

# 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>	
SOMBOON LIMITED		CHALONG	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
749 Ninth Avenue, 1st Flr, NY, NY 10019		Betw. 50 & 51 Streets	10019
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Suphang Uthaisansakul * Natwalan Limwong **	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> John L. Moncrief, 217 Broadway, Suite 515 New York, N.Y. 10007
	<b>PHONE:</b> 929.425.5290 * 929.461.3954 **		<b>PHONE:</b> 212-406-5551
	<b>EMAIL:</b> Natwork3012@gmail.com suphangu@gmail.com		<b>EMAIL:</b> JOHN.L.MONCRIEF@VERIZON.NET
<b>MANAGER</b>	<b>NAME:</b> SELF MANAGED	<b>LANDLORD</b>	<b>NAME:</b> Kerman Co, 3 W. 57 St, 7Flr, NY, NY 10019
	<b>PHONE:</b>		<b>PHONE:</b> 212- 750-8200
	<b>EMAIL:</b>		<b>EMAIL:</b> gtepedino@hakimorg.net
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO Experienced as Chefs
	What is/was the name and address of establishment?	Senn Thai Comfort Food, 452 Amsterdam Ave, NY, NY * Soothr 204 E. 13 St NY, NY ** Fish Cheeks, 55 Bond St, NY, NY **	
	What were the dates applicant was involved with this former premise?	10/10/2015 - 04/30/2020 5/20-10/2021 ** 2018-2019**	
<input type="radio"/> N/A Corp <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> N/A <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?	YES	<input checked="" type="radio"/> NO	OP application will be filed after meeting with community 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="radio"/> YES	<input type="radio"/> NO	See attached LAMP proximity report dated 2-21-2022
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	See attached LAMP proximity report dated 2-21-2022 & Applicant's 200 ft Statement
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>11pm</del> 12am	11:30am <del>11pm</del> 12am	11:30am <del>10pm</del> 11pm
	Kitchen	11:30am <del>10pm</del>	11:30am <del>10pm</del>	11:30am <del>10pm</del>	11:30am <del>10pm</del> 11pm	11:30am <del>11pm</del> 12am	11:30am <del>11pm</del> 12am	11:30am <del>10pm</del> 11pm	
	Music	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>10pm</del> 11pm	11:30am <del>11pm</del> 12am	11:30am <del>11pm</del> 12am	11:30am <del>10pm</del> 11pm	
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 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	50	14	32	-0-	-1-	-8-		
OUTSIDE <i>(Other than sidewalk café)</i>	Temporary Roadway Open Restaurants	9	4	8	-0-	-0-	-0-		
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	NONE								
How many floors are there? What is the capacity for each floor?					First Floor - 74 persons. Basement - Storage				
How frequently will the owner(s) be at the establishment?					Owner shall be present during business hours.				
Will there be dancing?					YES	<input checked="" type="radio"/> NO	NO		
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES		
Will applicant be hosting private, promotional or corporate events?					YES	<input checked="" type="radio"/> NO	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO	NO		
Will applicant have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO	NO		
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO	No. This will be a sitdown restaurant		
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO	This will be a sit down restaurant. No Security Plan or security employed.		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes as it relates to age verification & intoxication.		
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	yes		
Will applicant be using delivery bicycles? If yes, how many?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Third party provider. Door Dash, Grub Hub, Uber Eats		
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	No. Applicant will not employ delivery personnel. Third party service shall provide delivery.		
Where will delivery bicycles be stored during the day when not in use?					No delivery bikes will be stored on the premises.				

**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
1st floor	Dining, Kitchen, Restroom	74	Sun-Thurs 11:30-11pm Fri-Sat 11:30am-12am	14	32	-0-	-1- Bar  8 seats	Recorded Background
Basement	Storage			-0-	-0-	-0-	-0-	
Outdoor Roadway	Dining	9	Sun-Thurs 11:30-10pm Fri-Sat 11:30am-11pm	4	8	-0-	-0-	-0-

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	Yes. Clinton Preservation Area
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	Yes. Certificate of Occupancy
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No. Capacity 74
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes.

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	On 2-14-2022 notice of the CB4 meeting was sent to the Clinton-Hell's Kitchen Block Associations on the attached list. CB4 Asst District Manager was copied in the email	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	HK49-54 Block Alliance 2-23-2022		
Who was your contact person at each group you met with?	Steve Belida, chair of HK49-54 Block Alliance		
When did applicant post the notice that was provided?	February 15, 2022		
Where did applicant post the notice that was provided?	Lamp posts on 9th & 10 Ave between 50 & 51 Streets		
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	Yes
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	Yes

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Blue Ribbon Fried Chicken - RW Serial 1307307		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Do not know complete prior licensing history. Last tenant was issued restaurant wine license Serial 1307307
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	There is a vestibule that is part of the building structure. There is no canvas/mobile vestibule.
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES
Will the establishment have any of the following: (circle all that apply) <b>NO</b>	<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	<input type="radio"/> NO	Windows are fixed. No french or garage doors. Applicant would comply if these features were applicable
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	<input type="radio"/> NO	Windows are fixed. No french or garage doors. Applicant would comply if these features were applicable
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NO
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NO
Where will the air conditioner be located? What type is it?	Central air on roof.		
When was the air conditioner installed?	Preexisting. Do not know when installed.		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> 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)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes. Roadway (Open Restaurants)
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes. Outdoor area will only be for patrons who are seated for food service and beverages with their meal. No smoking is permitted.
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes. No amplified music
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	Recorded background music will be played. Windows are fixed. Doors & windows will be closed.
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes , if necessary
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes . No trip hazards or bright lights.
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes. There will not be any furniture on the sidewalk
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
If open dining, will the installation be year-round?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, if permitted by applicable laws and rules.

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, when permanent rules are established.
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 checked="" type="radio"/> NO	No. Applicant will comply with final rules implemented by the agency that will have jurisdiction of these applications in the future and it will be filed with alteration application to S.L.A.
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	YES
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, alcohol service will be by waiter service if a sidewalk cafe is added in the future.
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	YES, if required
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes.
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No standing or smoking space in the outdoor area
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	If portable natural gas heater is necessary and permitted by applicable law & rules, they will be used only with requisite approvals from DOB & FDNY or other agency
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes with jurisdiction No trip hazards or bright lights.
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, if required by final rules and regulations.
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 checked="" type="radio"/> YES	<input type="radio"/> NO	Yes, if required by final rules and regulations
Will applicant use umbrellas?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	Applicant does not seek sidewalk dining space.

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

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



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

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

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 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.

**SIGN HERE** →

Somboon Limited  
 by : Suphang Uthaisansakul  
 President

SUPHANG

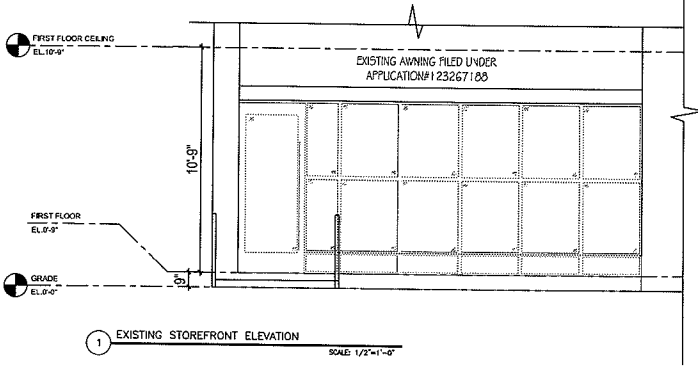
02/26/2022

**PRINT NAME OF APPLICANT**

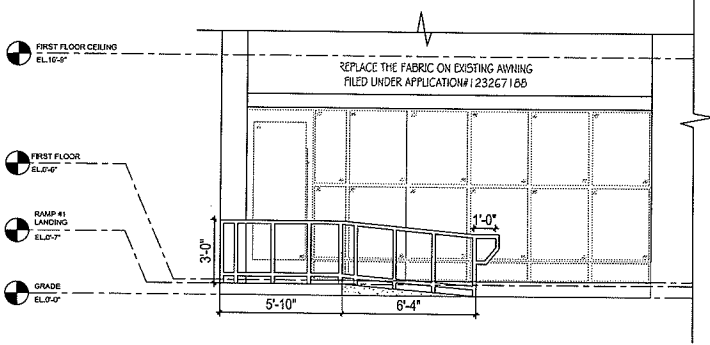
**SIGNATURE OF APPLICANT**

**DATE**

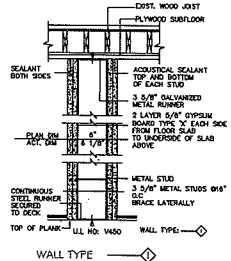




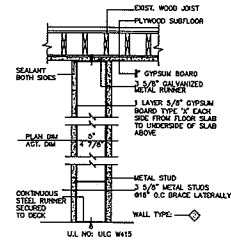
1 EXISTING STOREFRONT ELEVATION  
SCALE: 1/2"=1'-0"



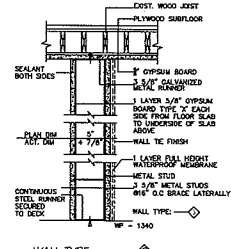
2 PROPOSED STOREFRONT ELEVATION  
SCALE: 1/2"=1'-0"



3 TYPICAL WALL TYPES  
SCALE: N.T.S.




3 TYPICAL WALL TYPES  
SCALE: N.T.S.



3 TYPICAL WALL TYPES  
SCALE: N.T.S.

ARCHITECT



**East + West Architecture**  
136-17 39 Ave, Suite 3G  
Flushing, NY 11354  
+1 718 339 1118 - eastwestarc@gmail.com

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DATE: 05/20/2014  
11.22.21 - 10/20/2014 BIDDING LOGS, RFIs, etc.

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DESIGNER:  
CHECKER:  
SCALE: 1/2" = 1'-0"

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CLIENT:  
**CHALONG THAI**  
748 2nd AVENUE  
GROUND FLOOR - STORE #4  
NEW YORK, NY 10012

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PROJECT TITLE:  
EXISTING & PROPOSED STORE ELEVATION TYP. WALL DETAILS

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DATE & DRAWING NO. 05/20/2014 000637326

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SCALE: 1/2" = 1'-0"

**A-120.00**

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NO. FROM 11/23/17 PAGE: 4 OF 4

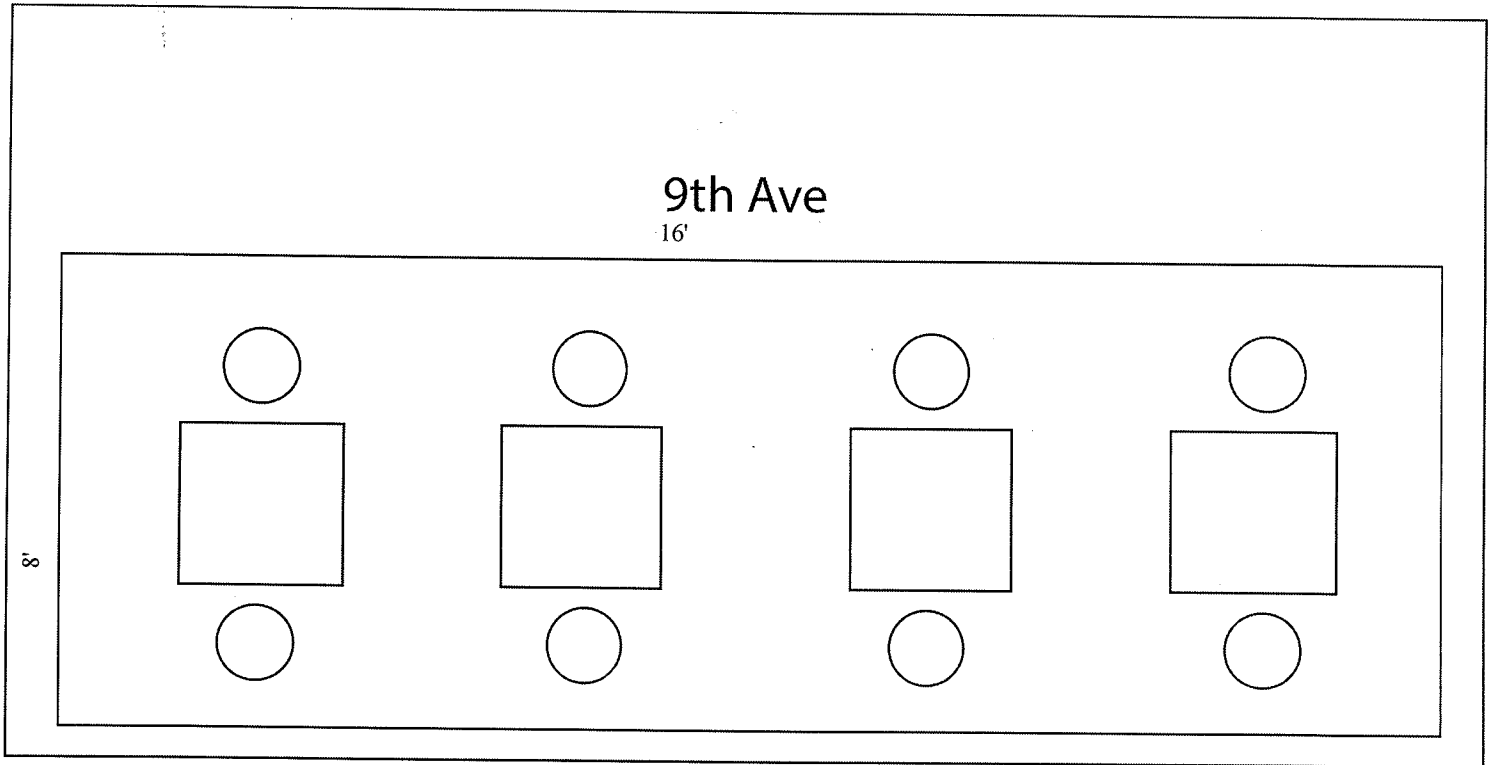
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MO0637326

