Liquor License/Sidewalk Cafe Stipulations Application

Manhattan Community Board 4 (All Fields Must Be Completed)

CORPORATION NA	DOING BUSINESS	AS (DBA)							
HDR Holdin	Wonder								
STREET ADDRESS	_		CROSS STREETS	CROSS STREETS ZIP C					
128 W. 23rd	Street		23rd St btw	n 6th &	7th Ave	10011			
OWNER	NAME:	HDR Holdings New York LLC		NAME:	Max Bookn	nan, Esq I	Pesetsky and Bookman, P.C.		
(Attach a list of all the people that will be associated/listed	PHONE:	908-986-2038	ATTORNEY/ REPRESENTAIVE	PHONE:	PHONE: 212-513-1988				
with the license)	EMAIL:	permits@wonder.com		EMAIL:	EMAIL: max@pb.law				
	NAME:	Vivek Anand		NAME:	Gramercy	128 West, L	LC		
MANAGER	PHONE:	516-603-3172	LANDLORD	PHONE:	PHONE: 212-722-1202				
	EMAIL:	vivek@wonder.com		EMAIL:	IL: s.politis@Panbrothers.com				
APPLICATION	ON TYP	E (X Liquor License		Unenci	losed Sidev	walk Cafe)		
	Has applicant	t owned or managed a similar business?		Y	ES	NO			
New	What is/was t	he name and address of establishment?		Wonder 2030 Bro New Yor	Wonder 2030 Broadway New York, NY 10023				
	What were the	e dates applicant was involved with this former premi	se? 1/20/23 - Pres						
○ Corp	What is the lid	cense # and expiration date?							
Change/Class	Is applicant m	naking any alterations or operational changes?	YES NO			NO			
Change/Removal	If alterations of	or operational changes are being made, please descr	ribe/list all changes.						
Alteretion	What is the cu	urrent license # and expiration date?							
Alteration	Please list/de	scribe the nature of all the changes and attach the pl	ans:						
METHOD O	F OPER.	ATION							
TYPE OF ALCOR	IOL	Liquor/Wine/Beer & Cider	O Beer &	Cider		O Wine/Be	eer & Cider		
ESTABLISHMEN TYPE	T	Restaurant Cabaret C Adult Entertainment Wine B		_	Bar/Tavem		ering Establishment al Organization – Members Only)		
Has applicant/owne	er filed with t	he SLA? If yes, when? If no, when do	YES NO	After	CB meet	ting			
Is the 500 Foot Rul On-Premise liquor I establishment and	YES NO								
		? If yes, please attach a diagram of the that trigger the rule.	YES NO	ס					
Has applicant/owne Location of Alcohol	CB4 Policy Regarding Concentration and stablishments?	YES NO	,						

OPERATIO	ONAL DE	ΓAILS (*Cle	osing time will	be wl	hen e	establishme	nt is vac	cated of	all pat	trons)				
		MONDAY	TUESDAY	?	WI	EDNESDAY	THURSDAY		FRIDAY		SATURDAY		SI	JNDAY
HOURS*	Operation	11am-10pm	11am-10pm		11aı	m-10pm	11am-10pm		11am-10pm		11am-10pm		11a	m-10pm
(Indoor Only)	Kitchen	11am-10pm	11am-10pm		11aı	m-10pm	11am	-10pm	11an	n-10pm	11:	-		n-10pm
,	Music	11am-10pm	11am-10pm		11	am-10pm	11am-	10pm	11ar	n-10pm	•		11ar	n-10pm
If you plan to ha		<u> </u>	BACKGRO	UND	L	IVE MUSIC]	DJ	JUK	KE BOX		·	RAOKI	
(Circle an that ap	эрту)					OCCUP	ANCY							
	Capacity (Certificate of Occupying Premises (Including Employees) Maximum # of Persons Occupying Number of Tables Occupancy) Occupancy)						er of Servi		Number o		Number of at Stand-U _I			
INSIDE	115	5	51	3		15	0			1		0		
OUTSIDE (Other than sidewalk café)	_												_	
DCA APPROVED UNENCLOSE SIDEWALK CAFÉ	ED										1			
How many floors	are there? Wh	nat is the capacit	y for each floor?				2 floors	(Cellar r	n/a and	Main Flo	or 51	1)		
How frequently v	will the owner(s) be at the estab	lishment?				Once per month							
Will there be dar	ncing?						YES	NO						
Will applicant ha	ve bottle or tab	le service for be	verage alcohol?				YES	NO						
Will applicant be	hosting private	e; promotional or	corporate even	s?			YES	NO						
Will outside pron	noters be used	on a regular bas	sis? If yes please	descri	be.		YES	NO						
Will applicant ha	ve a security p	lan? If, yes pleas	se attach.				YES	NO	pend	ling				
Will security plar	n be implement	ed?					YES	NO						
Will State certified security personnel be used?								NO						
Will New York Nightlife Association and NYPD Best Practices be followed?								NO						
Does applicant agree to notify MCB4 prior to making changes to its method of operation?								NO						
Will applicant be using delivery bicycles? If yes, how many?								NO	10					
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?								NO						
Where will delive	ery bicycles be	stored during the	e day when not i	n use?			Bikes v	vill not b	oe stor	ed in th	e spa	ace when	not in	use.

