

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
451 Tenth Avenue Restaurant LLC		To be determined	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
451 Tenth Avenue - Space 451		West 35th and West 36th Streets	10018
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b>	<b>Stephen Ross and Bryan Cho</b>	<b>NAME:</b>
	<b>PHONE:</b>	<b>212 320 9660</b>	<b>Donald M. Bernstein/ Bernstein Redo PC</b>
	<b>EMAIL:</b>	<b>NBeesemer@Related.com</b>	<b>PHONE:</b>
		<b>ATTORNEY/ REPRESENTATIVE</b>	<b>212 651 3100</b>
			<b>EMAIL:</b>
			<b>donald@brpclaw.com</b>
<b>MANAGER</b>	<b>NAME:</b>	<b>To be determined</b>	<b>NAME:</b>
	<b>PHONE:</b>		<b>451 Tenth Avenue LLC</b>
	<b>EMAIL:</b>		<b>PHONE:</b>
		<b>LANDLORD</b>	<b>212 801 1000</b>
			<b>EMAIL:</b>
			<b>Hsarage@related.com</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input checked="" type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		<b>See attached list</b>
	What were the dates applicant was involved with this former premise?		<b>See attached list</b>
<input type="radio"/> <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="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <b>Cellar lounge</b> <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="radio"/> YES <input checked="" type="radio"/> NO	<b>December 2021</b>
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES <input type="radio"/> NO	<b>See attached</b>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES <input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>
	<b>Kitchen</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>
	<b>Music</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>	<b>8AM-2AM</b>
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>	<b>241</b>	<b>241</b>	<b>41</b>	<b>156</b>	<b>One</b>	<b>One</b>	<b>8</b>	
<b>OUTSIDE**</b> <i>(Other than sidewalk café)</i>	<b>51</b>	<b>51</b>	<b>11</b>	<b>34</b>	<b>None</b>	<b>None</b>	<b>N/A</b>	
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	<b>**Department of Transportation</b>							

How many floors are there? What is the capacity for each floor?

**1st floor= 175 / Cellar= 66**

How frequently will the owner(s) be at the establishment?

**Twice a week**

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**

**Private parties**

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**

**N/A**

Will State certified security personnel be used?

YES   **NO**

**N/A**

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**

**Through third party providers - such as Uber. The number of bicycles - TBD**

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**

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

**N/A - done through third party providers**



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

<b>Community Notification/Relations</b>			
<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	<b>See attached list with email to groups</b>	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	<b>Applicant will meet with CB Members for virtual site visit for exterior space.</b>		
Who was your contact person at each group you met with?	<b>TBD</b>		
When did applicant post the notice that was provided?	<b>November 27, 2021</b>		
Where did applicant post the notice that was provided?	<b>Construction fence and lamp posts</b>		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO	<b>Nouri Beesemer - 646 901 4942</b>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>Empty Space</b>		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	<b>New signage</b>
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	<b>New signage</b>
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b> <b>WINDOWS THAT CAN BE OPENED</b>
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="radio"/> YES	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="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<b>To be determined</b>		
When was the air conditioner installed?	<b>To be installed in 2022</b>		

<b>OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ</b>			
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	

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

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

- Any storm enclosure shall not extend no further than 18 inches from building facade
- Applicant will adhere to all Open Restaurants Rules & Regulations

***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  
January 5, 2022 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 Lazzarin  
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.

<p><b>SIGN HERE</b> →</p>	<p><b>Bryan Cho</b> PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p><b>11/6/2021</b> DATE</p>
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## PRINCIPAL LIQUOR LICENSES

### Stephen M. Ross – Current Licenses

TKNYC, LLC - #1145197, 10 Columbus Circle, 4<sup>th</sup> Floor, New York, NY 10019 (Per Se) **January 2004 to present**

TKNYC, LLC - #1174777, 10 Columbus Circle, 3<sup>rd</sup> Floor, New York, NY 10019 (Bouchon Bakery) **April 2007 to present**

Columbus Bar LLC - #1145141, 10 Columbus Circle, New York, NY 10019 (Ascent Lounge) **January 2004 to present**

Columbus Restaurant Fund IV LLC - #1178493, 10 Columbus Circle, New York, NY 10019 (Porter House) **September 2006 to present**

Columbus Restaurant Fund IV LLC - #1262802, 10 Columbus Circle, New York, NY 10019 (Center Bar) **September 2012 to present**

