Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NA	DOING BUSINESS AS (DBA)								
Palerm	046	Inc.	Palermo Argentinian Bistro						
STREET ADDRESS			CROSS STREETS			ZIP COD	E		
373	W, 40	oth St., NY, N.Y.	goth -	9th	4ve	/	0036		
OWNER	NAME:	Orhan Cakir		NAME:	NAME: VIRgo Lee, Consultant				
(Attach a list of all the people that will be associated/listed	PHONE:	646-283-3486	ATTORNEY/ REPRESENTAIVI	PHONE:	6	46-99	8-365	7	
with the license)	EMAIL:	orhanchy@smail.		EMAIL:	V	leere	@ sma	il. com	
	NAME:	same		NAME:	373	3/375 R	ealty i	LLC	
MANAGER	PHONE:		LANDLORD	PHONE:	PHONE: 718-664-5918				
	EMAIL:			EMAIL:	EMAIL: jsideris212@hotmail.co				
APPLICATIO	ON TYP	E (Liquor License		Unenci	losed S	idewalk Ca	fe)		
	Has applicant	owned or managed a similar business?		Y	ES	NO	yes		
New	What is/was th	ne name and address of establishment?	H.O.C. W			line Inc., 53 Irving Place			
	What were the	e dates applicant was involved with this former prem	ise?	20	2009 - present				
Corp	What is the lic	ense # and expiration date?							
Change/Class	Is applicant m	aking any alterations or operational changes?	Y	ES	NO				
Change/Removal	If alterations of	r operational changes are being made, please desc							
Alteration	What is the cu	rrent 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	HOL	Liquor/Wine/Beer & Cider	O Beer	& Cider		O Wine	e/Beer & Cider		
Restaurant Cabaret C ESTABLISHMENT TYPE Adult Entertainment Wine B				iotei	Bar/Tave	_	Catering Establishm		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?			YES N	o //	6, 9	fter CB	4 approv	1al	
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.			YES N	o >	ies				
1		? If yes, please attach a diagram of the that trigger the rule.	YES N	o n	0				
Has applicant/owned	YES	o /	es			*			

HOURS* (Indoor Only) If you plan to hat a	Operation Kitchen	closed								
<i>Only)</i> If you plan to ha	Kitchen		12n-11	pm	12n-11pm	12n	-11 Pm	12n-11pm	12n-11pm	12n-11pn
		closed	12n -11	on	12n-11pm	12n	-11pm	12n-11pm	12n-1/pm	12n-11pm 12n-11pm
	Music	N/A	recorde	1				The second secon		>
	ave music, what	type(s)?	BACKGRO	OUND	LIVE MUSIC	1)J	JUKE BOX	KA	RAOKE
					OCCUPA	ANCY				
	(Certi	pacity ificate of upancy)	Maximum # of Persons Occupying Premises (Including Employees)	Numb of Tab			r of Servic dy Bars	e Number Stand-Up I		
INSIDE				13	30		0	1	4	
OUTSIDE (Other than sidewalk café)										
DCA APPROVED UNENCLOS SIDEWALK CAFÉ	ED									
How many floor	rs are there? Wh	nat is the capac	city for each floor	?						
How frequently	will the owner(s) be at the esta	ablishment?			6	· day	13/wK		
Will there be da	ancing?					YES	NO	no		
Will applicant h	ave bottle or tab	le service for b	everage alcohol?	?		YES	NO	no		
Will applicant b	e hosting private	e; promotional	or corporate ever	nts?		YES	NO	no		
Will outside pro	moters be used	on a regular b	asis? If yes pleas	e describ	e.	YES	NO	no		
Will applicant h	nave a security p	lan? If, yes ple	ase attach.			YES	NO	no		
Will security pla	an be implement	ted?				YES	NO	N/A		
Will State certif	fied security pers	sonnel be used	?			YES	NO	N/A		
Will New York	Nightlife Associa	ation and NYPE) Best Practices I	be followe	ed?	YES	NO	NIA		
Does applicant operation?	agree to notify I	MCB4 prior to r	making changes t	to its met	hod of	YES	NO	yes		
Will applicant b	e using delivery	bicycles? If ye	s, how many?			YES	NO	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)	

