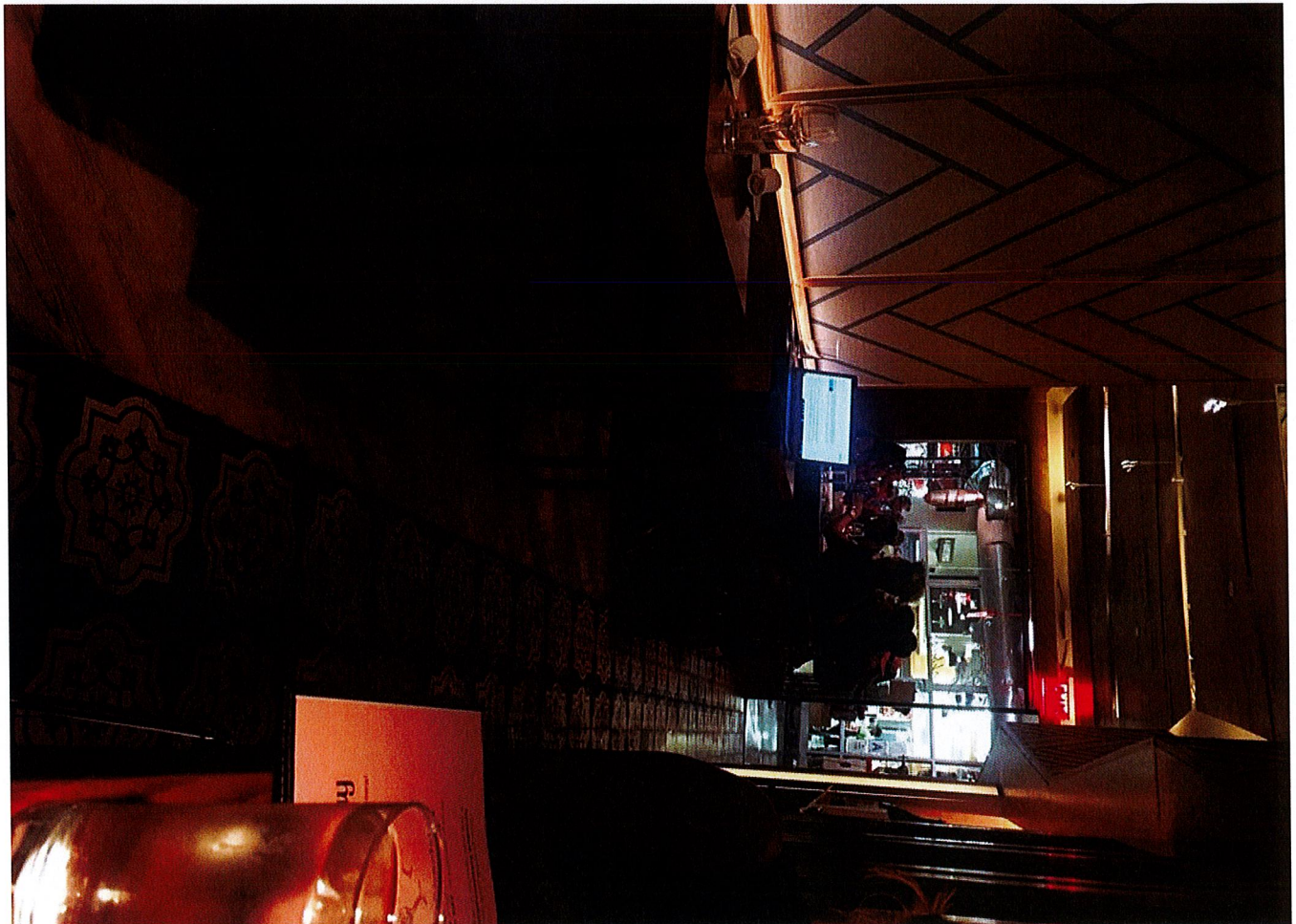
Churches within 500 feet		
Name	Address	Distance
No Churches within 500 feet		

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
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	408 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE 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
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	408 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
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











CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 23rd Street, Suite 503, New York, NY 10011
 Tel: 212-736-4536
www.manhattancommunityboard.usdoj.gov

LOWELL B. REIN
 Chair
 JESSE BOONNE
 District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

Corkbuzz Two, LLC
Corkbuzz Chelsea Market
75 9th Avenue, Retail Space D

An Alteration Application to include another
 customer bar with approximately 15 seats

DATE: Tuesday, October 12, 2021
 TIME: 6:30 PM
 PLACE: **Video/Phone Conference Registration:**
https://zoom.us/webinar/register/WN_66-6SX3vS_6HVCabBstV3A

We invite you to attend this meeting and learn more about this application.
 Alternately, you may email your comments by 12 p.m. Monday, October 11, 2021
 or for more information, please email Assistant District Manager Neely Gonzalez
neegonzalez@lcb.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.

CHELSEA MARKET

corkbuzz
 RESTAURANT & WINE BAR

FACE MASK REQUIRED FOR

"All the News
 That's Fit to Print"

The New York Times

Late Edition
 Today, this ending, residual dead-
 ing, partial clearing, high 73. To-
 night, clear skies, low 50. Tomorrow,
 sunny, mild, light breeze, high 75.
 Weather map appears on Page B12.

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New York City Acts to Protect Food Couriers

Sweeping Bills to Ease App Workers' Plight

By JEFFERY C. MAYS
 Since the beginning of the pandemic, food delivery workers on bikes have become even more conspicuous features of the New York City streetscape, wearing low wages and often braving horrendous weather, hazardous streets and the threat of rudeness to bring people their chosen orders at all hours of the day.
 On Thursday, the city became the first in the nation to take up aggressive steps to improve those employees' working conditions, approving a groundbreaking package of legislation that will set minimum pay and restore the rights of couriers by app-based food delivery services like GrubHub, Uber Eats and DoorDash.



C.D.C. COMMITTEE BACKS THIRD FOR OLDER

REVEALS
 Health Secretary
 Says

Debate Forces Yellen to Play Politics

Boko Haram Wanes, and Nigerian City Is Fear

By RUTH MACLEAN and ISMAEL ALIA Ex-Fighters Now Living