

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
152 W 26 Street Rest, LLC		Sandbar	
STREET ADDRESS		CROSS STREETS	ZIP CODE
152 West 26th Street		Btwn. 6th Ave & 7th Ave	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Gil Rubenstein	ATTORNEY/ REPRESENTAIVE	NAME: Joseph MacLellan, Esq.
	PHONE: (917) 551-0811		PHONE: (212) 524-5089
	EMAIL: gil@beancountersnyc.com		EMAIL: joseph.maclellan@gmlaw.com
MANAGER	NAME: Gil Rubenstein	LANDLORD	NAME: Fashion 26th Street, LLC
	PHONE: (917) 551-0811		PHONE: (646) 661-5560
	EMAIL: gil@beancountersnyc.com		EMAIL:
APPLICATION TYPE <small>Method of Operation Change</small> <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	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="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	1324993	06/30/2024
	<i>Please list/describe the nature of all the changes and attach the plans:</i> See attached correspondence (hours and DJ for private events)		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	February 21, 2023
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 12:00am
	Kitchen	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 12:00am
	Music	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 12:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 1:00am	3:00pm to 12:00am
If you plan to have music, what type(s)? (Circle all that apply)			BACKGROUND X	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	N/A						
OUTSIDE <i>(Other than sidewalk café)</i>	90	90	19	76	0	1	8
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	1 Floor; Roof: 90	
How frequently will the owner(s) be at the establishment?	Approximately 5 x's per week	
Will there be dancing?	YES	NO X
Will applicant have bottle or table service for beverage alcohol?	YES	NO X Except for bottles of wine/beer (not nightclub/liquor bottles)
Will applicant be hosting private; promotional or corporate events?	YES X	NO On occasion, as may be requested from time to time
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO X
Will applicant have a security plan? If, yes please attach.	YES X	NO
Will security plan be implemented?	YES X	NO
Will State certified security personnel be used?	YES X	NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES X	NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES X	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	NO X
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 X
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 X	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES X	NO	
Is a Public Assembly permit required?	YES	NO X	
Are your plans filed with DOB?	YES X	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	Manhattan Community Board 5 ("CB5")		
	# 2	See attached list		
	# 3			
	# 4			
	# 5			
Please provide dates when applicant met with the groups listed above.		January 21, 2023 and March 6, 2023 March 20, 2023, March 27, 2023		
Who was your contact person at each group you met with?		Marc Rachman, Wendy Steiner, Matthew Feldman, Kameron Frank & Burt along with others		
When did applicant post the notice that was provided?		March 21, 2023		
Where did applicant post the notice that was provided?		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 X	NO	Gil Rubenstein (917) 551-0811
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES X	NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	Rare Chelsea Restaurant group, LLC d/b/a Rare		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES X	NO	Rare Chelsea Restaurant Group, LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES X	NO	
Is the entrance ADA Compliant?	YES X	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X	
Will applicant have a vestibule within the establishment?	YES	NO X	N/A
Will applicant use a storm enclosure?	YES	NO X	N/A
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 X	NO	
Will applicant comply with the NYC noise code?	YES X	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
	WINDOWS THAT CAN BE OPENED x Retractable Enclosure		
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO X	
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 X	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	X YES	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 X	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO X	No exhaust, electric kitchen/cook equipment
Will the establishment have an illuminated sign?	YES	NO X	
Will the establishment have a canopy extending over the sidewalk?	YES	NO X	
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	Existing		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES X	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)?	YES X	NO	Rooftop
Are the floorplans for the outdoor space(s) included?	YES X	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO X	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES X	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES X	NO	Separate outdoor space.
Will there be no amplified music, as per the law?	YES	NO X	Background music will be played through speakers requesting DJ for private events only
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO X	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 X	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES X	NO	Rooftop is next to a commercial office building and floors above nearby residential buildings
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES X	NO	background string lighting under retractable enclosure and around perimeter.
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	
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)

- There will be no use of promoters
- The 1000w speakers will be placed at a special angle minimizing the escape of sound
- DJ will be used for corporate events only between the hours of 5 pm - 10pm and on New Year's Eve

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.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 May 3, 2023 full board meeting, with 38 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

