

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME SB Tavern LLC		DOING BUSINESS AS (DBA)	
STREET ADDRESS 496 Ninth Avenue		CROSS STREETS B/n W. 57th : 58th Street	ZIP CODE 10018
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Adam Schop	ATTORNEY/ REPRESENTATIVE	NAME: Frank Palillo
	PHONE: 602 690-0983		PHONE: (212) 227-1640
	EMAIL: adamshop@gmail.com		EMAIL: fwpalillo@gmail.com
MANAGER	NAME: Adam Schop	LANDLORD	NAME: Esposito Realty LLC
	PHONE: 602 690-0983		PHONE: (917) 214-4111
	EMAIL: adamshop@gmail.com		EMAIL: 405festpart@gmail.com
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
	What is/was the name and address of establishment?	Miss Lily's cafe 132 W. Houston St 2014-2021 Nuela Restaurant 43 W. 24th St 2010-2014	
	What were the dates applicant was involved with this former premise?		
<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/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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input 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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM
	Kitchen	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM
	Music	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM

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

BACKGROUND
 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	8	38	0	1	12
OUTSIDE (Other than sidewalk café)	n/a						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	8	8	4	8			

How many floors are there? What is the capacity for each floor? **2 - Ground floor + basement**

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

Will there be dancing? YES NO

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

Will applicant be hosting private, promotional or corporate events? YES NO **5 - 6 times per year**

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

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

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

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
Bsmt	Storage + Restrooms	N/A	N/A	0	0	0	0	NO
1st	Dining Area + Kitchen	74	Mon-Fri 11am-2am Sat 11am-2am Sun 11am-2am	8	38	0	1/12	yes

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	HY
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?	YES	<input checked="" type="radio"/> 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	Community Board 4	
	# 2	All as per Nelly Gmzalez	
	# 3	email	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Email conversations		
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?	July 5th, 2022		
Where did applicant post the notice that was provided?	Storefront		
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	602 690-0983
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.	Parkys Restaurant Corp - 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	Parkys Restaurant Corp
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	New 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input 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 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?	<input type="radio"/> 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 type="radio"/> YES	<input type="radio"/> NO	N/A
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	roof top, central air		
When was the air conditioner installed?	unknown		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will submit floorplan for outdoor seating and completed page 6 of this application to MCB4 office by Monday, July 18, 2022 - Submitted 7/15/2022 and attached

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*

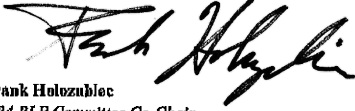
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.


Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 July 27, 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 →

Adam Schop
 PRINT NAME OF APPLICANT

x Adam Schop
 SIGNATURE OF APPLICANT

06/30/22
 DATE

FROMAGE
CHEESE 7 EACH
3 OR 5

SALADES & TARTINE

GREEN SALAD, SHAVED SEASONAL VEGETABLES 15
SALADE LYONNAISE 18
CHICKEN PAILLARD 25

CROQUE MADAME 17
SMOKED SALMON TARTINE 22

HORS D'OUVRES

OYSTERS
6 FOR 18/12 FOR 36
JUMBO SHRIMP COCKTAIL 4/20
ONION SOUP 15
STEAK TARTARE 18
MACARONI GRATIN 16

BURGER AMERICAIN

STEAK FRITES
HANGER STEAK 34
ENTRECOTE 56
BONE IN NY STRIP 62

GOURMANDISE

CHOPPED CHICKEN LIVER ON TOAST 12
JAMBON DE PARIS 16
ESCARGOT 17
PORC RILLETE 14
TET DE VEAU 15
PATE DE CAMPAGNE 14
BONE MARROW 18
BRANDADE BENIGETS 14

PLATS DE JOURS

MONDAY
SKATE GRENOBLOSIE 26
TUESDAY
LOBSTER SPAGHETTI M/P
WEDNESDAY
VEAL ESCALOPE 32
THURSDAY
MORRAN LAMB TAGINE 36
FRIDAY
BOUILIBASSE 28
SATURDAY
SLOW COOKED BEEF SHORTRIB 38
SUNDAY
RABBIT RESILING & MOUTARDE 28

