

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Hudson Dining Group, LLC		N/A	
STREET ADDRESS		CROSS STREETS	ZIP CODE
10 Hudson Yards, 24th Floor		10th Avenue & West 30th St	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	see attached rider	NAME: Lindsey Farina, Esq.
	PHONE:		PHONE: (732) 727-5030
	EMAIL:		EMAIL: dnotarmuzi@skenelawfirm.com
MANAGER	NAME:	Ashley Perich	NAME: Kohlberg Kravis Roberts & Co. L.P.
	PHONE:	(917) 837-3223	PHONE: (212) 750-8300
	EMAIL:	aperich@patinagroup.com	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="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Applicant and its affiliates hold catering establishment licenses issued by the NYSLA	
	What were the dates applicant was involved with this former premise?	N/A	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input checked="" 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Upon approval by the community board.
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	See attached rider.
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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	8am-10pm	8am-10pm	8am-10pm	8am-10pm	8am-10pm	Closed	Closed
	Kitchen	8am-10pm	8am-10pm	8am-10pm	8am-10pm	8am-10pm	Closed	Closed
	Music	N/A	N/A	N/A	N/A	N/A	N/A	N/A

If you plan to have music, what type(s)?
(Circle all that apply) None BACKGROUND LIVE MUSIC DJ JUKE BOX 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	345	345	Varies by event	Varies by event	0	2	0
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor? 1 Capacity- 345

How frequently will the owner(s) be at the establishment? N/A- owner is a LLC and has hired a manager to oversee the day to day operations.

Will there be dancing? YES NO

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

Will applicant be hosting private; promotional or corporate events? YES NO N/A

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

Will applicant have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

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

Does applicant agree to notify MCB4 prior to making changes to its method of operation? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO N/A

Where will delivery bicycles be stored during the day when not in use? N/A

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

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 rider	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		N/A- meeting was not required.	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		10/27/2021	
Where did applicant post the notice that was provided?		Front entrance of premises.	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		Manager phone number- (917) 837-3223	

BUILDING DESIGN			
State the name and type of business previously located in the space.	office building		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO X	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	X YES	NO	
Is the entrance ADA Compliant?	X YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X	
Will applicant have a vestibule within the establishment?	YES	NO X	
Will applicant use a storm enclosure?	YES	NO	N/A- premises is located on 24th floor.
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?	YES	NO	N/A
Will applicant comply with the NYC noise code?	X YES	NO	
Will the establishment have any of the following: (circle all that apply) N/A	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- premises is located on 24th floor.
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	X 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?	YES	NO	N/A- premises only has food prep area.
Will the establishment have an illuminated sign?	YES	NO X	
Will the establishment have a canopy extending over the sidewalk?	YES	X NO	
Where will the air conditioner be located? What type is it?	24th floor; FPB VAV		
When was the air conditioner installed?	2016		

