

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME Maki A Mano, Inc.		DOING BUSINESS AS (DBA)			
STREET ADDRESS 75 Ninth Avenue		CROSS STREETS		ZIP CODE 10011	
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Wanisa Tondreau	ATTORNEY/ REPRESENTAIVE	NAME: Joseph MacLellan, Esq.		
	PHONE: (646) 954-6594		PHONE: (212) 524-5089		
	EMAIL: managers@makiamanonewyork.com		EMAIL: joseph.maclellan@gmlaw.com		
MANAGER	NAME: Wanisa Tondreau	LANDLORD	NAME: Manhattan Chelsea Market, LLC		
	PHONE: (646) 954-6594		PHONE: (212) 220-3718		
	EMAIL: managers@makiamanonewyork.com		EMAIL: gordon.pelavin@jamestownlp.com		
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)					
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO	Yes
	What is/was the name and address of establishment?		Mario San Incorporated 238 36th Street Brooklyn, NY 11232		
	What were the dates applicant was involved with this former premise?		10/13 - 4/22		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?				
	Is applicant making any alterations or operational changes?		YES	NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>				
<input type="radio"/> Alteration	What is the current license # and expiration date?				
	<i>Please list/describe the nature of all the changes and attach the plans:</i>				
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?	YES	NO	No, after presenting to the 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.	YES	NO	Yes, see attached		
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="checkbox"/> NO	Yes, see attached		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	Yes		

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
	Kitchen	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
	Music	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
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	125	125	14	32	1	1	14
OUTSIDE <i>(Other than sidewalk café)</i>	n/a						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	n/a						

How many floors are there? What is the capacity for each floor? 2 Floors, Basement not open to public (Kitchen & Storage)

How frequently will the owner(s) be at the establishment? During hours of operation

Will there be dancing? YES NO No

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

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

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

Will applicant have a security plan? If, yes please attach. YES NO No - Chelsea Market has trained Security

Will security plan be implemented? YES NO No

Will State certified security personnel be used? YES NO No

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

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

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

Where will delivery bicycles be stored during the day when not in use? n/a

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN

Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music

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

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	Please see attached (Chelsea Block Associations/Tenant Associations/Community Group List)	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Open forum April 29, 2020 - Continue to be available		
Who was your contact person at each group you met with?	See attached list		
When did applicant post the notice that was provided?	April 28, 2022		
Where did applicant post the notice that was provided?	Entrance, Chelsea Market Hallway, Exterior Window 15th Street (see attached pictures)		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO	Yes (646) 954-6594
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	Yes

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

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	YES	NO	No
Are the floorplans for the outdoor space(s) included?	YES	NO	n/a
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	n/a
Will there be no amplified music, as per the law?	YES	NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	Yes
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	Yes
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	n/a - Landlord has soundproofed the space
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	n/a
If open dining, will the installation be year-round?	YES	NO	n/a

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

ADDITIONAL STIPULATIONS: (Office Use Only)

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
June 1, 2022 full board meeting, with 43 members voting in favor
 of the recommendation, 0 members opposed, 2 members
 abstaining and 1 present but not eligible)

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

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
 CB4 Assistant District Manager


Frank Holozubiec
 CB4 BLP Committee Co-Chair

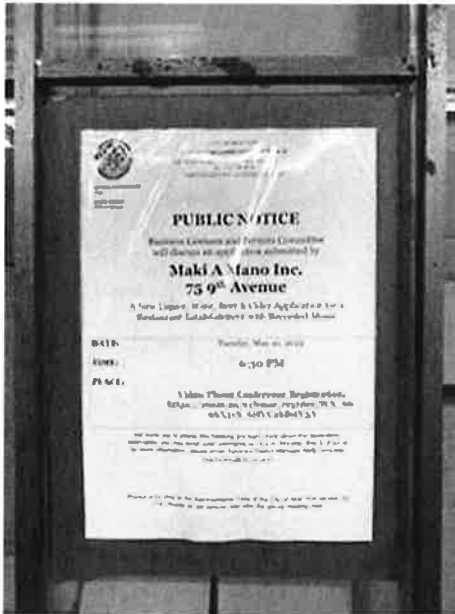

Burt Lazarin
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

<p>SIGN HERE →</p>	<p>Wanisa Tondreau</p> <p>PRINT NAME OF APPLICANT</p>	<p></p> <p>SIGNATURE OF APPLICANT</p>	<p>5/2/2022</p> <p>DATE</p>
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PROOF OF PUBLIC NOTICE POSTING

