

**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>	
OC 8th Ave, LLC		Olde City Cheesesteaks & Brew	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
201 8th Ave., New York, NY		W. 20th & W. 21st	10018
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Please see attached	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Maston Sansom
	<b>PHONE:</b>		<b>PHONE:</b> 518-407-5800
	<b>EMAIL:</b>		<b>EMAIL:</b> maston.sansom@srclawoffices.com
<b>MANAGER</b>	<b>NAME:</b> Justin Jaskier	<b>LANDLORD</b>	<b>NAME:</b> Velios Capital
	<b>PHONE:</b> 716-208-5003		<b>PHONE:</b> 347-709-2265
	<b>EMAIL:</b> justine@loveoldecity.com		<b>EMAIL:</b> unknown
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?	Please see attached	
	What were the dates applicant was involved with this former premise?	Please see attached	
<input type="checkbox"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> <b>Liquor/Wine/Beer &amp; Cider</b>	<input type="checkbox"/> <b>Beer &amp; Cider</b>	<input type="checkbox"/> <b>Wine/Beer &amp; Cider</b>
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> <b>Restaurant</b> <input type="checkbox"/> <b>Cabaret</b> <input type="checkbox"/> <b>Night Club</b> <input type="checkbox"/> <b>Hotel</b> <input type="checkbox"/> <b>Bar/Tavern</b> <input type="checkbox"/> <b>Catering Establishment</b> <input type="checkbox"/> <b>Adult Entertainment</b> <input type="checkbox"/> <b>Wine Bar</b> <input type="checkbox"/> <b>Dance Club</b> <input type="checkbox"/> <b>Sports Bar</b> <input type="checkbox"/> <b>Club (Fraternal Organization – Members Only)</b>		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	Applicant will submit after appearing before the 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 checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	Please see attached
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"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

Owner attachment:

Owners of the licensee entity will be:

- Evan Stein
- John Rigos
- Arthur Wrubel
- Scott Krase
- David Blitzer

Best contact will be Evan Stein at [evan@loveoldcity.com](mailto:evan@loveoldcity.com) or 917-770-9505

## Alcohol Security Plan

- How will you ensure no underage or intoxicated individuals are served?

Security will check customer ID's entering during peak business hours and special events. Security will alert Management and staff about patrons entering who under the age of 21. Management, bartenders and servers will monitor underage patrons to ensure zero alcohol consumption and will alert security immediately about any issues. During shifts without security, bartenders and servers will check ID's before serving alcohol to patrons. Management will oversee. Staff members will be TIPS certified with reinforcement of Olde City alcoholic serving procedures during staff training.

- What procedures will be taken if someone is over served?

In the unlikely event that a patron is overserved, staff will alert Management immediately. Patron will be cut off from further alcohol consumption and be provided with water and a light snack when appropriate. If the intoxicated patron does not have a friend to accompany his / her exit, we will assist in hailing a cab or car service.

- Will any trainings be required of employees?

All bartenders, servers and management will be TIPS certified.

**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
	<b>Operation</b>	11 am - 2 am	11 am - 2 am	11 am - 2 am	11 am - 3 am	11 am - 3 am	11 am - 3 am	11 am - 2 am
	<b>Kitchen</b>	11 am - 2 am	11 am - 2 am	11 am - 2 am	11 am - 3 am	11 am - 3 am	11 am - 3 am	11 am - 2 am
	<b>Music</b>	11 am - 2 am	11 am - 2 am	11 am - 2 am	11 am - 3 am	11 am - 3 am	11 am - 3 am	11 am - 2 am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input type="checkbox"/> <b>DJ</b>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>	

**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
<b>INSIDE</b>	98	98	30	60	0	1	10
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	2 Floors; 1st floor - 44 persons & 2nd floor - 54 persons; & Basement Storage	
How frequently will the owner(s) be at the establishment?	On a regular basis	
Will there be dancing?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be hosting private; promotional or corporate events?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will applicant have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will State certified security personnel be used?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be using delivery bicycles? If yes, how many?	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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	NO	Located in 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	

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	Emailed sent to the community group provided by the community board.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Emailed sent on 11/1	
Who was your contact person at each group you met with?		Emailed sent to the community group provided by the community board.	
When did applicant post the notice that was provided?		10/25	
Where did applicant post the notice that was provided?		Notice was posted on exterior of premise and lamp posts throughout the neighborhood	
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 Justine Jaskier - 716-208-5003
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	The Dish - Diner		
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	Dish Restaurant Corp d/b/a The Dish
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Exterior was damaged during the pandemic - similar facade will replaced the damage
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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Exterior was damaged during the pandemic - similar facade will replaced the damage
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)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<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 type="checkbox"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<del>Undecided</del>
Where will the air conditioner be located? What type is it?	Located on the roof, York unit		
When was the air conditioner installed?	installed in 2008		

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

**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 <sup>st</sup> and March 21 <sup>st</sup> , 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.***


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)

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

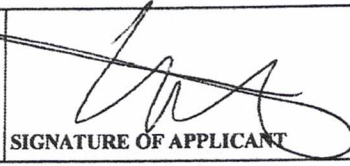
  
Burt Lazarin  
CB4 BLP Committee Co-Chair

### 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 →

  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

12/22/2021  
DATE

Owner attachment:

Owners of the licensee entity will be:

- Evan Stein
- John Rigos
- Arthur Wrubel
- Scott Krase
- David Blitzer

Best contact will be Evan Stein at [evan@loveoldcity.com](mailto:evan@loveoldcity.com) or 917-9505

# COVID-19 Vaccines

There are now booster recommendations for all three COVID-19 vaccines.

