Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NA	ME		DOING BUSINESS AS (DBA)							
GENIUS	GEMS	CHELSEA LLC	N/A							
STREET ADDRESS			CROSS STREETS ZIP CODE					DE		
555 6th Ave	enue		W 15th	W 15th St & W 16th St 10011				1		
OWNER	NAME:	Jennifer K. Romanoff			NAME:	Gen H	larris of F	Rezzonator Services		
(Attach a list of all the people that will be associated/listed	PHONE:	(347) 556-2623	ATTORNEY/ REPRESENTAIVE		PHONE:	(212)	390-0806	5		
with the license)	EMAIL:	jennifer@geniusgems.com			EMAIL:	info@	rezzonat	orservices.com		
	NAME:	Marc Romanoff			NAME:		W 15 LLC	l: Richard A. Cohen		
MANAGER	PHONE:	(917) 940-8245	LANDLORD	,	PHONE:		enge Manag 12) 977-50			
	EMAIL:	marc@geniusgems.com			EMAIL:	bsolom	on@stoneh	engenyc.com		
APPLICATIO	ON TYP	E (<u>✓</u> Liquor License	_		Unencl	losed Sid	dewalk Ca	fe)		
	Has applicant	owned or managed a similar business?			YI	ES /	NO			
⊘ New	What is/was the name and address of establishment?					e see att				
	What were the dates applicant was involved with this former premise?				EXHII	BIT A - A	Applicant E	Employment		
○ Corp	What is the lid	What is the license # and expiration date?								
Change/Class Change/Removal	Is applicant making any alterations or operational changes?					ES	NO			
Change/Removai	If alterations of	or operational changes are being made, please descr	ibe/list all change	es.	N/A					
	What is the cu	urrent license # and expiration date?			N/A					
Aiteration	Please list/de	describe the nature of all the changes and attach the plans:				N/A				
METHOD O	F OPER	ATION								
TYPE OF ALCOH	IOL	C Liquor/Wine/Beer & Cider	0	Beer & Cio	der		⊘ Wine	e/Beer & Cider		
ESTABLISHMEN	Т		Tight oldo) Hotel	\otimes	Bar/Tavern	0	Catering Establishment		
ТҮРЕ		Adult Entertainment O Wine B	ar O Dai	nce Club	O Spo	orts Bar (Club (Frate	ernal Organization – Members Only)		
Has applicant/owner you plan to file?	YES	NO		The applicant will file with the SLA as soon as receiving approval from the Community Board.						
Is the 500 Foot Rule On-Premise liquor I establishment and t	YES	NO ✓	N/A - 1	N/A - Beer, Wine & Cider License only						
Is the 200 Foot Rule schools and houses		? If yes, please attach a diagram of the that trigger the rule.	YES	NO NO	N/A					
	er(s) read MO	CB4 Policy Regarding Concentration and	YES 🗸	NO						

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)																
		MONDAY	TUESDA	Y	W	EDNESDAY	THU	RSDAY	FRII	DAY	SATURDAY		SUNDAY			
HOURS*	Operation	9 AM - 11 PM	9 AM - 11	PM	9 /	AM - 11 PM	9 AM	- 11 PM	9 AM - 1 AM		9 AM - 1 AM		9 AN	1 - 11 PM		
(Indoor Only)	Kitchen	9 AM - 11 PM	9 AM - 11	PM	9 <i>A</i>	AM - 11 PM	9 AM	- 11 PM	9 AM - 1 AM		9 AM - 1 AM		9 AN	И - 11 PM		
	Music	9 AM - 11 PM	11 PM 9 AM - 11 PM 9 AM - 11 PM 9		9 AM	- 11 PM	9 AM - 1 PM		9 AM - 1 AM		9 AN	И - 11 PM				
	If you plan to have music, what type(s)? (Circle all that apply) BACKGROUND LIVE MUSIC					LIVE MUSIC		DJ	JUKI	E BOX		KAI	RAOKE			
	1 7/		v			OCCUP	ANCY									
Capacity (Certificate of Occupancy) Maximum # of Persons Occupying Premises (Including Employees) Number Of Tables of Seats							Number o									
INSIDE	Certificat Occupano	e of cy pending	194	6		24		0		1		0				
OUTSIDE (Other than sidewalk café)	N	/A	N/A	N/	A	N/A	1	N/A	N/A		N/A		N/A			
DCA APPROVED UNENCLOSI SIDEWALK CAFÉ	ED N	/A	N/A	N/	A	N/A	N/A N		N/A	N/A						
How many floors	are there? Wh	nat is the capaci	ty for each floor?)			2 Floors • Ba	: sement			•	First Floor				
How frequently v	will the owner(s) be at the estal	olishment?				The applicant, Jennifer K. Romanoff, will dedicate 20 to 30 hours towards the business, from Monday to Sunday									
Will there be dar	ncing?						YES	NO ✓								
Will applicant ha	ve bottle or tab	le service for be	everage alcohol?				YES	NO 🗸								
Will applicant be	hosting private	e; promotional o	r corporate even	ts?			YES	NO								
Will outside pror	noters be used	on a regular ba	sis? If yes please	e descri	be.		YES	NO ✓								
Will applicant ha	ve a security p	lan? If, yes plea	se attach.				YES	NO	Please s EXHIB			rity Plan				
Will security plan	n be implement	ed?					YES	NO								
Will State certifie	ed security pers	onnel be used?					YES	NO	Unless	special	occa	sions or pa	rties r	equire		
Will New York Nightlife Association and NYPD Best Practices be followed?						YES	NO	Applic	cable p	rovis	sions will	be fol	lowed			
Does applicant a operation?	ngree to notify N	ACB4 prior to m	aking changes to	o its me	thod	of	YES ✓	NO								
Will applicant be	using delivery	bicycles? If yes	, how many?				YES	NO ,	N/A							
Will delivery bicy wear attire clear				staurant	and	will staff	YES	NO	N/A							
Where will delive	ery bicycles be	stored during th	e day when not i	n use?			N/A									

