

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Manhattan Lobster Place LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 25 11th Avenue, Market 57, Kiosk 14		CROSS STREETS W. 15th / 11th Avenue	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Ian MacGregor	ATTORNEY/ REPRESENTATIVE	NAME: Bernstein Redo & Savitsky / Ben Savitsky
	PHONE: (212) 255-5672		PHONE: 212-651-3100
	EMAIL: ianm@lobsterplace.com		EMAIL: ben@brpclaw.com
MANAGER	NAME: Jessica Burkins	LANDLORD	NAME: Google LLC
	PHONE: (646) 568-1224		PHONE: 646-588-1617
	EMAIL: jessicab@lobsterplace.com		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	The Cull & Pistol / Serial 1277087	
	What were the dates applicant was involved with this former premise?	75 9th Avenue, New York, New York 10011 Opened circa. 2013	
<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
	<i>If alterations or operational changes are being made, please describe 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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	October 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<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	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	Kitchen Food Prep	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	Music	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm

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
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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	1161 (Entire Hall)	1161	37	231	0	1	23 (Entire Hall)
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?	1 - Capacity of 1161	
How frequently will the owner(s) be at the establishment?	Biweekly	
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?	<input checked="" type="radio"/> YES	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?	YES	<input checked="" type="radio"/> 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	NO Applicant uses third-party delivery company and may deliver from kiosk
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 Applicant will not employ its own delivery staff
Where will delivery bicycles be stored during the day when not in use?	N/A - Does not have own bicycles	

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
North Common Seating Area	Common Seating	N/A	All Hours	6	74	0	0 / 0	Recorded
South Common Seating Area	Common Seating	N/A	All Hours	9	70	0	0 / 0	Recorded
Kiosk 1	Dining / Bar	N/A	All Hours	0	0	0	1 / 3	Recorded
Kiosk 2	Dining / Bar	N/A	All Hours	0	0	0	1 / 3	Recorded
Kiosk 3	Dining	N/A	All Hours	0	0	0	0 / 3	Recorded
Kiosk 4	Dining	N/A	All Hours	0	0	0	0 / 8	Recorded
Kiosk 5	Dining	N/A	All Hours	0	0	0	0 / 4	Recorded
Kiosk 6	Dining	N/A	All Hours	0	0	0	0 / 4	Recorded
Kiosk 7	Dining	N/A	All Hours	0	0	0	0 / 0	Recorded
Kiosk 9	Dining / Bar	N/A	All Hours	0	0	0	1 / 3	Recorded
Kiosk 10	Dining / Bar	N/A	All Hours	0	0	0	1 / 3	Recorded
Kiosk 11	Dining / Bar	N/A	All Hours	0	0	0	1 / 3	Recorded
Kiosk 12	Dining	N/A	All Hours	0	0	0	0 / 3	Recorded
Kiosk 13	Dining	N/A	All Hours	0	0	0	0 / 4	Recorded
Kiosk 14	Dining / Bar	N/A	All Hours	0	0	0	1 / 2	Recorded
Kiosk 15	Dining	N/A	All Hours	0	0	0	0 / 6	Recorded
Kiosk 16	Dining	N/A	All Hours	0	0	0	0 / 6	Recorded
Kiosk 17	Dining / Bar	N/A	All Hours	0	0	0	1 / 6	Recorded
Living Room	Common Seating	N/A	All Hours	22	148	0	0 / 0	Recorded

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?	YES	<input checked="" type="radio"/> NO Pending
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	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	[See Rider]
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	N/A - Applicant contacted all groups requested	
Who was your contact person at each group you met with?	N/A - Applicant e-mailed all groups	
When did applicant post the notice that was provided?	08/29/2022 & 09/30/2022	
Where did applicant post the notice that was provided?	Direct entrance to hall and on light posts near main entrance	
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
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

