

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Four Provinces LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
184 Eighth Avenue		West 19th St./West 20th St.	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Conor Duffin	NAME: Michael Paleudis
	PHONE:	(347) 969-8234	PHONE: (212) 837-8482
	EMAIL:	conor@casknyc.com	EMAIL: mjp@kplawyers.com
OWNER MANAGER	NAME:	Elaine Marlow	NAME: Buchbinder & Warren Realty Group LLC Lori Buchbinder
	PHONE:	(917) 544-7069	PHONE: (212) 243-6722
	EMAIL:	elainemarlow@casknyc.com	EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>) <input type="checkbox"/> <i>Open Restaurants</i>			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		*See attached
	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="radio"/> YES <input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="radio"/> YES	<input checked="" type="radio"/> NO
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="radio"/> YES	<input 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

Elaine Marlow's Work Experience

Murray Hills Enterprises Inc. d/b/a Cask Bar & Kitchen
167 East 33rd Street, New York, NY 10016
Owner
2009 – present

Third Ave Cafe LLC d/b/a Banc Cafe
431 Third Avenue
New York, NY 10016
Manager
2005-2009

Conor Duffin's Work Experience

Murray Hills Enterprises Inc. d/b/a Cask Bar & Kitchen
167 East 33rd Street, New York, NY 10016
Manager
2020 – present

Third Ave Cafe LLC d/b/a Banc Cafe
431 Third Avenue
New York, NY 10016
Manager
2018-2020

Ryans Cliff Street Corp d/b/a Ryan Maguire's Ale House
28 Cliff Street
New York, NY 10038
Manager
2015-2018

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	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
	Kitchen	12am-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
	Music	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="radio"/> BACKGROUND		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	74	74	19	46	0	2	18
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A	11	5	10			

How many floors are there? What is the capacity for each floor?	2; Ground floor - 70, Basement - 4		
How frequently will the owner(s) be at the establishment?	Daily		
Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a security plan? If, yes please attach.	<input checked="" type="radio"/> YES	NO	
Will security plan be implemented?	<input checked="" type="radio"/> YES	NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO	
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		

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
Basement	Boiler, Electric, Food Preparation, Storage, Refrigeration, Office	4	12pm-4am	0	0	0	0	No
Ground	Dining, Bar Area, Restrooms, Storage	70	12pm-4am	19	46	0	2/18	Yes; Recorded Music Only

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?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	NO	Pending

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached email notification and signed petition
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	N/A	
Who was your contact person at each group you met with?	N/A	
When did applicant post the notice that was provided?	03/23/2023	
Where did applicant post the notice that was provided?	Establishment, each lamp pole on both sides of the block	
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	Eighth Avenue Kitchen LLC d/b/a Bareburger		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	As above
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No structural changes; paint color, new awning and signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No structural changes; paint color, new awning and signage
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" 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	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input checked="" type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> 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="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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	TBD
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Roof; air cooled system		
When was the air conditioner installed?	2016		

DCA APPROVED-UNENCLOSED SIDEWALK CAFÉ Open Restaurants program

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Background music only
- French doors will be closed at 10pm nightly
- A staff member will be specifically assigned to prevent congregating on the adjoining sidewalk
- A detailed drawing of the sidewalk cafe will be submitted by the applicant to MCB4 by 4/24/23

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

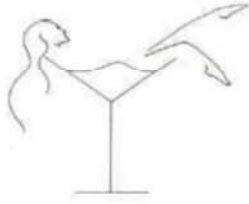
CB4 REPRESENTATIVES

 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>Elaine Marlow PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>04 / 05 / 2023 DATE</p>
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NAME TBD RESTAURANT AND COCKTAIL BAR

A female Owned Business

- 184 8th Avenue -

The Place:

A fun, bright, warm and inviting space. Think colorful but minimalist. Cozy but airy. Soft tones and beautifully curved bar counters. Expressive artwork and dim lighting. Plush booths and intimate corners. Soft music, warm ambiance. An immersive food and beverage experience.

The Product:

Our Beverage Director Ciara Whelan and Head Chef John Miller will work parallel to curate a seasonal food and beverage menu taking the customer on a journey around the world to explore and experiment with spirits and flavors. An explosion for the palette. [Menu.](#)

The Kitchen:

We are passionately committed to offering the freshest ingredients, presenting a seasonal menu that is sourced using local purveyors where possible and small independent businesses. We are committed to contributing back into the community that surrounds us. In turn we hope to offer you the freshest, brightest, most flavorful innovative small plates we can reimagine.

The Culture:

Respect, authenticity, kindness, diversity, accountability, passion and inclusion. An open and safe place to grow, learn and rise up stronger. We are committed to creating a positive, inspiring work environment for everyone. We hope our team will find a place to develop their passion in the industry. We truly believe that we lead by example.