Momofuku 232 Eighth Avenue LLC - #1287643, 232 8<sup>th</sup> Avenue, New York, NY 10011 (Momofuku) **November 2015 to present**

KO EP LLC - #1277322, 8 Extra Place, New York, NY 10003 (Momofuku Ko) **November 2014 to present**

Fuku Battery Park LLC - #1308193, 225 Liberty Street, New York, NY 10281 (Fuku) **April 2018 to present**

Momofuku 171 FIRST AVENUE LLC - #1213049, 171 1<sup>st</sup> Avenue, New York, NY 10023 (Noodle Bar) **April 2018 to present**

Daimyo Group LLC - #1210975, 207 2<sup>nd</sup> Avenue, 12 & 13 New York, NY 10003 **October 2008 to present**

Momo NB 3 LLC - #1310541, 10 Columbus Circle, Shops At Columbus Cir Unit 301, New York, NY 10019 (Momofuku Noodle Bar & Bang Bar) **October 2018 to present**

RSE Momo HY LLC - #1312996, 500 W 33<sup>rd</sup> Street aka 20 Hudson Yards, Unit RU501, New York, NY 10001 (Kawi & Peach Mart) **February 2019 to present**

American Grill Investor LLC - #1313658, 20 Hudson Yards, RU401A, New York, NY 10001 (Hudson Yards Grill) **February 2019 to present**

BL 98 Kenmare NY LLC - #1316215, 19 Kenmare Street New York, NY 10012 (Bluestone Lane) **July 2019 to present**

BL Hudson Yards NY LLC - #1316292, 10 Hudson Yards, New York, NY 10001 (Bluestone Lane) **September 2019 to present**

**Stephen M. Ross - Current Licenses Continued Serial No. 1319449**

BL 55 Prospect NY LLC - #1305071, 55 Prospect Street, Brooklyn, New York 11201 (Bluestone Lane)  
September 2017 to present

BL Manhattan West LLC #1305602, 435 West 31st Street, New York, New York 10001 (Bluestone Lane)  
October 2017 to present

BL 2 E 90th NY LLC - #1305074, 2 East 90th Street, New York, New York 10128 (Bluestone Lane)  
September 2017 to present

Equinox Hudson Yards F&B LLC and BC Hudson Yards LLC - #1317699, 560 West 33rd Street - Floor 5  
aka 35 Hudson Yards, New York, New York 10001 (Broken Coconut)  
April 2019 to present

WS New York Tavern LLC and RH Wine Management LLC dba The Tavern by WS New York - # 1319449  
560 West 33<sup>rd</sup> Street aka 37 Hudson Yards - Retail Unit D1, New York, New York 10001  
November 2019 to present

WSNYC Inc dba WS New York - #1319451, 560 West 33<sup>rd</sup> Street aka 37 Hudson Yards - Retail Unit D2  
New York, New York 10001  
November 2019 to present

**Stephen M. Ross – Previous Licenses**

M56 LLC, #1241334, 13 15 West 56<sup>th</sup> Street, New York, NY 10019 (Ma Peche)

**October 2010 to 2018**

Hudson Yards Catering LLC d/b/a Union Square Events - #1280373, 731 Lexington Avenue, New York, NY 10022 **March 2015 to 2017**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289110, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289112, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

50 Union Square Hospitality LLC - #1109796, 201 Park Avenue South, New York, NY 10003 **November 2006 to 2008**

Columbus Steakhouse LLC - #1145156, 10 Columbus Cir Rest #4 4th Fl, 58th & 60<sup>th</sup>, New York, NY 11019 **January 2004 to 2005**

FUKU Hudson Yards LLC - #13118657, 20 Hudson Yards - Unit RU203A aka 500 West 33rd Street, New York, New York 10001. **From September 2019 to 2020/2021**

**From:** Jules Vigh  
**Sent:** Wednesday, December 1, 2021 12:56 PM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Cc:** 'Gonzalez, Nelly (CB)' <negonzalez@cb.nyc.gov>  
**Subject:** Hudson Yards / 451 Tenth Avenue

Good afternoon:

We wanted to contact your organizations to let you know that three establishments will be opening at a new mixed-use building, including residential, commercial and senior assisted living uses located at 451 Tenth Avenue at the corner of West 35<sup>th</sup> Street in Hudson Yards. All three establishments will be applying for full liquor licenses and the applications are on the December 14, 2021 Community Board agenda.