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DATE & NAME:

SOMBOON LIMITED d/b/a CHALONG  
CHALONG temporary outdoor dining layout



sidewalk

hatch

CHALONG restaurant



## Southern Thai Cuisine and Seafood

### Starters

**-Gai Gor Lae \$12**

Grilled coconut spice curry marinated chicken on skewers with crunchy shallot

**-Pla Muek Tod \$13**

Fried battered whole baby squid with homemade sweet chili sauce

**-Yum Pla Fuu \$14**

Crispy fluffy white fish, green mango, peanuts, various fragrant Thai herbs and chili lime dressing

**-Yum Hua Plee (V) \$14**

Crunchy banana blossom, chili, various Thai herbs, and chili coconut dressing

**-Had Yai Fried Chicken \$11**

Herb marinated Southern Thai style fried chicken with homemade sweet chili sauce

**-Surat Kor Moo Yang \$14**

Surathani province style grilled marinated pork jowl, cilantro, crunchy shallot and chili lime dipping

**-Puktai dumplings \$11**

Southern Thai style dumpling filled with pork, shrimp and various Thai herbs

**-Puerk Tod (V) \$11**

Taro fritter with tamarind chili sauce

### Soup / Hot Pot

**-Pla Tom Puerk \$22**

White fish filets, taro, cilantro

**-Seafood Tom Yum Hotpot \$24**

Thai spicy and sour soup with various Thai herbs and seafood

### Wok Noodles / Rice

**-Mii Pum Rieang \$18**

Pan fried rice noodles with shrimp

**-Pad Kee Mao \$16**

Pan fried broad rice noodles with various Thai herbs and chicken

**-Pad Sii-iw \$16**

Pan fried rice broad rice noodles with soy flavor, beef and Chinese broccoli

**-Mii Hokkien \$16**

Pan fried egg noodles with pork

**-Crab Fried Rice \$25**

Fried rice with egg and jumbo lump crab

### Entrees

**-CHALONG Kua Gling \$20**

Signature sauteed ground pork in homemade chili paste

**-Aob Woon Sen \$27**

Bean noodles, prawn, ginger, celery

**-Pla Nueng Manow \$33**

Steamed whole fish in lime and chili broth, cilantro

**-Pla Todd Camin \$32**

Fried whole fish with crunchy cumin

**-Pla Yang Seasalt \$32**

Grilled whole fish in banana leaf

**-Pad Pak Ruam (v) \$18**

Sauteed seasonal mixed vegetables

**-Hor Mok Yang \$20**

Grilled fish curry in banana leaf

**-Lon Tao Jiew (v) \$20**

Ground chicken, shrimp in coconut milk, shallot, chili, fermented bean

**-Gang Chak Som \$24**

Spicy sour curry with fish filets

**-Lamb Shank Massaman \$26**

Massaman curry with lamb (medium)

**-Seabass Curry \$26**

Seabass filet in homemade yellow curry paste

**-Green Curry (V) \$18**

Spicy green curry with various seasonal roasted vegetables

**-Karee Goong \$22**

Sauteed prawns in creamy egg curry sauce

### Sides

**-Nam Prik Jones \$16**

Chili, tomato, garlic dippings served with fresh vegetables

**-Pak Sod \$10**

Various mixed fresh vegetables

**-Khao Suay \$3**

Steamed jasmine rice



metered parking  
**COMMERCIAL VEHICLES ONLY**  
10am - 4pm  
Except Sunday  
←

**2** hour metered parking  
7pm - 11pm  
Except Sunday  
←

Zone#  
**107169**

749

FIRE DEPARTMENT  
SPRINKLER  
CONNECTION

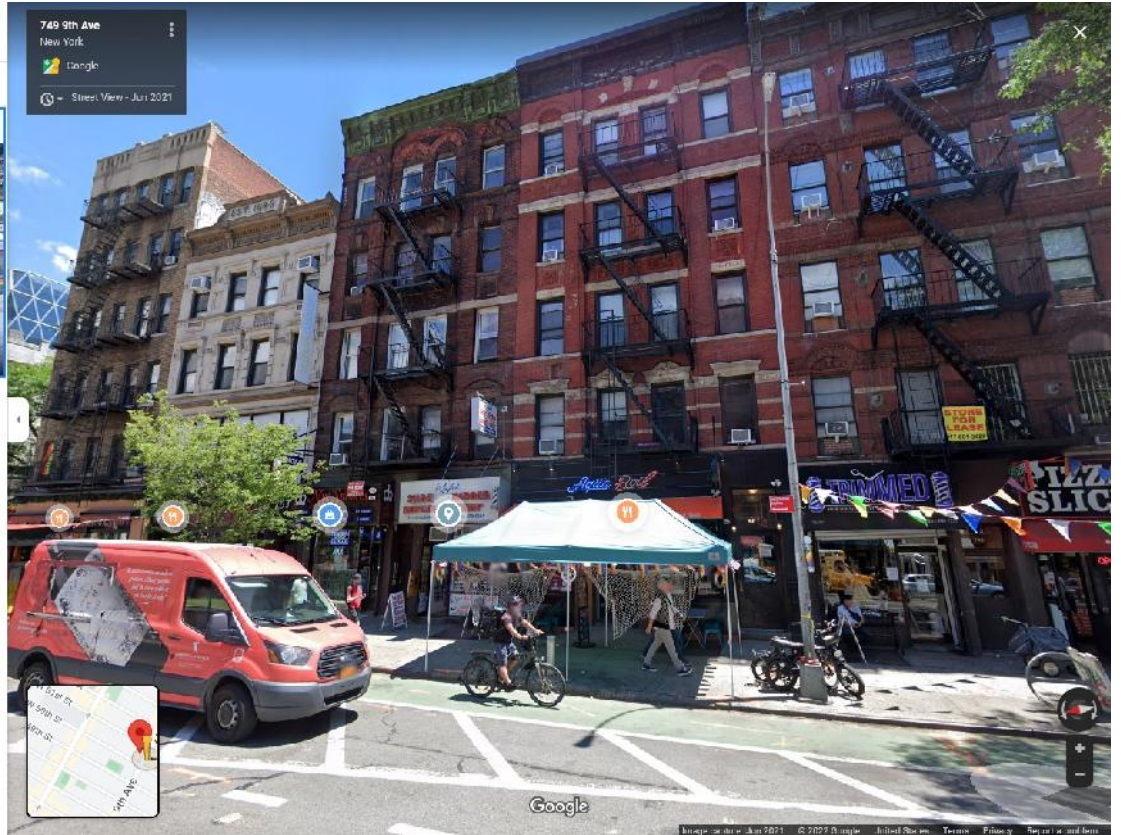
Person in black coat and hat standing on sidewalk.



749 9th Ave

All

Street View & 360°







749 9th Ave

All

Street View & 360°





749 9th Ave

All

Street View & 360°





749 9th Ave

All

Street View & 360°



**500 Foot Statement in Support of On-Premises Liquor License**  
**SOMBOON LIMITED**  
**d/b/a CHALONG**  
**(749 Ninth Avenue, New York, N.Y. 10019)**

Suphang Uthaisansakul, president of Somboon Limited., submit this statement in support of its application for an on-premises liquor license.

1. Somboon Limited shall conduct business as a dining establishing specializing in the cuisine of southern Thailand under the trade name, Chalong. The restaurant premises is located in midtown Manhattan at 749 Ninth Avenue, New York, N.Y. between 50th and 51st streets which is within close proximity to Times Square in New York City. The leased premises is approximately 1,800 square feet and located on a street zoned for commercial and residential use. Interior customer seating will include (32) seats at (14) tables and (8) seats at the bar where meals may also be ordered. The choice to have bar seating will allow us to maximize seating capacity in the limited space of the premises. Temporary outdoor seating shall consist of (4) tables with (8) seats in the roadway under the N.Y.C. D.O.T. Open Restaurants program.

2. Attached as **Exhibit 1**, is a list of fifteen Thai restaurants within zip code 10019 as reported by the New York City Department of Health. On February 21, 2022, a proximity report of twenty-four on-premises liquor licenses within 500 feet of the restaurant premises was generated using the Liquor Authority Mapping Project (LAMP) (**Exhibit 2**). The LAMP map identifies two of these establishments are Thai restaurants located at 750 Ninth Avenue and 717 Ninth Avenue. Upon information and belief, the business at 750 Ninth Avenue now operates as Aqua Boil, a Cajun seafood restaurant.

3. The New York City restaurant industry is competitive. Competition is not limited to Thai restaurants. We compete with restaurants that have an on-premises liquor license or restaurant wine license or no license to sell alcohol. As a full service restaurant, I seek a liquor license because I would like to provide my customers the option to order beer, wine, cider or liquor with their meal as part of their dining experience where they can take time to appreciate good food in a relaxing setting away from home and work.

4. Evidence that issuance of a liquor license would be contrary to the public interest was not received. On February 14, 2022, notice of the March 8, 2022 Community Board meeting was sent by email to various Hells Kitchen/ Clinton community organizations. On February 15, 2022, notice of the meeting was also posted on lamp posts between 50 and 51 st streets on 9th and 10th avenues. On February 23, 2022, I met with HK49-54 Block Alliance and our application was well received without objection.

5. There are no statutory disqualifications applicable to the applicant. I have several years experience in the restaurant industry as a chef at Senn Thai Comfort Food and Thep Thai restaurants in New York City. Applicant's owners shall take an active role in the management and supervision of the restaurant operations at 749 Ninth Avenue, New York. The restaurant will not host special or live events, broadcast loud music or permit customers to congregate outside the premises unless they are seated in the outdoor dining area. There will not be an impact on traffic in the area. The restaurant is close to public train and bus lines. In operating the restaurant, we will always take into consideration the concerns of our neighbors and maintain a clean and clutter free sidewalk. The prior tenant at the premises was Blue Ribbon Fried Chicken and issued restaurant wine license serial number 1307307. I am unaware of any history of complaints against prior businesses at this location.

