Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

| CORPORATION NAME | | | DOING BUSINESS AS (DBA) | | | | | | |
|--|-------------------|---|----------------------------|--|---|------------|----------------------|--|--|
| Urban Dairy LLC | | | Creamline | | | | | | |
| STREET ADDRESS | | | CROSS STREETS | CROSS STREETS ZIP CODE | | | | | |
| 600 West 11th A | venue, Nev | v York, NY | 44th Street | and 11th A | ve | 1003 | 36 | | |
| OWNER | NAME: | Harris Mayer-Selinger | | NAME: | NAME: Max Bookman, Esq , Pesetsky and Bookman | | | | |
| (Attach a list of all the people that will be associated/listed | PHONE: | 516-702-0043 | ATTORNEY/ REPRESENTAIVE | PHONE: | 212-51 | 3-1988 | | | |
| with the license) | EMAIL: | harris@hospitalitymadesimple.com | | EMAIL: | max@p | b.law | | | |
| | NAME: | Nicholas Contess | | NAME: | David | Picket | | | |
| MANAGER | PHONE: | 631-793-2588 | LANDLORD | PHONE: | PHONE: 212-599-0520 | | | | |
| | EMAIL: | nicholas@hospitalitymadesimple.com | | EMAIL: | EMAIL: | | | | |
| APPLICATION | ON TYP | E (_X_ Liquor License | | Unencl | osed Side | ewalk Cafe | ?) | | |
| | Has applicant | owned or managed a similar business? | | YI | YES NO | | | | |
| ⊗ New | What is/was t | he name and address of establishment? | | Creamline (75 9th Ave, New York, NY 10011) | | | | | |
| | What were the | e dates applicant was involved with this former prem | September 2015 | | | | - Present | | |
| Corp | What is the lic | cense # and expiration date? | | | | | | | |
| Change/Class Change/Removal | Is applicant m | naking any alterations or operational changes? | | YES NO | | | | | |
| Change Removal | If alterations of | or operational changes are being made, please desc | ribe/list all changes. | 1 | | | | | |
| Alteration | What is the cu | urrent license # and expiration date? | | | | | | | |
| Alteration | Please list/de | scribe the nature of all the changes and attach the p | lans: | · | | | | | |
| METHOD O | F OPER | ATION | | | | | | | |
| TYPE OF ALCOH | IOL | ⊗ Liquor/Wine/Beer & Cider | O Beer & | Cider | | O Wine/B | Beer & Cider | | |
| Restaurant Cabaret C | | | Night Club O Ho | tel O I | Bar/Tavern | O Ca | tering Establishment | | |
| ESTABLISHMEN TYPE | ar O Dance Clul | o O Spo | orts Bar C | Club (Fratem | al Organization – Members Only) | | | | |
| Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file? | | | YES NO | After | CB mee | eting | | | |
| Is the 500 Foot Rul On-Premise liquor establishment and | YES NO | | | | | | | | |
| | | ? If yes, please attach a diagram of the that trigger the rule. | YES NO |) | | | | | |
| Has applicant/owne Location of Alcohol | YES NO | | | | | | | | |