SIDES

POMME FRITES 8
POTATO PUREE 8
CREAMED SPINACH 8
ROASTED MUSHROOMS 14
HARICOT VERT 12

DESSERTS

POT DE CREME 12
CHOCOLATE SOUFFLEE 16
APPLE TARTE TATIN 18

PLATS PRINCIPEAUX

CHATEAUBRIAND FOR TWO 135
COTE DE BEOUF FOR TWO 138

POULET ROTI 26
TROUT ALMONDINE 28
GNOCCI PARRISIENNE GRATIN 24
MUSHROOMS, ROASTED GARLIC, MORNAY
MOULES - FRITES 24
GRUYERE OMELETTE 16
LOUP DE MER FOR TWO



SB Tavern LLC - 496 9th Avenue, New York, NY



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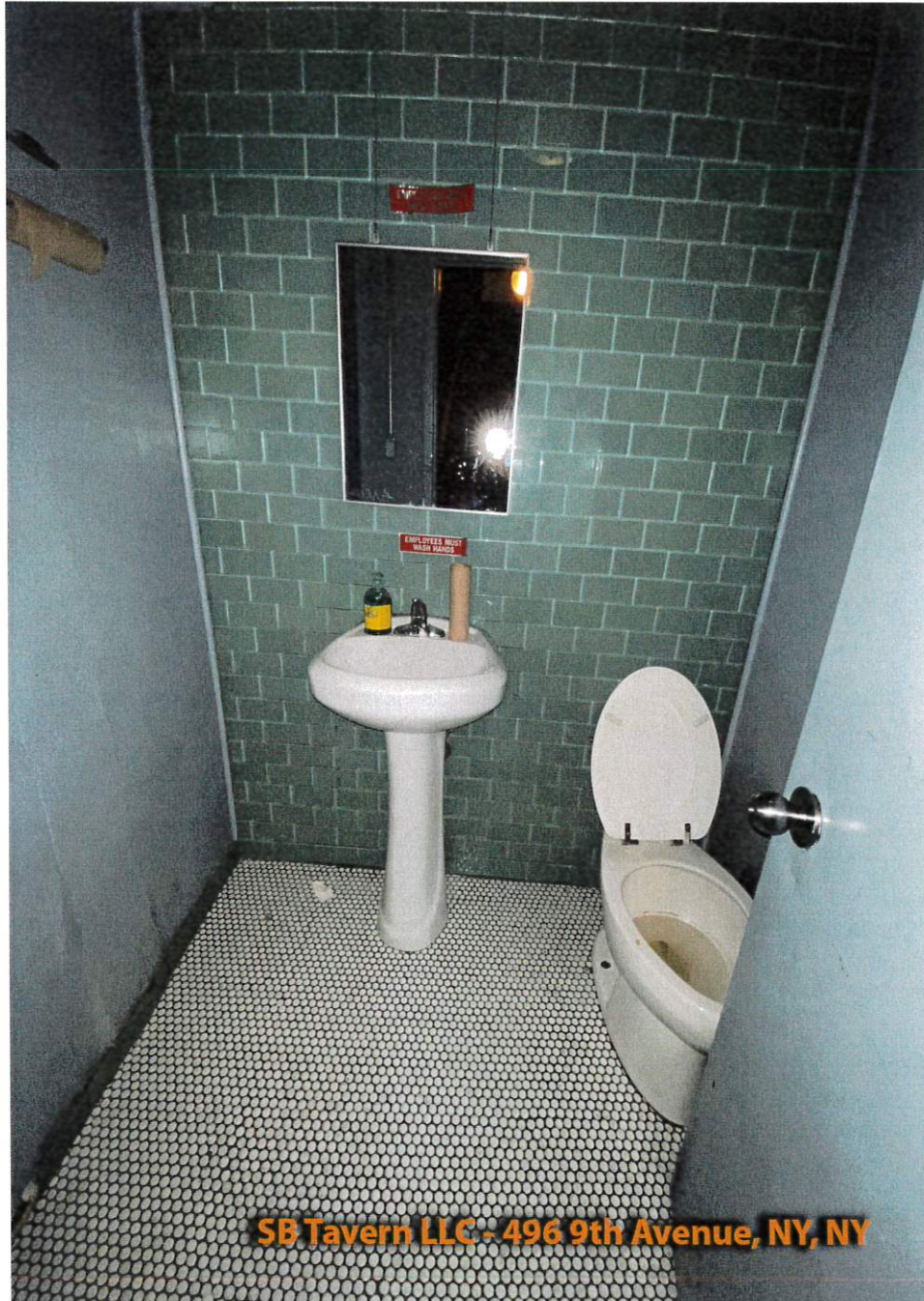
SB Tavern LLC - 496 9th Avenue, New York, NY



