

# **M.R.R. REST LLC**

25 11<sup>TH</sup> AVENUE  
MARKET 57, KIOSK 16  
NEW YORK, NEW YORK 10011

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ON-PREMISES BEER & WINE LICENSE APPLICATION  
MANHATTAN COMMUNITY BOARD NO. 4  
BLP COMMITTEE  
**FEBRUARY 14, 2023**

## **Completed Manhattan Community Board No. 4 Questionnaire**

1. Menu
2. Floor Plans
3. Photographs
4. Area Map & Proximity Report

**BERNSTEIN REDO & SAVITSKY P.C.**  
1177 Avenue of the Americas -5<sup>th</sup> Floor  
New York, New York 10036  
(212) 651-3100

## **Manhattan Community Board Four Questionnaire**

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
<b>M.R.R. Rest LLC</b>		<b>TBD</b>	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
<b>25 11th Avenue, Market 57, Kiosk 16</b>		<b>W. 15th / 11th Avenue</b>	<b>10011</b>
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> <b>Milka Regalli &amp; Romeo Regalli</b>	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> <b>Bernstein Redo &amp; Savitsky / Ben Savitsky</b>
	<b>PHONE:</b> <b>718-622-6220</b>		<b>PHONE:</b> <b>212-651-3100</b>
	<b>EMAIL:</b> <b>Milka@rasplantbased.com</b>		<b>EMAIL:</b> <b>ben@brpclaw.com</b>
<b>MANAGER</b>	<b>NAME:</b> <b>Milka &amp; Romeo Regalli</b>	<b>LANDLORD</b>	<b>NAME:</b> <b>Google LLC</b>
	<b>PHONE:</b> <b>718-622-6220</b>		<b>PHONE:</b> <b>646-588-1617</b>
	<b>EMAIL:</b> <b>Milka@rasplantbased.com</b>		<b>EMAIL:</b>
<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="radio"/> YES	<input type="radio"/> NO <b>Serial 1329004</b>
	What is/was the name and address of establishment?	<b>MRR Rest LLC / 739 Franklin Avenue, Brooklyn, New York 11238</b>	
	What were the dates applicant was involved with this former premise?	<b>2020 - Current</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<b>February 2023</b>
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

**OPERATIONAL DETAILS (\*Closing time will be when establishment is vacated of all patrons)**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	<del>Kitchen</del> <b>Food Prep</b>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	<b>Music</b>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> <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>
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**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>	<b>1161 (Entire Hall)</b>	<b>1161</b>	<b>37</b>	<b>231</b>	<b>0</b>	<b>1</b>	<b>23 (Entire Hall)</b>
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	<b>N/A</b>						
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	<b>N/A</b>						

How many floors are there? What is the capacity for each floor? **1 - Capacity of 1161**

How frequently will the owner(s) be at the establishment? **3-5 days a week**

Will there be dancing? YES  NO

Will applicant have bottle or table service for beverage alcohol? YES  NO

Will applicant be hosting private; promotional or corporate events?  YES  NO

Will outside promoters be used on a regular basis? If yes please describe. YES  NO

Will applicant have a security plan? If, yes please attach. YES  NO

Will security plan be implemented? YES  NO

Will State certified security personnel be used? YES  NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES  NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?  YES  NO

Will applicant be using delivery bicycles? If yes, how many? YES  NO  **Applicant uses third party delivery service providers**

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 - Applicant does not facilitate own delivery**

Where will delivery bicycles be stored during the day when not in use? **N/A - Applicant does not have bicycles**

<b>MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN</b>								
<b>Space /Floor</b>	<b>Description/Use of Space</b>	<b>Capacity</b>	<b>Hours</b>	<b># of Tables</b>	<b># of Seats</b>	<b># of Service Only Bars</b>	<b># of Stand-Up Bars/Seats at Bar</b>	<b>Music</b>
<b>North Common Seating Area</b>	<b>Common Seating</b>	<b>N/A</b>	<b>All Hours</b>	<b>6</b>	<b>74</b>	<b>0</b>	<b>0 / 0</b>	<b>Recorded</b>
<b>South Common Seating Area</b>	<b>Common Seating</b>	<b>N/A</b>	<b>All Hours</b>	<b>9</b>	<b>70</b>	<b>0</b>	<b>0 / 0</b>	<b>Recorded</b>
<b>Kiosk 1</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 3</b>	<b>Recorded</b>
<b>Kiosk 2</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 3</b>	<b>Recorded</b>
<b>Kiosk 3</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 3</b>	<b>Recorded</b>
<b>Kiosk 4</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 8</b>	<b>Recorded</b>
<b>Kiosk 5</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 4</b>	<b>Recorded</b>
<b>Kiosk 6</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 4</b>	<b>Recorded</b>
<b>Kiosk 7</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 0</b>	<b>Recorded</b>
<b>Kiosk 9</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 3</b>	<b>Recorded</b>
<b>Kiosk 10</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 3</b>	<b>Recorded</b>
<b>Kiosk 11</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 3</b>	<b>Recorded</b>
<b>Kiosk 12</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 3</b>	<b>Recorded</b>
<b>Kiosk 13</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 4</b>	<b>Recorded</b>
<b>Kiosk 14</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 2</b>	<b>Recorded</b>
<b>Kiosk 15</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 6</b>	<b>Recorded</b>
<b>Kiosk 16</b>	<b>Dining</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 / 6</b>	<b>Recorded</b>
<b>Kiosk 17</b>	<b>Dining / Bar</b>	<b>N/A</b>	<b>All Hours</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 / 6</b>	<b>Recorded</b>
<b>Living Room</b>	<b>Common Seating</b>	<b>N/A</b>	<b>All Hours</b>	<b>22</b>	<b>148</b>	<b>0</b>	<b>0 / 0</b>	<b>Recorded</b>