[DETAILS >](#)



Kathy Hochul, Governor  
Vincent G. Bradley, Chairman  
Greeley T. Ford, Commissioner  
Lily M. Fan, Commissioner

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[Public License Query](#)  
[Wholesale](#)



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### Public Query - Results

Found 9 matches for: **"stein, evan"** in Principal Name  
Displaying records 1 - 9.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
WISE WIZ LLC	576 9TH AVENUE 41ST & 42ND STREETS NEW YORK, NY 10036	252	OP	05/31/2018	License is Inactive
NOMAD HOSPITALITY LLC	66 MADISON AVE NEW YORK, NY 10010	252	OP	09/30/2017	License is Inactive
YORKVILLE HOSPITALITY LLC	1678 1ST AVE NEW YORK, NY 10128	252	OP	06/30/2018	License is Inactive
LUCKY PEARL LLC	62 PEARL ST NEW YORK, NY 10004	252	OP	03/31/2017	License is Inactive
SHORTYS FLATBUSH LLC	229 FLATBUSH AVE BROOKLYN, NY 11217	252	OP	09/30/2019	Expired
SHORTYS RESTAURANTS LLC	62 PEARL ST NEW YORK, NY 10004	252	OP	09/30/2022	License is Active
SHORTYS RESTAURANTS LLC	1678 1ST AVE NEW YORK, NY 10128	252	OP	09/30/2020	Expired
SHORTYS RESTAURANTS LLC	66 MADISON AVE NEW YORK, NY 10016	252	OP	09/30/2022	License is Active
SHORTYS RESTAURANTS LLC	576 9TH AVE NEW YORK, NY 10036	252	OP	09/30/2020	Expired

## COVID-19 Vaccines

There are now booster recommendations for all three COVID-19 vaccines.

[DETAILS >](#)



Kathy Hochul, Governor  
 Vincent G. Bradley, Chairman  
 Greeley T. Ford, Commissioner  
 Lily M. Fan, Commissioner

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### Public Query - Results

Found 40 matches for: *""Rigos, John""* in Principal Name  
 Displaying records 1 - 40.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
TASTING ROOM LLC, THE	264 ELIZABETH ST HOUSTON & PRINCE NEW YORK, NY 10012	252	OP	09/30/2010	License is Inactive
FGNY 496 LAGUARDIA LLC	496 LAGUARDIA PLACE BLEECKER AND HOUSTON NEW YORK, NY 10014	341	RW	07/31/2010	License is Inactive
FGNY 496 LAGUARDIA LLC	496 LAGUARDIA PL NEW YORK, NY 10014	341	RW	09/30/2013	License is Inactive
333 FISH TACOS NY 1 LLC	333 PARK AVE S NEW YORK, NY 10010	252	OP	01/31/2022	License is Active
MS601 LLC	601 LEXINGTON AVE NEW YORK, NY 10022	341	RW	07/31/2015	License is Inactive
MS W26 LLC	55 W 26TH ST NEW YORK, NY 10010	341	RW	07/31/2023	License is Active
MS SUB W50 LLC	135 W 50TH ST NEW YORK, NY 10020	341	RW	11/30/2021	License is Active
MS 111 FULTON LLC	111 FULTON ST SUITE 1B NEW YORK, NY 10038	341	RW	05/31/2022	License is Active
MS W52 LLC	877 8TH AVE NEW YORK, NY 10019	341	RW	10/31/2022	License is Active
2 PENN MARKET LLC AND PENNSY BAR LLC	2 PENN PLAZA GROUND FLOOR NEW YORK, NY 10121	252	OP	01/31/2018	License is Inactive
MS 135 FOURTH AVENUE LLC	135 4TH AVE	341	RW	12/31/2020	License is

	NEW YORK, NY 10003				Inactive
FGC 304 PAS LLC	304 PARK AVE SOUTH STORE #101 NEW YORK, NY 10010	341	RW	05/31/2021	License is Inactive
LB 1140 BROADWAY LLC	1140 BROADWAY STORE 4 NEW YORK, NY 10001	341	RW	07/31/2021	License is Inactive
LB WESTCHESTER LLC	125 WESTCHESTER AVE ROOM FS01A WHITE PLAINS, NY 10601	341	RW	07/31/2020	License is Inactive
FGC 599 LEXINGTON LLC	599 LEXINGTON AVE CORNER OF 52ND STREET NEW YORK, NY 10022	341	RW	06/30/2022	License is Active
FGC 148 MADISON LLC	148 MADISON AVE NEW YORK, NY 10016	341	RW		License is Inactive
FGC 24 E 12 LLC	88 UNIVERSITY PL AKA 24E 12TH ST NEW YORK, NY 10003	341	RW	03/31/2023	License is Active
FGNY 80 MAIDEN LLC	80 MAIDEN LN NEW YORK, NY 10038	341	RW	08/31/2023	License is Active
APQ 10 FIFTH AVENUE NY LLC	10 5TH AVE NEW YORK, NY 10011	341	RW		Pending
APQ LINCOLN SQUARE NY LLC	1920 36 BROADWAY NEW YORK , NY 10023	341	RW	06/30/2023	License is Active
APQ TRIBECA NY LLC	81 W BROADWAY AKA 60 WARREN ST NEW YORK, NY 10007	341	RW		Pending
APQ 250 W55 NY LLC	250 W 55TH ST NEW YORK, NY 10019	341	RW		License is Inactive
APQ UNION SQUARE NY LLC	801 BROADWAY NEW YORK, NY 10003	341	RW		License is Inactive
APQ 1592 FIRST AVENUE NY LLC	1592 FIRST AVE NEW YORK, NY 10028	341	RW	09/30/2023	License is Active
APQ SOUTH END AVENUE NY LLC	395 SOUTH END AVE NEW YORK, NY 10280	341	RW		License is Inactive
APQ GARDEN CITY NY LLC	630 OLD COUNTRY RD ROOM 1024B GARDEN CITY, NY 11530	341	RW	02/28/2023	License is Active
APQ RYE NY LLC	30 PURCHASE ST RYE, NY 10580	341	RW	05/31/2023	License is Active
APQ GRAND CENTRAL WEST NY LLC	340 MADISON AVE NEW YORK, NY 10017	341	RW		License is Inactive
APQ BRYANT PARK NY LLC	70 W 40TH ST NEW YORK, NY 10018	341	RW	09/30/2023	License is Active
APQ 1399 MADISON NY LLC	1399 MADISON AVE NEW YORK, NY 10029	341	RW	06/30/2023	License is Active



