

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC		DOING BUSINESS AS (DBA) To be determined	
STREET ADDRESS 505 West 35th Street aka 451 Tenth Avenue - 13th Floor		CROSS STREETS Hudson Boulevard East and Tenth Avenue	ZIP CODE 10001/ 10018
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Stephen Ross and Bryan Cho	ATTORNEY/ REPRESENTAIVE	NAME: Donald M. Bernstein/ Bernstein Redo PC
	PHONE: 212 320 9660		PHONE: 212 651 3100
	EMAIL: NBeesemer@Related.com		EMAIL: donald@brpclaw.com
MANAGER	NAME: To be determined	LANDLORD	NAME: 451 Tenth Avenue LLC
	PHONE:		PHONE: 212 801 1000
	EMAIL:		EMAIL: Hsarage@related.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	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?	See attached list	
	What were the dates applicant was involved with this former premise?	See attached list	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	December 2021
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	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.	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)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM
	Kitchen	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM
	Music	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM	630AM-10PM

If you plan to have music, what type(s)?
(Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC*	DJ	JUKE BOX	KARAOKE
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***Live music limited to a player piano that will be played at an ambient level.**

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	215	215	54	149	None	One	9
OUTSIDE** <i>(Other than sidewalk café)</i>	10	10	13	30	None	None	N/A

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

How many floors are there? What is the capacity for each floor? **13th floor= 225 (including interior and exterior)**

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

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

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

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

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached list with email to groups	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Applicant will meet with CB Members for virtual site visit for exterior space.		
Who was your contact person at each group you met with?	TBD		
When did applicant post the notice that was provided?	November 27, 2021		
Where did applicant post the notice that was provided?	Construction fence and lamp posts		
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	<input type="radio"/> NO	Chad Welch - 925 580 1458
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	<input type="radio"/> NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	Empty Space		
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	New signage
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	New signage
Will applicant have a vestibule within the establishment?	YES	NO	N/A
Will applicant use a storm enclosure?	YES	NO	N/A
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	N/A
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="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?	<input checked="" type="radio"/> YES	NO	15th floor roof
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	NO	N/A
Where will the air conditioner be located? What type is it?	To be determined		
When was the air conditioner installed?	To be installed in 2022		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> 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)?	<input checked="" type="radio"/> YES	NO	South and east facing wrap around terraces
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	NO	10PM close seven days a week
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	YES	<input checked="" type="radio"/> NO	Background only
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	<input checked="" type="radio"/> NO	Located on the 13th floor
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

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

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

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

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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazardin <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>Bryan Cho <small>PRINT NAME OF APPLICANT</small></p>	 <small>SIGNATURE OF APPLICANT</small>	<p>11/6/2021 <small>DATE</small></p>
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PRINCIPAL LIQUOR LICENSES

Stephen M. Ross – Current Licenses

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

TKNYC, LLC - #1174777, 10 Columbus Circle, 3rd 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 8th 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 1st Avenue, New York, NY 10023 (Noodle Bar) **April 2018 to present**

Daimyo Group LLC - #1210975, 207 2nd 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 33rd 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 33rd 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 33rd 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 56th 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 & 60th, 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 35th 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 13th 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 43rd 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 43rd 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, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