Chelsea Block Associations/Tenant Associations/Community Groups

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	sallygm@gmail.com	Last Tuesday of the month @ 6:00pm
100/200 West 15 Street Block Association	Sally	Starosta	sallygm@gmail.com	No monthly meetings
100/200 West 15 Street Block Association	Kim	Rebus	kimon@v15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Grochki	paromchi@gmail.com	
100 West 16th Street Block Association	Matthew	Rabinson	mattrib@aol.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bwh.frl@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glaesman	michael_glaesman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein59@gmail.com	Meets if necessary
100 West 18th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 18th/20th Street Block Association	Sally	Greenspan	corba1001920@gmail.com	
100 West 18th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert_simon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beatrice195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanvareal@aol.com	
100 West 23th Street Block Association	Meissa	Stem	ma@melissa-stem.com	
100 West 23th Street Block Association	Carla	Nordstrom	west25@iretretelect@aol.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buhmieser	susan1011@aol.com	
Naked Eye Productions	Thia	Dif-eliciantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyflts@gmail.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolf	pamela@soeol.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	ccooke@me.com	
200 West 23(North)/24 Streets Block Association	Dianne	Mesurer	dianne23ns@gmail.com	
200 West 23(North)/24 Streets Block Association	Fallal	Fallal	omar.fallal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Fronmer	laurencefronmer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	First Monday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	Third Tuesday of the month @ 6pm
200 West 23(North)/24 Streets Block Association	Gloria	Lowe	glowes@worldnet.com	Third Tuesday of the month @ 6pm
200 West 23(North)/24 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
200 West 23(North)/24 Streets Block Association	David	Stoss	davidstoss@gmail.com	Third Tuesday of the month @ 6pm
200 West 23(North)/24 Streets Block Association	Carol	Oil	coll@habiblatina.com	
300 West 18/19 Streets Block Association	Abert	Taylor	alberttaylor@me.com	
300 West 18/19 Streets Block Association	Eleanor	Kornwitz	eleonor@quibecorner.com	First Monday of the month @ 7 pm
300 West 18/19 Streets Block Association	Andrea	Gabriele	300west@gmail.com	First Monday of the month @ 7 pm
300 West 18/19 Streets Block Association	Phyllis	Waisman	phyfls.waisman@gmail.com	First Monday of the month @ 7 pm
300 West 18/19 Streets Block Association	Miguel	Aguedo	maga1360@yahoo.com	
300 West 20 Street Block Association	David	Lesser	David@lessr.com	
300 West 20 Street Block Association	Allen	Oster	acster@aol.com	No monthly meetings
300 West 20 Street Block Association	Karen	Klein	wk00ba@gmail.com	No monthly meetings
300 West 20 Street Block Association	Amy	Klein	amylein724@gmail.com	
300 West 20 Street Block Association	Andy	Humm	andyhumm@aol.com	
300 West 20 Street Block Association	Inge	Ichhenko	lenaris@lita.info	
300 West 20 Street Block Association	Florence	Derr	lerrthunter@gmail.com	
300 West 20 Street Block Association	Darlene	Walters	dwalters@gmail.com	
300 West 20 Street Block Association	Nel	Sekirk	nel@nelsekirk.com	
300 West 20 Street Block Association	Don	Hoffman	hoffmandb@hotmail.com	
300 West 20 Street Block Association	Wile	Waite	waite2014@gmail.com	
300 West 20 Street Block Association	Debra	Beard	dwbeard421@me.com	
300 West 20 Street Block Association	Brian	Danzon	blead8@comcast.net	
300 West 20 Street Block Association	Brendan	Keany	bleany@me.com	
300 West 20 Street Block Association	Manto	Mazzoni	seturiam@bearsouth.com	
300 West 20 Street Block Association	Scott	Hupe	12121216-0000	
300 West 20 Street Block Association	Donna	Langman	212-338-3700	
300 West 20 Street Block Association	Jeremy	Carmel	donnas@bormallangman.com	
300 West 20 Street Block Association	John	Mudd	jeremy.carmel@gmail.com	No monthly meetings
300 West 20 Street Block Association	Andrew	Berman	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
300 West 20 Street Block Association	Brian	Weber	andrew@qvshe.org	
300 West 20 Street Block Association	Brian	Weber	brianscoltweber@gmail.com	

When sending an email please bcc everyone on the list

Ben Savitsky

From: Ben Savitsky
Sent: Friday, September 30, 2022 3:37 PM
To: Ben Savitsky
Subject: Notice of New Beer/Wine License Application | Pier 57 (57 Hudson River Greenway / 25 11th Ave), The Market Hall Kiosks
Attachments: Pier 57 Beer & Wine Notice (09.30.22).pdf

Bcc: 'wborock@hotmail.com'; 'steve@w15ba.com'; 'info@w15ba.com'; 'kimon@w15ba.com'; 'pgroncki@gmail.com'; 'mattbrob@aol.com'; 'willrogers@gmail.com'; 'antonellacipollone2000@yahoo.it'; 'bvh.drf@gmail.com'; 'michael_glassman@hotmail.com'; 'judyklein999@gmail.com'; 'sallygmg@gmail.com'; 'mwalshny@gmail.com'; 'robert.simon2267@gmail.com'; 'beacon195@aol.com'; 'germanygerald@aol.com'; 'm@melissa-stern.com'; 'west25thstreetproject@gmail.com'; 'susanb1011@aol.com'; 'Tina@NakedEyeProductions.com'; 'pamela@angel.net'; 'pjcooke@me.com'; 'dianne2ns@gmail.com'; 'omar.fattal@gmail.com'; 'laurencefrommer@yahoo.com'; 'thuyqpham1@gmail.com'; 'glowe@wohlfarth.com'; 'palmermarshall@yahoo.com'; 'davidsloss@gmail.com'; 'cott@habitatmag.com'; 'albertrtaylor@mac.com'; 'eleanor@quiltedcorner.com'; '300wba@gmail.com'; 'phyllis.waisman@gmail.com'; 'mig91360@yahoo.com'; 'david@dlessner.com'; 'wflowers7@gmail.com'; 'mis@nyc.rr.com'; 'emce33@aol.com'; 'aoster@earthlink.net'; 'w400ba@gmail.com'; 'kjacobnyc@gmail.com'; 'amyklein724@gmail.com'; 'andyhumm@aol.com'; 'tenants@lta.info'; 'inge64@me.com'; 'fdenthunter@gmail.com'; 'dwatersh@gmail.com'; 'neil@neiselkirk.com'; 'hoffmandibj@hotmail.com'; 'wade2084@gmail.com'; 'dwbeard421@me.com'; 'bkd8@cornell.edu'; 'bkeany@pennsouth.coop'; 'education@pennsouth.coop'; 'donna@donnalangman.com'; 'jeremy.carmel@gmail.com'; 'john.mudd@usa.net'; 'andrew@gvshp.org'; 'negonzalez@cb.nyc.gov'

Good afternoon:

Our office represents several applicants for beer/wine licenses that will be operated as part of a new food hall inside the building at Pier 57 (57 Hudson River Greenway/25 11th Avenue). Our applications will be before Manhattan Community Board Four's Business Licenses & Permits Committee in October 2022. The Community Board has requested that we provide notice to you or your group as part of this process.