| OPERATIO | ONAL DE | TAILS (*Cl | osing time will | be wh | en e | stablishme | nt is va | cated of | all _I | patrons) | | | | |
|--|---|--------------------|--------------------------|----------|-----------|-------------|-----------------------|--------------|----------------------|--------------|----------|-----------|-----------|-----------|
| | | MONDAY TUESE | | 7 | WI | EDNESDAY | THUI | RSDAY | FRIDAY | | SATURDAY | | sı | JNDAY |
| HOURS* | Operation | 10 am - 2 am | 10am - 2 am 10 am - 2 am | | am - 2 am | 10 am | - 2 am | 10 am - 2 am | | 10 am - 2 am | | 10 8 | am - 2 am | |
| (Indoor Only) | Kitchen | 10 am - 2 am | 10 am - 2 a | am | 10 |) am - 2 am | 10 an | n - 2 am | 10 | am - 2 am | 10 | am - 2 am | 10 : | am - 2 am |
| | Music | 10 am - 2 am | 10 am - 2 | am | 10 |) am - 2 am | 10 am | - 2 am | 10 | am - 2 am | 10 | am - 2 am | 10 : | am - 2 am |
| If you plan to ha (Circle all that a | | type(s)? | BACKGRO | UND | L | IVE MUSIC | | DJ | J | IUKE BOX | | KAI | RAOKE | |
| | 11 37 | | | | | OCCUPA | ANCY | | | | | | | |
| | Capacity (Certificate of Occupancy) Occupancy) Maximum # of Persons Occupying Premises (Including Employees) | | Numl of Tal | | | | | | Number Stand-Up I | | | | | |
| INSIDE | | 85 | 85 | 8 | } | 65 | 1 | | | 0 | | 0 | | |
| OUTSIDE (Other than sidewalk café) | =3 | 34 | 34 | 8 | | 32 | | | | | | | | |
| DCA APPROVED UNENCLOSI SIDEWALK CAFÉ | ED ===== | | | | | | | | | | | | | |
| How many floors | are there? Wh | nat is the capacit | y for each floor? | | | | 1 Floor; 85 occupancy | | | | | | | |
| How frequently v | vill the owner(s |) be at the estab | lishment? | | | | Regularly | | | | | | | |
| 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 event | is? | | | YES | NO | | | | | | |
| Will outside pror | noters be used | on a regular bas | sis? If yes please | e descri | be. | | YES | NO | | | | | | |
| Will applicant ha | ive a security p | lan? If, yes pleas | se attach. | | | | YES | NO | | | | | | |
| Will security plan | n be implement | ed? | | | | | YES | NO | | | | | | |
| Will State certifie | ed security pers | sonnel 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? | | | | | | of | YES | NO | | | | | | |
| Will applicant be using delivery bicycles? If yes, how many? | | | | | | | YES | 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? | | | | | | will staff | YES | NO | ١ | N/A | | | _ | |
| Where will delive | Where will delivery bicycles be stored during the day when not in use? | | | | | | N/A | | | | | | | |

| MULTPLE SPACES/FLOORS CAPACITY BREAKDOWN | | | | | | | | |
|--|-----------------------------|----------|-------|----------------|---------------|------------------------------|--|-------|
| Space /Floor | Description/Use of Space | Capacity | Hours | # of Tables | # of Seats | # of Service Only Bars | # of Stand-Up Bars/Seats at Bar | Music |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| LOCATION & ZONING | | | | | | | |
|---|-----|----|--|--|--|--|--|
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards? | YES | NO | | | | | |
| 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 a | See email attached | | | | | |
| 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 each please list both the organization | # 3 | | | | | | | |
| and individual you contacted | # 4 | | | | | | | |
| | # 5 | | | | | | | |
| Please provide dates when applicant met w | ith 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 | ? | May 18, 2023 | | | | | |
| Where did applicant post the notice that was provided? | | | | Conspicuously to the front of the premises | | | | |
| Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided. | | | | YES | NO | 516-702-0043 | | |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage? | | | | YES | NO | | | |

| BUILDING DESIGN | | | | | | |
|---|------|----------|------|--------------|------|-------------------------------|
| State the name and type of business previously located in the space. | Cor | ner Bis | stro | , Restauran | t | |
| Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business. | YES | NO | С | orner Bistro | , Se | erial No. 1319000 |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | | | | |
| Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo? | YES | NO | | | | |
| Is the entrance ADA Compliant? | YES | NO | | | | |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | | | | |
| Will applicant have a vestibule within the establishment? | YES | NO | | | | |
| Will applicant use a storm enclosure? | YES | NO | | | | |
| Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law? | YES | NO | | | | |
| Will applicant comply with the NYC noise code? | YES | NO | | | | |
| Will the establishment have any of the following: (circle all that apply) | FREN | CH DOORS | S | GARAGE DOORS | | 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? | YES | NO | | | | |
| Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment? | YES | NO | | | | |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? | YES | NO | | | | |
| Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment? | YES | NO | | | | |
| Will the kitchen exhaust system extend to the roof? | YES | NO | | | | |
| Will the establishment have an illuminated sign? | YES | NO | | | | |
| Will the establishment have a canopy extending over the sidewalk? | YES | NO | | | | |
| Where will the air conditioner be located? What type is it? | HVA | AC uni | t | | | |
| When was the air conditioner installed? | 2013 | 3 | | | | |