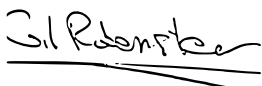
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation
 Denial Approval

CB4 REPRESENTATIVES

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

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

<p>SIGN HERE →</p>	<p>Gil Rubenstein</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>4/5/2023</p> <p>DATE</p>
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February 21, 2023

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210

Re: *152 W 26 Street Rest, LLC*
Serial Number: 1324993

Dear Sir/Madam:

We represent the above referenced licensee for Serial Number 1324993 and submit this cover letter along with the Request to Change Method of Operation enclosed herewith:

The specific request is to change the hours of operation for the licensed rooftop venue allowing the licensee to open earlier to accommodate brunch and lunch service.

The current hours of operation are as follows:

Sunday through Wednesday 3:00pm – 12:00am
Thursday through Saturday 3:00pm – 1:00am

The proposed hours of operation request is to allow the rooftop to operate as follows:

Monday through Wednesday: 3:00pm – 12:00am
Thursday and Friday: 3:00pm – 1:00am
Saturday: 11:00am – 1:00am
Sunday: 11:00 – 12:00am

Further, licensee requests to allow a live DJ for **private events only** and no later than 10:00pm for all days of the week. Licensee conducted a sound test and has the support of the neighboring building to grant these requests. Specifically the restrictions are as follows:

- The DJ will only be placed at the specific location used during the sound test (see attached floor plan)
- Utilize the same equipment licensee used during the sound test (2 X 1,000W speakers) and positioned in a 45 degree angle as demonstrated during said sound test.
- No subwoofer speaker (sub) or additional speakers will be used

Lastly, licensee requests to allow a live DJ for New Year's Eve future parties and events until 12:00am with the rooftop enclosure in the closed position.

In the event you have any questions or require any additional information in connection with this Change Method of Operation Application, please notify the undersigned upon receipt of this correspondence.

Very Truly Yours,



Joseph D. MacLellan

TAB 2

Greenspoon Marder, LLP
590 Madison Ave, 18th Floor
New York, NY 10022
(212) 524-5089
Joseph.maclellan@gmlaw.com

Hipster/Grain Bar



TAB 3

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Plates and Boards

Spiced Mixed Nuts	14
Greek Salad Heirloom Tomatoes, Cucumber, Pickled Red Onions, Kalamata Olives, Feta, Romaine, Oregano Vinaigrette	15
Crudit� Platter Cucumbers, Grilled Summer Squash, Radish, Cherry Tomatoes Fall Squash Hummus	24
Antipasto Board Prosciutto, Soppressata, Mozzarella, Manchego, Artichoke Hearts, Marinated Olives, Roasted Peppers Cherry Tomatoes, Capers Berries	28
S'mores Board for Two Marshmallows, Chocolate, Graham Crackers, Mini Bonfire	35
Pok� Tower Bigeye Tuna, Cucumber, Wakame, Scallion, Wonton Crisp, Smashed Avocado, Sesame, Spicy Mayo, Tar�, Tobiko, Hawaiian Salt, Wasabi Sprouts	35
Pinsa	
Vegan Avocado, Radicchio, Fris�e, Winter Radishes, Aleppo, Lemon Oil	15
Winter Love Ricotta, Fig, Prosciutto, Balsamic Glaze, Micro Greens	16
Heirloom Tomatoes, Roasted Honey Nut Squash, Calabrian Chili, Stracciatella, Garlic Bread Crumbs, Micro Herbs	16
Bianca Mozzarella, Goat Cheese, Asparagus, Roasted Peppers, Wild Arugula, Pierre Poivre	17
Delicata Squash + Burrata Wild Arugula, Parmesan, Garlic-Chili Olive Oil	17
Italian Soppressata, Pepperoni, Mozzarella, Tomato, Basil, Parmesan, Urfa Chili	18
Pinsa Dolce	
Dulce de Leche Caramelized Bananas, Chocolate Shavings	14
Nutella Stracciatella, Seasonal Berries	15



Farm Fresh Breakfast

Healthy Start

OATMEAL, toasted almonds, & raisins \$9
 GREEK YOGURT PARFAIT, honey, granola, & fruit \$10
 SEASONAL FRESH FRUIT PLATE \$12