451 Tenth Avenue Restaurant LLC will be a modern American farm-to-table casual restaurant and bakery located on the ground floor and cellar. The proposed interior seating is 152 with two customer bars. The proposed exterior sidewalk café seating is 30. The proposed interior hours of operation are 8:00AM to 2:00AM seven days a week. The proposed hours of operation for the exterior café are 8:00AM to 10:00PM Sunday to Thursday and 8:00AM to 11:00PM Friday to Saturday. Only background music will be played in the interior.

Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC will be a restaurant located on 13<sup>th</sup> floor. The restaurant will offer modern American cuisine by a Michelin-starred chef. The menu will change seasonally. The proposed interior seating is 150 with one customer bar. The proposed seating for the exterior terraces is 32. The proposed interior hours of operation are 6:30AM to 10:00PM seven days a week. The proposed hours of operation for the exterior terraces are 6:30AM to 10:00PM seven days a week. Only background music will be played in the interior.

The Set Club Inc will be a private members club located on the 43<sup>rd</sup> floor. The club will be another amenity for the residents of the building. The club will offer residents and their guests a screening room, co-working spaces, a restaurant, a lounge, a golf simulator and an exterior rooftop deck with a swimming pool. The proposed interior seating is 46 with one customer bar. The proposed exterior rooftop deck seating is 48. The proposed interior hours

of operation are 7:00AM to 2:00AM seven days a week. The proposed hours of operation for the exterior rooftop deck (which is located on the 43<sup>rd</sup> floor, approximately 500' up) are 8:00AM to 12:00AM Sunday to Thursday and 8:00AM to 1:00AM Friday to Saturday. Only background music will be played in the interior.

If you would like additional information on the application please contact me.

Thank you,

Jules

**Jules Vigh, Paralegal | BERNSTEIN REDO, P.C.**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

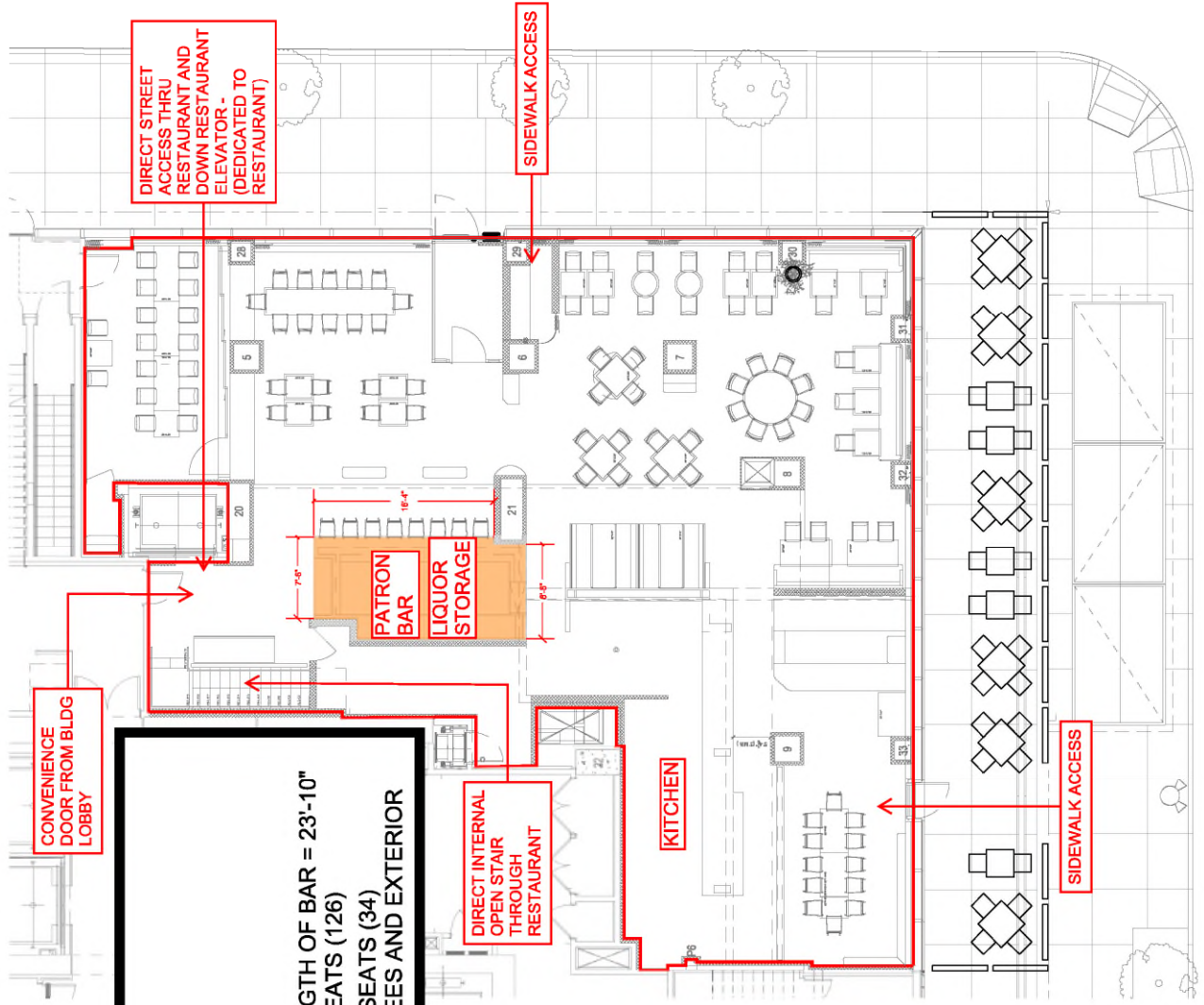
Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	PHONE
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; jrestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	rjbenfatto@hyhkaalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hyhkaalliance.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	Last Tuesday of the month @ 630pm
CHEKPEDS	Christine	Berthet	cberthet@me.com	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues)	Julia	Campanelli	HellsKBA@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Brian	Weber	brianscotweber@gmail.com	
W36th Block Association ( 8/9 )	Cressida	Connelly	cressidac@gmail.com	