6. For these reasons, I respectfully request approval of this application for a liquor license.

February 25 2022

Somboon Limited

SUPHANG

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Suphang Uthaisansakul  
President

# EXHIBIT 1

(<http://www1.nyc.gov>) | Health 311 (<http://www1.nyc.gov/311/index.page>) | Search all NYC.gov websites

(<http://www1.nyc.gov/home/search/index.page>)

Menu ()

Promoting and Protecting the City's Health



(<http://www1.nyc.gov/site/doh/index.page>)

# ABCEats-Restaurants

Select Language ▼

Text-Size (<http://www1.nyc.gov/home/text-size.page>)



(<http://www1.nyc.gov/site/doh/index.page>)

# ABCEats-Restaurants

## Promoting and Protecting the City's Health

- Home
- About
- FAQ

**Search Options**

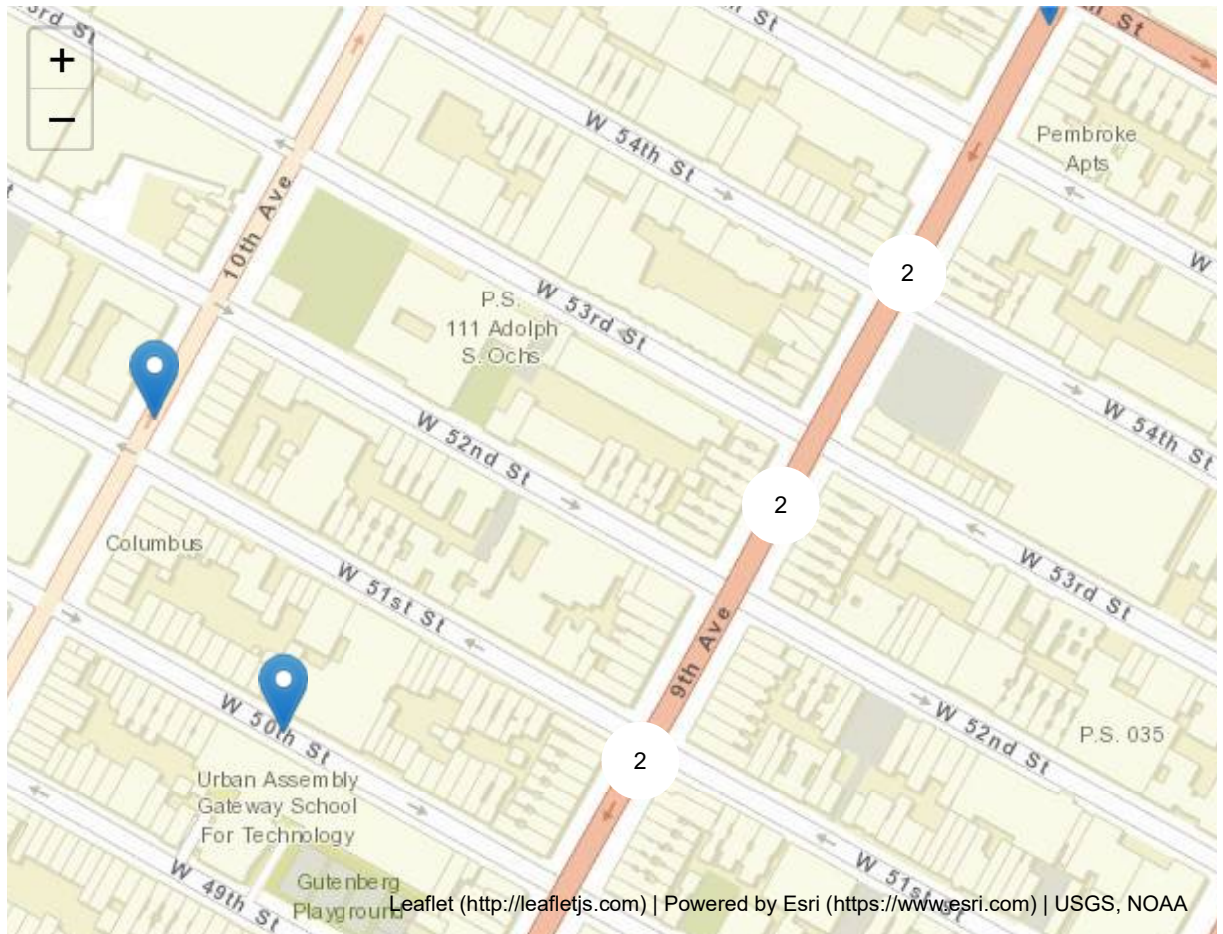
**Restaurant Name**

**Grade**  
-- Sele ▼

**Food Type**  
Thai ▼

**Address**

**Borough \***  
Manha ▼



**Zip Code**

10019

Clear

Search

Showing 15 Records

< Previous

Page

1








of 1

Next >

Restaurant Name ▼	Address	Food Type	Permit Number	Grade
ANA RAMEN	457 WEST 50 STREET Manhattan 10019	Thai	50079810	
CHAI THAI KITCHEN	930 8 AVENUE Manhattan 10019	Thai	50036900	
DER KRUNG	860 9 AVENUE Manhattan 10019	Thai	41716975	
ESANATION	750 9 AVENUE Manhattan 10019	Thai	50039363	
KARE THAI	752 10 AVENUE Manhattan 10019	Thai	41689402	
NEW TOPAZ	127 WEST 56 STREET Manhattan 10019	Thai	50019120	
NOODIES THAI	830 9 AVENUE Manhattan 10019	Thai	50060998	
PAM REAL THAI 49	404 WEST 49 STREET Manhattan 10019	Thai	50009823	
PURE THAI RESTAURANT	766 9 AVENUE Manhattan 10019	Thai	41508109	
TALADWAT	714 9 AVENUE Manhattan 10019	Thai	50085396	



Restaurant Name ▼	Address	Food Type	Permit Number	Grade
THAI NOODLE HOUSE	792 9 AVENUE Manhattan 10019	Thai	50077758	
Thaichella	712 9 AVENUE Manhattan 10019	Thai	50093518	
VIV THAI RESTAURANT	717 9 AVENUE Manhattan 10019	Thai	50076740	
WONDEE SIAM	792 9 AVENUE Manhattan 10019	Thai	50051480	
YUQI'S THAI CUISINE	813 9 AVENUE Manhattan 10019	Thai	50095851	

[Directory of City Agencies \(http://www1.nyc.gov/nyc-resources/agencies.page\)](http://www1.nyc.gov/nyc-resources/agencies.page)
[Contact NYC Government \(http://www1.nyc.gov/home/contact-us.page\)](http://www1.nyc.gov/home/contact-us.page)
[City Employees \(https://a127-ess.nyc.gov\)](https://a127-ess.nyc.gov)
[Notify NYC \(https://a858-nycnotify.nyc.gov/notifynyc/\)](https://a858-nycnotify.nyc.gov/notifynyc/)
[CityStore \(http://a856-citystore.nyc.gov/\)](http://a856-citystore.nyc.gov/)
[Stay Connected \(http://www1.nyc.gov/connect/social-media.page\)](http://www1.nyc.gov/connect/social-media.page)
[NYC Mobile Apps \(http://www1.nyc.gov/connect/applications.page\)](http://www1.nyc.gov/connect/applications.page)
[Maps \(http://www1.nyc.gov/nyc-resources/nyc-maps.page\)](http://www1.nyc.gov/nyc-resources/nyc-maps.page)
[Resident Toolkit \(http://www1.nyc.gov/nyc-resources/resident-toolkit.page\)](http://www1.nyc.gov/nyc-resources/resident-toolkit.page)

NYC

**Search**

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## EXHIBIT 2

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>749 9th Ave, New York, New York, 10019</b>
Geocode	<b>Latitude: 40.76391 Longitude: -73.98887</b>
Report Generated On	<b>2/21/2022</b>

### 8 Closest Liquor Stores

Name	Address	Distance
706 9TH AVE LIQUORS INC Ser #: 1314835	706 9TH AVE NEW YORK, NY 10019	587 ft
ROYAL WINES & LIQUORS INC Ser #: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, NY 10019	708 ft
ADRIATIC WINE & LIQUOR LLC Ser #: 1023638	714 10TH AVENUE NEW YORK, NY 10019	915 ft
SHON 45 LIQUORS INC Ser #: 1023642	840 8TH AVENUE NEW YORK, NY 10019	981 ft
WEST 54 LIQUORS LLC Ser #: 1210031	453 W 54TH ST CNR-10TH AVE NEW YORK, NY 10019	1,009 ft
CELLAR 53 WINE & SPIRITS INC Ser #: 1242982	785 10TH AVE NEW YORK, NY 10019	1,094 ft
NINTH AVENUE VINTNER LTD Ser #: 1023814	669 671 9TH AVENUE NEW YORK, NY 10036	1,115 ft
54 WINES & SPIRITS INC Ser #: 1297881	400 W 55TH ST AKA 839 9TH AVE NEW YORK, NY 10019	1,145 ft

### Schools within 500 feet

Name	Address	Distance
BUSINESS OF SPORTS SCHOOL	439 W 49TH ST NEW YORK, NY 10019	344 ft

### Churches within 500 feet

Name	Distance
Salem United Methodist Church	125 ft
Morningstar International	220 ft
Christian Brothers of Ireland	240 ft
The Hermetic Society	319 ft
National Center For Overcoming	391 ft

**Pending On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
OVER A DRINK LLC Ser #: 1341373	405 W 51ST ST NEW YORK, NY 10019	174 ft
MORALES 29TH STREET CORP Ser #: 1341465	735 739 9TH AVE NEW YORK, NY 10018	199 ft
BOXERS ENTERPRISES LLC Ser #: 1332648	735 9TH AVE NEW YORK, NY 10019	227 ft
REVIVAL SURVIVAL LLC Ser #: 1339740	714 9TH AVE NEW YORK, NY 10019	485 ft
TACO AUTHORITY 2 LLC Ser #: 1339062	705 9TH AVE NEW YORK, NY 10019	571 ft
KEVIN EMPIRE RESTAURANT 319 CORP Ser #: 1335223	319 W 51ST ST NEW YORK, NY 10019	642 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
LOS ANDES GROUP LLC Ser #: 1334403	745 9TH AVE NEW YORK, NY 10019	50 ft
OXIDO CORP Ser #: 1271658	753 9TH AVE NEW YORK, NY 10019	68 ft
HIGHLANDERS 756 INC Ser #: 1272868	756 NINTH AVE NEW YORK, NY 10019	83 ft
VYNL LLC Ser #: 1166291	754 NINTH AVE NEW YORK, NY 10019	86 ft
HELLS KITCHEN THAI INC Ser #: 1300696	750 9TH AVE NEW YORK, NY 10019	111 ft
DREAM TEAM PARTNERS LLC Ser #: 1236535	744 9TH AVENUE NEW YORK, NY 10019	135 ft
401 W 50 TAVERN INC Ser #: 1208415	401 W 50TH STREET NEW YORK, NY 10019	136 ft
AGGIEPOLO INC Ser #: 1274213	761 9TH AVE NEW YORK, NY 10019	140 ft
BRICIOLA CORP Ser #: 1319788	370 W 51ST ST NEW YORK, NY 10019	147 ft
BOXERS ENTERPRISES LLC Ser #: 1266990	742 9TH AVE NEW YORK, NY 10019	148 ft
MORALES CABRERA CORP Ser #: 1275160	741 9TH AVE NEW YORK, NY 10019	148 ft
NPD WEST 51 INC Ser #: 1337047	370 W 51ST ST STORE 1, 2 NEW YORK, NY 10019	149 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC Ser #: 1026170	762 9TH AVENUE NEW YORK, NY 10019	150 ft
7 WASHINGTON LANE CORP Ser #: 1298056	369 W 51ST ST NEW YORK, NY 10019	187 ft
SC LIC LLC Ser #: 1324144	735 739 NINTH AVE NEW YORK, NY 10019	199 ft
PGNV LLC Ser #: 1300770	765 9TH AVE NEW YORK, NY 10019	209 ft
INISTIOGE INC Ser #: 1026257	768 9TH AVE NEW YORK, NY 10019	215 ft