APQ E53 NY LLC	7 E 53RD ST NEW YORK, NY 10022	341	RW		License is Inactive
APQ 708 THIRD AVENUE NY LLC	708 THIRD AVE NEW YORK , NY 10017	341	RW		License is Inactive
APQ CARNEGIE HILL NY LLC	1309 LEXINGTON AVE NEW YORK , NY 10128	341	RW		License is Inactive
MPQ 370 LEXINGTON LLC	370 LEXINGTON AVE NEW YORK, NY 10017	344	TW		Pending
MPQ 1377 SIXTH AVENUE LLC	1377 6TH AVE NEW YORK, NY 10019	341	RW		Pending
MPQ 921 BROADWAY LLC	921 BROADWAY AKA 149 5TH AVE NEW YORK, NY 10010	341	RW		Pending
MPQ 1535 THIRD AVENUE LLC	1535 3RD AVE A/K/A 200 E 87TH ST NEW YORK, NY 10028	341	RW		Pending
MPQ 2161 BROADWAY LLC	2161 BROADWAY NEW YORK, NY 10024	341	RW		Pending
MPQ 339 SEVENTH AVENUE LLC	339 7TH AVE NEW YORK, NY 10001	341	RW		Pending
APQ BLEECKER NY LLC	65 69 BLEECKER STREET NEW YORK, NY 10012	341	RW		Pending

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New York State Liquor Authority • 80 S. Swan Street • 9th Floor • Albany, New York • 12210-8002



## **500-Foot Statement**

**OC 8<sup>th</sup> Ave., LLC (d/b/a Olde City Cheesesteak & Brew)**

**201 W. 8<sup>th</sup> Ave., New York, NY 10011**

OC 8th Ave., LLC, d/b/a Olde City Cheesesteak & Brew, is applying for an on-premises liquor license at 201 8<sup>th</sup> Ave., New York, NY 10011. There are currently twenty-one (21) licensed establishments within 500 feet of the proposed location. These licensees are comprised of fifteen (15) restaurants American-style restaurants, (5) tavern/bars, and one (1) hotel.

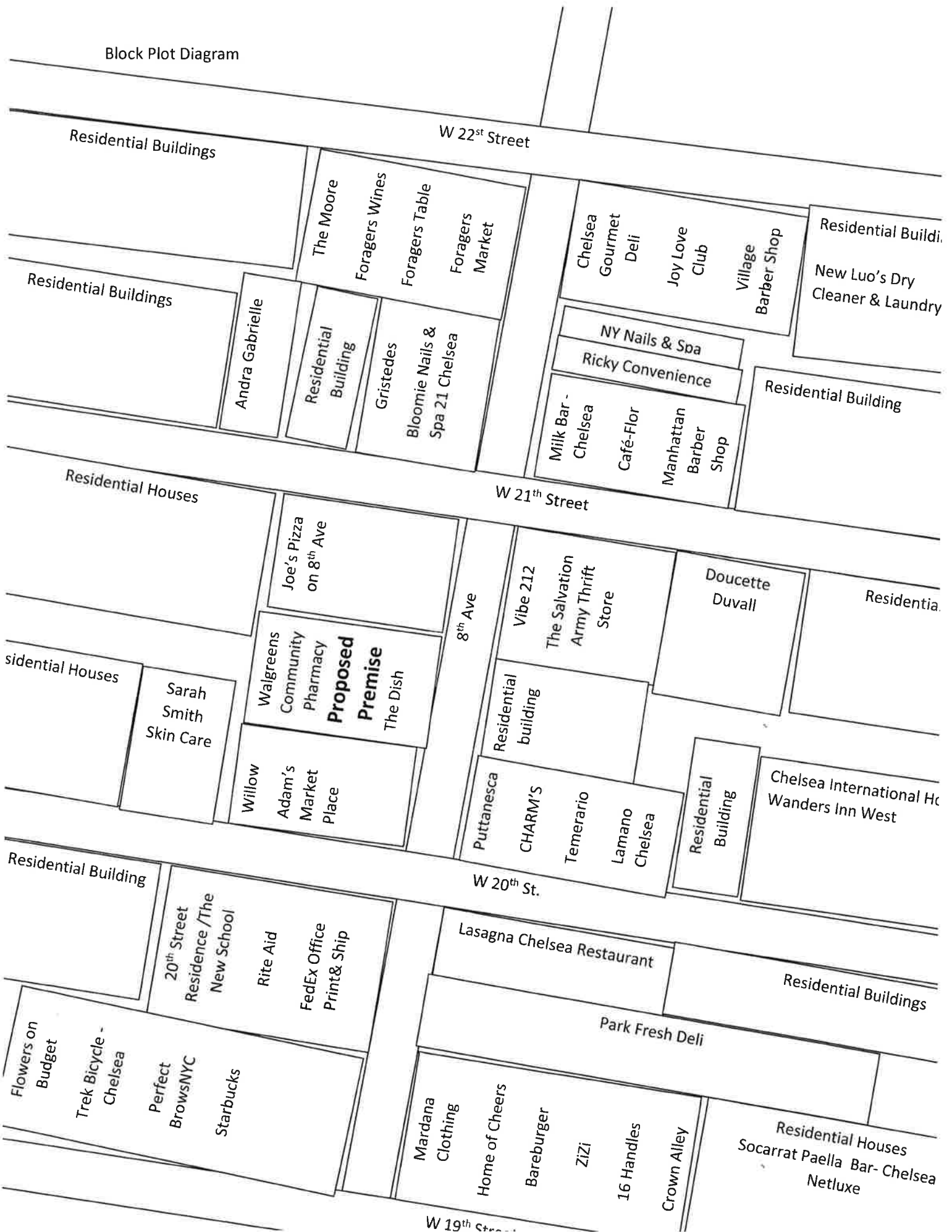
Located in Chelsea neighborhood of Manhattan, this establishment would replace a prior licensee. The premises features recorded background music, only, and there are no outside areas. As such, sound in the area is not expected to increase beyond the ambient levels. The applicant maintains an Alcohol Security Plan that requires all staff members to be TIPS Certified, and allows for professional security to ensure that no underage or visibly intoxicated individuals are served. The premises will include only one bar, with a total maximum capacity of 90 persons.