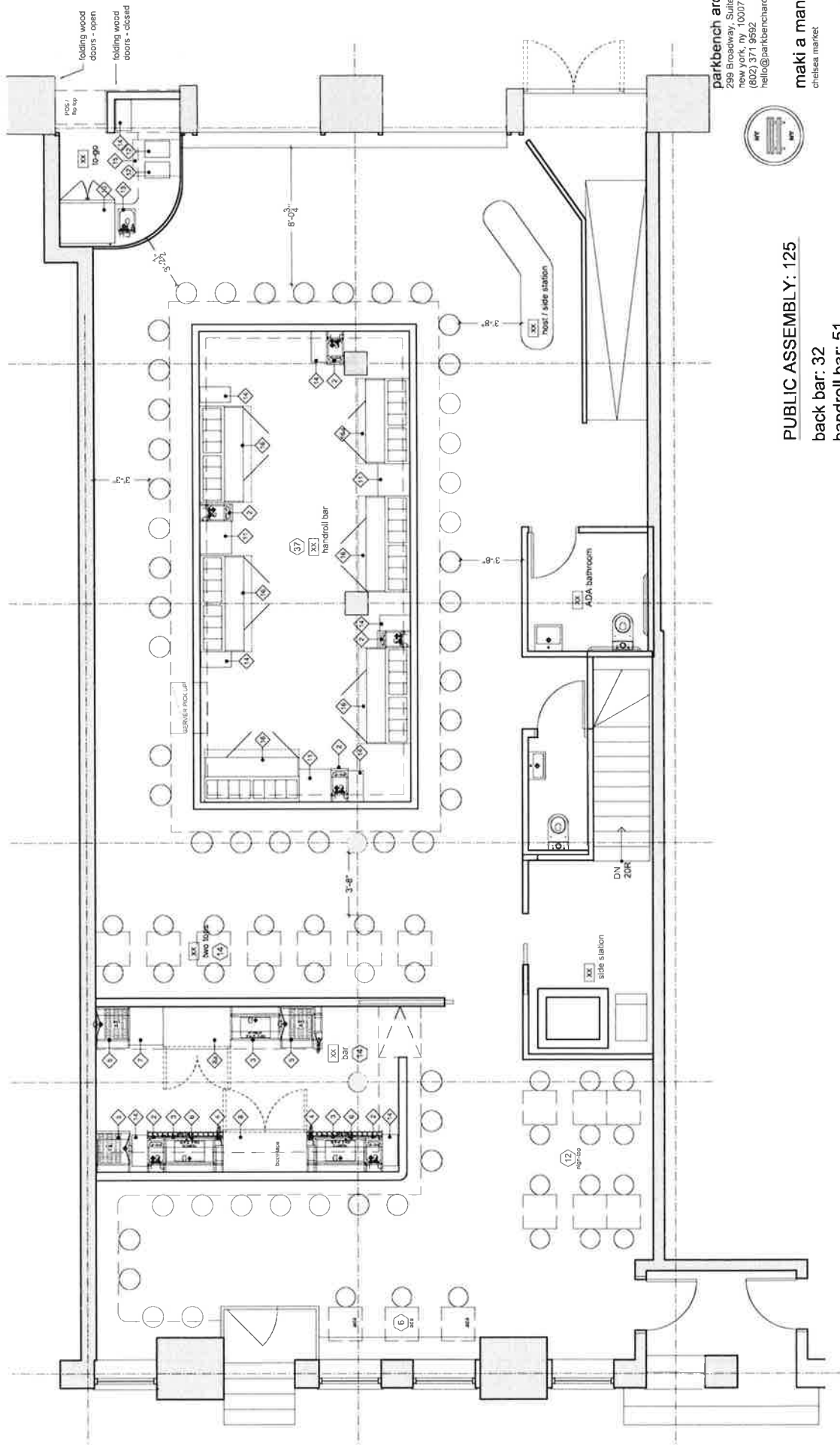


Cheslea Block Associations/Tenant Associations/Community Groups List

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Cheslea Block Association (Include firm for everything in Chelsea aside from his block)	Bill	Borock	whorock@hotmail.com	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com info@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Groncki	paroncki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	matrob@aol.com	
200 West 16th Street Block Association	Will	Rogers	willrogers@gmail.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2010@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bvfrankel@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	michael.glassman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein99@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	whorock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	sallygmg@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robertsimon2287@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissastern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetconnect@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	Dif Feliciano	Tina@NakedEyeProductions.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	pamela@angel.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	piccoke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	dianne21st@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	
200 West 23(North)/24 Streets Block Association	Laurence	Forrmer	laurenceforrmer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuypham1@gmail.com	First Monday of the month @ 6:30 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowie	glowie@whifarth.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	david.sloss@gmail.com	
300 West 20th Street Block Association	Carol	Oit	coit@habitatmae.com	
300 West 20th Street Block Association	Alber	Taylor	alberttaylor@msc.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quitedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andrea	Gabrielle	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Walsman	phyllis.walsman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	migs1360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dllesser.com	
400 West 20 Street Block Association	Woody	Flower	wflowers7@gmail.com	
400 West 20 Street Block Association	Mary	Swartz	msw@nyc.rr.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElbuff	emc33@aol.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Allen	Oster	aoster@earthlink.net	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com kjacobny6@gmail.com	
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein724@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	tenants@lita.info_inge64@me.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fdenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	pwatersn@gmail.com	
500 West 21/22/23/24 Streets Block Association	Neil	Selkirk	neil@neilselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandb@hotmail.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	
500 West 21/22/23/24 Streets Block Association	Debra	Beard	twbeard421@me.com	
500 West 28/29 Streets Block Association	Brian	Domovian	bkd8@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	bkeany@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano	Scott	Hupe	(212) 218-0000	
Highline537	Donna	Langman	212-838-3700	
537 W 27th Street Building	Jeremy	Carmel	donna@donnalangman.com	No monthly meetings
Miatown South Community Council	John	Mudd	jeremy.carmel@gmail.com	Third Thursday of month @ 7 pm except July, August
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	john.mudd@busa.net	
	Andrew	Berman	andrew@gvshp.org	

