

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
OVER A DRINK LLC		Pending	
STREET ADDRESS		CROSS STREETS	ZIP CODE
405 West 51th Street		W 51st St with 9th Ave	10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Will attach Exhibit A with all the owners and details.	ATTORNEY/ REPRESENTAIVE	NAME: Gen Harris of Rezzonator Services
	PHONE:		PHONE: (212) 390-0806
	EMAIL:		EMAIL: info@rezzonatorservices.com
MANAGER	NAME: Pending Hire	LANDLORD	NAME: John Ioannou
	PHONE: Pending Hire		PHONE: (212) 757-7192
	EMAIL: Pending Hire		EMAIL: N/A
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	NO <input checked="" type="checkbox"/>
	What is/was the name and address of establishment?	N/A	
	What were the dates applicant was involved with this former premise?	N/A	
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	NO <input checked="" type="checkbox"/>	The applicant will file with SLA after Community Board's Approval.
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.	YES <input checked="" type="checkbox"/>	NO	Attached Exhibit B with 500 Ft. Rule Report
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES <input checked="" type="checkbox"/>	NO	Attached Exhibit C with 200 Ft. Rule Report
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES <input checked="" 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	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 4AM	4PM - 4AM	4PM - 2AM
	Kitchen	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 4AM	4PM - 4AM	4PM - 2AM
	Music	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 2AM	4PM - 4AM	4PM - 4AM	4PM - 2AM
If you plan to have music, what type(s)? (Circle all that apply)			X BACKGROUND	LIVE MUSIC	DJ	X 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	UNDER 74	UNDER 74	11	48	0	1	18
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A

DCA
X
APPROVED
UNENCLOSED
SIDEWALK
CAFÉ

Open Dining
Capacity: 16 people

Please see Exhibit D regarding the Open Dining Area Diagram and seating layout.
Tables: 4
Seats: 16

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

There will be 2 floors: first floor and basement. Capacity number is pending.

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

Ownership will be present 7 days a week; in their absence the manager will be present.

Will there be dancing?

YES NO
X

Will applicant have bottle or table service for beverage alcohol?

YES NO
X

Will applicant be hosting private; promotional or corporate events?

YES X NO

The owners will host such events if those are complaint with their business

Will outside promoters be used on a regular basis? If yes please describe.

YES NO
X

Will applicant have a security plan? If, yes please attach.

YES X NO

Will attach Exhibit E with Security Plan

Will security plan be implemented?

YES X NO

Will State certified security personnel be used?

YES X NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES X NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES NO
X

Will applicant be using delivery bicycles? If yes, how many?

YES NO
X

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
X

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

N/A

Manhattan Community Board 4

(All Fields Must Be Completed)

Establishments with multiple spaces/floors

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
First Floor	The first floor will have the following spaces: - 2 Restrooms - Dining Area - Customer Bar	In the process of obtaining a copy of the Certificate of Occupancy from the prior licensee	Sun-Th: 4PM-2PM Fr-Sa: 4PM-4AM	-11 Tables	- 74 Seats	- 0 Service Bars	-1 Stand Up Bar - 18 Seats at the Bar	- Recorded Music - Juke Box
Basement	The basement will have the following spaces: - Food Preparation Area - Walk-in Refrigerator - Liquor Storage - Storage Shelving This area will be for Employees only.	In the process of obtaining a copy of the Certificate of Occupancy from the prior licensee	N/A	N/A	N/A	N/A	N/A	N/A

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO <input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES <input checked="" type="checkbox"/>	NO	
Is a Public Assembly permit required?	YES	NO <input checked="" type="checkbox"/>	
Are your plans filed with DOB?	YES	NO <input checked="" 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	Will attach Exhibit F with Associations contacted as per community Board's request.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Associations were contacted via email as advised.		
Who was your contact person at each group you met with?	The contact person of each association is listed in the list provided by the Community Board (Exhibit F)		
When did applicant post the notice that was provided?	11/28/2021		
Where did applicant post the notice that was provided?	On the window of the establishment and on any light poles on the block		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO <input checked="" type="checkbox"/>	The business phone will be used for complaints and the ownership will address all complaints directly.
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	The applicant will inform the Community Board upon request.

BUILDING DESIGN			
State the name and type of business previously located in the space.	Club under the name of Posh which has been active for over 20 years.		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO	Establishment named Posh, under Two Big Boys Inc, license number #1110357
Do you plan any changes to the existing façade? If yes, please describe.	YES <input checked="" type="checkbox"/>	NO	The building will be painted in the same color scheme and the entry awning will be replaced
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES <input checked="" type="checkbox"/>	NO	
Is the entrance ADA Compliant?	YES <input checked="" type="checkbox"/>	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES <input checked="" type="checkbox"/>	NO	The building will be painted in the same color scheme and the entry awning will be replaced
Will applicant have a vestibule within the establishment?	YES	NO <input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	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 <input checked="" 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?	YES <input checked="" 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?	YES	NO <input checked="" type="checkbox"/>	Pending, as the applicants are only in in the design phase with architects; this will be done when the sound system will be addressed.
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 <input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO <input checked="" type="checkbox"/>	Kitchen equipment being used will not require an exhaust system
Will the establishment have an illuminated sign?	YES <input checked="" type="checkbox"/>	NO	The sign will be on awning and have a light to highlight the name
Will the establishment have a canopy extending over the sidewalk?	YES <input checked="" type="checkbox"/>	NO	There is already a awning doorway and it will just be recovered.
Where will the air conditioner be located? What type is it?	The applicants are in a design phase with the architect and plan to use a ductless energy efficient system		
When was the air conditioner installed?	The applicants have not installed a new system yet. There is an existing system, but it is going to be replaced.		

****OPEN RESTAURANTS PROGRAM ONLY****

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES x	NO	Yes, the applicant will have outdoor space as permitted by COVID 19 exceptions as per open dining permit. Prior
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 x	NO	licensee Two Big Boys Inc DBA Posh, License #1110357, was part of the open dining program and was licensed for roadway and sidewalk open dining area. Over a Drink LLC will apply for this permit as well, see Exhibit G.
Are the floorplans for the outdoor space(s) included?	YES x	NO	The applicants are concentrating right now on the interior design and construction, please refer to Exhibit D and Exhibit H.
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES x	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES x	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES x	NO	
Will there be no amplified music, as per the law?	YES x	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES x	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES x	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES x	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES x	NO	The applicants will add sound proofing to the structure.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES x	NO	The applicants will have a lightning plan for safety and also to not disrupt their neighbors.
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES x	NO	
If open dining, will you comply with all NYC DOT guidelines?	YES x	NO	
If open dining, will the installation be year-round?	YES x	NO	As of this moment the applicants are not certain regarding this item, the open dining area will be for sure used for spring, summer and fall.

****OPEN RESTUARANTS PROGRAM ONLY****

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES <input checked="" type="checkbox"/>	NO	Applicant is not pursuing a sidewalk cafe; will comply with the open dining requirements.
Will applicant be applying for a sidewalk café now or in the future?	YES	NO <input checked="" type="checkbox"/>	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO <input checked="" type="checkbox"/>	The applicant is not applying for a permanent sidewalk cafe.
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES <input checked="" type="checkbox"/>	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES <input checked="" type="checkbox"/>	NO	The applicants will be serving alcohol on the open dining area and it will be waiter service only.
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A - this question is applicable to the traditional sidewalk cafe licensing, not open dining as such we have marked it N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES <input checked="" type="checkbox"/>	NO	The service and consumption of alcohol in the open dining area will be only via seated food service.
Will the sidewalk café not provide standing space for drinking or smoking?	YES <input checked="" type="checkbox"/>	NO	No smoking will be permitted and the service for food and drinks will be seated service only.
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO <input checked="" type="checkbox"/>	The applicants will not use any portable natural gas heaters.
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES <input checked="" type="checkbox"/>	NO	The applicants will have a lightning plan for safety usage without disrupting the neighbors.
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO <input checked="" type="checkbox"/>	The applicants will install security gates to keep the furniture secure.
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES <input checked="" type="checkbox"/>	NO	The applicants will store all the furniture in the basement during the cold season.
Will applicant use umbrellas?	YES	NO <input checked="" type="checkbox"/>	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	N/A - this question is applicable to the traditional sidewalk cafe licensing, not open dining as such we have marked it N/A
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES <input checked="" type="checkbox"/>	NO	The applicant will use the outdoor space as permitted by the applicable law and will remove the open dining area if required by law.