Space Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Cellar	underground space to be used for storage	n/a	not open to public	0	0	0	0	None
Main floor	The main floor will include dining space where food and drinks will be served as well as seating for customers. The kitchen will be on the main floor where food will be prepared	51 (FOH 36 BOH 15)	Sun-Mon 11am-10pm	3	15	0	1	Background

LOCATION & ZONING	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES NO
Is a Public Assembly permit required?	YES NO
Are your plans filed with DOB?	YES NO

Community Notification/Relations									
NOTIFICATION:	# 1	See email at	itached.						
List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and	# 2								
community groups that applicant has notified regarding its application. For	# 3								
each please list both the organization and individual you contacted	# 4								
	# 5								
Please provide dates when applicant met wi	th the gro	oups listed above.	See email attached.						
Who was your contact person at each group	you met	with?	See email attached.						
When did applicant post the notice that was	provided	?	April 3, 2023						
Where did applicant post the notice that was	provided	1?	Conspicuously to the front of the premises.						
Will applicant provide owner cell phone num complaints that arise? Please provide numb			° NO 855-818-5755						
Will applicant inform the Community Board provide a hyperlink to applicants jobs webpa		s job openings and/or	YES NO						

BUILDING DESIGN				
tate the name and type of business previously located in the space.	n/a	- nev	construction	
as a liquor-licensed establishment previously occupied this space at any time? yes, please provide the name of the business.	YES	NO		
o you plan any changes to the existing façade? If yes, please describe.	YES	NO	Illuminated signage "Won Adding operational vents	der" above main entrance. (Louvers) above main window
as the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO		
the entrance ADA Compliant?	YES	NO		
o you plan any changes to the existing façade? If yes, please describe.	YES	NO		der" above main entrance. (Louvers) above main window
/ill applicant have a vestibule within the establishment?	YES	NO		
/ill applicant use a storm enclosure?	YES	NO		
oes applicant agree to keep the sidewalk clear of all items or obstructions, uch as sandwich boards, sidewalk signs, freestanding menus and plants, as er the law?	YES	NO		
/ill applicant comply with the NYC noise code?	YES	NO		
/ill the establishment have any of the following: (circle all that apply)	FREN	CH DOOR	S GARAGE DOORS	WINDOWS THAT CAN BE OPENED
/ill applicant close all windows, French doors, garage doors when any nusic or amplified sound (including televisions) is played inside the stablishment?	YES	NO	n/a	
/ill applicant close all windows, French doors, garage doors by 11 M Friday and Saturday and 10 PM on all other days even if no music or mplified sound is played inside the establishment?	YES	NO	n/a	
as applicant obtained an acoustical report from a certified sound engineer to ssess potential noise disturbance to the neighboring residents and buildings?	YES	NO		
/ill applicant follow the recommendations of a certified sound engineer to nitigate potential noise disturbance to the neighboring residents and buildings, acluding placing speakers on the floor of the establishment?	YES	NO		
/ill the kitchen exhaust system extend to the roof?	YES	NO		
/ill the establishment have an illuminated sign?	YES	NO		
/ill the establishment have a canopy extending over the sidewalk?	YES	NO		
/here will the air conditioner be located? What type is it?	On tl	ne sec	ond floor setback	
	T	e insta		