When sending emails please bcc everyone on the list

FLOORPLANS



folding wood doors - open
folding wood doors - closed

parkbench architects
298 Broadway, Suite 1320
New York, NY 10007
(802) 377-9592
hello@parkbencharchitects.com

maki a mano
Chelsea Market

layout - opt 16



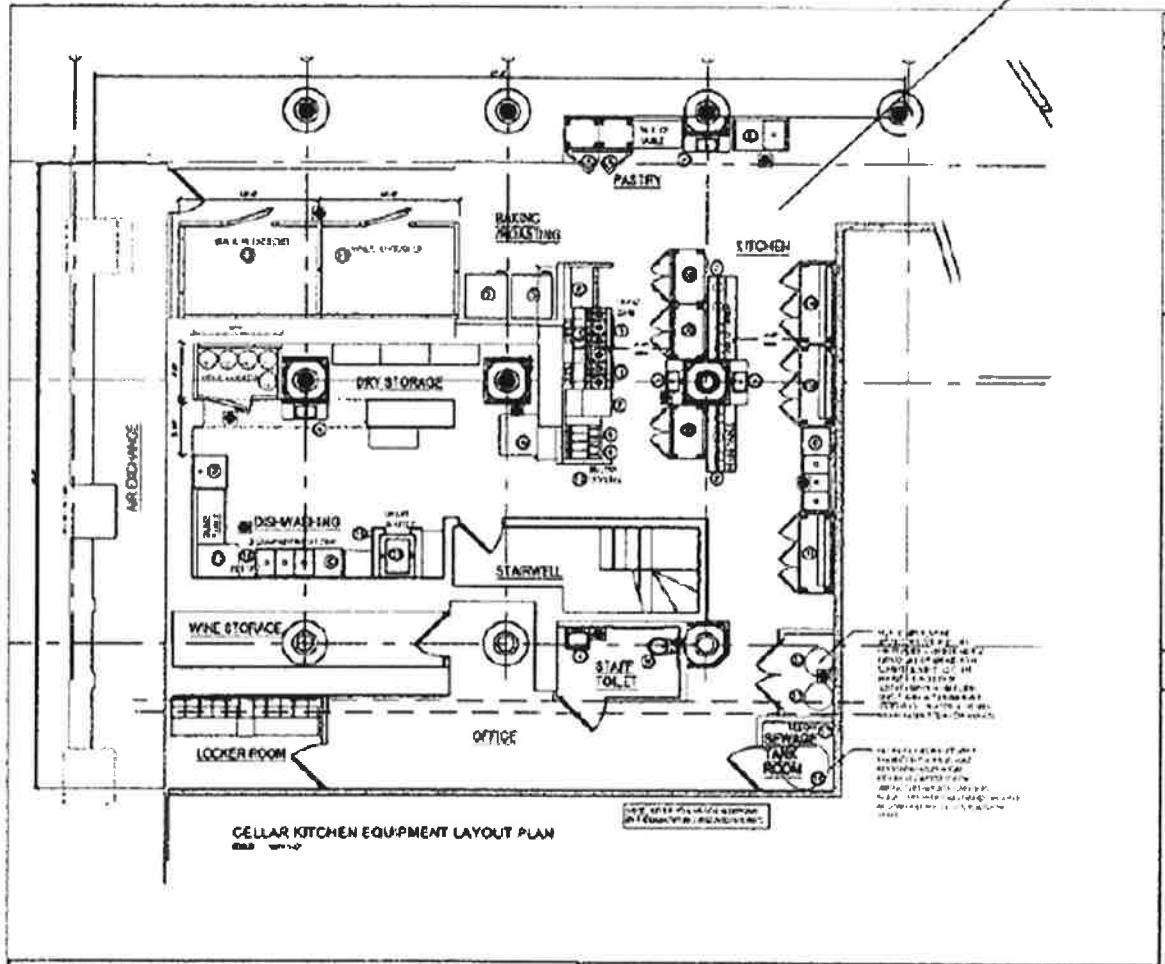
PUBLIC ASSEMBLY: 125
back bar: 32
handroll bar: 51

scale: as noted
date: 04.28.22

Basement – No Patron Access

Cellar Level Layout

Kitchen :



CELLAR KITCHEN EQUIPMENT LAYOUT PLAN
2008 07/10

NOT AFTER THE DATE SPECIFIED
IN THE EQUIPMENT SPECIFICATIONS

NOT AFTER THE DATE SPECIFIED
IN THE EQUIPMENT SPECIFICATIONS

MENU

MAKI A MANO HAND ROLL BAR MENU

PIQUEOS

CARROT, PICKLED GINGER, DAIKON, ASAZUKE SALAD, SOY, CHILI, AJI AMARILLO SAUCE, MICRO SHISO (V) 14
OYSTER, PONZU, SALSA CRIOLLA 7 EA. ADD UNI 6
TOFU MAPLE MISO "CREAM" DIP SWEET POTATO PUREE, CHIVES, SEAWEED RICE CRISPS 14 ADD CAVIAR 12

CEVICHE & TIRADITOS

SUCCULENT & TOMATO CEVICHE CASHW LECHE DE TIGRE SHISO (V) 13
UNI CEVICHE, BANANA EGG YOLK, LECHE DE TIGRE, HAZELNUT OIL 24 ADD CAVIAR 12
SEA BASS CEVICHE, SWEET POTATO LECHE DE TIGRE, SALSA CRIOLLA 19
TUNA BELLY TIRADITO, TRUFFLE PINE PONZU MICRO CILANTRO 22
SCALLOP TIRADITO, COCONUT MISO LECHE DE TIGRE, HUACATAY OIL, TOBIKO 23
LOBSTER TIRADITO, SWEET CORN COCONUT LECHE DE TIGRE, OLIVE OIL, SHICHIMI, SHISO 29
FLUKE TIRADITO, YUZU KOSHU, LECHE DE JARDINE, KABOSU ZEST, NASTURTIUM LEAF 22