| 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 | Patio / within property line outdoor seating area |
| Are the floorplans for the outdoor space(s) included? | YES | NO | |
| Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days? | YES | NO | |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service? | YES | NO | |
| Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk? | YES | NO | |
| Will there be no amplified music, as per the law? | YES | NO | No amplified music |
| If amplified sound is played inside the establishment, will windows and doors be closed? | YES | NO | |
| Will applicant agree to post signs outside asking customers to respect the neighbors'? | YES | NO | |
| Will applicant agree to train staff to encourage a peaceful environment? | YES | NO | |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments) | YES | NO | |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors? | YES | NO | |
| 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 |

| DCA APPROVED UNENCLOSED SIDEWALK CAFÉ | | | |
|---|-----|----|-----|
| Has the applicant/owner(s) read MCB4 Sidewalk Café Policy? | YES | NO | |
| Will applicant be applying for a sidewalk café now or in the future? | YES | NO | |
| Is applicant in this application seeking to include a sidewalk café in its liquor license? | YES | NO | N/A |
| 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 |

| ADDITIONAL STIPULATIONS: (Office Use Only) |
|--|
| - All outdoor seating will be within the propertyline |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| 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) re (MCB4's recommendation is based on a vote July 26, 2023 full board meeting, with 36 of the recommendation, 0 members opposabstaining and 0 present but not eligible) | taken at its _ members voting in favor | Denial unless all stipulations agreed to by applicant/owner are part of the method of operation Denial Approval | | | | | |
|--|---|--|------|--|--|--|--|
| CB4 REPRESENTATIVES | | | | | | | |
| Motor ale | | | 0187 | | | | |

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

Urban Dairy LLC

PRINT NAME OF APPLICANT

HMS

6/8/2023

SIGNATURE OF APPLICANT DATE



Pesetsky & Bookman, PC

Attorneys at Law

325 Broadway, Suite 501 New York, NY 10007

(212) 513-1988 | www.PB.law

Max Bookman | Partner | max@pb.law

April 21, 2023

Via FedEx Express

Manhattan Community Board No. 4 **Attn: Nelly Gonzalez** 424 West 33rd Street, Suite 580

New York, NY 10001

Re:

Urban Dairy LLC d/b/a Creamline 600 11th Avenue New York, NY 10036 Manhattan Community Board 4

Date: 4 24

By: Nelly Consoler

Dear Sir/Madam:

Please allow this correspondence and enclosure to serve as notification of the above-referenced licensee's intent to apply to the State Liquor Authority for an on-premises liquor license and temporary permit at the above referenced premises.

Thank you for your attention to this matter. Please do not hesitate to contact the undersigned should you have any questions.

Very truly yours,

PESETSKY & BOOKMAN, P.C.

By: Max Bookman, Esq.

| | | | ~~ 4 |
|------|----|----|------|
| rev1 | 23 | ロン | いとつ |

| 25 | tu w york | State Liquor Authority |
|----|-----------|---------------------------|
| | Line | trees in in ich |

| OFFICE USE ONLY | | | |
|-----------------|---------|------|--|
| Original | Amended | Date | |