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ		N/A	
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
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	
Will applicant use umbrellas?	YES	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 closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	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: (MCB4's recommendation is based on a vote taken at its December 1, 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)</p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial <input type="checkbox"/> Approval</p>
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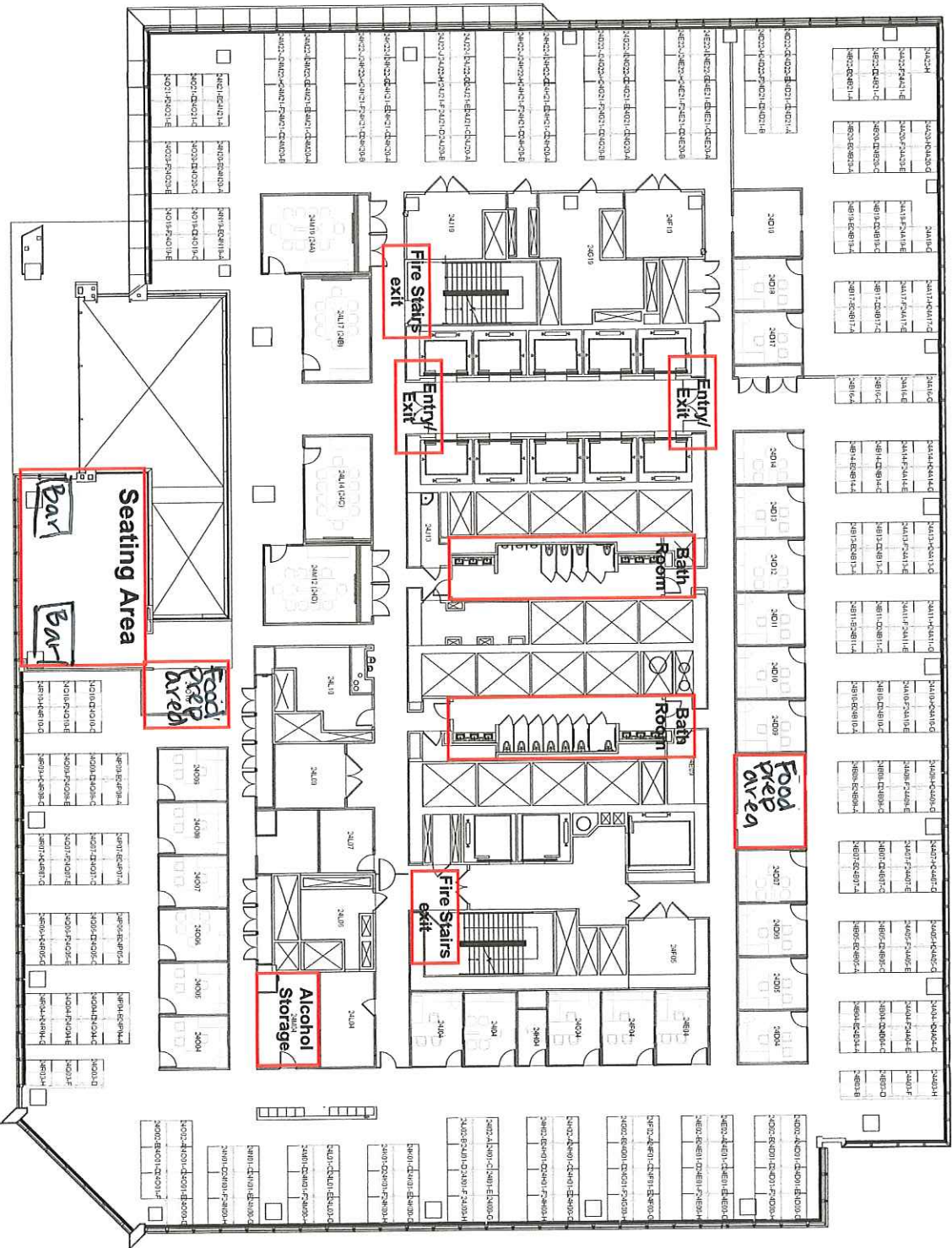
CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holezubic 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.

<p>SIGN HERE →</p>	<p>Thomas M. Barney Jr</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>10/27/21</p> <p>DATE</p>
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KKR
 24th Floor, 10 Hudson Yards, 552 West 33rd Street, New York, NY 10001

RIDER TO OWNER INFORMATION

OFFICERS

Christopher M. Harter, President

Thomas J. Barney, Jr., COO

Patina Restaurant Group, LLC is the 100% shareholder of Hudson Dining Group, LLC

Rider to Community Notification

Block/Tenant Association & Community Groups	First name	Last name	E-MAIL
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com
West 36th Street	Frank	Strock	mcgee79@aol.com
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; jrestuccia2@clintonhousing.org
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org
Hudson Yards Hell's Kitchen Alliance	Bob	Berfatto	rjberfatto@hyhkalliance.org
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hyhkalliance.org
Hotel Americano			(212) 216-0000
Highline537	Scott	Hupe	212-838-3700
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com
Council Chelsea Block Association	Bill	Borock	wborock@hotmail.com
CHEKPEDS	Christine	Berthet	cberthet@me.com
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues)	Julia	Campanelli	juliacampanelli@gmail.com
W36th Block Association (8/9)	Brian	Weber	brianscottweber@gmail.com
W36th Block Association (8/9)	Cressida	Connelly	cressidac@gmail.com