HOUSE MAKI 35

RED SHRIMP, AJI AMARILLO AIOLI, YUZU ZEST, FINGERLIMES 8
SCALLOP, ROCOTO AIOLI, TOBIKKO, MICRO CILANTRO 8
MUSHROOMS SALTADO, SOY SHIITAKE TRUFFLE WALNUT CREAM 7
OCTOPUS, BOTIJA OLIVE AIOLI, CRIOLLA SALSA, AVOCADO, MICRO CILANTRO 8
TUNA, AVOCADO, GARLIC SOY CHILI CRISP, QUINOA POP 9

VEGAN MAKI 30

CUCUMBER, MOROMI MISO, CRIOLLA SALSA, SHISO 6
MUSHROOMS SALTADO, SOY SHIITAKE TRUFFLE WALNUT CREAM 8
AVOCADO TORCHED, TRUFFLE SAIKYO MISO, QUINOA POP 8
SWEET POTATO CROQUETTE, TONKATSU SAUCE, HUACATA KEWPIE AIOLI 7
EGGPLANT, PANCA UNAGI SAUCE, KABOSU ZEST 7

PREMIUM MAKI

A5 WAGYU, SUKIYAKI SAUCE, QUAIL EGG YOLK, SHICHIMI MP/25
TUNA BELLY, ROCOTO SOY, SCALLION MP/15
UNI IKURA LEMON AJI AMARILLO, SHISO MP/13
CRAB HUANCAINA CROQUETTE, TRUFFLE AIOLI, CHIVES 12
PORK BELLY, SOY ANTICUCHO SAUCE, SWEET POTATO MOOSE 10
SALMON TORCHED, TRUFFLE CONFIT TOMATO, YUZU KOSHO, CRISPY SHALLOT 9

ADD ON
UNI MP/12
TRUFFLE MP/12
CAVIAR 12
IKURA 5

MAKI A MANO BAR MENU

BEERS

ASAHI LAGER 8
CHCHA DE JORA 8
JASMINE PILSNER 10

SAKES

ONE CUP SAKES 180ML 12
ONE CUP SAKE 180ML 12
HAKKAISAN JUNMAI 720ML 13 / 55
DASSAI 39 JUNMAI DAIGINJO 300ML 28
KUROSAWA JUNMAI KIMOTO 750ML 70
KIKUSUI PERFECT SNOW NIGORI 300ML 35

WINES

CHAMPAGNE GEOFFREY IER CRU BRUT EXPRESSION 375ML 60
PRA'DELLA LUNA PROSECCO BRUT 750ML 14 / 60
MAISON DEUX-FLEURS CHARDONNAY 750ML 18 / 60
GRÜNER VELTLINER BARBARA OHLZELT, AUSTRIA 14 / 60
LE PLAN-VERMEERSCH SAUVIGNON BLANC 750ML 16 / 60
PINOT AUXERRIOS MAURICE SCHOECH FRANCE 18 / 72
RIESLING STEIN BLAUSCHIEFER TROCKEN GERMANY 72
SEMILON ORANGE MATURANA PARELLON CHILE 14 / 56
QUEBRANTA ROSE FUNDO EL QUINTANAR PERU 16 / 64
CORNALE MONTEPULCIANO D'ABRUZZO 375ML 60
HIDDEN VINES CABERNET SAUVIGNON 750ML 21 / 65

HIGHBALLS

WHISKY SODA LEMON 14
WHISKY SODA UMEBOSHI 15
GREEN TEA GIN SODA, SHISO YUZU 15
GRAPEFRUIT VODKA LEMON PROSECCO 15

COCKTAILS

VESPER IN TOKYO , CLARIFIED 16
CHICHA MORADA NEGRONI , CLARIFIED 16
PISCO YUZU VERDE SOUR, CLARIFIED 16

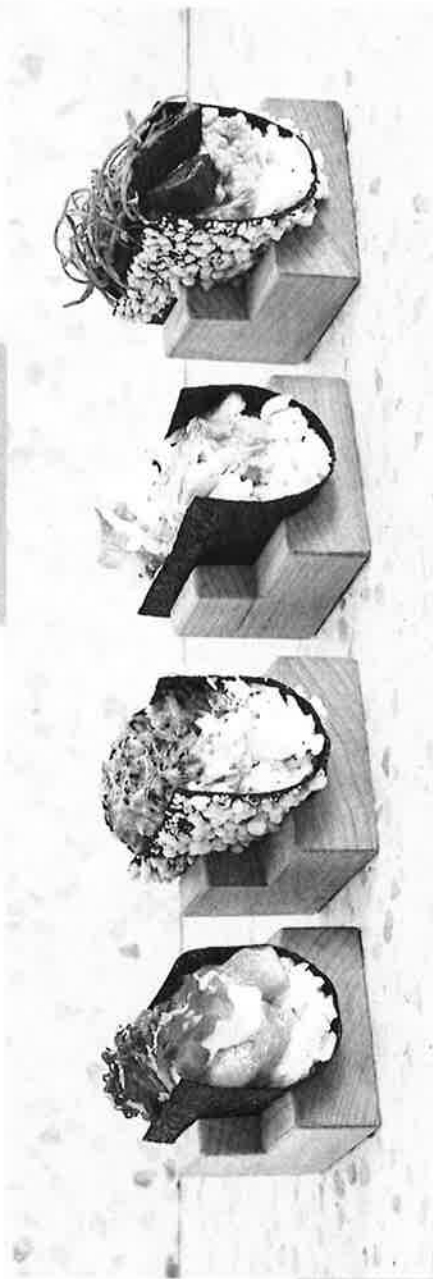
JAPANESE WHISKIES

SUNTORY TOKI 13
HIBIKI HARMONY 20
YAMAZAKI 12YR 30

NON-ALCOHOLIC

STILL WATER 4
SPARKLING WATER 5
KIMONO SODA 6
INCA SODA 3
TEAS 5
CHICHA MORADA 6

MAKI HAND ROLLS, PEQUENOS, CEVICHEES & TIRADITOS



TAKEOUT MENU

KAKIGORI

SEASONAL PEACHES, OAT CREAM, CARDAMON, CINNAMON, TARRAGON 11
HOJICHA, OAT CREAM, MAPLE 9
MATCHA, OAT CREAM, RED BEAN 9
BLACK SESAME, OAT CREAM, MISO CARAMEL, CANDIED WALNUTS 9