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO	<b>Pending</b>
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

**Community Notification/Relations**

<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	[See Rider]
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	<b>N/A - Applicant contacted all groups requested</b>	
Who was your contact person at each group you met with?	<b>N/A - Applicant e-mailed all groups</b>	
When did applicant post the notice that was provided?	<b>01/27/23</b>	
Where did applicant post the notice that was provided?	<b>Direct entrance to hall and on light posts near main entrance</b>	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

## Ben Savitsky

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**From:** Ben Savitsky  
**Sent:** Thursday, January 26, 2023 10:35 AM  
**To:** Ben Savitsky  
**Subject:** Notice of New Beer/Wine License Application for M.R.R. Rest LLC | 25 11th Avenue, Market 57, Kiosk 16

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

Good morning:

Our office represents several applicants for beer/wine licenses that will be operated as part of a new food hall inside the building at Pier 57 (25 11<sup>th</sup> Avenue). Our most recent application for M.R.R. Rest LLC will be before Manhattan Community Board Four's Business Licenses & Permits Committee on February 14, 2023. The Community Board has requested that we provide notice to you or your group as part of this process.

The proposed food hall will have kiosks that each focus on different cuisines. There will be Thai food from Zaab Zaab, modern Japanese comfort food by Bessou, and seafood from Lobster Place, as well as many others. As part of the service of food and beverage, this application is for **M.R.R. Rest LLC**, which will serve organic farm-to-table plant-based Ethiopian food, and is now applying for a license to sell beer and wine (*no liquor*) throughout the day.

The food hall and this kiosk for M.R.R. Rest LLC may be open daily from 8:00am (at the earliest) to 10:00pm (at the latest). Food will be available at all hours of operation. The food hall and this kiosk will only utilize recorded background music as part of providing atmosphere for patrons. Patrons will have seating available at the M.R.R. Rest LLC kiosk or at a communal seating area. There is no outdoor space associated with this application. The food hall intends to be a warm and welcoming place for a quick bite for the entire neighborhood and its families.

Additional information about this food hall and the individual kiosks will be provided to Manhattan Community Board Four at a virtual public meeting to be held on February 14, 2023. In the interim, any member of the public interested in learning more about this application can reach out to Ben at Bernstein Redo & Savitsky P.C. at (212) 651-3100 or [ben@bprclaw.com](mailto:ben@bprclaw.com).