<b>Active On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
AGEHA JAPANESE FUSION INC Ser #: 1261234	767 9TH AVE NEW YORK, NY 10019	215 ft
733 RESTAURANT CORP Ser #: 1209592	733 9TH AVENUE 49TH ST & 50TH STREET NEW YORK, NY 10019	236 ft
MORNINGSIDE TERRACE CORP Ser #: 1280901	772 9TH AVE NEW YORK, NY 10019	301 ft
ELYMAR RESTAURANT CORPORATION Ser #: 1026234	365 W 50TH STREET NEW YORK, NY 10019	399 ft
785 CAFE INC Ser #: 1237340	785 9TH AVENUE NEW YORK, NY 10019	440 ft
RHUNGRUENG INC Ser #: 1309255	717 9TH AVE NEW YORK, NY 10019	473 ft
SURYA HELLS KITCHEN INC Ser #: 1302014	788 9TH AVE NEW YORK, NY 10019	483 ft
FLAMING SADDLES NYC 1 LLC Ser #: 1256033	793 9TH AVE NEW YORK, NY 10019	547 ft
BOXERS WASHINGTON HEIGHTS LLC Ser #: 1336978	348 W 52ND ST NEW YORK, NY 10019	560 ft
355 HELL S KITCHEN GROUP LLC Ser #: 1244550	355 W 52ND ST BTW 8TH & 9TH AV NEW YORK, NY 10019	562 ft
IDEALIZE INC Ser #: 1285439	362 W 53RD ST NEW YORK, NY 10019	598 ft
NEW WORLD STAGES HOLDING CO LLC&NEW WORLD STAGES Ser #: 1282938	340 W 50TH ST NEW YORK, NY 10019	608 ft
798 NINTH RESTAURANT LLC Ser #: 1298456	798 9TH AVE NEW YORK, NY 10019	609 ft
701 RESTAURANT LLC Ser #: 1278118	701 9TH AVE NEW YORK, NY 10019	628 ft
EASTSIDE BARKING DOG INC Ser #: 1337741	329 W 49TH ST NEW YORK, NY 10019	633 ft
UOGASHI NEW YORK INC Ser #: 1316060	318 W 51ST ST NEW YORK, NY 10019	643 ft
PRIVY LLC Ser #: 1245972	346 WEST 52ND STREET NEW YORK, NY 10019	644 ft
STOKES & MCGINLEY INC Ser #: 1263760	800 9TH AVE NEW YORK, NY 10019	645 ft
GAF WEST LTD Ser #: 1114375	401 W 48TH STREET NEW YORK, NY 10036	646 ft
AURA LLC AND SCOTT STERNICK AND RICHARD WINCKELMAN Ser #: 1261080	350 W 49TH ST NEW YORK, NY 10019	646 ft
IPPUDO NY LLC Ser #: 1306858	321 323 W 51ST ST NEW YORK, NY 10019	648 ft
S SCOTTY ENTERPRISES INC Ser #: 1274915	802 9TH AVE NEW YORK, NY 10019	672 ft
SICILIAN SAGE LLC Ser #: 1325643	801 9TH AVE AKA 401 W 53RD ST NEW YORK, NY 10019	673 ft
OMAKASE LLC Ser #: 1328765	401 W 53RD ST NEW YORK, NY 10019	674 ft
CHAUFA INC Ser #: 1296345	698 700 9TH AVE NEW YORK, NY 10036	727 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
CERTA GENTE LLC Ser #: 1026196	325 W 51ST STREET NEW YORK, NY 10019	740 ft

**200 Foot Statement in Support of On-Premises Liquor License**  
**SOMBOON LIMITED**  
**d/b/a CHALONG**  
**(749 Ninth Avenue, New York, N.Y. 10019)**

Suphang Uthaisansakul, president of Somboon Limited., submit this statement in support of its application for an on-premises liquor license.

Somboon Limited shall conduct business as a dining establishing specializing in the cuisine of southern Thailand under the trade name, Chalong. The restaurant premises is located in midtown Manhattan at 749 Ninth Avenue, New York, N.Y. between 50th and 51st streets which is within close proximity to Times Square in New York City.

On February 21, 2022, a proximity report of schools, places of worship and other on premises liquor licenses was generated using the Liquor Authority Mapping Project (LAMP) (**Exhibit 1**). Although the search did not report any schools within 200 feet of the applicant's premises, it did report three places of worship within 200 feet of 749 Ninth Avenue, namely: Salem United Methodist Church, Morningstar International and Christian Brothers of Ireland.. It is submitted that the 200 foot rule shall not prohibit an on-premises liquor license for the following reasons.

**Christian Brothers of Ireland - 416 W. 51 Street, New York, N.Y.**

LAMP mapping reports the location of Christian Brothers of Ireland (CBI) on 51st Street west of ninth Avenue (**Exhibit 2**). Upon information and belief CBI was the former owner of realty located at 416 W. 51st Street that was sold on November 17, 2011 to a developer for conversion to a single family residence. As evidence the property is not used exclusively as a place of worship, annexed hereto are a 2016 article posted on 6SQFT<sup>1</sup> reporting the sale of the property for use as a single family home (**Exhibit 3**), a copy of the November 17, 2011 deed conveying the property that was recorded in the Office of the City Register of the City of New York on December 1, 2011 (**Exhibit 4**), the Certificate of Occupancy issued on March 2, 1953 for use as a dwelling for Church Brothers (**Exhibit 5**) and the Certificate of Occupancy issued on September 23, 2016 for use as a single family dwelling (**Exhibit 6**).

**Morningstar International/Every Nation Church**  
**- 414 W. 51 Street, New York, N.Y.**

LAMP mapping reports the location of Morningstar International on 51st Street

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<sup>1</sup> Cohen, M (2016) Former Headquarters of the Christian Brothers Is Now a \$15M Hell's Kitchen Mansion  
<https://www.6sqft.com/former-headquarters-of-the-christian-brothers-is-now-a-15m-hells-kitchen-mansion/>

**200 Foot Statement in Support of On-Premises Liquor License**  
**SOMBOON LIMITED**  
d/b/a CHALONG  
(749 Ninth Avenue, New York, N.Y. 10019)

west of ninth Avenue (**Exhibit 7**). Search engines report the address of Morningstar at 414 W. 51st Street, New York, N.Y. (**Exhibit 8**). As evidence the property is not used exclusively as a place of worship, annexed hereto are the Declaration of the Cubiculo Condominium consisting of four residential units and one commercial space recorded in the Office of the City Register of the City of New York on May 12, 1999 (**Exhibits, 9**), the certificate of occupancy issued by the New York City Department of Buildings on November 29, 2000 for a Theatre/Club in the basement and cellar and apartments on floors one to four (**Exhibits, 10**) and a copy of the March 28, 2003 deed conveying Unit 1B to Morning Star New York Inc that was recorded in the Office of the City Register of the City of New York on April 12, 2005 (**Exhibits 11**).

A visual inspection of the site and Google Maps search indicate the lower level unit conveyed to Morningstar is also used by an entity known as Every Nation Church (**Exhibits 12**). This is further confirmed by the website for Every Nation Church that reports its address at the lower level of 414 West 51 Street.

**Salem United Methodist Church**  
**- 404 W. 51 Street, New York, N.Y.**

LAMP mapping reports the location of Salem United Methodist Church on 51st Street west of ninth Avenue (**Exhibit 13**). Search engines report its address at 404 W. 51st Street, New York, N.Y. and 2190 Adam Clayton Powell Blvd, New York, N.Y. (**Exhibit 14**). I did not find a place of worship located at or near this address operating as Salem United Methodist Church. The Church's website reports its sole location at Adam Clayton Powell Blvd. (**Exhibit 15**). As evidence the property is not used exclusively as a place of worship, annexed hereto are the certificate of occupancy issued by the New York City Department of Buildings on February 8, 1963 for a multiple dwelling (**Exhibit 16**) and real estate broker listings for apartments at 404 W. 51 Street, New York, N.Y. (**Ex 17**)

**Conclusion**

As the applicant's business premises is not within 200 feet of any property used exclusively as a place of worship, an application for an on-premises liquor license at 749 Ninth Avenue, New York, New York is permissible.

February 25 2022

Somboon Limited

SUPHANG

Suphang Uthaisansakul  
President



# EXHIBIT 1

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>749 9th Ave, New York, New York, 10019</b>
Geocode	<b>Latitude: 40.76391 Longitude: -73.98887</b>
Report Generated On	<b>2/21/2022</b>

### 8 Closest Liquor Stores

Name	Address	Distance
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ROYAL WINES & LIQUORS INC Ser #: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, NY 10019	708 ft
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SHON 45 LIQUORS INC Ser #: 1023642	840 8TH AVENUE NEW YORK, NY 10019	981 ft
WEST 54 LIQUORS LLC Ser #: 1210031	453 W 54TH ST CNR-10TH AVE NEW YORK, NY 10019	1,009 ft
CELLAR 53 WINE & SPIRITS INC Ser #: 1242982	785 10TH AVE NEW YORK, NY 10019	1,094 ft
NINTH AVENUE VINTNER LTD Ser #: 1023814	669 671 9TH AVENUE NEW YORK, NY 10036	1,115 ft
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### Schools within 500 feet

Name	Address	Distance
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### Churches within 500 feet

Name	Distance
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Christian Brothers of Ireland	240 ft
The Hermetic Society	319 ft
National Center For Overcoming	391 ft

**Pending On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
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BOXERS ENTERPRISES LLC Ser #: 1332648	735 9TH AVE NEW YORK, NY 10019	227 ft
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KEVIN EMPIRE RESTAURANT 319 CORP Ser #: 1335223	319 W 51ST ST NEW YORK, NY 10019	642 ft

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VYNL LLC Ser #: 1166291	754 NINTH AVE NEW YORK, NY 10019	86 ft
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DREAM TEAM PARTNERS LLC Ser #: 1236535	744 9TH AVENUE NEW YORK, NY 10019	135 ft
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PGNV LLC Ser #: 1300770	765 9TH AVE NEW YORK, NY 10019	209 ft
INISTIOGE INC Ser #: 1026257	768 9TH AVE NEW YORK, NY 10019	215 ft

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BOXERS WASHINGTON HEIGHTS LLC Ser #: 1336978	348 W 52ND ST NEW YORK, NY 10019	560 ft
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NEW WORLD STAGES HOLDING CO LLC&NEW WORLD STAGES Ser #: 1282938	340 W 50TH ST NEW YORK, NY 10019	608 ft
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701 RESTAURANT LLC Ser #: 1278118	701 9TH AVE NEW YORK, NY 10019	628 ft
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PRIVY LLC Ser #: 1245972	346 WEST 52ND STREET NEW YORK, NY 10019	644 ft
STOKES & MCGINLEY INC Ser #: 1263760	800 9TH AVE NEW YORK, NY 10019	645 ft
GAF WEST LTD Ser #: 1114375	401 W 48TH STREET NEW YORK, NY 10036	646 ft
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IPPUDO NY LLC Ser #: 1306858	321 323 W 51ST ST NEW YORK, NY 10019	648 ft
S SCOTTY ENTERPRISES INC Ser #: 1274915	802 9TH AVE NEW YORK, NY 10019	672 ft
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CHAUFA INC Ser #: 1296345	698 700 9TH AVE NEW YORK, NY 10036	727 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
CERTA GENTE LLC Ser #: 1026196	325 W 51ST STREET NEW YORK, NY 10019	740 ft

## EXHIBIT 2



# NYS Liquor Authority Mapping Project (LAMP)

version 1.0.1

Search by Proximity

Search for an address or locate on map

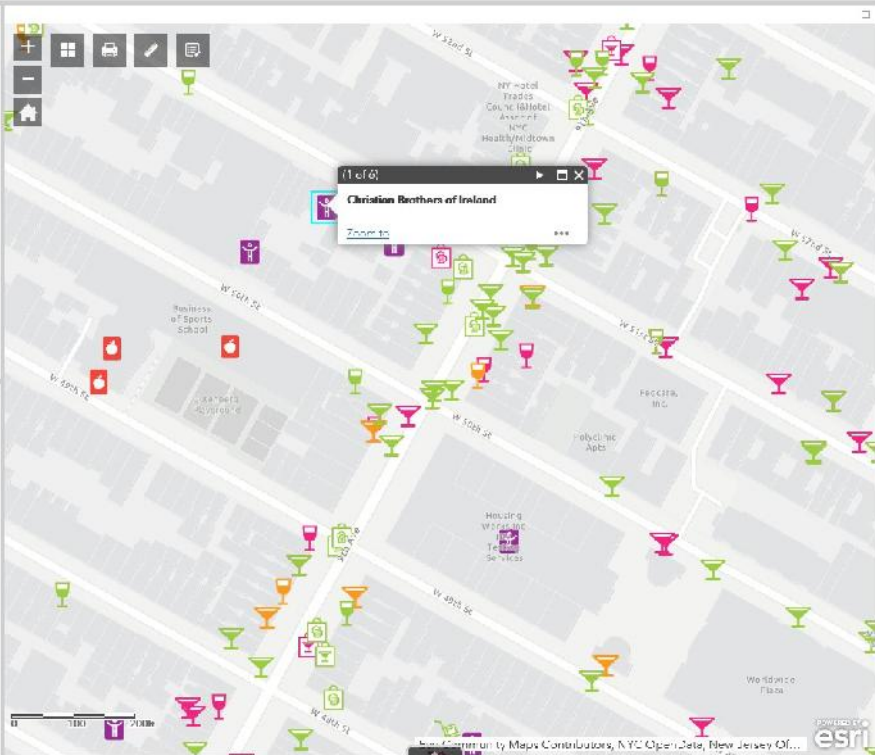
Find address on map

Show results within (Feet) 750

0 1500

Search by State, Name, City, Zip, ...