Danielle Notarmuzi

From: Danielle Notarmuzi
Sent: Friday, October 29, 2021 4:29 PM
To: Gonzalez, Nelly (CB)
Subject: FW: Catering Establishment Liquor License, Hudson Dining Group, LLC- 10 Hudson Yards, 24th Floor

Please see below as I forgot to cc you on the emails.

Danielle Notarmuzi
Paralegal
Skene Law Firm, P.C.
2614 Route 516, 2nd Floor
Old Bridge, NJ 08857
(732) 727-5030

From: Danielle Notarmuzi
Sent: Friday, October 29, 2021 1:27 PM
To: Kathleen Treat <kathleentreat123@gmail.com>; mcgee79@aol.com; info@clintonhousing.org; jrestuccia2@clintonhousing.org; rmarcano@clintonhousing.org; rjbenfatto@hyhkalliance.org; pgouris@hyhkalliance.org; donna@donnalangman.com; wborock@hotmail.com; cberthet@me.com; juliacampanelli@gmail.com; brianscottweber@gmail.com; cressidac@gmail.com
Cc: Lindsey Farina <lfarina@skenelawfirm.com>
Subject: RE: Catering Establishment Liquor License, Hudson Dining Group, LLC- 10 Hudson Yards, 24th Floor

Dear Madam/Sir,

As you are aware, our firm represents Hudson Dining Group, LLC in its alcoholic beverage regulatory matters. Please be advised that our appearance before the community board is scheduled for 11/9/21.

Please let me know if you have any questions.

Thank you,

Danielle Notarmuzi
Paralegal
Skene Law Firm, P.C.
2614 Route 516, 2nd Floor
Old Bridge, NJ 08857
(732) 727-5030

From: Danielle Notarmuzi
Sent: Thursday, September 23, 2021 11:36 AM
To: Kathleen Treat <kathleentreat123@gmail.com>; mcgee79@aol.com; info@clintonhousing.org; jrestuccia2@clintonhousing.org; rmarcano@clintonhousing.org; rjbenfatto@hyhkalliance.org; pgouris@hyhkalliance.org; donna@donnalangman.com; wborock@hotmail.com; cberthet@me.com; juliacampanelli@gmail.com; brianscottweber@gmail.com; cressidac@gmail.com
Cc: Lindsey Farina <lfarina@skenelawfirm.com>
Subject: Catering Establishment Liquor License, Hudson Dining Group, LLC- 10 Hudson Yards, 24th Floor

Dear Sir/Madam,

Please be advised that our firm represents Hudson Dining Group, LLC in its alcoholic beverage regulatory matters. Recently, we submitted a community board notification on behalf of our client to Manhattan Community Board 4 advising them of our client's intent to apply for a Catering Establishment Liquor License with the New York State Liquor Authority for the premises located at 10 Hudson Yards, 24th Floor. As part of the community board's requirements for this application, we have been instructed to reach out to you as the representative for your organization regarding this matter.

Please let me know if you have any questions or wish to discuss this matter in further detail.