SB Tavern LLC - 496 9th Avenue, New York, NY



SB Tavern LLC - 496 9th Avenue, New York, NY



SB Tavern LLC - 496 9th Avenue, NY, NY

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

RE: 496 9TH AVENUE

1. Il Punto - 507-509 9TH Avenue - 184'
2. Aiyara Thai - 480 9TH Avenue - 200'
3. Scallywag's - 508 9TH Avenue - 201'
4. The Restaurant - 506 9TH Avenue - 181'
5. Arlo Hotel - 351 West 38TH Street - 208'
6. 511 9TH Commercial LLC - 511 9TH Avenue - 228'
7. Longo Bros. - 474 9TH Avenue - 276'
8. Mercato - 352 West 39TH Street - 341'
9. Hyatt Place - 350 West 39TH Street - 378'
10. Taco Diana - 524 9TH Avenue - 405'
11. Aquihito - 359 West 39TH Street - 409'
12. Nittis - 523 9TH Avenue - 420'
13. Doyler's Irish Pub - 326-330 West 37TH Street - 458'
14. Holland Bar - 532 9TH Avenue - 469'
15. Pestana Hotel - 338 West 39TH Street - 407'
16. Voco Hotel - 341-343 West 36TH Street - 480'

CHURCHES & SCHOOLS

There are no churches and schools within
500' of the applicant.

IL PUNTO
RESTAURANT

DELI/CAFE

-W. 38TH ST.-

EMPTY
LOT

BARBER
SHOP

RESIDENTIAL

VACANT

VACANT

VACANT
LOT

-9TH AVE.-

MEAT
MARKET

VACANT

FARIDA

APPLICANT

VACANT/CONST.