Farm Fresh Eggs

Stuffed Croissant \$10
 eggs, cheese, & ham, served with seasonal salad

The Good Morning \$13
 2 cage-free eggs (any style,) home fried potatoes, smoked bacon, & chicken sausage

Egg White Omelet \$14
 spinach, & feta cheese, served with home fried potatoes

Chilaquiles \$14
 salsa roja, tortillas, black beans, cheese, sunny-side-up eggs, & guacamole

Shakshuka \$15
 poached eggs in stewed spiced tomatoes, with fresh herbs, served with pita bread

Breakfast Banh-Mi Sandwich \$13
 fried eggs, bacon, cheese, siracha mayo, pickled carrots & daikon, cucumber, herbs, served with home fries

Avocado Toast \$17
 homemade turkish bread, dukkah, avocado, feta cheese & poached eggs

Specialties

Fresh Baked Pastry Basket \$10.45
 homemade pain au chocolate, cheese danish, wheat toast, with butter & jam

Turkish Pie \$10.45
 puff pastry filled with spinach and cheese served with seasonal salad

Buttermilk Pancake Stack \$10.45
 with mixed berry compote and maple crème fraiche

Challah French Toast \$10.45
 caramellized roasted banana, new england maple syrup

New Yorker \$10.45
 toasted bagel, smoked salmon, cream cheese, tomato, red onions & capers

Sides

apple wood smoked BACON \$4
 smoked all-natural CHICKEN SAUSAGE \$4
 homemade baked CROISSANT \$4
 PAIN AU CHOCOLATE \$4
 CHEESE DANISH \$4
 home fried BREAKFAST POTATOES \$4
 sliced fresh AVOCADO \$5
 SIDE SALAD \$5
 SMOKED SALMON \$7

TAB 4

Greenspoon Marder, LLP
590 Madison Ave, 18th Floor
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(212) 524-5089
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152 W 26 Street Rest LLC d/b/a Sandbar Rooftop
152 West 26th Street (Rooftop), New York, NY 10001
Serial Number 1324993

Completion Photographs



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TAB 5

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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	152 W 26th St, New York, New York, 10001
Geocode	Latitude: 40.74557 longitude: -73.99371
Report Generated On	3/8/2023

8 Closest Liquor Stores		
Name	Address	Distance
BURGUNDY WINE COMPANY LTD Ser #: 1023596	143 W 26TH STREET NEW YORK, NY 10001	316 ft
LANDMARK WINE & SPIRITS INC Ser #: 1023569	167 W 23RD STREET NEW YORK, NY 10011	715 ft
GOURMET BAY INC Ser #: 1232661	745 6TH AVE 24TH & 25TH STREETS NEW YORK, NY 10010	739 ft
CLEARVIEW SPIRITS INC Ser #: 1190275	795 6TH AVENUE 6TH & 7TH AVENUES NEW YORK, NY 10001	791 ft
342 350 LIQUOR CORP Ser #: 1286875	342 7TH AVE STE 3 NEW YORK, NY 10001	938 ft
C & Y WINE INC Ser #: 1334332	292 8TH AVE NEW YORK, NY 10001	1,088 ft
LE GARREC NYC LLC Ser #: 1344355	61 W 23RD ST NEW YORK, NY 10010	1,175 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	1,306 ft

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

Churches within 500 feet	
Name	Distance
Muslim World League	234 ft
Church of Christ	387 ft
Partnership For The Homeless	392 ft
Episcopal Social Services	392 ft
Episcopal Mission Society	392 ft