The Why:

In order to best foster a culture of sustainability and longevity for all we will offer a variety of resources and benefits to our team. Health insurance, 401K plan and PTO. Education and development, coaching and mentoring for anyone wishing to progress within the company. We encourage innovation and promotion from within.

The Who:

The investors - Elaine Marlow, Ronan Conlon and Conor Duffin.

The team - Ciara Whelan and John Miller.

This will be a majority female owned and run business. Elaine Marlow with 23 years in the industry will lead the team.

Ronan Conlon, a wealth of information and experience. A solutions guy!

Conor Duffin, the numbers guy, and will keep us all on track and always aiming for the stars. A force of nature!

Our General Manager, Ciara Whelan, a seasoned operator with 10 years of high end cocktail, food and beverage knowledge, will take the reins on the bar!

Our Executive Chef, John Miller. A NYTimes credited Chef. Formerly of Olmsted in Brooklyn, with his passion for food, will lead the way in the kitchen!

The What:

We aim to offer lunch, brunch, dinner and late night snacks. Our corporate clientele can enjoy lunch or after work drinks and corporate events. The neighborhood locals can gather together and feel at home. A place for an intimate cocktail, date night or birthday drinks with friends. A blend of all of us. We hope to create a place the neighborhood can be proud of. A place that adds value and quality of life to its residents.

We have created two such establishments that we are so proud to call our own. Please feel free to look around.

The Where:

-Banc Cafe, 431 3rd Avenue, New York, NY, 10016 - opened 18 years ago. A neighborhood gem. www.banccafe.com

-Cask Bar + Kitchen , 167 E 33rd street, New York, NY, 10016 - opened 14 years ago. A beloved cozy neighborhood staple. www.casknyc.com

We have 4am licenses in both locations. Never had any violations in our long tenure. We stay open until 2/3am Sunday - Thursday and 4am Friday and Saturday. Our concepts tend to attract a young, fun, diverse clientele. We offer a high end product with upscale service at a reasonable price point.

We offer late night food every night. We are known as a spot to go for late workers. We serve a large portion of NYU hospital workers for late night food and offer delivery until late to serve the hospital workers. We have had a long standing relationship with the neighborhood. Offering gift cards and donations to schools and local non profits. During covid we offered a 50% discount to all hospital workers. We offer the tenants above both our locations discounts and complimentary dinners at our restaurants. We take pride in our relationship with the neighborhood and the friendships we have cultivated over the years. We have made many friends that are family to us now. We plan on being a positive addition and giving back locally. We hope you give us the chance to do this in your neighborhood.

The Neighborhood:

Chelsea - Named after the Chelsea Hospital in London. A historic neighborhood encompassing 14th street to 34th street, from 6th avenue to the Hudson river. A culturally diverse neighborhood with 200 art galleries, Rubin Museum of Art, the Joyce Theatre, The Irish Repertory Theatre to name a few, Chelsea market - home to the Oxygen Network, MLB and YouTube, The Highline - attracting 8 million visitors per year, FIT college -home to 8,000 students, across the street Google Head Offices with 12,000 employees, Chelsea Piers, Hudson Yards - comprised of attractions, art shows, markets, cafes, hotels, schools, 5,000 residents and 14 acres of public outdoor space. The neighborhood has a large LGBTQ population. Residents - 45% aged between 25-44 and 26% aged between 45-64. With a close 50/50 split on male and female residents, we hope to have something to offer everyone.

We invite you to visit us online. Please reach out with any questions.

Elaine Marlow www.elainemarlow@casknyc.com 917 544 7069

Conor Duffin www.conor@casknyc.com 347 969 8234

Design ideas ...

Sel Rose www.selrose.com

Rochambeau <https://www.homestudios.nyc/rochambeau>

Home Studios <https://www.homestudios.nyc/five-leaves>

Cervos Oyster Bar [Cervos](#)