49

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

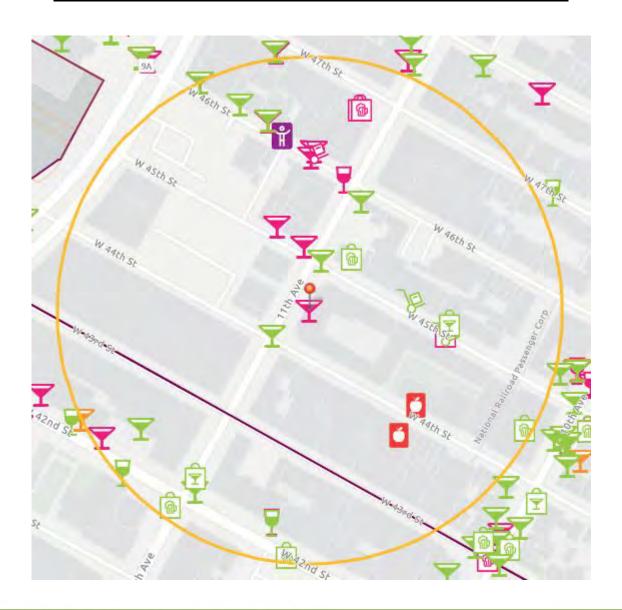
| 1. Date Notice Sent: | 4/21/2023 1a. Delivered | Overnight Mail, Tracking Number and Pro | | | |
|---|---|--|--|--|--|
| Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License: For premises outside the City of New York: | | | | | |
| New Applciation | Removal Class Change | | | | |
| For premises in the | City of New York: | | | | |
| O New Application | n 🧿 New Application and Temporary Retail Permit 🔘 Ren | ewal O Alteration O Removal | | | |
| O Class Change C | Method of Operation O Corporate Change | | | | |
| For Renewal applica For Alteration applic For Corporate Chang For Removal applica For Class Change ap | orary Retail Permit applicants, answer each question below u ants, answer all questions icants, attach a complete written description and diagrams de nge applicants, attach a list of the current and proposed corpo ants, attach a statement of your current and proposed addre oplicants, attach a statement detailing your current license ty pration Change applicants, although not required, if you choose | epicting the proposed alteration(s) prate principals esses with the reason(s) for the relocation pe and your proposed license type | | | |
| Please include all | documents as noted above. Failure to do so may res | ult in disapproval of the application. | | | |
| This 30-Day Advar | nce Notice is Being Provided to the Clerk of the Follov | ving Local Municipality or Community Board: | | | |
| 3. Name of Municipality | ty or Community Board: Manhattan Community Bo | pard No. 4 | | | |
| Applicant/Licensee | e Information: | | | | |
| 4. Licensee Serial Numb | nber (if applicable): | Expiration Date (if applicable): | | | |
| 5. Applicant or Licensee | ee Name: Urban Dairy LLC | | | | |
| 6. Trade Name (if any): | Creamline | | | | |
| 7. Street Address of Est | stablishment: 600 11th Avenue | | | | |
| 8. City, Town or Village | e: New York | , NY Zip Code: 10036 | | | |
| 9. Business Telephone I | Number of applicant/ Licensee: 631-793-2588 | | | | |
| LO. Business E-mail of Ap | Applicant/Licensee: nicholas@hospitalitymades | simple.com | | | |
| l.1. Type(s) of alcohol so | old or to be sold: O Beer & cider O Wine, Beer | & Cider | | | |
| 12. Extent of Food Servi | vice: $oldsymbol{oldsymbol{\Theta}}$ Full Food menu; full kitchen run by a chef/cook $oldsymbol{oldsymbol{\Theta}}$ N | 1enu meets legal minimum food requirements; food prep area require | | | |
| 13. Type of Establishmer | Restaurant (full kitchen and full men | u required) | | | |
| 14 84-4 | | : Jockey Recorded Music Karaoke | | | |
| 14. Method of Operation (check all that apply) | | z, etc.): | | | |
| | Patron Dancing Employee Dancing Exc | otic Dancing Topless Entertainment | | | |
| | ☐ Video/Arcade Games ☐ Third Party Promoters | Security Personnel | | | |
| | Other (specify): | | | | |
| 15. Licensed Outdoor A (check all that app | | Garden/Grounds | | | |

48 17 4

| OFFICE USE (Original Amended Da | ONLY | |
|--|--|--|
| O original O America | | 49 |
| 16. List the floor(s) of the building that the establishment is located on: | Floor | |
| 17. List the room number(s) the establishment is located in within the building, if a | ppropriate: | |
| 18. Is the premises located within 500 feet of three or more on-premises liquor esta | ablishments? ③ Yes ⑤ No | |
| 19. Will the license holder or a manager be physically present within the establishm | nent during all hours of operation? | • Yes • No |
| 20. If this is a transfer application (an existing licensed business is being purchased) | provide the name and serial number o | of the licensee: |
| | | |
| Name | Serial Nur | mber |
| 21. Does the applicant or licensee own the building in which the establishment is lo | ocated? : Yes (if YES, SKIP 23-26) | ⊙ No |
| Owner of the Building in Which the Lice | ensed Establishment is Located | |
| 22. Building Owner's Full Name: David Picket | | |
| 23. Building Owner's Street Address: 203 Hammocks Road | | |
| 24. City, Town or Village: Larchmont | State: NY | Zip Code: 10538 |
| 25. Business Telephone Number of Building Owner: 212-599-0520 | | |
| Representative or Attorney Representing th Application for a License to Traffic in Alcohol at the 26. Representative/Attorney's Full Name: Max Bookman, Esq Pesetsky an | e Establishment Identified in this I | ie Notice |
| 27. Representative/Attorney's Street Address: 325 Broadway - Suite 501 | 2 | |
| i cas produintly conto con | | |
| 28. City, Town or Village: New York | State: NY | Zip Code: 10007 |
| 29. Business Telephone Number of Representative/Attorney: 212-513-1988 | | |
| 30. Business E-mail Address of Representative/Attorney: max@pb.law; sorraya | a@pb.law | |
| Table is " | | |
| I am the applicant or licensee holder or a principal of the leg Representations in this form are in conformity with representa the Authority when granting the license. I understand that re upon, and that false representations may result in disappro- | ations made in submitted documen epresentations made in this form w | ts relied upon by vill also be relied |
| By my signature, I affirm - under Penalty of Perjury - that | the representations made in this fo | orm are true. |
| 31. Printed Principal Name: Harris Mayer Selinger | Title: Managing Partne | er |
| Principal Signature: | | |