DONS.BENTOS

CHICKEN THIGH KATSU, | KARE, SWEET POTATO PUREE, POTATO, CARROT, ONION, SCALLION, EDEMAME | KATSU SAUCE, KEWPIE MAYO, | RICE 17
EGGPLANT KATSU, | KARE, SWEET POTATO PUREE, POTATO, CARROT, ONION, SCALLION, EDEMAME | KATSU SAUCE, KEWPIE MAYO, | RICE 15
BRAISED BEEF SHOULDER, SUKI SALTADO SAUCE, SWEET POTATO PUREE, POTATO, ONION, PEPPER, SCALLION, EDAMAME | CABBAGE SESAME SEEDS, ICHIMI, | RICE 19
CHIRASHI DON, SALMON, TUNA, WHITE FISH, CUCUMBER, TAMAGO, PICKLES, SHISO, GINGER, ROCOTO AIOLI, LEMON SLICE, SOY, WASABI RICE 25

SIDES

MISO SOUP, NAMEKO MUSHROOM, TOFU, WAKAME, SCALLION 7
EDAMAME 5

BEVERAGES

TEAS MATCHA, GREEN, SENCHA, OOLONG 5
WATERS SPARKLING, STILL 4
KIMONO SODAS JUICES: APPLE, PEACH, PEAR, BERRY 3.5
COFFEES: CHAMPA, YANATILE 5

SHOPPING GOODS

MAKIA MANO SHICHIMI 7
MAKIA MANO CHILI CRISP 10
PANCA UNAGI SAUCE 10



KAMPAI RECORD BAR MENU

SAKES

ONE CUP SAKES 180ML 12
ONE CUP SAKE 180ML 12
HAKKAISAN JUNMAI 720ML 13 / 55
DASSAI 39 JUNMAI DAIGINJO 300ML 28
KUROSAWA JUNMAI KIMOTO 750ML 70
KIKUSUI PERFECT SNOW NIGORI 300ML 35

HIGHBALLS

WHISKY SODA LEMON 14
WHISKY SODA UMEBOSHI 15
GREEN TEA GIN SODA, SHISO YUZU 15
GRAPEFRUIT VODKA LEMON PROSECCO 15
WATERMELON RUM LIME SODA BASIL 15
PINEAPPLE TEQUILA LIME GINGER SODA 15

BEERS

ASAHI LAGER 8
ISE KADOYA IPA 9
HITACHINO RED ALE 9
KAWABA WHEAT 9
KIRIN LIGHT 7

CLASSIC COCKTAILS

VESPER IN TOKYO 16
NAKANO NEGRONI 16
PISCO YUZU SOUR 16
HITO'S SIDE CAR 16
OAXACA OLD FASHIONED 16

JAPANESE WHISKIES

SUNTORY TOKI 13
HIBIKI HARMONY 20
YAMAZAKI 12YR 30
NIKKA COFFEE 15
HAKUSHU 12YR 35

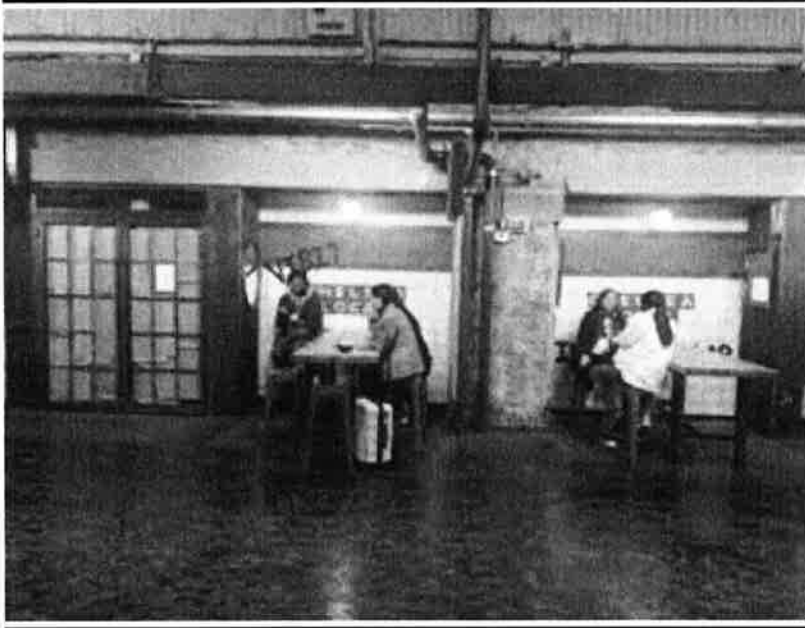
WINES

CHAMPAGNE GEOFFREY IER CRU BRUT EXPRESSION 375ML 60
PRA'DELLA LUNA PROSECCO BRUT 750ML 14 / 60
MAISON DEUX-FLEURS CHARDONNAY 750ML 14 / 60
LE PLAN-VERMEERSCH SAUVIGNON BLANC 750ML 14 / 60
CORNALE MONTEPULCIANO D'ABRUZZO 375ML 60
HIDDEN VINES CABERNET SAUVIGNON 750ML 15 / 65