MULTPLE SPACES/FLOORS CAPACITY BREAKDOWN										
Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music		
1st Floor	Playspace Zone	42	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		
1st Floor	Dark Room	24	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		
Basement	Employee Lounge	2	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		
Basement	Warming Kitchen	2	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		
Basement	Storage	3	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		
Basement	Bathrooms	7	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		

Please note that this is a large space, as such, this capacity represents all the persons that can legally occupy not just seating.

Trease flote that this is a large space, as sach, this capacity represents an the persons that can regard occupy flot just seating										
MULTPL	E SPACES/FLOOR	S CAPACITY I	BREAKD	OWN						
Space /Floor	Description/Use of Space	Capacity 194	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music		
Basement	Cafe Bar/Tavern	Please note that the only place where there will be alcohol consumption or service is this area - Cafe Area	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	6	24	0	1 stand-up bar 0 seats at the bar	✓ Background Music		
Basement	Activities Room (Party Room 2)	19	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	1	10	0	0	✓ Background Music		
Basement	Party Room 1	27	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	2	18	0	0	Background Music		
Basement	Beta Lab	17	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	2	10	0	0	✓ Background Music		
Basement	Slime Lab	19	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	1 stand-up bar 8 seats at the bar	Background Music		
Basement	3D Print Lab	4	Sun-Thurs: 9AM-11PM Fri-Sat: 9AM-1AM	0	0	0	0	Background Music		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO ✓	Chelsea District
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES		The applicant will provide the Certificate of Occupancy to the State Liquor Authority at the first renewal of the License (in 2024). This is an exception passed earlier this year by the Governor and the NYSLA
Is a Public Assembly permit required?	YES	NO ✓	
Are your plans filed with DOB?	YES 🗸	NO	

Community Notification/Relations									
NOTIFICATION:	# 1	100 West 16th Str Paul Groncki	100 West 16th Street Block Association Paul Groncki						
List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and	# 2		Please note that we have notified all the persons from the "Chelsea Block Associations/Tenant Association/Community Groups" list provided by the Community Board on 07/06/2022, through email						
community groups that applicant has notified regarding its application. For	# 3								
each please list both the organization and individual you contacted	# 4								
	# 5								
Please provide dates when applicant met w	ith the gro	oups listed above.	Saturday - July 16th, 2022						
Who was your contact person at each group	o you met	with?	Paul Groncki						
When did applicant post the notice that was	provided	?	07/06/2022 <i>Please see</i> a	07/06/2022 Please see attached EXHIBIT C - Notice Posted					
Where did applicant post the notice that wa	s provided	1?	On the from as required		he prem	ises and on the light poles surrounding the premises			
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.				YES 🗸	NO	(917) 940-8245 (Marc Romanoff's phone number)			
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				YES 🗸	NO				

BUILDING DESIGN							
State the name and type of business previously located in the space.	Restau	ırant Sei	ving E	Beer and Wine O	nly		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES ✓	NO		FIKA 555 6TH AVENUE LLC SERIAL #1286149			
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A				
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO					
Is the entrance ADA Compliant?	YES	NO					
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A	1			
Will applicant have a vestibule within the establishment?	YES	NO					
Will applicant use a storm enclosure?	YES	YES NO The premises already has double entryway do			ouble entryway doors		
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					
Will applicant comply with the NYC noise code?	YES	NO					
Will the establishment have any of the following: (circle all that apply)	FREN	FRENCH DOOL		GARAGE DOORS	S	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	Δ	1		
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	√ NO	the pri	or tenancy. The applic	ant wil	oofing throughout the premises, from l ensure their contractors maintain al their Lease Agreement	
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					
Will the kitchen exhaust system extend to the roof?	YES	NO.	All e	equipment wil	l be v	ventless	
Will the establishment have an illuminated sign?	YES	NO					
Will the establishment have a canopy extending over the sidewalk?	YES	NO.					
Where will the air conditioner be located? What type is it?		nises alrea ater Chille		system. There are n	nultiple	units on both floors.	
When was the air conditioner installed?		Within the last 6-8 years, to the applicant's best knowledge					

