

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
OC 576 9th Ave, LLC		Olde City Cheesesteaks & Brew	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
576 9th Ave.		W. 41st St. & W 42nd St.	10036
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Please see attached	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Maston Sansom
	<b>PHONE:</b>		<b>PHONE:</b> 518-407-5800
	<b>EMAIL:</b>		<b>EMAIL:</b> maston.sansom@srclawoffices.com
<b>MANAGER</b>	<b>NAME:</b> Justine Jaskier	<b>LANDLORD</b>	<b>NAME:</b> Klosed Properties - Steven Kachanian
	<b>PHONE:</b> 716-208-5003		<b>PHONE:</b> 516-570-6781
	<b>EMAIL:</b> justine@loveoldecity.com		<b>EMAIL:</b> Unknown
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?	Please see attached	
	What were the dates applicant was involved with this former premise?	Please see attached	
<input type="checkbox"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> <b>Liquor/Wine/Beer &amp; Cider</b> <input type="checkbox"/> <b>Beer &amp; Cider</b> <input type="checkbox"/> <b>Wine/Beer &amp; Cider</b>		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> <b>Restaurant</b> <input type="checkbox"/> <b>Cabaret</b> <input type="checkbox"/> <b>Night Club</b> <input type="checkbox"/> <b>Hotel</b> <input type="checkbox"/> <b>Bar/Tavern</b> <input type="checkbox"/> <b>Catering Establishment</b> <input type="checkbox"/> <b>Adult Entertainment</b> <input type="checkbox"/> <b>Wine Bar</b> <input type="checkbox"/> <b>Dance Club</b> <input type="checkbox"/> <b>Sports Bar</b> <input type="checkbox"/> <b>Club (Fraternal Organization – Members Only)</b>		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	Application will be filed after appearing before the board
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	11am - 2am	11am - 2am	11am - 2am	11am - 3am	11am - 3am	11am - 3am	11am - 2am
	<b>Kitchen</b>	11am - 2am	11am - 2am	11am - 2am	11am - 3am	11am - 3am	11am - 3am	11am - 2am
	<b>Music</b>	11am - 2am	11am - 2am	11am - 2am	11am - 3am	11am - 3am	11am - 3am	11am - 2am
If you plan to have music, what type(s)? (Circle all that apply)			<b>BACKGROUND</b> <input checked="" type="checkbox"/>	<b>LIVE MUSIC</b>	<b>DJ</b>	<b>JUKE BOX</b>	<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>	65	65	7	28	0	1	17
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	1 Floors, Ground Floor and Basement		
How frequently will the owner(s) be at the establishment?	On a regular basis		
Will there be dancing?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have bottle or table service for beverage alcohol?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant be hosting private; promotional or corporate events?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have a security plan? If, yes please attach.	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will security plan be implemented?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will State certified security personnel be used?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	NO <input type="checkbox"/>	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

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

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Email sent to the community groups provided by the board	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Email sent 12/6	
Who was your contact person at each group you met with?		Email sent to the community groups provided by the board	
When did applicant post the notice that was provided?		12/1	
Where did applicant post the notice that was provided?		Notice was posted on the exterior of the premise and on lamp posts throughout the neighborhood	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/>	NO Justine Jaskier - 716-208-5003
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/>	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Shorty's Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply) N/A	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Roof - Fujitsu		
When was the air conditioner installed?	2016		

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

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

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

- Any storm enclosure will extend no further than 18 inches from building facade
- Any A-frame or other sidewalk signs shall be placed ONLY parallel to and leaning against building facade

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




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

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




<p>Manhattan Community Board 4 (MCB4) recommends:          (MCB4's recommendation is based on a vote taken at its          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)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial   <input type="radio"/> Approval</p>
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**CB4 REPRESENTATIVES**