The proposed restaurant is accessible by various types of public transportation, including bus and taxi. As such, the impact on traffic is expected to be minimal. In addition, both public parking lots and on-street parking areas are located nearby. For these reasons, as well as others, issuance of this license would serve the public interest.

500 Ft. List  
 Bolt Ventures  
 201 8th Ave. New York, NY 10018

Name	d/b/a	Establishment Description	Address	Approx. Dist.
GREEN ROLL NYC INC., THE	WILLOW	Restaurant	199 8TH AVE NEW YORK, NY 10011	20.77 ft
8TH AVE RESTAURANT CORP	PUTANESCA	Restaurant	202 8TH AVE NEW YORK, NY 10011	110.32 ft
EXCEL RESTAURANT GROUP CORP	CHARM'S	Restaurant	200 8TH AVE NEW YORK, NY 10011	110.4 ft
EISEN & SON INC	LASAGNA RESTAURANT	Restaurant	196 8TH AVE AKA 258 W 20TH ST 19TH & 20TH STREETS NEW YORK, NY 10011	115.42 ft
BE BAMBIA GROUP LLC	LAMANO WINE BAR	Tavern/Bar	265 W 20TH ST NEW YORK, NY 10011	150.18 ft
BE TEMERARIO GROUP LLC	EL TEMERARIO	Restaurant	198 8TH AVE AKA 265 W 20TH ST NEW YORK, NY 10011	153.99 ft
BAR 21 LTD	CAFE-FLOU	Tavern/Bar	218 8TH AVE STORE 3 AKA 261 W 21ST STREET NEW YORK, NY 10011	212.95 ft
EIGHTH AVENUE KITCHEN LLC	BAREBURGER	Restaurant	184 8TH AVE NEW YORK, NY 10011	252.8 ft
NEW HK 2 LLC	ZIZI	Restaurant	182 8TH AVE NEW YORK, NY 10011	275.43 ft
SWEET HOSPITALITY GROUP	N/A	Tavern/Bar	336 W 20TH ST ATLANTIC THEATER NEW YORK, NY 10011	292.95 ft
ELGIN THEATRE FOUNDATION INC	THE JOYCE THEATER	Tavern/Bar	175 8TH AVE NEW YORK, NY 10011	334.26 ft
CKBA LLC	CROWN ALLEY	Tavern/Bar	263 W 19TH ST NEW YORK, NY 10011	352.83 ft
MVLI HOSPITALITY GROUP LLC	LOULOU	Restaurant	176 8TH AVE NEW YORK, NY 10011	380.73 ft
MOMOFUKU 232 EIGHTH AVENUE LLC	MOMOFUKU	Restaurant	232 8TH AVE NEW YORK, NY 10011	385.03 ft
FORAGERS CHELSEA LLC	FORAGERS CITY GROCER	Restaurant	233 8TH AVE NEW YORK, NY 10011	392.09 ft
174 EIGHTH REST CORP	JUNGLE BIRD	Restaurant	174 8TH AVE NEW YORK, NY 10011	400.9 ft
300 WEST 22 REALTY LLC & ICON HOSPITALITY LLC	THE GEM HOTEL CHELSEA	Hotel	300 W 22ND ST NEW YORK, NY 10011	406.23 ft
GRAND SICHUAN 8 INC	GRAND SICHUAN	Restaurant	172 8TH AVE NEW YORK, NY 10011	425.38 ft
169 EIGHTH RESTAURANT CORP	COOPERS CRAFT & COCKTAILS	Restaurant	169 8TH AVE NEW YORK, NY 10011	439.57 ft
TEAM MWB LLC	GYM	Restaurant	167 8TH AVENUE NEW YORK, NY 10001	465.21 ft
DIJIM SUM CHELSEA INC	N/A	Restaurant	236 8TH AVE NEW YORK, NY 10011	472.02 ft

