

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> 157 Rest LLC		<b>DOING BUSINESS AS (DBA)</b> TBD	
<b>STREET ADDRESS</b> 157 West 18th Street		<b>CROSS STREETS</b> 6th & 7th Avenues	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Brett Nidel, Sam Nidel and Tamara McCarthy	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Max Bookman, Esq. Pesetsky and Bookman
	<b>PHONE:</b> 516-567-6500		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> info@hellothreetop.com		<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b> Sam Nidel	<b>LANDLORD</b>	<b>NAME:</b> Caspi Development
	<b>PHONE:</b> 516-567-6500		<b>PHONE:</b> 914-694-8300
	<b>EMAIL:</b> info@hellothreetop.com		<b>EMAIL:</b> rj@caspidevelopment.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	The Commons Chelsea: 128 7th Ave Motel Morris: 132 7th Ave	
	What were the dates applicant was involved with this former premise?	The Commons Chelsea: 12/2012-Present Motel Morris: 03/2020-Present	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?	The Commons Chelsea: 1265624, 11/30/2023 Motel Morris: 1297727, 02/28/2023	
	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 type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="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	

**AMENDED**

<b>OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)</b>									
<b>HOURS*</b> <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	<b>Operation</b>	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am
	<b>Kitchen</b>	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am
	<b>Music</b>	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am	10am-2am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input type="checkbox"/> <b>DJ</b>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>		
<b>OCCUPANCY</b>									
	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		
<b>INSIDE</b>		180	41	141	0	2	19		
* <b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	Sidewalk	12	3	12	0	0	0		
	Roadway	32	8	32	0	0	0		
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>		0	0	0					
How many floors are there? What is the capacity for each floor?					Two Floors: Ground and Basement Ground Floor: 114; Basement: 46				
How frequently will the owner(s) be at the establishment?					5-7 days a week				
Will there be dancing?					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will applicant be hosting private; promotional or corporate events?					<input checked="" type="checkbox"/> <b>YES</b>	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will applicant have a security plan? If, yes please attach.					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will security plan be implemented?					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/> <b>NO</b>			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> <b>YES</b>	NO			
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="checkbox"/> <b>YES</b>	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/> <b>NO</b>			
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	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

**\*DOT TEMPORARY OUTDOOR SEATING\***

**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
Ground Floor	Dining Area, Bar Area, Restrooms, Kitchen	114	10am to 2am	27	101	0	1bar with 13 bar stools	Recorded Background
Basement	BOH; Prep/Storage Area; Restrooms Private Dining Room	46	10am to 2am	14	40	0	1bar with 6 bar stools	Recorded Background

<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	CO will be updated to include a PA for the ground floor
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> 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	A mass email was sent to all of the contacts listed on the block	
	# 2	association/organization list provided by the community board on	
	# 3	03/06/2023	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		See above	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		03/06/2023	
Where did applicant post the notice that was provided?		Conspicuously in front of the premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	NO 516-567-6500
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Midtown Electric Warehouse		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	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="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have an illuminated sign?	YES	NO	TBD
Will the establishment have a canopy extending over the sidewalk?	YES	NO	Yes
Where will the air conditioner be located? What type is it?	TBD		
When was the air conditioner installed?	TBD		

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

**\*DOT TEMPORARY OUTDOOR SEATING\***

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

**ADDITIONAL STIPULATIONS: (Office Use Only)**





- There will be no use of any rear yard or of any upper floor terraces by applicant
- Any storm enclosure shall extend no more than 18" from building facade
- Applicant will submit floor plans for Sidewalk & Roadway Seating and reflecting all obstructions to MCB4 office by 3/27/23. - Attached