# *451 Tenth Avenue Restaurant LLC*

## Floor Plans

451 Tenth Avenue Restaurant LLC  
451 Tenth Avenue – Space 451  
New York, New York 10018



**GROUND FLOOR**

INTERIOR: 3,641 INT SF, OCCUPANCY CAP OF 175 PPL  
EXTERIOR: 770 EXT SF, OCCUPANCY CAP OF 51 PPL

INTERIOR # OF PATRON BARS (1) / # OF SERVICE BARS (0) / LENGTH OF BAR = 23'-10"  
INTERIOR # OF PATRON TABLES (32) / NUMBER OF INTERIOR SEATS (126)  
EXTERIOR # OF PATRON TABLES (11) / NUMBER OF EXTERIOR SEATS (34)  
AS TO BE REFLECTED ON P.A. FILING; NOT INCLUDING STANDEES AND EXTERIOR

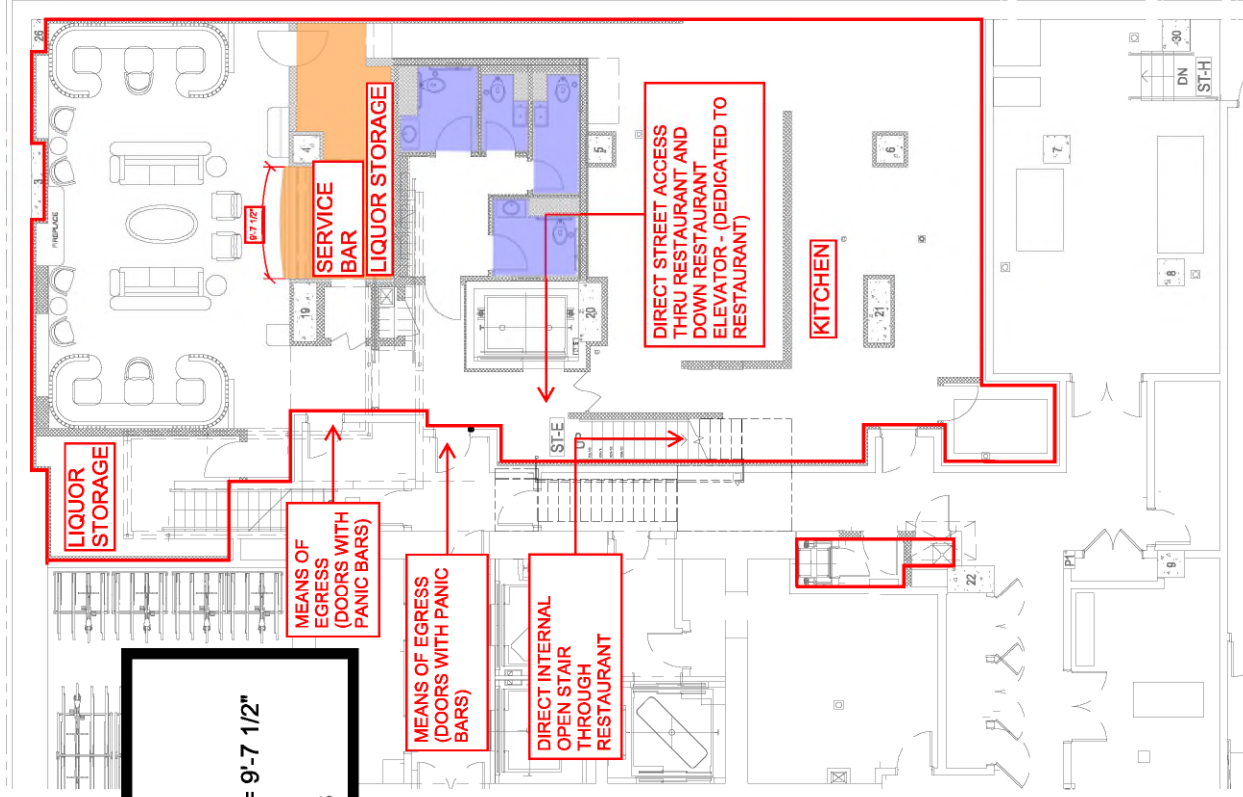
451 Tenth Avenue Restaurant LLC  
451 Tenth Avenue – Space 451  
New York, New York 10018

**CELLAR FLOOR**

INTERIOR: 3,090 INT SF, OCCUPANCY CAP OF 66 PPL

# OF PATRON BARS (0) / # OF SERVICE BARS (1) / LENGTH OF BAR = 9'-7 1/2"

# OF INTERIOR TABLES (9) / NUMBER OF INTERIOR SEATS (38)  
AS TO BE REFLECTED ON P.A. FILING; NOT INCLUDING STANDEES



DATE: 12/6/2021  
SLA- CELLAR  
EX-100.00

# *451 Tenth Avenue Restaurant LLC*

Menus

# CHEF ' S COUNTER

The Bakery space seamlessly transitions from day to night as the rotating "harvest to table" tasting menu comes to life. Chef Kluger's creativity is the star of the show during this prix fixe culinary showcase that highlights vegetables and local ingredients sourced expertly from the greenmarket and other farmers that Kluger has spent the last 25 years cultivating relationships with.

## HORS D'OEUVRES

roasted BEET crispy sushi