ADDITIONAL STIPULATIONS: (Office Use Only)

- There will be no music or amplified sound in any outdoor space
- Applicant will submit revised numbers for capacity, seats, tables to MCB4 by Nov 22, 2021
- Establishment phone will be answered by a live employee during all hours the establishment is open
- Applicant will setup a phone number for resident complaints that will be forwarded to one of the owners

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*

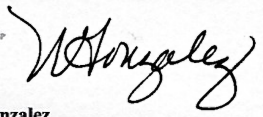


To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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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.

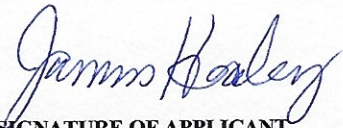
<p>SIGN HERE →</p>	<p>James Healey</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>10/1/21</p> <p>DATE</p>
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Exhibit A – Ownership of Over a Drink LLC

James Healey

LLC Member – 33,333%

Phone: (347) 380-3801

Email: jhealey.benjerry@gmail.com

Jason Wade Mann

LLC Member – 33,333%

Phone: (212) 221-1001

Email: jasonwmann@yahoo.com

Laurie Wenk-Pascal

LLC Member – 33,333%

Phone: (212) 265-2181

Email: lwenkpascal853@gmail.com

Exhibit B - Premises Found within 500 Feet

1. Name: PGNV LLC
DBA: EMPANADA MAMA
Serial #: 1300770
Address: 765 9TH AVE NEW YORK, NY 10019 New York County
Distance from your Proposed Location: 91 feet

2. Name: Inistioge Inc
DBA: MCCOYS PUB
Serial #: 1026257
Address: 768 9th Ave, New York, NY 10019
Distance from your Proposed Location: 148 feet

3. Name: Ageha Japanese Fusion Inc
DBA:
Serial #: 1261234
Address: 767 9th Ave, New York, NY 10019
Distance from your Proposed Location: 148 feet

4. Name: Aggiepolo Inc
DBA: Jasper's Taphouse & Kitchen
Serial #: 1274213
Address: 761 9th Ave, New York, NY 10019
Distance from your Proposed Location: 154 feet

5. Name: Arriba Arriba Mexican Restaurants Inc
DBA: Arriba Arriba Mexican Rest
Serial #: 1026170
Address: 762 9th Avenue, New York, NY 10019
Distance from your Proposed Location: 173 feet

6. Name: Highlanders 756 Inc
DBA: 'Ritas
Serial #: 1272868
Address: 756 Ninth Ave, New York, NY 10019
Distance from your Proposed Location: 188 feet

7. Name: 7 Washington Lane Corp
DBA: Aria Hell's Kitchen
Serial #: 1298056
Address: 369 W 51st St, New York, NY 10019
Distance from your Proposed Location: 193 feet

8. Name: Oxido Corp
DBA: Atlas Social
Serial #: 1271658
Address: 753 9th Ave, New York, NY 10019
Distance from your Proposed Location: 206 feet

9. Name: VYNL LLC
DBA: Hell's Kitchen
Serial #: 1166291
Address: 754 Ninth Ave, New York, NY 10019
Distance from your Proposed Location: 221 feet

10. Name: Briciola Corp
DBA: Briciola
Serial #: 1319788
Address: 370 W 51st St, New York, NY 10019
Distance from your Proposed Location: 226 feet

11. Name: Los Andes Group LLC
DBA: Kausa
Serial #: 1334403
Address: 745 9th Ave, New York, NY 10019
Distance from your Proposed Location: 240 feet

12. Name: Morningside Terrace Corp
DBA: K Rico
Serial #: 1280901
Address: 772 9th Ave, New York, NY 10019
Distance from your Proposed Location: 256 feet

13. Name: Hell's Kitchen Thai Inc
DBA: Aqua Boil
Serial #: 1300696
Address: 750 9th Ave, New York, NY 10019
Distance from your Proposed Location: 261 feet

14. Name: 785 Cafe Inc
DBA: The Distillery
Serial #: 1237340
Address: 785 9th Avenue, New York, NY 10019
Distance from your Proposed Location: 291 feet
The applicants advised that the above-mentioned establishment got closed permanently.

15. Name: Dream Team Partners LLC
DBA: Rice N Beans
Serial #: 1236535
Address: 744 9th Avenue, New York, NY 10019
Distance from your Proposed Location: 327 feet

16. Name: 401 W 50 Tavern Inc
DBA: Hibernia
Serial #: 1208415
Address: 401 W 50th Street, New York, NY 10019
Distance from your Proposed Location: 329 feet

17. Name: Boxers Enterprises LLC
DBA: Boxers HK
Serial #: 1266990
Address: 742 9th Ave, New York, NY 10019
Distance from your Proposed Location: 341 feet
The applicants advised that the above-mentioned establishment got closed permanently.

18. Name: Morales Cabrera Corp
DBA: Rancho Tequileria
Serial #: 1275160
Address: 741 9th Ave, New York, NY 10019
Distance from your Proposed Location: 341 feet

19. Name: Surya Hells Kitchen Inc
DBA: Badshah Modern Indian Restaurant
Serial #: 1302014
Address: 788 9th Ave, New York, NY 10019
Distance from your Proposed Location: 353 feet

20. Name: SC LIC LLC
DBA: Shaking Crab
Serial #: 1324144
Address: 735 739 Ninth Ave, New York, NY 10019
Distance from your Proposed Location: 382 feet

21. Name: Flaming Saddles NYC 1 LLC
DBA: Flaming Saddles Saloon
Serial #: 1256033
Address: 793 9th Ave, New York, NY 10019
Distance from your Proposed Location: 391 feet

22. Name: 733 Restaurant Corp
DBA: Gossip
Serial #: 1209592
Address: 733 9th Avenue, 49th St & 50th Street, New York, NY 10019
Distance from your Proposed Location: 425 feet

23. Name: 798 Ninth Restaurant Inc
DBA: The Meatball Shop
Serial #: 1298456
Address: 798 9th Ave, New York, NY 10019
Distance from your Proposed Location: 466 feet

24. Name: Idealize Inc
DBA: Tori Shin / Yakitori Torishin
Serial #: 1285439
Address: 362 W 53rd St, New York, NY 10019
Distance from your Proposed Location: 488 feet

25. Name: Stokes & Mcginley Inc
DBA: Alfie's
Serial #: 1263760
Address: 800 9th Ave, New York, NY 10019
Distance from your Proposed Location: 489 feet

26. Name: Omakase LLC
DBA: Ikebana- Zen
Serial #: 1328765

Address: 401 W 53rd St, New York, NY 10019
Distance from your Proposed Location: 500 feet

Map of Premises Found within 500 Feet

This map shows only the first 10 on-premises licenses due to saturation. See Pages 2 to 4 for the rest of premises 11 through 26.