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floreplan

Sent do Sen 300

MOLIȚI	LE SPACES/FLOOR	S CAPACITY B	REAKD	OWN				
Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
1st Hoor	dining of Kitchen	12 per sin		6	12	Ö	O	recorded
2nd	dining ¢	12 per-		6	/2	,	4 stools	recorde d
3rd	private party room	18 per- suns	4	0	0	0	0	recorded
4th	storase	0		0	0	0	Ŏ	N/A
-								

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

Community Notification/Rela	tions							
NOTIFICATION:	# 1	West 45th & 46th St. B. A hK4546ba@smail.com West 44 Street Better Block Ass'n - Lishey ashley 11@ad.com						
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	# 2	West 44th	West 44th Street; Renee & Gordon Stanley - two cots Itd @ world att ne					
	# 3		West 47th 148th Streets Block Assin-Elke Fears ae fearshko earthlinkanet					
each please list both the organization and individual you contacted	# 4	West 47th/48th Streets Block Assin- Larry Roberts larry michaelroberts & smail.						
	# 5	manhattan Plaza T.A. jameshogues @gmail. com (400 10.43 dest.) - mptenants @gmail. com						
Please provide dates when applicant met v	vith the gr	oups listed above.				125/23		
Who was your contact person at each grou	ıp you met	with?	offered email responses or community board discussions.					
When did applicant post the notice that wa	s provided	?	Monday 5/22/23 - front door lamposts					
Where did applicant post the notice that was provided?			W. 464	h st.	C845	gK) both sides lamposts y residential blogs		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.			0	YES	NO	yes		
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				YES	NO	yes		

State the name and type of business previously located in the space.	C	ant	ina 46th Corp restau
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	yes, Cantina 46th corp. Yes, Cantina 46th corp. Yes, change signage to "Pa
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	yes, change signage to "Pa
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	yes
Is the entrance ADA Compliant?	YES	NO	yes
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	yes, change signage
Will applicant have a vestibule within the establishment?	YES	NO	no
Will applicant use a storm enclosure?	YES	NO	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	yes
Will applicant comply with the NYC noise code?	YES	NO	yes
Will the establishment have any of the following: (circle all that apply)	FRENC	CH DOOR	RS GARAGE DOORS WINDOWS THAT CAN 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	A/A yes
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	yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	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	yes
Will the kitchen exhaust system extend to the roof?	YES	NO	yes
Will the establishment have an illuminated sign?	YES	NO	yes
Will the establishment have a canopy extending over the sidewalk?	YES	NO	20
Where will the air conditioner be located? What type is it?	زک	0/17 1	system, compressor mounted
When was the air conditioner installed?		20	

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

las the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	yes
Nill applicant be applying for a sidewalk café now or in the future?	YES	NO	no
s applicant in this application seeking to include a sidewalk café in its liquor icense?	YES	NO	no
f yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Nill applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Nill applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	NIA
Nill the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A
Nill 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	NIA
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	M/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 nours and the morning opening hours?	YES	NO	K/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	NA
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
f open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)		
To the extent any additional stipulation on pages 7 and 8 of this ap	oplication conflicts with any response on	garden senergy er gjerster, tret-t
pages 1 – 6 of this application, the stipulations on pages 7 and 8 co		

ADDITIONAL STIPULATIONS: (Office Use Only), Continued	
T- 4b44	
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any repages 1 – 6 of this application, the stipulations on pages 7 and 8 control.	esponse on

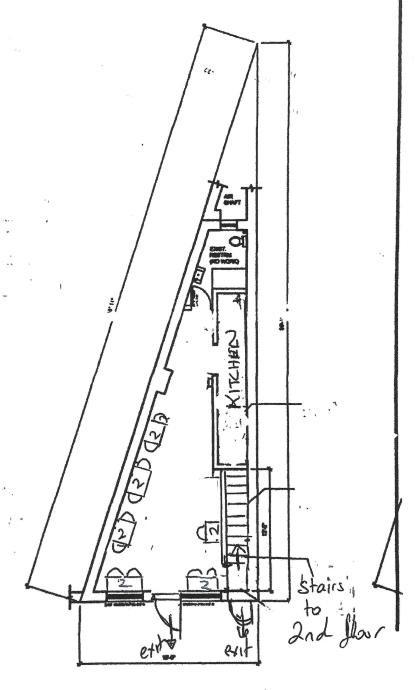
) recommends: ote taken at its 36_ members voting in favor posed, _1_ members e)	Denial unless all stipulations agreed to by applicant/owner are part of the method of operation Denial Approval						
Frank Holozubiec CB4 BLP Committee Co-Chair	Harli	Burt Lazarin CB4 BLP Committee Co-Che	air				
TH THE COMMUNIT	Y						
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.							
ORHAN CAKA	W #	FAPPLICANT	5/25/V) DATE				
	Frank Holozubiec CB4 BLP Committee Co-Chair to the MCB4 recommendati of operation of its liquor lice int and may only be altered esentations in connection wi	operation Operation	operation operation Openial				

