

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
AGORA RESTAURANT CORP.		MOLYVOS	
STREET ADDRESS		CROSS STREETS	ZIP CODE
402 WEST 43rd St.		9th Ave/43rd Street	10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: John Livanos	ATTORNEY/ REPRESENTAIVE	NAME: Robert W. Romano
	PHONE: (914) 261-6017		PHONE: (914) 500-3196
	EMAIL: nickl@livanosrestaurantgroup.com		EMAIL: Romanolaw@gmail.com
MANAGER	NAME: Nickolas Livanos	LANDLORD	NAME: Manhattan Plaza, Inc.
	PHONE: (914) 261-6017		PHONE: (212) 801-1000
	EMAIL: nickl@livanosrestaurantgroup.com		EMAIL: communications@related.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Oceana, Hudson West, City Limits PINE R Moderne Barn	
	What were the dates applicant was involved with this former premise?	Currently	
<input type="radio"/> Corp Change/Class Change <input checked="" type="radio"/> Removal	What is the license # and expiration date?	1026162 05/31/2022	
	Is applicant making any alterations or operational changes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input type="radio"/> NO	Application mailed to SLA 02/12/2022
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11 AM-1AM	11 AM-1AM	11 AM-1AM	11 AM-1AM	11 AM-1AM	11 AM-1AM	11 AM-1AM
	Kitchen							
	Music							
If you plan to have music, what type(s)? (Circle all that apply)			<u>BACKGROUND</u>	LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	74	25	62	0	1	6
OUTSIDE <i>(Other than sidewalk café)</i>			11	44			
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor?	2 floors		
How frequently will the owner(s) be at the establishment?	Owner or Manager at all times		
Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will applicant be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	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

LOCATION & ZONING

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

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Sent Emails to <u>entire</u> list	
	# 2	provided by CB 4	
	# 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	NO (914) 261-6017
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	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Polpo LLC (dba "ESCA") restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> 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	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input checked="" type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?			
When was the air conditioner 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	
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	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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	
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	
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	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Background recorded only
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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	
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	
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

N/A

DISAPPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant or any other person(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the applicant have a sidewalk café now or in the future?	YES	<input checked="" type="radio"/> NO	
Is applicant planning to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach a copy of plans.	YES	<input checked="" type="radio"/> NO	
Will applicant close and vacate the sidewalk at 11 PM on Friday & Saturday and 10 PM on all other days?	YES	<input checked="" type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? Do you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running parallel to the sidewalk café?			
Will applicant mark the perimeter of the café on the sidewalk?			
Will the service and consumption of alcohol in the sidewalk café be accompanied by food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking?		<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, has applicant obtained requisite approvals from DOB & the Fire Department?			
Will applicant have a lighting plan that will not create light spillage into outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barriers be removed from the sidewalk between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored in the parking lane between November 21 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a plan to store furniture in the parking lane during winter months?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If construction or utility protection has reduced the sidewalk width, will applicant maintain an 8 foot clear path of sidewalk between the perimeter of the construction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If the sidewalk is adjacent to a parking lane, will applicant agree to remove its sidewalk café?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- No music or amplified sound in an outdoor space
- Outdoor space will be closed and vacated of patrons no later than 11 p.m. Sunday - Thursday and 12 a.m. Friday & Saturday

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 46 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

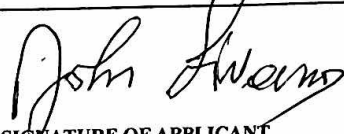
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES

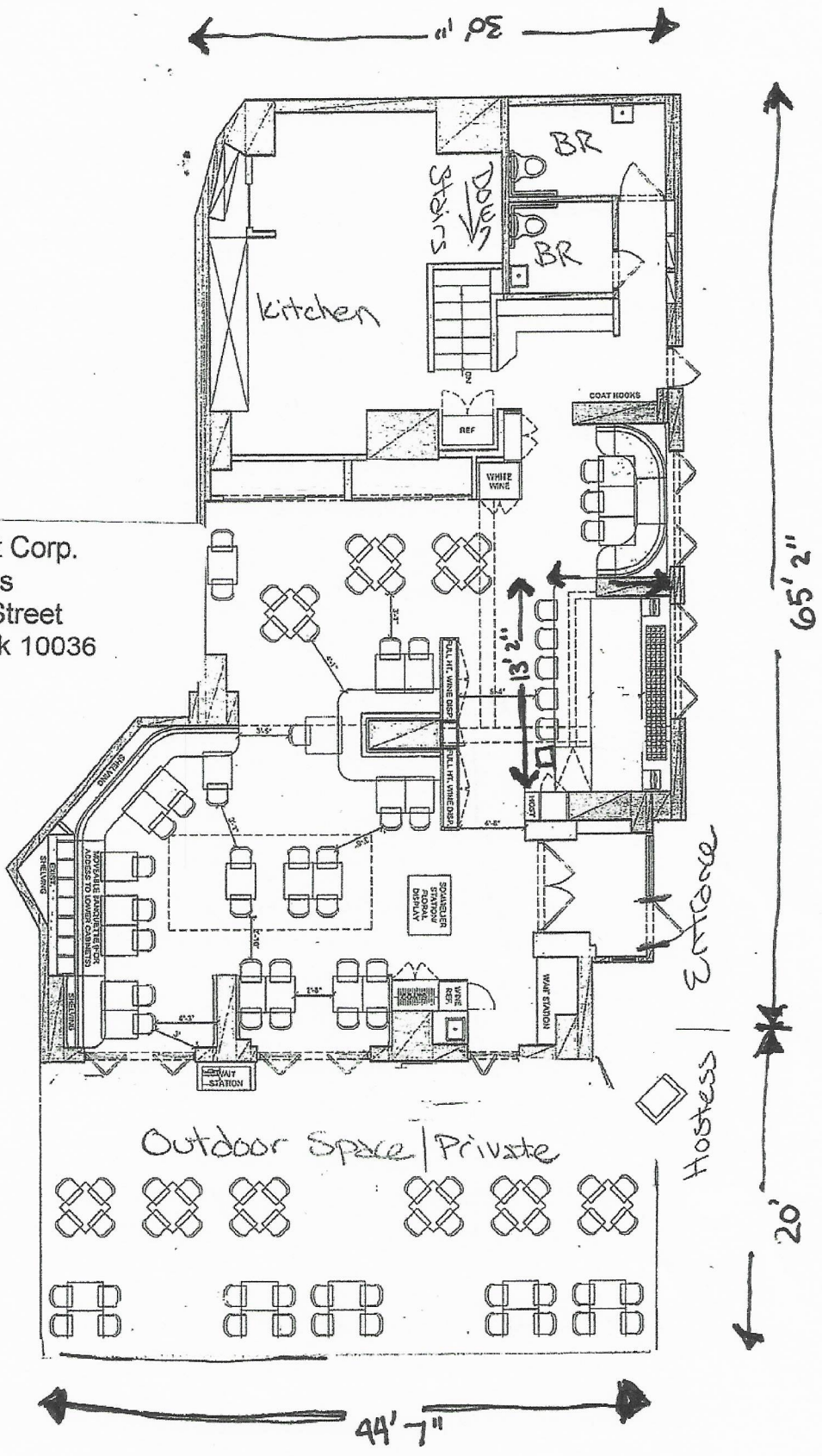
 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

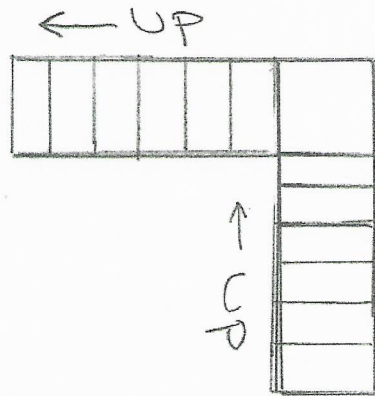
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of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

SIGN HERE →	John Livanos PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	4/13/22 DATE
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Agora Restaurant Corp.
dba- Molyvos
402 West 43rd Street
New York, New York 10036



