

# Manhattan Community Board 4

## Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Bar Suzette Creperie, LLC		Bar Suzette Creperie, LLC	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
75 9th Avenue (Suite 01A5A & Suite 01A5B)		15th Street	10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Hatroi Abu-Lughod	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Arthur Goldstein
	<b>PHONE:</b> (917) 207-7552		<b>PHONE:</b> (646) 428-3280
	<b>EMAIL:</b> suzette.bar@gmail.com		<b>EMAIL:</b> agg@dhclegal.com
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> Manhattan Chelsea Market LLC
	<b>PHONE:</b>		<b>PHONE:</b> (212) 243-5060
	<b>EMAIL:</b>		<b>EMAIL:</b> N/A
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Bar Suzette LLC 425 West 15th Street, Kiosk #6, New York, NY 10011	
	What were the dates applicant was involved with this former premise?	09/2009 - Present	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?	10/31/2022	
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <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="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
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	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	8 am to 11 pm	→						8 am to 7 pm
	<b>Kitchen</b>	8 am to 11 pm	→						↓
	<b>Music</b>	8 am to 11 pm	→						
If you plan to have music, what type(s)? (Circle all that apply)			<u>BACKGROUND</u>	LIVE MUSIC	DJ	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	
<b>INSIDE</b>	N/A Chelsea Market		0	15	0	1	15	
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>								
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>								
How many floors are there? What is the capacity for each floor?					1Floor			
How frequently will the owner(s) be at the establishment?					At all hours of operation.			
Will there be dancing?					YES	<input checked="" type="radio"/> NO		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO		
Will applicant be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO	As may be requested from time to time.	
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO		
Will applicant have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO		
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO		
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO		
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> YES	NO		
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO		
Where will delivery bicycles be stored during the day when not in use?					N/A			

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
<div data-bbox="625 709 997 762" data-label="Text"> <p><b>SINGLE FLOOR</b></p> </div>								

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	Special West Chelsea District
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Council Chelsea Block Association (email 2.28.22)	
	# 2	100/200 West 15 Street Block Association (email 2.28.22)	
	# 3	100 West 17th/18th Street Block Association (email 2.28.22)	
	# 4	100 West 19th/20th/21st/22nd Street Block Association (2.28.22)	
	# 5	2324 Chelsea Tenants Association (2.28.22)	
Please provide dates when applicant met with the groups listed above.		N/A	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		March 1, 2022	
Where did applicant post the notice that was provided?		Outside of Chelsea Market	
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
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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.			
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="radio"/> NO	Beer and Wine Prior Tenant
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
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.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b> <b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	
Will the establishment have an illuminated sign?	YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?			
When was the air conditioner installed?			

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

**DCA APPROVED UNENCLOSED SIDEWALK CAFÉ**

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

**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.***



***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  
April 6, 2022 full board meeting, with 41 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 1 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