Churches within 500 feet

Name	Distance
Convent Capital	462 ft
Manhattan Fellowship	486 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FASHION 26TH STREET LLC;INTERSTATE MANAGEMENT COMP Ser #: 1356621	152 158 W 26TH ST NEW YORK, NY 10001	160 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
152 W 26 STREET REST LLC Ser #: 1325005	152 W 26TH ST GROUND FLOOR & CELLAR NEW YORK, NY 10001	2 ft
152 W 26 STREET REST LLC Ser #: 1324993	152 W 26TH ST ROOFTOP NEW YORK, NY 10001	2 ft
RARE CHELSEA REST GROUP LLC,FASHION 26TH ST LLC & Ser #: 1253314	152 158 W 26TH ST NEW YORK, NY 10001	22 ft
165 W 26TH REST LLC Ser #: 1283208	165 W 26TH ST NEW YORK, NY 10001	107 ft
OUR/NEW YORK VODKA LLC - DBA:OUR/NEWYORK;THE FIRST Ser #: 1297642	151 W 26TH ST NEW YORK, NY 10001	116 ft
151DBS INC Ser #: 1278470	151 159 W 26TH ST NEW YORK, NY 10001	143 ft
CHELSEA GRAND LLC & IFB HOSPITALITY LLC Ser #: 1145264	158 160 W 25TH ST 6TH & 7TH AVES ATTN HUNG LUK NEW YORK, NY 10001	269 ft
MOXY RESTAURANT ASSOCIATES INC Ser #: 1277289	138 W 25TH ST NEW YORK, NY 10001	323 ft
CHIK ASSOCIATES LLC Ser #: 1157600	135 W 26TH STREET 6TH & 7TH AVENUES NEW YORK, NY 10001	383 ft
GOURMET EXPRESS LTD Ser #: 1271229	137 W 25TH ST 4TH FLOOR NEW YORK, NY 10001	410 ft
DENTELLE LLC Ser #: 1331016	121 125 W 26TH ST NEW YORK, NY 10001	412 ft
INNSIDE VENTURES LLC & 132 W27TH ST LLC Ser #: 1290887	132 142 W 27TH ST NEW YORK, NY 10001	427 ft
FONDUE 26 LLC Ser #: 1228651	122 W 26TH STREET 6TH AND 7TH AVENUES NEW YORK, NY 10001	480 ft
BARCADE NEW YORK LLC Ser #: 1269771	148 W 24TH ST NEW YORK, NY 10011	522 ft
AVADOM INC Ser #: 1270112	147 W 24TH ST NEW YORK, NY 10011	531 ft
LA NOXE LLC Ser #: 1321441	315 SEVENTH AVE UNIT #3 NEW YORK, NY 10001	531 ft
NY 24TH ST MNGR VI LLC, NY 24TH ST OPRPNG VI LLC Ser #: 1332196	142 W 24TH ST NEW YORK, NY 10011	563 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CHELSEA24STMGRLLC;CHELSEA24STLLC&CHELSEA Ser #: 1333641	113 117 W 24TH ST NEW YORK, NY 10011	591 ft
LAM GEN 25 LLC & 25TH STREET ROOFTOP LLC Ser #: 1317298	112 W 25TH ST NEW YORK, NY 10001	604 ft
SUSHI BY BOU 23RD STREET LLC Ser #: 1338417	232 7TH AVE NEW YORK, NY 10011	638 ft
FORTUNA HOTEL CHELSEA LLC Ser #: 1221001	127 W 28TH ST NEW YORK, NY 10007	650 ft
MBG TAVERNS ON 6TH CORP Ser #: 1311770	757 6TH AVE NEW YORK, NY 10010	652 ft
MOTEL 23 LLC Ser #: 1322909	161 W 23RD ST NEW YORK, NY 10011	674 ft
THREE A PLUS INC Ser #: 1293729	163 W 23RD ST NEW YORK, NY 10011	676 ft
ARAMARK EDUCATIONAL SERVICES LLC Ser #: 1322927	227 W 27TH ST FELDMAN AND POMERANTZ BUILDING NEW YORK, NY 10001	677 ft
ARAMARK EDUCATIONAL SERVICES LLC Ser #: 1309774	227 W 27TH ST FASHION INSTITUTE OF TECHNOLOG NEW YORK, NY 10001	677 ft
28 WEST GROUP CORP Ser #: 1323242	127 W 28TH ST NEW YORK, NY 10001	684 ft
WE CARE TRADING CO LTD Ser #: 1282504	123 125 W 28TH ST NEW YORK, NY 10001	712 ft
CALSHEA RESTAURANT CORP Ser #: 1023964	330 7TH AVENUE NEW YORK, NY 10001	727 ft