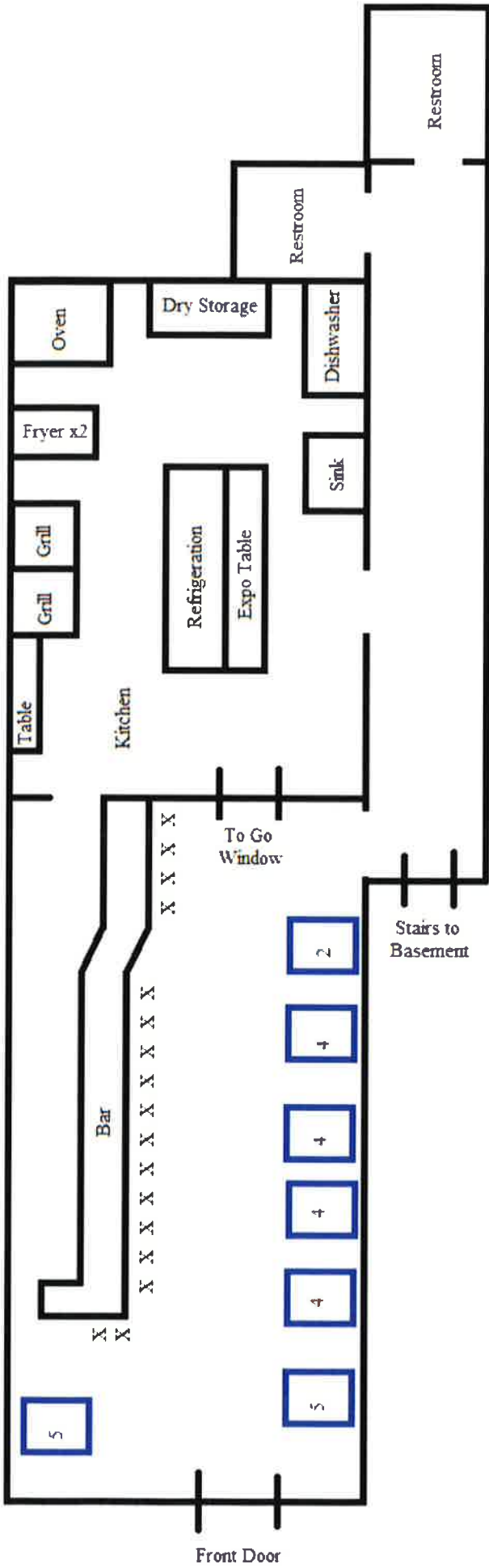
<p>          Nelly Gonzalez          CB4 Assistant District Manager</p>	<p>          Frank Holozubiec          CB4 BLP Committee Co-Chair</p>	<p>          Burt Lizarin          CB4 BLP Committee Co-Chair</p>
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

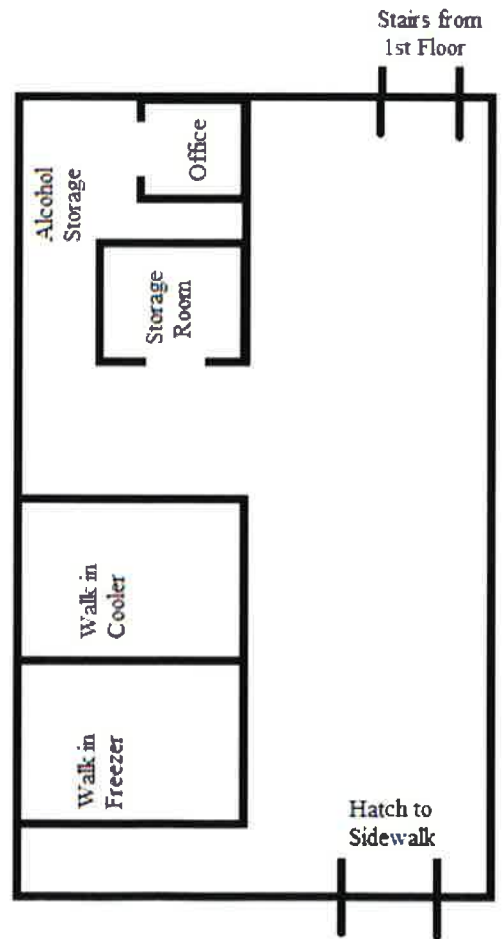
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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><b>SIGN HERE</b> →</p>	<p>Evan Stein          PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT</p>	<p>2/22/2022          DATE</p>
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**1st Floor**