Palermo46 Inc. DBA: Palermo Steakhouse

373 West 46th Street

First Floor: 6 tables, 12 chairs

Kitchen, 1 bathroom

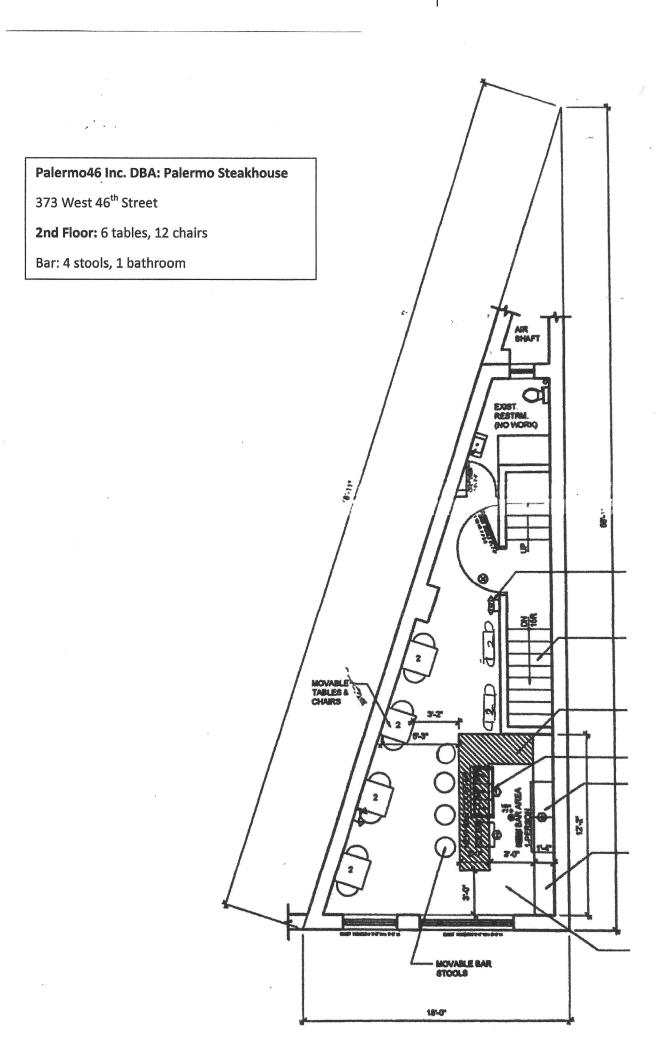


46TH STREET

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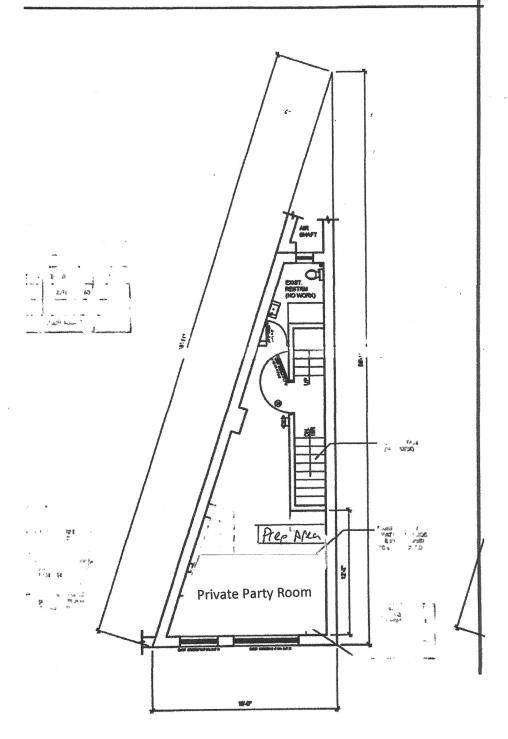