Danielle Notarmuzi
Paralegal
Skene Law Firm, P.C.
2614 Route 516, 2nd Floor
Old Bridge, NJ 08857
(732) 727-5030

PASSED HORS D'OEUVRES

5:30-6:30 PM

suggested:

WATERMELON CUBES
feta, olives

BUCKWHEAT BLINI
crème fraiche, trout roe

LOBSTER & SHISO TRAMEZZINI

CHORIZO, QUAIL EGG & MACHENGO

WILD MUSHROOM CROQUETTE
truffle aioli

HEIRLOOM TOMATO SALAD
whipped ricotta, torn basil, crumbled focaccia
(vegan and vegetarian adjustments available upon request)

SEARED SCALLOPS
corn puree, pearl onions, fine herbs

NEW YORK STRIP STEAK
tomato raisins, charred scallion, parmesan gougères

CAULIFLOWER STEAK
puree, florets, radish, hazelnuts, rosemary vin

BREAD BASKET
french bread, butter

PETIT FOUR PLATES
suggested:

STRAWBERRY ROSE PATE A FRUIT

PISTACHIO MACARON

WHISKEY CARAMEL GANACHE

BON BON

FULL BAR

suggested:

BEER

Stella Artois (Pilsner)
Heineken Light (Lager)
Brooklyn Brewery (IPA)

WINE

Rombauer | Chardonnay Carneros | Napa Valley, California
Nicolas Feuillatte | Brut Reserve Champagne | Champagne, France

SPIRITS

Vodka (Belvedere and Grey Goose), Scotch (The Glenlivet 12 Year Old), Gin (Bombay Sapphire), Tequila (Avion Silver), Whiskey (Jameson), Rye (Bulleit), Bourbon (Maker's Mark), Rum (Bacardi Silver), Triple Sec (Boullaine), Campari (Aperitivo Liqueur), Sweet & Dry Vermouth (Martini & Rossi)

MIXERS

Coke, Diet Coke, Sprite, Ginger Ale, Tonic & Club Soda
Saratoga Still & Sparkling Water
Orange, Cranberry, Grapefruit & Lime Juices
Lemons, Limes, Dirty Cherries, Cocktail Olives & Bar Ice



500-Foot Public Interest Statement

**Applicant:
Hudson Dining Group, LLC
10 Hudson Yards, 24th Floor
New York, NY 10001**

The proposed premises for the applicant is within 500-feet of three or more establishments selling liquor for on-premises consumption. This statement provides reasons in support of granting the license.

- A. The premises will be operated for use as a catering facility and the applicant seeks such Catering Establishment liquor license in connection with same.
- B. Prior to operation, all necessary licenses and permits will be obtained.
- C. Clientele for this premises is anticipated to draw from local corporations. Further, due to the availability of public transportation the effect on vehicular traffic will not adversely affect the surrounding neighborhood.
- D. The granting of this license will have no negative impact on the neighborhood.