Page 7 of 7

500 FOOT SURVEY - URBAN DAIRY, LLC



| Active On Premises Liquor Licenses within 750 feet | | | | |
|---|---|----------|--|--|
| Name | Address | Distance | | |
| 589 11TH TAVERN INC Ser #: 1028031 | 589 11TH AVE NEW YORK, NY 10036 | 136 ft | | |
| GW MARKET LLC;BARGOTHAM LLC;JDA GOTHAM LLC; Ser #: 1273963 | 600 11TH AVE NEW YORK, NY 10036 | 149 ft | | |
| LANDMARK TAVERN LLC Ser #: 1164910 | 626 11TH AVE 45TH & 46TH STREETS NEW YORK, NY 10036 | 356 ft | | |



Carolina Marcano <carolina@pb.law>

Urban Dairy, LLC d/b/a Creamline - 600 11th Ave.

1 message

Nick Contess <nicholas@hospitalitymadesimple.com>
Cc: Carolina Marcano <carolina@pb.law>, negonzalez@cb.nyc.gov

Thu, May 25, 2023 at 2:10 PM

Dear Block Association Member,

I hope this email finds you well. My name is Nick Contess, and I am reaching out on behalf of Urban Dairy LLC regarding a liquor license application for our second location of Creamline in Gotham West Market at 600 11th Avenue. We are excited to introduce ourselves and share our commitment to supporting local farms through our quick service restaurant.

We are dedicated to offering an exceptional experience rooted in the flavors of classic American comfort food using the best ingredients. It is our mission to celebrate the best of what our local communities have to offer, highlighting the talents of local farmers and makers.

At Creamline, we prioritize building strong relationships with local New York state brands. We source most of our products from our partner, Ronnybrook Farm Dairy, located in Ancramdale, NY. Their commitment to ethical and sustainable practices extends to every aspect of our operations, from ingredient sourcing to utilizing eco-friendly compostable packaging.

We are seeking a liquor license to enhance our guests' experience by offering a carefully curated selection of local craft beers, wines, and cocktails that complement our menu. We are confident that including these offerings will elevate the overall dining experience.

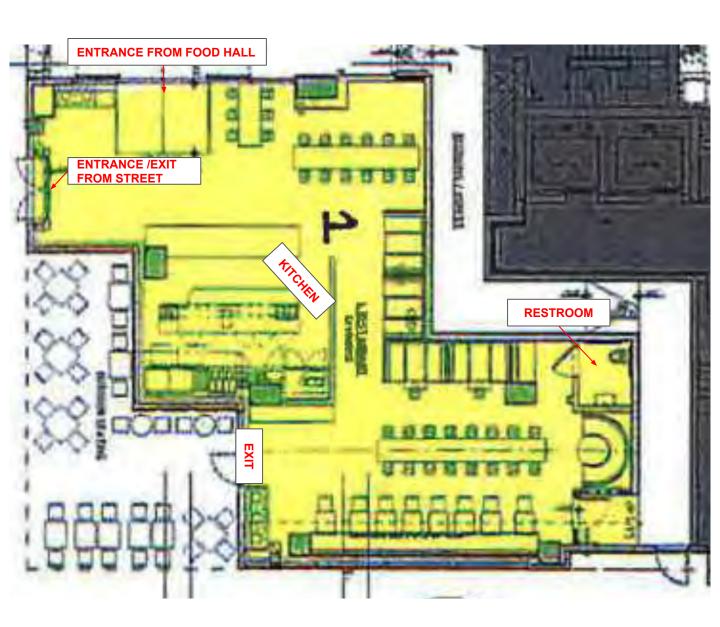
We would greatly appreciate any feedback and welcome any questions you may have for us. We are very excited to be part of this community and look forward to serving you soon.