Block Plot Diagram



## Erin Bruce

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**From:** Erin Bruce  
**Sent:** Monday, November 1, 2021 10:57 AM  
**To:** 'wborock@hotmail.com'; 'steve@w15ba.com'; 'info@w15ba.com'; 'kimon@w15ba.com'; 'pgroncki@gmail.com'; 'mattbrob@aol.com'; 'willrogers@gmail.com'; 'antonellacipollone2000@yahoo.it'; 'bvh.drf@gmail.com'; 'michael\_glassman@hotmail.com'; 'judyklein999@gmail.com'; 'wborock@hotmail.com'; 'sallygmg@gmail.com'; 'mw Walshny@gmail.com'; 'robert.simon2267@gmail.com'; 'beacon195@aol.com'; 'germanygerald@aol.com'; 'm@melissa-stern.com'; 'west25thstreetproject@gmail.com'; 'susانب1011@aol.com'; 'Tina@NakedEyeProductions.com'; 'pamela@angel.net'; 'pjcooke@me.com'; 'dianne2ns@gmail.com'; 'omar.fattal@gmail.com'; 'laurencefrommer@yahoo.com'; 'thuyqpham1@gmail.com'; 'thuyqpham1@gmail.com'; 'glowe@wohlfarth.com'; 'palmermarshall@yahoo.com'; 'davidsloss@gmail.com'; 'cott@habitatmag.com'; 'albertrtaylor@mac.com'; 'eleanor@quiltedcorner.com'; '300wba@gmail.com'; 'phyllis.waisman@gmail.com'; 'mig91360@yahoo.com'; 'david@dlessler.com'; 'wflowers7@gmail.com'; 'mis@nyc.rr.com'; 'emce33@aol.com'; 'aoster@earthlink.net'; 'w400ba@gmail.com'; 'kjacobnyc@gmail.com'; 'amyklein724@gmail.com'; 'andyhumm@aol.com'; 'tenants@lta.info'; 'inge64@me.com'; 'fdenthunter@gmail.com'; 'dwatersh@gmail.com'; 'neil@neiselkirk.com'; 'hoffmandibj@hotmail.com'; 'wade2084@gmail.com'; 'dwbeard421@me.com'; 'bkd8@cornell.edu'; 'bkeany@pennsouth.coop'; 'education@pennsouth.coop'; 'donna@donnalangman.com'; 'jeremy.carmel@gmail.com'; 'john.mudd@usa.net'; 'andrew@gvshp.org'  
**Cc:** Maston Sansom  
**Subject:** New on-Premise License to be located at 201 8th Ave.  
**Attachments:** Olde City Menu 210711.doc

Good morning,

I am emailing you on behalf of our client, OC 8<sup>th</sup> Ave, LLC d/b/a Olde City Cheesesteaks & Brew ("The Applicant"). The applicant is proposing to obtain an On Premise License from the New York State Liquor Authority to serve Liquor, Beer, and Wine at their premise located at 201 8<sup>th</sup> Ave., floors basement – 2<sup>nd</sup> floor. The proposed hours of operation will be Sunday through Wednesday 11:00 am – 2:00 am and Thursday through Saturday 11:00 am – 3:00 am serving the attached draft menu. The Applicant feels the ability to serve beer, wine, and spirits will help to enhance their menu and customer experience.

The Applicant will be appearing before Manhattan Community Board 4 on November 9<sup>th</sup>, at 6:30 pm. This meeting will be held virtually. For specific instructions on how to join the meeting please visit <https://www1.nyc.gov/html/mancb4/html/home/home.shtml>

Please feel free to either contact myself or Maston Sansom, the attorney appearing at the meeting, directly if you have any questions or require additional information.

Thank you,  
Erin

Erin M. Bruce | New York State Alcohol Licensing Manager  
(Formerly Erin M. O'Brien)



121 State Street, 4<sup>th</sup> Floor Albany, NY 12207

tel: 518.407.5800 | fax: 518.419.6389

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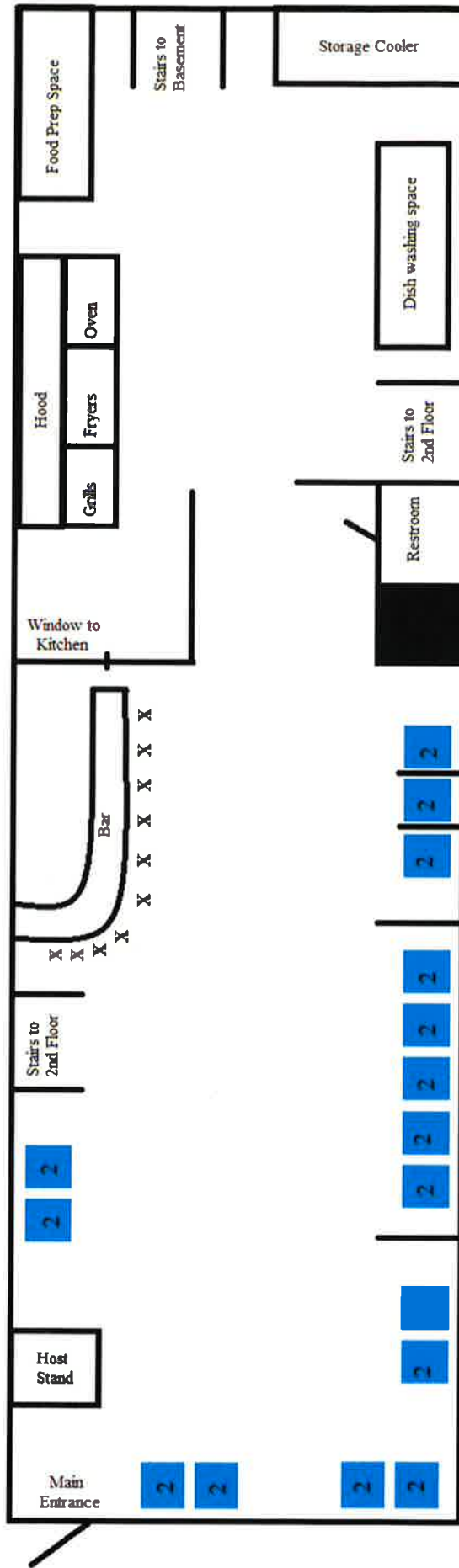
**Statement of Confidentiality**

This electronic message may contain privileged or confidential information. If you are not the intended recipient of this e-mail, please delete it from your system and advise the sender.