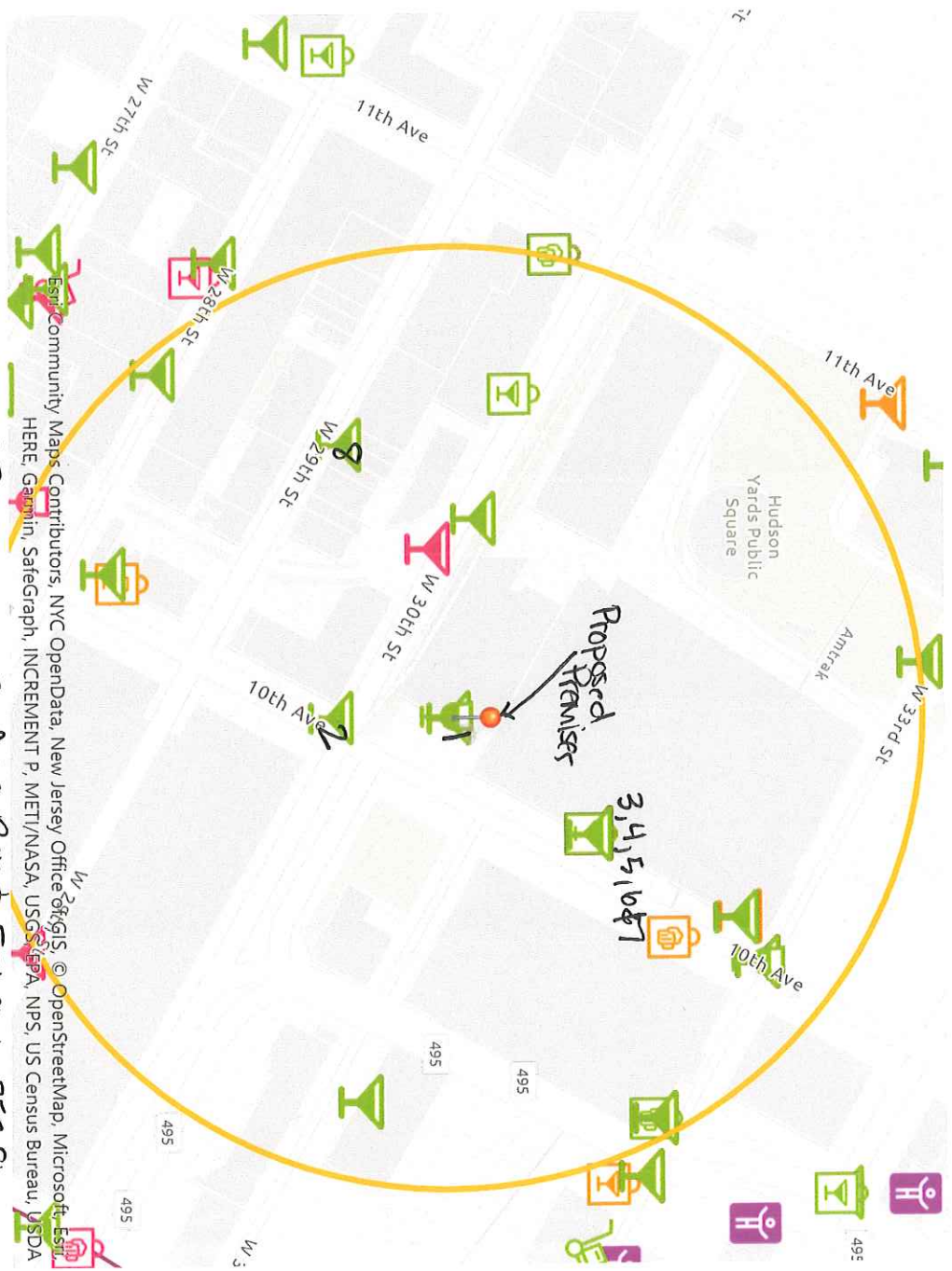
For these and other reasons, we believe a Catering Establishment Liquor license for this premises would be in the public interest and should be granted. In accordance with the Authority's guidelines, we reserve the right to furnish additional written testimony in support of this matter.

LIST OF ALL ON PREMISES LIQUOR ESTABLISHMENTS WITHIN 500 FEET OF
PROPOSED PREMISES

Licensee	Address	Distance
Hudson Hall LLC & Mercado Investor LLC as Manager	10 Hudson Yards 501 W 30 th Street, Unit 00RET3 New York, NY 10001	137 feet
Whitmans Westside, LLC	500 W 30 th Street New York, NY 10001	270 feet
American Grill Investor, LLC	20 Hudson Yards, RU401A New York, NY 10001	357 feet
Kissaki HY, LLC	20 Hudson Yards RU 220 New York, NY 10001	357 feet
Ana Bar and Eatery, LLC	20 Hudson Yards, 207A New York, NY 10001	357 feet
Milos HY Inc.	20 Hudson Yards AKA 500 W 33 rd Street, Unit 508 605 New York, NY 10001	357 feet
Miznon at Hudson Yards LLC	20 Hudson Yards, RU401B New York, NY 10001	357 feet
Highline Group NYC LLC	525 W 29 th Street New York, NY 10001	382 feet

1. Hudson Hall, LLC - 137 ft
2. Whitmans Westside - 210 ft
3. American Grill Investor - 351 ft
4. Kissaki Hy - 351 ft

5. Ana Bar & Eatery - 351 ft
6. Miles Hy - 351 ft
7. Mignon of Hudson - 351 ft
8. Highline Group - 382 ft



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