The proposed food hall will have kiosks that each focus on different cuisines. There will be Thai food from Zaab Zaab, modern Japanese comfort food by Bessou, and seafood from Lobster Place, as well as many others. As part of the service of food and beverage, the following six providers are now applying for licenses to sell beer and wine (no liquor) throughout the day:

Kintaro Foods LLC
Due Madri LLC
BHL Brewing Company LLC
Manhattan Lobster Place LLC
303 Fare LLC
Zaab Zaab Inc.

The food hall and these kiosks may be open daily from 8:00am (at the earliest) to 10:00pm (at the latest). Food will be available at all hours of operation. The food hall and its kiosks will only utilize recorded background music as part of

providing atmosphere for patrons. Patrons will have seating available at each individual kiosk or at a communal seating area. There is no outdoor space associated with these applications. The food hall intends to be a warm and welcoming place for a quick bite for the entire neighborhood and its families.

Additional information about this food hall and the individual kiosks will be provided to Manhattan Community Board Four at a virtual public meeting to be held on October 11, 2022. In the interim, any member of the public interested in learning more about this application can reach out to Ben at Bernstein Redo & Savitsky P.C. at (212) 651-3100 or ben@bprclaw.com.

Thank you,

Benjamin Savitsky
BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, New York 10036
Office: 212.651.3100
Direct: 917.620.3255
ben@brpclaw.com | www.brpclaw.com

NOTICE

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Ben Savitsky

From: Ben Savitsky
Sent: Thursday, August 18, 2022 12:13 PM
To: Ben Savitsky
Subject: Notice of New Beer/Wine License Application | 57 Hudson River Greenway, The Market Hall Kiosks
Attachments: Pier 57 Beer & Wine Notice (08.18.22).pdf
Bcc: 'wborock@hotmail.com'; 'steve@w15ba.com'; 'info@w15ba.com'; 'kimon@w15ba.com'; 'pgroncki@gmail.com'; 'mattbrob@aol.com'; 'willrogers@gmail.com'; 'antonellacipollone2000@yahoo.it'; 'bvh.drf@gmail.com'; 'michael_glassman@hotmail.com'; 'judyklein999@gmail.com'; 'sallygmg@gmail.com'; 'mwalshny@gmail.com'; 'robert.simon2267@gmail.com'; 'beacon195@aol.com'; 'germanygerald@aol.com'; 'm@melissa-stern.com'; 'west25thstreetproject@gmail.com'; 'susanb1011@aol.com'; 'Tina@NakedEyeProductions.com'; 'pamela@angel.net'; 'pjcooke@me.com'; 'dianne2ns@gmail.com'; 'omar.fattal@gmail.com'; 'laurencefrommer@yahoo.com'; 'thuyqpham1@gmail.com'; 'glowe@wohlfarth.com'; 'palmermarshall@yahoo.com'; 'davidsloss@gmail.com'; 'cott@habitatmag.com'; 'albertrtaylor@mac.com'; 'eleanor@quiltedcorner.com'; '300wba@gmail.com'; 'phyllis.waisman@gmail.com'; 'mig91360@yahoo.com'; 'david@dlessler.com'; 'wflowers7@gmail.com'; 'mis@nyc.rr.com'; 'emce33@aol.com'; 'aoster@earthlink.net'; 'w400ba@gmail.com'; 'kjacobnyc@gmail.com'; 'amyklein724@gmail.com'; 'andyhumm@aol.com'; 'tenants@lta.info'; 'inge64@me.com'; 'fdenthunter@gmail.com'; 'dwatersh@gmail.com'; 'neil@neiselkirk.com'; 'hoffmandibj@hotmail.com'; 'wade2084@gmail.com'; 'dwbeard421@me.com'; 'bkd8@cornell.edu'; 'bkeany@pennsouth.coop'; 'education@pennsouth.coop'; 'donna@donnalangman.com'; 'jeremy.carmel@gmail.com'; 'john.mudd@usa.net'; 'andrew@gvshp.org'; 'negonzalez@cb.nyc.gov'

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BUILDING DESIGN			
State the name and type of business previously located in the space.		Shipping and storage terminal	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A - no French doors or garage doors
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 - no windows that open, but space will be closed by 10:00pm
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input 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?	YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A - No vent at this kiosk.
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Mammoth water cooled air handler / mechanical room		
When was the air conditioner installed?	2022		

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)

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
 _____ full board meeting, with _____ members voting in favor
 of the recommendation, _____ members opposed, _____ members
 abstaining and _____ 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.