Chez Zou www.chezzou.com

Thirsty Kitchen <https://www.thursdaykitchen.com>

Valerie <https://www.valerienewyorkcity.com>

Menu

oysters

strawberry mignonette
english pea foam

fluke crudo

watermelon
mint
bonito flake

charred snap pea salad

buttermilk ranch
pickled ramps
crispy shallots

black bass ceviche

breakfast radish
cilantro
serrano chile
leche de tigre

scotch quail eggs

merguez sausage
dijonaise
mache salad

grilled prawns

green garlic butter
black lime powder

grilled mackerel

cucumber water
watercress
radish top oil

grilled shishitos

bottarga
lemon
togarashi

steak Tartare

ginger
scallion

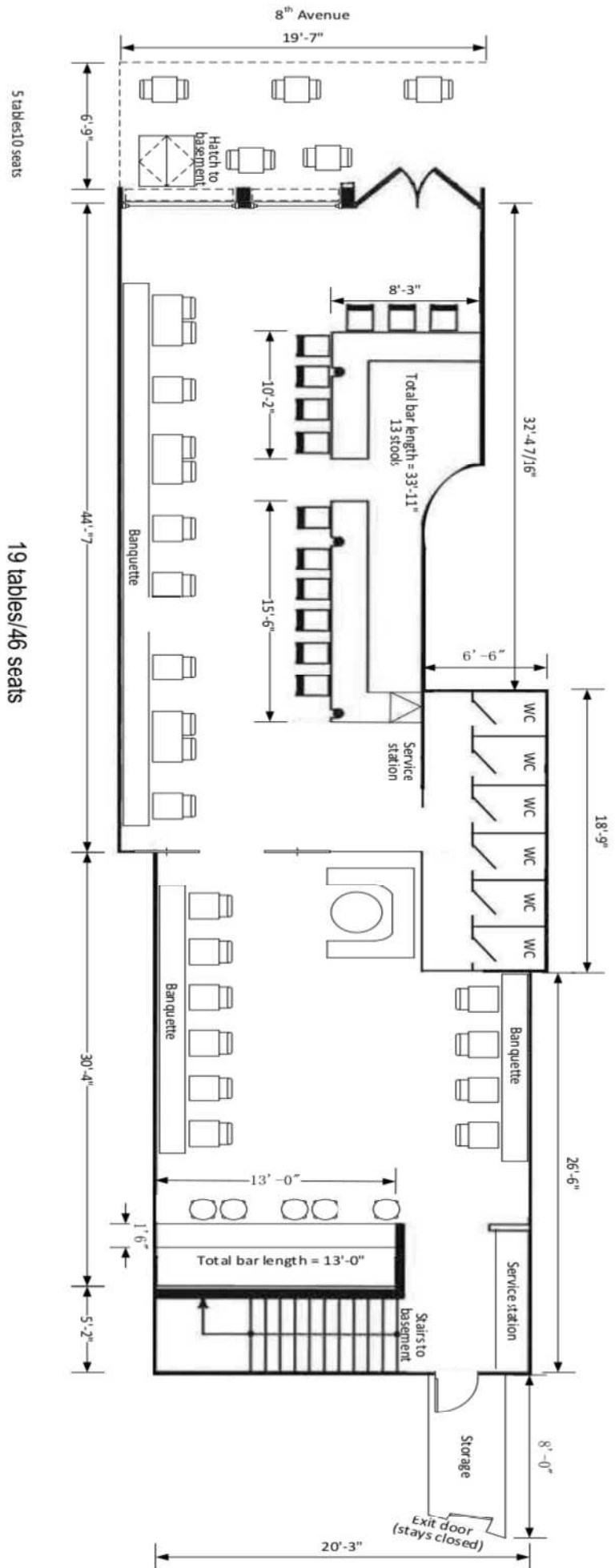
quail egg
furikake
rice cracker

fava Bean Hummus

grilled pita
pickled red onions
aleppo pepper

grilled asparagus

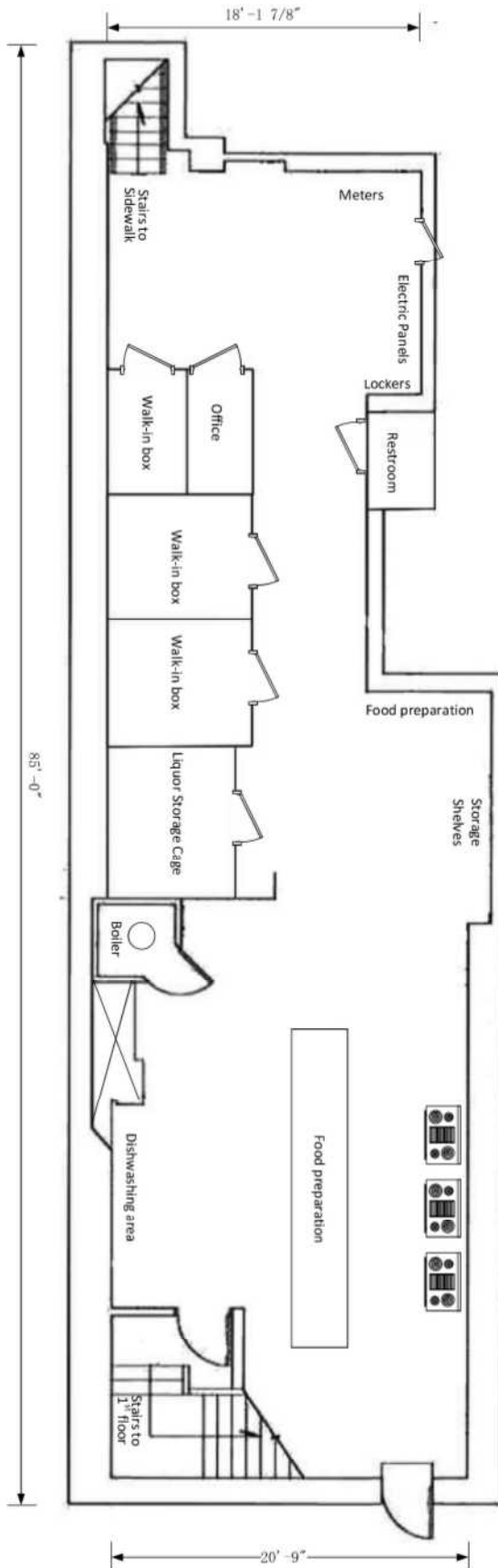
cured egg yolk
pea shoots
english pea puree