TAB 6

Greenspoon Marder, LLP
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(212) 524-5089
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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	sallyqmg@gmail.com	Last Tuesday of the month @ 630pm
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	Grocni	pgroncki@gmail.com	
100 West 16th Street Block Association	Mathew	Robinson	mattbrob@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	bvh.drf@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	judyklein999@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	ccba1001920@gmail.com	
100 West 19th/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	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@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	DiFeliciantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyflx@gmail.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	pjcooke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	dianne2ns@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	laurencefrommer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuyqpham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuyqpham1@gmail.com	First Monday of the month @ 630 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.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	davidloss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	albertrtaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quiltedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phylliss	Waisman	phyllis.waisman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	mig91360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dlessler.com	
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 ; kjacobnyc@gmail.com	No monthly meetings
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	dwatersh@gmail.com	
500 West 19 Street Block Association	Neil	Selkirk	neil@neilselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandibj@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Bear	dwbear421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	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			(212) 216-0000	
Highline537	Scott	Hu	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donna-langman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	No monthly meetings
Midtown South Community Council	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@qvsnp.org	
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	

***WHEN SENDING AN EMAIL TO THIS LIST, PLEASE BCC EVERYONE ON ONE EMAIL ***

TAB 7

Greenspoon Marder, LLP
590 Madison Ave, 18th Floor
New York, NY 10022
(212) 524-5089
Joseph.maclellan@gmlaw.com

PULL



PUBLIC NOTICE
NOTICE TO THE PUBLIC AND ALL INTERESTED PARTIES
1324 W 96 Street Bank LLC
d/b/a Sandblow Bank/Dep
1324 W 96 Street
Wichita, Kansas 67202
8-20-17
1324 W 96 Street Bank LLC
1324 W 96 Street
Wichita, Kansas 67202
8-20-17





HEADS UP!
BROTHERS
NOVA

ONE WAY



THE MESSIAH

THE MESSIAH

THE MESSIAH

MAY

MAY



Ditch My FUR For My Xmas

PUBLIC NOTICE
UP OR REMOVE FROM THE CITY'S UTILITIES NETWORK
IF YOU HAVE ANY INFORMATION
CALL US AT 311

NO SMOKING







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BABY

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WY

BABY

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WY

W 25 ST





W 25 ST

IN THE EVENT OF AN EMERGENCY,
CALL 911.
THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER OF
ENVIRONMENTAL CONSERVATION

ALLIANCE
800-999-4330



W 26th St

W 26th St

ONE

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MEDRIT

NYC Department of Transportation
NYC Department of Transportation
NYC Department of Transportation



MEDRITE
PHARMACY
24 HOURS
7 DAYS A WEEK

9

NOTICE
TO THE PUBLIC
REGARDING THE
REMOVAL OF
STREET LIGHTS
ON THE EAST SIDE
OF THE STREET
IN THE AREA OF
THE PHARMACY
AND THE
ADJACENT
BUILDINGS
DURING THE
RENOVATION
WORKS
SCHEDULED
FOR THE
MONTH OF
MAY 2014
THE CITY OF
ALBANY
PLANNING
DEPARTMENT
100 STATE
STREET
ALBANY, NY
12242-1000
518-462-3000
WWW.CITYOFALBANY.NY.GOV

TAB 8

Greenspoon Marder, LLP
590 Madison Ave, 18th Floor
New York, NY 10022
(212) 524-5089
Joseph.maclellan@gmlaw.com



March 13, 2023

Via Email: negonzalez@cb.nyc.gov
Business Licenses & Permits Committee
Manhattan Community Board 4

Re: 152 W 26th Street Rest, LLC d/b/a Sandbar Rooftop – Serial# 1324993

Dear Members of the Committee,

This letter is in support of the application from the owners of the above-referenced establishment. Though I am not a direct neighbor, my block association, 300 West 18th & 19th Streets Block Association, is a member of the Council of Chelsea Block Associations and is therefore located in the CB4 district.

As I am unable to participate in the Zoom meeting due to a prior commitment, I would like to speak to the character of one of the owners, John O'Mahoney. (Please note that this letter is unsolicited; I offered my support when I learned of the application.) I have known Mr. O'Mahoney since 2011 when my firm, LUMA Partners first hosted an event at The Press Lounge which Mr. O'Mahoney then managed. We were repeat clients over the course of several years during his tenure, and beyond. And just last year we were delighted to learn that Mr. O'Mahoney was one of the owners of the Sandbar Rooftop and we hosted our annual VIP Reception there. We also considered Chelsea Table + Stage for one of our other corporate events.