**Basement**



To Share

**Mozzarella Triangles**

(Side of Marinara)

**Arancini**

(Fried Arborio Rice Balls, Side of Marinara)

**Garlic Battered Cheddar Curds**

(Side of Marinara)

**OC Rings**

(Beer Battered Onion Rings)

**OC Homemade Spring Rolls**

(Stuffed with Steak, Whiz and Fried Onions)

**Buffalo Cauliflower Bites**

(Side of Ranch or Blue Cheese)

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

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

**Chicken Fingers**

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

**Wings**

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

**Fries**

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

**Philly Phlat Bread**

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

Step 2. Whiz, American or Provolone

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

Olde City Cheesesteaks

We Proudly Use Fresh Baked Rolls by Le Bus Bakery

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

(Whiz, American, or Provolone)

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

**Olde City Signatures**

*We Proudly Use Fresh Baked Rolls by Le Bus Bakery*

**Steak or Chicken Steak Special**

(Broccoli Rabe, Provolone)

**Roast Pork Special**

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

**Green Special**

(Broccoli Rabe, Provolone)

**Steak or Chicken Steak Club**

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

**Buffalo Chicken Steak**

(Hot or Mild, Blue Cheese or Ranch)

**Crispy Chicken Cutlet**

(Buffalo, Club or Special)

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

**Olde City Salads**

*Steak, Chicken Steak, or Crispy Chicken Cutlet*

**OC House**

(Romaine, Cherry Heirlooms, Focaccia Croutons)