ALMOND panna cotta with osetra caviar

SUMMER BERRY gazpacho with king crab

## DINNER

long island FLUKE crudo, tri-star, stawberries, seviallno olives

grilled MACKEREL, fresh corn polenta, red pepper vinaigrette

roasted maine SCALLOPS with market beans

crispy fisher island OYSTER, chicken, grilled oyster mushrooms and spicy clam broth

roasted rouen DUCK, hasselback potatoes, peach hot sauce

EGGPLANT tortellini, prosciutto, valley shephard cheese, summer greens

bitter CHOCOLATE tart, bourbon cherries

# BAKERY

Both artful and functional, the bakery features a thoughtfully curated selection of baked goods, sandwiches, salads, prepared grab and-go foods beautifully stationed on the farm table with additional items available made to order.

## BREAKFAST

*(variety of items stationed on farm table individually wrapped or made to order)*

Egg Sandwich, English Muffin, Hash Brown, Bacon, Cheddar, Spicy Ketchup

Egg White, Spinach and Goat Cheese Wrap

Chia Seed Pudding with Blood Orange, Pomegranate Seeds and Almonds

Yogurt Parfait, Market Berries

Ginger, Turmeric "Tang"

## PASTRIES

*(stationed on farm table)*

Croissant

Morning Bun

Blueberry Muffin

Cinnamon Sugar Old Fashioned Donut

Glazed Old Fashioned Donut

Gluten Free Lemon Poundcake

## BREADS

*(on display behind the counter)*

Baguette

Miche

Campagne

Rye Ficelle

## SANDWICHES & SALADS

*(variety of items stationed on farm table individually wrapped or made to order)*