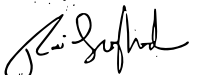
Denial  Approval

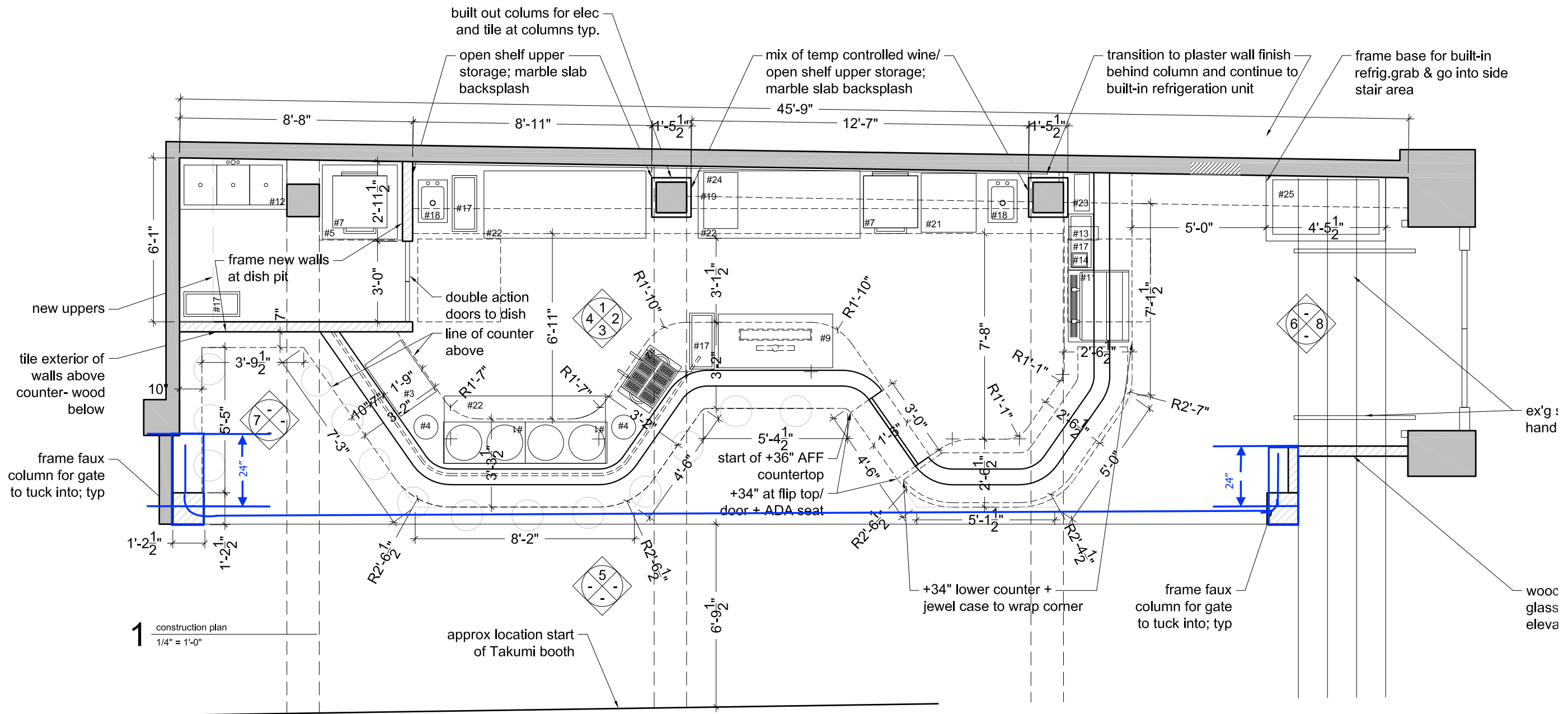
**CB4 REPRESENTATIVES**

 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <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><b>SIGN HERE</b> →</p>	<p><b>Hatroi Abu-Lughod</b></p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p><b>3/1/2022</b></p> <p><b>DATE</b></p>
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1 construction plan  
1/4" = 1'-0"



parkbench architects  
11 park place, 3rd floor  
new york, ny 10007  
(802) 371 9592  
hello@parkbencharchitects.com