**OC Caesar**

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

**OC Arugula**

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

**The Calvin**

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

Dressings Served on the Side

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

**Sweet Tooth**

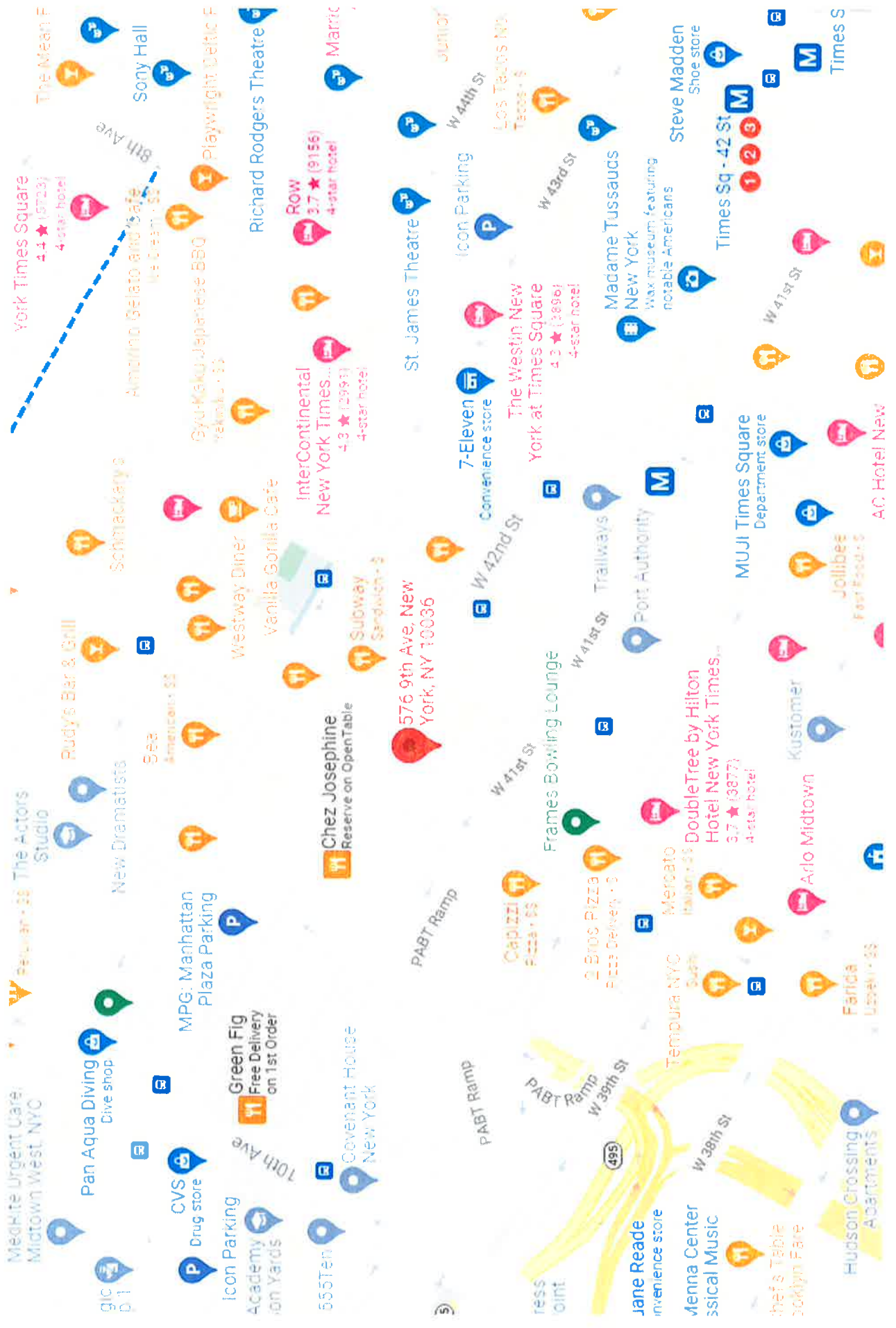
**OC Shakes**

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

**Fresh Baked Cookie**

(Chocolate Chip)