Salmon Salad Sandwich, Radishes, Cucumber and Lemon, Baguette

Crispy Chicken Sandwich, Celery Relish, BBQ Glaze, Baguette

Veggie Falafel, Spiced Avocado, Watercress, Sesame Bun

Ham, Brie, Apple Butter, Pickled Jalapenos, Miche

Rotisserie Chicken Caesar Salad

Chopped Salad

Grains Salad, Squash, Lemon Vinaigrette, Chipotle Mayo

## COOKIES AND SWEETS

*(stationed on farm table, individually wrapped)*

Chocolate Chip Cookie

Chocolate Fudge Cookie

Snickerdoodle

Raspberry Rugelach

Rye Brownies

## COFFEE & TEA

Parlor Drip Coffee

Parlor Espresso

Cold Brew

Iced Tea

Hot Ginger Tea

Jasmine Tea

## FALL DINNER MENU

Seasonal, local-driven, re-imagined American cuisine with vegetables at the forefront creating a playful, modern take on recognizable dishes using bold, unexpected flavors and cooking techniques. The menu's focus is vegetable forward small plates and entrees as well as rotisseries roasted ingredients and proteins.

### FIRST COURSE

#### SMALL PLATES

Hummus, Radishes, Crackers  
Spinach Dip, Artichokes, Chilies, Mozzarella, pita chips  
Corn Fritters, Chili Mayo

#### SALADS & VEGETABLES

Roasted Badger Flame Beets, Golden Balsamic,  
Cato Corner Cheese  
Heirloom Tomatoes, Pistachio Butter, Chilies,  
Raspberry Vinaigrette  
Haricot Verts, Roasted Yellow Wax Beans,  
Tahini Vinaigrette, Almonds  
Market Greens, Honey Mustard Vinaigrette, Radishes  
Marinated Peppers, Roasted Peaches,  
Parmesan Croutons, Mint

#### FISH & SHELLFISH

Albacore Tuna, Radishes, Black Olives, Basil Vinaigrette  
Grilled Louisiana Shrimp, Market Chilies, Lime, Arugula  
Fluke Sashimi, Horseradish, Lemon

### ENTREES

#### FISH

Long Island Golden Tilefish, Fennel, Mushroom, Chili Broth  
Slowly Cooked Salmon, Late Summer Corn "Polenta",  
Red Pepper Vinaigrette  
Pan Roasted Scallops, Braised Cabbage, Seaweed Butter,  
Tomato Compote

#### POULTRY & MEAT

Chicken "Cacciatore", Baby Carrots, Cipollini, Turnips,  
Cherry Tomatoes  
Cheeseburger, Thousand Island Dressing,  
Crispy Onion Rings, Sesame Bun  
Grilled Red Wattle Pork Chop, Turnips,  
Peach-Bacon Marmalade

#### VEGETABLES & PASTA

Ricotta Cavatelli, Mushroom Ragu, Wisconsin Parmesan  
Roasted Broccoli, Cheddar-Potatoes, Mustard

#### ROTISSERIE ROASTED

Market Cauliflower, Herbs, Cherry Tomatoes,  
Red Wine Vinaigrette  
Herb Marinated Whole Goffle Farms Chicken,  
Rotisserie Roasted Vegetables  
Rib Eye Steak for Two, Maitakes, Port, Shallot Butter

## SPEAKEASY

The "Mudroom" cocktail program is sophisticated, yet approachable featuring modern versions of classic favorites highlighting local spirits from the Hudson Valley. The program also features an extensive list of artisanal spirits that can be crafted into custom cocktails upon request integrating seasonal ingredients, house made syrups and house-infused liqueurs. Guests can enjoy cocktails while making themselves at home amongst the plush furniture or with small bites at a corner banquette.

The food menu is a modern nod to the classic yet eclectic canapes that would have been served in an original speakeasy. Flavorful small bites that are meant to be shared evoking a communal environment as if you were entertaining guests in your living room at home.

