

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>COEXIST GAMING INC</b>		DOING BUSINESS AS (DBA) <b>COEXIST GAMING</b>	
STREET ADDRESS <b>325 W 38<sup>TH</sup> ST.</b>		CROSS STREETS <b>8<sup>TH</sup> AVE - 9<sup>TH</sup> AVE</b>	ZIP CODE <b>10018</b>
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: <b>JAYE WATTS</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>MICHAEL KELLY</b>
	PHONE: <b>214 356-3153</b>		PHONE: <b>914 632-6036</b>
	EMAIL: <b>JAYE@COEXISTGAMING.COM</b>		EMAIL: <b>KELLYMCK136@GMAIL.COM</b>
MANAGER	NAME: <b>JAYE WATTS</b>	LANDLORD	NAME: <b>NINAHUSAB PROPERTIES LLC</b>
	PHONE: <b>214 356-3153</b>		PHONE: <b>212 302-3000</b>
	EMAIL: <b>JAYE@COEXISTGAMING.COM</b>		EMAIL:
APPLICATION TYPE ( <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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO <b>MANAGED</b>
	What is/was the name and address of establishment?	<b>SEAN GOODAGES 1 CENTRAL PARK WEST</b>	
	What were the dates applicant was involved with this former premise?	<b>2008 - 2010</b>	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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	<b>AFTER MEETING WITH THE BOARD</b>
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.	<b>Yes</b>	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	8am-12am	8am-12am	8am-12am	8am-2am	8am-2am	10am-2am	12pm-12am
	Kitchen	8am-11pm	8am-11pm	8am-11pm	8am-1am	8am-1am	12am-1am	12pm-11pm
	Music	8am-12am	8am-12am	8am-12am	8am-2am	8am-2am	10am-2am	12pm-12am

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

BACKGROUND    
  LIVE MUSIC    
  DJ    
  JUKE BOX    
  KARAOKE

**COMEDY + OPEN MIKE + VIDEO GAMING 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	235	150	10	78	0	1	4
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor? **3 - Basement + 1st, 175. mezzanine 60**

How frequently will the owner(s) be at the establishment? **DAILY**

Will there be dancing?  YES     NO    **Limited**

Will applicant have bottle or table service for beverage alcohol? YES     NO

Will applicant be hosting private; promotional or corporate events? YES     NO

Will outside promoters be used on a regular basis? If yes please describe. YES     NO

Will applicant have a security plan? If, yes please attach. YES     NO

Will security plan be implemented? YES     NO

Will State certified security personnel be used?  YES     NO    **for special events run by applicant**

Will New York Nightlife Association and NYPD Best Practices be followed? YES     NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?  YES     NO

Will applicant be using delivery bicycles? If yes, how many? YES     NO

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

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

**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
Basement 9 1ST		175	5:00 - 10:00 AS APP.					
MEZZ- QUINE		60	5:00 - 10:00 AS APP.					

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

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations, tenant associations, co-op boards or condo boards of residential buildings, and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted.	# 1		
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?			
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	JAYE WATTS (214) 356-3153
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

## BUILDING DESIGN

State the name and type of business previously located in the space.	Game room		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	our sign will be put up
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	A LOBBY
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	no (Commercial Building)
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	If necessary
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	Unknown		

none

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

- There will be no alcohol service prior to 11 am
- There will be no live music or DJ after midnight daily

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



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

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 May 4, 2022 full board meeting, with 39 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 →

