

Manhattan Community Board 4

(All Fields Must Be Completed)

| | | | |
|---|---|---|---|
| CORPORATION NAME | | DOING BUSINESS AS (DBA) | |
| 574 SB LLC | | PENDING | |
| STREET ADDRESS | | CROSS STREETS | ZIP CODE |
| 574 9TH AVENUE NEW YORK, NY | | W. 41ST & 42ND STREETS | 10036 |
| OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i> | NAME: ADAM SCHOP & STEPHANE BIBEAU | ATTORNEY/ REPRESENTATIVE | NAME: HEATHER KIRK, HELBRAUN LEVEY LLP |
| | PHONE: 602-690-0983 | | PHONE: 212-219-1193 |
| | EMAIL: ADAMSCHOP@GMAIL.COM | | EMAIL: HEATHER@HELBRAUNLEVEY.COM |
| MANAGER | NAME: ADAM SCHOP | LANDLORD | NAME: 9TH AVE BH LLC |
| | PHONE: 602-690-0983 | | PHONE: |
| | EMAIL: ADAMSCHOP@GMAIL.COM | | EMAIL: |
| APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>) | | | |
| <input checked="" type="radio"/> New | Has applicant owned or managed a similar business? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| | What is/was the name and address of establishment? | MISS LILY'S SOHO 132 W. HOUSTON ST.** | |
| | What were the dates applicant was involved with this former premise? | 2014-PRESENT AS MANAGER | |
| <input type="radio"/> Corp Change/Class Change/Removal | What is the license # and expiration date? | SN1249939 EX 11/30/2023 | |
| | Is applicant making any alterations or operational changes? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| | <i>If alterations or operational changes are being made, please describe/list all changes.</i> | N/A | |
| <input type="radio"/> Alteration | What is the current license # and expiration date? | N/A | |
| | <i>Please list/describe the nature of all the changes and attach the plans:</i> | N/A | |
| METHOD OF OPERATION | | | |
| TYPE OF ALCOHOL | <input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider | | |
| ESTABLISHMENT TYPE | <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only) | | |
| Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file? | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> 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 type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> 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="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> NO |
| Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments? | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> YES |

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 | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM |
| | Kitchen | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM |
| | Music | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM | 12PM-4AM |
| If you plan to have music, what type(s)? (Circle all that apply) | | | <input checked="" type="checkbox"/> BACKGROUND | <input type="checkbox"/> LIVE MUSIC | <input type="checkbox"/> DJ | <input checked="" type="checkbox"/> JUKE BOX | <input type="checkbox"/> KARAOKE | | |

OCCUPANCY

| | Capacity (Certificate of Occupancy) | Maximum # of Persons Occupying Premises (Including Employees) | Number of Tables | Number of Seats | Number of Service Only Bars | Number of Stand-Up Bars | Number of Seats at Stand-Up Bar | |
|---|--|---|------------------|-----------------|-----------------------------|-------------------------|---------------------------------|-----|
| INSIDE | <74 | 74 | 11 | 38 | 0 | 1 | 17 | |
| OUTSIDE <i>(Other than sidewalk café)</i> | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| DCA APPROVED UNENCLOSED SIDEWALK CAFÉ | N/A | N/A | N/A | N/A | | | | |

| | | | |
|--|---|----|-----|
| How many floors are there? What is the capacity for each floor? | 2 FLOORS, 7, basement is for employees only | | |
| How frequently will the owner(s) be at the establishment? | DAILY | | |
| Will there be dancing? | YES | NO | NO |
| Will applicant have bottle or table service for beverage alcohol? | YES | NO | NO |
| Will applicant be hosting private; promotional or corporate events? | YES | NO | YES |
| Will outside promoters be used on a regular basis? If yes please describe. | YES | NO | NO |
| Will applicant have a security plan? If, yes please attach. | YES | NO | NO |
| Will security plan be implemented? | YES | NO | NO |
| Will State certified security personnel be used? | YES | NO | NO |
| Will New York Nightlife Association and NYPD Best Practices be followed? | YES | NO | NO |
| Does applicant agree to notify MCB4 prior to making changes to its method of operation? | YES | NO | YES |
| 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 | YES |
| Where will delivery bicycles be stored during the day when not in use? | PENDING | | |

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 |
|--------------|--------------------------|----------|----------|-------------|------------|------------------------|---------------------------------|-------|
| CELLAR FLOOR | CELLAR STORAGE | 75 | 12PM-4AM | 0 | 0 | 0 | 0 | N/A |
| GROUND FLOOR | DINING ROOM | 75 | 12PM-4AM | 0 | 0 | 0 | 0 | N/A |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

LOCATION & ZONING

| | | | |
|---|-----|----|---------|
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards? | YES | NO | NO |
| Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection? | YES | NO | YES |
| Is a Public Assembly permit required? | YES | NO | NO |
| Are your plans filed with DOB? | YES | NO | PENDING |

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 | NOTICE POSTINGS | |
| | # 2 | BLOCK ASSOCIATION OUTREACH | |
| | # 3 | PETITION SIGNATURES | |
| | # 4 | LETTERS OF SUPPORT | |
| | # 5 | | |
| Please provide dates when applicant met with the groups listed above. | EMAILS SENT ON 2/24 | | |
| Who was your contact person at each group you met with? | | | |
| When did applicant post the notice that was provided? | SUNDAY 2/27 | | |
| Where did applicant post the notice that was provided? | FACADE OF PREMISE | | |
| Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided. | YES | NO | YES, 602-690-0983 |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage? | YES | NO | YES |

| BUILDING DESIGN | | | |
|---|---------------------|----|---|
| State the name and type of business previously located in the space. | "IRISH BAR" TAVERN | | |
| Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business. | YES | NO | YES, "IRISH BAR" |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | YES, BASED ON ADA RECC. |
| Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo? | YES | NO | YES |
| Is the entrance ADA Compliant? | YES | NO | PENDING |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | YES, BASED ON ADA RECC |
| Will applicant have a vestibule within the establishment? | YES | NO | NO |
| Will applicant use a storm enclosure? | YES | NO | 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? | YES | NO | YES |
| Will applicant comply with the NYC noise code? | YES | NO | YES |
| 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? | YES | NO | YES |
| Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment? | YES | NO | YES |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? | YES | NO | 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? | YES | NO | IF NEEDED |
| 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 | NO | |
| Where will the air conditioner be located? What type is it? | | | |
| When was the air conditioner installed? | | | |