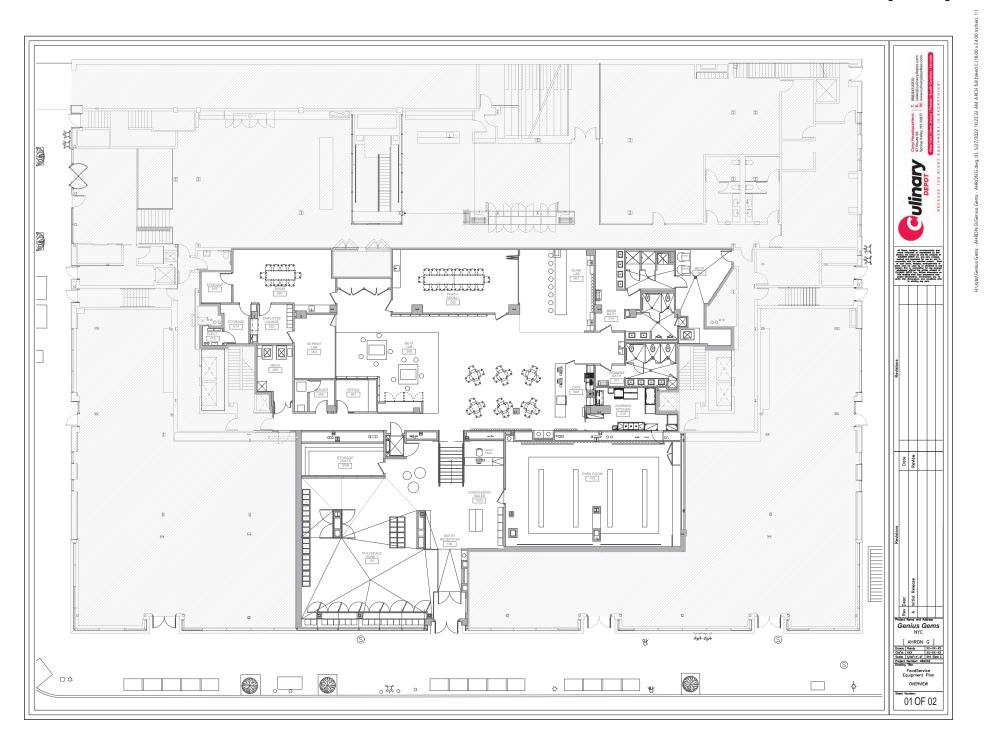
OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ									
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	N/A						
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	YES	NO ✓	N/A						
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	N/A						
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	N/A						
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	N/A						
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						

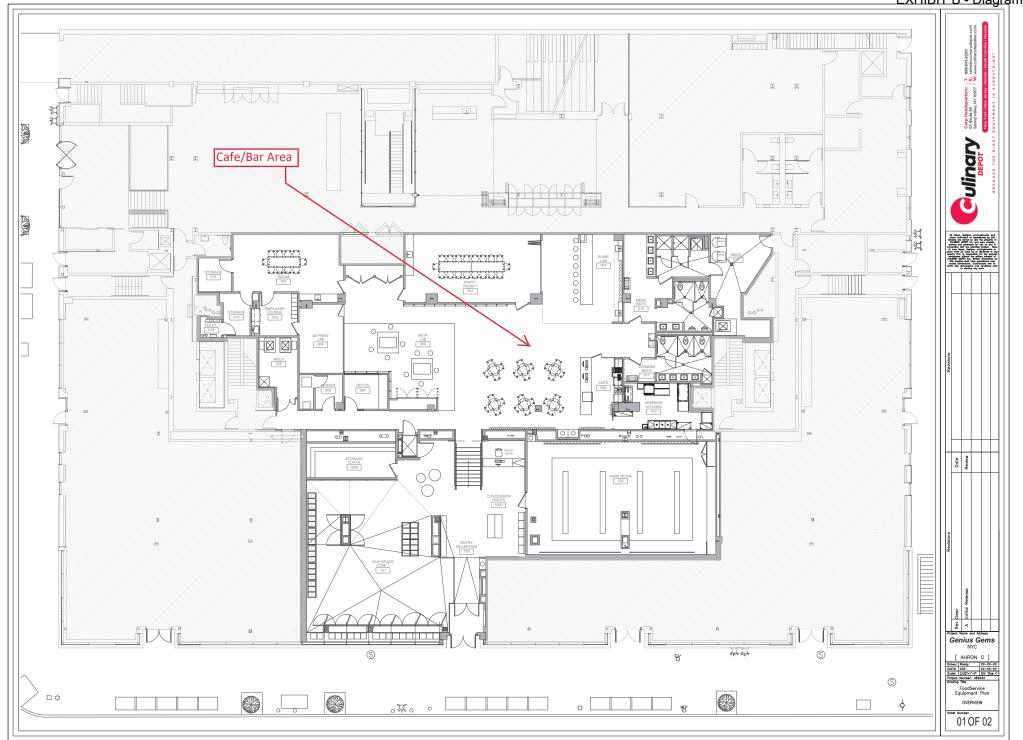
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			Meeting Date: August s
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	√ NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	√ NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	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 21st and March 21st, 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