JAYE WATTS

PRINT NAME OF APPLICANT

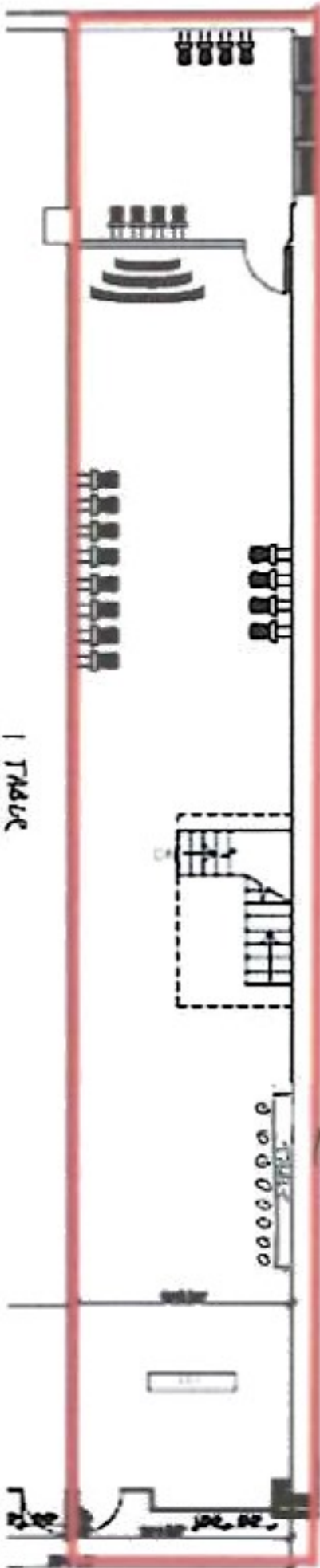


SIGNATURE OF APPLICANT

April 6, 2022

DATE

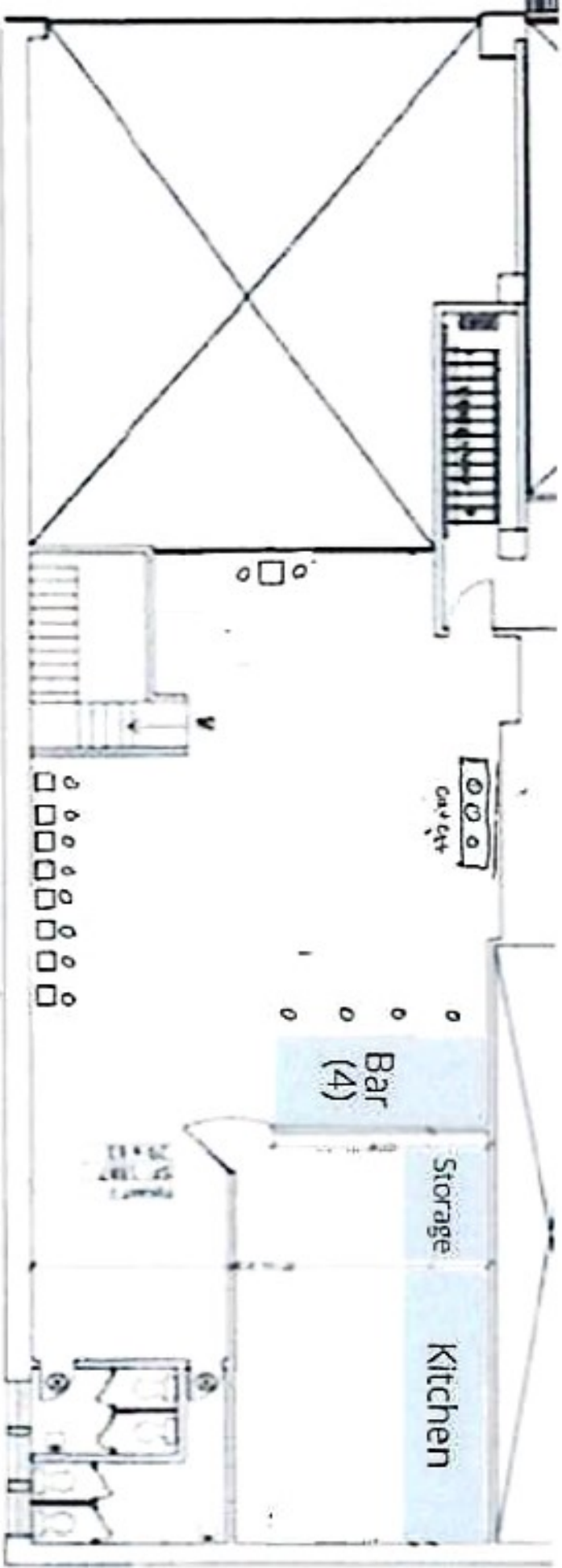




1 TABLE  
28 SEATS

# THE MEZZANINE:

Bar + Kitchen (25 total seats)