INTERIOR DIAGRAM – 1st FLOOR
 184 8th Avenue
 New York, NY
 March 22, 2023

NOT TO SCALE

8th Avenue



INTERIOR DIAGRAM – Basement
184 8th Avenue
New York, NY
March 22, 2023
NOT TO SCALE



Four Provinces LLC
184 8th Avenue
New York, NY 10011
March 22, 2023



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184 8th Avenue
New York, NY 10011
March 22, 2023



Four Provinces LLC
184 8th Avenue
New York, NY 10011
March 22, 2023

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 184 8th Avenue

1. Olde City Cheesesteaks & Brew - 201 8th Avenue - (243')
2. Zizi - 182 8th Avenue - (37')
3. Crown Alley - 263 West 19th Street - (120')
4. Socarrat - 259 West 19th Street - (167')
5. Loulou - 176 8th Avenue - (131')
6. Jungle Bird - 174 8th Avenue - (174')
7. Seamore's - 161 8th Avenue - (314')
8. Gym Sports Bar - 167 8th Avenue - (260')
9. Cooper's - 169 8th Avenue - (226')
10. The Joyce Theater - 175 8th Avenue - (190')
11. Mad for Chicken - 153 8th Avenue - (452')
12. Cafe Flor (Bar 21) - 218 8th Avenue - (441')
13. El Coco - 202 8th Avenue - (233')
14. Temerario - 198 8th Avenue - (173')
15. Lasagna Ristorante - 196 8th Avenue - (92')
16. Shaffer's - 151 8th Avenue - (468')
17. Chipotle - 149 8th Avenue - (485')
18. Mexique - 160 8th Avenue - (377')
19. Rangoon - 158 8th Avenue - (412')
20. Thai Sliders - 150 8th Avenue - (481')

Schools & Churches

1. P.S. 11 William T. Harris - 320 West 21st Street - (427')
2. Liberty High School - 250 West 18th Street - (391')



March 30, 2023

New York State Liquor Authority
163 West 125th Street, 8th Floor
Adam Clayton Powell State Building
New York, NY 10027

Re: Four Provinces LLS
Premises: 184 Eighth Avenue, New York

To Whom It May Concern:

Our office represents Four Provinces LLC, a New York company that has been created to operate a tavern at the above-referenced address. For the reasons set forth below, the applicant submits that its application should be granted under Section 64(7)(f) of the New York Alcoholic Beverage Control Law (ABC) because granting the on-premises liquor license creates "public convenience and advantage" and is "in the public interest" as contemplated by Section 64(6-a) of the ABC.

- a) While there are other licenses within 500 Feet of the premises, the Applicant has provided notice to Manhattan Community Board 4 and will be meeting with them on April 11 to review the application.
- b) The Applicant has, or will, obtain all necessary state and local permits and licenses to operate the tavern.
- c) The Applicant is located in close proximity to subway trains and buses. Parking is available nearby. In light of the parking and nearby public transportation, granting the instant application will not negatively impact vehicular traffic.
- d) The Applicant's principals will manage day to day operations to ensure that the noise level does not exceed what is acceptable for its neighbors. They will operate with background music only and will not have any live entertainment.
- e) To the best of Applicant's knowledge there have been no previous violations or adverse history at the premises.

Respectfully submitted,

Michael J. Paleudis, Esq.



CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 33rd Street, Suite 580 New York, NY 10001
 Tel: 212-738-4530
<http://www.mbc4.nyc.gov>

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

**Entity to be formed by Conor
 Duffin
 184 8th Avenue**

A New Liquor, Wine, Beer & Cider Application for a
 Bar/Tavern Establishment with Recorded Music & a
 Sidewalk Cafe

DATE: Tuesday, April 11, 2023
 TIME: **6:30 PM**
 PLACE: **Video/Phone Conference Registration:**
https://zoom.us/webinar/register/WN_66-6SX3vS-6HVCabBstV3A

We invite you to attend this meeting and learn more about the application.
 Alternatively, you may email your comments by 12 p.m. Monday, April 10, 2023 or
 for more information, please email Assistant District Manager Neely Gonzalez
neegonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 24-207.
 Please do not remove until after the above meeting date.