Tasks	Results
Search Active Licenses	
Search Pending Licenses	
Search Inactive Licenses	



Layer List

Layers

- Active Licenses
- Pending Licenses
- Inactive Licenses
- Places of Worship
- Public/Private Schools
- Cities and Towns

Filter

Active Licenses

- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor

Legend

Active Licenses

- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor
- Off Premises Wine
- Off Premises Beer

## EXHIBIT 3



ARCHITECTURE, COOL LISTINGS, HELL'S KITCHEN, INTERIORS

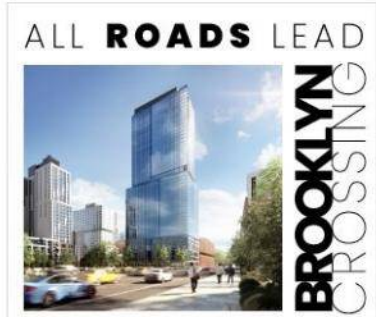
## Former Headquarters of the Christian Brothers Is Now a \$15M Hell's Kitchen Mansion

POSTED ON MON, MARCH 14, 2016 BY MICHELLE COHEN



Spanning 7,000 square feet, with a two-story master bedroom that cantilevers out eight feet over the back garden, a back wall of glass and smart-everything, this single-family modern masterpiece may be mere blocks from the trophy towers of [Billionaire's Row](#), but it outshines any of those [eight-figure abodes](#) by a midtown mile.

Built in 1910, this six-story, 7,000 square-foot building at 416 West 51st Street was the headquarters of the Christian Brothers, whose main role was to keep neighborhood youth out of trouble, from 1953 until 2011. In the middle days of the 20th century through its end decade, there was trouble aplenty in the rough district known for tenements and street gangs. The neighborhood has come an almost unfathomly long way in recent years, and "the manse," as the listing calls it, is as good a parallel as we've seen. What's now being offered for \$15 million is the result of the current owners' four year effort, in collaboration with [Suk Design Group](#), to create a single family home fit more for a heavenly host than the [Hell's Kitchen](#) of history. Every inch of the building is wired for comfort and control, and there's a fully-stocked arcade and a "glass-wrapped floating staircase winding around the elevator like a helix," four enormous bedroom suites and that dramatic duplexed master suite.



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Your email address  
Sign up for our daily email  
Sign up for our weekly newsletter  
GET OUR NEWSLETTERS >

MOST POPULAR ARTICLES



Starting on the garden level of the 25-by-50-foot building, an “entertainer’s paradise” includes games and a pool table and four televisions (including an 85-incher) centered around a “complete gastropub” with Viking fridge, beer tap and soda gun. Eight zones divide the house, “allowing control, efficiency, and comfort to be manipulated by-area or by-day.”



Double glass doors open to a bi-level private bluestone garden under a shade-providing pergola. The garden joins two terraces and a landscaped roof deck in 1,750 square feet of outdoor space.



Paul McCartney sells Fifth Avenue apartment for \$8.5M, at a \$7M loss



Apply for 125 mixed-income units on Greenpoint’s waterfront, from \$1,437/month



Paul McCartney Purchases a Fifth Avenue Penthouse for \$15.5M

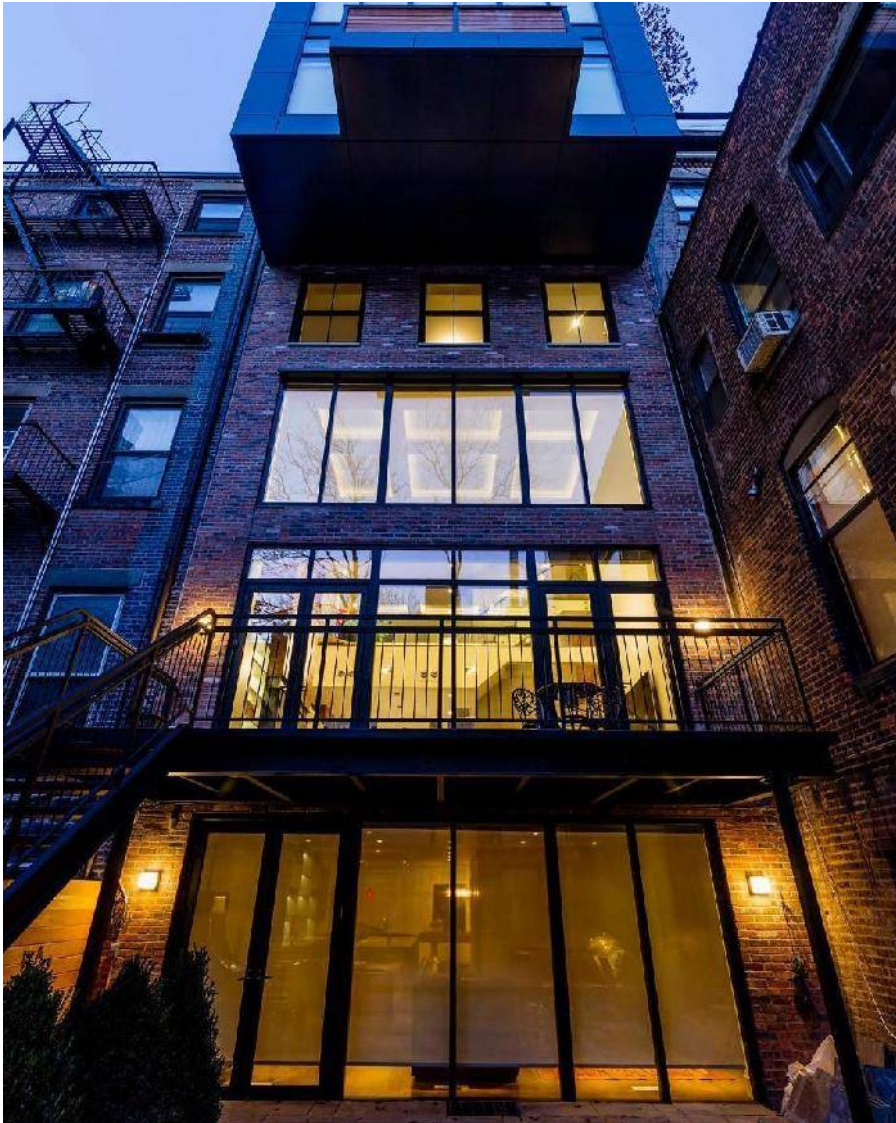


A guide to the gilded age mansions of 5th Avenue’s millionaire row



For \$850K, this artist-renovated upstate Gothic farmhouse has a basement apartment and a barn



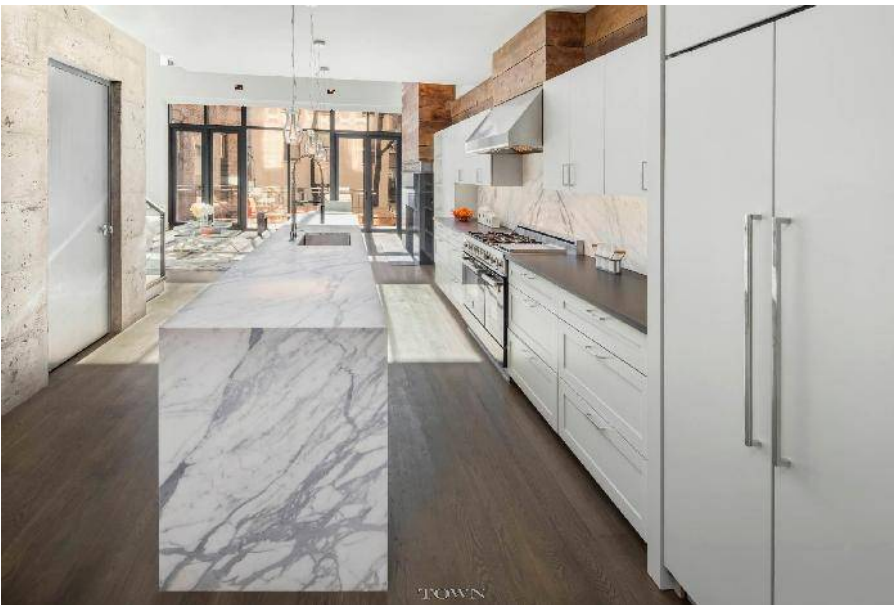


New 'Date Night' at the Met Museum includes live music and drink specials



Sprawling Upper West Side pre-war 'classic seven' with city and river views asks \$3.9M

On the parlor level the building's original stoop has been restored, and the home's interior is open from front to back revealing a 50-foot expanse. Here as elsewhere, original reminders of the building's history are integrated, like 100-year-old floor joists and exposed brick. The home's rear facade is comprised of a 22-foot-by-25-foot wall of glass.



Here's that floating staircase, wrapping the exposed concrete elevator shaft, with the chef's kitchen beyond. Statuary marble and hammered black granite countertops frame top-of-the-line appliances.



One flight up is a great room with a 22-foot coffered ceiling and a wood-burning fireplace with a double chimney.





On the third and fourth floors you'll find four identical suites, all with walk-in closets and en suite baths. Two of the suites are separated by a subway-tiled laundry room.



The fourth floor offers the first level of the unique two-story master suite. Cantilevering out eight feet, this enviable aerie is “a true accomplishment in engineering and comfort.” The master bath is a “duplex chamber with 22-foot-high windows and ceilings, its luxurious master bath is drenched in the finest Calcutta Prima marble, radiant heat floors, an oversized Jacuzzi tub, a Japanese bidet/commode, and a multi-head shower room with seating.” A massive dressing room is, like everything else here, creatively designed to maximize comfort. The master chamber’s first level also boasts a Juliet balcony with direct views of the Manhattan skyline.



Up the spiral staircase is the master lounge, outfitted with a gas fireplace, half-bath and full wet bar and refrigerator. Through the accordion doors is a north-facing spacious roof deck with views of the iconic [Time Warner Center](#), the Ralph Walker-designed [Stella Tower](#), and [432 Park Avenue](#).



[Listing: [416 West 51st Street](#) by [Michael Bejzac](#) and [Stephen Ferrara](#) for [Town Residential](#).]

**RELATED:**

- [UES Townhouse With Hermès Leather Walls and Smoking Room Could Set Record at \\$84.5M](#)
- [Tribeca 'Inverted Warehouse Townhouse' of Concrete, Glass and Corten Steel Asks \\$20M](#)
- [This \\$14.8M UWS Townhouse Does Not Have a Pool in the Back Yard](#)
- [Modern Mansion Spanning 8,000 Square Feet Asks \\$13 Million on the Upper West Side](#)

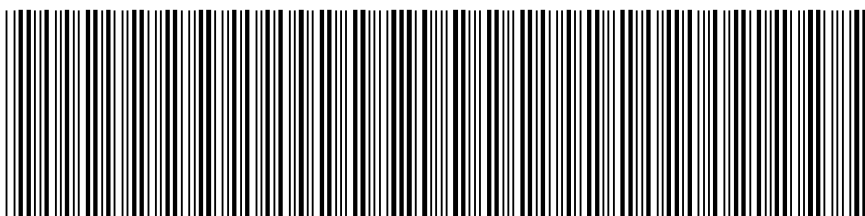
*Photos courtesy of Town Residential.*



## EXHIBIT 4

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2011112200750001002E25CC

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 7**

**Document ID: 2011112200750001**

Document Date: 11-17-2011

Preparation Date: 11-23-2011

Document Type: DEED

Document Page Count: 6

**PRESENTER:**

PICK-UP BY GAIL SULLIVAN  
STEWART TITLE INSURANCE COMPANY  
707 WESTCHESTER AVENUE, SUITE 411  
WHITE PLAINS, NY 10604  
914-993-9393  
Title # 11-11927

**RETURN TO:**

FEDERMAN STEIFMAN  
SETH STEIFMAN ESQ  
200 EAST 42ND STREET  
NEW YORK, NY 10017

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1060	42	Entire Lot	416 WEST 51ST STREET
<b>Property Type: RELIGIOUS STRUCTURE</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

THE CHURCH OF THE SACRED HEART OF JESUS  
457 WEST 51ST STREET  
NEW YORK, NY 10019

**GRANTEE/BUYER:**

MATTHEW HANSEN  
247 WEST 46TH STREET, UNIT 3701  
NEW YORK, NY 10036

**FEES AND TAXES**

<b>Mortgage</b>			<b>Filing Fee:</b>	
Mortgage Amount:	\$	0.00		\$ 250.00
Taxable Mortgage Amount:	\$	0.00	<b>NYC Real Property Transfer Tax:</b>	
Exemption:				\$ 0.00
<b>TAXES: County (Basic):</b>	\$	0.00	<b>NYS Real Estate Transfer Tax:</b>	
City (Additional):	\$	0.00		\$ 12,200.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
<b>TOTAL:</b>	\$	0.00		
Recording Fee:	\$	67.00		
Affidavit Fee:	\$	0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 12-01-2011 10:53  
City Register File No.(CRFN):  
**2011000418154**



*Annette McHill*

*City Register Official Signature*

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

**THIS INDENTURE**, made the 17<sup>th</sup> day of November, in the year 2011

**BETWEEN**

**THE CHURCH OF THE SACRED HEART OF JESUS**, a New York religious corporation, with its offices located at 457 West 51<sup>st</sup> Street, New York, New York 10019

party of the first part, and

**MATTHEW HANSEN**, an individual residing at 247 West 46<sup>th</sup> Street, Unit 3701, New York, New York 10036

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Three Million Fifty Thousand and 00/100 (\$3,050,000.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City of New York bounded and more fully described as set forth on Schedule A, annexed hereto and made a part hereof and located at 416 West 51<sup>st</sup> Street, New York, New York (the "Premises").