373 West 46th Street

3rd Floor: Private Party Room, no seats

Prep area, 1 bathroom



46TH STREET

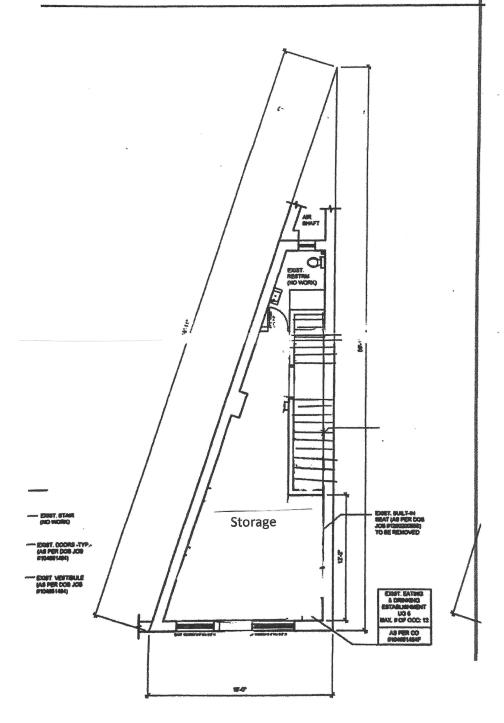
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Palermo46 Inc. DBA: Palermo Steakhouse

373 West 46th Street

Fourth Floor: No seating: All Storage

1 Bathroom



46TH STREET

14411



Certificate of Occupancy

CO Number:

104661484F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

Α.	Borough: Manhattan Address: 373 WEST 46 STREET Building Identification Number (BIN): 10250	Block Number: Lot Number(s): 377 Building Type:	101	Certificate Tyl	•
	For zoning lot metes & bounds, please see B	SISWeb.			
В.	Construction classification: 3	•	Number of sto	ories: 4	
	Building Occupancy Group classification: C	OM	Height in feet:	4	.0
	Multiple Dwelling Law Classification:	lone	Number of dw	elling units: 0	I
C.	Fire Protection Equipment: None associated with this filing.			,	
D.	Type and number of open spaces: None associated with this filing.				
E.	This Certificate is issued with the following le	egal limitations:			
Toronto	Borough Comments: None				

Christopher M Santalle Borough Commissioner

Commissioner

PUBLIC INTEREST STATEMENT

Palermo46 Inc., D/B/A Palermo Argentinean Bistro, 373 W. 46th Street, New York, NY 10036

JUNE, 2023

To Whom It May Concern:

As an experienced operator of food and drink establishments in New York City, I am opening a full service Argentinean style restaurant at 373 W. 46th Street in Manhattan's restaurant row in the Clinton district. The location has many restaurants but no casual Argentinean style steakhouse restaurant within the block. My food concept of Argentinean style grilled steakhouse plates, select seafood dishes such as trout with mushrooms, octopus or raw tuna crudo & grilled foods will combine classic and popular South American dishes that pair well with alcoholic and non-alcoholic beverages that will be popular with business cliental, local residents and tourists. The restaurant will feature healthy seasonal ingredients that are fresh, locally sourced and tasty that meets the demands to today's demanding restaurant customers. The restaurant will have dine in seating and a small bar on the 2nd floor with additional seating in a private room on the 3rd floor. The space consists of 4 intimate floors with seating on the 1st & 2nd floors, private party room on the 3rd floor and storage on the 4th floor.

From my experience in operating both Mediterranean & American restaurants, my affordable menu is reasonably priced and suited to the tastes of local residents, business clients and tourists. The atmosphere is friendly, intimate and conducive to quiet discussions, socializing and small group gatherings. I also wish to offer select beers, wine, mixed drinks & martinis thereby providing many choices for my customers.

I intend to be sensitive to neighborhood residents concerns and operate responsibly and address any issues brought to my attention. As an experienced restaurant operator, I will not create a noisy bar scene but rather a friendly gathering place with good food at affordable prices. I hope you give me the opportunity to bring my brand of excellent service to the neighborhood. Thank you in advance for your consideration.