**Benjamin Savitsky**

**BERNSTEIN REDO & SAVITSKY PC**

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New York, New York 10036

Office: 212.651.3100

**Direct: 917.620.3255**

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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	<a href="mailto:sallyqmg@gmail.com">sallyqmg@gmail.com</a>	Last Tuesday of the month @ 630pm
100/200 West 15 Street Block Association	Steve	Starosta	<a href="mailto:steve@w15ba.com">steve@w15ba.com</a> ; <a href="mailto:info@w15ba.com">info@w15ba.com</a>	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	<a href="mailto:kimon@w15ba.com">kimon@w15ba.com</a>	No monthly meetings
100 West 16th Street Block Association	Paul	Grocni	<a href="mailto:pgroncki@gmail.com">pgroncki@gmail.com</a>	
100 West 16th Street Block Association	Mathew	Robinson	<a href="mailto:mattbrob@aol.com">mattbrob@aol.com</a>	
100 West 17th/18th Street Block Association	Antonella	Cipollone	<a href="mailto:antonellacipollone2000@yahoo.it">antonellacipollone2000@yahoo.it</a>	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	<a href="mailto:bvh.drf@gmail.com">bvh.drf@gmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	<a href="mailto:michael_glassman@hotmail.com">michael_glassman@hotmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	<a href="mailto:judyklein999@gmail.com">judyklein999@gmail.com</a>	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	<a href="mailto:wborock@hotmail.com">wborock@hotmail.com</a>	
100 West 19th/20th Street Block Association	Sally	Greenspan	<a href="mailto:ccba1001920@gmail.com">ccba1001920@gmail.com</a>	
100 West 19th/20th Street Block Association	Michael	Walsh	<a href="mailto:mwalshny@gmail.com">mwalshny@gmail.com</a>	
100 West 22nd Street Block Association	Robert	Simon	<a href="mailto:robert.simon2267@gmail.com">robert.simon2267@gmail.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	<a href="mailto:beacon195@aol.com">beacon195@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	<a href="mailto:germanygerald@aol.com">germanygerald@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	<a href="mailto:m@melissa-stern.com">m@melissa-stern.com</a>	
100 West 25th Street Block Association	Carla	Nordstrom	<a href="mailto:west25thstreetproject@gmail.com">west25thstreetproject@gmail.com</a>	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	<a href="mailto:susanb1011@aol.com">susanb1011@aol.com</a>	
Naked Eye Productions	Tina	DiFelicantonio	<a href="mailto:Tina@NakedEyeProductions.com">Tina@NakedEyeProductions.com</a>	
200 West 21/22/23/24 Block Association	Melodie	Bryant	<a href="mailto:savvyflx@gmail.com">savvyflx@gmail.com</a>	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	<a href="mailto:pamela@angel.net">pamela@angel.net</a>	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	<a href="mailto:pjcooke@me.com">pjcooke@me.com</a>	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	<a href="mailto:dianne2ns@gmail.com">dianne2ns@gmail.com</a>	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	<a href="mailto:omar.fattal@gmail.com">omar.fattal@gmail.com</a>	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	<a href="mailto:laurencefrommer@yahoo.com">laurencefrommer@yahoo.com</a>	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	<a href="mailto:thuyqpham1@gmail.com">thuyqpham1@gmail.com</a>	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	<a href="mailto:thuyqpham1@gmail.com">thuyqpham1@gmail.com</a>	First Monday of the month @ 630 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	<a href="mailto:glowe@wohlfarth.com">glowe@wohlfarth.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	<a href="mailto:palmermarshall@yahoo.com">palmermarshall@yahoo.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	<a href="mailto:davidloss@gmail.com">davidloss@gmail.com</a>	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	<a href="mailto:cott@habitatmag.com">cott@habitatmag.com</a>	
300 West 20th Street Block Association	Albert	Taylor	<a href="mailto:albertrtaylor@mac.com">albertrtaylor@mac.com</a>	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	<a href="mailto:eleanor@quiltedcorner.com">eleanor@quiltedcorner.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	<a href="mailto:300wba@gmail.com">300wba@gmail.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phylliss	Waisman	<a href="mailto:phyllis.waisman@gmail.com">phyllis.waisman@gmail.com</a>	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	<a href="mailto:mig91360@yahoo.com">mig91360@yahoo.com</a>	
400 West 20 Street Block Association	David	Lesser	<a href="mailto:david@dlessler.com">david@dlessler.com</a>	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	<a href="mailto:aoster@earthlink.net">aoster@earthlink.net</a>	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	<a href="mailto:w400ba@gmail.com">w400ba@gmail.com</a> ; <a href="mailto:kjacoby@me.com">kjacoby@me.com</a>	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	<a href="mailto:amyklein724@gmail.com">amyklein724@gmail.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	<a href="mailto:andyhumm@aol.com">andyhumm@aol.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	<a href="mailto:tenants@lita.info">tenants@lita.info</a> ; <a href="mailto:inge64@me.com">inge64@me.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	<a href="mailto:fdenthunter@gmail.com">fdenthunter@gmail.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	<a href="mailto:dwatersh@gmail.com">dwatersh@gmail.com</a>	
500 West 19 Street Block Association	Neil	Selkirk	<a href="mailto:neil@neilselkirk.com">neil@neilselkirk.com</a>	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	<a href="mailto:hoffmandibj@hotmail.com">hoffmandibj@hotmail.com</a>	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	<a href="mailto:wade2084@gmail.com">wade2084@gmail.com</a>	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Bear	<a href="mailto:dwbear421@me.com">dwbear421@me.com</a>	
500 West 28/29 Streets Block Association	Brian	Donovan	<a href="mailto:bkd8@cornell.edu">bkd8@cornell.edu</a>	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	<a href="mailto:bkeany@pennsouth.coop">bkeany@pennsouth.coop</a>	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	<a href="mailto:education@pennsouth.coop">education@pennsouth.coop</a>	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Huqe	212-838-3700	
Donna Langman Costumes	Donna	Langman	<a href="mailto:donna@donna-langman.com">donna@donna-langman.com</a>	
537 W 27th Street Building	Jeremy	Carmel	<a href="mailto:jeremy.carmel@gmail.com">jeremy.carmel@gmail.com</a>	No monthly meetings
Midtown South Community Council	John	Mudd	<a href="mailto:john.mudd@usa.net">john.mudd@usa.net</a>	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	<a href="mailto:andrew@qvshp.org">andrew@qvshp.org</a>	
Midtown South Pct. Council	Brian	Weber	<a href="mailto:brianscottweber@gmail.com">brianscottweber@gmail.com</a>	

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

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

**OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ**

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

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

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

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

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

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 March 1, 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)


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

Denial  Approval

**CB4 REPRESENTATIVES**

  
 Nelly Gonzalez  
 CB4 Assistant District Manager

  
 Frank Holozubiec  
 CB4 BLP Committee Co-Chair

  
 Burt Lazarin  
 CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

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



SIGN HERE →

**Romeo Regalli**  
 PRINT NAME OF APPLICANT

  
 SIGNATURE OF APPLICANT

**1/25/2023**  
 DATE

**Menu**



## **SMALL BITES**

### **MASHED AVOCADO**

AVOCADO | ONION | SERRANO | TOMATO | CILANTRI | HOUSE VINAGRETTE | INJERA CHIPS 12

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## **BOWLS**

### **LANGANO BOWL**

RAS TIBS (SEITAN)

FASOLIA (STRING BEANS, CARROTS, CARAMELIZED ONIONS)

YATAKILT (CABBAGE, CARROT, BELL PEPPER)

ZUCCHINI

MASHED AVOCADO (WITH ONION, TOMATO, SERRANO, CILANTRO, HOUSE VINAGRETTE)

Served with a brown turmeric rice base, a drizzle of homemade hot sauce and injera crumble/cilantro topping 18