9 Tables  
24 seats



**TACOS & BOWLS**  
TASTE LIKE MEH-HEE-GO.

SERVED WITH FLOUR TORTILLAS, SHREDDED CHEESE, PICO DE GALLO, CHIPOTLE AIOLI, SOUR CREAM

**CHICKEN OR FISH** ..... \$4 | \$12

**VEGETARIAN OR VEGAN** ..... \$4 | \$12

SERVED WITH MARINATED BLACK BEANS & RICE WITH QUINOA

**THE COEXIST** ..... \$5 | \$15

SERVED WITH BOTH CHICKEN & FISH

**THE DELUXE** ..... \$6 | \$15

HOUSE TACO TOPPINGS PLUS MARINATED BLACK BEANS & RICE

**FRIES**  
DARN GOOD TATERS

**BITES**  
GOOD TO SHARE

**HAND CUT** ..... \$6

**SLIDERS** ..... \$4 EA.

**TATER TOTS** ..... \$6

**GOURMET LOLLIES (3)**..... \$14

**CHEESE** ..... \$10

**TOMATO DEKU (3)**..... \$15

**LOADED** ..... \$12

BLACK BEANS, CHEESE, PICO, CHIPOTLE, SOUR CREAM

**WINGS (6/10)**..... \$10 / \$12

BUFFALO PARM - LEMON PEPPER - JERK - HONEY HENNESSY

**MEALS**  
GET FULLER

**EXTRAS**  
MAKE IT YOURS

**THE UPSIDE DOWN** ..... \$15

RICE, SEARED ASSORTED BELL PEPPERS, MUSHROOMS

**EXTRA SAUCE** ..... \$2

**THE SAMPLER** ..... \$18

3 WINGS, 1 TACO, 1 SLIDER, FRIES

**ADD A WING** ..... \$2

**THE WELLNESS BLEND** ..... \$17

QUINOA, TOMATOES, SWEET POTATOES, HUMMAS, CORN

**SIDE OF RICE** ..... \$5

**ADD PROTEIN** ..... \$3



## Fwd: Public Notice Posts

2 messages

Jaye X <jayecoexist@gmail.com>  
To: kellymik136@gmail.com

Mon, Mar 28, 2022 at 10:25 AM

----- Forwarded message -----

From: **Jaye X** <jayecoexist@gmail.com>  
Date: Tue, Mar 22, 2022 at 4:05 PM  
Subject: Public Notice Posts  
To: Robert Callahan <enforcer1611@gmail.com>

Jaye  
Founder | CEO  
COEXIST Gaming®, Inc. ©2022  
www.coexistgaming.com



### Coexist Gaming

Coexist Gaming is a subscription-based gaming lifestyle company that is pioneering inclusivity through gaming. As an incubator of innovation, we provide a 360° inclusive ecosystem for community, culture, connection & opportunity.

Our Socials: <https://linktr.ee/coexistgaming>  
My LinkedIn: <https://www.linkedin.com/in/jayewatts/>  
Book My Calendar: <https://calendly.com/tettaj>

5 attachments



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140K

IMG\_3295.jpg






136K



IMG\_3296.jpg  
114K



IMG\_3301.jpg  
112K

 video\_0\_f4d53d6579b745ebb88005f9928d9928.MP4  
6426K

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Michael Kelly <kellymik136@gmail.com>  
To: Jaye X <jayecoexist@gmail.com>

Mon, Mar 28, 2022 at 12:20 PM

TY  
[Quoted text hidden]

—  
Thank you,

Michael Kelly  
136 Waverly Rd  
Scarsdale, NY 10583  
P: (914) 632-6036  
F: (914) 632-6034



301-261-1000  
PRINCE GEORGES AND PRINCE GEORGES HILL JOINT POLICE COMMISSION  
10000 WOODBURN ROAD, GREENBELT, MD 20884  
WWW.PRINCEGEORGESPOLICE.COM

**PUBLIC NOTICE**  
Prince Georges and Prince Georges Hill Joint Police Commission  
will discuss an application submitted by  
**Coexisting Gaming Inc.**  
**325 W 38<sup>th</sup> Street**  
A New Slot, Beer & Cigar Application for  
Business Establishment with a Lic. Number 100  
Number One Street Greenbelt, Md. 20884  
Video Gaming Lounge Casino - Slot 20