TAVOLA

NEWSTAND

HUDSON YARDS
WINE & SPIRITS

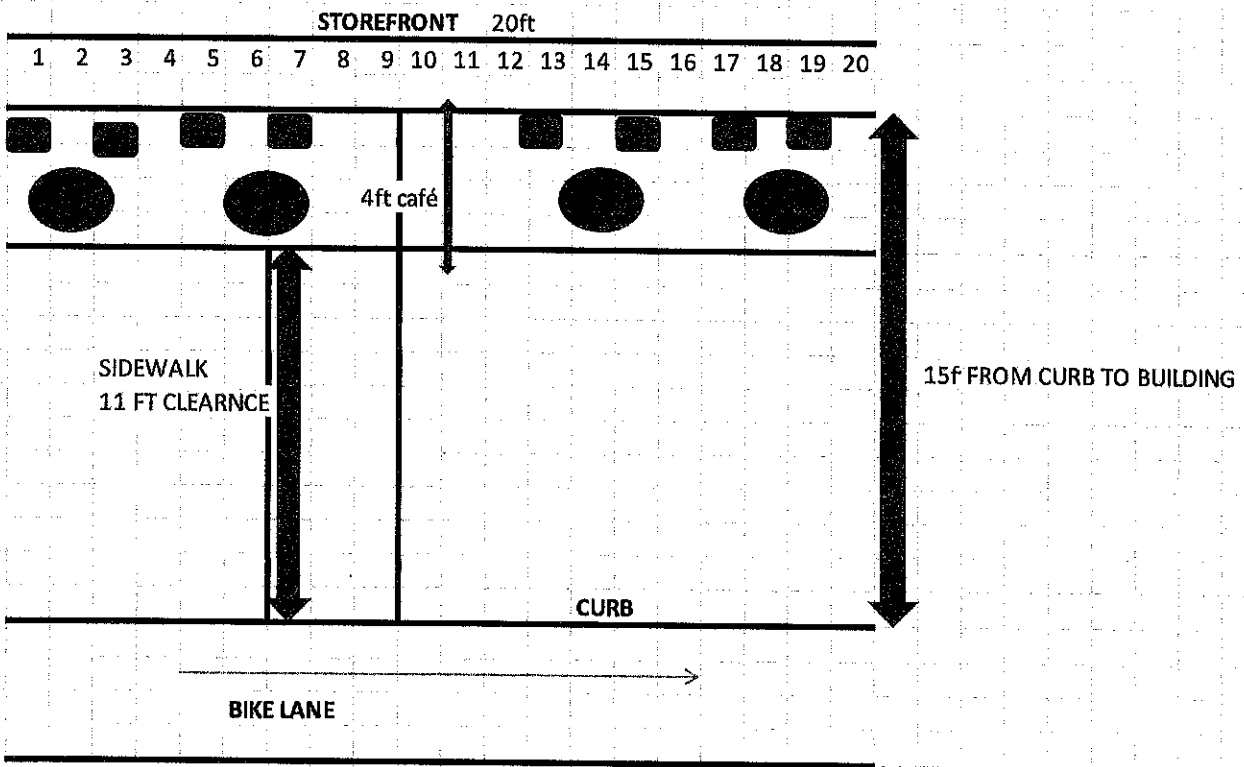
BAKERY/
COFFEE

BLOCK PLOT
496 9TH AVENUE
NEW YORK, N.Y.
JUNE 22, 2022
NOT TO SCALE

-W. 37TH ST.-

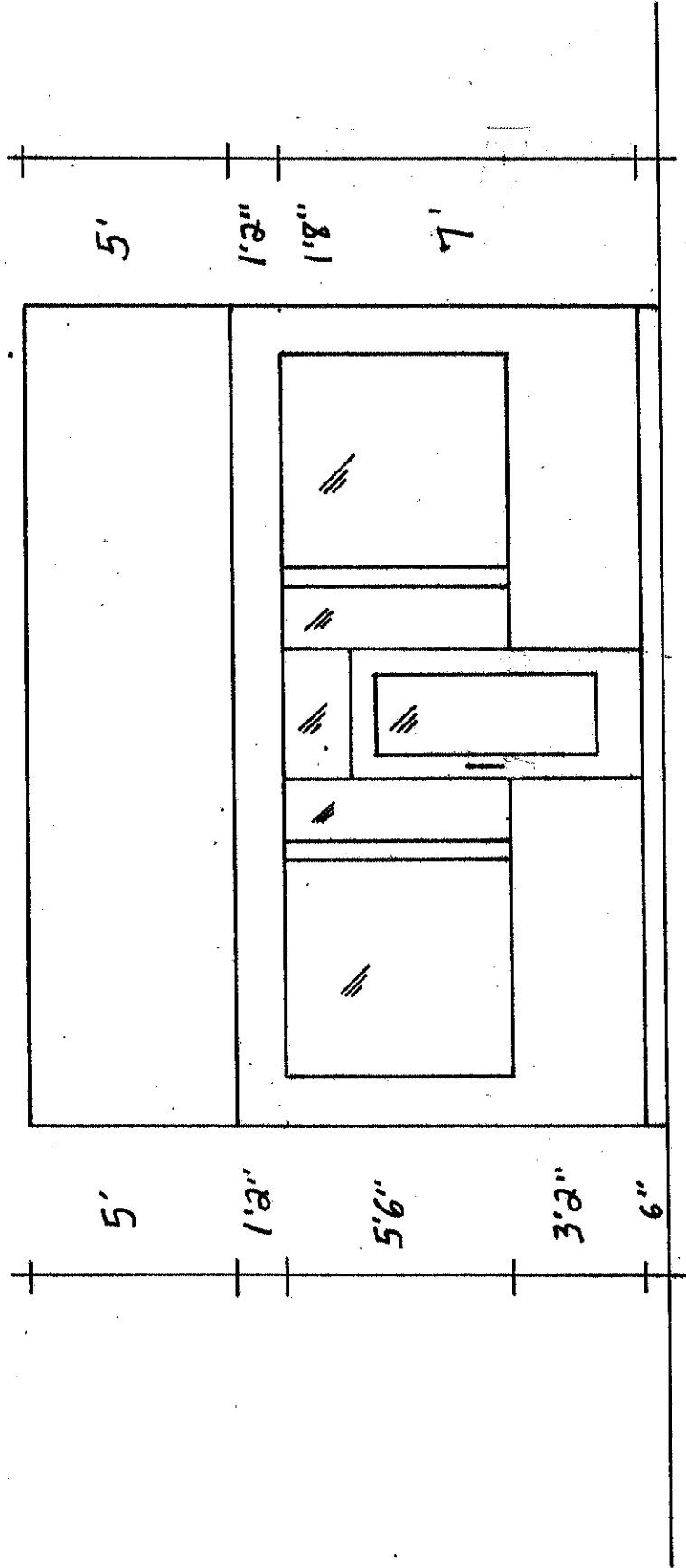
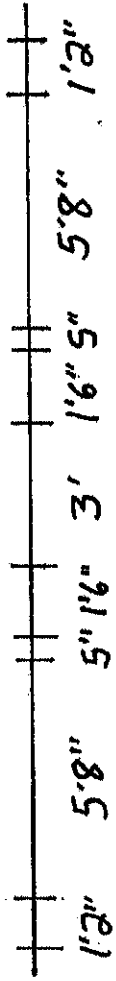
AMSTER WINE