### **MAMA'S BOWL**

Tofu in a spicy stew

AVOCADO SALAD- AVOCADO, ONIONS, TOMATO, JALAPENO, HOUSE VINAGRETTE

BROWN TURMERIC RICE 18

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## **ENTREES**

### **KITFO BURRITO**

PEA PROTEIN CRUMBLE | BLACK BEANS | BROWN TURMERIC RICE | AVOCADO | LETTUCE | RAS SAUCE 18

### **MAC N CHEESE**

MOZZERELA | CHEDDAR | COCONUT MILK | ETHIOPIAN CARDAMOM | BERBERE SAUCE 17

## **BEVERAGES:**

VEGAN RED & WHITE WINE 14

LOCAL BEER (ROTATING IPA & PILSNER) 10

MOCKTAIL-

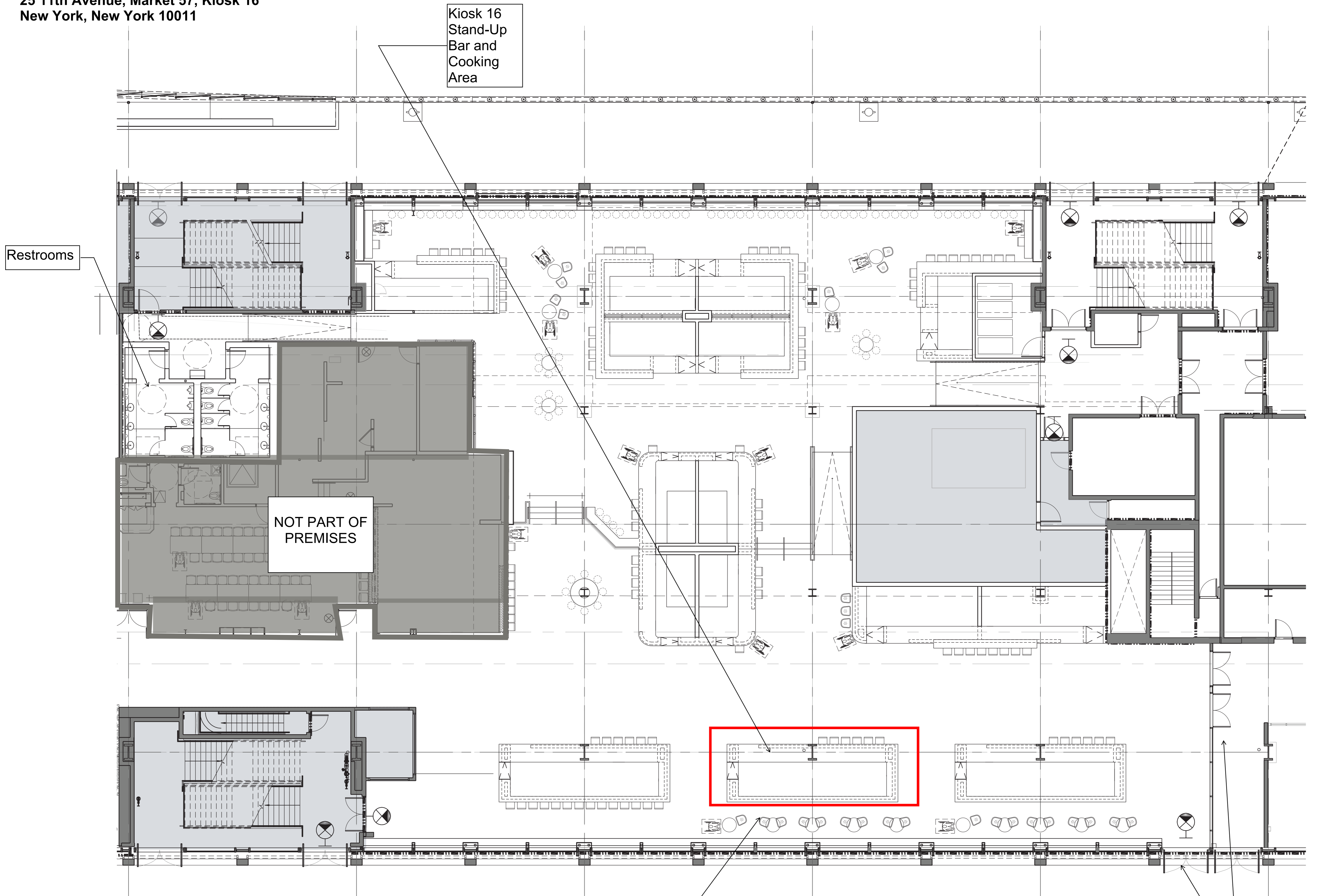
PINA FAUX LADA- PINEAPPLE JUICE + COCONUT CREAM 8



LOCAL SODA- \$5

LOCAL KOMBUCHA- \$7

## **Floor Plans**

M.R.R. Rest LLC  
25 11th Avenue, Market 57, Kiosk 16  
New York, New York 10011



APPLICANT'S KIOSK -   
FULL FOOD HALL WITH COMMUNAL SEATS - 

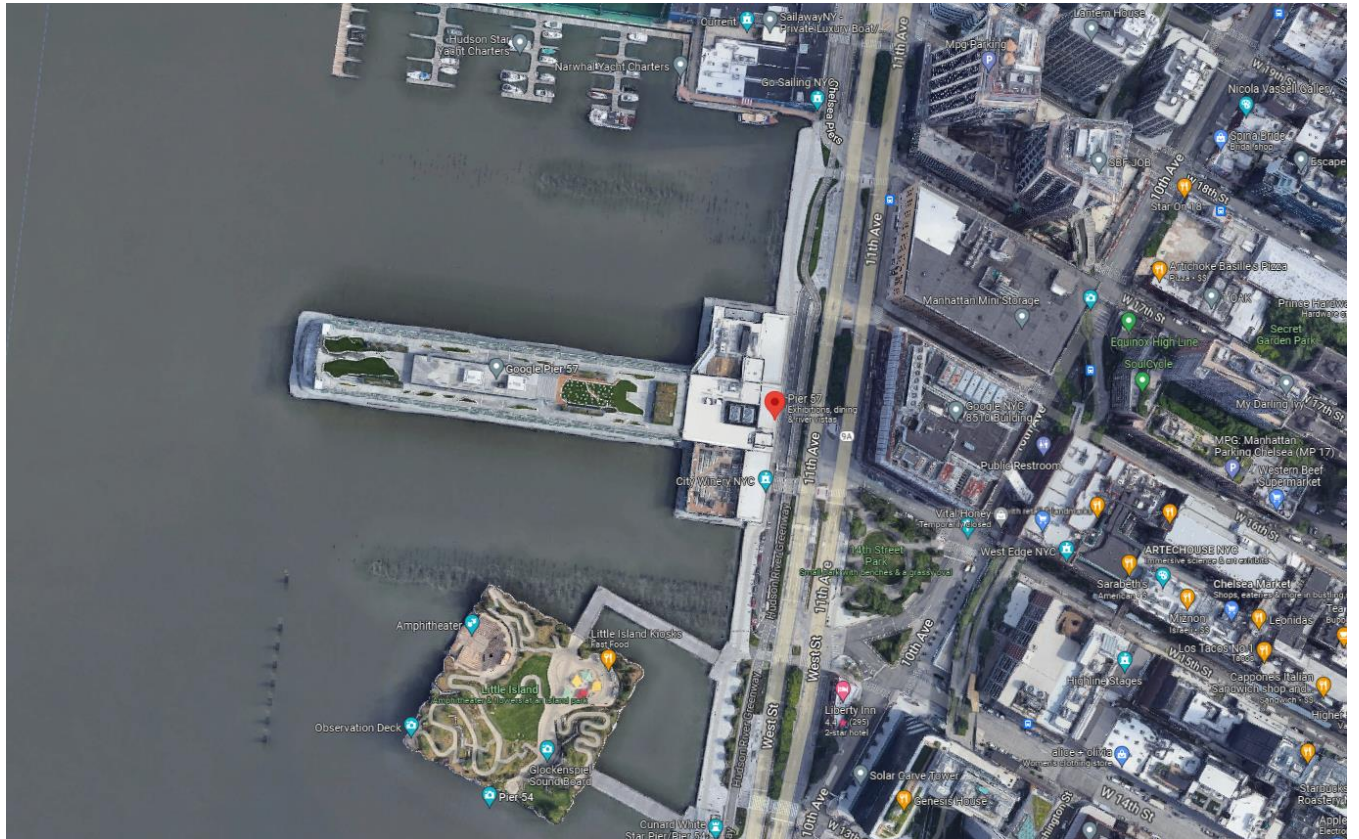
Market 57 Total  
Tables - 15  
Seats at Tables - 120  
Seats at Bar/Counter - 110