I can tell you that in all my dealings with Mr. O'Mahoney over these past 12 years, he has been nothing but professional, a pleasure to work with and is very respectful of his clients, neighbors, employees, and the hotels in which his venues are housed. He takes great pride in his work ethic and his work esthetics. The clientele who frequents the Sandbar Rooftop and Chelsea Table + Stage is generally sophisticated and upscale. Mr. O'Mahoney's and Mr. Rubenstein's requests for extended hours for business operations and a DJ seem quite reasonable to me.

Thank you for your consideration in granting the application for 152 W 26th Street Rest, LLC.

Sincerely,

A handwritten signature in black ink that reads "Susan Marshall". The signature is fluid and cursive.

Susan Marshall
Operations Partner & CAO
LUMA Partners LLC
and
Secretary
300 West 18th & 19th Streets Block Association



cc: Joseph MacLellan, Greenspoon Marder LLP
John O'Mahoney, Sandbar Rooftop
Sally Greenspan, President-CCBA



150W 26th Letter of Support

Kameron <kameronh@gmail.com>
To: Gil Rubenstein <gil@beancountersnyc.com>
Cc: John O'Mahoney <john@chelseatableandstage.com>

Tue, Mar 7, 2023 at 1:25 PM

March 7, 2023

Dear CB4 Members,

The Sandbar Rooftop is located in the Hilton Hotel next door to our building, [150 West 26th Street](#), and Gil Rubenstein and his colleagues have informed us fully of the amendments they are requesting to their Liquor License.

After participating in the sound-level checks they conducted, the Board of the [150 West 26th Street](#) Condominium agrees to the following stipulations on the Sandbar Rooftop application:

- *Extend the hours of operation to allow brunch service with the same method of operation (i.e. table service, not "brunch party").
- *Allow a live DJ only for private events and no later than 10pm
- *Restrict the DJ to the specific location used during the sound test (see attached floorplan)
- *Use the same equipment used during the sound test (2 X 1,000W speakers), positioned at the 45-degree angle demonstrated
- *Use no subwoofer speaker (sub) or additional speakers
- *Allow a live DJ for NYE parties till 12am, but with the rooftop enclosure in its closed position

Yours truly,

Board of Managers
[150 West 26th Street](#) Condominium

Joseph MacLellan

From: Matthew Feldmann <mattpfeldmann@yahoo.com>
Sent: Saturday, January 21, 2023 11:31 AM
To: Gil Rubenstein
Cc: John O'Mahoney; Joseph MacLellan; Alexander Victor
Subject: Re: SandBar Rooftop
Attachments: SandBar Rooftop with proposed DJ Location .pdf

Great working with you, Gil, and having you as a respectful neighbor.

Regards,
Matt

On Saturday, January 21, 2023 at 08:50:26 AM EST, Gil Rubenstein <gil@beancountersnyc.com> wrote:

Hi Matt, Marc, Kameron and Wendy,

Thank you for your support in this process.

We will be give our liquor licenses attorney copied on this email "the green light" to move forward with the process requesting CB4 to update our current liquor license stipulation to allow the following:

- Extend our hours operation to allow brunch service with the same method of operation (I.e. table service and no "brunch party" style/type).
- Allow a live DJ only for **private events** and no later than 10pm
 - The DJ will only be placed at the specific location we used during the sound test (see attached floor plan)
 - Use the same equipment we did during the sound test (2 X 1,000W speakers) and positioned in the 45 degree angle we demonstrated
 - **No subwoofer speaker (sub) or additional speakers will be used**
- Allow a live DJ for NYE future parties till 12am but with the rooftop enclosure in the closed position

Thank you,
Gil & John

On Wed, Jan 18, 2023 at 11:04 AM Marc Rachman <marc.rachman@gmail.com> wrote:

That works for me too. Thanks.

Marc

On Wed, Jan 18, 2023 at 9:16 AM wendy steiner <wendylsteiner@gmail.com> wrote:

Gil and All,
Friday at 11:30 works for me.
Wendy

On Jan 18, 2023, at 9:12 AM, Gil Rubenstein <Gil@beancountersnyc.com> wrote:

Hi Marc, Wendy and Kameron,
Will Friday work at 11:30am work for all?
Please let us know,
Thank you,
Gil

p.s.

Marc, I just sent you an email regarding this (please ignore).