JEREMY LEFRANÇOIS
Chair

JESSE BOONE
District Manager

PUBLIC HEARING
Business owners and the public
will discuss the proposed
Entity to be formed

A New Liquor License
Bar/Tavern Establishment

DATE:

TIME:

PLACE:

We invite you to attend the public hearing.
Alternately, you may submit comments
for more information.

Posted according to
119.05



JEREMY LEFRANÇOIS
Chair

JESSE BOONE
District Manager

PUBLIC HEARING
Business owners and interested parties
will discuss the proposed
Entity to be licensed

A New Liquor License
Bar/Tavern Establishment

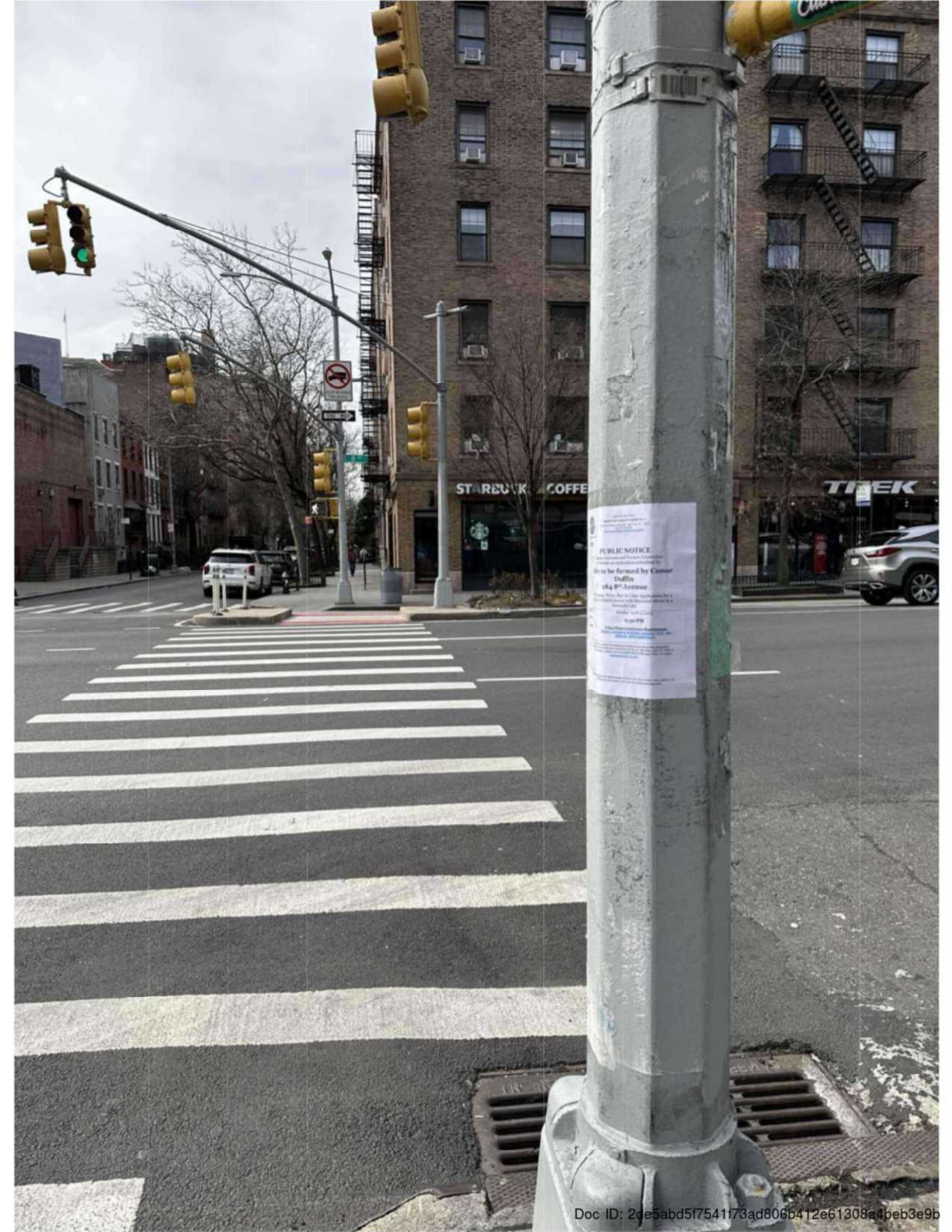
DATE:

TIME:

PLACE:

We invite you to attend the hearing.
Alternately, you may submit comments
for more information.