X

SIGN HERE →

JAN MacCREGOR

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

9/11/22

DATE

Menu

THE GALLEY

by Lobster Place

BUTTERED & TOASTED

ME Lobster Roll

Knuckle & claw meat, celery, scallions, lemon, mayo, on toasted top-split bun
23

CT Lobster Roll

Knuckle & claw meat, warm butter, celery salt, chive, lemon on toasted top-split bun
23

Gulf Shrimp Roll

Wild shrimp, kewpie mayo, brown butter, tarragon on toasted top-split bun
14

PICNIC BOX

18/27 per person

Choice of Lobster Roll or Shrimp Roll, Chowder & Chips
Packed for 1, 2, 3 or 4

BAKED

14

(3 per order)

Oysters Kilpatrick

Garlic butter, bacon, Worcestershire, breadcrumbs, pickled shallot

Oysters Rockefeller

Pecorino & taleggio cheese, breadcrumbs, garlic-herb butter, kale

Bourbon Chili Oysters

Chipotle, bourbon, butter, breadcrumbs, scallions

CHILLED

Diver Scallop Crudo

Olive oil, yuzu, black lava salt

15

Lobster Cocktail

½ Chilled hard shell Maine lobster, warm drawn butter

MP

SIDES

New England Clam Chowder / Lobster Bisque - (Sm - 5 / Lrg - 9)

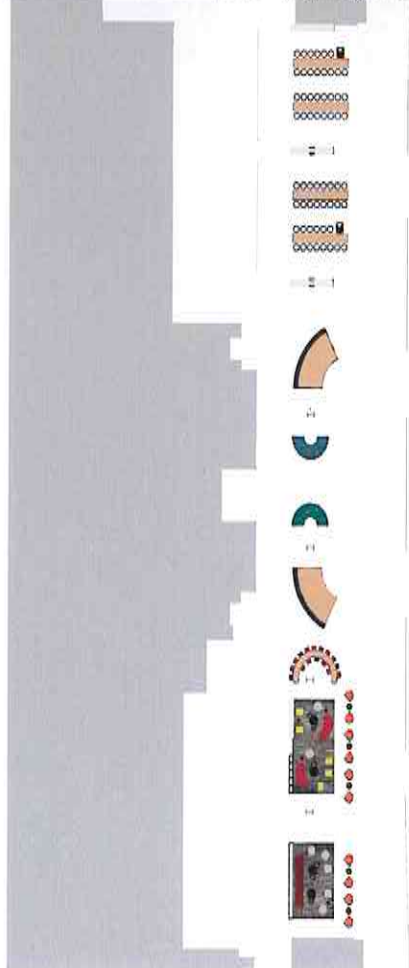
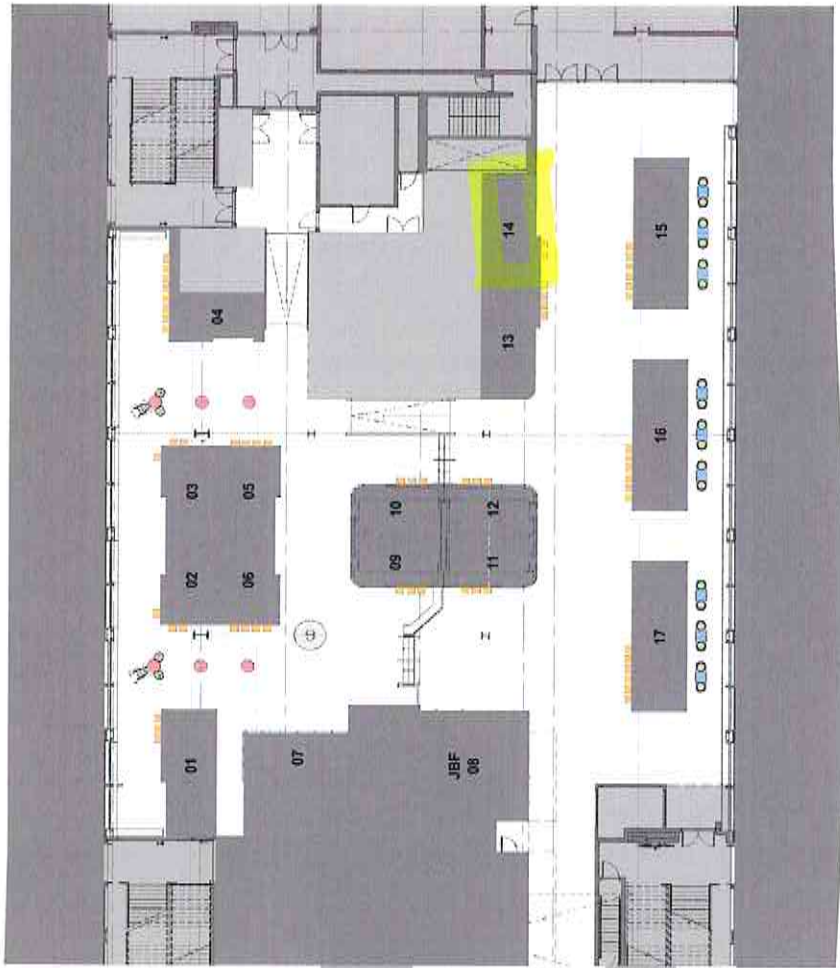
Cole Slaw - 3