## COCKTAILS

**The Stable** Warwick Valley Gin, Matcha, Fuji Apple, Lemon

**Aviation** Neversink Gin, Crème De Violette, Luxardo Maraschino Liqueur, Lemon

**Concord** Industry Vodka, St. George Spiced Pear, Apple Cider Vinegar, Soda

**Gold Rush** Hudson rye, honey and lemon

**Rum & Ginger** Quackenbush Rum, Blackwell Rum, Ginger, Kaffir Lime, Soda

**Manhattan** Catskill Honey Rye, Atsby Vermouth, Moscatel Sherry, Hella Bitters

**21ST Century Grasshopper** Greenhook Gin, Crème De Cacao, Mint Syrup, Fernet Branca Menta, Lemon, Cocoa Bitters

**Negroni** Monkey 47 Gin, Lustau Vermut, Campari

**Last Word** Greenhook Gin, Leopold Maraschino Liqueur, Green Chartreuse, Lime

**Paper Plane** Breuckelen 77 Wheat, Aperol, Nonino Amaro, Lemo

**Sidecar** Dudognon Reserve 10yr Cognac, Rhum J.M. Orange Shrub, Lemon

## SHAREABLES

**Crispy Potato Skins**, Lemon-Crème Fraiche, Osetra Caviar

**Shrimp Cocktail**

**Lobster Katsu** "sandwiches", Spicy-Citrus Aioli

**Black Truffle Stuffed Mushrooms**, Herbed Breadcrumbs, Lemon

**Crispy Short Rib Meatballs**, Smoked Tomato Sauce

**Oysters "Rockefeller"**, Chilies, Kale

**Potato & Spinach Quiche**, Smoked Salmon Roe



# *451 Tenth Avenue Restaurant LLC*

Photographs

**CELLAR BAR**



**GROUND FL RESTAURANT**





**FUTURE RESTAURANT  
ENTRANCE ON 10TH AVE**





Residential Surrounding Buildings



Residential Surrounding Buildings



Residential Surrounding Buildings



# *451 Tenth Avenue Restaurant LLC*

## Public Interest Statement



## PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

451 Tenth Avenue Restaurant LLC  
451 Tenth Avenue – Space 451  
New York, New York 10018

The subject premises will be a restaurant on the ground floor and cellar in a new mixed-use building, including residential, commercial and senior assisted living uses located at 451 Tenth Avenue at the corner of West 35<sup>th</sup> Street in Hudson Yards.

451 Tenth Avenue Restaurant LLC will be a modern American farm-to-table casual restaurant and bakery with a cellar lounge. The interior ground floor will have 32 tables with 118 seats together with a 23'-10" customer bar with 8 bar stools. The cellar will have 9 tables with 38 seats together with one 9'- 7 1/2" service bar. The exterior sidewalk café will have 11 tables and with 34 seats. The grand total number of tables is 52 and seats are 198.

The proposed occupancy for the ground floor is 175 and the proposed occupancy for the cellar is 66. The square footage for the ground floor is 3,641. The square footage for the cellar is 3,090.

The proposed interior hours of operation are 8:00AM to 2:00AM seven days a week. The proposed hours of operation for the exterior café are 8:00AM to 10:00PM Sunday to Thursday and 8:00AM to 11:00PM Friday to Saturday. Only background music will be played in the interior.

Hudson Yards features many famous restaurants, shops, residential building and office buildings. Residents and tourists are visiting Hudson Yards for its unique and wonderful architectural buildings. The most fascinating structure at Hudson Yards is The Shed – a building that features art and music and is on the cutting edge of culture.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

**(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are approximately four locations that hold full liquor licenses within 500 feet of the applicant: Friedman's, Kyma, Rocky's Bar and Restaurant and Clyde Frazier's.

The new 451 Tenth Avenue Restaurant LLC establishment will be a wonderful new restaurant for residents and tenants of the buildings since they do not have to leave the building to enjoy an exquisite meal. The new restaurant will also be a destination for local residents and tourists. Individuals who are interested in purchasing an apartment at the new building will surely want to stop at the restaurant for a meal.

**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies**

The premises have applied for a Certificate of Occupancy showing Use Group 6 / Eating and Drinking Establishment from the New York City Department of Buildings. The applicant will apply for all necessary licenses, permits and certifications including but not limited to a Department of Health and Mental Hygiene permit, a Fire Department inspection together with Workers Compensation Insurance and Disability Insurance. The applicant will further obtain a Certificate of Authority to Collect Sales Taxes and a Certificate of Assumed Name.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location**

Since the space has been vacant for many years and since other liquor licenses have been issued at Hudson Yards approval of the application and issuance of full liquor license will not negatively impact traffic patterns in and around the premises. As the premises are in walking distance of most residences and businesses there will not be a great number of cars vying to park in and around the premises. The restaurant also is accessible by New York City taxis, buses and private cars.