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

| | | | |
|---|-----|----|-----|
| Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy? | YES | NO | YES |
| Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)? | YES | NO | NO |
| Are the floorplans for the outdoor space(s) included? | YES | NO | N/A |
| Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days? | YES | NO | N/A |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service? | YES | NO | N/A |
| Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk? | YES | NO | NO |
| Will there be no amplified music, as per the law? | YES | NO | N/A |
| If amplified sound is played inside the establishment, will windows and doors be closed? | YES | NO | N/A |
| Will applicant agree to post signs outside asking customers to respect the neighbors'? | YES | NO | N/A |
| Will applicant agree to train staff to encourage a peaceful environment? | YES | NO | N/A |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments) | YES | NO | N/A |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors? | YES | NO | N/A |
| 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 | YES |
| Will applicant be applying for a sidewalk café now or in the future? | YES | NO | NO |
| Is applicant in this application seeking to include a sidewalk café in its liquor license? | YES | NO | NO |
| If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans. | YES | NO | NO |
| Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days? | YES | NO | N/A |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service? | YES | NO | N/A |
| Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe? | YES | NO | N/A |
| Will applicant mark the perimeter of the café on the sidewalk? | YES | NO | N/A |
| Will the service and consumption of alcohol in the sidewalk café only be via seated food service? | YES | NO | N/A |
| Will the sidewalk café not provide standing space for drinking or smoking? | YES | NO | N/A |
| Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department? | YES | NO | N/A |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? | YES | NO | N/A |
| Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours? | YES | NO | N/A |
| 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 | N/A |
| Will applicant use umbrellas? | YES | NO | N/A |
| If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades? | YES | NO | N/A |
| If open dining is in the parking lane, will applicant agree to remove its sidewalk café? | YES | NO | N/A |

ADDITIONAL STIPULATIONS: (Office Use Only)

- Rear door will be kept closed at all times, with no use by patrons (except in an emergency)

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.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 April 6, 2022 full board meeting, with 42 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)


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

CB4 REPRESENTATIVES

| | | |
|---|---|---|
|  Nelly Gonzalez CB4 Assistant District Manager |  Frank Holozubiec CB4 BLP Committee Co-Chair |  Burt Lazarin CB4 BLP Committee Co-Chair |
|---|---|---|

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

| | | | |
|---------------------------|--|---|-----------------------------|
| <p>SIGN HERE →</p> | <p>ADAM SCHOP</p> <p>PRINT NAME OF APPLICANT</p> |  <p>SIGNATURE OF APPLICANT</p> | <p>2/1/2022</p> <p>DATE</p> |
|---------------------------|--|---|-----------------------------|

Our Burgers are chopped Daily!
all cuts hand selected

ICEBERG WEDGE

blue cheese or ranch

6

CHICKEN WINGS

our buffalo wing sauce

15

“SINGLE” Slim ¼lb.

cheeseburger

pickle-onion-burger sauce

8.50

+3.50 IMPOSSIBLE

The “DOUBLE” Slim 2 x ¼lb.