MediHite Urgent Care: Midtown West, NYC

Pan Aqua Diving Dive shop

CVS Drug store

Icon Parking

Academy of Art Museum

555Ten

The Mean F

Rudy's Bar & Grill

New Dramatists

MPG: Manhattan Plaza Parking

Green Fig Free Delivery on 1st Order

Covenant House New York

York Times Square 4.4 ★ (9723) 4-star hotel

Schmackeye

See Americas \$5

Chef Josephine Reserve on OpenTable

576 9th Ave, New York, NY 10036

St. James Theatre

Sony Hall

Amorino Gelato and Cafe

Westway Diner

Vanilla Gorilla Cafe

InterContinental New York Times... 4.3 ★ (2991) 4-star hotel

7-Eleven Convenience store

Playwright Deltic F

Gyu-Kaku Japanese BBQ

Subway Sandwich

Row 3.7 ★ (9156) 4-star hotel

The Westin New York at Times Square 4.3 ★ (3886) 4-star hotel

Madame Tussauds New York Wax museum featuring notable Americans

Richard Rodgers Theatre

Icon Parking

W 42nd St

Frames Bowling Lounge

Capizzi Pizzeria \$5

Tempura NYC Sushi

Steve Madden Shoe store

Times Sq - 42 St 1 2 3 M

W 41st St

DoubleTree by Hilton Hotel New York Times... 3.7 ★ (9877) 4-star hotel

Mercato Italian \$5

Arlo Midtown

Times S

W 41st St

Jollibee Fast Food \$5

AC Hotel New

MUJI Times Square Department store

Hudson Crossing Apartments

W 44th St

W 43rd St

Trailways

Port Authority

W 39th St

W 38th St

Los Tacos NYC Tacos \$5

W 42nd St

W 41st St

W 39th St

W 38th St

W 44th St

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W 41st St

W 39th St

W 38th St

W 44th St

W 43rd St

W 41st St

W 39th St

W 38th St

500 Ft. 500 Foot List  
 Entity † Bolt Ventures  
 Address 576 9th Ave. New York, NY 10036

Name	d/b/a	Establishment Description	Address	Approx. Dist.
574 9TH AVE REST CORP	DAVE'S TAVERN	Tavern/Bar	574 9TH AVE NEW YORK, NY 10036	43.23
SUN BISTRO LLC THE	CHINA XIANG	Restaurant	360 W 42ND ST NEW YORK, NY 10036	80.56
POD TS F&B LLC & POS TS F&B MAJOR MANAGEMENT LLC	N/A	Hotel	400 W 42ND ST NEW YORK, NY 10036	166.33
407 WEST 42ND STREET CORP	WEST BANK CAFE	Restaurant	407 W 42ND STREET NEW YORK, NY 10036	181.41
42ND ST DEVELOPMENT CORP DBA THEATRE ROW STUDIOS &	SWEET HOSPITALITY GROUP	Other	410 WEST 42ND STREET 9TH & 10TH AVENUES NEW YORK, NY 10036	198.45
OLLIES 42ND LLC	OLLIES	Restaurant	411 W 42ND STREET NEW YORK, NY 10036	232.96
CHEZ JOSEPHINE LTD	N/A	Restaurant	414 W 42ND STREET NEW YORK, NY 10036	248.38
SRI TIEN VONG INC	AT NINE RESTAURANT & BAR	Restaurant	592 9TH AVE NEW YORK, NY 10036	252.44
STICKY FINGERS III LLC	STICKY'S FINGER JOINT	Restaurant	598 9TH AVE NEW YORK, NY 10036	311.83
WEST END PIZZA INC	CAPIZZI	Restaurant	547 9TH AVENUE 40TH & 41ST STREET NEW YORK, NY 10018	339.62
ZONEA FOOD & BEVERAGE INC	BEA	Restaurant	403 W 43RD ST NEW YORK, NY 10036	382.74
THEATRE REFRESHMENT CO OF NY INC & MIDSUMMER	STAGE 42	Other	422 W 42ND ST NEW YORK, NY 10036	391.05
RENO PRODUCTIONS INC	THE WESTSIDE THEATRE	Tavern/Bar	407 409 W 43RD ST NEW YORK, NY 10036	398.23
TOP ONE TOP INC	TABATA NOODLE RESTAURANT	Restaurant	540 9TH AVE NEW YORK, NY 10018	399.08
BARCANYC LLC	ESCA	Restaurant	402 W 43RD ST NEW YORK, NY 10036	412.55
AGIOS MARKOS CORPORATION	GRIND THE NYC COFFEE SHOP	Restaurant	602 9TH AVE NEW YORK, NY 10036	412.86
BLUE RUIN INC	BLUE RUIN	Tavern/Bar	538 9TH AVENUE 39TH & 40TH STREETS NEW YORK, NY 10036	452.83
HORSHOES INC	DALTON'S	Tavern/Bar	611 9TH AVENUE NEW YORK, NY 10036	456.6
RACHEL ON NINTH CORP	PATRON	Restaurant	608 9TH AVE 43RD & 44TH STREETS NEW YORK, NY 10036	463.54
TRATTORIA PESCE PASTA RESTAURANT CORP	TRATTORIA CASA DI ISACCO	Restaurant	536 9TH AVE 39TH & 40TH ST NEW YORK, NY 10018	487.21



## **500 Foot Statement**

**OC 576 9<sup>th</sup> Ave., LLC  
d/b/a Olde City Cheesesteaks & Brew  
576 9<sup>th</sup> Avenue  
New York, NY 10036**

OC 576<sup>th</sup> 9<sup>th</sup> Ave., LLC is seeking an on-premises liquor license at 576 9<sup>th</sup> Avenue, New York, NY 10036. The premises is located within 500 feet of twenty (20) currently licensed establishments. These establishments consist of thirteen (13) restaurants, four (4) taverns/bars, two (2) theaters, and one (1) hotel. The applicant seeks a restaurant license to provide additional food and beverage varieties in the area.