Exhibit C – 200 Foot Rule Report

One (1) church found within 200 to 300ft of 405 West 51th Street, New York, NY 10019

Church 1

Name: Every Nation NYC

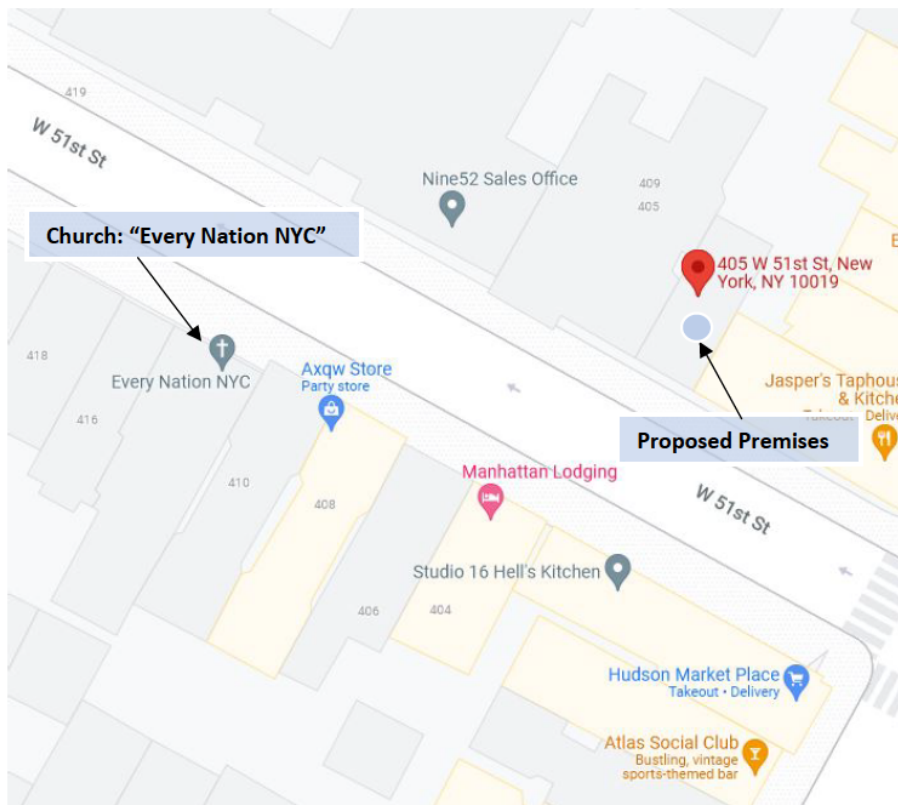
Address: 414 W 51st St, New York, NY 10019

Google Distance: 139.98 feet

Distance: 400 feet

As per the applicant's statement the above-mentioned premises is only the church's office as the actual church is located at 215 W 60th St.

Map of Nearby Church(es)



Photo(s) of Nearby Church(es)



Legend

Location Report (8)

Site Search

Community I

Property Information (1)

414 W 51ST ST, MANHATTAN 10019

Alternate address from NYC Dept of City Planning:

414 WEST 51 STREET

Mixed Residential & Commercial

Owner: LAURENCE CHARLES P

Block: 1060 **Lot:** 7501

Property Characteristics:

Lot Area: 2,510 sq ft (25' x 100')

of Buildings: 1 **Year built:** 1910

Building frontage: 25' (Building frontage along the street measured in feet.)

of floors: 5 **Building Area:** 8,304 sq ft

Total Units: 5 **Residential Units:** 3

Primary zoning: R8 **Commercial Overlay:** None

Floor Area Ratio: 3.31

Max. Allowable Residential FAR: 6.02

Max. Allowable Commercial FAR: 0

Max. Allowable Facility FAR: 6.5

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

MORE INFO:



414 W 51st St
New York, NY 10019



<https://streeteasy.com> > ... > Hell's Kitchen

Building: 414 West 51st Street - Hell's Kitchen - StreetEasy

414 West 51st St. **414 West 51st Street** is a brownstone condo loft 5 stories and 3 units. The building has an interesting history, back in 1968 and into the ...

<https://www.apartments.com> > ... > New York

414 W 51st St Unit 2, New York, NY 10019 - Apartments.com

See Apartment 2 for rent at **414 W 51st St** in **New York, NY** from \$8500} plus find other available **New York** apartments. Apartments.com has 3D tours, HD videos, ...

<https://www.trulia.com> > NY > New York > 10019

414 W 51st St #2, New York, NY 10019 | Trulia

414 W 51st St #2, New York, NY 10019 is a 2000 sqft, 4 bed, 2 bath home sold in 2018. See the estimate, review home details, and search for homes nearby.

<https://www.zillow.com> > ... > Manhattan > Hell's Kitchen

414 W 51st St APT 3, New York, NY 10019 | Zillow

The property **414 W 51st St APT 3, New York, NY 10019** is currently not for sale on Zillow. View details, sales history and Zestimate data for this property ...

<https://www.realtor.com> > ... > New York > 51st St

414 W 51st St Apt 3, New York, NY 10019 - realtor.com®

View 8 photos for **414 W 51st St Apt 3, New York, NY 10019** a bed, bath, 0 . built in that sold on 02/25/2013.

<https://www.realtor.com> > ... > New York > 51st St

414 W 51st St, New York, NY 10019 - realtor.com®





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

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



Forms Quick-Find: [Wholesale Forms](#) [Retail Forms](#)

[Help](#)

Public Query - Results

Found 5 matches for: ""Zip Code = 10019, City = New York, Address Line 1 = 405"" in Premises Location
 Displaying records 1 - 5.

Premises Name	Address	License Class	License Type	Expiration Date	License Status
TIN ANGEL REST & BAR CORP	405 W 51ST STREET NEW YORK, NY 10019	252	OP	01/31/2001	License is Inactive
DAYDREAM CAFE INC,THE	405 W 51ST STREET NEW YORK, NY 10019	341	RW	10/31/1998	License is Inactive
TWO BIG BOYS INC	405 WEST 51ST STREET NEW YORK, NY 10019	252	OP	02/28/2021	Expired
TWO BIG BOYS INC	405 WEST 51ST STREET NEW YORK, NY 10019	001	ST	12/28/2000	Expired
TWO BIG BOYS INC	405 WEST 51ST STREET NEW YORK, NY 10019	002	ST	01/27/2001	Expired



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

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Public Query - Results

License Information

Serial Number: 1029765
License Type: RESTAURANT WINE
License Status: License is Inactive
Credit Group: 3
Filing Date:
Effective Date: 11/01/1997
Expiration Date: 10/31/1998

Premises Information

Principal's Name: DAVID, HOD
DAVID, AMIEL
Premises Name: DAYDREAM CAFE INC,THE
Trade Name: DAYDREAM CAFE
Zone: 1
Address: 405 W 51ST STREET

NEW YORK, NY 10019
County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
- [Advance Search](#)

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License Information

Serial Number: 1026442
License Type: ON-PREMISES LIQUOR
License Status: License is Inactive
Credit Group: 2
Filing Date: 12/31/1998
Effective Date: 02/19/1999
Expiration Date: 01/31/2001

Premises Information

Principal's Name:
Premises Name: TIN ANGEL REST & BAR CORP
Trade Name: THE TIN ANGEL REST & BAR
Zone: 1
Address: 405 W 51ST STREET

NEW YORK, NY 10019
County: NEW YORK

You can select one of the following links to perform another search:

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- [Search by License Number](#)
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Public Query - Results

License Information

Serial Number: 1110358
License Type: TEMPORARY PERMIT
License Status: Expired
Credit Group: 3
Filing Date: 09/27/2000
Effective Date: 09/29/2000
Expiration Date: 12/28/2000

Premises Information

Principal's Name:
Premises Name: TWO BIG BOYS INC
Trade Name:
Zone: 1
Address: 405 WEST 51ST STREET

NEW YORK, NY 10019
County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
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[Help](#)

Public Query - Results

License Information

Serial Number: 1113370
License Type: TEMPORARY PERMIT
License Status: Expired
Credit Group: 3
Filing Date: 12/29/2000
Effective Date: 12/29/2000
Expiration Date: 01/27/2001

Premises Information

Principal's Name:
Premises Name: TWO BIG BOYS INC
Trade Name:
Zone: 1
Address: 405 WEST 51ST STREET

NEW YORK, NY 10019
County: NEW YORK

You can select one of the following links to perform another search:

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

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[Help](#)

Public Query - Results

License Information

Serial Number: 1110357
License Type: ON-PREMISES LIQUOR
License Status: Expired
Credit Group: 3
Filing Date: 09/27/2000
Effective Date: 03/01/2019
Expiration Date: 02/28/2021

Premises Information

Principal's Name: GRECO, JOHN P
Premises Name: TWO BIG BOYS INC
Trade Name: POSH
Zone: 1
Address: 405 WEST 51ST STREET

NEW YORK, NY 10019
County: NEW YORK

You can select one of the following links to perform another search:

- [Search by Name](#)
- [Search by License Number](#)
- [Search by Location](#)
- [Search by Principal](#)
- [Advance Search](#)

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Nearby Schools

No schools found within **200ft to 300ft** of **405 West 51th Street, New York, NY 10019** .