Agora Restaurant Corp.
dba- Molyvos
402 West 43rd Street
New York, New York 10036



Basement

WALK-IN + Food Prep

Spreads

Each \$10 | Three Spreads Sampler \$24

- Taramosalata** | "Caviar" Mousse, Almonds, Potatoes
Melitzanosalata | Roasted Eggplant, Tomato, Yogurt, Garlic, Herbs
Tzatziki | Sheep's Milk Yogurt, Cucumber, Garlic, Mint, Dill
Roasted Pepper Feta Cheese | Marinated Roasted Red Peppers
Hummus | Chick Peas, Sesame Tahini, Garlic, Extra Virgin Olive Oil
Skordalia | Almonds, Garlic, Potatoes
Crunchy Veggies for your Spreads 8
Marinated Mixed Greek Olives 9

Appetizers

- Butternut Squash Soup 12
Greek Yogurt, Toasted Pumpkin Seeds
Avgolemono Chicken Soup 14
Egg, Lemon, Dill
Spanakopita 14
Leeks, **Dodoni** Feta, Dill
Mitilini Meatballs 15
Lamb & Beef, Cumin, Tomato Red Wine Sauce

Greek Village Salad 19
Tomatoes, Cucumbers, Peppers, Red Onions,
Kalamata Olives, Feta, Red Wine Vinaigrette

- Marouli** Salad 18
Shredded Romaine, Arugula, Scallions,
Dill, Feta, Lemon Vinaigrette
Roasted Marinated Baby Beets 18
Dill, Orange Zest, Sherry Vinegar, **Skordalia**, Micro Greens
Zucchini Fritters 15
Marinated Tomatoes, Tzatziki
Fried Aegean Calamari 18
Aleppo Tomato, Lemon Capers **Mayoneza**

- Grilled Octopus 24
Chickpeas, **Oven-dried** Tomato, Caramelized **Onion**, Herbs
Ouzo Flamed Haloumi Cheese Saganaki 16
Lemon Sauce

Per the NYC Department of Health consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness

Classics

Stuffed Red Bell Peppers 24

Basmati Rice, Eggplant, Zucchini, Tomato, Toasted Bread Crumbs, Manouri Cheese

Crispy Pacific Cod 28

Roasted Marinated Baby Beets, **Skordalia**

Roasted Free Range Chicken 25

Lemon Garlic Roasted Fingerling Potatoes

Lahano Dolmades 28

Stuffed Napa Cabbage with Ground Lamb, Beef & Pork, Arborio Rice, Scallions, Dill, Avgolemono Sauce

Lamb Shank Yuvetsi 32

Orzo, Tomatoes, Kefalotyri Cheese

Molyvos Moussaka 27

Spiced Ground Lamb & Beef, Potato, Eggplant, Peppers, Yogurt Béchamel

Greek Cannelloni 26

Stuffed Pasta, Braised Lamb Shank, Kefalotyri Cheese Sauce

The Grill

Whole Fish of the Day M/P per lb.

Citrus Marinated Wild Maya Prawns Souvlaki 32

Spinach Rice Pilaf, Lemon Olive Oil Emulsion

Grilled Octopus Salad 25

Roasted Peppers, Tomatoes, Baby Greens, Lemon Olive Oil Emulsion

Atlantic Salmon 28

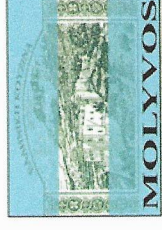
Baked Gigantes, Roasted Eggplant, Herbs, Extra **Virgin Olive Oil**

Black Sea Bass 29

Wild Mushroom, Butternut Squash & Feta Creamy Rice Pilaf, Assyrtilko Vinegar Reduction

Baby Lamb Chops M/P

Lemon Garlic Roasted Fingerling Potatoes, Ionian Garlic Sauce



Prix Fixe Menu \$48

Special Promotions or Discounts Do Not Apply
No Food Substitutions or Sharing

APPETIZERS

Butternut Squash Soup

Greek Yogurt, Toasted Pumpkin Seeds

Marouli Salad

Shredded Romaine, Arugula, Scallions, Dill, Feta, Lemon Vinaigrette

Zucchini Fritters

Marinated Tomatoes, Tzatziki

ENTREES

Lahano Dolmades

Stuffed Napa Cabbage with Ground Lamb, Beef & Pork, Arborio Rice, Scallions, Dill, Avgolemono Sauce