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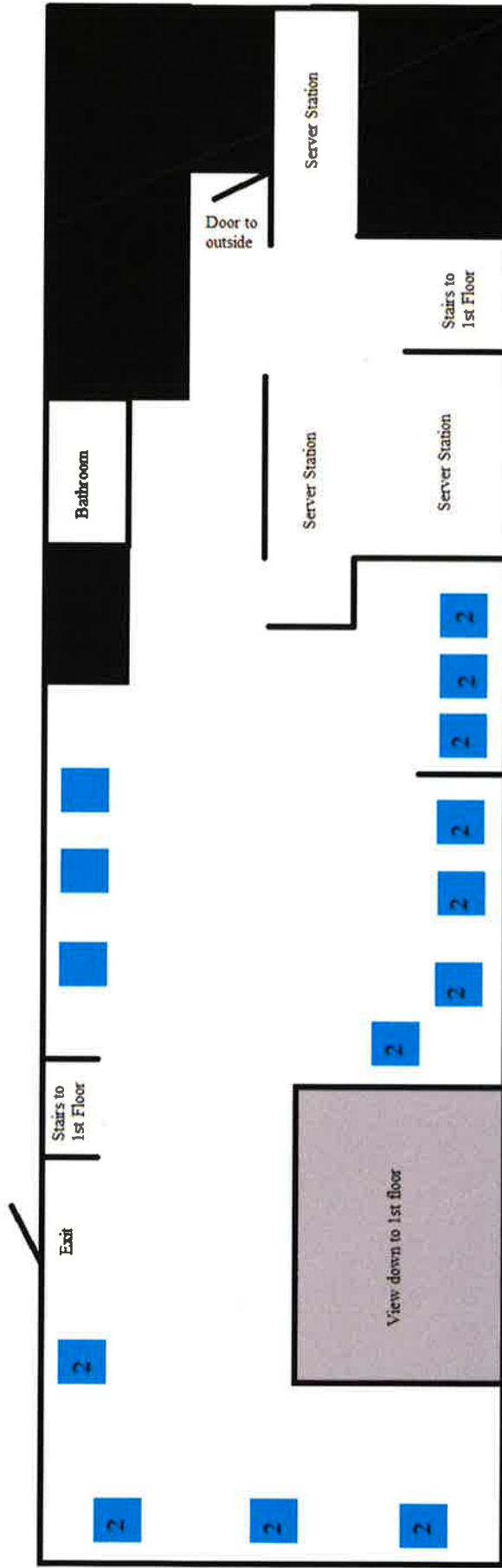


**1st Floor**



**2** = Tables + Number of seats

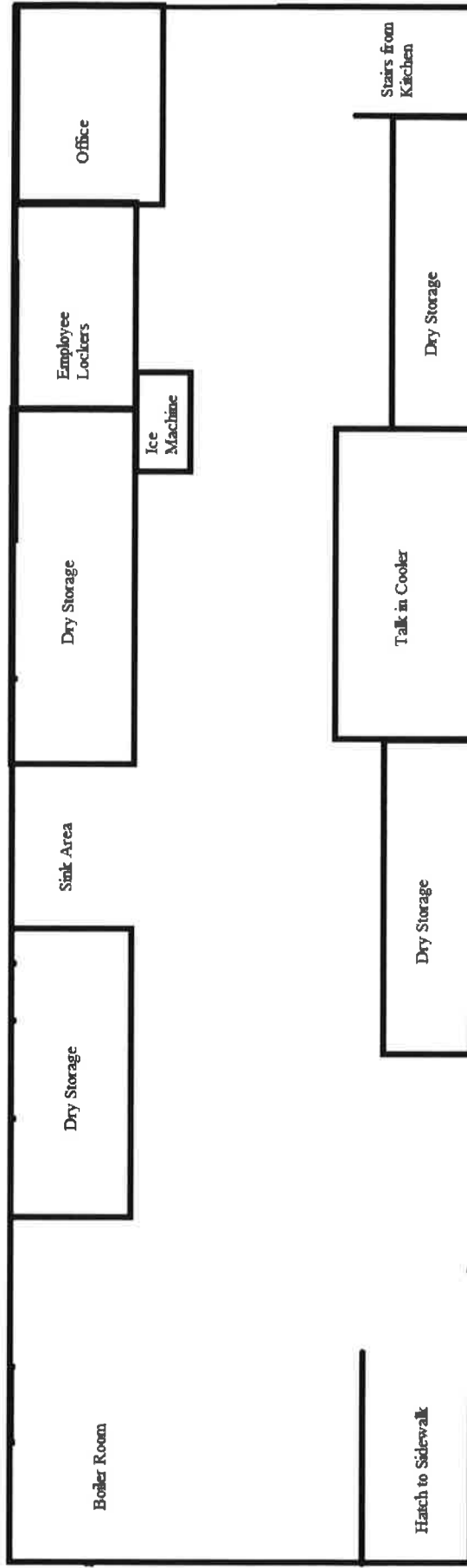
# 2nd Floor



# = Tables + Number of seats



**Basement**



To Share

**Mozzarella Triangles**

(Side of Marinara)

**Arancini**

(Fried Arborio Rice Balls, Side of Marinara)

**Garlic Battered Cheddar Curds**

(Side of Marinara)

**OC Rings**

(Beer Battered Onion Rings)

**OC Homemade Spring Rolls**

(Stuffed with Steak, Whiz and Fried Onions)

**Buffalo Cauliflower Bites**

(Side of Ranch or Blue Cheese)

**Whiz Sliders** – Served Wit'out Fried Onions Unless You Ask

(Choose Steak, Chicken Steak or Broccoli Rabe, Whiz) - No Modifications

**Chicken Fingers**

(Plain - Side of Honey Mustard) or (Buffalo -- Hot or Mild, Blue Cheese or Ranch)

**Wings**

(Buffalo - Hot or Mild, Blue Cheese or Ranch)

**Fries**

(Plain, Cheese, Bacon Cheese, A.L.'s Italian)

**Philly Phlat Bread**

Step 1. Steak, Chicken Steak or Broccoli Rabe – Served Wit'out Fried Onions Unless You Ask