FOODS

IKURA TRUFFLE DEVILED EGGS 18
INFINITY CABBAGE 8
CEVICHE TRUFFLE PONZU 20
NIKU BEEF TARTAR, YUZU KOSHO, RICE CRACKERS 15
EI HIRE, STING RAY, MAYO 13
HAMBÁGU, SUKIYAKI EGG YOLK, CARMALIZED ONION, RICE 15
POTATO PAVE, MENTAIKO CREME, CAVIAR 30

Photos Of The Exterior



DIAGRAMS – 500 FOOT RULE

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

500 FOOT LAW STATEMENT

**Applicants for on premises liquor licenses must complete this section
(Not required for on premises beer or wine applicants)**

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The Proposed Premises (check the appropriate box below):

- IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- NOT APPLICABLE - BEER, WINE AND CIDER ONLY

IMPORTANT:

**YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS
LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES**

**For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is
available on our website.**

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

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	75 9th Ave, New York, New York, 10011
Geocode	Latitude: 40.74223 longitude: -74.00467
Report Generated On	5/2/2022

8 Closest Liquor Stores

Name	Address	Distance
CHELSEA WINERY LTD Ser #: 1023575	75 9TH AVENUE NEW YORK, NY 10011	139 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,023 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,038 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	1,210 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	1,429 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,464 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	1,553 ft
FORAGERS WINES CHELSEA LLC Ser #: 1258622	231 8TH AVE NEW YORK, NY 10011	1,755 ft

Schools within 500 feet

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

Churches within 500 feet

Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet

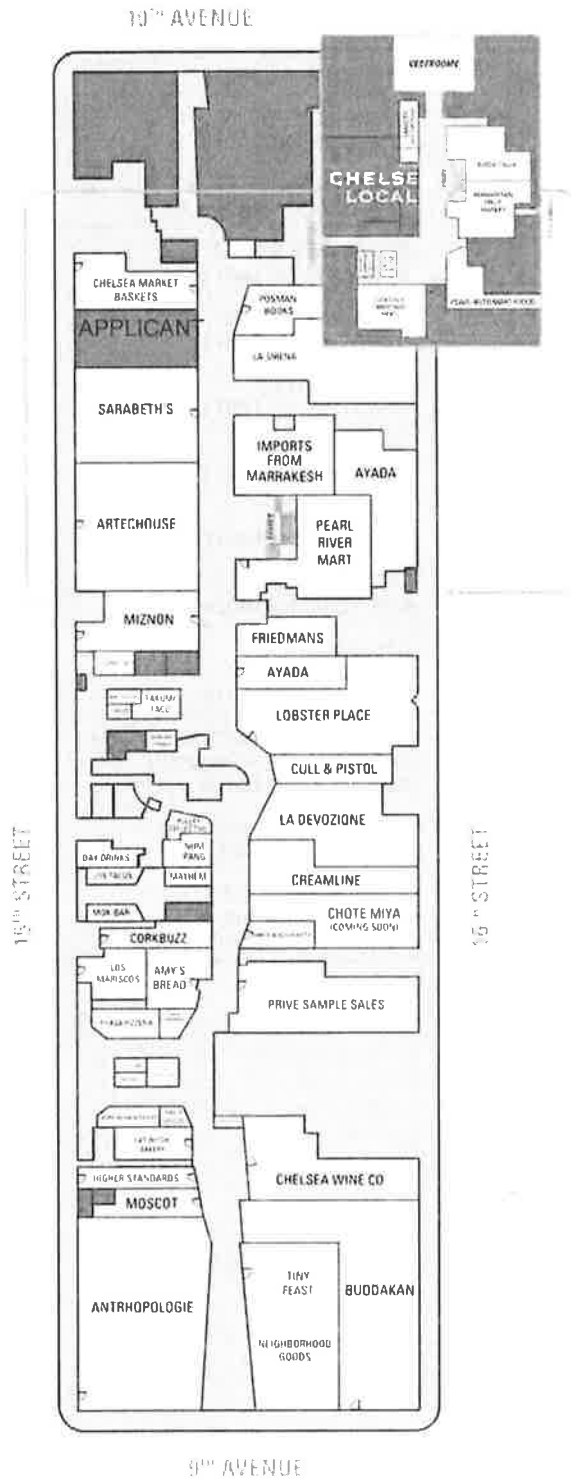
Name	Address	Distance
BOMBAY HOUSE HOSPITALITY LLC	75 9TH AVE	380 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Ser #: 1339410	STE 01A66 NEW YORK, NY 10011	
FACILITY CONCESSION SERVICES INC Ser #: 1344803	431 W 16TH ST NEW YORK, NY 10011	384 ft
SUSI VILLA TPLAYGROUND INC Ser #: 1343253	134 9TH AVE SPACE 1 NEW YORK, NY 10011	661 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	4 ft
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST,SPACE 01D10 NEW YORK, NY 10011	4 ft
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	4 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293661	75 9TH AVE FLR 8 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, NY 10011	4 ft
DUANGJAI CORP Ser #: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, NY 10011	4 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293663	75 9TH AVE FLR 2 NEW YORK, NY 10011	4 ft
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	4 ft
CHELSEA MARKET EVENTS INC Ser #: 1329261	410 W 16TH ST NEW YORK, NY 10011	75 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	139 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	143 ft
HUDSON RIVER INN LLC&88 NINTH AVENUE Ser #: 1130445	88 9TH AVENUE NEW YORK, NY 10011	187 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	202 ft
NOIR GROUP 16 LLC Ser #: 1322254	357 W 16TH ST NEW YORK, NY 10011	260 ft
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 75 9TH AVE NEW YORK, NY 10011	279 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	308 ft
BD STANHOPE LLC Ser #: 1138858	369 W 16TH ST NEW YORK, NY 10011	347 ft
ORIGINAL HOMESTEAD,THE Ser #: 1028373	56 9TH AVENUE 52-60 9TH AVE NEW YORK, NY 10011	350 ft
NUSRET FH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	399 ft
PHILIPPE MP LLC Ser #: 1312696	355 W 16TH ST NEW YORK, NY 10011	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC Ser #: 1264640	355 W 16TH ST NEW YORK, NY 10011	475 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC Ser #: 1250709	355 W 16TH STREET NEW YORK, NY 10011	478 ft
SAHARA DREAMS LLC, AVE REST LLC & STRATEGIC DREAM Ser #: 1250744	355 W 16TH STREET NEW YORK, NY 10011	478 ft
WCB HOLDINGS LLC Ser #: 1319985	436 W 15TH ST NEW YORK, NY 10011	522 ft
DLP GROUP LLC Ser #: 1248720	132 9TH AVE NEW YORK, NY 10011	601 ft
VIRCAN GROUP LLC Ser #: 1253732	136 9TH AVE NEW YORK, NY 10011	652 ft
TOURNEAU LLC Ser #: 1335212	29 35 9TH AVE NEW YORK, NY 10014	676 ft
BENTO BROOKLYN LLC Ser #: 1314438	675 HUDSON ST STE 5S 5N NEW YORK, NY 10014	695 ft
HELEN'S LLC Ser #: 1316568	675 HUDSON ST AKA 22 1/2 9TH AKA THE VAULT AT HUDSON NEW YORK, NY 10014	698 ft
17TH STREET ENTERTAINMENT II LLC Ser #: 1170926	453 W 17TH STREET NEW YORK, NY 10011	730 ft
675 HUDSON VAULT LLC Ser #: 1101314	675 HUDSON STREET 13TH & 14TH STREETS NEW YORK, NY 10014	734 ft