Posted according to
119.05



PUBLIC NOTICE
The City of New York and Public Utilities Corporation
is hereby notified that the following information is being
made available to the public:
to be formed by Corner
184 8th Avenue
Please Note: Due to the application for a
development with the following information:
184 8th Avenue
4-20-19
Any other information regarding
this project can be obtained by
contacting the following:
[Illegible text]



JEFFREY LEFRANCOS
Chair
JESSIE BOONE
Public Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536
<https://cctmanhattan.cityofnewyork.us/cb4/>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Entity to be formed by Conor
Duffin
184 8th Avenue**

A New Liquor, Wine, Beer & Cider Application for a
Bar/Tavern Establishment with Recorded Music & a
Sidewalk Cafe

DATE:	Tuesday, April 11, 2023
TIME:	6:30 PM
PLACE:	Video/Phone Conference Registration: https://zoom.us/webinar/register/WV666SX3vS6HVC2bBstV3d

We invite you to attend this meeting and learn more about this application.
Additionally, you may email your comments by 12 p.m. Monday, April 10, 2023 or
for more information, please email Assistant District Manager Nelly Gonzalez
regonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 24-119.
Please do not remove until after the above meeting ends.



JEFFREY LEFRANCOS
Chair
JESSIE BOONE
Public Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536
<https://cctmanhattan.cityofnewyork.us/cb4/>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Entity to be formed by Conor
Duffin
184 8th Avenue**

A New Liquor, Wine, Beer & Cider Application for a
Bar/Tavern Establishment with Recorded Music & a
Sidewalk Cafe

DATE:	Tuesday, April 11, 2023
TIME:	6:30 PM
PLACE:	Video/Phone Conference Registration: https://zoom.us/webinar/register/WV666SX3vS6HVC2bBstV3d

We invite you to attend this meeting and learn more about this application.
Additionally, you may email your comments by 12 p.m. Monday, April 10, 2023 or
for more information, please email Assistant District Manager Nelly Gonzalez
regonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 24-119.
Please do not remove until after the above meeting ends.

 CITY OF NEW YORK
ADMINISTRATIVE SERVICES BUREAU No. 4
60 West Street, Suite 500 New York, NY 10036
Tel: 212-312-3200
www.cityofny.com

PUBLIC NOTICE
Business Licenses and Permits Control
will discuss an application submitted by

Entity to be formed by Carter Duffin
184 8th Avenue
A New Liquor, Wine, Beer & Cider Retailer/
Bar/Tavern Establishment with Beverage Sales
Sidewalk Cafe

DATE: Tuesday, April 22, 2014
TIME: 6:30 PM
PLACE: Video Photo Conference Room
www.cityofny.com
8th Floor, NYC, 60 West Street

The public may be absent this meeting and may make alternate arrangements with the contact person mentioned, up to 14 days in advance. For more information, please email licensing@cityofny.com or call 212-312-3200.

Printed according to the Administrative Code of the City of New York, Section 24-209. Please do not remove and take the appropriate action.



STARBUCK



PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
Entity to be formed by Conor Duffin
184 8th Avenue
 for the Sale, Wine, Beer & Cider Application for a
 Tavern Establishment with Recorded Music & a
 Sidewalk Cafe
 Tuesday, April 11, 2023
 6:30 PM
 Video/Phone Conference Registration
<https://www.nyc.gov/register/113>
 Meeting ID: 43774880724



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>



ADMINISTRATIVE SERVICES
City
JOSEPH ROMO
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Entity to be formed by Conor
Duffin
184 8th Avenue**

A New Liquor, Wine, Beer & Cider Application for a
Bar/Tavern Establishment with Recorded Music &
Sidewalk Cafe

DATE: Tuesday, April 11, 2023

TIME: **6:30 PM**

PLACE: **Video/Phone Conference Registration:**
https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

We invite you to attend this meeting and learn more about this application.
Ultimately, you may email your comments by 12 p.m. Monday, April 10, 2023 or
for more information, please email Assistant District Manager Nely Gonzalez
negonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 24-119. Please do not remove until after the above meeting date.



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 123rd Street, Suite 580 New York, NY 10027
tel: 212-736-4536
<http://www.m4cb.org>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Entity to be formed by Conor
Duffin
184 8th Avenue**

A New Liquor, Wine, Beer & Cider Application for a
Bar/Tavern Establishment with Recorded Music & a
Sidewalk Cafe

Tuesday, April 11, 2023

6:30 PM

Video/Phone Conference Registration
https://zoom.us/webinar/register/WN_6SX3vS_6HVCabBstV3A

We invite you to attend this meeting and learn more about this application.
Alternatively, you may email your comments by 12 p.m. Monday, April 10, 2023.
For more information, please email Assistant District Manager Kelly Gonzalez
kgonzalez@cb.nyc.gov

Posted according to the Administrative Code of the City of New York section 24-207
113. Please do not remove until after the above meeting date.