On Wed, Jan 18, 2023 at 8:59 AM Marc Rachman <marc.rachman@gmail.com> wrote:

Gil & John,

Hope all is well. I'm copying Wendy Steiner and Kameron Hadavi here who are on the new Board for 150 West 26th and would like to be involved in the sound testing for the roof bar. This Friday would work for me, except between 1-2pm.

Best,

Marc

Marc Rachman

marc.rachman@gmail.com

From: Gil Rubenstein <Gil@beancountersnyc.com>
Date: Saturday, January 7, 2023 at 1:40 PM
To: Matthew Feldmann <mattpfeldmann@yahoo.com>, Michael Jaindl <jaindl@hey.com>, Marc Rachman <marc.rachman@gmail.com>, Dan Sheldon <dan.sheldon@ymail.com>
Cc: John O'Mahoney <john@sandbarrooftop.com>
Subject: SandBar Rooftop

Hi Matt, Michael, Marc and Dan,
We would like to ask for your support in filling a revised liquor license limiting the stipulations we agreed on with CB4 a few years ago when we first opened. Specifically, we would like to expand Sandbar Rooftop hours of operation allowing Brunch service on Saturday and Sunday (i.e. to serve alcohol from 12pm on the weekends) as well as allowing a Live DJ for Private events.

The following are the steps we would like to take:

- Schedule a sound test with your participation (as we previously did) with DJ equipment we plan on using permanently once approved
- Assuming the test goes well and there is no negative impact to your building, ask for your support in a form of letter and possibly joining a CB4 hearing.

o Please note we would commit to the following (and reflect them in the new stipulation):

- ♣ Place the DJ only at the specific location we will use during the sound test (see attached floor plan) as well as use the same equipment and volume limits
- ♣ Allow the live DJ only for private events and no later than 10pm
- ♣ Allow a live DJ for NYE future parties till 12am but with the rooftop enclosure in the closed position
- ♣ Brunch service – continue with the same method of operation we currently do (I.e. only table service and no "brunch party" style/type,).

Please let us know if the above is an acceptable approach and if you would be willing to support us.

Thank you,
Gil & John

p.s.

Please share with anyone in your building

--

Gil Rubenstein

C: (917) 551-0811

Email: gil@beancountersnyc.com

--

Gil Rubenstein

C: (917) 551-0811

Email: gil@beancountersnyc.com

--

Marc Rachman
marc.rachman@gmail.com

--

Gil Rubenstein
C: (917) 551-0811
Email: gil@beancountersnyc.com

SOUND TEST

150 W 26 street residential building board members

January 20, 2023 / 11:30 AM / Sandbar Rooftop

Attendees

Gil Rubenstein (owner), John O'Mahoney(owner), Wendy Steiner (Neighbor), Marc Rachman (Neighbor), Kameron Hadavi (Neighbor), Daniel Dunlow (Consulting Tech)

Meeting description

Explanations of requested changes to Liquor License stipulation:

- Sandbar Rooftop owners explained newly proposed method of operation and liquor license stipulation changes:
 - Extend our hours operation to allow brunch service with the same method of operation (i.e. table service and no "brunch party" style/type).
 - Allow a live DJ only for private events and no later than 10pm
 - The DJ will only be placed at the specific location we used during the sound test (see attached floor plan)
 - Use the same equipment we did during the sound test (2 X 1,000W speakers) and positioned in the 45-degree angle we demonstrated
 - No subwoofer speaker (sub) or additional speakers will be used
 - Allow a live DJ for NYE future parties till 12am but with the rooftop enclosure in the closed position

Demonstration of Equipment in Space:

- Walked the neighbors through the different pieces of equipment displayed there to match proposed drawings of usage.
 - Electro-Voice ELX112P 12" Live X 2-Way Powered 1000W Speakers.
 - 2-Channel Two Pioneer CDJ-3000 Mixer
 - Equipment was turned on to show demonstrated decibel levels in the space. The highest recorded decibel reading was 81.24dB onsite. See picture below.

Link to full dB recording here:



Image here:



- Testing from Neighboring Apartments
- Neighbors went to their apartments to listen for sound.
- Neighbors reported they could not hear the music

Conclusion

- Neighbors came back and provided their positive feedback and voiced their support.

Exhibit 1