cheeseburger

pickle-onion-burger sauce

13.50

+7.00 IMPOSSIBLE

The Big SINGLE ½lb

cheeseburger

lettuce, tomato, pickle, onion

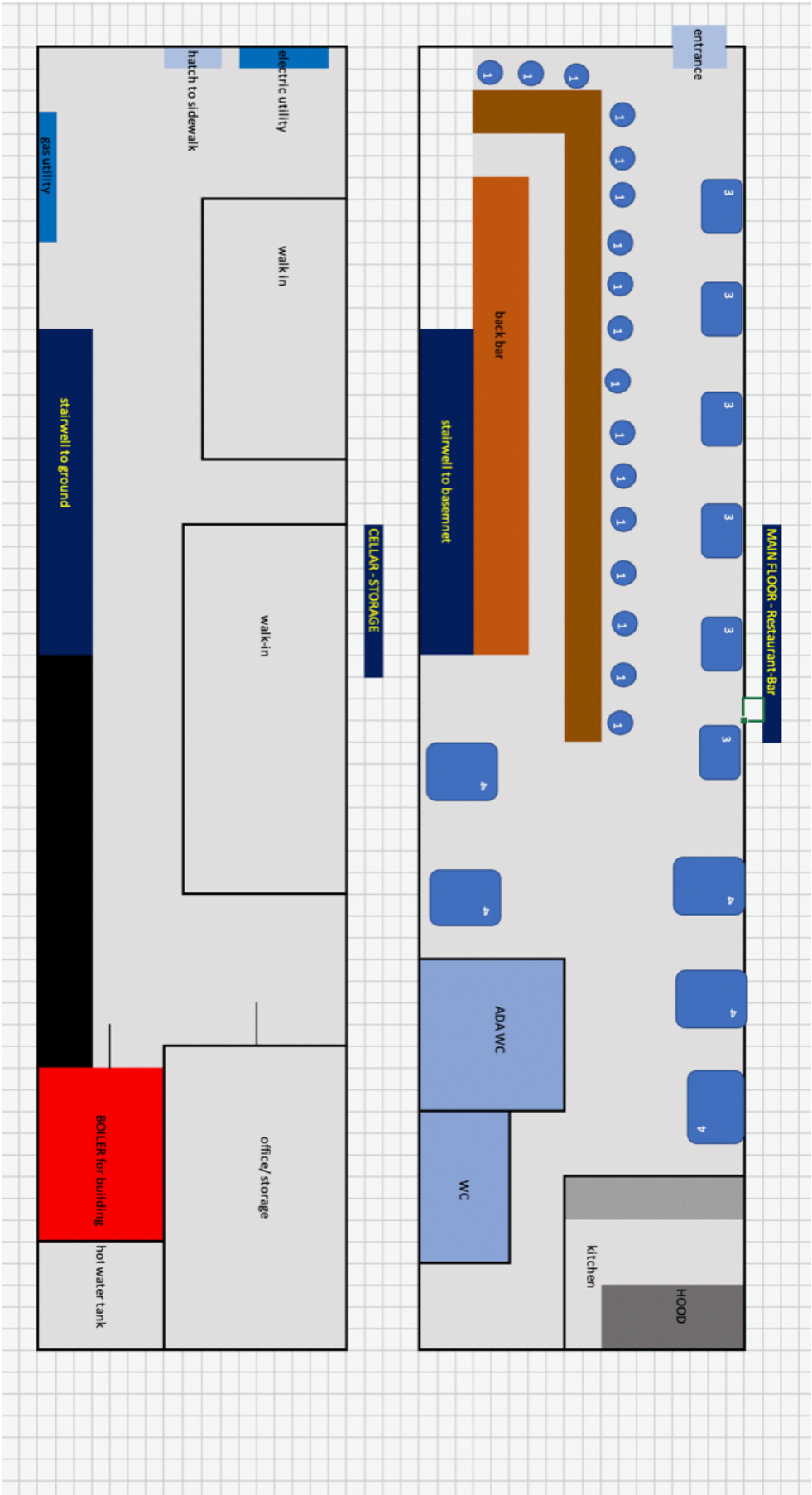
15.00

STEAK CUT FRENCH FRIES

5.50

WARM CHOCLATE CHIP COOKIE

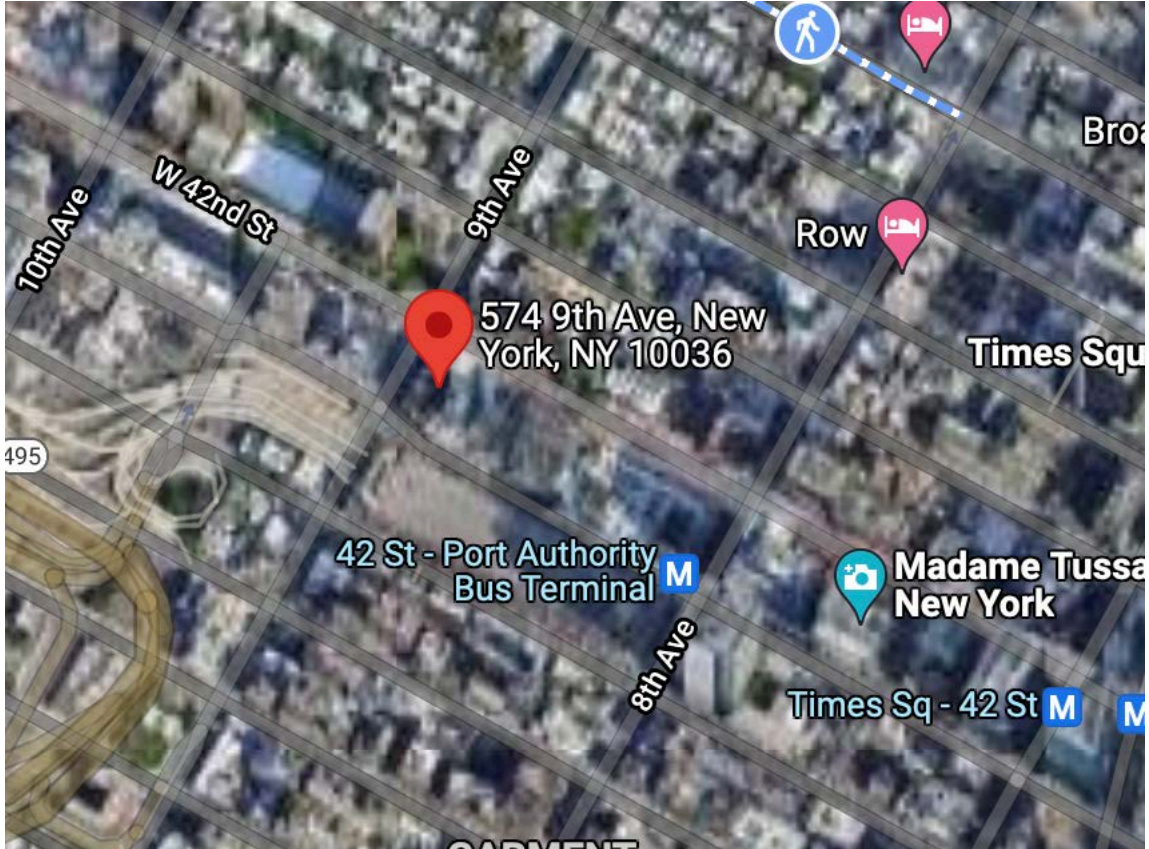
4.50



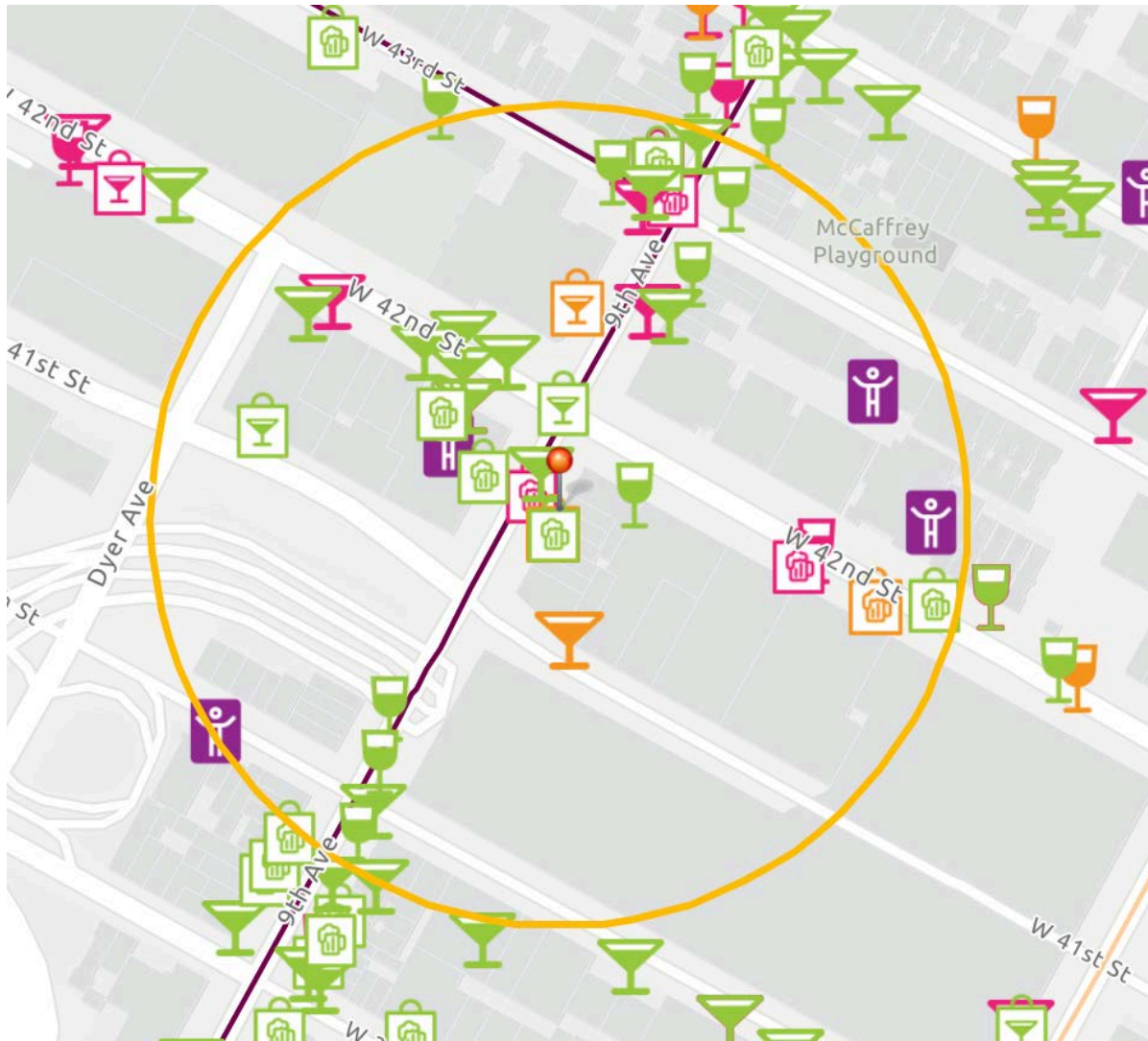


HELBRAUN | LEVEY

NEIGHBORHOOD MAP OF THE AREA



500 FOOT MAP



GREEN MARTINI: OP LICENSE

GREEN WINE: TW/RW LICENSE

PINK MARTINI: INACTIVE OP LICENSE

PINK WINE: INACTIVE TW/RW LICENSE

ORANGE MARTINI: PENDING OP LICENSE

ORANGE WINE: PENDING TW/RW LICENSE

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 | 574 9th Ave, New York, New York, 10036 |
| Geocode | Latitude: 40.75808 longitude: -73.99268 |
| Report Generated On | 2/1/2022 |