	L STIPULATIONS: (C					
lcohol co	nsumption will be confi	ned to the baser	nent level			
exten	any additional stipulati	on on pages 7 a	nd 8 of this apr	olication conflicts	s with any resp	onse on

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) (MCB4's recommendation is based on a value of the recommendation, _0 _ members of abstaining and _0 _ present but not eligit	4) recommends: vote taken at its _46_ members voting in favor pposed, _0_ members	Denial unless all stipulations agreed to by applicant/owner are part of the method of operation Denial O Approval						
CB4 REPRESENTATIVES								
Nelly Gonzalez CB4 Assistant District Manager	Frank Holozubiec CB4 BLP Committee Co-Chair	lylin	Burt Lazarin CB4 BLP Committee Co-Cl	A Sandair				
APPLICANT AGREEMENT W	TH THE COMMUNITY							
Applicant agrees to these stipulations stipulations are essential prerequisites stipulations incorporated in the method agreement between MCB4 and applications supersede any oral statements or representations.	s to the MCB4 recommendation d of operation of its liquor licen ant and may only be altered in	n regarding this ap se. The stipulation writing signed by I	plication. Applicant ag s in this application of	grees to have these onstitute the entire				
SIGN HERE	Jennifer K. Romano	ff Jun-	SLJF FAPPLICANT	4/18/22 DATE				