**(d) The existing noise level at the location and any increase in noise levels that would be generated by the proposed premises**

Since the space has been vacant for many years and since other liquor licenses have been issued at Hudson Yards issuance of a full liquor license will not cause an unusual increase in noise levels in this area. The restaurant will be intimate with an emphasis on great food and a quiet atmosphere. Background music will only be played at the restaurant.

**(e) The history of liquor violations and reported criminal activity at the proposed premises**

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

In addition to the matters stated above, issuance of the instant license will also promote the public interest in that it will be a positive contribution to the economy also by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.

# *451 Tenth Avenue Restaurant LLC*

NY State Liquor Authority Proximity Report

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.

<b>Proximity Report For:</b>	
Location	<b>451 10th Ave, New York, New York, 10018</b>
Geocode	<b>Latitude: 40.75539 longitude: -73.99865</b>
Report Generated On	<b>11/11/2021</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
MEENA SAMANI CORPORATION Ser #: 1273576	460 W 34TH ST STORE# 1 NEW YORK, NY 10001	423 ft
ODYSSEY WINE & SPIRITS INC Ser #: 1255997	490 10TH AVE NEW YORK, NY 10018	582 ft
KSSWINE LLC Ser #: 1302013	509 W 38TH ST 509-511 W38TH ST NEW YORK, NY 10018	788 ft
AMSTERWINE.COM INC Ser #: 1313979	475 9TH AVE NEW YORK, NY 10018	949 ft
CITARELLA HUDSON WINES & SPIRITS LLC Ser #: 1315398	20 HUDSON YARDS UNIT 207A AKA 500 W 33RD ST NEW YORK, NY 10001	950 ft
HUDSON YARDS WINES & SPIRITS INC Ser #: 1320790	486 9TH AVE NEW YORK, NY 10018	1,115 ft
ADB&SAB LLC Ser #: 1287951	554 W 30TH ST AKA 312 11TH AVE NEW YORK, NY 10001	1,515 ft
39TH STREET WINE INC Ser #: 1257090	354 W 39TH ST NEW YORK, NY 10018	1,644 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
Metropolitan Community Church Of New York	306 ft
Chaim Babad	310 ft
Solid Ground Ministry	395 ft

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

<b>Name</b>	<b>Address</b>	<b>Distance</b>
PARADIS IN THE PARK LLC Ser #: 1339058	524 W 36TH ST NEW YORK, NY 10018	412 ft
JDDC ELEMENTAL LLC Ser #: 1335770	442 W 33RD ST A/K/A 440 W 33RD ST NEW YORK, NY 10001	733 ft

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

<b>Name</b>	<b>Address</b>	<b>Distance</b>
PHILLIPS 35 INC Ser #: 1279904	450 10TH AVE NEW YORK, NY 10018	125 ft
KYMA HUDSON LLC Ser #: 1336481	445 W 35TH ST NEW YORK, NY 10001	291 ft
ROCKY'S BAR & RESTAURANT INC Ser #: 1271424	460 W 34TH ST STORES 2, 3 & 4 NEW YORK, NY 10001	423 ft
CLYDE ARK LLC Ser #: 1257238	505 W 37TH ST NEW YORK, NY 10018	493 ft
D & D HUDSON YARDS LLC Ser #: 1311637	500 W 33RD ST NEW YORK, NY 10001	618 ft
HUDSON YARDS BY RHUBARB LLC Ser #: 1311911	500 W 33RD ST AKA 20 HUDSON YARDS UNIT RU507 NEW YORK, NY 10001	618 ft
MANHATTAN FARE CORP Ser #: 1275093	431 W 37TH ST UNIT B NEW YORK, NY 10036	665 ft
ERY N TOWER OB DECK MBR LLC;OB DECK TEN LLC & SKY Ser #: 1321158	30 HUDSON YARD FL5,67 & 68 AKA 500 W 33RD ST NEW YORK, NY 10001	682 ft
WHOLE FOODS MARKET GROUP INC & JAJAJA HUDSON YARDS Ser #: 1322893	450 W 33RD ST SUITE 0200 NEW YORK, NY 10001	711 ft
CITIZENS MANHATTAN WEST LLC Ser #: 1331058	450 W 33RD ST UNITS 205, 220, 225 & 230 NEW YORK, NY 10001	711 ft