These premises are being conveyed pursuant to that certain Order, issued by Justice Jeffrey K. Oing of the Supreme Court of the State of New York, held in and for the County of New York dated and filed October 21, 2011, under Index No. 111950/11.

Being and intended to be the same premises as conveyed to the grantor by deed made by Ella C. Tucker dated August 28, 1952 and recorded September 4, 1952 in Liber 4798; Page 449.

The Premises shall be conveyed subject to the following restrictive covenants:

(i) The party of the second part recognizes that the party of the first part is a religious corporation operated under the auspices of the Roman Catholic Church. The party of the second part accordingly recognizes and agrees that any violation of any covenants in clauses (ii) and (iii) below would be seriously damaging and harmful to the reputation and standing of the party of the first part as such a religious corporation.

(ii) The party of the second part covenants that is shall not permit or conduct any obscene performances in violation of Article 235 of the New York Penal Code on the premises hereby conveyed or permit them to be used for any obscene or pornographic material. The terms "obscene", "material" and "performances" shall be defined for purposes of this covenant as they are defined in Section 235.00 of the New York Penal Code.

(iii) The party of the second part further covenants that it shall not use, permit or suffer the premises hereby conveyed to be used or occupied for the purpose of performing any abortions or euthanasia proceedings or providing any counseling or advice related to abortions, birth control or euthanasia or place any signs or advertising on or about said premises that relate to abortions, birth control or euthanasia.

(iv) The covenants in (ii) and (iii) shall run with the land and shall bind party of the second part and its successors and assigns, and any violation of any of the covenants shall entitle the party of the first part and its successors and assigns to seek an injunction in any court of competent jurisdiction in the State of New York enforcing said covenant or covenants.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises, including developmental rights, if any and air rights, if any, relating to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

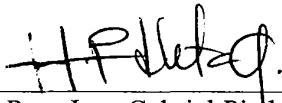
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[SIGNATURE PAGE FOLLOWS]

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

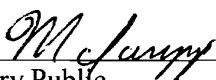
THE CHURCH OF THE  
SACRED HEART OF JESUS

By:   
\_\_\_\_\_  
Rev. Jose Gabriel Piedrahita  
Pastor and Secretary

STATE OF NEW YORK    )  
  )ss:  
COUNTY OF NEW YORK )

On the 17<sup>th</sup> day of November in the year 2011, before me, the undersigned, personally appeared **Rev. Jose Gabriel Piedrahita**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

**MICHAEL M. IANNUZZI**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**NO. 021A8222948**  
**QUALIFIED IN NASSAU COUNTY**  
**COMMISSION EXPIRES 06/01/2014**

  
\_\_\_\_\_  
Notary Public

**SEAL**



NEW YORK METRO  
800-853-4803  
212-922-1593 fax  
stewartnewyork.com

### SCHEDULE A – DESCRIPTION

Title No.: ST11-11927

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, known and designated on the Map of the Estate of John Hopper, deceased, made January 1851 by Richard Amerman, and now on file in the Office of the Register of the City and County of New York by the Number 460 and which is bounded and described as follows:

BEGINNING at a point on the southerly side of 51<sup>st</sup> Street, distant 550 feet easterly from the corner formed by the intersection of the southerly line of 51<sup>st</sup> Street with the easterly line of 10<sup>th</sup> Avenue;

THENCE RUNNING southerly and parallel with 10<sup>th</sup> Avenue, 100 feet 5 inches;

THENCE RUNNING easterly and parallel with 51<sup>st</sup> Street, 25 feet;

THENCE RUNNING northerly and parallel with 10<sup>th</sup> Avenue, 100 feet 5 inches to the southerly line of 51<sup>st</sup> Street, and

THENCE westerly along the southerly line of 51<sup>st</sup> Street, 25 feet to the point or place of BEGINNING. Be the said dimensions and distances more or less.

The east and west walls of the building erected on the above described lot being party walls and the above description being and intended to run through the same.

---

BLOCK: 1060  
LOT: 42  
COUNTY: New York  
STATE: New York  
PREMISES: 416 West 51<sup>st</sup> Street, New York, New York

**THE CHURCH OF THE SACRED HEART OF JESUS**

to

**MATTHEW HANSEN**

**BARGAIN AND SALE DEED**

RETURN BY MAIL TO:

Federman Steifman  
200 East 42<sup>nd</sup> Street  
New York, New York 10017  
Attn: Seth Steifman, Esq.



## EXHIBIT 5

# DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. **42276**

Date **March 2, 1954**

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ ~~building~~ premises located at  
**416 West 51st Street**

Block **1060** Lot **42**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent **Class 3**  
~~xxxx~~ N.Y. of Alt. No. **1263-1953** Construction classification—**nonfireproof**

Occupancy classification—**Residence Bldg.** . Height **Bsmt. & 4** stories, **45** feet.

Date of completion—**March 1, 1954** . Located in **Residence** Use District.

**B** Area **1½** . Height Zone at time of issuance of permit **2153-1953; 1738-1953**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Boiler room and storage.
Basement	40				One family dwelling for Church Brothers.
1st to 4th story, incl.	40 each				

Fuel Oil installation approved by Fire Department February 17, 1954.

*Faint text from reverse side of page, including references to Building Code and January.*

*Signature of Borough Superintendent*  
 Borough Superintendent

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building. It is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

## EXHIBIT 6

# Certificate of Occupancy

**CO Number: 121011680F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 01060	<b>Certificate Type:</b> Final
	<b>Address:</b> 416 WEST 51 STREET	<b>Lot Number(s):</b> 42	<b>Effective Date:</b> 09/23/2016
	<b>Building Identification Number (BIN):</b> 1026695	<b>Building Type:</b> Altered	
<b>This building is subject to this Building Code: Prior to 1968 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	3	(Prior to 1968 Code designation)
	<b>Building Occupancy Group classification:</b>	R-3	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	None	
	<b>No. of stories:</b> 6	<b>Height in feet:</b> 66	<b>No. of dwelling units:</b> 1
<b>C.</b>	<b>Fire Protection Equipment:</b> Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: **121011680F**

<b>Permissible Use and Occupancy</b>						
<b>All Building Code occupancy group designations below are 2008 designations.</b>						
<b>Floor From To</b>	<b>Maximum persons permitted</b>	<b>Live load lbs per sq. ft.</b>	<b>Building Code occupancy group</b>	<b>Dwelling or Rooming Units</b>	<b>Zoning use group</b>	<b>Description of use</b>
CEL		40	S-2		2	BOILER ROOM AND STORAGE
BAS		40	R-3	0.16	2	ONE SIXTH OF ONE FAMILY
001 004		40	R-3	0.17	2	ONE SIXTH OF ONE FAMILY PER FLOOR
005		40	R-3	0.16	2	ONE SIXTH OF ONE FAMILY
ZONING EXHIBITS RECORDED AT CITY REGISTER'S OFFICE EXHIBIT1 CRFN 201200028 5980 EXHIBIT 111 CRFN 2012000285981 AS PER 2LDA REEL#2835, PAGE 1733.						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner

**END OF DOCUMENT**

## EXHIBIT 7



# NYS Liquor Authority Mapping Project (LAMP)

version 1.0.1

Search by Proximity

Search for an address or locate on map

Find address or place [Search icon] [Clear icon] [Location pin icon]

Show results within (Feet)

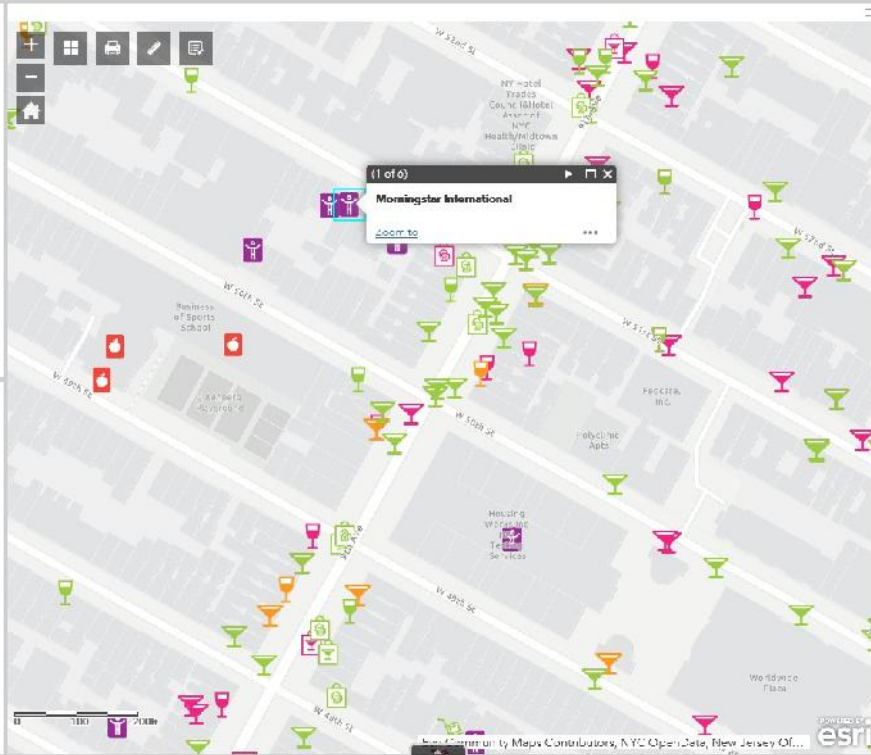
750



Search by State, Name, City, Zip, ...

Tasks Results

- Search Active Licenses
- Search Pending Licenses
- Search Inactive Licenses



Layer List

Layers

- Active Licenses
- Pending Licenses
- Inactive Licenses
- Places of Worship
- Public/Private Schools
- Cities and Towns

Filter

Active Licenses

- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor

Legend

Active Licenses

- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor
- Off Premises Wine
- Off Premises Beer



## EXHIBIT 8

MapQuest

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Click here to view results

Back



United States > New York > New York

Morningstar International

**Morningstar International**

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(212) 921-6170

Claim this business

(212) 921-6170

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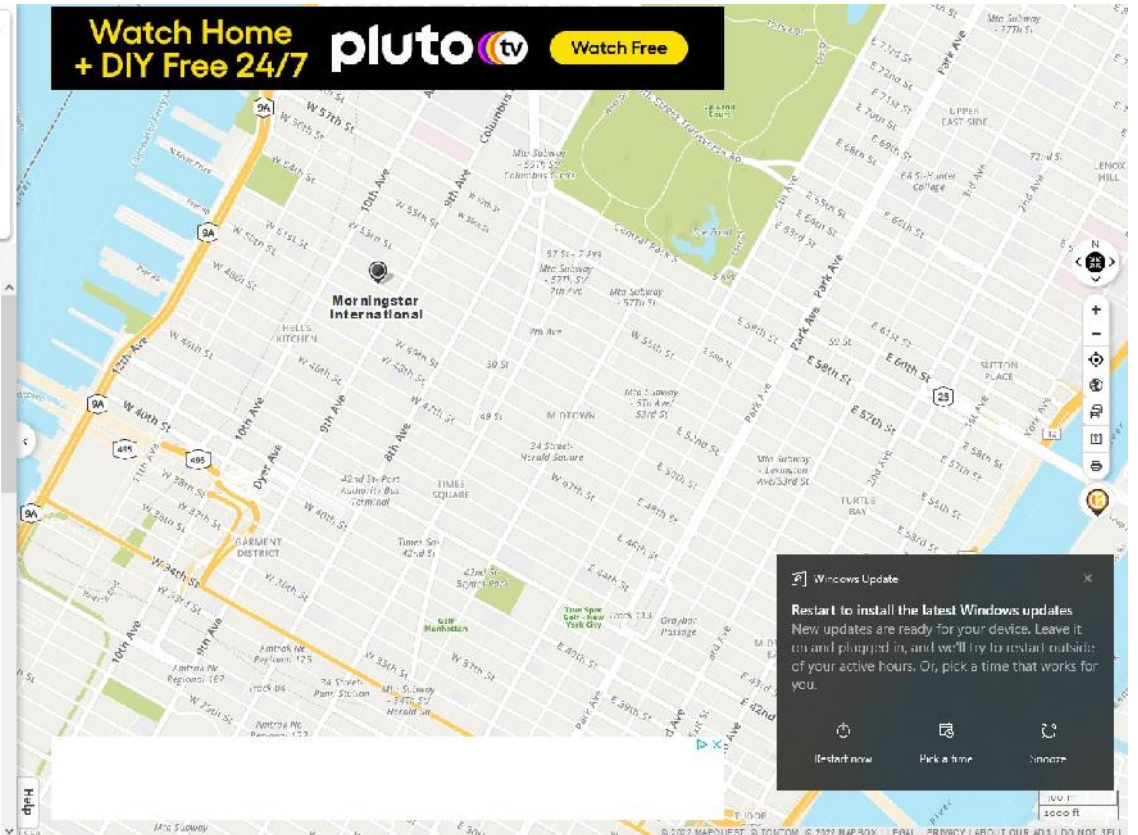
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pluto tv

Watch Free



**Windows Update**

**Restart to install the latest Windows updates**

New updates are ready for your device. Leave it on and plugged in, and we'll try to restart outside of your active hours. Or, pick a time that works for you.