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

DOT TEMPORARY 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	n/a
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	n/a
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	n/a
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	n/a
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	n/a
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	n/a
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	n/a
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	n/a
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	YES	NO	n/a
Will applicant use umbrellas?	YES	NO	n/a
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	n/a
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	n/a

Sign Env	velope ID: C97C3	869-64AB-4B53	3-9B3E-0D6465	572027B _		
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	extent any a						

Nelly Gonzalez

CB4 Assistant District Manager

Frank Holozubiec

CB4 BLP Committee Co-Chair

Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE

Andrew Gasper

PRINT NAME OF APPLICANT

—DocuSigned by: Andrew Gasper

2D3418DB6F74431... SIGNATURE OF APPLICANT 4/3/2023

DATE

Manhattan Community Board 4 Additional Owners

Name: Marc Lore

Phone: 908-986-2038

Email: marc@wonder.com

Name: Andrew Gasper

Phone: 908-808-6982

Email: andrew@wonder.com

Name: Stephanie Brensilver

Phone: 908-808-6995

Email: stephanie@wonder.com

500 Foot Survey – HDR Holdings New York LLC



Active On Premises Liquor Licenses within 500 feet						
Name	Address	Distance				
NY 24TH ST MNGR VI LLC, NY 24TH ST OPRTNG VI LLC Ser #: 1332196	142 W 24TH ST NEW YORK, NY 10011	308 ft				
AVADOM INC Ser #: 1270112	147 W 24TH ST NEW YORK, NY 10011	335 ft				
BARCADE NEW YORK LLC Ser #: 1269771	148 W 24TH ST NEW YORK, NY 10011	340 ft				
MOTEL 23 LLC Ser #: 1322909	161 W 23RD ST NEW YORK, NY 10011	365 ft				
THREE A PLUS INC Ser #: 1293729	163 W 23RD ST NEW YORK, NY 10011	388 ft				
CHELSEA24STMGRLLC;CHELSEA24STLLC&CHELSEA Ser #: 1333641	113 117 W 24TH ST NEW YORK, NY 10011	416 ft				