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



**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

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

<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its April 4, 2023 full board meeting, with 36 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial   <input type="radio"/> Approval</p>		
<p><b>CB4 REPRESENTATIVES</b></p>			
<p>  <b>Nelly Gonzalez</b>  <i>CB4 Assistant District Manager</i></p>	<p>  <b>Frank Holozubiec</b>  <i>CB4 BLP Committee Co-Chair</i></p>	<p>  <b>Burt Lazarin</b>  <i>CB4 BLP Committee Co-Chair</i></p>	
<p><b>APPLICANT AGREEMENT WITH THE COMMUNITY</b></p>			
<p>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>			
<p><b>SIGN HERE</b> →</p>	<p>Brett Nidel  <b>PRINT NAME OF APPLICANT</b></p>	<p>  <b>SIGNATURE OF APPLICANT</b></p>	<p>03/08/2023  <b>DATE</b></p>

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	<b>157 W 18th St, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74083 Longitude: -73.99704</b>
Report Generated On	<b>3/8/2023</b>

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	722 ft
CHELSEA WINE COUNTRY INC Ser #: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, NY 10011	732 ft
WINE GALLERY INC,THE Ser #: 1023576	576 6TH AVENUE NEW YORK, NY 10011	831 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	1,241 ft
LANDMARK WINE & SPIRITS INC Ser #: 1023569	167 W 23RD STREET NEW YORK, NY 10011	1,253 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,473 ft
MAYURA INC Ser #: 1267883	52 W 14TH ST NEW YORK, NY 10011	1,582 ft
LE GARREC NYC LLC Ser #: 1344355	61 W 23RD ST NEW YORK, NY 10010	1,587 ft

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

Churches within 500 feet

Name	Distance
Old First Reformed Church	308 ft
Chabad Center For Jewish Discover	419 ft
Chabad Of Gramercy Park	419 ft
Iglesiacristiana Pentecostal Monte Sion	469 ft
Christ Fellowship Church	478 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BONPRE EVENTS CORP Ser #: 1340063	135 W 18TH ST NEW YORK, NY 10011	196 ft
PORTAL HOSPITALITY LLC Ser #: 1319298	126 W 18TH ST NEW YORK, NY 10011	307 ft
RUBIN MUSEUM OF ART & RESTAURANT ASSOCIATES LLC Ser #: 1236354	150 W 17TH STREET NEW YORK, NY 10011	319 ft
PETER MCMANUS CAFE INC Ser #: 1028370	152 7TH AVE AKA 203 WEST 19TH STREET NEW YORK, NY 10011	334 ft
119 7TH AVENUE CAFETERIA LLC Ser #: 1024994	119 121 1/2 7TH AVE NEW YORK, NY 10011	334 ft
156 SEVENTH AVENUE GROUP LLC Ser #: 1123181	156 7TH AVENUE NEW YORK, NY 10011	373 ft
160 BISTRO INC Ser #: 1025001	160 7TH AVE NEW YORK, NY 10011	417 ft
223 WEST CORP Ser #: 1025012	223 W 19TH ST NEW YORK, NY 10011	498 ft
17 PRIME INC Ser #: 1322465	111 W 17TH ST NEW YORK, NY 10011	517 ft
MESTRE INC Ser #: 1024928	172 7TH AVENUE NEW YORK, NY 10011	551 ft
METROPOLITAN ART & ANTIQUES Ser #: 1022652	110 W 19TH STREET FL1 NEW YORK, NY 10011	581 ft