Thank you for your consideration,

Nick Contess

--Nick Contess Hospitality Made Simple 631.793.2588

Kindly reply all if there are multiple people copied



Ground Floor Plan



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/

JEFFREY LEFRANCIOS Chair

JESSE BODINE District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee will discuss an application submitted by

Urban Dairy LLC 600 11th Avenue

A New Liquor, Wine, Beer & Cider Application for a Restaurant Establishment with Recorded Music & a Patio/Deck

DATE:

Tuesday, June 13, 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.

Alternately, you should email your comments by 12 p.m. Monday, June 12, 2023 or for more information, to Assistant District Manager Nelly Gonzalez

negonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-

THURSDAY, MAY 18, 2023

NEW YORK POST-

www.nypost.com

Best Spis

First, Mark Vientos got the Mets started with a game-tying, two-run shot in the seventh inning of his season debut. Then Francisco Alvarez launched a three-run shot to tie it with two outs in the ninth before Pete Alonso capped the Mets' biggest win of the season with a three-run shot in the 10th to beat the Rays, 8-7.

BOOM VIENTOS IN THE 7TR

BOOM AND ADDRESS OF THE 9TH

ALVAREZ IN THE 9TH

Alonso follows rookies' huge HRs with epic walk-off black in

PHOTOS





PHOTOS





Mikshakes

100 MILES TO ANCRAMDALE, NY RONNYBROOK FARM DAIRY

INCLUDES WHIPPED CREAM AND A CHERRY ON TOP

ALL FLAVORS | 16 oz \$8.75

VANILLA

2 COCKIES

CHOCOLATE

FREE-TRADE COFFEE

STRAWBERRY

CATSKILL HONEY

MINI SOFT SERVE SUNDAES

HOT FUDGE OR STRAWBERRY \$7

FARM-SOURCED AMERICAN CLASSICS

ROSENKRANS FARM CHESEBURGER \$12



ROSENKRANS FARM DOUBLE CHEESEBURGER \$14

TWO 4 oz NY-SOURCED PATTIES, BUTTERY BUN, SPECIAL SAUCE, KETCHUP, PICKLE, ONION

BACON CHEESEBURGER \$14

4 oz NY-SOURCED PATTY, BUTTERY BUN,

SPECIAL SAUCE, KETCHUP, RED ONION, PICKLE

4 oz PATTY, CRISPY BACON BITES, BUTTERY BUN, SPECIAL SAUCE, KETCHUP, RED ONION, PICKLE

GRILLED CHEESE & NEW JERSEY TOMATO SOUP \$12

BLOCK & BARREL CHEDDAR, LOCAL BREAD

STEAKHOUSE BURGER \$18

TWO 4 oz PATTIES, SAVORY ONION JAM, BUTTERY BUN, SPECIAL SAUCE, PICKLE

WAFFLE FRIES \$7

REGULAR OR SWEET POTATO (+.50)

CHESE FRIES \$8

HOUSE-MADE THREE CHEESE SAUCE

BUFFALO CHICKEN SANDWICH \$15

FREE-RANGE FRIED CHICKEN BREAST,
RONNYBROOK BUTTERMILK BRINE,
HOUSE-BUFFALO, CREAMLINE RANCH, PICKLE

CATSKILL PROVISIONS HONEY BUTTER

CHICKEN SANDWICH \$15

FREE-RANGE FRIED CHICKEN BREAST.

FREE-RANGE FRIED CHICKEN BREAST,
RONNYBROOK BUTTERMILK BRINE, LOCAL HONEY,
RONNYBROOK BUTTER, PICKLE

DON'T WANT A SANDWICH?

MAKE IT A FRIED CHICKEN PLATTER!
COMES WITH WAFFLES FRIES

BAR MENU

EXCLUSIVELY FROM NEW YORK BREWERIES

SEE BAR FOR OUR SELECTON OF BEERS & SOFT DRINKS

DRAFT BEER 16 oz | \$11

TALL CANNED BEER 16 oz | \$14

PITCHER 64 oz | \$40

GROUP BUCKET \$50

CANNED WINE \$10 | CANNED COCKTAILS \$14



Boozy Milkshakes

1.5 OZ PREMIEUM LIQUEUR, TOPPED WITH WHIPPED CREAM (10 oz)

FAIR-TRADE COFFEE • CREAMSICLE
VERY BERRY • MOCHA
GIRL SCOUT COOKIE • HONEY NUT