Exhibit D - Open Dining Area Diagram

New York, October 27th, 2021

RE: Over a Drink LLC
405 West 51th Street
New York, NY 10019
Open Dining Area Diagram

To Whom It May Concern at the Manhattan Community Board #4,

This statement is to certify that the applicants, Mr. Healey, Mr. Mann and Ms. Wenk-Pascal are in the process of completing a open dining area diagram as the premises is still under construction. As per the above statement we will provide a rough diagram of the outdoor premises until the final diagram will be completed (please see Exhibit 1 that has the diagram enclosed)

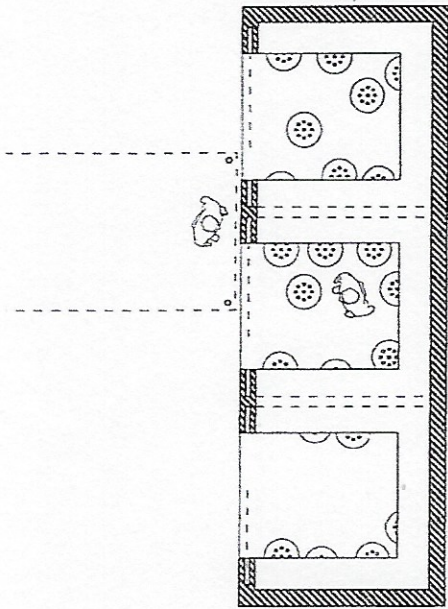
Please note that the applicants plan to fit 4 tables with 4 chairs each so in total they expect on having 4 tables and 16 chairs.

Please accept this diagram and the above notes about the seating of the open dining area.

If you have any questions you may contact our office at (212) 390-0806 or via email at info@rezzonatorservices.com

Sincerely,

Gabby Consta
Representative



SOAP
15 BRIDGE PARK DRIVE #3B
BROOKLYN, NY
11201 USA

Exhibit E – Security Plan

New York, October 1, 2021

RE: **Over A Drink LLC**
405 West 51th Street, New York, NY 10019
Security Plan Statement

To Whom It May Concern at the Manhattan Community Board #4,

Please note that the applicants intend to hire 2 security guards and install surveillance cameras. The surveillance camera's location will be determined upon renovations terminations. Besides the security guards and the surveillance system:

- b. Employees and the manager will be trained to ensure that drinks are not served to any patron that appears intoxicated
- c. Employees and the manager will be trained to check for ID before serving anyone alcoholic beverages
- d. Business owners will train employees to properly handle unruly patrons by asking them to leave the establishment and/or involving the police department if and where necessary.

If you require any further information, feel free to contact my representative at: 212.340.8006, or via email at: info@rezzonatorservices.com.

Thank you for your time and attention to this matter.

Sincerely,

Gabby Consta
Accounts Assistant
Rezzonator Services

Exhibit F -Block Associations

Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	Meeting
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	rjbenfatto@hyhkalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hyhkalliance.org	
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
Chekpedes	Christine	Berthet	cberthet@me.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	
West 43rd Street (b. 9th/10th)	Eduardo	Zeiger	eduardozeiger@compuserve.com	
Manhattan Plaza T.A. (400 W. 43rd St.)			mpta@mptenants.com	
West 44 Street Better Block Association	Linda	Ashley	ashleyll@aol.com	Fourth Tuesday of the Month
West 44th Street (b. 9th/10th)	Renee & Gordon	Stanley	twocatsld@worldnet.att.net	
West 45th Street BA	Tim	Tanner	langotanner@gmail.com ; west45ba@gmail.com	
West 45th Street BA	David C.	Stuart	west45ba@gmail.com	
West 45th Street (b. 9th/12th)	Chana	Widawski	chanawid@gmail.com	
W 45th Street (8/9) Block Association	John	Fisher	block45@hellskitchen.net	
West 46th Street Block Asscoaition (8th Ave to 12th Ave)	Steve	Fanto	stephenfanto@gmail.com	FirstTuesday of month
West 46th Street Block Asscoaition (8th Ave to 12th Ave)	Allison	Tupper	AllisonTupper@verizon.net	FirstTuesday of month
West 46th Street Block Asscoaition (8th Ave to 12th Ave)	Brandon	Hudson	hudson62747@hotmail.com	FirstTuesday of month
West 47th/48th Streets Block Association	Elke	Fears	aefearshk@earthlink.net	First Tuesday of the month @ 730pm
West 47th/48th Streets Bock Association	Larry	Roberts	larrymichaelroberts@gmail.com	First Tuesday of the month @ 730pm
West 47th/48th Streets Block Association	Jim	Bogues	jamesbogues@gmail.com	First Tuesday of the month @ 730pm
Harborview Terrace T.A. (525 W. 55th St.)	Maria	Guzman	mariaqnys@aol.com	
The Aurora	Richard	Pimentel	rpimentel@commonground.org	
The Aurora	Derrick	Sage	dsage@commonground.org	
Oasis Gardens I 10th Ave., b. 51/52	Nancy	Kyriacou	nkyriacou@yahoo.com	
Oasis Gardens II 52nd St/10th Ave.	Gary	Dipasquale	gdclay@att.net	
Midtown North Pct. Council	Delores	Rubin	delores.rubin@att.net	Third Tuesday of the month
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	
Midtown South Community Council	John	Mudd	john.mudd@usa.net	
Housing Conservation Coordinators [10th Ave., b.52/53]			info@hcc-nyc.org	
300 W 55th St	Paul	Loeb	ploeb315@aol.com	
West 55th Block Association	Christine	Gorman	west55ba@gmail.com	the second Monday of the month.
HK49-53 Block Alliance	Steve	Belida	hk5051@gmail.com	Third Wednesday of the month @ 630pm
350 W 51st Street Tenant Association			tenants350west51st@gmail.com	
Hudson Hotel Residents				
Westmore 333 W 57	Amanda	Cernitz	acernitz@gmail.com	
Parc Vendome 340 W 57th Street	Anita	McDonagh	awm3333@me.com	
Colonnade 347 W 57th Street	Jesse	Bondy	jessbondy@aol.com	
Hell's Kicthen Families	Leslie	Woodruff	letsetleslie@yahoo.com	No monthly meetings
American Red Cross Greater New York Region	John	Waldman	john.waldman@redcross.org	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th A	Julia	Campanelli	HellsKBA@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association (8/9)	Brian	Weber	brianscottweber@gmail.com	
W36th Block Association (8/9)	Cressida	Connelly	cressidac@gmail.com	
Hudson Tenants Association (HTA)	Peggy	Chane	peggychane@gmail.com	
West Side Neighborhood Alliance	Jorgy	Flecha	jflechas@hcc-nyc.org	Third Thursday of the month
West Side Neighborhood Alliance	Leah	James	lames@hcc-nyc.org	Third Thursday of the month

Exhibit G - Open Dining Permit

NYC Open Restaurants

[Apply to be an Open Restaurant](#)

Map Legend

- Alcohol Service
- No Alcohol Service

Select by Borough:

All Boroughs

Select by ZIP Code:

All ZIP Codes

Search by Restaurant

Posh - 405 W. 51st Street, Manhattan, NY

Beta

Best Viewed on All Devices

Open Restaurants

 **11,964**

Last update: a minute ago

Alcohol Service

 **8,041**

No Alcohol Service

 **3,923**

Last update: a minute ago

Seating

Roadway Only

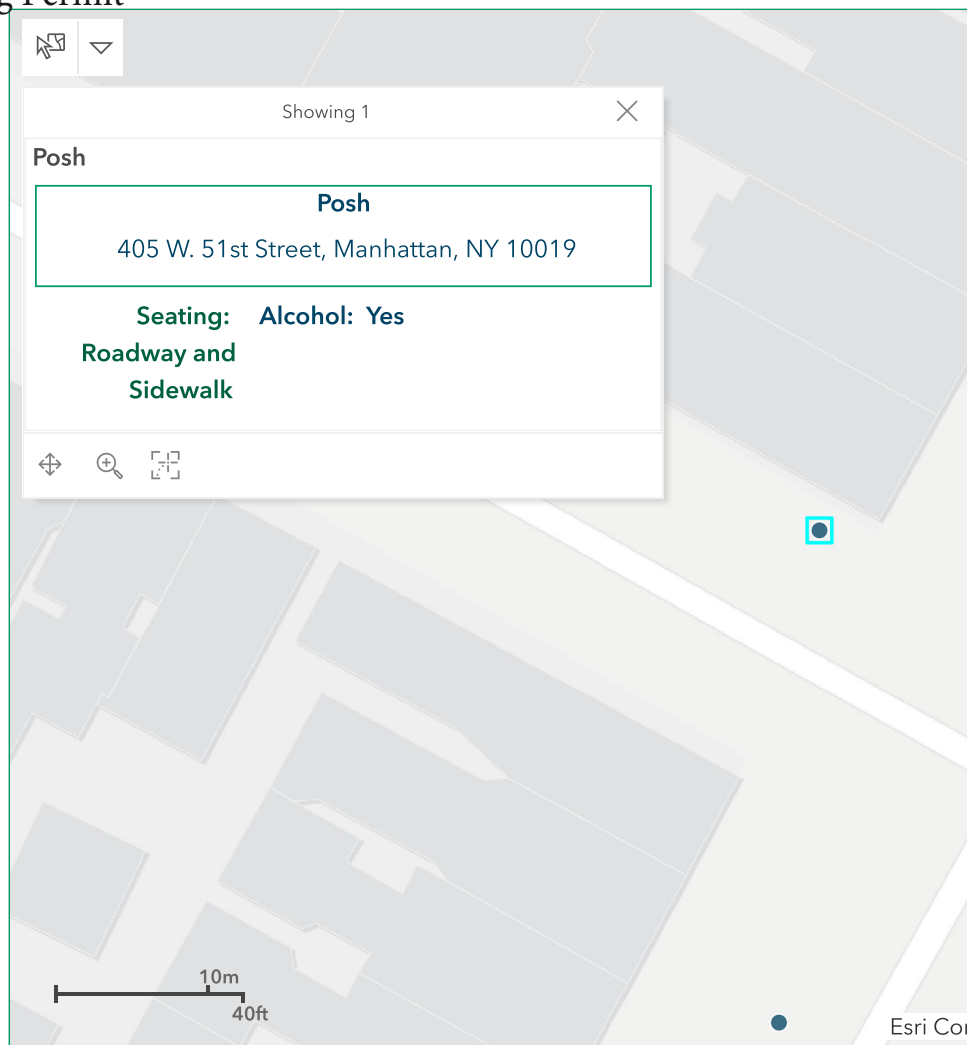
 **1,210**

Sidewalk Only

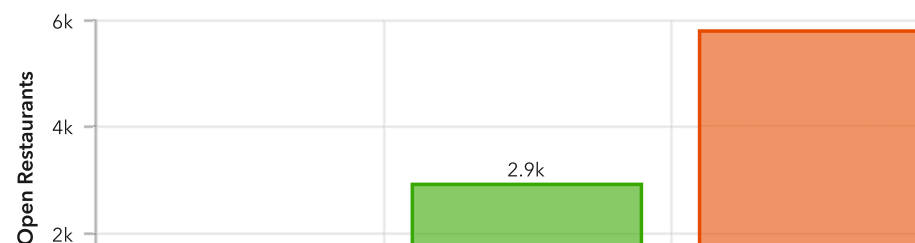
 **4,324**

Both

 **6,070**



Open Restaurants by Borou



New York, 20th of October, 2021

RE: Over A Drink LLC
405 West 51th Street
New York, NY 10019
Open Dining Permit at a Later Date

To Whom It May Concern at the New York State Liquor Authority,

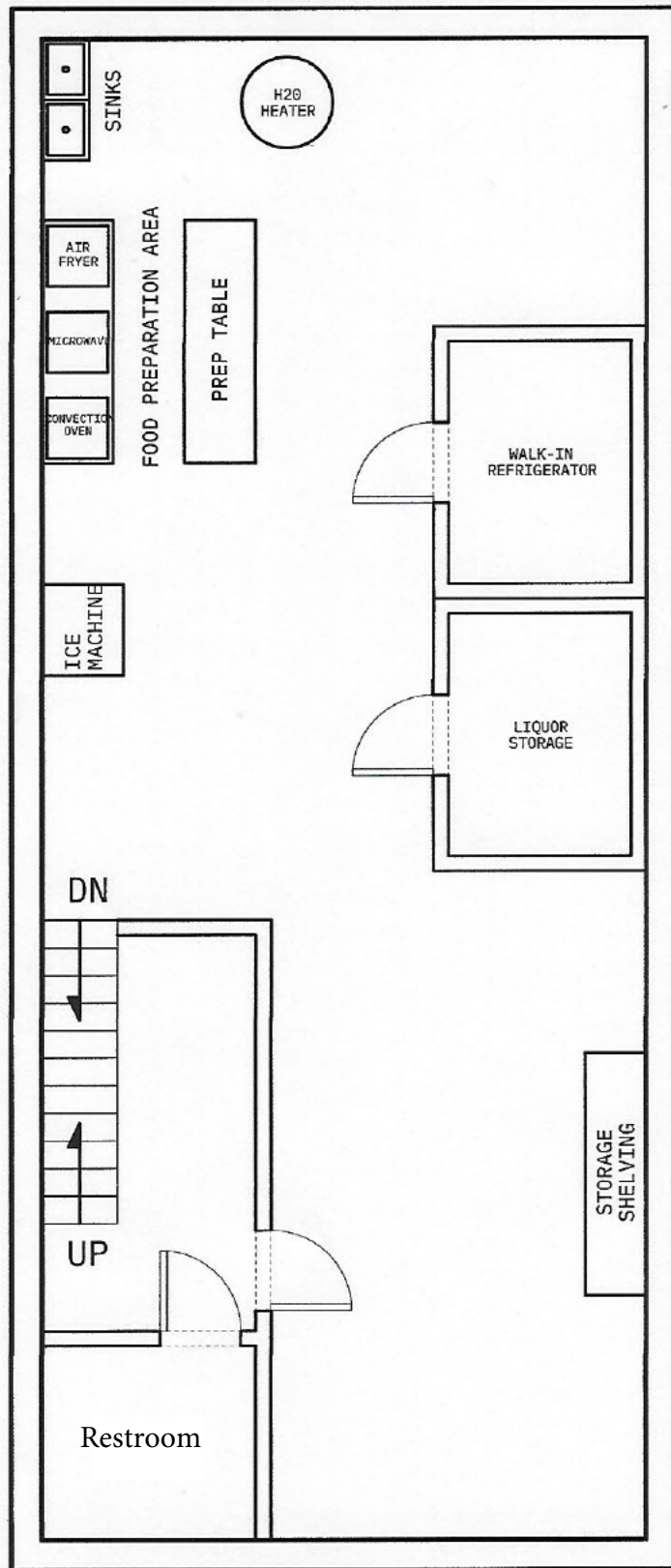
This statement is to certify that the applicant, Mr. James Healey, Mr. Jason Wade Mann and Ms. Laurie Wenk-Pascal are still in a construction status and their architect is still designing the open dining area so as of this moment there are no outside premises to be photographed and submitted to the Community Board.