Restart now   Pick a time   Ignore

## EXHIBIT 9

REEL 2873 PG 0998

CONDOMINIUM NO. 1070

MAP # 5601

DECLARATION

OF

THE CUBICULO CONDOMINIUM

Block 1060

~~FRM~~ Lot 41

N/R/A Lts 1005/1009

City and County of New York

<sup>809892</sup>  
Recorded at the Request of

**ROYAL ABSTRACT**

500 FIFTH AVENUE, SUITE 1940

NEW YORK, N.Y. 10110

TEL: (212) 376-0900

Record and Return to:

Royal Abstract

500 Fifth Avenue

Suite 1940

New York, NY 10110-0002

**DECLARATION  
OF  
CUBICULO CONDOMINIUM**

(Pursuant to Article 9-B of the Real property  
Law of the State of New York)

414 West 51st Street Associates, LLC, a New York limited liability company, having an office at 135 Central Park West, New York, New York 10023, (and hereinafter referred to as "Sponsor"), does hereby declare as follows:

**PART I**

**Article 1**

**Definitions**

All capitalized terms used in this Declaration that are not otherwise defined in the Articles hereof shall have the meanings set forth in Exhibit C annexed hereto, unless the context in which the same are used shall otherwise require. All capitalized terms used in this Declaration that are defined in any of the Articles hereof shall have the meanings ascribed to them in such Articles unless the context in which the same are used shall otherwise require.

**Article 2**

**Submission of the Property**

Sponsor hereby submits the land described in Exhibit A hereto, together with the building (the "Building") and improvements thereon erected (the "Property") to the provisions of the Condominium Act and, pursuant thereto, does hereby establish a regime for the condominium ownership of the Property as more particularly set forth herein and in the By-Laws.

Prem: 414 West 51<sup>st</sup> Street, Units 1, 2, 3, 4, N.Y.

**Article 3**

**Name of Condominium**

The Condominium shall be known as The Cubiculo Condominium.

**Article 4**

**The Land**

The Land, which is located in the Borough of Manhattan in the City, County and State of New York and is more particularly described in Exhibit A annexed hereto, is owned by Sponsor in fee simple absolute and has an area of approximately 2,400 square feet.

**Article 5**

**The Building**

The Building is a four-story brick and wood structure with basement and cellar, classified as Class III, NFP. The main roof elevations above mean curb level is 51 feet.

**Article 6**

**The Units**

As of the date hereof the Property includes three residential units (Units 2, 3 and 4) and one Commercial Unit (Unit 1).

(a) Exhibit B annexed hereto sets forth the following data with respect to each Unit: (i) designation number; (ii) tax lot number; (iii) approximate location; (iv) approximate area; (v) the portions of the Common Elements to which each Unit has immediate access; and (vi) the Common Interest appurtenant to such Unit. The precise location of each Unit within the Building is shown on the Floor Plans.

(b) Each Unit includes, and each Unit Owner shall be responsible for, all plumbing, gas and heating fixtures and other equipment such as refrigerators, ranges and other appliances as may be affixed, attached or appurtenant to such Unit. Plumbing fixtures and equipment as used in the preceding sentence shall include exposed gas and water pipes attached to fixtures, appliances, incremental units, any special pipes or equipment which a Unit Owner may install within a wall or ceiling or under the door

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE  
- NEW YORK COUNTY -**  
(This page forms part of the instrument)

REC 7873951079

Block(s): 1060  
 Lot(s): M/A 41 M/A 42 Lots 1001, 1002  
414 West 51<sup>st</sup> Street, Units 1, 2, 3, 4

Title/Agent Company Name: Royal Abstract  
 Title Company Number: 809892

RECORD &  
RETURN TO:

Royal Abstract  
 500 Fifth Avenue  
 Suite 1940  
 New York, NY 10110-0002

FOR OFFICIAL USE ONLY - DO NOT WRITE IN THESE SPACES

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): [Signature]

City Register Serial Number → 021912

Misc Tax Serial No. \_\_\_\_\_  
 Misc Amount \$ \_\_\_\_\_  
 Taxable Amount \$ \_\_\_\_\_

Indexed By (s): [Signature]      Verified By (s): [Signature]

Exemption (✓) YES  NO   
 Type: [3000] [200] [OTHER \_\_\_\_\_]

Block(s) and Lot(s) verified by (✓): [Signature]  
 Address  Tax Map   
 Extra Block(s) \_\_\_\_\_ Lot(s) 4

Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]

Recording Fee 6 \$ 439  
 Affidavit Fee (C) \$ \_\_\_\_\_  
 TP-584/582 Fee (Y) \$ \_\_\_\_\_  
 RPTT Fee (R) \$ \_\_\_\_\_  
 HPD-A  HPD-C

TAX RECEIVED ON ABOVE MORTGAGE ▼

New York State Real Estate Transfer Tax ▼  
 \$ \_\_\_\_\_

County (basic) \$ \_\_\_\_\_  
 City (Addtl) \$ \_\_\_\_\_  
 Spec Addtl \$ \_\_\_\_\_  
 TASF \$ \_\_\_\_\_  
 MTA \$ \_\_\_\_\_  
 NYCTA \$ \_\_\_\_\_  
 TOTAL TAX \$ \_\_\_\_\_

Serial Number → \_\_\_\_\_ OTHER CONVEY 0394 439.00

New York City Real Property Transfer Tax Serial Number → \_\_\_\_\_  
 1-1

Apportionment Mortgage (✓) YES  NO

New York State Gains Tax Serial Number → \_\_\_\_\_

Joy A. Sobrow, City Register

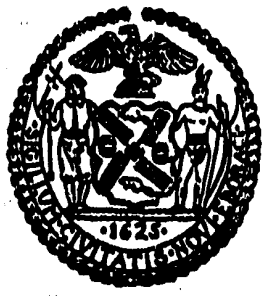
RECORDED IN NEW YORK COUNTY  
 OFFICE OF THE CITY REGISTER

1999 MAY 12 P 1:50

Witness My Hand and Official Seal

[Signature]

City Register



CRF-PHEN 8PG 11/98

**EXHIBIT 10**



THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN

DATE: NOV 29 2000 NO. 101505603

This certificate supersedes C.O. NO

ZONING DISTRICT C1-5 IN R-8

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at  
 414 WEST 51 STREET

Block 1060 Lot 41

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	95			6		THEATRE/CLUB
BASEMENT	100	57			6		THEATRE/CLUB
1ST FLOOR	40		1		2		CLASS "A" APARTMENT
2ND FLOOR	40		1		2		CLASS "A" APARTMENT
3RD FLOOR	40		1		2		CLASS "A" APARTMENT
4TH FLOOR	40		1		2		CLASS "A" APARTMENT
			OLD CODE				

THIS CERTIFICATE OF OCCUPANCY IS VALID FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 24 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE, AS AMENDED.

OPEN SPACE USES \_\_\_\_\_  
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.G. **NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Rory A. Adams, C.E.*  
 BOROUGH SUPERINTENDENT

*[Signature]*  
 ACTING COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTHERLY side of WEST 118TH STREET  
 distant 92 feet from the corner formed by the intersection of  
 WEST 118TH STREET and LENOX AVENUE  
 running thence ..... feet; thence ..... feet;  
 thence SOUTH 100'-11" WEST 17'-0" ..... feet;  
 thence NORTH 100'-11" EAST 17'-0" ..... feet;  
 thence ..... feet; thence ..... feet;  
 to the point or place of beginning.

102068502  
 XXXX ALT. No. DATE OF COMPLETION 11/8/00 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIREPROOF  
 BUILDING OCCUPANCY GROUP CLASSIFICATION RESIDENTIAL HEIGHT B+3 STORIES, 40' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

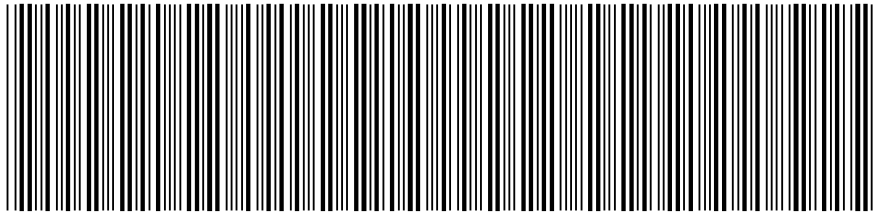
- STORM DRAINAGE DISCHARGES INTO:  
 A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM
- SANITARY DRAINAGE DISCHARGES INTO:  
 A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:  
 BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_

**EXHIBIT 11**

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2005032900538003001EFE74

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2005032900538003**

Document Date: 03-28-2003

Preparation Date: 03-29-2005

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

EXPERT TITLE INSURANCE AGENCY, LLC  
237 WEST 35TH STREET, FLOOR 4  
NEW YORK, NY 10001  
646-473-7588

**RETURN TO:**

ERWIN F. LONTOK, ESQ.  
KANE KESSLER, P.C.  
1350 AVENUE OF THE AMERICAS  
NEW YORK, NY 10019

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1060	1005	Entire Lot 1B	414 WEST 51 STREET
<b>Property Type: COMMERCIAL CONDO UNIT(S)</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

CAROLYN CHIN  
4040 GALT OCEAN DRIVE  
FT. LAUDERDALE, FL 33308

Additional Parties Listed on Continuation Page

**GRANTEE/BUYER:**

MORNING STAR NEW YORK, INC.  
130 WEST 44TH STREET  
NEW YORK, NY 10023

**FEES AND TAXES**

<b>Mortgage</b>			Recording Fee: \$	52.00
Mortgage Amount:	\$	0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:			\$	165.00
<b>TAXES: County (Basic):</b>	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	5,200.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
<b>TOTAL:</b>	\$	0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 04-12-2005 13:13

City Register File No.(CRFN):

**2005000209361**

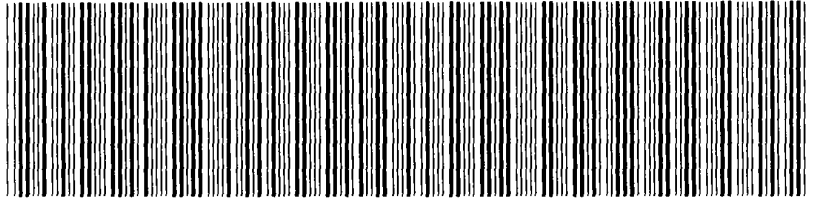


*Annette McHill*

*City Register Official Signature*

NYC HPD Affidavit in Lieu of Registration Staten

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2005032900538003001CFCF4

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5**

**Document ID: 2005032900538003**

Document Date: 03-28-2003

Preparation Date: 03-29-2005

Document Type: DEED

**PARTIES**

**GRANTOR/SELLER:**

MARILYN CHIN  
230 DOUGLAS ROAD  
FAR HILLS, FL 07921

#1247

Block 1060  
Lot 1005

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the March 28, 2003, **between** Carolyn Chin, of 4040 Galt Ocean Drive, Fort Lauderdale, Florida 33308 and Marilyn Chin, of 230 Douglas Road, Far Hills, New Jersey 07931, party of the first part, and Morning Star New York, Inc. of 130 West 44th Street, New York, New York 10023, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