SR-1820

CITY OF NEW YORK
 SEVENTH COMMUNITY BOARD No. 4
 111 W 107th Street, Suite 500, New York, NY 10025
 Tel: 212-734-4130
<http://www.seventhcommunityboard.com>

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by

Entity to be formed by Conor Duffin
184 8th Avenue

(New Liquor, Wine, Beer & Cider Application for
 the Tavern Establishment with Recorded Music &
 Sidewalk Cafe)

Tuesday, April 11, 2017
6:30 PM

Video/Phone Conference Registration:
<https://zoom.us/j/613147123>
 65X25S_61Vc486023

Please visit attend this meeting and learn more about the application.
 Please also email your comments by 12 p.m. Monday, April 10, 2017.
 For more information please email Assistant District Manager Paul Gruber,
paugruber@nyc.gov

According to the Administrative Code of the City of New York, section 24-207,
 this notice shall not be removed until after the above meeting date.


**PUSH BUTTON
 FOR**


Petition to Support Proposed Liquor License

Date: MARCH 29, 2023

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full Liquor

to the following applicant/establishment (company and/or trade name) Four Provinces LLC










Address of premises: 184 8th Avenue, Manhattan

This business will be a: (circle) Bar Restaurant Other: with sidewalk cafe

The hours of operation will be: 12:00 pm - 4:00 am (with sidewalk cafe closing no later than 10:00 pm)

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
C Calhoun	C. Calhoun	208 W. 23
Kathryn Stenberg		233 W 19
RESIDENT VUAD INAD		261 W 19
JOE GOLDBERG		115 Shopper Ave
Adam Goldberg		Tarrytown Tarrytown
A Wasall		260 10 AV
ERIC LUKO		250 W 158 th TD
Miguel Emir R		(917) 749-0454
Thomas Boyd		251 W 19 th TC
Daley Green		220 W 20 th SRE

Petition to Support Proposed Liquor License

Date: MARCH 29, 2023

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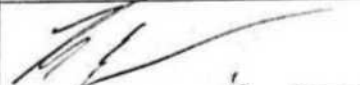
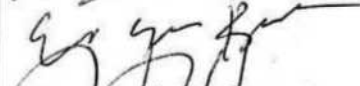
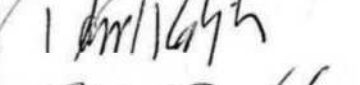



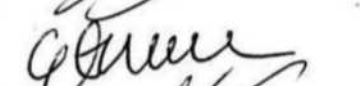
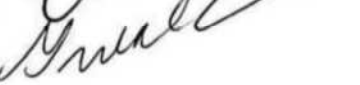

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Ryan Ebner		247 W/ 46th St (3404)
Erin Bombolt		333 21st St
David Kowalski		345 W 13th St #14
Kirk Bell		545 W 13th St 16
Chice Taub		10001 160 E 22nd St
Raisin Rigby		10001 (11)
Ethan Walter		188 W 18th Street
Gerald Ann		245 West 19th St
Maggie Lolo		245 West 19 St

Petition to Support Proposed Liquor License

Date: MARCH 29th 2023

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PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
S. Sargison James Brooke Roma Daniel Shon Joseph Boudin	S. Sargison James Brooke Roma Dan Sargison	99 Bank St. NY, NY 10014 205 W 20th St New York 10011 227 West 20th St 257 W 1st St 690 Ninth Ave
Alic Goodman Elie Kuppermann Molly Levin	Jill Gachman Dariusz Eileen Molly	99 Bank St NY, NY 10014 100 Robbins St Robin 257 W 17th 231 E 14th

Petition to Support Proposed Liquor License

Date: MARCH 29th 2023

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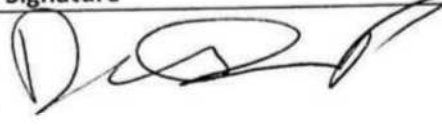


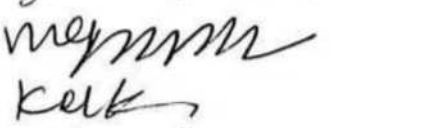


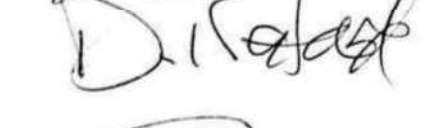

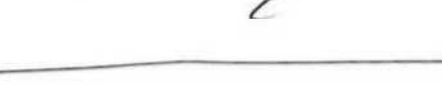

Address of premises: 184 8th Avenue, Manhattan

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PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Daguel Parsons		178 W 19th
Alex Griffin		333 W 17th
Lily Hirschfeld		333 W 17th
Meghan Madigan		333 W 17th
Kate Malloware		333 W 17th
Johnny Pace		312 W 21st 2w
Eric Newman		177 NW 7th Ave, 2C Miami Beach
John Zhang		177 W 18th
D. Kallaf		263 W 19
Anthony C		198 8th Ave