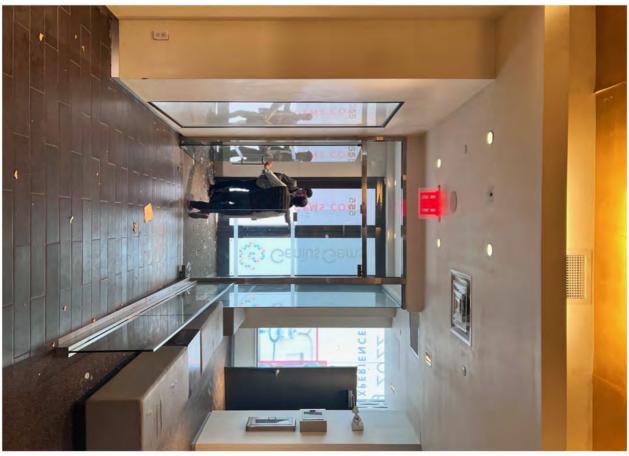






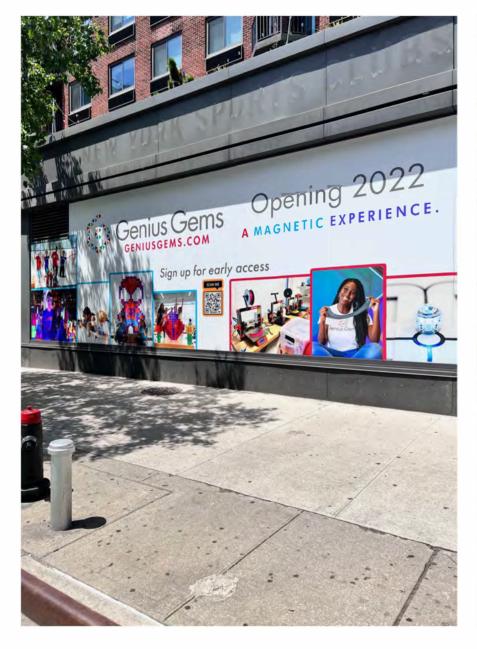


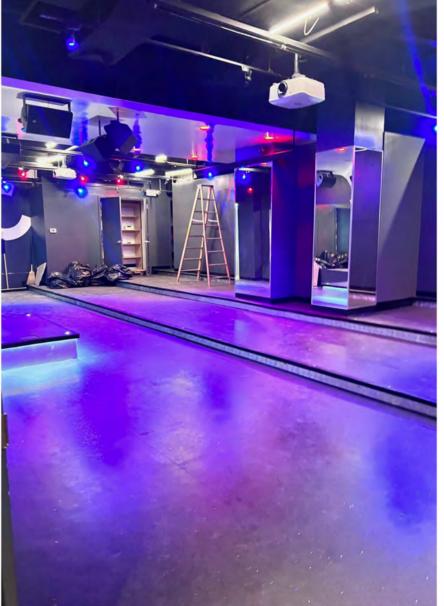


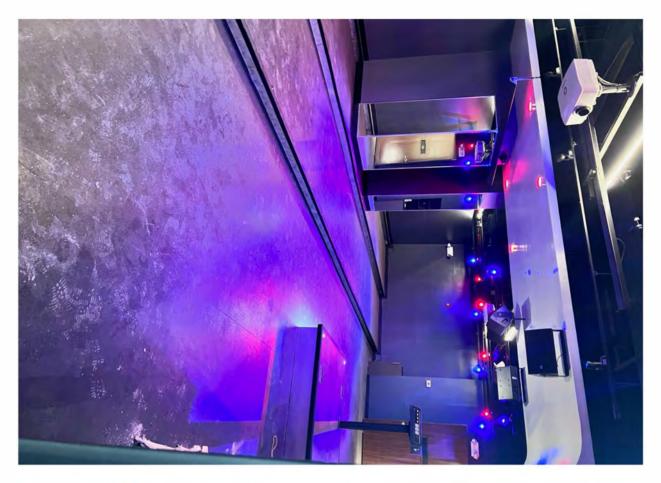




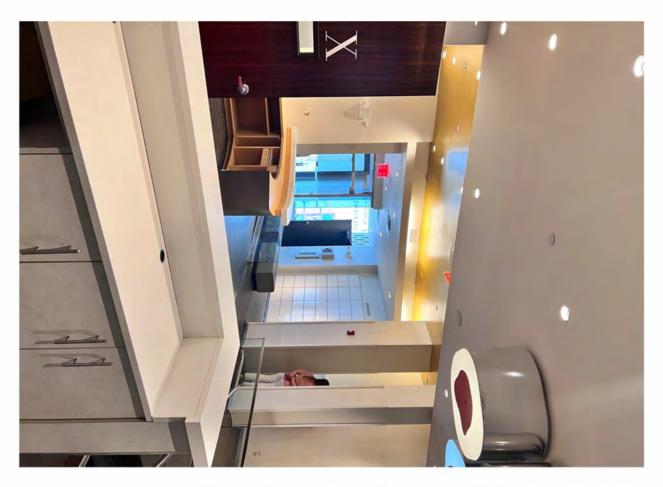


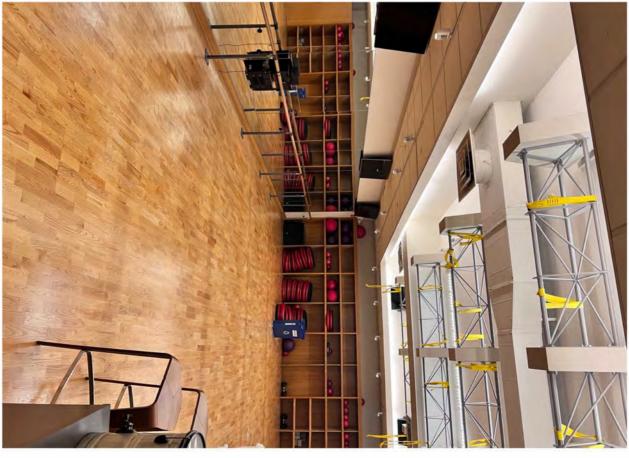




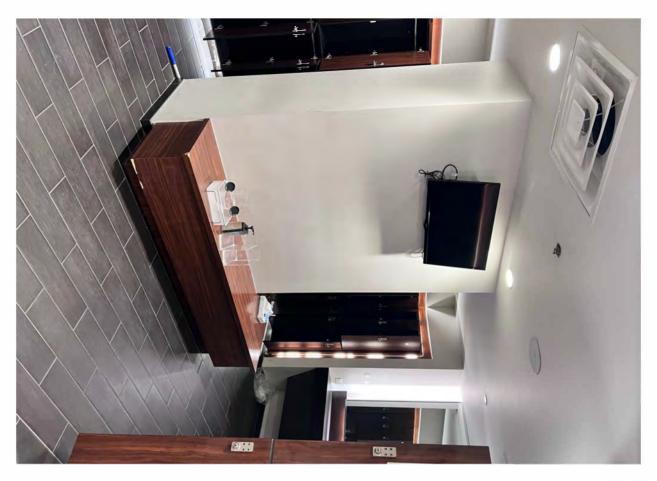


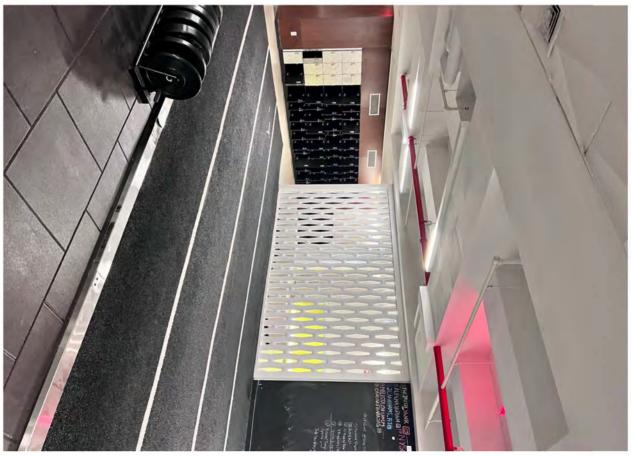


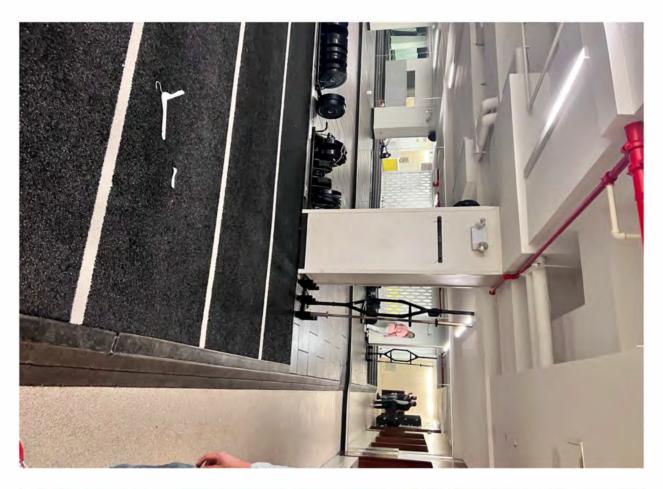


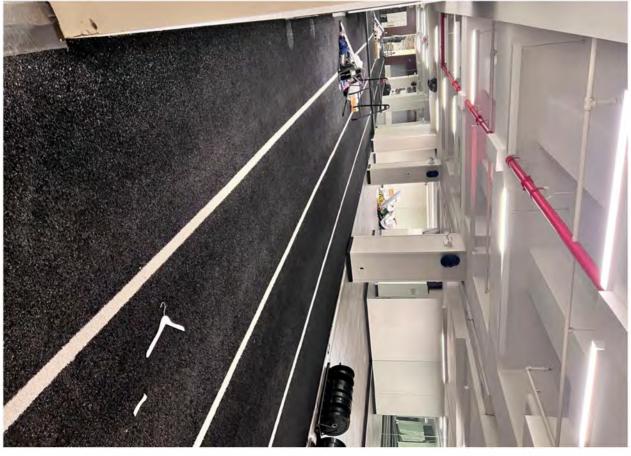


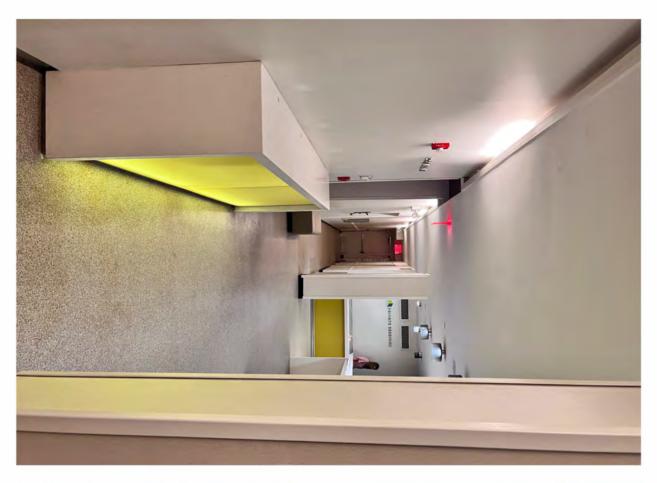




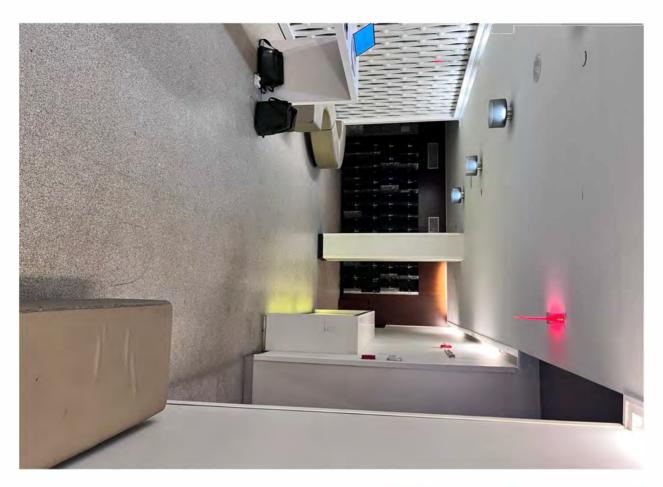




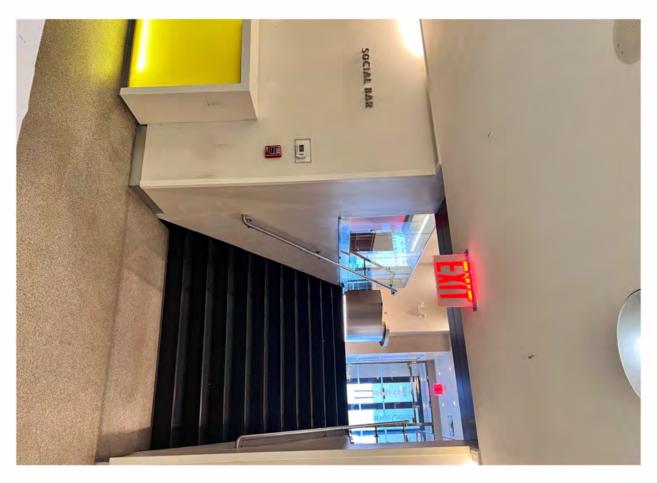
















Lite Bites

Fresh Fruit Cup \$XX C An assortment of organic seasonal fresh fruit.

Vanilla Yogurt Parfait \$XX Seasonal organic fresh fruit, granola, and vanilla yogurt.

Hummus with Pita Chips \$XX Freshly blended garbanzo beans with herbs and tahini sauce. Served with pita chips. Cheese Pizza \$xx | \$xx By the slice, or whole pie.

Chicken Nuggets \$XX
Plant-based Impossible chicken
nuggets.

Fresh Salad \$XX

Organic arugula, romaine,
cucumbers, and tomatoes with
honey mustard dressing.