Kiosk 16

Entrance/Exit

## Photographs





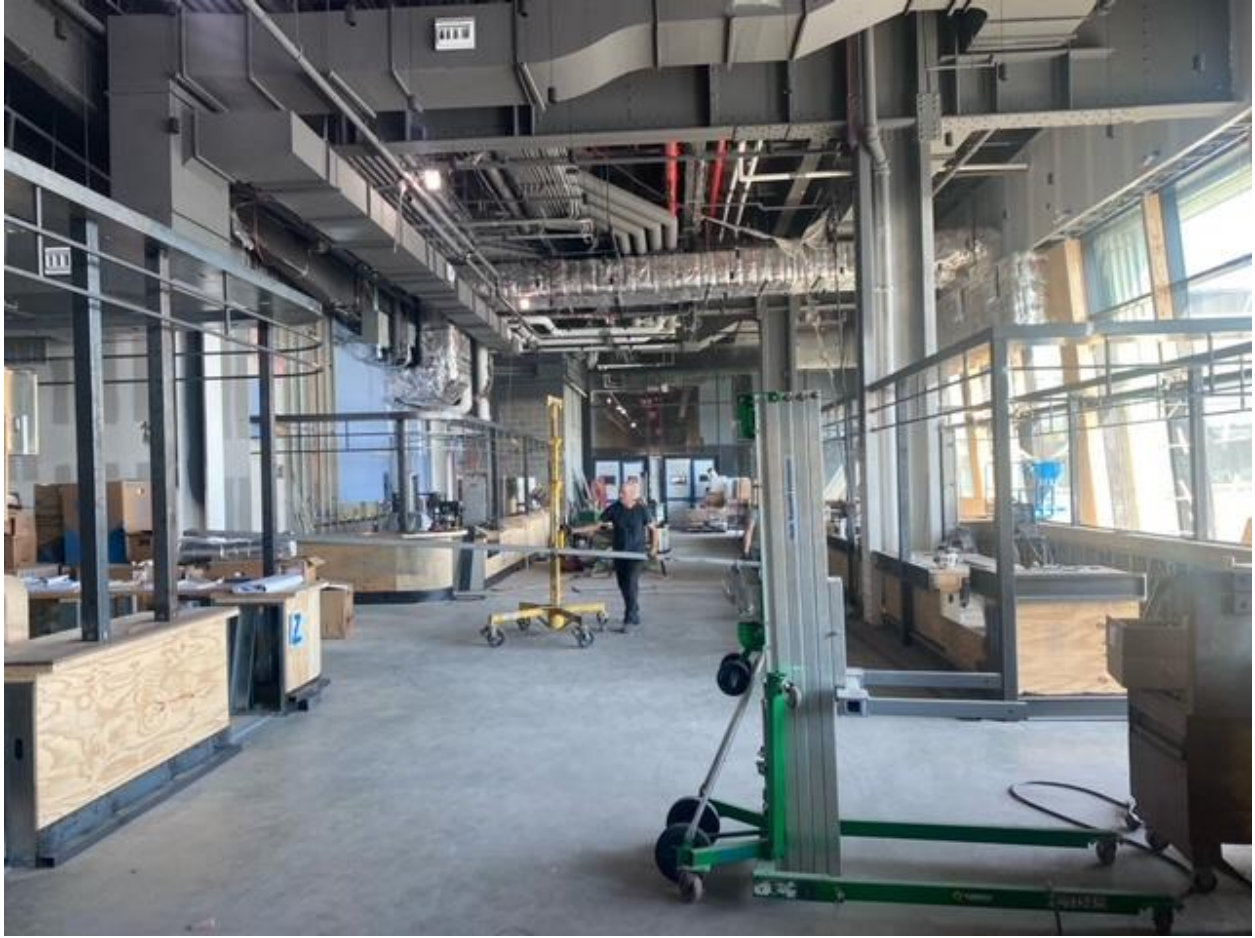


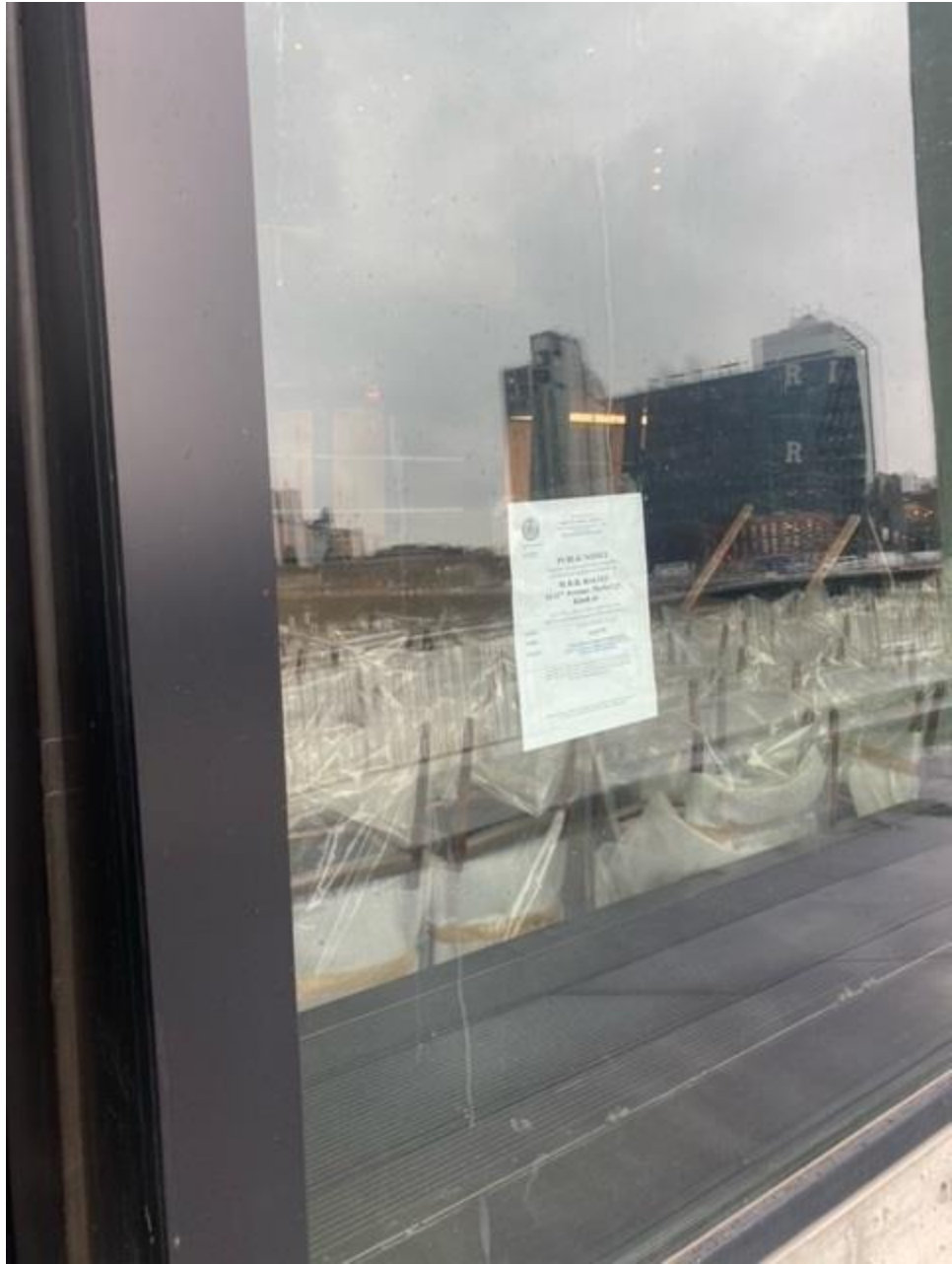


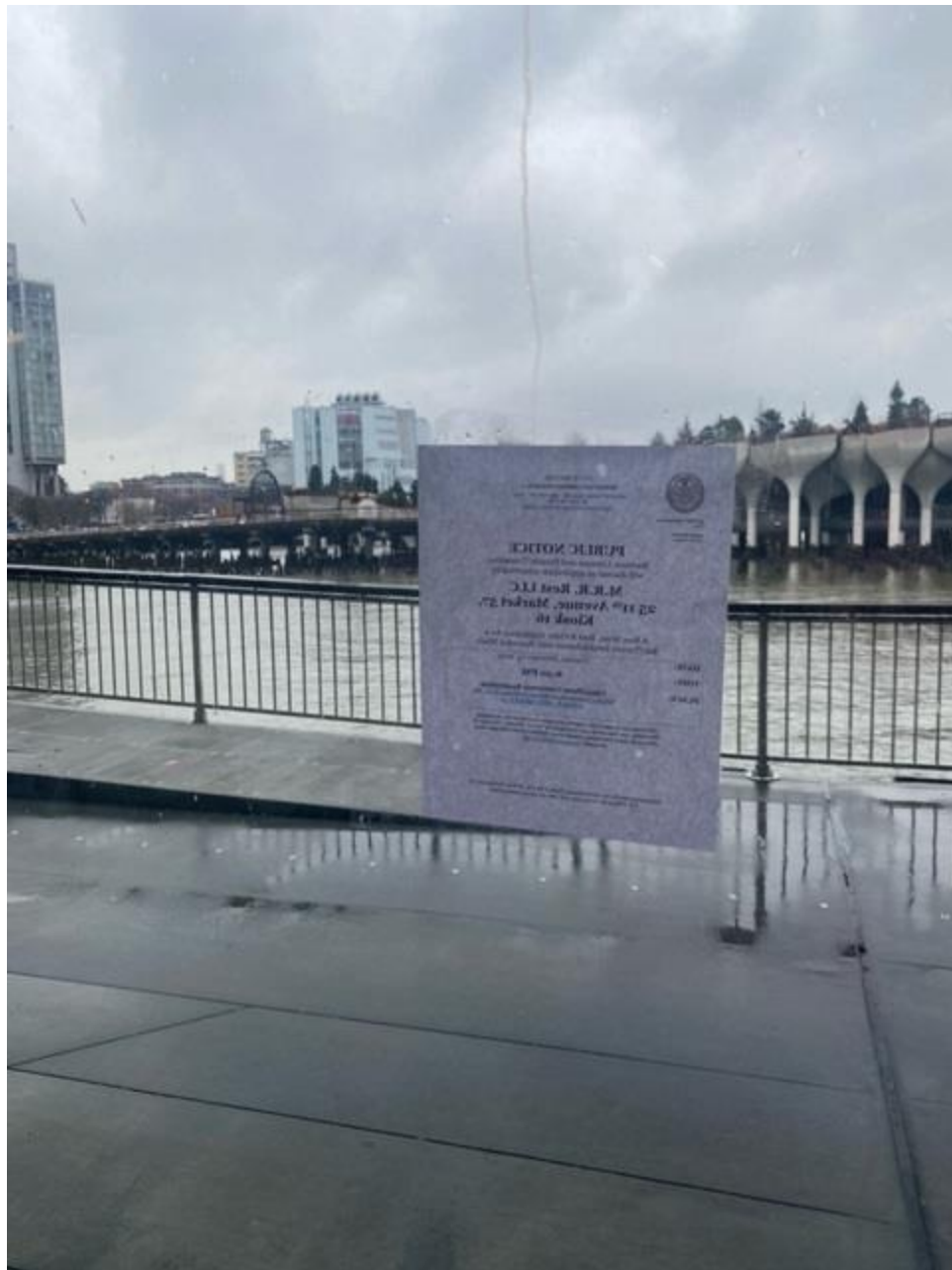




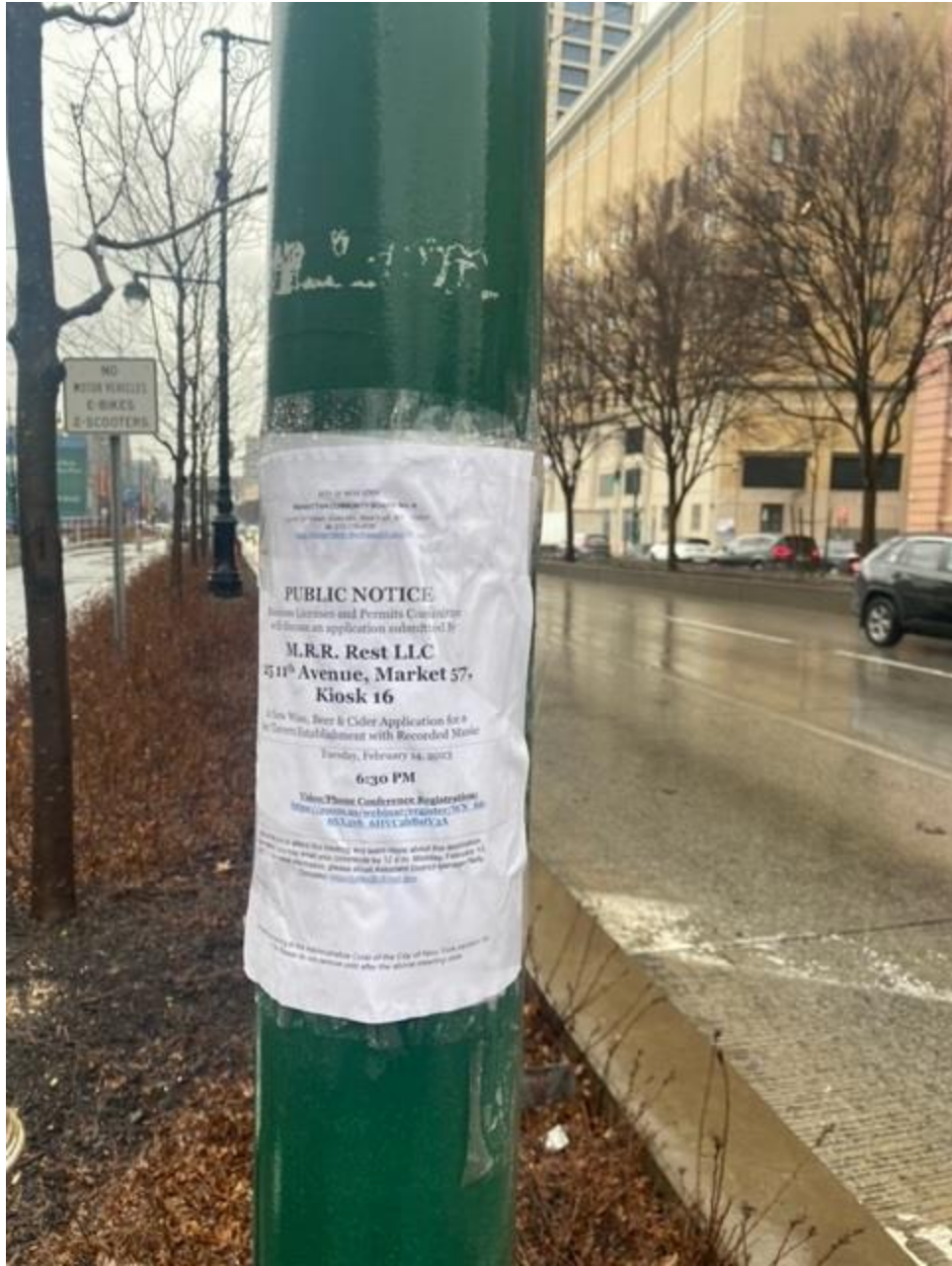












City of New York  
Department of Planning  
100 Nassau Street, 12th Floor  
New York, NY 10038  
www.cityofnewyork.us

**PUBLIC NOTICE**  
Business Licenses and Permits Commission  
will discuss an application submitted by  
**M.R.R. Rest LLC**  
**2511<sup>th</sup> Avenue, Market 57,  
Kiosk 16**  
A New Wine, Beer & Cider Application for a  
New Tavern Establishment with Recorded Name  
Tuesday, February 24, 2023  
**6:30 PM**  
Video/Phone Conference Registration  
<https://www3.nyc.gov/site/planning/recorded-name-licensing/recorded-name-licensing-2023-02-24>  
953.666.6111 ext. 2004.24

Persons interested in attending the hearing, and those who attend, should arrive at the hearing location at least 15 minutes before the start of the hearing. Hearing materials will be available for review at the hearing location. For more information, please contact the Planning Department at 953.666.6111 ext. 2004.24.