The premises would feature recorded background music, only. No outdoor space will be used. The establishment does not have any French doors, garage doors, or windows that will be kept open. In addition, the maximum occupancy is limited to 65 persons. As such, sound emanating from the premises is not expected to exceed the ambient levels in the area. There are no storm enclosures or canopies that would interfere with use of the sidewalk, which will be kept clear at all times. For these reasons, as well as others, we believe that issuance of this license would serve the public interest.

## Erin Bruce

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**From:** Erin Bruce  
**Sent:** Monday, December 6, 2021 9:53 AM  
**To:** 'rjbenfatto@hyhkalliance.org'; 'pgouris@hyhkalliance.org'; 'kathleentreat123@gmail.com'; 'mcgee79@aol.com'; 'Christine Berthet'; 'info@clintonhousing.org'; 'jrestuccia2@clintonhousing.org'; 'rmarcano@clintonhousing.org'; 'eduardozeiger@compuserve.com'; 'mpta@mptenants.com'; 'ashleyll@aol.com'; 'twocatsltd@worldnet.att.net'; 'tangotanner@gmail.com'; 'west45ba@gmail.com'; 'west45ba@gmail.com'; 'chanawid@gmail.com'; 'block45@hellskitchen.net'; 'stephenfanto@gmail.com'; 'AllisonTupper@verizon.net'; 'hudson62747@hotmail.com'; 'aefearshk@earthlink.net'; 'larrymichaelroberts@gmail.com'; 'jamesbogues@gmail.com'; 'mariagnys@aol.com'; 'rpimentel@commonground.org'; 'dsage@commonground.org'; 'nkyriacou@yahoo.com'; 'gdclay@att.net'; 'delores.rubin@att.net'; 'brianscottweber@gmail.com'; 'john.mudd@usa.net'; 'info@hcc-nyc.org'; 'ploeb315@aol.com'; 'west55ba@gmail.com'; 'hk5051@gmail.com'; 'tenants350west51st@gmail.com'; 'acernitz@gmail.com'; 'awm3333@me.com'; 'jessbondy@aol.com'; 'jetsetleslie@yahoo.com'; 'john.waldman@redcross.org'; 'HellsKBA@gmail.com'; 'brianscottweber@gmail.com'; 'cressidac@gmail.com'; 'peggychane@gmail.com'; 'jflechas@hcc-nyc.org'; 'lames@hcc-nyc.org'  
**Cc:** Maston Sansom  
**Subject:** New on-Premise License to be located at 567 9th Ave.  
**Attachments:** Olde City Menu 210711.doc

Good morning,

I am emailing you on behalf of our client, OC 576 9<sup>th</sup> Ave, LLC d/b/a Olde City Cheesesteaks & Brew ("The Applicant"). The applicant is proposing to obtain an On Premise License from the New York State Liquor Authority to serve Liquor, Beer, and Wine at their premise located at 576 9<sup>th</sup> Ave. We will be licensing the 1<sup>st</sup> floor and basement. The basement will be used for alcohol storage, not consumption. The maximum occupancy is 65, however there will only be seating for 45. The proposed hours of operation will be Sunday through Wednesday 11:00 am – 2:00 am and Thursday through Saturday 11:00 am – 3:00 am serving the attached draft menu. The Applicant feels the ability to serve beer, wine, and spirits will help to enhance their menu and customer experience. The only music played will be background music. This space was previously licensed, therefore the same soundproofing measures previously used will be used once again. The applicant does not plan to have outdoor space.