| 8 Closest Liquor Stores | | |
|--|--|----------|
| Name | Address | Distance |
| 589 NINTH AVENUE CORP Ser #: 1023817 | 589 9TH AVENUE NEW YORK, NY 10036 | 136 ft |
| WEST 42 WINE & SPIRITS INC Ser #: 1335361 | 424 W 42ND ST NEW YORK, NY 10036 | 379 ft |
| 39TH STREET WINE INC Ser #: 1257090 | 354 W 39TH ST NEW YORK, NY 10018 | 786 ft |
| AUTHORITY CELLARS INC Ser #: 1305784 | 625 8TH AVE SPACE BTS 234 NEW YORK, NY 10018 | 842 ft |
| GM & M RETAIL LIQUOR INC Ser #: 1023628 | 302 W 40TH STREET NEW YORK, NY 10018 | 923 ft |
| GRACE WINE & SPIRITS INC Ser #: 1220827 | 610 10TH AVENUE NEW YORK, NY 10036 | 1,112 ft |
| TIME SQUARE CONVENIENCE INC Ser #: 1302533 | 705 8TH AVE NEW YORK, NY 10036 | 1,114 ft |
| HUDSON YARDS WINES & SPIRITS INC Ser #: 1320790 | 486 9TH AVE NEW YORK, NY 10018 | 1,123 ft |