City of New York Administration Center of the City of New York, 100 Nassau Street, 12th Floor, New York, NY 10038. Hearing will be held in person at the Administration Center.



## **Area Map and Proximity Report**

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.

<b>Proximity Report For:</b>	
Location	<b>25 11th Ave, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74322 longitude: -74.00905</b>
Report Generated On	<b>1/24/2023</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
CHELSEA WINERY LTD Ser #: 1344846	60 9TH AVE NEW YORK, NY 10011	1,347 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,410 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	2,080 ft
HUDSON YARDS LIQUORS INC Ser #: 1319647	557 C WEST 23RD ST NEW YORK, NY 10011	2,106 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	2,198 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	2,266 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	2,272 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	2,500 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
No Churches within 500 feet	

<b>Pending On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
GREAT PERFORMANCES ARTISTS AS WAITRESSES INC Ser #: 1356490	25 11TH AVE KIOSK #7 AND #8	55 ft



**Pending On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
	NEW YORK, NY 10011	
RESTAURANT ASSOCIATES LLC Ser #: 1347298	29 11TH AVE BASMENT FLRS 1-3 NEW YORK, NY 10011	74 ft
PUTTERY MANHATTAN LP Ser #: 1350383	446 W 14TH ST NEW YORK, NY 10014	700 ft
BAR SUZETTE LLC Ser #: 1355669	425 W 15TH ST KIOSK 6 NEW YORK, NY 10011	735 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
RESTAURANT ASSOCIATES LLC Ser #: 1293794	85 10TH AVE FLR 4 NEW YORK, NY 10011	357 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293795	85 10TH AVE FLR 11 NEW YORK, NY 10011	357 ft
85 TENTH RESTAURANTS LLC Ser #: 1337421	85 10TH AVE 1ST FLR NEW YORK, NY 10011	357 ft
LIBERTY INN CAFE LTD Ser #: 1159506	51 10TH AVE 13TH & 14TH STREETS NEW YORK, NY 10014	504 ft
HYUNDAI MOTOR AMERICA INC & RESTAURANT Ser #: 1326463	40 10TH AVE NEW YORK, NY 10014	650 ft
NOZ17 LLC Ser #: 1337694	458 W 17TH ST NEW YORK, NY 10011	726 ft