The above mentioned owners will apply for an open dining permit at a later date as the premises is still under construction and the food permit is necessary for that application. First they will apply for a food permit about 45 days before opening so that the health department does not schedule the inspection before the establishment is ready to open.

If you have any questions you may contact our office at (212) 390-0806 or via email at info@rezzonatorservices.com

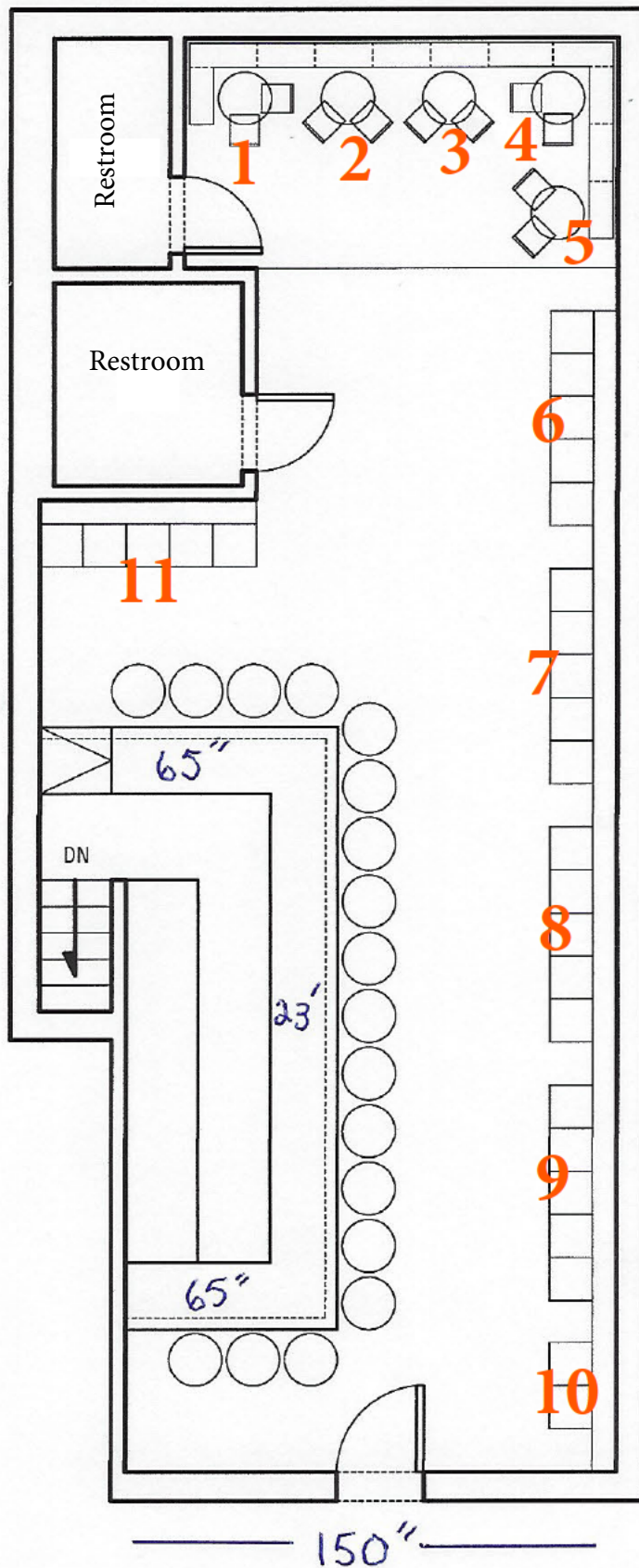
Sincerely,

Gabby Consta
Accounts Assistant
Rezzonator Services



40'

150"



Each section labeled with a number is considered one table.

50'

150"

CAPACITY = 66

let's drink

Margarita

Espolon silver tequila, house-made sweet & sour, triple sec, lime wheel

Spiked Arnold Palmer

Tito's vodka, lemonade, ice tea

Negroni

Bombay Gin, Campari, sweet vermouth, orange peel

Crisp Martini

Hendrick's gin, St. Germain, Sauvignon Blanc, freshly squeezed lemon juice

Manhattan

High West rye whisky & Punt e Mes

Aperol Spritz

Aperol, prosecco, club soda, orange slice

Mojito

Patron silver tequila, mint leaves, sugar cube, house-made lime juice, triple sec, club soda

Jackrabbit

Corzo reposado tequila, Campari, grapefruit juice, mint

KickStart

(Weekends only)