Tuesday, April 21, 2015  
7:00 PM

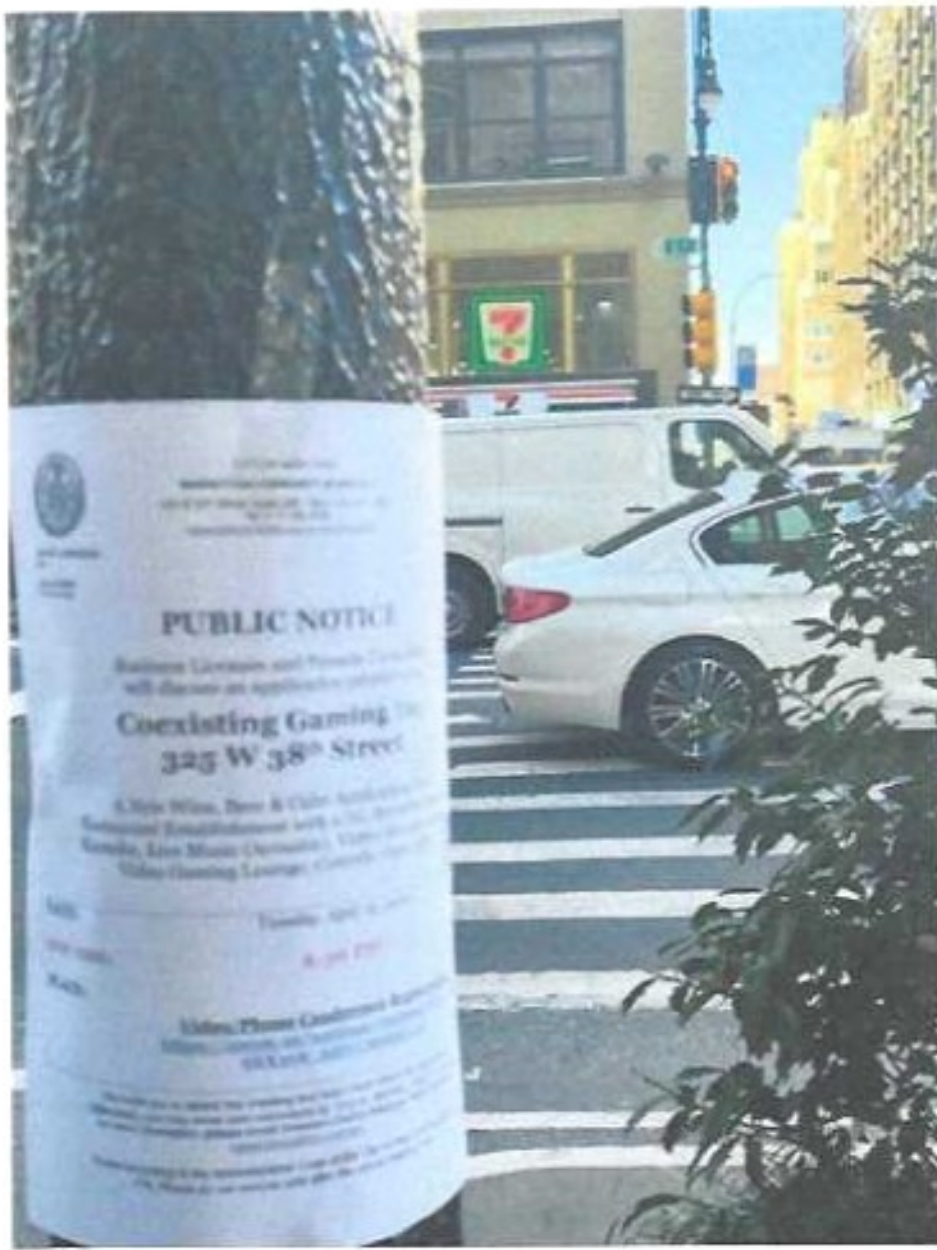
**Public Hearing Information**  
The Commission will discuss the application at  
7:00 PM on Tuesday, April 21, 2015.

For more information, please contact the  
Commission at 301-261-1000 or visit the  
Commission's website at www.princegeorgespolice.com





**PUBLIC NOTICE**  
Existing Gaming Inc.  
325 W 38th Street



CITY OF CHICAGO  
DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF THE INSPECTOR GENERAL  
100 N. LAKE STREET, CHICAGO, IL 60601  
WWW.CITYOFCHICAGO.IL.GOV

### PUBLIC NOTICE

Business Licenses and Permits Commission  
will discuss an application submitted by

### Coexisting Gaming at 345 W 38<sup>th</sup> Street

A New Wine, Beer & Cider Application for  
Restaurant Establishment with a 10,000 sq. ft.  
Bar, Live Music Venue, Video Gaming  
Video Gaming Lounge, Canteen, etc.

DATE: Tuesday, April 14, 2020  
TIME: 8:00 AM

MEET: Video, Phone Conference, Request  
FOR MORE INFORMATION, CONTACT THE  
CITY OF CHICAGO

REGISTRATION IS REQUIRED FOR THE MEETING AND WILL BE \$100.00 PER PERSON.  
REGISTRATION FOR THE MEETING WILL BE \$100.00 PER PERSON.  
REGISTRATION FOR THE MEETING WILL BE \$100.00 PER PERSON.

**BUREAU OF BUILDINGS**  
BOROUGH OF MANHATTAN, CITY OF NEW YORK

**CERTIFICATE OF OCCUPANCY No. 15950**

**19 29**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York **Dec. 21, 19 29**

THIS CERTIFIES that the building located on Block **762** Lot **19, 20, 21**

known as **303-7 West 38th Street**

<sup>75 front</sup>  
under a permit, Application No. **115 U.C. of 19 29** conforms to the approved plans and specifications accompanying said permit and any approved amendments therein, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **fireproof** construction within the meaning of the building code and may be used and occupied as a **business** building as hereinafter qualified, in a **unrestricted** district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

FLOOR	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Storage and restaurant Stores, factory and restaurant
1st Story	120			175	
Messanine	60				
2nd to 14th Story	120 on each	76	65	135 on each	Showrooms and factory
5th & 16th Story	120 on each	55	35	90 on each	

This certificate is issued to **H. I. Gour, architect,**  
**1440 Broadway, City.**

, for the owner or owners.