Step 2. Whiz, American or Provolone

Step 3. Add for \$1 Each - Spicy Long Hots, Sweet Peppers, Cherry Peppers, Mushrooms

Olde City Cheesesteaks

We Proudly Use Fresh Baked Rolls by Le Bus Bakery

**Steak or Chicken Steak** - Served Wit'out Fried Onions Unless You Ask

(Whiz, American, or Provolone)

**Add-ons: Spicy Long Hots, Sweet Peppers, Cherry Peppers, Mushrooms**

Olde City Signatures

We Proudly Use Fresh Baked Rolls by Le Bus Bakery

**Steak or Chicken Steak Special**

(Broccoli Rabe, Provolone)

**Roast Pork Special**

(Broccoli Rabe, Provolone, Au Jus on the Side)

**Green Special**

(Broccoli Rabe, Provolone)

**Steak or Chicken Steak Club**

(Bacon, Lettuce, Tomato, Mayo, American Cheese)

**Buffalo Chicken Steak**

(Hot or Mild, Blue Cheese or Ranch)

**Crispy Chicken Cutlet**

(Buffalo, Club or Special)

**Add-ons: Spicy Long Hots, Sweet Peppers, Cherry Peppers, Mushrooms**

Olde City Salads

Steak, Chicken Steak, or Crispy Chicken Cutlet

**OC House**

(Romaine, Cherry Heirlooms, Focaccia Croutons)

**OC Caesar**

(Romaine, Shaved Parmesan, Focaccia Croutons, A Squeeze of Lemon, Tossed in Caesar Dressing)

**OC Arugula**

(Arugula, Shaved Parmesan, Cherry Heirlooms, Lemon Vinaigrette)

**The Calvin**

(Crispy Chicken Cutlet, Hot or Mild Buffalo Sauce, Chopped Carrots & Celery, Cherry Heirlooms, Blue Cheese or Ranch)

Dressings Served on the Side

Oil & Vinegar, Honey Mustard, Lemon Vinaigrette, Ranch, Blue Cheese, Caesar

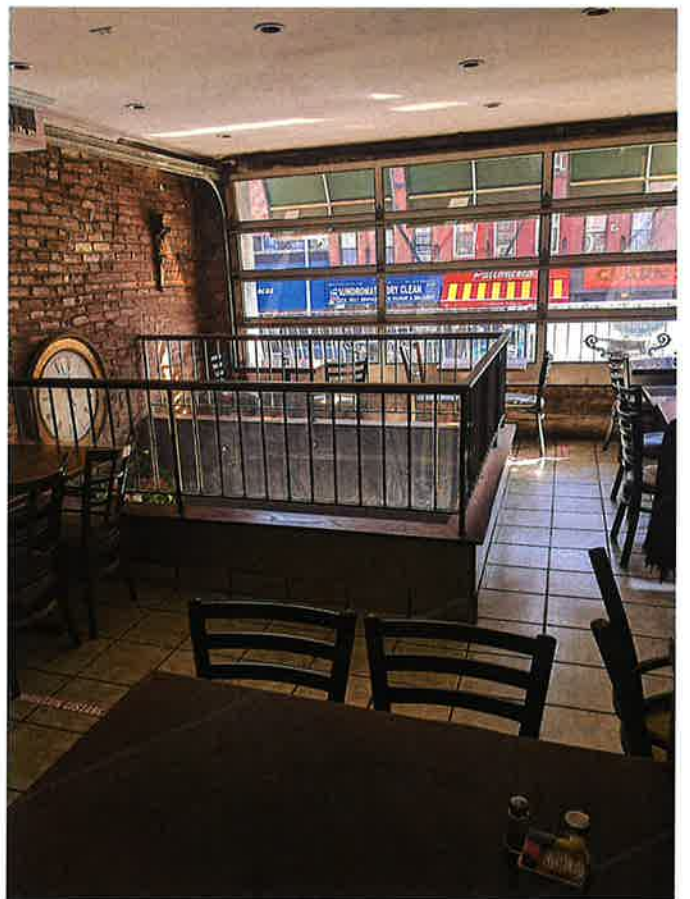
**Sweet Tooth**

**OC Shakes**

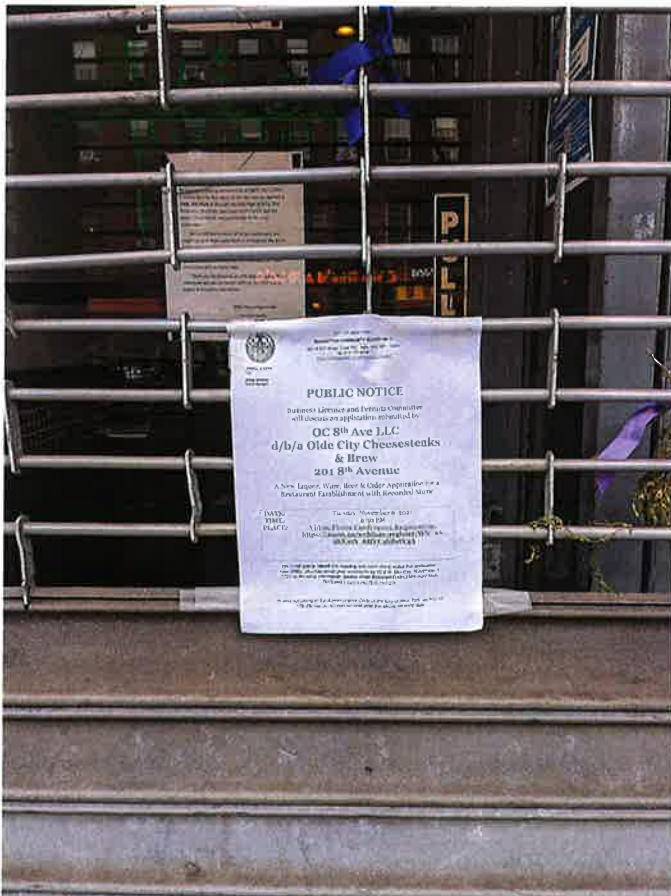
(Vanilla, Chocolate, Strawberry, Cookies & Cream, Birthday, "something for John Agliato")