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

| Churches within 500 feet | |
|--|----------|
| Name | Distance |
| Origins Church | 160 ft |
| Residential Amenities Corporat | 414 ft |
| Holy Cross Catholic Church Of The Byzantine Rite | 455 ft |
| Metro Baptist Church | 497 ft |

| Pending On Premises Liquor Licenses within 750 feet | | |
|---|-------------------------------------|----------|
| Name | Address | Distance |
| RED EYE NY LLC Ser #: 1340691 | 355 W 41ST ST NEW YORK, NY 10036 | 153 ft |

| Active On Premises Liquor Licenses within 750 feet | | |
|--|--|----------|
| Name | Address | Distance |
| 574 9TH AVE REST CORP Ser #: 1103099 | 574 9TH AVE NEW YORK, NY 10036 | 55 ft |
| 42ND ST DEVELOPMENT CORP DBA THEATRE ROW STUDIOS & Ser #: 1129693 | 410 WEST 42ND STREET 9TH & 10TH AVENUES NEW YORK, NY 10036 | 208 ft |
| OLLIES 42ND LLC Ser #: 1180694 | 411 W 42ND STREET NEW YORK, NY 10036 | 246 ft |
| CHEZ JOSEPHINE LTD Ser #: 1027772 | 414 W 42ND STREET NEW YORK, NY 10036 | 257 ft |
| SRISTIENVONG INC Ser #: 1308619 | 592 9TH AVE NEW YORK, NY 10036 | 278 ft |
| THEATRE REFRESHMENT CO OF NY INC & MIDSUMMER Ser #: 1281353 | 422 W 42ND ST NEW YORK, NY 10036 | 394 ft |
| ZONEA FOOD & BEVERAGE INC Ser #: 1266241 | 403 W 43RD ST NEW YORK, NY 10036 | 407 ft |
| BLUE RUIN INC Ser #: 1214794 | 538 9TH AVENUE 39TH & 40TH STREETS NEW YORK, NY 10036 | 428 ft |
| HORSHOES INC Ser #: 1154126 | 611 9TH AVENUE NEW YORK, NY 10036 | 481 ft |
| CAA 536 9TH AVENUE CORP Ser #: 1307047 | 536 9TH AVE NORTH STORE NORTH STORE NEW YORK, NY 10018 | 508 ft |
| MORELAND INC Ser #: 1105842 | 356 W 40TH STREET NEW YORK, NY 10036 | 559 ft |
| WESTWAY DINER INC Ser #: 1027996 | 614 616 9TH AVENUE NEW YORK, NY 10036 | 597 ft |
| SIGNATURE THEATRE COMPANY INC & GREAT PERFORMANCES Ser #: 1259008 | 450 W 42ND ST NEW YORK, NY 10036 | 612 ft |
| MARILYN 18 REST INC Ser #: 1324934 | 358 W 44TH ST NEW YORK, NY 10036 | 626 ft |
| R&R WESTSIDE LLC Ser #: 1296311 | 356 W 44TH ST NEW YORK, NY 10036 | 633 ft |
| 542 TACO LLC Ser #: 1292055 | 524 9TH AVE NEW YORK, NY 10018 | 638 ft |
| NITTI GROUP INC, THE Ser #: 1312915 | 523 9TH AVE NEW YORK, NY 10018 | 642 ft |
| OTANI INC Ser #: 1316493 | 359 W 39TH ST NEW YORK, NY 10018 | 643 ft |
| CHIPOTLE MEXICAN GRILL OF COLORADO LLC Ser #: 1166051 | 620 9TH AVE AKA 358 W 44 ST 43RD & 44TH STREETS NEW YORK, NY 10036 | 652 ft |

| Active On Premises Liquor Licenses within 750 feet | | |
|---|--|----------|
| Name | Address | Distance |
| 334 340 HOTEL MANAGEMENT LLC Ser #: 1235333 | 334 340 W 40TH STREET 8TH AVENUE AND 9TH AVENUE NEW YORK, NY 10018 | 654 ft |
| PORTICI RESTAURANT INC Ser #: 1138404 | 621 9TH AVE S/W COR OF 44TH ST & 9TH AVE NEW YORK, NY 10036 | 655 ft |
| LOTUS WEST CORP Ser #: 1332247 | 623 9TH AVE NEW YORK, NY 10036 | 707 ft |
| BOMBAY PALACE INC Ser #: 1320122 | 332 W 44TH ST NEW YORK, NY 10036 | 709 ft |
| ILURAS LLC & 358 W 44TH ST THEATER CO INC Ser #: 1196150 | 358 W 44 ST 2ND FLOOR 8TH & 9TH AVES. NEW YORK, NY 10036 | 717 ft |
| SKY BAR TIMES SQUARE INC & PM HOSPITALITY Ser #: 1229588 | 330 W 40TH ST 33RD FLOOR 8TH & 9TH AVENUE NEW YORK, NY 10018 | 720 ft |
| NINTH AVENUE SALOON INC Ser #: 1027874 | 627 9TH AVENUE NEW YORK, NY 10036 | 723 ft |
| PROGETTO INC Ser #: 1154291 | 352 W 44TH ST 8TH & 9TH AVENUES NEW YORK, NY 10036 | 742 ft |
| TIMES SQUARE HOSPITALITY I LLC Ser #: 1253729 | 326 W 40TH ST NEW YORK, NY 10018 | 748 ft |
| PONENTE LLC Ser #: 1184275 | 628 9TH AVENUE WEST 44TH & WEST 45TH STREETS NEW YORK, NY 10036 | 748 ft |