DELI

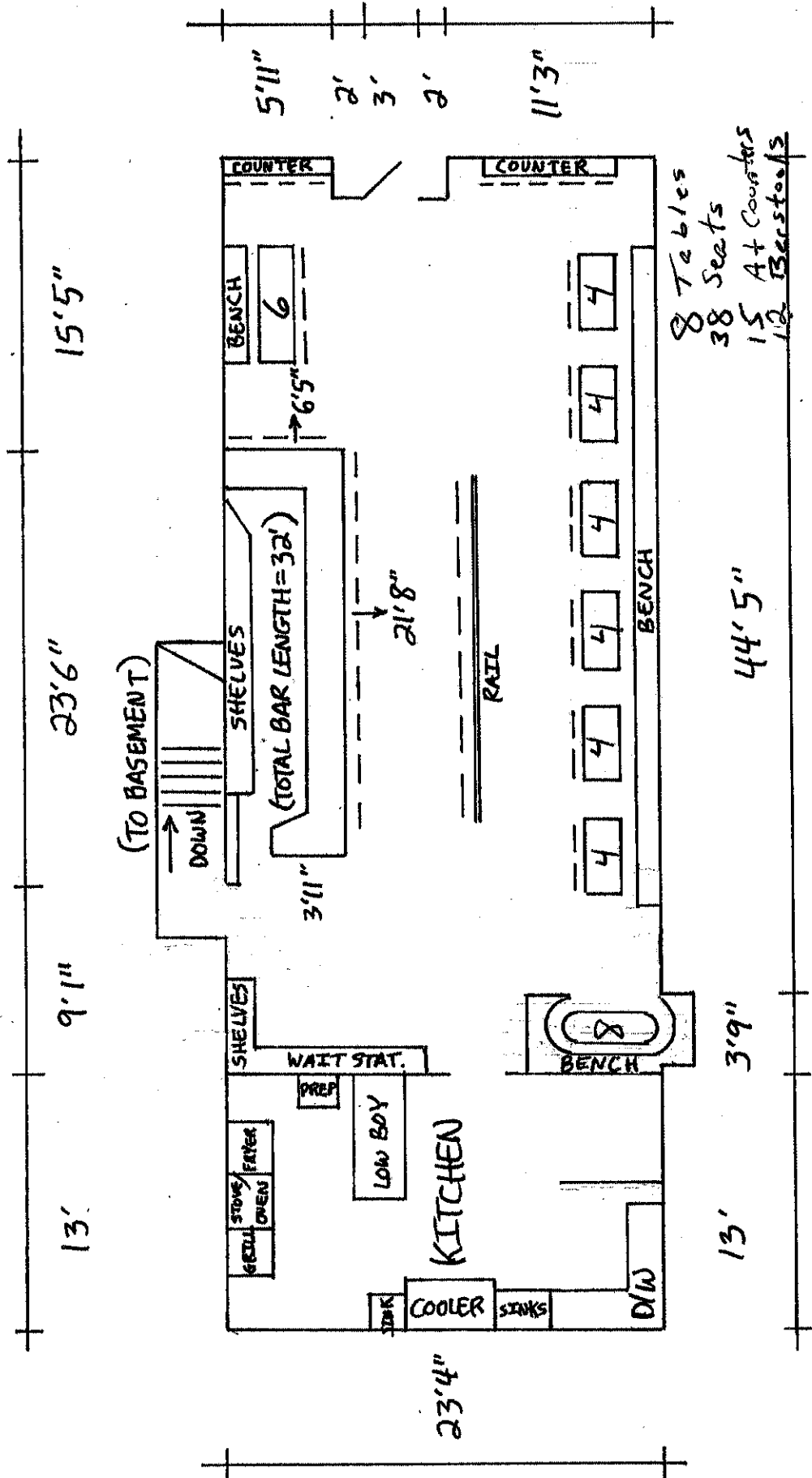


496 9th Ave
 NYC, NY

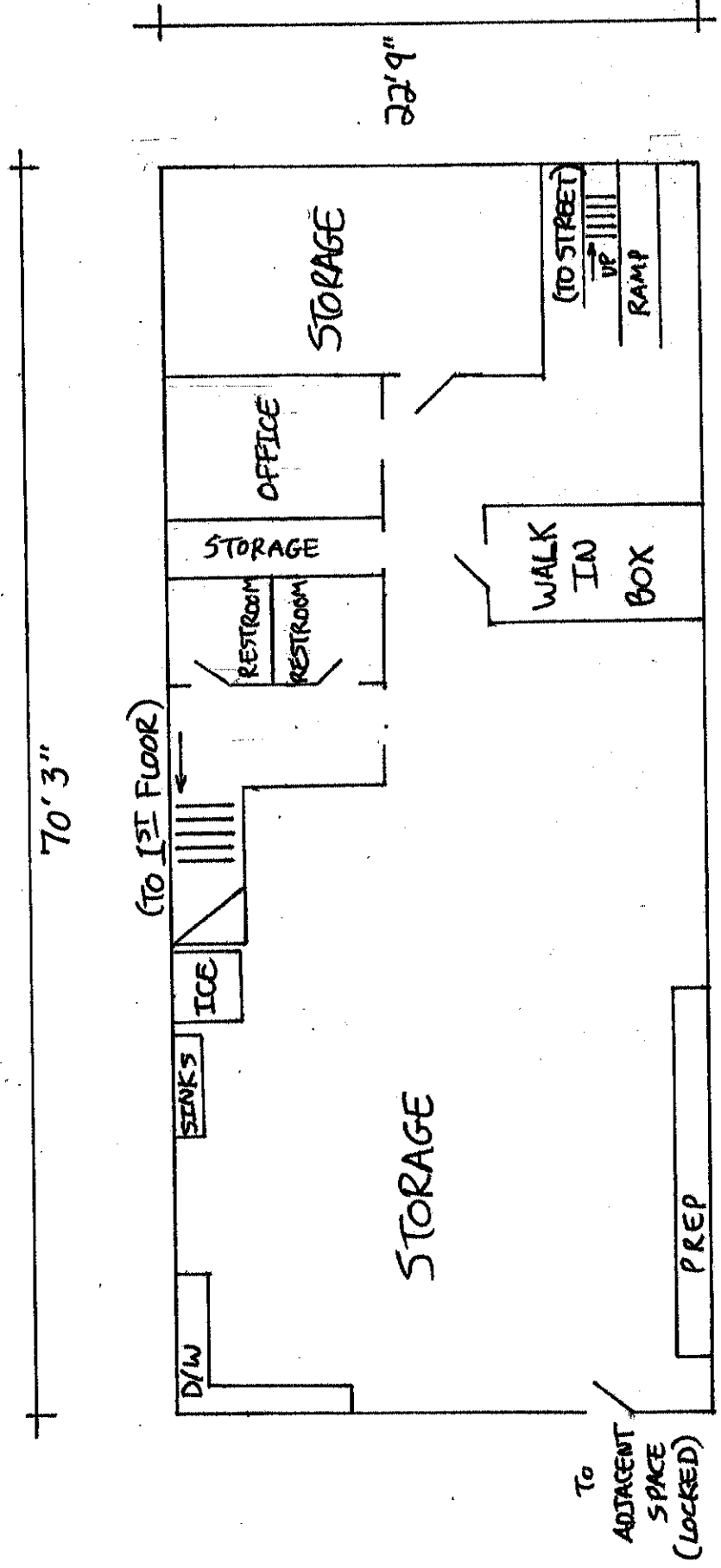
FRONT ELEVATION
496 9TH AVENUE
NEW YORK, N.Y.
JUNE 22, 2022
NOT TO SCALE



INTERIOR DIAGRAM
 496 9TH AVENUE
 NEW YORK, N.Y.
 JUNE 22, 2022
 NOT TO SCALE



INTERIOR DIAGRAM - BASEMENT
 496 9TH AVENUE
 NEW YORK, N.Y.
 JUNE 22, 2022
 NOT TO SCALE



354 WEST 38TH ST

PETITION

We, the undersigned, residents of the area believe that a restaurant with an on premises liquor license and recorded music located at 496 9th Ave, New York, New York and operating Monday-Friday 5:00 pm - 2:00 am and Saturday-Sunday 11:00 am - 2:00 am, would be in the best interest of the public.

NAME

Shamsh Tullioth
Carol Pavitt
Angelique Shawson

ADDRESS

354 WEST 38TH ST #30
354 WEST 38TH ST #50
354 WEST 38TH ST #4E