WELCOME TO CHELSEA MARKET



- W. 18th St. -

Residential	Hudson Guild Community Center
Residential	

Wells Fargo	N.Y.C Lab School for Collaborative Studies	
Vacant		
Zubcorp		
Jet Pizza		
Stella Pizza		
Foreign Smoke Food Market	Residential	LoCanut

- W. 17th St. -

Residential	Residential
Western Beef	Residential

Catch Steak	Dream Hotel		
Tao	<table border="1"> <tr> <td>Maritime Hotel</td> <td> <ul style="list-style-type: none"> - Dream Hotel - PHD Rooftop - Electric Room - Bodega Negra - Ph. Hippe </td> </tr> </table>	Maritime Hotel	<ul style="list-style-type: none"> - Dream Hotel - PHD Rooftop - Electric Room - Bodega Negra - Ph. Hippe
Maritime Hotel	<ul style="list-style-type: none"> - Dream Hotel - PHD Rooftop - Electric Room - Bodega Negra - Ph. Hippe 		

- W. 16th St. -

Chelsea Market (see detailed map)
Applicant

Google, Parking Garage

- W. 15th St. -

Offices / Industrial	Nusr-Et Steakhouse	Starbucks
Offices / Industrial	Soho Home Studios	Apple
	Vacant	Vacant

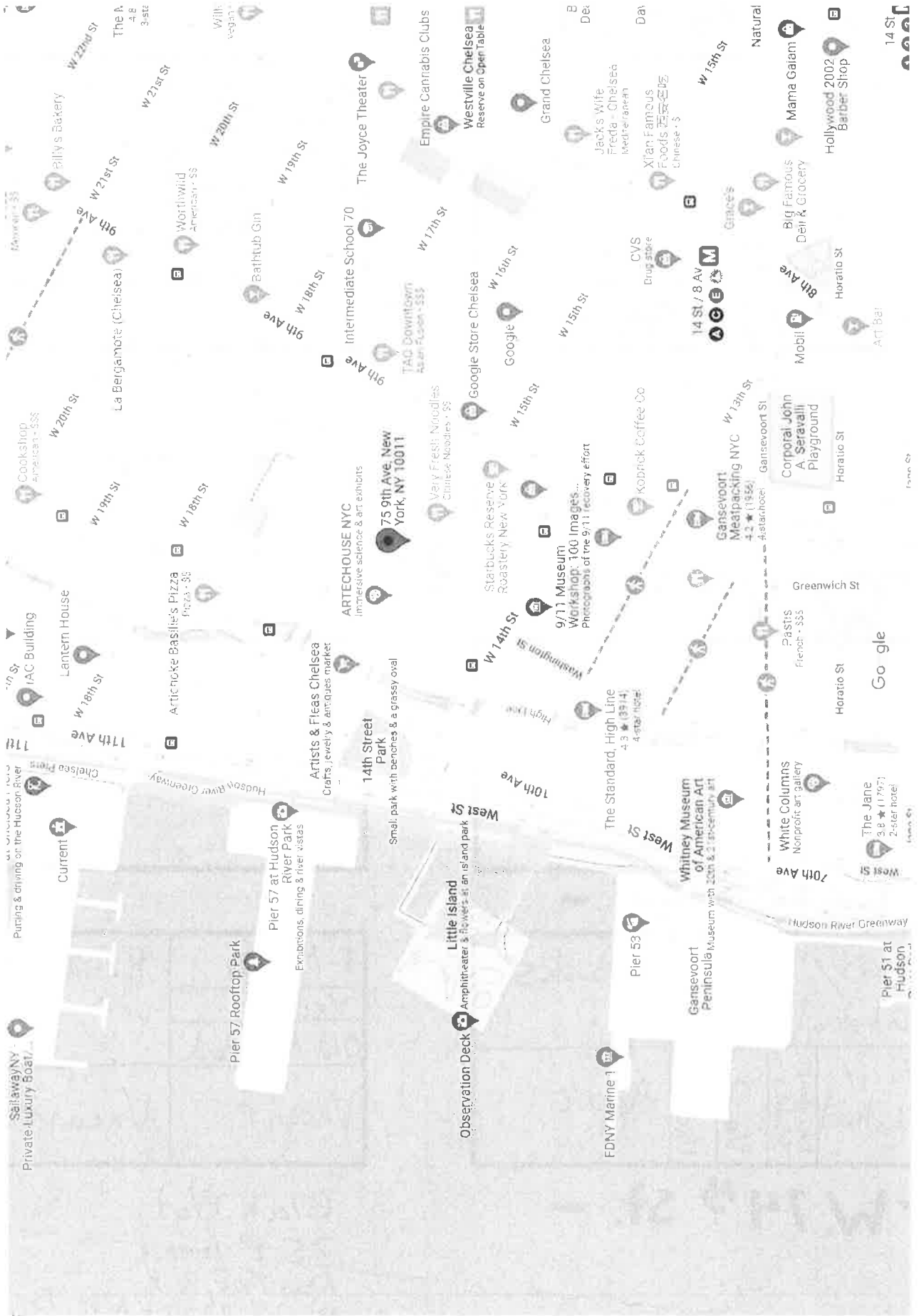
T-Mobile	Residential
Vacant	
Old Homestead	
Vacant	Vacant