Petition to Support Proposed Liquor License

Date: MARCH 29th 2023

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Mina Habib		176 8th ave
Julia E. Amy	Sarah Comroy	112 14th ST 3E1000
Evan Comroy	Evan Comroy	188 8th ave. mordana 260 W 52nd St
Yossi Shelef		107 W 25TH
Mull		194 8TH Ave
John		188 8th Ave
Adolfo Bianchini		183 8th Ave - 10011
Michael Glenn		

Petition to Support Proposed Liquor License

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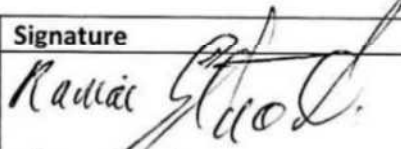
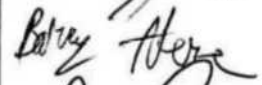

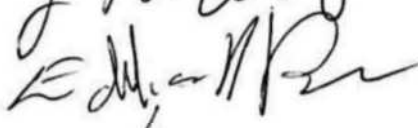
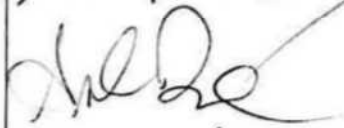




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Other information regarding the license:

Name	Signature	Address and Apt # (required)
RAMON ESTADIA		265 WEST 19 th ST NY, 10011
Barry Aherne		231 West 19 th Street #14, NY, 10011
J Panetta		335 W 19 th St 966 #1050v
E Kelly		222 west 23 rd st Chelsea Hotel
		666 St Nicholas Pk 430 W. 34 th St NY, NY, 10001
Tony Norta		
James Young		
Tim Spillane		

Petition to Support Proposed Liquor License

Date: March 29th, 2023

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
James P. Pevley	James Pevley	-Box 1268 NY 10113
MARK RICHARDSON	Mark Richardson	251 W 19 th St.
LISA MCGRATH	Lisa McGrath	107 N 8 th Brooklyn NY 11249.
Kent McCarthy	Kent McCarthy	350 W. 53 rd St, NY NY

Petition to Support Proposed Liquor License

Date: March 29th, 2023

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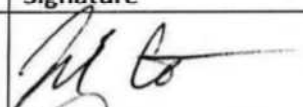
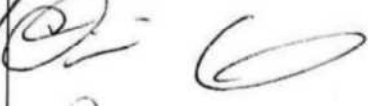

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Josh Cotham		
Olive Cotham		
Patricia Hallock		

Liquor License Application; 184 8th Avenue

Michael Paleudis <mjp@kplawyers.com>

Wed 3/22/2023 4:09 PM

To: Michael Paleudis <mjp@kplawyers.com>

Bcc: sallygmg@gmail.com <sallygmg@gmail.com>;steve@w15ba.com
<steve@w15ba.com>;info@w15ba.com <info@w15ba.com>;kimon@w15ba.com
<kimon@w15ba.com>;pgroncki@gmail.com <pgroncki@gmail.com>;mattbrob@aol.com
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stern.com>;west25thstreetproject@gmail.com <west25thstreetproject@gmail.com>;susanb1011@aol.com
<susanb1011@aol.com>;Tina@NakedEyeProductions.com <Tina@NakedEyeProductions.com>

To Whom It May Concern:

Our law firm represents Four Provinces LLC, an entity formed by Conor Duffin. Our client has submitted the attached 30 Day Notice to Manhattan Community Board No. 4 (CB4) because it intends to file an application to the New York State Liquor Authority seeking for an on-premises liquor license at 184 8th Avenue. Our client is scheduled to meet with CB4 on April 11. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the application in advance of its meeting with CB4.

Thank you.

Michael J. Paleudis, Esq.

212.837.8482 (Direct)

212.835.6768 (Main)

mjp@kplawyers.com

www.kplawyers.com



New York | New Jersey | Pennsylvania

Title	Revised CB4 Questionnaire
File name	04.05.23%20-%20CB...client%29_opt.pdf
Document ID	2de5abd5f7541f73ad806b412e61308a4beb3e9b
Audit trail date format	MM / DD / YYYY
Status	● Signed

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 SIGNED	04 / 05 / 2023 13:54:33 UTC	Signed by Elaine Marlow (elainemarlow@casknyc.com) IP: 71.105.9.49
 COMPLETED	04 / 05 / 2023 13:54:33 UTC	The document has been completed.