## Active On Premises Liquor Licenses within 750 feet

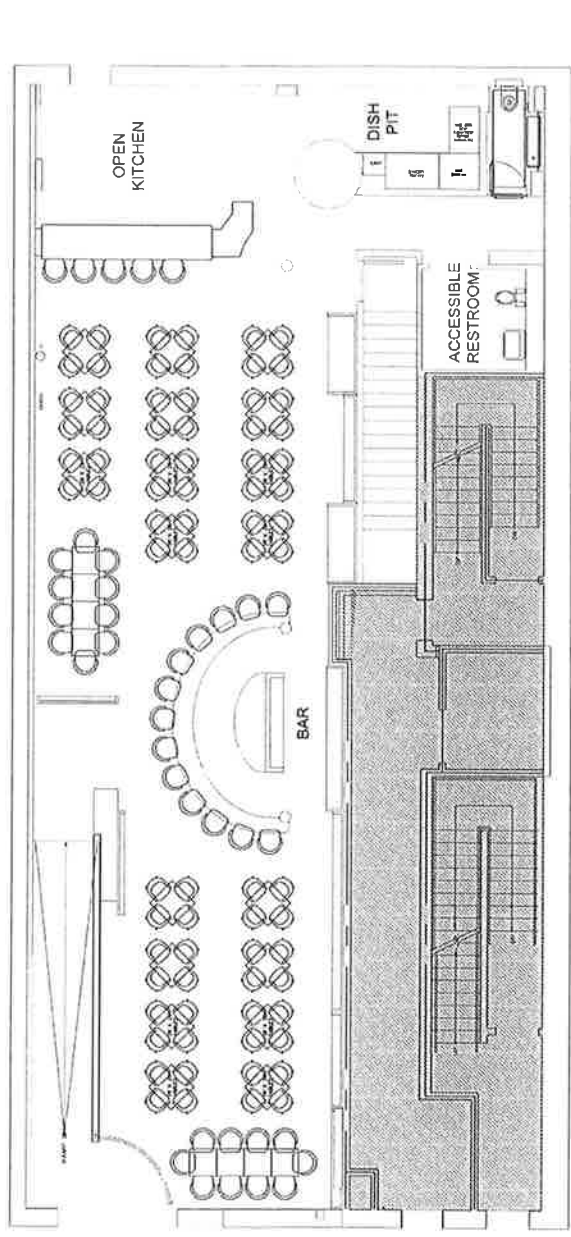
Name	Address	Distance
METROPOLITAN ART AND ANTIQUES PAVILLION LTD Ser #: 1199749	110 W 19 ST AKA 115 W 18 ST SIXTH AND SEVENTH AVENUES NEW YORK, NY 10011	581 ft
FT SEVENTH AVE LLC Ser #: 1149519	176 7TH AVENUE CHARLTON ST & VANDAM STREET NEW YORK, NY 10003	602 ft
DA UMBERTO RESTAURANT INC Ser #: 1024870	107 W 17TH STREET NEW YORK, NY 10011	643 ft