Hello from Wonder! & CB4 Liquor License Application

1 message

Stephanie Brown <sbrown@wonder.com>
To: Stephanie Brown <sbrown@wonder.com>

Tue, Apr 4, 2023 at 10:27 AM

Dear Neighbors,

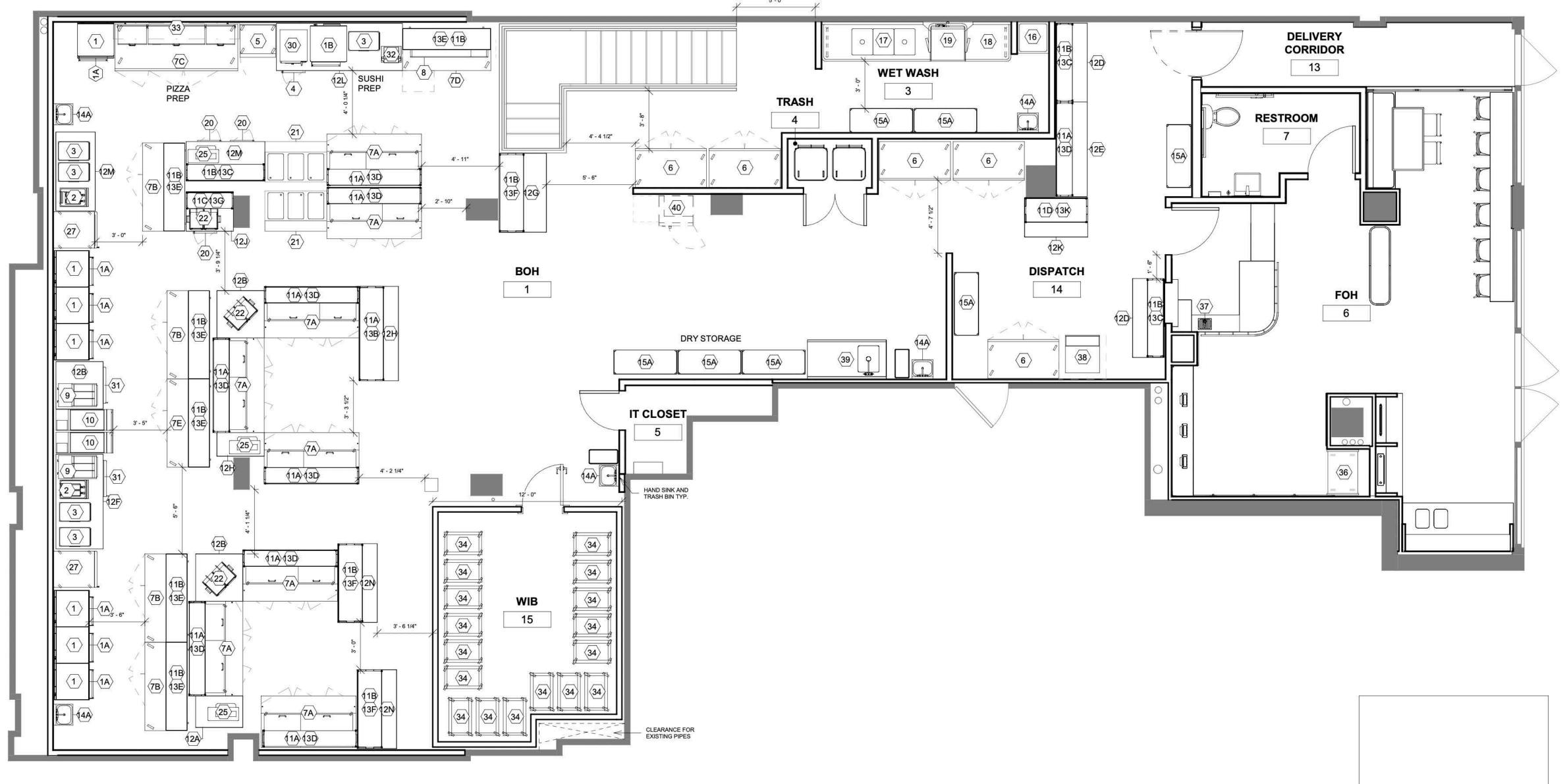
As part of our community board application for our liquor license, and in an effort to extend a friendly hello, I'd like to share a bit about Wonder with all of you. Wonder is a new kind of restaurant, with lunch and dinner offerings from over ten restaurants all under one roof (with more to come!), and we are very excited to open our new location in the neighborhood at 128 W 23rd Street.

To provide some more background, Wonder partners with renowned chefs and restaurants from across the country (think best Texas BBQ or Greek cuisine from Chef Michael Symon,) to bring you a variety of meal options for every palate. Our culinary team then makes your meals at our location in the neighborhood. You can order lunch and dinner on our Wonder app, or from third party apps such as Door Dash and UberEATS, and our Wonder delivery couriers will come straight to you. We are also open for pick-up or dine-in from 11am-10pm. Beginning just today, we launched multirestaurant ordering, which means you can order from all of our cuisines in the same order.

In addition to getting to know our neighbors, we are also looking forward to getting to know the local groups, other local businesses, and getting involved with local events. We are committed to fighting against food insecurity and are always seeking out aligned organizations that we can partner with. Please feel free to reach out anytime with any questions or feedback you may have.

Warmly,

Stephanie





Add a Caption

Monday • Apr 3, 2023 • 5:18 PM

Adjust



Apple iPhone 14 Pro

HEIF (O)



Ultra Wide Camera — 13 mm £2.2 12 MP • 4032 × 3024 • 1.3 MB

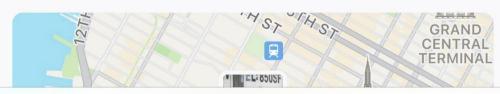
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Restaurant	Menu Item
Alanza	Seafood Salad
Alanza	Sunday Meatballs
Alanza	Fried Mozzarella
Alanza	Garlic Bread
Alanza	Mozzarella & Tomato Salad
Alanza	Arugula Salad
Alanza	Antipasto Salad for 2
Alanza	Meatball Hero
Alanza	Calamarata Bolognese
Alanza	Rigatoni alla Vodka
Alanza	Fusilli Amatriciana
Alanza	Eggplant Parmigiana
Alanza	Veal Parmigiana
Alanza	Chicken Milanese
Alanza	Chicken Parmigiana
Alanza	Chicken Scarpariello
Barrio	Guacamole with Chips
Barrio	Esquites
Barrio	Enchiladas Suizas
Barrio	Enchiladas Pollo en Mole
Barrio	Barbacoa Quesadilla
Barrio	Cheese Quesadilla
Barrio	Chicken Tinga Quesadilla
Barrio	Tacos Chicken Tinga
Barrio	Tacos Barbacoa
Barrio	Tacos Camarón Baja
Barrio	Tacos Pescado
Barrio	Churros
Chai Pani	Samosa Chaat
Chai Pani	Chicken Vindaloo
Chai Pani	Chicken Tikka Masala
Chai Pani	Saag Paneer
Chai Pani	Butter Chicken
Chai Pani	Vegetable Korma
Chai Pani	Daal
Chai Pani	Basmati Rice
Chai Pani	Cholle
Chai Pani	Naan Carlia Naar
Chai Pani	Garlic Naan
Chios Taverna	Little Meatballs
Chios Taverna	Crab Keftedes
Chios Taverna	Spanikopita