Our "Mary" with a little kick, vodka or tequila, chilled and served

**Selection of draft and bottled beers
also available**

let's eat

Wings

buffalo or BBQ

Spring Rolls

vegetable served sweet & sour sauce

Chicken Fingers

ranch or honey mustard

Nachos

chicken, cheese, jalapeno, sour cream, guacamole, pico de gallo

Quesadilla

chicken, cheese, sour cream, guacamole, pico de gallo

Mac & Cheese

three cheese blend

Potato Skins

cheese & bacon

Mozzarella Sticks

ranch or marinara

Jalapeno Poppers

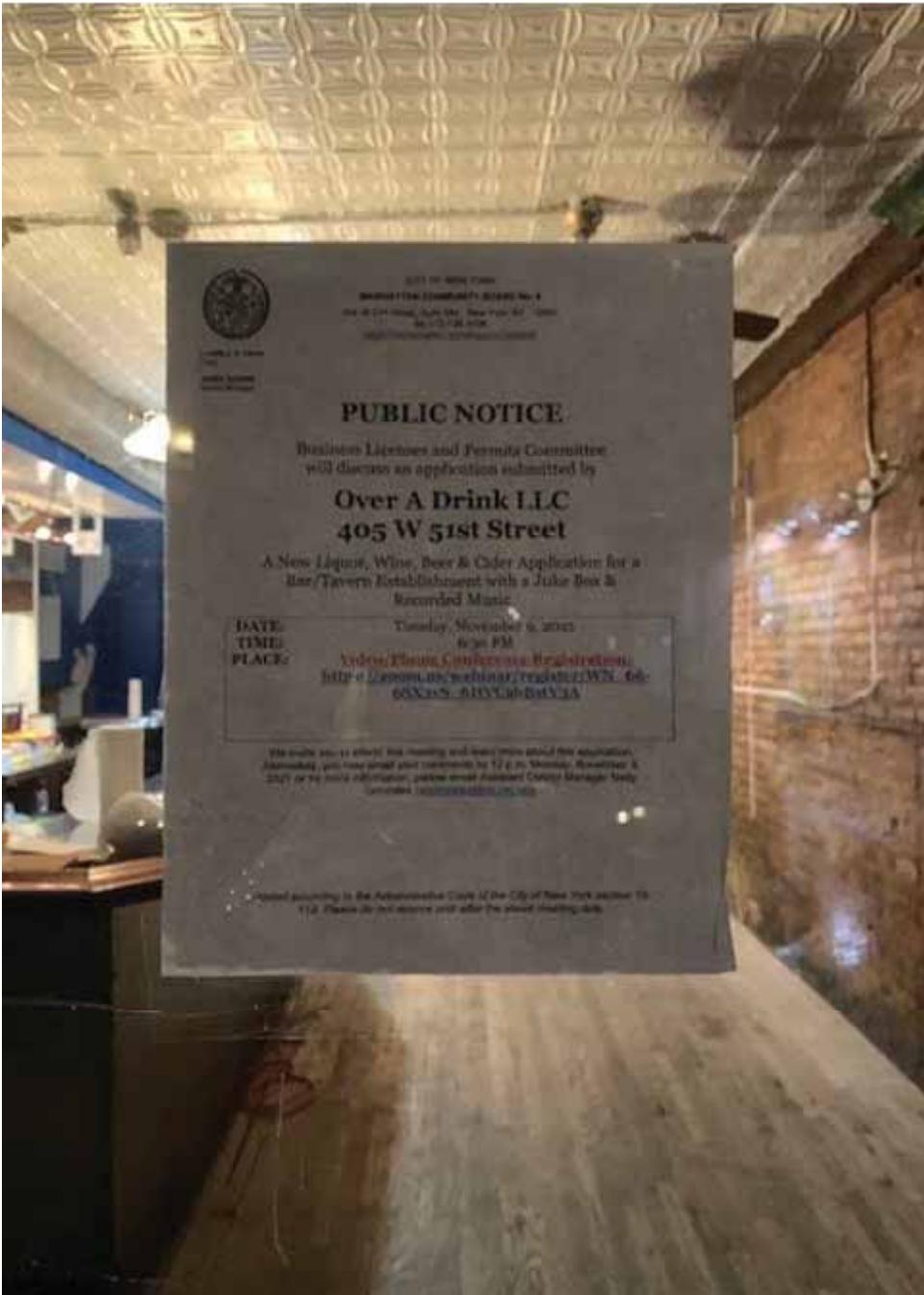
ranch or cranberry

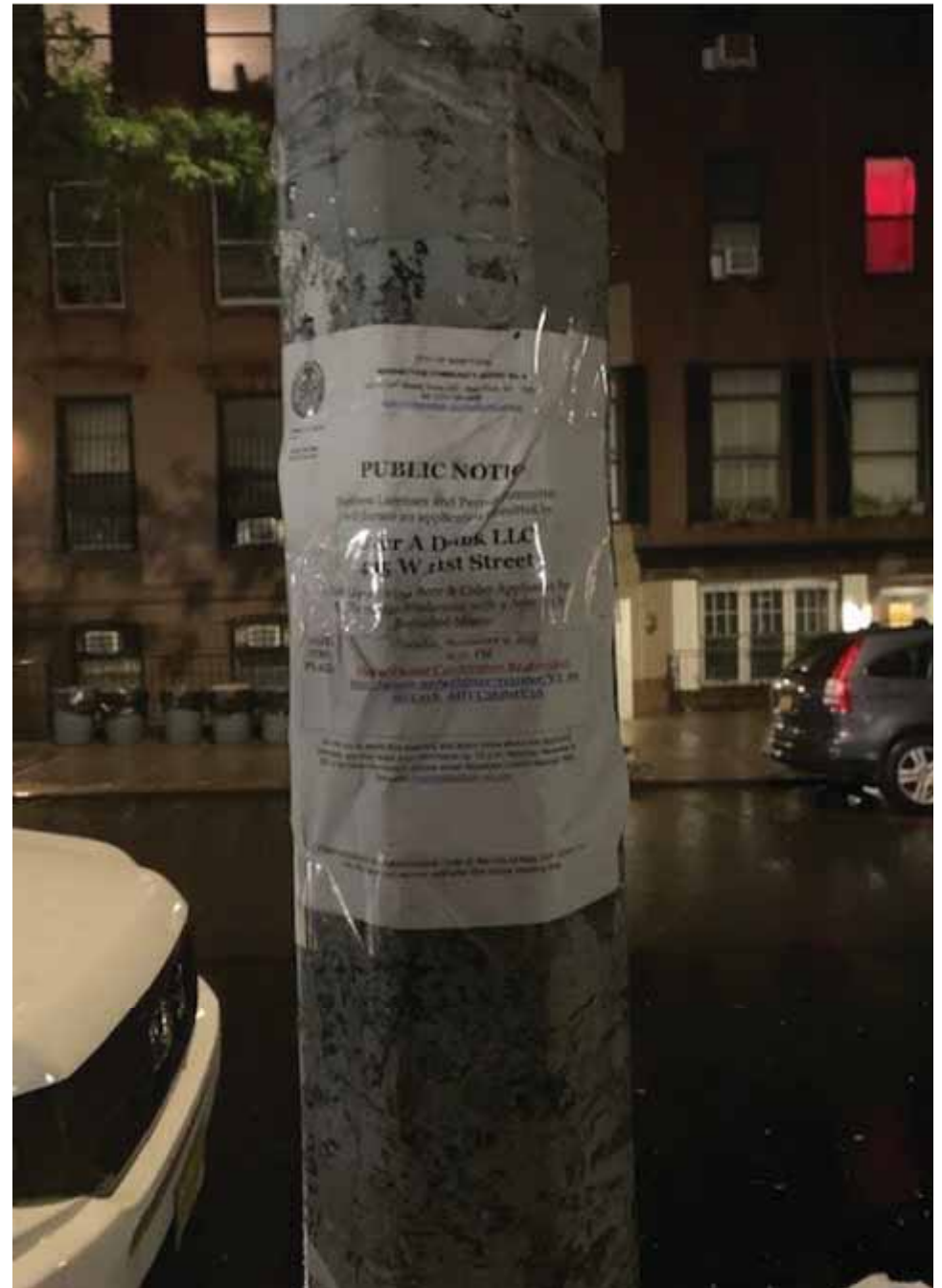
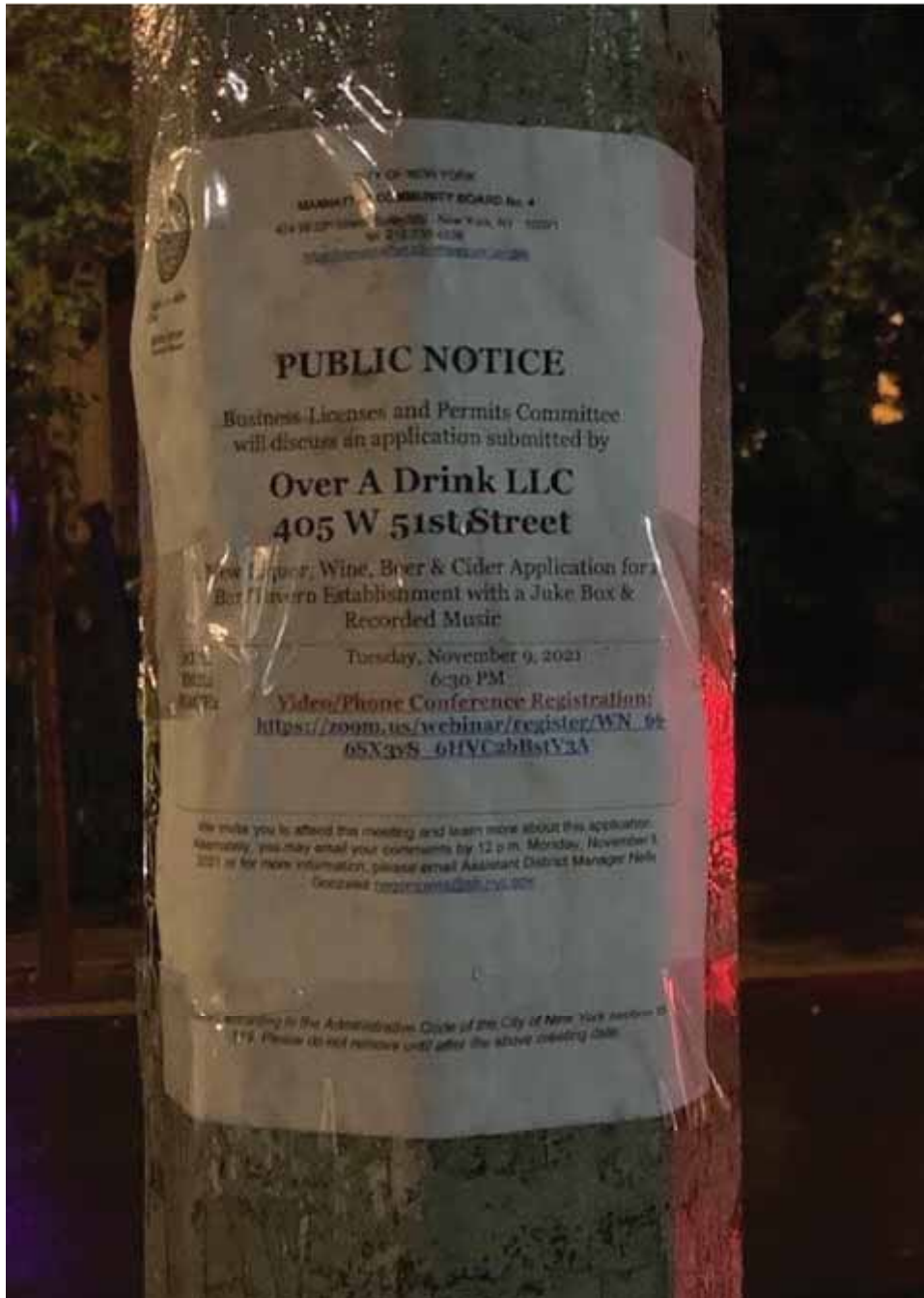
Classic Corn Dog