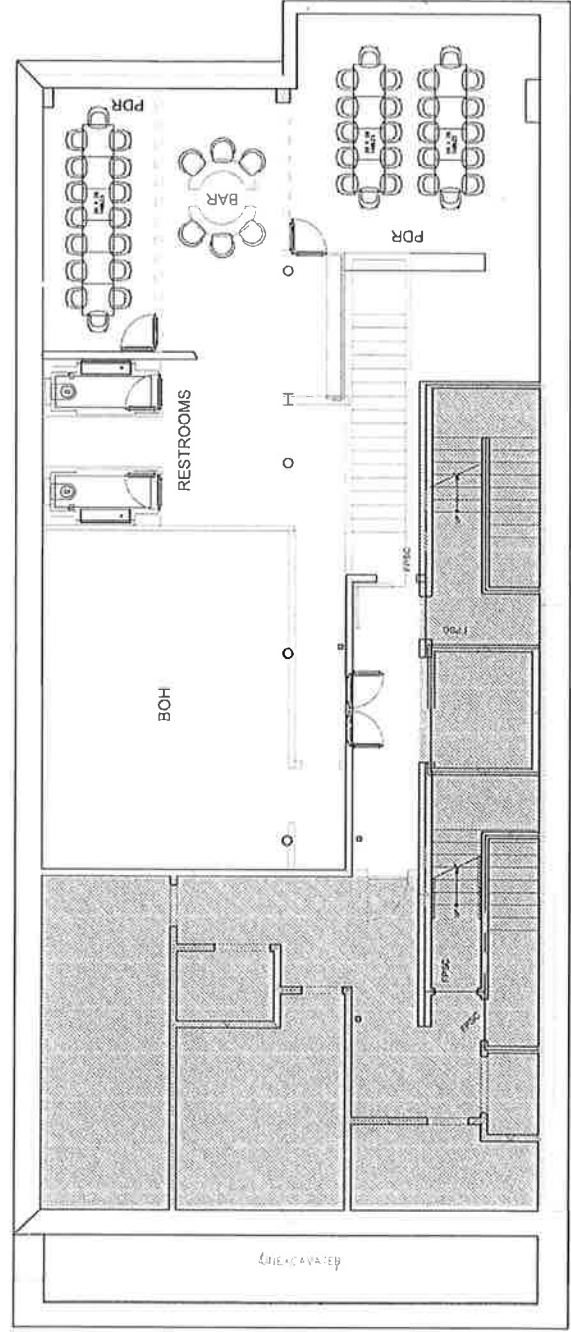
157 PIZZA  
 157 PIZZA  
 157 PIZZA

# 157 PIZZA

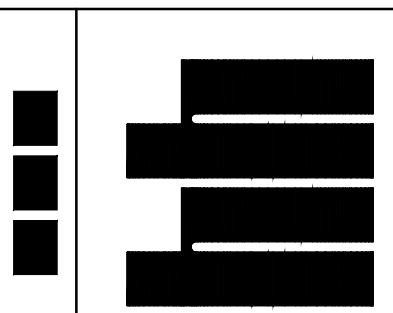
DATE: 10/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 157 PIZZA  
 SHEET: 157 PIZZA - GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN  
 SC. 1/4" = 1'-0"