Certificate of Occupancy

CO Number: 103803056F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

| | | | |
|--|---|-------------------------------|-----------------------------------|
| A. | Borough: Manhattan | Block Number: 01032 | Certificate Type: Final |
| | Address: 574 9 AVENUE | Lot Number(s): 63 | Effective Date: 12/11/2013 |
| | Building Identification Number (BIN): 1024930 | Building Type: Altered | |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | | |
| B. | Construction classification: 3 | (Prior to 1968 Code) | |
| | Building Occupancy Group classification: RES | (Prior to 1968 Code) | |
| | Multiple Dwelling Law Classification: None | | |
| | No. of stories: 4 | Height in feet: 45 | No. of dwelling units: 6 |
| C. | Fire Protection Equipment: None associated with this filing. | | |
| D. | Type and number of open spaces: None associated with this filing. | | |
| E. | This Certificate is issued with the following legal limitations: None | | |
| Borough Comments: None | | | |



Borough Commissioner

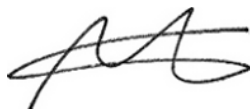


Commissioner

Certificate of Occupancy

CO Number: **103803056F**

| Permissible Use and Occupancy | | | | | | |
|---|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|------------------------------|
| All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations. | | | | | | |
| Floor From To | Maximum persons permitted | Live load lbs per sq. ft. | Building Code occupancy group | Dwelling or Rooming Units | Zoning use group | Description of use |
| CEL | | OG | | | | BOILER ROOM & STORAGE |
| 001 | 5 | 75 | COM | | 6 | ONE (1) STORE |
| 002 004 | | | RES | 2 | 2 | TWO (2) APARTMENTS PER FLOOR |
| NOTE: THESE PREMISES CONSISTING OF TAX LOT NUMBERS, 1,103,4.64,63,162,61,56 , 7.5 AND 101 HAVE BEEN DECLARED A SINGLE ZONING LOT AND RECORDED AT COUNTY CLERK OFFICE ON REEL 3585 PAGE 0331 CRFN# 2005000018789 | | | | | | |
| END OF SECTION | | | | | | |

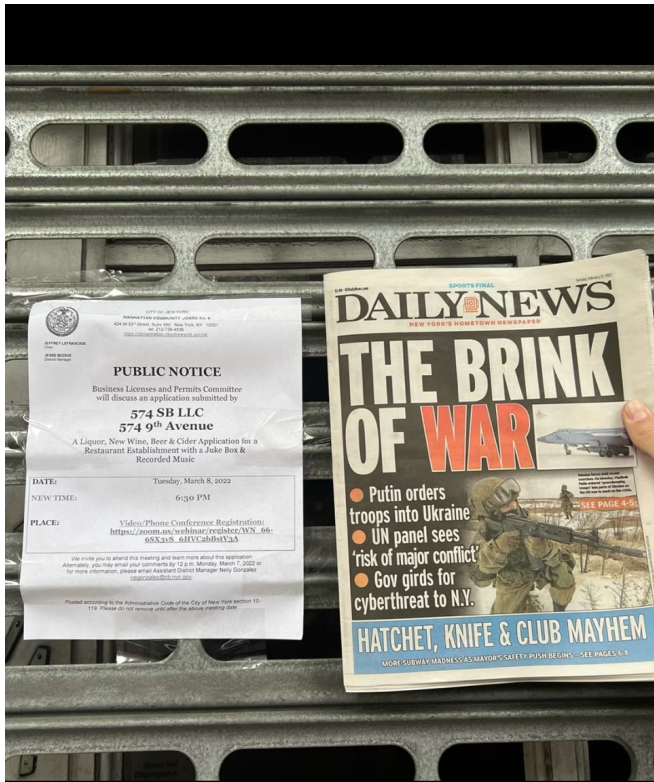


Borough Commissioner



Commissioner

END OF DOCUMENT



PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

574 SIB LLC
NAME
574 NINTH ave
ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 4AM

Regarding the outside space: There will be A ROOFTOP ~~This will be operating until:~~

| DATE | NAME | ADDRESS | SIGNATURE |
|---------|--------------------|---|-----------|
| 2/23/22 | DAMIAN BRUCHART | 530 W 45 th St # | |
| 2/23/22 | Raul Vase | 747 91st APT 55 # | |
| 2/23/22 | Amy J. Smith | 446 W. 46 th St. # | |
| 2/23/22 | John Bee | 713 9 th Ave NY NY # | |
| 2/23/22 | Nils Hagstrom | 627 9th avenue NY NY 10036 # | |
| 2/23/22 | John McGinn | 319 West 47 NY NY 10036 # | |
| 2/23/22 | Gann Mager | 417 West 50 th St. APT 11A # NY NY 10036 # | |
| 2/23/22 | Valdemir Koldregru | 514 West 48 NY NY 10036 # DSA | |
| 2/23/22 | Joe Izziary | 407 West 44 th St # | |
| 2/23/22 | Joe Savano | 457 57th Street 1407 # | |
| | | # | |
| | | # | |
| | | # | |
| | | # | |
| | | # | |

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

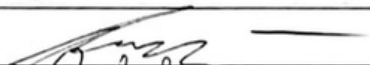
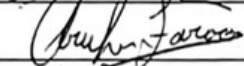
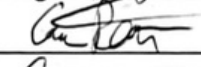
PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

574 SB LLC
NAME
574 9th ave, NY, NY 10036
ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 4AM

Regarding the outside space: There will be A ~~ROOFTOP~~ ~~This will be operating until: 11PM~~

| DATE | NAME | ADDRESS | SIGNATURE |
|------|------------------|-----------------------------------|---|
| 2/23 | Scott Miller | 536 9 th Ave Apt 4F5 # |  |
| 2/23 | ARUHA FAROOQ | 400 W 40 th St FL 2 # |  |
| 2/23 | ERIC POTTER | 540 9 th Ave Apt 5F # |  |
| 2/22 | Gregory McElwain | 540 W 10 th Ave # | Gregory |
| | | # | |
| | | # | |
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| | | # | |