mustard, ketchup or both

Mini Pizza

cheese or pepperoni













New York, September 30, 2021

Re: Over A Drink LLC DBA Flex
Liquor, Wine and Beer License Application
Certificate of Occupancy Statement

To Whom it May Concern at the Manhattan Community Board #4

Please note that the applicants are currently in the process of obtaining a copy Certificate of Occupancy from the prior licensee.

If you require any further information regarding this matter, feel free to contact me directly at 212.390.0806 or via email at info@rezzonatorservices.com

Best Regards,

Gen Harris
Representative
Rezzonator Services

From: docs@rezzonatorservices.com
To: ["docs@rezzonatorservices.com"](mailto:docs@rezzonatorservices.com)
Cc: ["Gonzalez, Nelly \(CB\)"](mailto:Gonzalez_Nelly_(CB))
Bcc: ["rjbenfatto@hyhkalliance.org"](mailto:rjbenfatto@hyhkalliance.org); ["pgouris@hyhkalliance.org"](mailto:pgouris@hyhkalliance.org); ["kathleentreat123@gmail.com"](mailto:kathleentreat123@gmail.com); ["mcgee79@aol.com"](mailto:mcgee79@aol.com); ["cberthet@me.com"](mailto:cberthet@me.com); ["info@clintonhousing.org"](mailto:info@clintonhousing.org); ["jrestuccia2@clintonhousing.org"](mailto:jrestuccia2@clintonhousing.org); ["rmarcano@clintonhousing.org"](mailto:rmarcano@clintonhousing.org); ["eduardozeiger@compuserve.com"](mailto:eduardozeiger@compuserve.com); ["mpta@mptenants.com"](mailto:mpta@mptenants.com); ["ashleyll@aol.com"](mailto:ashleyll@aol.com); ["twocatsltd@worldnet.att.net"](mailto:twocatsltd@worldnet.att.net); ["tangotanner@gmail.com"](mailto:tangotanner@gmail.com); ["west45ba@gmail.com"](mailto:west45ba@gmail.com); ["west45ba@gmail.com"](mailto:west45ba@gmail.com); ["chanawid@gmail.com"](mailto:chanawid@gmail.com); ["block45@hellskitchen.net"](mailto:block45@hellskitchen.net); ["stephenfanto@gmail.com"](mailto:stephenfanto@gmail.com); ["West 46th Street Block Asscoaition \(8th Ave to 12th Ave\) Allison Tupper"](mailto:West46thStreetBlockAsscoaition(8thAveTo12thAve)AllisonTupper); ["HUDSON62747@HOTMAIL.COM"](mailto:HUDSON62747@HOTMAIL.COM); ["aefearshk@earthlink.net"](mailto:aefearshk@earthlink.net); ["larrymichaelroberts@gmail.com"](mailto:larrymichaelroberts@gmail.com); ["jamesbogues@gmail.com"](mailto:jamesbogues@gmail.com); ["mariagnys@aol.com"](mailto:mariagnys@aol.com); ["rpimentel@commonground.org"](mailto:rpimentel@commonground.org); ["dsage@commonground.org"](mailto:dsage@commonground.org); ["nkyriacou@yahoo.com"](mailto:nkyriacou@yahoo.com); ["gdclay@att.net"](mailto:gdclay@att.net); ["delores.rubin@att.net"](mailto:delores.rubin@att.net); ["brianscottweber@gmail.com"](mailto:brianscottweber@gmail.com); ["john.mudd@usa.net"](mailto:john.mudd@usa.net); ["plob315@aol.com"](mailto:plob315@aol.com); ["info@hcc-nyc.org"](mailto:info@hcc-nyc.org); ["west55ba@gmail.com"](mailto:west55ba@gmail.com); ["HK5051"](mailto:HK5051); ["tenants350west51st@gmail.com"](mailto:tenants350west51st@gmail.com); ["acernitz@gmail.com"](mailto:acernitz@gmail.com); ["awm3333@me.com"](mailto:awm3333@me.com); ["jessbondy@aol.com"](mailto:jessbondy@aol.com); ["jetsetleslie@yahoo.com"](mailto:jetsetleslie@yahoo.com); ["john.waldman@redcross.org"](mailto:john.waldman@redcross.org); ["HellsKBA@gmail.com"](mailto:HellsKBA@gmail.com); ["brianscottweber@gmail.com"](mailto:brianscottweber@gmail.com); ["cressidac@gmail.com"](mailto:cressidac@gmail.com); ["peggychane@gmail.com"](mailto:peggychane@gmail.com); ["jflechas@hcc-nyc.org"](mailto:jflechas@hcc-nyc.org); ["ljames@hcc-nyc.org"](mailto:ljames@hcc-nyc.org)
Subject: Over a Drink LLC - Community Board Request
Date: Friday, October 29, 2021 2:43:00 PM
Attachments: [1-CB-Questionnaire.pdf](#)
[2-Questionnaire-Exhibits.pdf](#)
[3-Diagrams-First-Floor-&-Basement.pdf](#)
[4-Menu.pdf](#)
[5-Posted-Notices.pdf](#)

Dear Member of Organization/ Association of Manhattan,

My name is Gabby Consta of the Rezzonator Services, and our firm is representing Over a Drink LLC. As instructed by the Community Board we are advising you of a new on-premises liquor application.

The Applicants already met with HK49-54 Block Alliance on 10/20/2021 at 7 PM; we are re notifying as we rescheduled the original Community Board meeting that took place on 10/12/2021 at 6:30 PM to accommodate meeting with the block association first.

Attached you will find the community board questionnaire and supporting documents for the application:

1. Community Board Questionnaire
2. Exhibits for the Questionnaire
 - Exhibit A – Ownership
 - Exhibit B – 500 Ft Rule Report
 - Exhibit C – 200 Ft Rule Report
 - Exhibit D – Open Dining Area Diagram
 - Exhibit E – Security Plan Statement
 - Exhibit F – Block Associations
 - Exhibit G – Open Dining Previous Owner
 - Exhibit H – Open Dining at a Later Date
3. Diagrams
 - Basement Diagram
 - First Floor Diagram
4. Menu
5. Posted Notices
 - Notice Posted at the Proposed Establishment
 - Notices Posted on Light Poles

Due to the ongoing COVID19 pandemic, to keep our staff and customers safe, my department is working remotely. As such, I am only available by email. If you have any questions on my emails, please respond back to docs@rezzonatorservices.com with your inquiry. Thank you for your cooperation and stay safe!

Sincerely,

Gabby Consta

Accounts Assistant

www.RezZonatorServices.com

244 5th Ave. S251

New York NY 10001

Tel: 212.390.0806 Fax: 888.502.5620

When mailing a package to us: please include "C/O Rezzonator Services" on the Receiver Line.