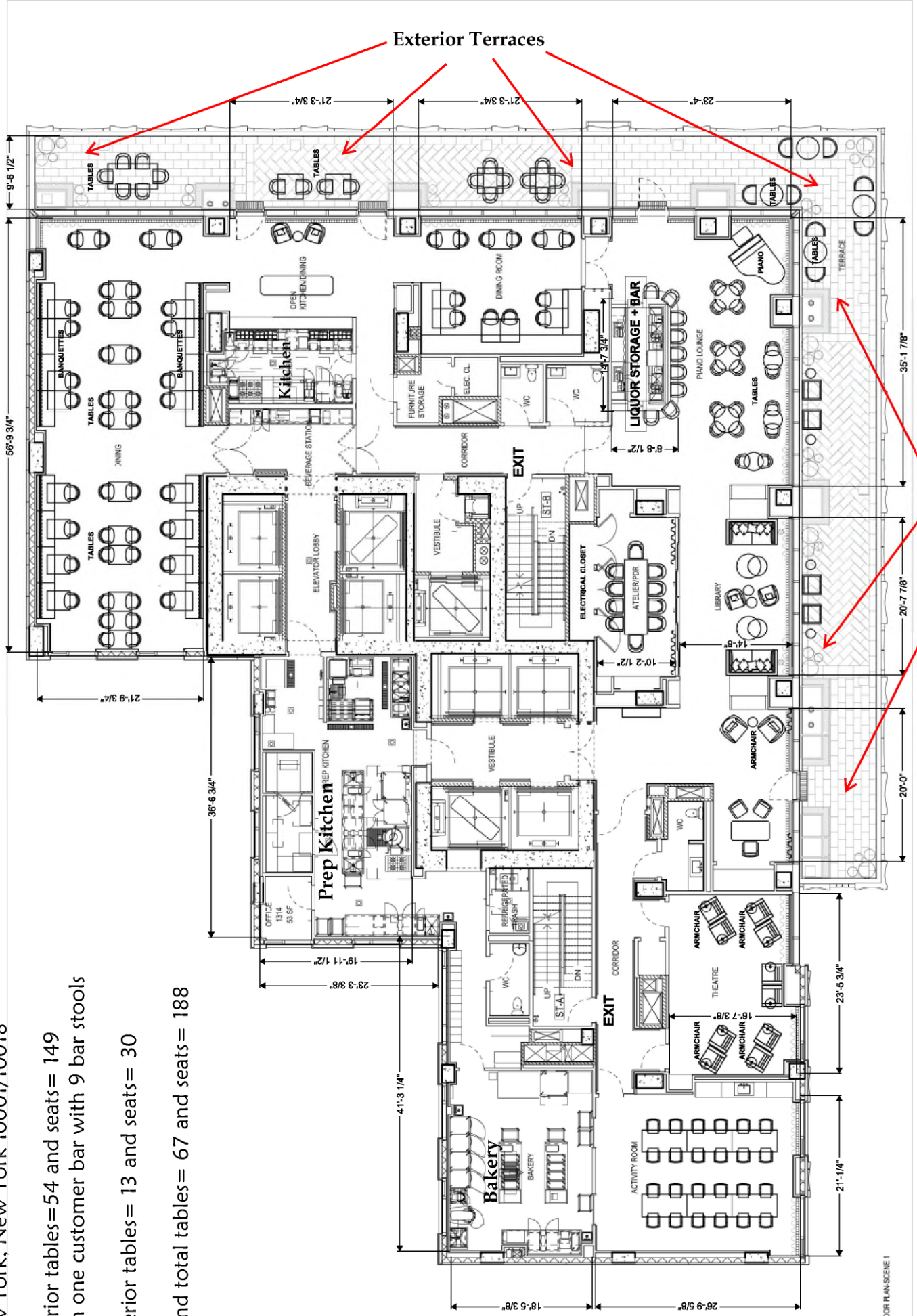
jules@brpclaw.com \ www.brpclaw.com

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	

*Atria NY Operating Company Inc &
451 Tenth Senior Living OpCo LLC*
Floor Plan

Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC
 505 West 35th Street aka 451 Tenth Avenue – 13th Floor
 New York, New York 10001/10018

Interior tables=54 and seats= 149
 with one customer bar with 9 bar stools
 Exterior tables= 13 and seats= 30
 Grand total tables= 67 and seats= 188



*Atria NY Operating Company Inc &
451 Tenth Senior Living OpCo LLC*
Menus

Menu

BREAKFAST

Available 7:30 to 9:30 am

HEARTY FARE

served with breakfast potatoes, choice of fresh fruit,
bacon or sausage and assorted breads

Eggs Cooked to Order

scrambled, fried, hard-boiled, egg whites available

Atria Omelet

ham, peppers, onion & cheddar cheese

Garden Omelet

spinach, tomatoes, onions & cheddar cheese

LIGHTER FARE

Pancakes with Maple Syrup

Assorted Cold Cereals

Cottage Cheese or Yogurt with Fruit

Assorted Pastries

*Hot Oatmeal with Walnuts & Raisins

Daily Breakfast Special

LUNCH AND DINNER

STARTERS

Atria House Salad

spring mix, tomato, carrot, chickpeas & walnuts

*Shrimp Cocktail

with traditional accompaniments

FROM THE GRILL

served with fruit, coleslaw, chips, french fries,
sweet potato fries or onion rings