*MC* **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being described in Schedule A attached hereto, with the unit being particularly identified for the purposes of RPL 339-0 as follows: City Of New York, New York County, recorded in Liber Reel 3259 at page 1587 on ~~February 2, 2001~~ <sup>MARCH 23</sup>, 2001, as Unit 1B, with the intended use of the unit as Theatre/Club/Office, and the common interest appertaining to the unit being 27.85, with an address of 414 West 51<sup>st</sup> Street, New York, New York 10019;

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

*Carolyn Chin*  
Carolyn Chin by *Frederic E. Rosenberg* \*

*Marilyn Chin*  
Marilyn Chin by *Frederic E. Rosenberg* \*

NYSBA's Residential Real Estate Forms (9/00)

\* as attorney in fact, pursuant to Power of Attorney being recorded simultaneously herewith

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Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF WESTCHESTER         )

On the 28th day of March, 2005, before me, the undersigned, personally appeared Fred E. Rosenberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

JASON J. NASTRE  
Notary Public, State of New York  
Reg. No. 01NA6090551  
Qualified in Columbia county  
Commission Expires April 14, 2007

Return to:

Erwin F. Lontok, Esq.  
Kane Kessler, PC  
1350 Avenue of the Americas  
New York, NY 10019

**Schedule A Description**

Underwriter No. 409 NY 00489

Title Number 1247

Page 1

THE Unit (hereinafter referred to as the "Unit") known as Unit No.1-B in the Building (hereinafter referred to as the "Building") known as The Cubiculo Condominium and by the street number 414 West 51st Street in the Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 1-B in the declaration (the "Declaration") establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Land") upon which the Building is situated (which land is more particularly described below), pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"), which Declaration was recorded in the New York County Office of the Register of the City of New York ("City Register's Office") on May 12, 1999 in Reel 2873, page 998 and thereafter amended by Amendment dated March 28, 2000 and recorded April 4, 2000 in Reel 3141, page 816. This Unit is also designated as Tax Lot 1005 in Block 1060 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building filed with the Department of Finance of the City of New York on 5/12/1999, as Condominium Plan No. 1070A.

TOGETHER with an undivided 27.85% interest in the Common Elements (as such term is defined in the Declaration);

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 51st Street, distant 200 feet westerly from the intersection of the southerly side of West 51st Street and the westerly side of Ninth Avenue; and

RUNNING THENCE westerly along the southerly side of West 51st Street 25 feet;

THENCE southerly parallel with Ninth Avenue and part of the distance through a party wall 100 feet 5 inches;

THENCE easterly parallel with 51st Street 25 feet;

THENCE northerly parallel with Ninth Avenue 100 feet 5 inches to the southerly side of West 51st Street to the point or place of BEGINNING.

Handwritten signature and initials, possibly "J. S. ...", written in black ink at the bottom of the page.



**EXHIBIT 12**





414 W 51st St  
New York  
Google  
Street View - Jun 2021

Every Nation NYC  
4.8 ★★★★★ 28 reviews



Google

## CONNECT WITH US

Never miss what's happening at Every Nation Church, New York. Subscribe to our email.

SUBSCRIBE



Church Office

414 W 51st Street, Lower Level  
New York, NY 10019



Phone: 212 921 9170



Email: [info@everynationny.org](mailto:info@everynationny.org)



**EXHIBIT 13**



# NYS Liquor Authority Mapping Project (LAMP)

version 1.0.1

Search by Proximity

Search for an address or locate on map

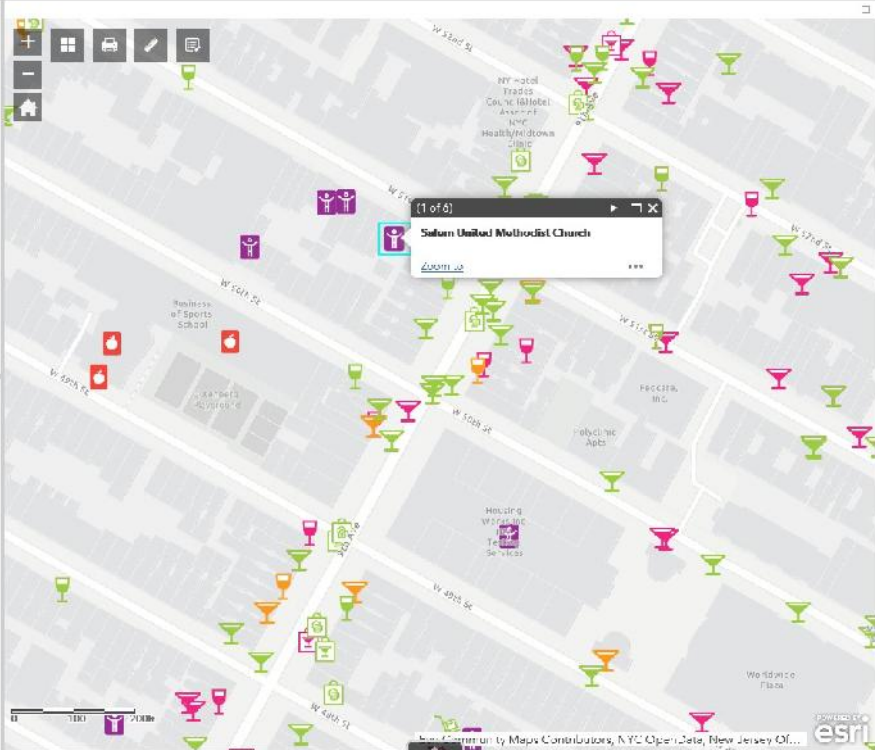
Find address on map [Search icon] [Location pin icon]

Show results within (Feet)

0  1500

Search by State, Name, City, Zip, ...

Tasks	Results
<input type="checkbox"/> Search Active Licenses	
<input type="checkbox"/> Search Pending Licenses	
<input type="checkbox"/> Search Inactive Licenses	



Layer List

- Active Licenses
- Pending Licenses
- Inactive Licenses
- Places of Worship
- Public/Private Schools
- Cities and Towns

- Filter
- Active Licenses
- On Premises Liquor
  - On Premises Wine
  - On Premises Beer
  - Off Premises Liquor

- Legend
- Active Licenses
- On Premises Liquor
  - On Premises Wine
  - On Premises Beer
  - Off Premises Liquor
  - Off Premises Wine
  - Off Premises Beer

**EXHIBIT 14**

About 218,000 results (0.79 seconds)

<https://www.salem-harlem.org>

### Salem United Methodist Church

Sunday Worship Service. Salem United Methodist Church | 2190 Adam Clayton Powell Jr. Blvd, NY, NY 10027.

[Calendar](#) · [Salem](#) · [Sermons](#) · [Ministries](#)

<https://www.salem-harlem.org/contact>

### Contact - Salem United Methodist Church

Salem United Methodist 2190 Adam Clayton Powell Jr. Blvd, NY, NY 10027 212 678 2700 - info@salem-harlem.org · [Send Us A Message](#)

<https://www.harlemonestop.com/organization/salem>

### Salem United Methodist Church – New York, NY - Harlem One ...

visiting. Salem United Methodist Church 2190 Adam Clayton Powell Jr. Boulevard at 129th Street New York, NY 212-678-2700 phone.

[https://www.businessyab.com/new\\_york/manhattan](https://www.businessyab.com/new_york/manhattan)

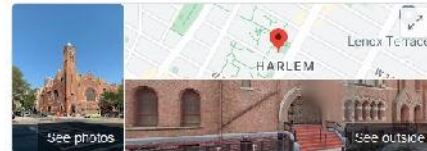
### Salem United Methodist Church, 2190 Adam Clayton Powell ...

Feb 14, 2022 — The business is located in 2190 Adam Clayton Powell Jr Blvd, New York, NY 10027, USA. Their telephone number is +1 212-678-2700. Report ...

<https://digion.us/local/search/info/salem-united-metho>

### Salem United Methodist Church | 2190 Adam Clayton Powell ...

Salem United Methodist Church | 2190 Adam Clayton Powell Jr Blvd, New York, NY, 10027 | +1 (212) 678-2700 | Photo by Stefania D. · Salem United Methodist Church



## Salem United Methodist Church

[Website](#) [Directions](#) [Save](#)

4.4 ★★★★★ 156 Google reviews

United methodist church in New York City, New York

**Address:** 2190 Adam Clayton Powell Jr Blvd, New York, NY 10027

**Hours:** Closed · Opens 9AM Fri  
Updated by others 11 weeks ago

**Phone:** (212) 678-2700

[Suggest an edit](#) · [Own this business?](#)

### Questions & answers

[See all questions \(0\)](#)

[Ask a question](#)

### Popular times

MON TUE WED **THU** FRI SAT SUN



MapQuest

Sign up | Log in

Start Searching...



Choice Hotels  
Click here to view results

Back Print

United States > New York > New York > Salem  
United Methodist Church

**Salem United Methodist Church**  
404 W 1st St, New York, NY 10019  
(205) 372-3301

Claim this business

(205) 372-3301

Favorite

More

Directions

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Rates that fit any budget.™

Get a quote

Excluded persons and ratings will vary by state. All quotes subject to State Farm underwriting and terms.

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Quick Forms

Salem United Methodist Church

State Farm

Rates that fit any budget.™

Get a quote

Excluded persons and ratings will vary by state. All quotes subject to State Farm underwriting and terms.

Sponsored Topics

**EXHIBIT 15**



### Our Church

Salem United Methodist  
2190 Adam Clayton  
Powell Jr. Blvd, NY, NY  
10027  
212 678 2700  
info@salem-harlem.org

### Send Us A Message

YOUR NAME	YOUR EMAIL
Select Subject	
YOUR MESSAGE	



**EXHIBIT 16**

**DEPARTMENT OF BUILDINGS**

**BOROUGH OF MANHATTAN, THE CITY OF NEW YORK**

No. **57195**

Date **February 8, 1963**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. **-----**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

**404 West 51st Street (rear B. Bldg)** Block **1060** Lot **38**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXX~~ Alt. No. **1657-1958**

Construction classification— **Class 3**

Occupancy classification— **Residence Building**

Height **3**

stories, **32**

**Non fireproof** feet.

Date of completion— **February 5, 1963**

Located in **Retail**

Use District.

**B** Area **1 1/2**

Height Zone at time of issuance of permit **1767-1962**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
<b>1st story</b>					<b>One (1) apartment.</b>
<b>2nd to 3rd story, incl.</b>					<b>One (1) apartment.</b>
					<b>NOTE: Central heat is provided from adjacent building, at 406 West 51st Street, same owner.</b>

Sec. 612.3 and 4 Building Code, C.26-273.0 Adm. Code  
 "Prior to the occupancy of any structure erected or altered after January 1, 1933, the fire escape shall be permanently posted under glass and maintained in the main entrance hall of such structures."

*Thomas F. ...*  
 Borough Superintendent

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

**EXHIBIT 17**



MAP

NEW YORK CITY > NEW YORK > HELL'S KITCHEN >

SAVE SHARE PRINT

# 404 West 51st St

404 WEST 51ST ST, HELL'S KITCHEN,  
NEW YORK, NY

Rental Apartments

Douglas Elliman



Douglas Elliman  
M: 1.800.Elliman  
[Email Me](#)

## PROPERTY DESCRIPTION

[Click for NYS Housing Discrimination Disclosure Notice & Form](#)

404 West 51st Street is a prewar rental building located in the city of New York on 51st Street. The building has 4 floors, 10 units, and was built in the year 1910. For more information please see the individual listings and contact a Douglas Elliman agent.



## 404 West 51st Street Apartment #2B

**\$2,700** Rental Price  
1 Bedroom 1.0 Bath



### Listing Details

Rented Property

Midtown West, NYC

Rental

No Fee

Web ID: 15315766

### Info & Amenities

Rooms: 3.0

Bedrooms: 1

Bathrooms: 1.0

Kitchen: Eat In

Windowed kitchen: Yes

Air conditioning: Through wall

Period: Pre-War



### Contact Agent(s)

Name

e-mail

phone

Message