2 CELLAR PLAN  
 SC. 1/4" = 1'-0"

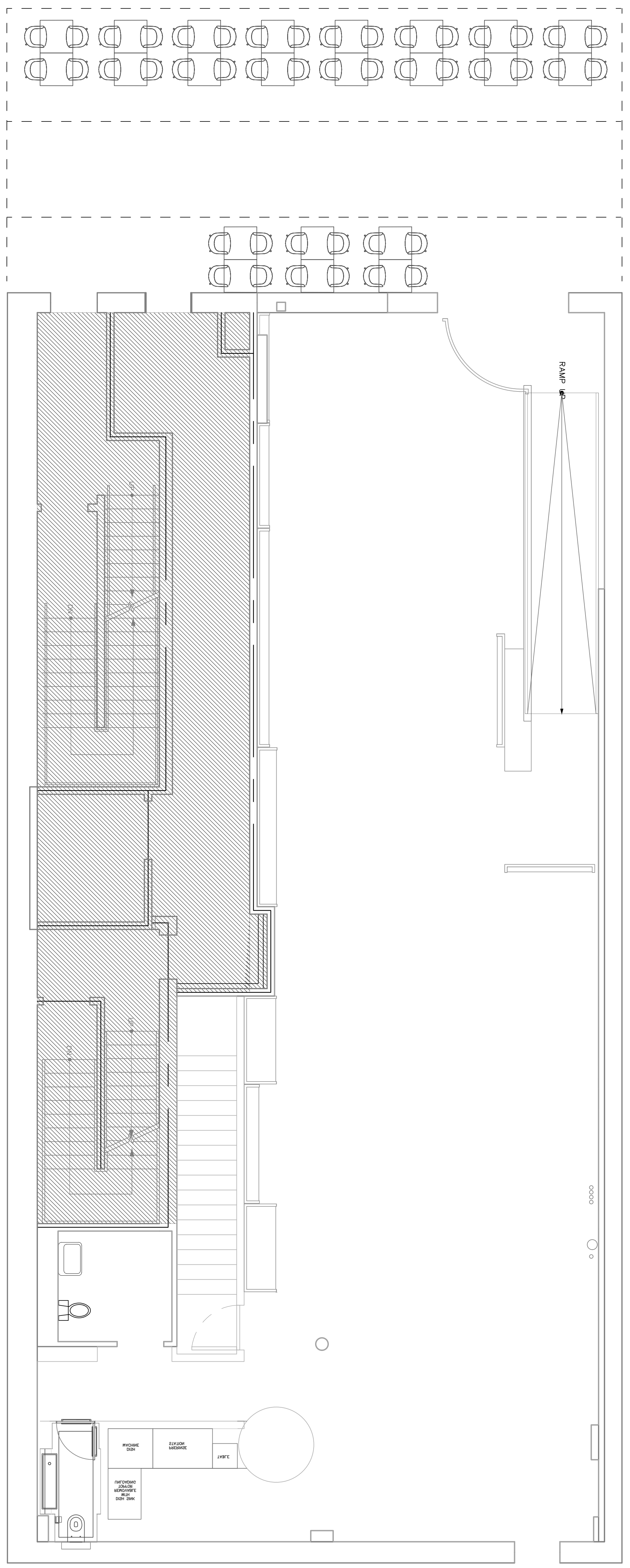


557 FREEMAN STREET  
PHOENIX, AZ 85018  
TEL: +1602-955-8122  
WWW: 414LCCO.O

# 157 PIZZA

OWNER: 157 PIZZA, LLC  
ARCHITECT: 414LCCO, ARCHITECTS  
DATE: 01-09-2023  
SCALE: AS SHOWN  
SHEET: 157-01

CONTENTS  
SCHEMATIC PLAN  
01-09-2023



DATE: 01-09-2023  
DRAWN BY: [Name]  
SCALE: AS SHOWN  
PAGE SIZE: [Size]  
ARCH D: [Name]  
SHEET NO: [Number]

# FAMILY NYC PIZZA!

## For the Table

**Carrots**  
yogurt, dill

**Leeks**  
scallion vinaigrette

**Artichokes**  
aioli

**Meatballs**  
pine nuts

**Marinated Mushrooms**  
thyme, chili

**Garlic Knots**  
olive oil

**Sausage and Peppers**  
onions, jus

**Morris Fries**  
malt vinegar

**Bread and Dips**  
homemade bread, spinach,  
olive oil, marinara

## Pizzas

Plain

Tomato

White

Pepperoni

Clam

Grandma

Gluten Free Plain

Vegan Fresh Tomato

## Salads

**Midtown Electric Salad**  
lettuce, tomato,  
cucumber, olives, carrots,  
mozzarella, salami

**Escarole Salad**  
onion, capers, horseradish

**Tomato Salad**  
heirloom tomatoes, onion

**Caesar Salad**  
anchovy, parmesan

## Mains

**Roast Chicken**  
rice, lemon vinaigrette

**Whole Fish**  
seasonal vegetables

**Rancho Gordo Beans**  
leak broth, carrot

**Eggplant Rollatini**  
ricotta, tomato sauce

## Dessert

**Black and  
White Cookie**

**Soft Serve  
Icecream**

**The Commons  
Affogato**

**Arlene's Ice Cream  
Sandwich**





CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD  
424 W 33<sup>rd</sup> Street, Suite 590 New York, NY 10001  
Tel: 212-734-4538  
www.manhattan.cibofnewyork.us/cba

JEFFREY LEFRANCIO  
Chair

JESSE BOHNE  
District Manager

### PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**157 Rest LLC.**  
**157 W 18<sup>th</sup> Street**

A New Liquor, Wine, Beer & Cider Application for a  
Restaurant Establishment with Recorded Music &  
Open Restaurants Program

**DATE:** Tuesday, March 14, 2023

**TIME:** 6:30 PM

**PLACE:** Video/Phone Conference Registration:  
<https://zoom.us/j/6114147123?pwd=ZkxhYzUyMjZlMjZlMjZlMjZlMjZl>

We invite you to attend this meeting and learn more about this application.  
Alternatively, you may email your comments by 12 p.m. Monday, March 13, 2023  
or for more information, please email Assistant District Manager Neily Gonzalez  
[neilygonzalez@cityofnyc.gov](mailto:neilygonzalez@cityofnyc.gov)

Posted according to the Administrative Code of the City of New York  
119. Please do not remove until after the above meeting date.