Cape Cod Potato Chips - 2

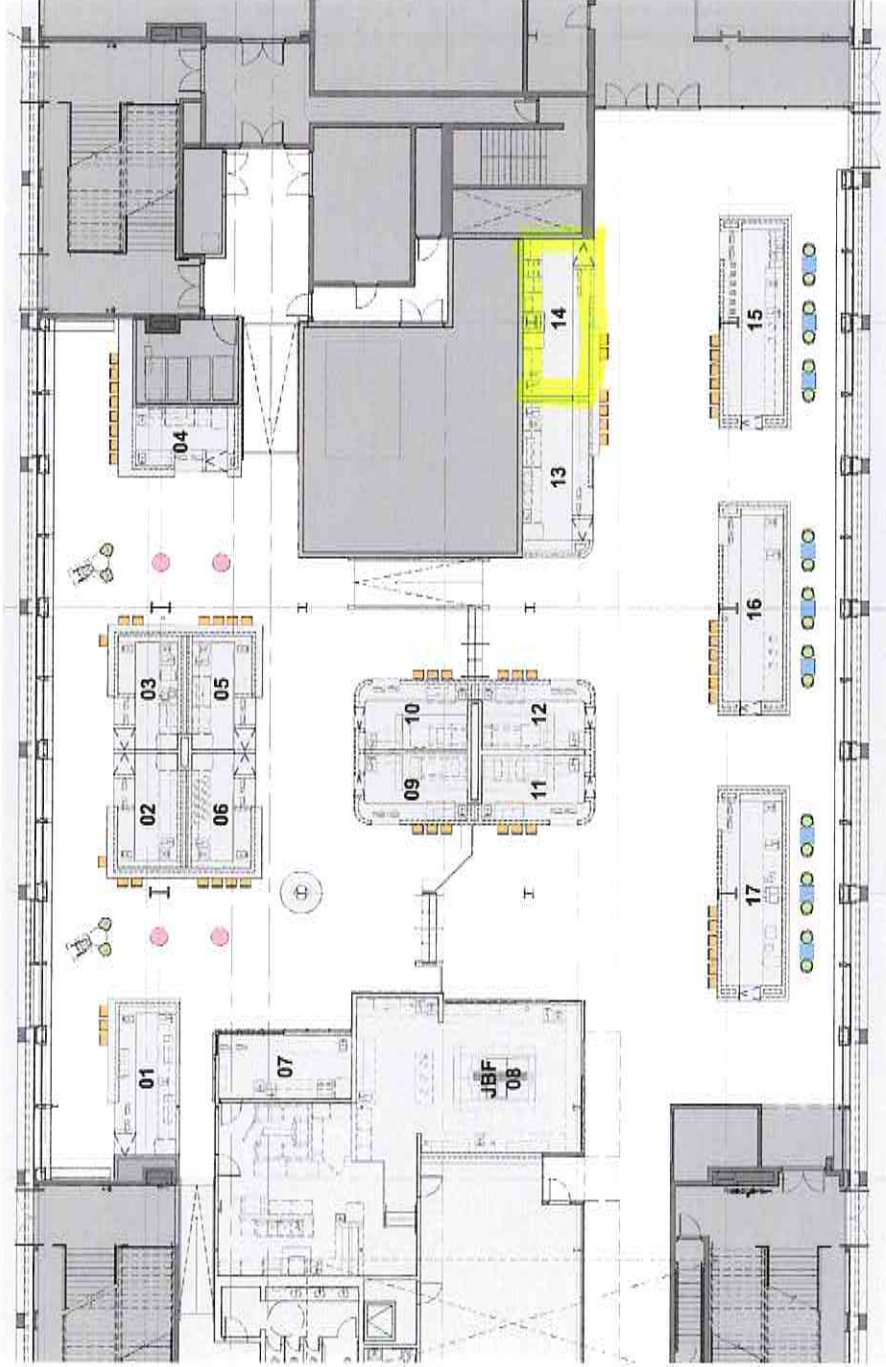
SWEETS

Key Lime Pie w/ Graham Cracker Crumble - 8

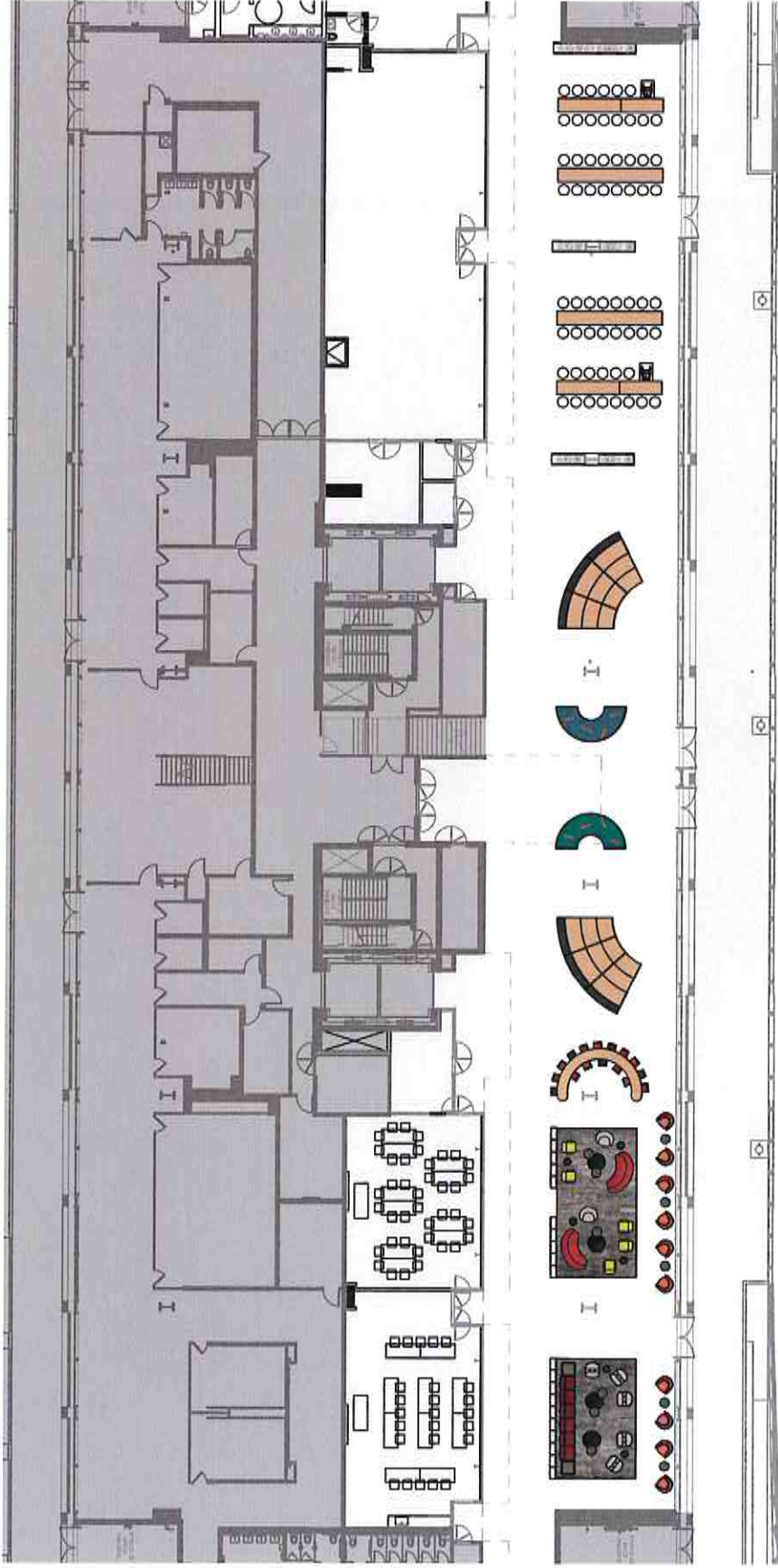
Floor Plans



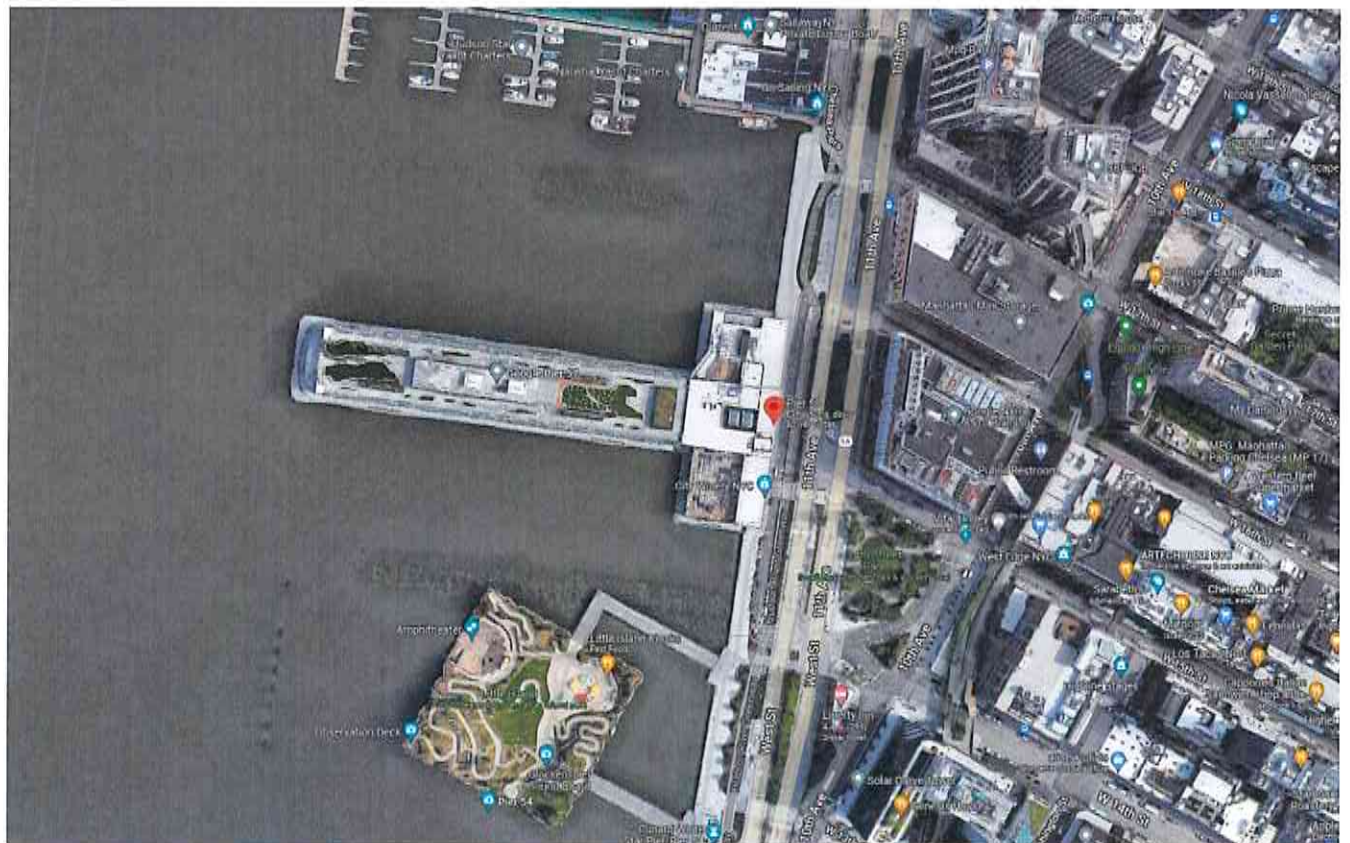
MARKET HALL - OVERVIEW



LIVING ROOM - OVERVIEW



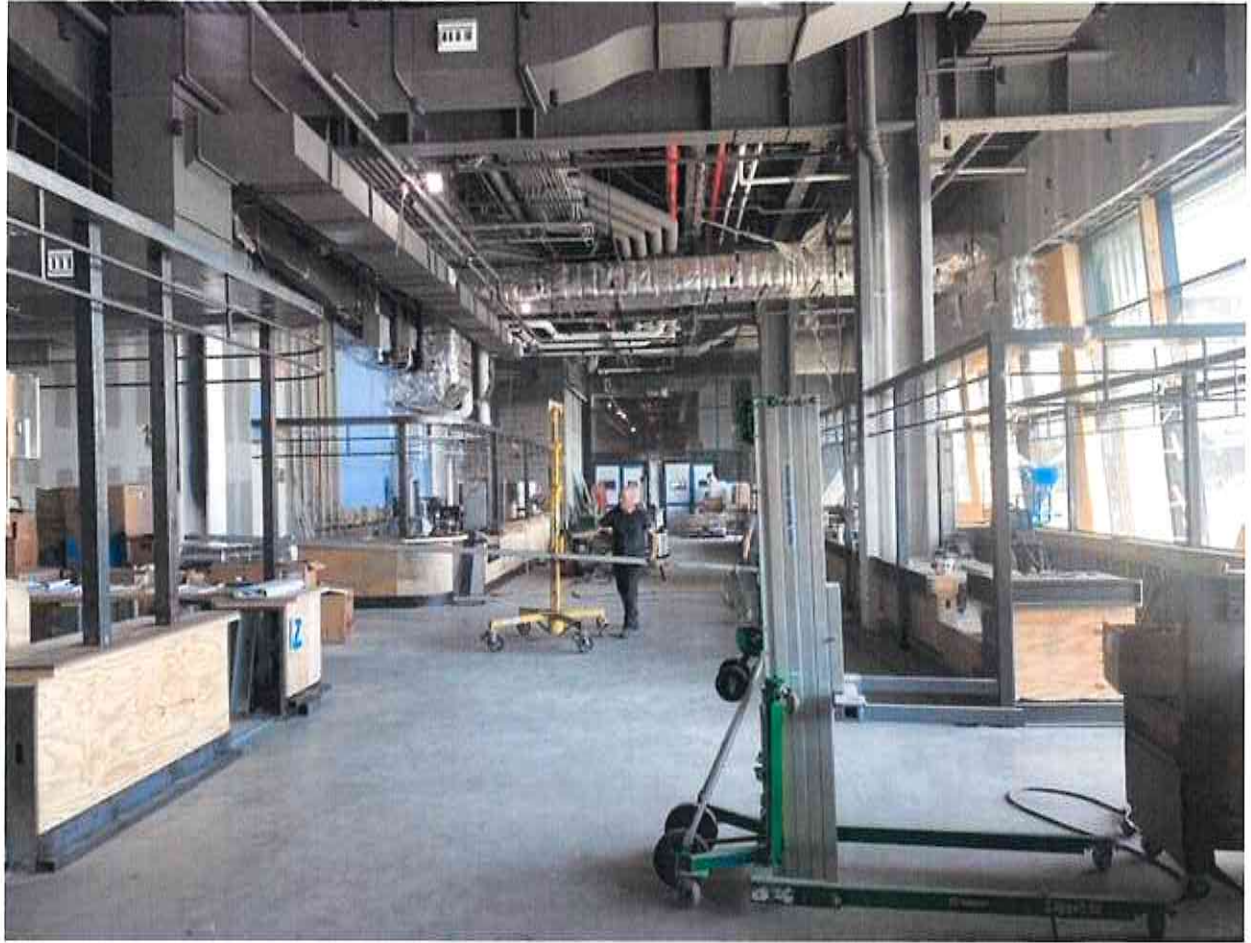
Photographs









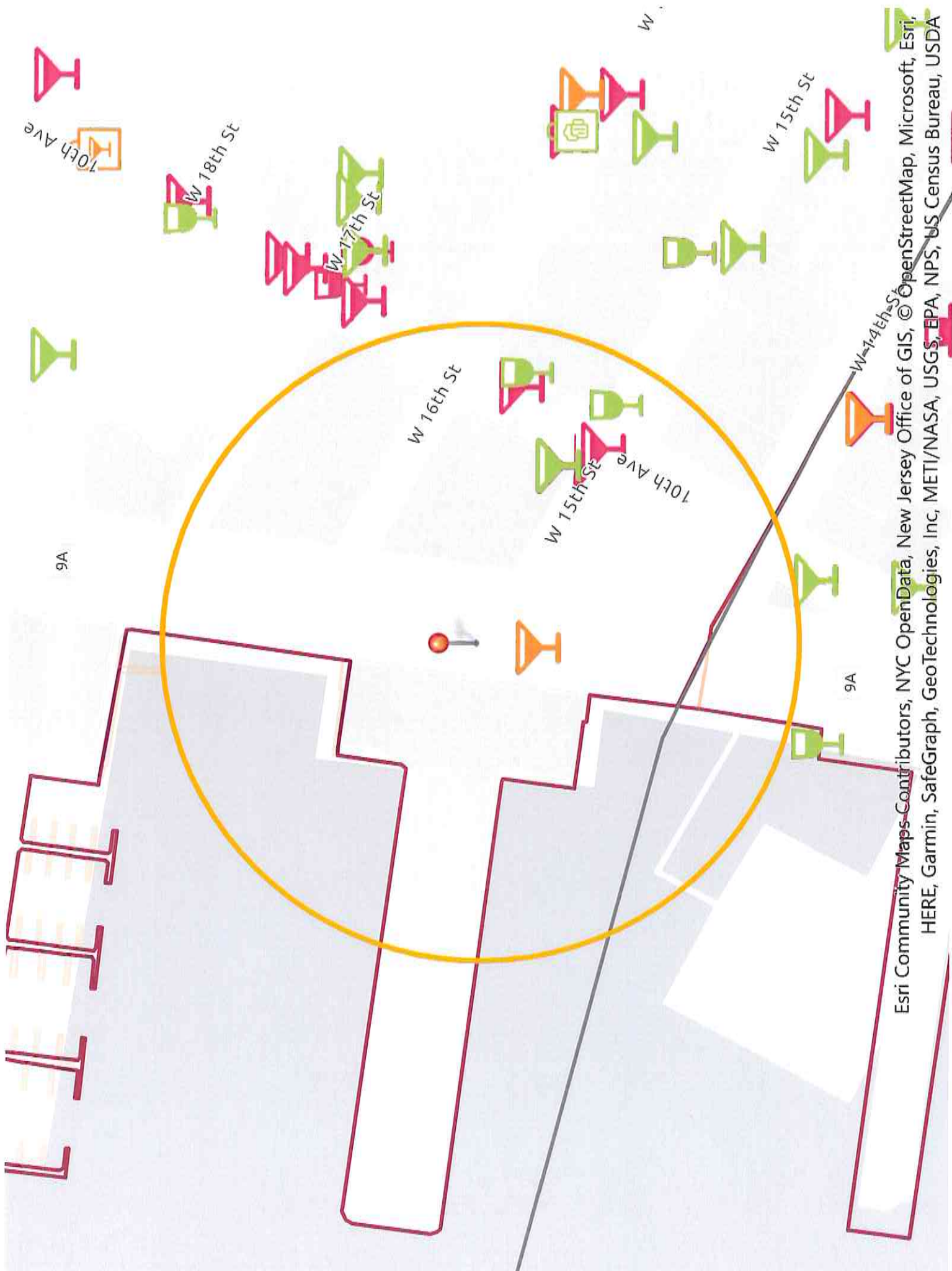








Area Map and Proximity Report



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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	29 11th Ave, New York, New York, 10011