Pan Roasted Free Range Chicken

Lemon Garlic Roasted Fingerling Potatoes

Grilled Atlantic Salmon

Baked Gigantes, Roasted Eggplant, Herbs, Extra Virgin Olive Oil

DESSERTS

Ravani

Warm Toasted Almond Cake, Almond Cream, Citrus Syrup

Galaktoboureko

Semolina Custard, Spiced Citrus Syrup

Greek Yogurt

Fall Fruit Spoon Sweets, Toasted Almonds

Side Orders

Sautéed Spinach 10

Sautéed Mushrooms 10

Lemon Garlic Potatoes 10

Grilled Asparagus, | Lemon Olive Oil Emulsion 12

Wild Greens 10

Greek Fries 7

Spinach Rice Pilaf 10



THE LIVANOS FAMILY

The extraordinary legacy of the Livanos family began in 1957 when John Livanos immigrated to the United States from Greece and began his career as a dishwasher, working for his uncle in Manhattan. He purchased his first restaurant in 1960, and later opened the elegant Livanos Restaurant in White Plains, NY, in 1985.

Today in addition to Molyvos, John and his children, Nick, Bill and Corina, own and manage the critically acclaimed Oceana in Rockefeller Center, Hudson West (formerly Ousia) on West 57th Street, as well as Moderne Barn in Armonk, NY, and City Limits in White Plains, NY.

Nick, the eldest of the Livanos siblings, grew up working in the family's restaurants during the school year and spending his summers in Greece. Coming from a family of talented cooks and a long line of commercial fishermen, it didn't take long for him to fall in love with food; the concepts of freshness and quality were the foundation of his culinary expertise. Nick graduated from Adelphi University with a bachelor's degree in management, but his life changed when, on a whim, he decided to visit the Culinary Institute of America in Hyde Park, NY, and later enrolled. Today, Nick oversees the business of all Livanos restaurants, sharing duties with Bill and Corina. He enjoys engaging with guests and swapping stories about food, family and life.

Like his older brother, Bill was inspired by their father's passion and dedication to the family's restaurants to pursue a career in hospitality. As a child, Bill remembers going to work with his father — first to a diner they owned in West Hempstead, NY, and then the Arch Diner in Brooklyn. Bill learned and worked every position in the Arch Diner and eventually followed in Nick's footsteps and studied business at Adelphi University. Upon graduating, he worked for several national restaurant chains before returning to the family business to develop the wine program at Livanos Restaurant and eventually participating in the beverage programs for all of the family's restaurants. Today, Bill manages the Livanos restaurants

alongside Nick and Corina, with his main focus on the suburban concepts.

Corina, the youngest of the Livanos siblings, grew up with her father and brothers as her role models in the hospitality industry. After graduating with a degree in management from the University of Rhode Island, she worked her way through the family's restaurants, eventually joining her brothers as a key member of the management team. One of the most notable moments of her career was opening Moderne Barn in the family's hometown of Armonk, NY, in 2010, bringing a casual-yet-sophisticated concept to the neighborhood. Even though each Livanos restaurant has its own character, Corina hopes that every guest experiences a few simple things: delicious food with exceptional service in a comfortable, engaging environment.

In 2016, the third generation of restaurateurs, Nick's eldest sons, Johnny and Enrico, joined the family business as managers at Ousia, which rebranded as Hudson West Kitchen + Craft Bar in 2021. Both Johnny and Enrico graduated with degrees in hospitality management and culinary arts – Johnny from Cornell University and the Culinary Institute of America's Greystone Campus in St. Helena, California, and Enrico from Syracuse University and the Culinary Institute of America.

THE LIVANOS FAMILY



Bill

Corina

John

Chrysa

Nick



OLD MOLYVOS



"OLD" MOLYVOS