Melissa Morales <melissa@pb.law>

## 157 Rest LLC - Community Outreach for an OP Liquor License Application @ 157 West 18th Street

1 message

Tamara Mccarthy <tmccarthymayoral@gmail.com>

Mon, Mar 6, 2023 at 2:49 PM

To: Tamara Mccarthy <tmccarthymayoral@gmail.com>

Cc: Sam Nidel <samnidel7@gmail.com>, Brett Nidel <bnidel@gmail.com>

Bcc: melissa@pb.law

To Whom it May Concern,

It is our pleasure to share with you that we will be applying for a new liquor, wine, beer and cider license for an upcoming restaurant project located at [157 West 18th Street](#), between 6th and 7th Avenues. The Community Board meeting will take place March 14th, at 6:30pm.

Our team includes Sam Nidel, Brett Nidel (brothers) and Tamara McCarthy (wife to Brett).

We have owned and operated licensed restaurants and cafes in Chelsea for over 11 years, including The Commons Chelsea (est. 2011) and Motel Morris (est. 2017).

We are all residents of this neighborhood, living above our existing businesses on 18th Street. Brett and Tamara have lived here for 20 years and 12 years, respectively. Sam has also lived here for 10 years. Brett and Tamara have a 2 year old son, Sebastian, and Sam and his wife Isabel have a 1 year old son, Mischa.

In addition to owning The Commons and Motel Morris, we're also members of the Friends of Chelsea Green non profit as well as the newly formed West 18th Street block association. We have family, including cousins and aunts who also live in the area and whose children attend local schools. We enjoy being so deeply rooted in the area and are excited at the chance to add more family run businesses to Chelsea.

As Chelsea locals, new parents, and small business owners, we have managed to keep our projects up and running through covid and are ready to double down on the neighborhood we love. We have enjoyed operating businesses so close to home with concepts we think are needed in our community.

For this upcoming project, we plan on opening a neighborhood pizzeria. It will be full service, bright, casual and family friendly. The hours of operation proposed will be 7 days

a week, 10am-2am. We look forward to sharing more details with you and welcoming you and your families, friends and colleagues into the restaurant.

Many Thanks,

Brett, Sam and Tamara



Melissa Morales <melissa@pb.law>

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## Fwd: Letter of Support

1 message

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**bnidel@gmail.com** <bnidel@gmail.com>  
To: Melissa Morales <melissa@pb.law>

Tue, Mar 14, 2023 at 12:43 PM

Begin forwarded message:

**From:** Sam Nidel <samnidel7@gmail.com>  
**Date:** March 11, 2023 at 10:42:51 AM EST  
**To:** Brett Nidel <bnidel@gmail.com>, tamara mccarthy <tmccarthymayoral@gmail.com>  
**Subject:** Fwd: Letter of Support

----- Forwarded message -----

**From:** Karen Haberberg <karenhaberberg@gmail.com>  
**Date:** Sat, Mar 11, 2023 at 10:15 AM  
**Subject:** Letter of Support  
**To:** Sam Nidel <sam@motelmorris.com>

Please forward this to the appropriate party.

To whom it may concern:

I am writing to voice my support of Tamara McCarthy, Brett Nidel, & Sam Nidel in the opening of a new Pizzeria on 18th street. I am a resident on 18th street in Chelsea, and I frequent their other two restaurants, The Commons Chelsea & Motel Morris. These two businesses have served the neighborhood well, and I am confident their next venture will do the same. Their staff is lovely and they take great pride in providing quality food and drinks. I look forward to frequenting at their new venue soon.

Please feel free to contact me if you have any questions.

Thank you,

Karen Haberberg  
917.541.3103

Sent from my iPhone

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Sam Nidel  
The Commons Chelsea  
Motel Morris  
samnidel7@gmail.com  
516 567 6500



March 13, 2023

To Whom It May Concern:

I am writing to voice my support of Tamara McCarthy, Brett Nidel, & Sam Nidel in the opening of a new Pizzeria on 18<sup>th</sup> street. I am the Executive Director & CEO of New York Live Arts. a non-profit theater in the area, and I frequent their other two restaurants, The Commons Chelsea & Motel Morris. These two businesses have served the neighborhood well and have served both our employees and our patrons well, and I am confident their next venture will do the same.