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

350 W 42nd St
 Fri 25 3pm - 4:15 pm

574 SB LCC
 NAME
 574 9 Ave
 ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 4AM

Regarding the outside space: There will be ~~A ROOFTOP~~ This will be ~~operating until:~~

APP'S

| DATE | NAME | ADDRESS | SIGNATURE |
|------|-------------|-----------------------|-------------|
| 2/25 | [Signature] | 484 W 42nd St # | [Signature] |
| 2/25 | [Signature] | THEATER ROW STUDIOS # | [Signature] |
| 1/11 | [Signature] | 484 W 43rd St # | [Signature] |
| | | # | |
| | | # | |
| | | # | |
| | | # | |
| | | # | |
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| | | # | |
| | | # | |

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Adam 2/23 1PM
12:00 PM - 1PM
574 NUTMEG

574 SB LLC
NAME
574 9th AVE
ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: 4AM

Regarding the outside space: There will be A ROOFTOP ~~ROOFTOP~~ N/A This will be operating until:

| DATE | NAME | ADDRESS | SIGNATURE |
|------|-------------------|----------------------------|-------------|
| 2/23 | Adam R. | 1691 East New York St #159 | [Signature] |
| 2/23 | Chris Ramos | 351 W 42nd St 10036 | [Signature] |
| 2/23 | JAMES C. PALMER | 574 9th Ave | [Signature] |
| 2/23 | Robert Jarama | 570 W 9th AVE # 38 | [Signature] |
| 2/23 | Diana McLean | 2 FREEMAN PLACC | [Signature] |
| 2/23 | [Signature] | 370 West | [Signature] |
| 2/23 | Jerome Kennedy | 330 W 41 | [Signature] |
| 2/23 | Wesley J. Ray III | 734 3rd St | [Signature] |
| 2/23 | JOS E L RAMOS | 347 W 41 ST | [Signature] |
| 2/23 | Kalen Smith | 255 W 42nd Street | [Signature] |
| | | # | |
| | | # | |
| | | # | |
| | | # | |
| | | # | |

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

TAMJED ARAFAT SYEM

M 8 PIZZA

625 9th Ave NY, NY, 10036

Re: 574 9th ave
NY NY 10036

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

TAMJED ARAFAT SYEM

Name: _____
Organization: _____

Poseidon
629-9th Ave.
NYC 10036

Re: 574 9th ave
NY NY 10036

PROPOSED PARTY
PROPOSED STREET ADDRESS
PROPOSED CITY, STATE, ZIP

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Lillian M. Fable
Name: LILLIAN M. FABLE
Organization: POSEIDON BAKERY

Table at Red Eye Tac
410 W 43 St
NY NY 10036

Re: 574 9th ave
NY NY 10036


PROPOSED CITY
PROPOSED ZIP CODE
PROPOSED CITY STATE ZIP

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,


Name: Peter Cocere
Organization: _____

WESTWAY DINER
614 9th AVE

Re: 574 9th ave
NY NY 10036

PROPERTY NO.
PROPERTY ADDRESS
PROPERTY CITY, STATE, ZIP

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Name: _____
Organization: _____

Little Pie Company
424 W 43rd Street
NY NY


Re: 574 9th ave
NY NY 10036

STANDARD MAIL PERMIT NO. 1000 NEW YORK, NY 10001
POSTAGE WILL BE PAID BY ADDRESSEE

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Name: ARNOLD
Organization: _____

Manhattan Plaza Winery
589 9th
New York N-Y

Re: 574 9th ave
NY NY 10036

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Rapael Miranda
Name: _____
Organization: _____

CLASSIC MEN

578 9TH AVE

Re:

574 9th ave

NY NY 10036

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

MisanoV

Name: CLASSIC MEN

Organization: _____

LASANI GRILL
539 ~~900~~ 9th ave
(917) 993-0767

Re: 574 9th ave
NY, NY 10036

(PROPOSER IDENTIFY)
(PROPOSED STREET ADDRESS)
(PROPOSED TELEPHONE NUMBER)

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: _____
Organization: _____

Valley Food Corp.
572 9th Ave

Re: 574 9th Ave
NY NY 10036

ADDRESS ONLY
PRE-PROCESSED BY ADDRESS
PROCESSED BY STATE ONLY

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: _____
Organization: _____

CASA DI ISACCO
536 NINTH AVENUE

Re: 574 9th ave
NY, NY 10036

DEPT. OF LICENSING
PROPOSED ON-PREMISE LIQUOR
LICENSES/OCCELS/SALE

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Name: _____
Organization: _____



BIG APPLE MARKET
577 9TH AVE

Re: 574 9th Avenue
NY, NY 10036

PROPOSED LICENSE
PROPOSED STREET ADDRESS
PROPOSED CITY STATE ZIP

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Frank Lepore
Name: BIG APPLE MARKET
Organization: _____

10tanby BAY

578 9th ave.

Re: 574 9th avenue
NY, NY 10036

PERMITS DIVISION
CITY OF NEW YORK
120 W. 4TH ST. 10TH FL.
NEW YORK, NY 10014

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

First Herb.

Name: _____

Organization: _____

TD BANK NA
582-586 9TH AVE
NEW YORK NY 10036

Re: 574 9th AVENUE, NY, NY
574 SB LLC

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4h AM.

Thank you for your time and attention to this matter.