Drinks

Green Power Smoothie \$XX Kale, banana, pear, almond butter, and soy milk.		Strawberry Banana Smoothie	\$xx	
Vanilla Shake	\$xx	Iced Coffee	\$xx	
Cafe Americano	\$xx	Mocha	\$xx	
Cafe Latte	\$xx	Espresso	\$xx	
Cappuccino	\$xx	Теа	\$xx	

Desserts

Chocolate Chip Cookie	\$xx
Smore's Bar	\$xx
Brownle	\$xx



Reds

Merlot \$xx | \$xx

Pinot Noir \$xx | \$xx

Zinfandel \$xx | \$xx

Whites

Sauvignon Blanc \$xx | \$x

Bubbles

Champagne \$xx | \$xx

Moscato \$xx | \$xx

Prosecco \$xx | \$xx

Beer

Blue Moon \$xx

Corona \$xx

Guinness \$xx

Heineken \$xx

Stella Artois \$xx

Original Amer	OFFICE USE ONLY		
		J	14
Print YOUR Name Jennifer K. Romano	ff 		
3. RESIDENCE HISTORY			
List your residence history for the past FIVE	E (5) years to the PRESENT DATE.		
Address		From (mm/yy	yyy) To (mm/yyyy)
9 Elm Court Way, West Orange, NJ 070	52	06/2015	Present
Address			yy) To (mm/yyyy)
N/A		N/A	N/A
Address		From (mm/yy	ryy) To (mm/yyyy)
N/A		N/A	N/A
Address			ryy) To (mm/yyyy)
N/A		N/A	N/A