Thank you,

Kim

Kim Cullen

Executive Director & CEO

**FREDERIC OZANEAUX**

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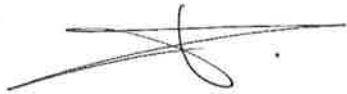
**144 West 18<sup>th</sup> Street, # 6N New York, NY 10011**  
**Phone : (646) 361-1441**  
**frederic@ozaneaux.com**

03/13/23

To Whom It May Concern:

I am writing to voice my support of Tamara McCarthy, Brett Nidel, & Sam Nidel in the opening of a new Pizzeria on 18<sup>th</sup> street. I am a local resident, leaving across the street to their new project. I frequent their other two restaurants, The Commons Chelsea & Motel Morris. These two businesses have served the neighborhood well, and I am confident their next venture will do the same.

Sincerely.

A handwritten signature in black ink, appearing to read 'Frederic Ozaneaux', with a stylized flourish at the end.

Frederic Ozaneaux

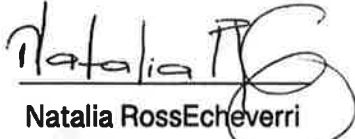


March 10, 2024

To Whom It May Concern:

I am writing to voice my support of Tamara McCarthy, Brett Nidel, & Sam Nidel in the opening of a new Pizzeria on 18th street. I am a local resident in the area, and I frequent their other two restaurants, The Commons Chelsea & Motel Morris. These two businesses have served the neighborhood very well, and I am confident their next venture will do the same.

Thank you,

A handwritten signature in black ink that reads "Natalia RossEcheverri". The signature is written in a cursive style with a large, stylized flourish at the end.

Natalia RossEcheverri  
200 West 18th Street  
New York - NY 10011

# TRISH BARILLAS

CREATOR OF POSITIVE CHANGE

March 12, 2023

Trish Barillas  
250 West 19th Street  
6E  
New York, NY 10011

To Whom it May Concern:

I am writing to express my enthusiastic support for Tamara McCarthy, Brett Nidel, & Sam Nidel as they embark on opening a new Pizzeria on 18th street. As a resident of Chelsea for the past 13 years, I have had the pleasure of frequenting their other two restaurants, The Commons Chelsea & Motel Morris. From the moment The Commons opened its doors, it quickly became a beloved local spot where one felt like part of a family.

As a New Yorker of 23 years, having a place where you can connect with familiar faces and build lasting relationships is of utmost importance. The addition of this new pizzeria is exactly what our neighborhood needs, and I am eager to see it come to fruition.

Best regards,

*Patricia Barillas*

Patricia Barillas  
Life Coach



250 W 19th Street, NY New York 10011



917-703-4314



trishbarillas.com

To Whom It May Concern:

I am writing to voice my support of Tamara McCarthy, Brett Nidel, & Sam Nidel in the opening of a new Pizzeria on West 18<sup>th</sup> street. I am a local Chelsea resident and parent, and I frequent their other two restaurants, The Commons Chelsea & Motel Morris. These two businesses have been wonderful neighbors and provide much-needed and greatly appreciated business for our area. They are truly invested in our community, and are just all around stellar spots to visit. I am confident their next venture will provide the same kind of value to Chelsea residents and visitors alike.

Thank you,

A handwritten signature in black ink, appearing to read 'Jorge Cordova', with a stylized flourish at the end.

Jorge Cordova  
200 West 18th St  
New York, NY 10011

Annette Suárez  
210 W 19<sup>th</sup> Street  
New York, NY 10011

March 12, 2023

New York Community Board:

I'm writing in support of Brett Nidel, Sam Nidel and Tamara McCarthy and their proposal to open a pizzeria on 18<sup>th</sup> street in Chelsea.

I have lived in Chelsea for 6 years and believe this new venture of a pizza restaurant is a welcome addition, we don't have a lot of family-oriented restaurants in our corner of Chelsea.

Their other two restaurants, Motel Morris and The Commons are now signature parts of Chelsea. They are vibrant, serve excellent food and are excellent neighbors in every sense of the word.

I am looking forward to this new restaurant and the continuing enhancements of this neighborhood.

Annette Suárez