Geocode	Latitude: 40.74331 Longitude: -74.00880
Report Generated On	9/1/2022

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINERY LTD Ser #: 1023575	75 9TH AVENUE NEW YORK, NY 10011	1,216 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,409 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	2,001 ft
HUDSON YARDS LIQUORS INC Ser #: 1319647	557 C WEST 23RD ST NEW YORK, NY 10011	2,045 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	2,156 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	2,234 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	2,258 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	2,468 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
No Churches within 500 feet		

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
RESTAURANT ASSOCIATES LLC Ser #: 1347298	29 11TH AVE BASMENT FLRS 1-3 NEW YORK, NY 10011	72 ft
PUTTERY MANHATTAN LP Ser #: 1350383	446 W 14TH ST NEW YORK, NY 10014	688 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
RESTAURANT ASSOCIATES LLC Ser #: 1293795	85 10TH AVE FLR 11 NEW YORK, NY 10011	297 ft
85 TENTH RESTAURANTS LLC Ser #: 1337421	85 10TH AVE 1ST FLR NEW YORK, NY 10011	297 ft
LIBERTY INN CAFE LTD Ser #: 1159506	51 10TH AVE 13TH & 14TH STREETS NEW YORK, NY 10014	518 ft
NOZ17 LLC Ser #: 1337694	458 W 17TH ST NEW YORK, NY 10011	648 ft
HYUNDAI MOTOR AMERICA INC & RESTAURANT Ser #: 1326463	40 10TH AVE NEW YORK, NY 10014	670 ft
WEST 17TH STREET ITALIAN RESTAURANT LLC Ser #: 1257499	457 W 17TH ST NEW YORK, NY 10011	727 ft
WCB HOLDINGS LLC Ser #: 1319985	436 W 15TH ST NEW YORK, NY 10011	735 ft