List your employment history for the past Also, list any employment history that sho Add additional sheets if necessary. From (mm/yyyy) To (mm/yyyy) Employer 12/2021 Present GENIUS GEMS C Position Sole LLC Member / Managing Member Type of Business Bar/Tavern & Activity Center From (mm/yyyy) To (mm/yyyy) Employer	CHELSEA LLC Employer Address 555 6th Avenue, New York		
05/2017 Present GENIUS GEMS I	LLC		
Position	Employer Address	1110701	
Owner	215 Millburn Ave, Millburn	n, NJ 0704 ²	1
Type of Business			
Education Center			
	epartment of Education		
Position	Employer Address	V/ 1 5 "	/ 40000
Middle School Teacher	M.S. 324 21 Jumel Pl, Ne	w York, N	10032
Type of Business			
School			



Employment History Continued - Jennifer K. Romanoff

(Personal Questionnaire, Page 2, Question 4-Continued)

GENIUS GEMS CHELSEA LLC

From	То	Employer	Address	Position	Type of
(Month/Year)	(Month/Year)	Name			Business
2001	2004	TANGO	39 Morris Ave, Bryn Mawr, PA 19010	Waitress and completed alcohol service	Restaurant

GENIUS GEMS CHELSEA LLC 555 6th Avenue, New York, NY 10011 Attention Manhattan Community Board #4
Meeting Date: August 9th, 2022