Chios Taverna Grilled Octopus
Chios Taverna Hummus
Chios Taverna Spicy Popper & Fot

Chios Taverna Spicy Pepper & Feta

Chios Taverna Tzatziki
Chios Taverna Dolmathes

Chios Taverna Tomato & Cucumber Salad

Chios Taverna Pasticcio
Chios Taverna Zucchini Souvlaki
Chios Taverna Chicken Souvlaki
Chios Taverna Beef Souvlaki
Chios Taverna Gigante Beans
Chios Taverna Pita

Di Fara Antipasto Salad
Di Fara Di Fara Regular
Di Fara Build Your Own
Di Fara White

Di Fara Meatball Ricotta
Fred's Burger Stack
Fred's Falafel Burger
Fred's Bacon Stack

Fred's Lil' Fred's Cheeseburger

Fred's Cheesesteak
Fred's Spicy Grilled Chicken
Fred's Korean Cheesesteak
Fred's Shroomshire Cheesesteak

Fred's Garlic Fries Fred's Old Bay Fries Fred's Fred's Fries Limesalt **Burrito Chicken** Limesalt **Burrito Steak** Limesalt **Burrito Carnitas** Limesalt **Burrito Sofritas Burrito Garlic Steak** Limesalt Limesalt **Burrito Barbacoa** Limesalt Burrito Veggie Limesalt **Bowl Chicken** Limesalt **Bowl Steak** Limesalt **Bowl Carnitas** Limesalt **Bowl Sofritas Bowl Garlic Steak** Limesalt Limesalt **Bowl Barbacoa**

Bowl Veggie

Limesalt

Salad Chicken Limesalt Limesalt Salad Steak Limesalt Salad Carnitas Limesalt Salad Sofritas Limesalt Salad Garlic Steak Limesalt Salad Barbacoa Limesalt Salad Veggie Limesalt Tacos Chicken Limesalt Tacos Steak Limesalt Tacos Carnitas Limesalt **Tacos Sofritas Tacos Garlic Steak** Limesalt Limesalt Tacos Barbacoa Limesalt Tacos Fajita Veggies Limesalt Quesadillas Chicken Limesalt Quesadillas Steak Limesalt Quesadillas Carnitas Limesalt Quesadillas Sofritas **Quesadillas Garlic Steak** Limesalt Quesadillas Barbacoa Limesalt Limesalt Quesadillas Fajita Veggies Limesalt Quesadillas Cheese Add Guac Limesalt Limesalt Add Queso Limesalt Chips Limesalt Guacamole Limesalt Queso Blanco Limesalt Chips & Guacamole

Limesalt Chips & Red Salsa
Limesalt Chips & Green Salsa
Limesalt Chips & Corn Salsa
Limesalt Chips & Pico de Gallo
Limesalt Chips & Queso Blanco

Tortilla Limesalt Tejas Barbecue Carrot Soufflé Tejas Barbecue Cornbread Coleslaw Tejas Barbecue Tejas Barbecue Potato Salad Tejas Barbecue Queso & Chips Cornbread Casserole Tejas Barbecue Tejas Barbecue Pinto Beans Tejas Barbecue Brisket Pork Ribs Tejas Barbecue

Tejas Barbecue Pork Belly
Tejas Barbecue Pulled Pork
Tejas Barbecue Pastrami Sandwich
Tejas Barbecue Chocolate Pudding