Classic Cheeseburger

choice of cheese, lettuce, tomato, onion & pickle

*Fried Green Tomato BLT

with house-made dijonaise

*Herb Marinated Grilled Chicken Sandwich

with swiss, lettuce, tomato, onion & pickle

*All Beef Hot Dog

with traditional accompaniments

Grilled Cheese

cheddar, swiss & havarti on sourdough

FROM THE DELI

served with fruit, coleslaw, chips or fries

Chicken Salad Sandwich

Tuna Salad Sandwich

Turkey & Swiss Sandwich

Ham & Havarti Sandwich

*Pimento Cheese Sandwich

ENTRÉES

Bistro Steak

with *herb compound butter

choice of rice or potato & vegetable of the day

*Oven Roasted Salmon

with apple cider gastrique

choice of rice or potato & vegetable of the day

*Tofu & Vegetable Chow Mein

ginger, garlic, carrots, cabbage, shiitake
mushrooms, bean sprouts, egg noodles & scallion

*Grilled Chicken Caesar Salad

crisp romaine, parmesan cheese, croutons

DESSERTS

Ice Cream & Cookies

Dessert of the Day

ATRIA ALMADEN BISTRO

BREAKFAST - MENU

Breadworks Bagels

Plain, Everything or Cinnamon Raisin Bagels 4oz

served with Butter,

Plain Cream Cheese or

Strawberry Cream Cheese

Coffee, Iced Tea & Fountain Soda

Coffee

Latte - 12oz

Mocha - 12oz

Cappuccino - 12oz

Americano - 12oz

Hot Chocolate - 12oz

Drip Coffee - 12oz

Espresso - single shot

Espresso - double shot

ADD: Shot of espresso to any drink

ADD: Single pump of Syrup

Syrup flavors: Pumpkin Spice, Maple Spice, Toasted Marshmallow

Tea

Iced Tea - 12oz

Soda

Fountain Soft Drink - 12oz

Soda flavors: Coke, Diet Coke, Sprite

ATRIA ALMADEN BISTRO**LUNCH - MENU****Soups**

Soup of the week (Au Bon Pain) - Cup 8oz , Tomato Bisque

Soup of the week - Bowl 12oz, Tomato Bisque

Daily Soup (Au Bon Pain) - Cup 8oz, Chicken Noodle

Daily Soup - Bowl 12oz, Chicken Noodle

Add: slice of toasted baguette

Composed Salads - made to order and dressed**Greek Salad**

Mixed Greens, Feta, Kalamata Olives, Tomato, Cucumber, Radish, Red Onion, Peperoncini with Citrus Dressing

Chicken Caesar Salad

Romaine, Boar's Head Rotisserie Chicken, Parmesan Cheese, Croutons with Caesar Dressing

Atria Signature Salad

Mixed Greens, Choice of Protein Cucumber, Tomato, Toasted Sliced Almonds, Carrots, Radish with Citrus Dressing

Flat Bread Pizza**Margarita**

Fresh Mozzarella, Basil, Roma Tomatoes, Marinara, Wood Fired Flat Bread

Chicken and Pesto with Sun-Dried Tomatoes

Boar's Head Rotisserie Chicken, Goat Cheese, Basil Pesto, Sun-dried Tomatoes, Wood Fired Flat Bread

Porchetta and Figs with Apples

Boar's Head Porchetta, Boursin Cheese, Figs, Apple, Wood Fired Flat Bread

Hot Sandwiches**Porchetta Cuban**

Boar's Head Bourbonridge Ham, Porchetta, Swiss Cheese, Pickles, Dijon, Spicy Chipolte, Breadworks Ciabatta

Roast Beef and Caramelized Onion Baguette

Boar's Head Italian Beef, White Cheddar, Caramelized Onions, Horseradish Sauce, Breadworks Baguette

Buffalo Chicken Sandwich

Boar's Head Rotisserie Chicken, Buffalo Cream Spread, Blue Cheese, Pepperoncini, Breadworks Ciabatta