EXHIBIT B

Security Plan

- The bar/tavern will be adequately supervised during all hours of operation by the applicant and employees as needed.
- The employees will be trained on proper alcoholic beverage service, to ask for ID before making a sale and to not sell to intoxicated patrons.
- Security Cameras and monitored Security System will also be installed at the premises for purposes of supervision: total of 26 security cameras.
- Business Owner will train employees to properly handle unruly patrons by asking them to leave the establishment and/or involving the police department if and where necessary.
- All patrons will be screened at the front entrance by a staff member, who will confirm the patron's advance registration through applicant's website.
- The applicant will also have double security doors (with magnetic locks), and a video intercom system at the door.

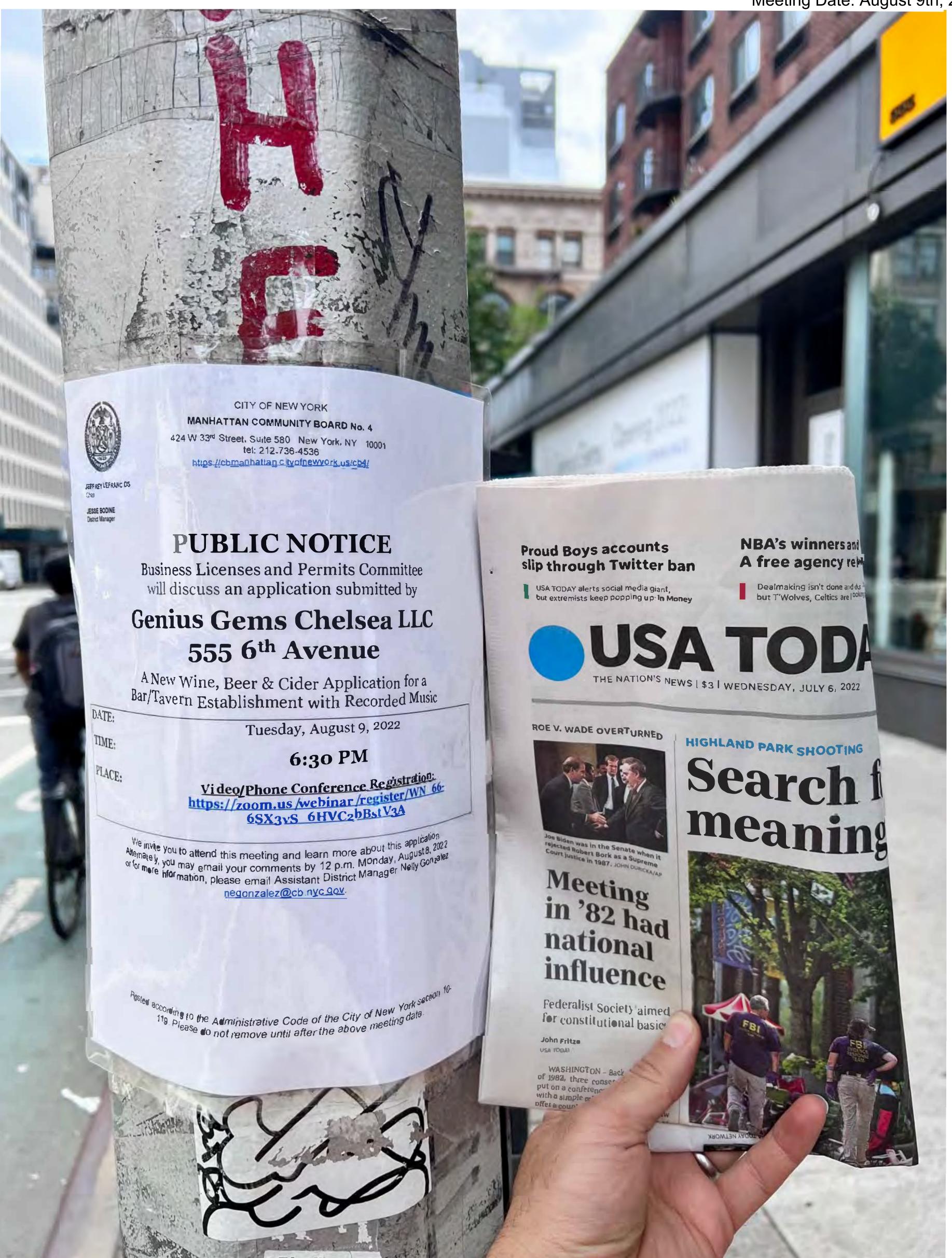
Attention Manhattan Community Board #4

Meeting Date: August 9th, 2022





Attention Manhattan Community Board #4
Meeting Date: August 9th, 2022



Attention Manhattan Community Board #4
Meeting Date: August 9th 2022