The proposed licensee entity consists of 5 principal officers. 1 of the officers, Evan Stein, will be taking an active role at the premise. He has been on 5 other liquor license in NYC under the d/b/a Shorty's. He has never had any issues/violations. The premise is looking to offer an elevated cocktail menu with fresh juices and an all-natural wine selection. Evan has lived in Chelsea in the past and at this time is working to move back to the neighborhood, therefore he will be in close proximity of the restaurant. He hopes to be a positive member of the community as both a resident and business owner.

The Applicant will be appearing before Manhattan Community Board 4 on December 14<sup>th</sup>, at 6:30 pm. This meeting will be held virtually. For specific instructions on how to join the meeting please visit <https://www1.nyc.gov/html/mancb4/html/home/home.shtml>

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

Thank you,

Erin

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



121 State Street, 4<sup>th</sup> Floor Albany, NY 12207  
tel: 518.407.5800 | fax: 518.419.6389  
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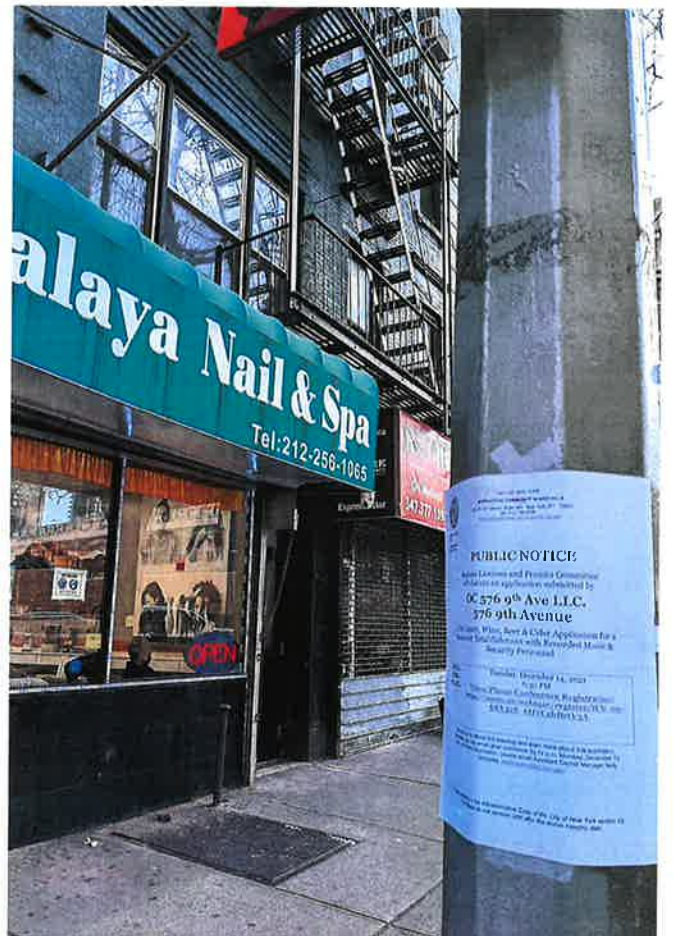
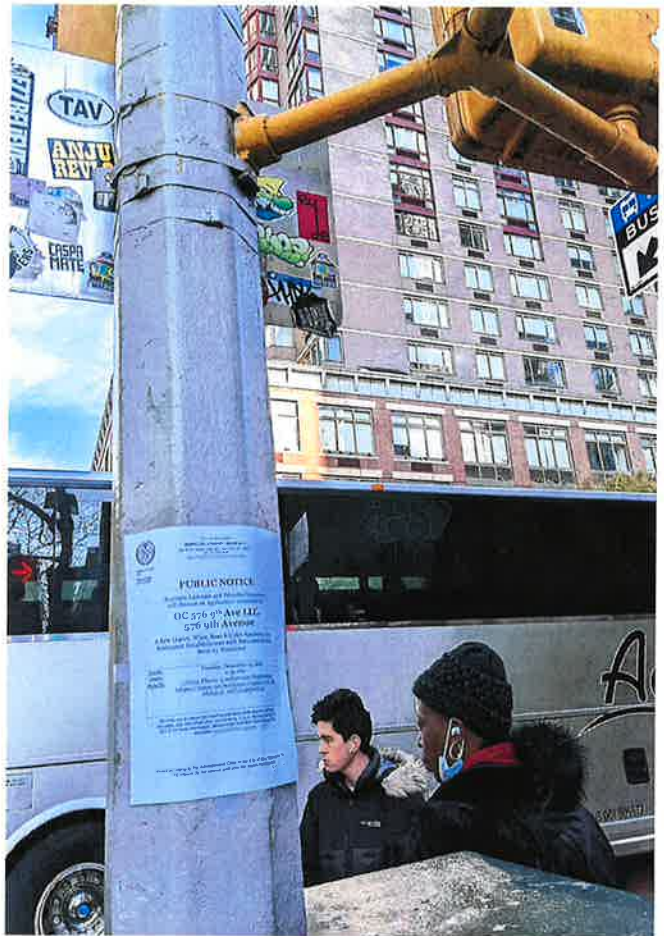
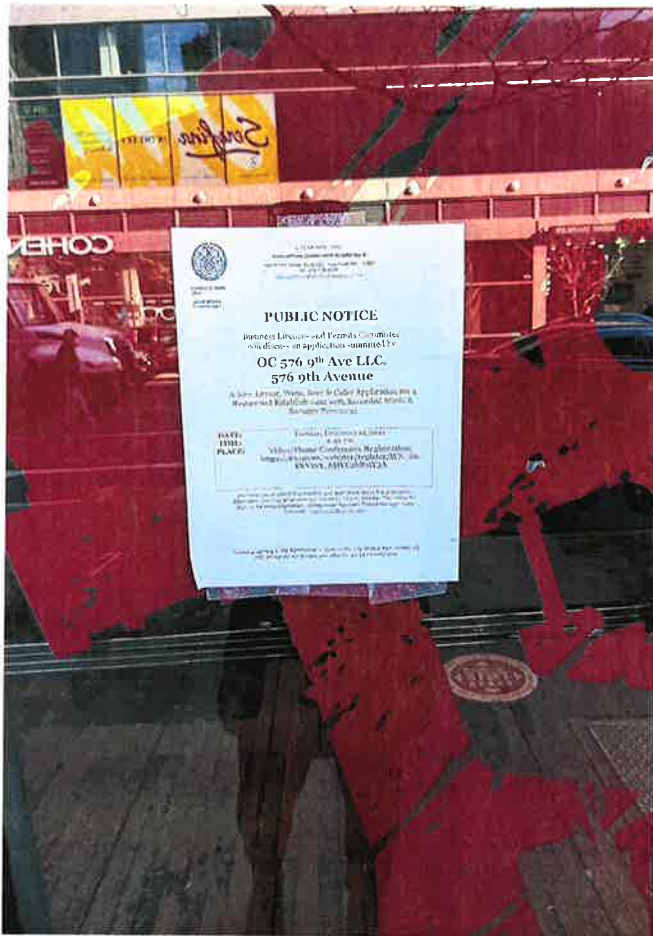


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# COVID-19 Vaccines

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

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

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### Public Query - Results

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

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

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# COVID-19 Vaccines

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

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Kathy Hochul, Governor  
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### Public Query - Results

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

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

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

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

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## Alcohol Security Plan

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

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

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

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

- Will any trainings be required of employees?

All bartenders, servers and management will be TIPS certified.

Attending Meeting on 12/14/2021

Attorney Representative:

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

Principal Officer:

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

Premise Manager

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