- W. 14th St. -

- 9th Avenue -

Block Plot
 75 9th Avenue
 New York, N.Y.
 May 2, 2022 - Not To Scale

Google Maps



PUBLIC INTEREST STATEMENT

PUBLIC INTEREST STATEMENT – 500 FOOT RULE STATEMENT

Re: Maki A Mano, Inc.
75 Ninth Avenue, Retail Space 01D10
New York, NY 10011

The subject premises is a small restaurant located on the ground floor within Chelsea Market at 75 Ninth Avenue between 15th and 16th Street, in the heart of the Chelsea neighborhood in Manhattan. Chelsea Market, an enclosed urban food court, shopping mall and office building. Is under the High Line and within walking distance of Chelsea Piers.

The restaurant will be overseen by an experienced operator, Wanisa Tondreau who's been trained at the notable Nobu restaurant. It will be open 11:00am-12:00pm Sunday through Wednesday and from 11:00am – 1:00am Thursday through Saturday. There will be 1 large Omakase style bar with 38 seats with chef's presenting signature and seasonal dishes plus 14 tables with 32 seats. The kitchen is located in the basement, which is not for patron access. There will be one (1) stand up bar located at the front of the premises with up to 14 bar stools. There will not be any live music at the premises, only recorded background music. There will not be any outside space.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant.

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are numerous locations within a 500 foot radius of the applicant that hold full liquor licenses, approximately ten (10) of which are also located in Chelsea Market. The area is predominantly commercial and the applicant premises is located inside Chelsea Market, an already established food court and shopping mall.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies.

There is currently a Temporary Certificate of Occupancy for Chelsea Market. If an updated Temporary Certificate of Occupancy is required for the premises, same will be issued by the New York City Department of Buildings when any renovations are complete. The applicant will apply for any and all necessary licenses, permits and certifications, including but not limited to, Workers Compensation and Disability Insurance, Certificate of Authority to Collect Sales Taxes, Certificate of Assumed name and Department of Health and Mental Hygiene Permit.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location.

The premises is located in the currently open and operating Chelsea Market. The premises is a relatively small restaurant with a capacity of only 125. The location was previously occupied by a restaurant with an On-Premises Liquor License. Therefore, approval of the application and issuance of a new On-Premise Liquor License will not negatively impact traffic patterns in and around the premises. Further, the premises is located in Chelsea Market which spans the block between 9th Avenue and 10th Avenue, both of which are particularly wide streets. Chelsea Market is easily accessible by New York City Transit buses, subways, Citi bikes as well as New York City Taxi Cabs and Ubers. Parking garages/parking lots are available in the area, including a public parking garage just across the street from Chelsea Market on 15th Street.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises.

The restaurant will have no impact on noise level in the area because of the issuance of the license. The location was previously occupied by a restaurant which held an On-Premise Liquor License. Additionally, Chelsea Market is currently open and operating with other licensed premises within the market as well as numerous other retail businesses. Therefore, issuance of the license will not cause an unusual increase in noise levels in this area. It will instead offer another unique location for New Yorkers and tourists alike visiting Chelsea Market to enjoy a high quality meal. There will be no dancing or DJ's or other types of musical performances permitted only recorded background music.

(e) The history of liquor violations and reported criminal activity at the proposed premises.

There is no known violations or any history of criminal activity at the premises.

Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by was of the jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

In this recovering post-pandemic economy, it is important that neighborhood restaurants that bring the community together and without any negative impacts on noise, traffic, or criminal activity are encouraged to open and have the ability to sell alcohol.

Accordingly, we believe approval of this application and issuance of an On-Premises Liquor License will promote the public interest and convenience and the Community Board should so find. We therefore request that the Authority approve the application.