Sincerely,



Name: JOZAN POPESCU
Organization: TD BANK NA

Himalaya Nail and Spa
570 9th ave
NY, NY 10036

Re:

574 9th ave
NY, NY 10036

PROPOSED ENTITY
PROPOSED STREET ADDRESS
PROPOSED CITY, STATE, ZIP

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,

Tath: Dalm9

Name:

Organization:

Tath: Dalm9

Sea Breeze
Fish Market Inc


Re: 574 9th Ave
NY, NY 10036

To Whom It May Concern:

This letter is to show support for the application for SM SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,


Name: _____
Organization: Sea Breeze
FISH MARKET

ARTH
527 9th ave
NY NY 10036

Re: 574 9th ave
NY NY 10036

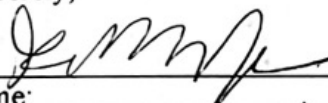
PROPERTY NAME
PROPERTY ADDRESS
PROPERTY CONTACT

To Whom It May Concern:

This letter is to show support for the application for 574 SB LLC obtaining an On-Premise Liquor License. I believe they will be a positive addition to the community. I am in support of their closing time of 4 AM.

Thank you for your time and attention to this matter.

Sincerely,


Name: _____
Organization: Hilti

| Block/Tenant Association & Community Groups | First name | Last name | E-MAIL | Meeting |
|---|-------------------|------------------|---|--|
| Hudson Yards Hell's Kitchen Alliance | Bob | Benfatto | rjbenfatto@hyhkalliance.org | |
| Hudson Yards Hell's Kitchen Alliance | Patty | Gouris | pgouris@hyhkalliance.org | |
| HKNA (incl. Dog Run) | Kathleen | Treat | kathleentreat123@gmail.com | |
| West 36th Street | Frank | Strock | mcgee79@aol.com | |
| Chekpedes | Christine | Berthet | cberthet@me.com | |
| CHDC (incl. Bob's & bird parks) | Joe | Restuccia | info@clintonhousing.org ; jrestuccia2@clintonhousing.org | |
| CHDC (incl. Bob's & bird parks) | Ryan | Marcano | rmarcano@clintonhousing.org | |
| West 43rd Street Block Association | Natalie | Frazier | West43rdStreetNYC@gmail.com | |
| Manhattan Plaza T.A. (400 W. 43rd St.) | | | mpta@mptenants.com | |
| West 44 Street Better Block Association | Linda | Ashley | ashleyll@aol.com | Fourth Tuesday of the Month |
| West 44th Street (b. 9th/10th) | Renee & Gordon | Stanley | twocatsld@worldnet.att.net | |
| West 45th Street BA | Tim | Tanner | tangotanner@gmail.com ; west45ba@gmail.com | |
| West 45th Street BA | David C. | Stuart | west45ba@gmail.com | |
| West 45th Street (b. 9th/12th) | Chana | Widawski | chanawid@gmail.com | |
| W 45th Street (8/9) Block Association | John | Fisher | block45@hellskitchen.net | |
| West 46th Street Block Asscoaition (8th Ave to 12th Ave) | Steve | Fanto | stephenfanto@gmail.com | FirstTuesday of month |
| West 46th Street Block Asscoaition (8th Ave to 12th Ave) | Allison | Tupper | AllisonTupper@verizon.net | FirstTuesday of month |
| West 46th Street Block Asscoaition (8th Ave to 12th Ave) | Brandon | Hudson | hudson62747@hotmail.com | FirstTuesday of month |
| West 47th/48th Streets Block Association | Elke | Fears | aefearshk@earthlink.net | First Tuesday of the month @ 730pm |
| West 47th/48th Streets Bock Association | Larry | Roberts | larrymichaelroberts@gmail.com | First Tuesday of the month @ 730pm |
| West 47th/48th Streets Block Association | Jim | Bogues | jamesbogues@gmail.com | First Tuesday of the month @ 730pm |
| Harborview Terrace T.A. (525 W. 55th St.) | Maria | Guzman | mariaqnys@aol.com | |
| The Aurora | Richard | Pimentel | rpimentel@commonground.org | |
| The Aurora | Derrick | Sage | dsage@commonground.org | |
| Oasis Gardens I 10th Ave., b. 51/52 | Nancy | Kyriacou | nkyriacou@yahoo.com | |
| Oasis Gardens II 52nd St/10th Ave. | Gary | Dipasquale | gdclay@att.net | |
| Midtown North Pct. Council | Delores | Rubin | delores.rubin@att.net | Third Tuesday of the month |
| Midtown South Pct. Council | Brian | Weber | brianscottweber@gmail.com | |
| Midtown South Community Council | John | Mudd | john.mudd@usa.net | |
| Housing Conservation Coordinators [10th Ave., b.52/53] | | | info@hcc-nyc.org | |
| 300 W 55th St | Paul | Loeb | ploeb315@aol.com | |
| West 55th Block Association | Christine | Gorman | west55ba@gmail.com | the second Monday of the month. |
| HK49-53 Block Alliance | Steve | Belida | hk5051@gmail.com | Third Wednesday of the month @ 630pm |
| 350 W 51st Street Tenant Association | | | tenants350west51st@gmail.com | |
| Hudson Hotel Residents | | | | |
| Westmore 333 W 57 | Amanda | Cernitz | acernitz@gmail.com | |
| Parc Vendome 340 W 57th Street | Anita | McDonagh | awm3333@me.com | |
| Colonnade 347 W 57th Street | Jesse | Bondy | jessbondy@aol.com | |
| American Red Cross Greater New York Region | John | Waldman | john.waldman@redcross.org | |
| Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th A | Julia | Campanelli | HellsKBA@gmail.com | Last Wednesday of the month, except August or November |
| W36th Block Association (8/9) | Brian | Weber | brianscottweber@gmail.com | |
| W36th Block Association (8/9) | Cressida | Connelly | cressidac@gmail.com | |
| Hudson Tenants Association (HTA) | Peggy | Chane | peggychane@gmail.com | |
| West Side Neighborhood Alliance | Jorgy | Flecha | iflechas@hcc-nyc.org | Third Thursday of the month |
| West Side Neighborhood Alliance | Leah | James | lames@hcc-nyc.org | Third Thursday of the month |