**Fresh Baked Cookie**

(Chocolate Chip)



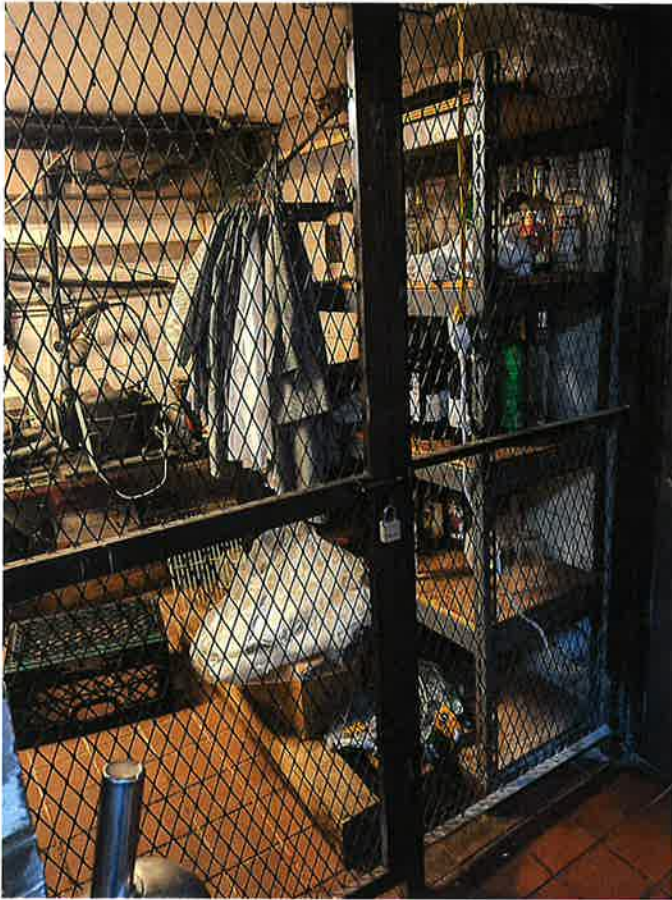




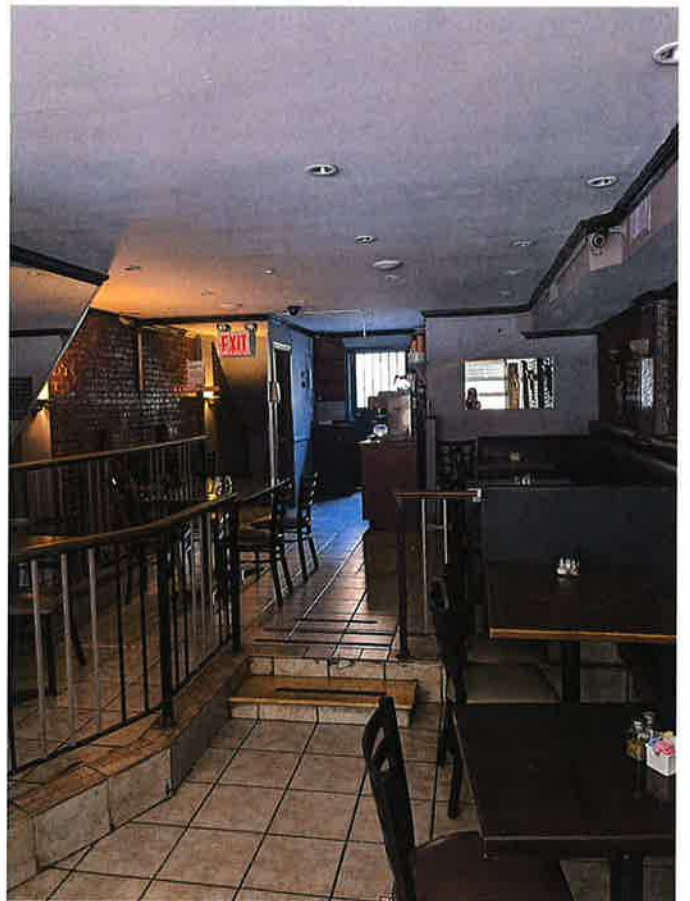














CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

LOWELL D. KERN  
Chair

JESSE BODINE  
District Manager

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**OC 8<sup>th</sup> Ave LLC**  
**d/b/a Olde City Cheesesteaks**  
**& Brew**  
**201 8<sup>th</sup> Avenue**

A New Liquor, Wine, Beer & Cider Application for a  
Restaurant Establishment with Recorded Music

<b>DATE:</b>	Tuesday, November 9, 2021
<b>TIME:</b>	6:30 PM
<b>PLACE:</b>	<b><u>Video/Phone Conference Registration:</u></b> <b><u><a href="https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A">https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A</a></u></b>

We invite you to attend this meeting and learn more about this application. Alternately, you may email your comments by 12 p.m. Monday, November 8, 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.*

201 8<sup>th</sup> Ave. – OC 8<sup>th</sup> Ave LLC

Individuals Attending the Community board Meeting on November 9<sup>th</sup>:

Attorney:

- Maston J. Sansom
- [Maston.sansom@srclawoffices.com](mailto:Maston.sansom@srclawoffices.com)

Licensee Principal:

- Evan Stein
- [Evan@loveoldcity.com](mailto:Evan@loveoldcity.com)

Premise Manager:

- Justine Jaskier
- [Justine@loveoldcity.com](mailto:Justine@loveoldcity.com)