Combo Deals

Add: Cup of Soup (8oz) any salad or sandwich

Add: Bowl of Soup (12oz) any salad or sandwich

ATRIA ALMADEN BISTRO**GRAB AND GO - MENU****Baked Goods****Muffins**

Blueberry, Morning Glory, Banana Nut 4oz

Scones

Blueberry, Cranberry, Chocolate Chip 3oz

Cookies

XL Chocolate Chunk Cookie - Richs 2oz

Brownies

Classic Brownie 3oz

Cold Case - purchased items**Greek Yogurt**

Chobani Blueberry Greek Yogurt 4oz

Chobani Strawberry Greek Yogurt 4oz

Snack Packs (Boar's Head)

Hummus & Pretzel Packs - 3oz

Sliced Meat Tray (Sliced Genoa Salame) - 4oz

Meat and Cheese Tray (Sopressata and Provolone) - 4oz

Anti-Pasto Tray (Genoa, Provolone, Dark Chocolate Almond) - 3oz

Beverages

Monster - 24oz - Ultra Blue, Ultra Red, Ultra Violet, Zero Ultra

Monster "Rehabs" - 24oz

Red Bull - 8.4oz

Red Bull - Sugar Free 8.4oz

Smartwater - 20oz

Horzon Reduced Fat 1% Milk Organic - 8oz

Silk Vanilla Soy Milk - 8oz

Tropicana Juice - Apple 10oz

Tropicana Juice - Orange 10oz

Tropicana Juice - Cranberry 10oz

Chips

Frito's Corn Chips 2oz

Cheetos Crunchy 2oz

Zapp's Regular-30/cs 1.5oz

Zapp's Cajun Crawtator-30/cs 1.5oz

Zapp's Mesquite BBQ-30/cs 1.5oz

Zapp's Salt & Vinegar-30/cs 1.5oz

Zapp's Voo Doo-30/cs 1.5oz

Breakfast

Oatmeal

Cereal Bowlpak Assorted

Cherry Frosted Pop Tart

Brown Sugar Cinnamon Frosted Pop Tart

Strawberry Frosted Pop Tart

Sample of Snacks Available

Mid-Morning

- 2 OZ Chicken Salad & 1/2 OZ Crackers
- 1 Mini Bagel & 1 OZ Cream Cheese
- 3 OZ Yogurt Parfait
- 2 OZ Celery & 1 OZ Peanut Butter
- 3 OZ Fresh Fruit
- 2 OZ Cottage Cheese & 2 OZ Fruit
- 1 EA Assorted Pastries
- 3 OZ Fresh Fruit Salad
- 1 OZ Peanut Butter with 1/2 OZ Crackers
- 1 EA Danish & 1/2 CUP Coffee
- 1 EA Cereal Bar & 1/2 CUP Juice
- 2 EA Finger Sandwiches
- 1 OZ Mixed Nuts & 1 OZ Raisins
- 1 EA Scones and 1/2 CUP Tea

Mid-Afternoon Snacks

- 2 OZ Apple Slices and 1 OZ Peanut Butter
- 1 EA Cookie Platter & 1/2 CUP Milk
- 1 EA Popsicles
- 2 EA Mini Quiche
- 2 EA Brownie Bites & 1/2 CUP Milk
- 2 EA Deviled Eggs
- Egg Rolls

2 EA Mini Pizza Bites

2 OZ Veggies & 1/2 OZ Dip

1 EA Ice Cream Sandwich

1 CUP Root Beer Float

1 OZ Pita Chips with 1 OZ Hummus

2 OZ Veggies & 1/2 OZ Dip

3 OZ Fresh Fruit Kabobs

Evening Snacks

2 OZ Soft Pretzels and 1 OZ Cheese Spread

1 OZ Cheese & 1/2 OZ Crackers

1/2 Egg Salad Sandwich

1 OZ Graham Crackers & 1 OZ Peanut Butter

1/2 Tuna Salad Sandwich

1 oz Popcorn and 1/2 Apples

2 OZ Chicken Tenders with 1/2 OZ Dipping Sauce

2 OZ String Cheese & 1/2 OZ Pretzels

1/2 Peanut Butter & Jelly Sandwiches

1 EA Warm Chocolate Chip Cookies & 1/2 CUP Milk

3 OZ Fresh Fruit

*Atria NY Operating Company Inc &
451 Tenth Senior Living OpCo LLC*
Photographs





*Atria NY Operating Company Inc &
451 Tenth Senior Living OpCo LLC*
Public Interest Statement

PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC
505 West 35th Street aka 451 Tenth Avenue – 13th Floor
New York, New York 10001/10018

The subject premises will be a restaurant on the 13th floor in a new mixed-use building, including residential, commercial and senior assisted living uses located at 505 West 35th Street at the corner of Tenth Avenue in Hudson Yards.

Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC will be a restaurant dedicated to seniors. The restaurant will offer modern American cuisine by a Michelin-starred chef. The menu will change seasonally.

The interior will have 54 tables with 149 seats with a 14'-7 3/4" x 8'- 8 1/2" customer bar with 9 bar stools. The exterior will have 13 tables with 30 seats. The grand total tables are 67 and seats are 188. The proposed occupancy is 225.

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. Background music will be played. The interior will have a player piano for live music played at an ambient level.

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 Atria NY Operating Company Inc and 451 Tenth Senior Living OpCo LLC establishment will be a wonderful new restaurant for seniors, family members of seniors and guests of seniors to enjoy. 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 be played. The interior will have a player piano for live music played at an ambient level.

(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.

*Atria NY Operating Company Inc &
451 Tenth Senior Living OpCo 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.

Proximity Report For:	
Location	505 W 35th St, New York, New York, 10001
Geocode	Latitude: 40.75544 longitude: -73.99894
Report Generated On	11/19/2021

8 Closest Liquor Stores		
Name	Address	Distance
MEENA SAMANI CORPORATION Ser #: 1273576	460 W 34TH ST STORE# 1 NEW YORK, NY 10001	462 ft
ODYSSEY WINE & SPIRITS INC Ser #: 1255997	490 10TH AVE NEW YORK, NY 10018	615 ft
KSSWINE LLC Ser #: 1302013	509 W 38TH ST 509-511 W38TH ST NEW YORK, NY 10018	797 ft
CITARELLA HUDSON WINES & SPIRITS LLC Ser #: 1315398	20 HUDSON YARDS UNIT 207A AKA 500 W 33RD ST NEW YORK, NY 10001	925 ft
AMSTERWINE.COM INC Ser #: 1313979	475 9TH AVE NEW YORK, NY 10018	1,032 ft
HUDSON YARDS WINES & SPIRITS INC Ser #: 1320790	486 9TH AVE NEW YORK, NY 10018	1,198 ft
ADB&SAB LLC Ser #: 1287951	554 W 30TH ST AKA 312 11TH AVE NEW YORK, NY 10001	1,462 ft
39TH STREET WINE INC Ser #: 1257090	354 W 39TH ST NEW YORK, NY 10018	1,724 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Chaim Babad	357 ft
Metropolitan Community Church Of New York	390 ft
Salvation Army	462 ft

Churches within 500 feet

Name	Distance
Solid Ground Ministry	479 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
PARADIS IN THE PARK LLC Ser #: 1339058	524 W 36TH ST NEW YORK, NY 10018	359 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
PHILLIPS 35 INC Ser #: 1279904	450 10TH AVE NEW YORK, NY 10018	206 ft
KYMA HUDSON LLC Ser #: 1336481	445 W 35TH ST NEW YORK, NY 10001	372 ft
ROCKY'S BAR & RESTAURANT INC Ser #: 1271424	460 W 34TH ST STORES 2, 3 & 4 NEW YORK, NY 10001	462 ft
CLYDE ARK LLC Ser #: 1257238	505 W 37TH ST NEW YORK, NY 10018	517 ft
HUDSON YARDS BY RHUBARB LLC Ser #: 1311911	500 W 33RD ST AKA 20 HUDSON YARDS UNIT RU507 NEW YORK, NY 10001	600 ft
D & D HUDSON YARDS LLC Ser #: 1311637	500 W 33RD ST NEW YORK, NY 10001	600 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	658 ft
WHOLE FOODS MARKET GROUP INC & JAJAJA HUDSON YARDS Ser #: 1322893	450 W 33RD ST SUITE 0200 NEW YORK, NY 10001	728 ft
CITIZENS MANHATTAN WEST LLC Ser #: 1331058	450 W 33RD ST UNITS 205, 220, 225 & 230 NEW YORK, NY 10001	728 ft
MANHATTAN FARE CORP Ser #: 1275093	431 W 37TH ST UNIT B NEW YORK, NY 10036	740 ft
WS NEW YORK TAVERN LLC & RH WINE MANAGEMENT LLC Ser #: 1319449	560 W 33RD ST NEW YORK, NY 10001	745 ft