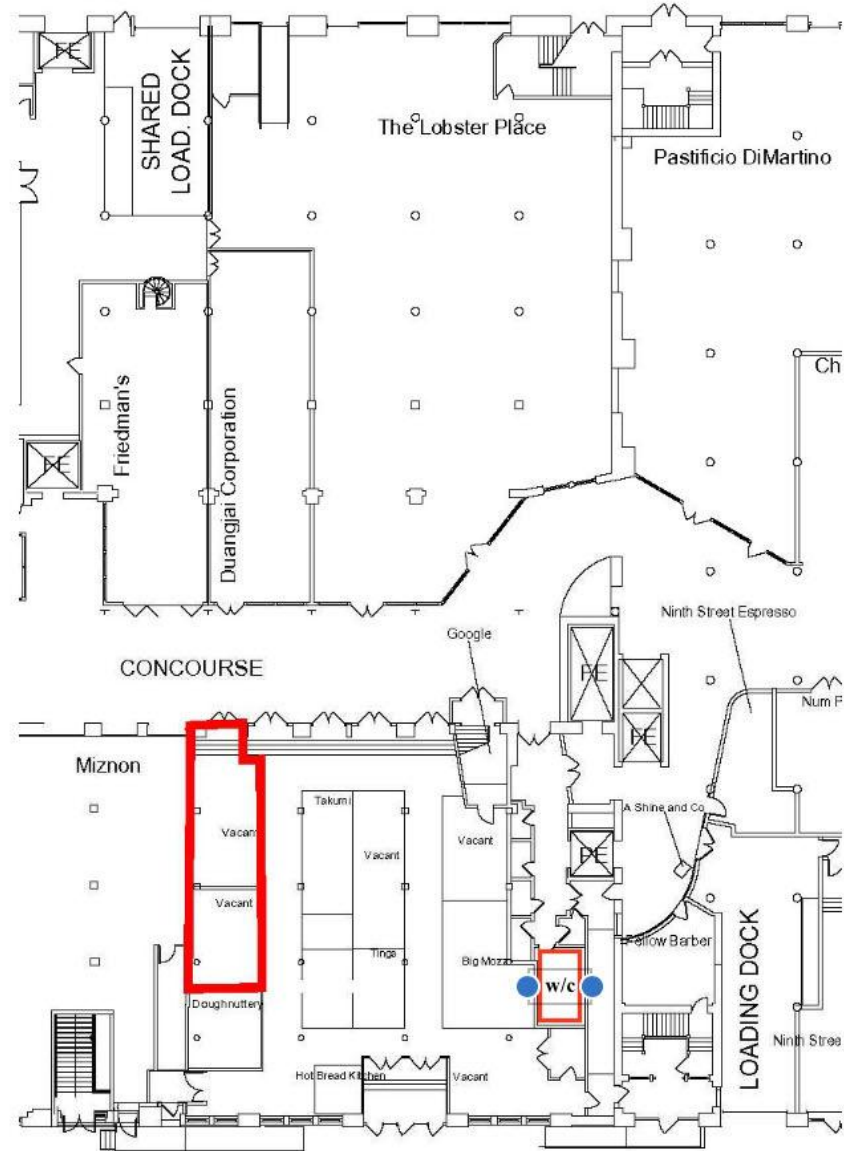
bar suzette  
chelsea market

construction plan

scale: as noted  
date: 10.18.21

EXHIBIT A-1  
DESCRIPTION OF GROUND FLOOR PREMISES

WEST 16TH STREET

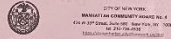


WEST 15TH STREET









DEPARTMENT OF HEALTH AND MENTAL HYGIENE  
OFFICE OF COMMUNITY SERVICES  
100 NASSAU ST., 10TH FLOOR, NEW YORK, NY 10038  
TEL: 212-512-3121 FAX: 212-512-3122  
WWW.DOH.NY.GOV

Public Hearing  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_

**PUBLIC NOTICE**

Sanitation License and Permit Committee  
will discuss an application submitted by  
**Bar Suzette Creperie LLC**  
**75 9th Avenue**  
**(Suite 01A & Suite 01B)**  
A Liquor, New Wine, Beer & Cider Application for a Bar/Restaurant  
Establishment with Recorded Music

**DATE:** Tuesday, March 6, 2022  
**TIME:** 6:30 PM

**PLACE:** Video/Phone Conference Registrations:  
<https://zoom.us/j/9494949494>  
65X312-01VC48H3AA

This notice is given the morning and hour next before this application  
is made, allowing until nine o'clock on the 7th day of March, 2022, at  
the above mentioned address and telephone number for any person  
interested to be heard.

Filed according to the Administrative Code of the City of New York section 24-  
2.3. Please do not remove until after the above meeting date.

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	<b>75 9th Ave, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74223 longitude: -74.00467</b>
Report Generated On	<b>3/1/2022</b>

### 8 Closest Liquor Stores

Name	Address	Distance
CHELSEA WINERY LTD Ser #: 1023575	75 9TH AVENUE NEW YORK, NY 10011	139 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,023 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,038 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	1,210 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,396 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	1,429 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,464 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	1,553 ft

### Schools within 500 feet

Name	Address	Distance
LORGE SCHOOL (THE)	353 W 17TH ST NEW YORK, NY 10011	417 ft

### Churches within 500 feet

Name	Distance
No Churches within 500 feet	

### Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BOMBAY HOUSE HOSPITALITY LLC Ser #: 1339410	75 9TH AVE STE 01A66 NEW YORK, NY 10011	380 ft
NUSRET FH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	399 ft
SUSI VILLA TPLAYGROUND INC Ser #: 1343253	134 9TH AVE SPACE 1 NEW YORK, NY 10011	661 ft

### Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	4 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	4 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	4 ft
DUANGJAI CORP Ser #: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, NY 10011	4 ft
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	4 ft



Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST,SPACE 01D10 NEW YORK, NY 10011	4 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	4 ft
CHELSEA MARKET EVENTS INC Ser #: 1329261	410 W 16TH ST NEW YORK, NY 10011	75 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	139 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	143 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	202 ft
NOIR GROUP 16 LLC Ser #: 1322254	357 W 16TH ST NEW YORK, NY 10011	260 ft
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 75 9TH AVE NEW YORK, NY 10011	279 ft
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	308 ft
BD STANHOPE LLC Ser #: 1138858	369 W 16TH ST NEW YORK, NY 10011	347 ft
PHILIPPE MP LLC Ser #: 1312696	355 W 16TH ST NEW YORK, NY 10011	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC Ser #: 1264640	355 W 16TH ST NEW YORK, NY 10011	475 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC Ser #: 1250709	355 W 16TH STREET NEW YORK, NY 10011	478 ft
WCB HOLDINGS LLC Ser #: 1319985	436 W 15TH ST NEW YORK, NY 10011	522 ft
TMSI INC AND USE LX LLC Ser #: 1301803	412 W 14TH ST NEW YORK, NY 10014	588 ft
DLP GROUP LLC Ser #: 1248720	132 9TH AVE NEW YORK, NY 10011	601 ft
VIRCAN GROUP LLC Ser #: 1253732	136 9TH AVE NEW YORK, NY 10011	652 ft
HELEN'S LLC Ser #: 1316568	675 HUDSON ST AKA 22 1/2 9TH AKA THE VAULT AT HUDSON NEW YORK, NY 10014	698 ft
17TH STREET ENTERTAINMENT II LLC Ser #: 1170926	453 W 17TH STREET NEW YORK, NY 10011	730 ft
675 HUDSON VAULT LLC Ser #: 1101314	675 HUDSON STREET 13TH & 14TH STREETS NEW YORK, NY 10014	734 ft

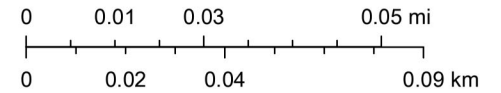
# SLA Liquor Lics



3/1/2022, 10:10:01 AM

1:2,257

- Cities and Towns
- SLA Zones
- NYC Police Precincts
- Active Licenses
  - On Premises Liquor
  - On Premises Wine
- Off Premises Liquor
- Off Premises Beer
- Pending Licenses
  - On Premises Liquor
  - On Premises Wine
- Inactive Licenses
  - On Premises Liquor
  - On Premises Wine
- Off Premises Beer
- Public/Private Schools
- NYC Community Boards
- Manhattan



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of

NYS Liquor Authority

## PUBLIC INTEREST STATEMENT

Suzette Bar Creperie LLC (the “Applicant”) is applying for an On-Premises Liquor License for a kiosk space within the Chelsea Market (the “Premises”), located at 75 9<sup>th</sup> Avenue, New York, NY 10011 (the “Building”).

The Premises are located along 9<sup>th</sup> Avenue, which is a heavily trafficked commercial thoroughfare with mixed use developments above the ground floor commercial businesses that line 9<sup>th</sup> Avenue. Notably, the Premises is home to the Chelsea Market a major attraction in the area. Under normal circumstances (i.e., pre-COVID), the Premises would attract thousands of people to the neighborhood surrounding the Premises. The Premises would not only serve visitors but would also cater to the many individuals who live or work in the immediate area, as well as those that may be visiting or shopping at one of the other neighborhood businesses.

The Premises contains several licensed establishments and, upon information and belief, the Premises’ operation has never caused or been the source of any community or quality of life complaint. The Applicant intends to operate the Premises in a manner that is substantially similar if not identical to similar operations within Chelsea Market. While there are other licensed premises within 500 feet of the Applicant’s Premises, which is hardly unexpected for neighborhoods in Manhattan.

Bar Suzette will have approximately 15 seats at one stand up bar that will also be utilized to serve meals. The proposed use is permitted by the underlying M1-5 / Special West Chelsea District and the Department of Building’s Certificate of Occupancy similarly indicates restaurants at Chelsea Market.

The Premises will have recorded background music and will operate between 8 am and 11 pm on Monday through Saturday and from 8 am to 7 pm on Sunday. As noted above, the Premises contains several full liquor licenses and the Premises’ operation has not been the source of any noise, traffic, or other community or quality of life complaints. The grant of a new liquor license for the Premises will not impact vehicular traffic or parking in the neighborhood as the Premises are located along a heavily trafficked commercial thoroughfare and is accessible by public transportation, and public transportation is the most often used means for travel to the neighborhood.

Similarly, the Premises’ operation as a bar will not cause any increase or negatively impact the noise levels in the immediate area as the Premises contain several active licenses and its prior operation did not cause any such disturbance. In light of the Premises’ location on a heavily trafficked commercial thoroughfare with many other commercial businesses, the Premises’ history of being licensed, and the class and character of the Applicant’s proposed operation to be licensed coupled with the Applicant not having any live music, the issuance of a liquor license to the Applicant will not have an unreasonable impact, if any impact at all, on the existing noise levels that would be generated by its operation.

Lastly, the Premises’ operation will provide other positive contributions and benefits through the jobs created and 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, and for all of the foregoing reasons, we believe that the approval of the Applicant’s application and the issuance of an On-Premises Liquor License to the Applicant will promote the public interest and convenience.