Orhan Cakir Owner



Certificate of Occupancy

CO Number:

104661484F

Permissible Use and Occupancy									
Floor From To	Maximum persons permitted	lbs per	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use		
CEL		OG	,	COM		6	STORAGE		
001	12	120	ann a maraigh an dùth agus an dùth an dùth air an dùth an dùth air an dùth air an dùth air an dùth air an dùth	COM		6	EATING AND DRINKING		
002	12	70		COM	mminormonia di construcción di disconsista del construcción de la cons	6	EATING AND DRINKING		
003	18	70		COM		6	EATING AND DRINKING		
004	TO DE STUTTE BOTTO AND OWN SERVICE AND	70	z uraz uura zirekneren enegra hisosyssen direkner dip och gruss dekenad	СОМ	AMERICAN AND CONTRACTOR AND AND CONTRACTOR AND	6	VACANT		
				END	OF SECTION				

Christopher M Santalle Borough Commissioner

Borough Commissioner

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Commissioner

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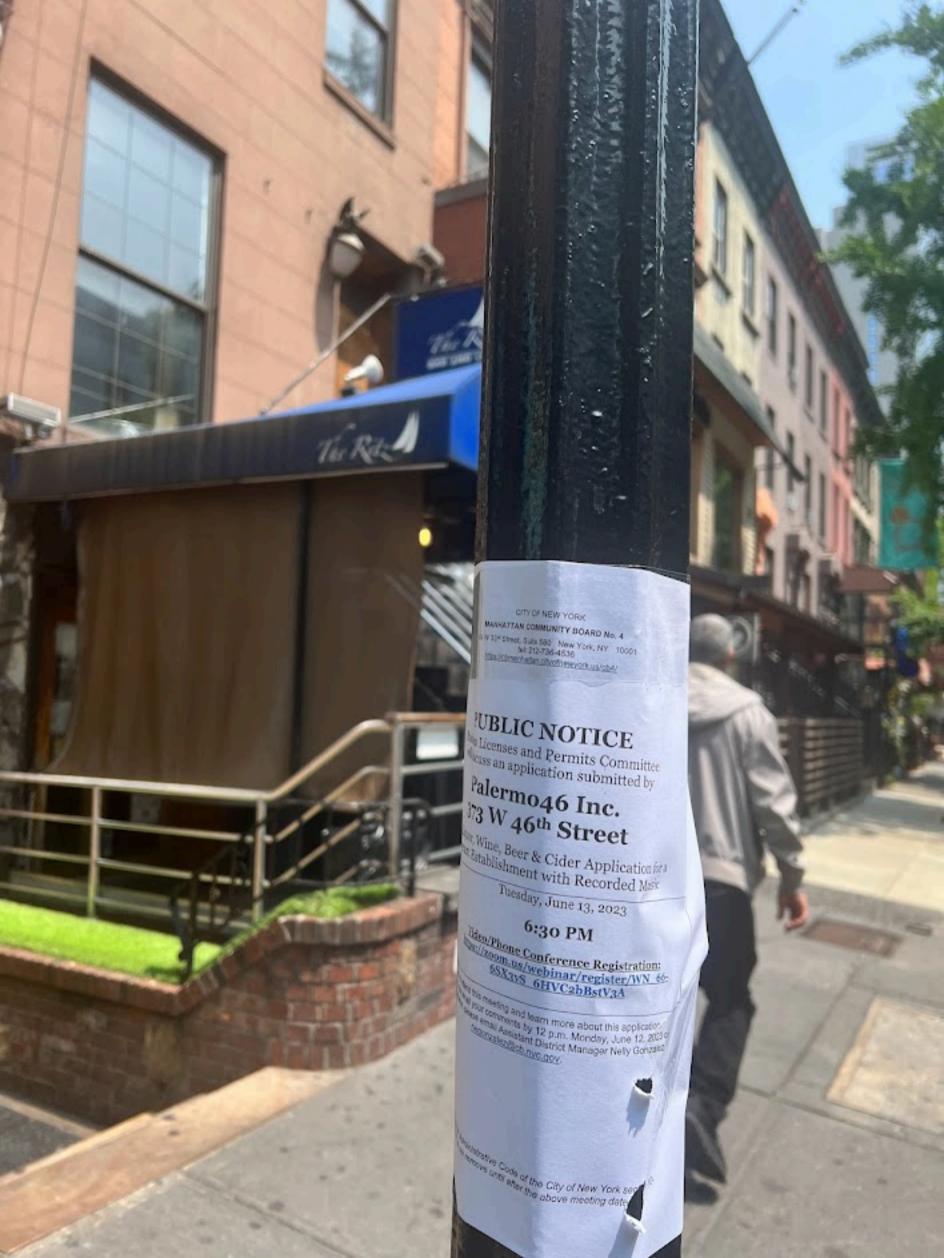


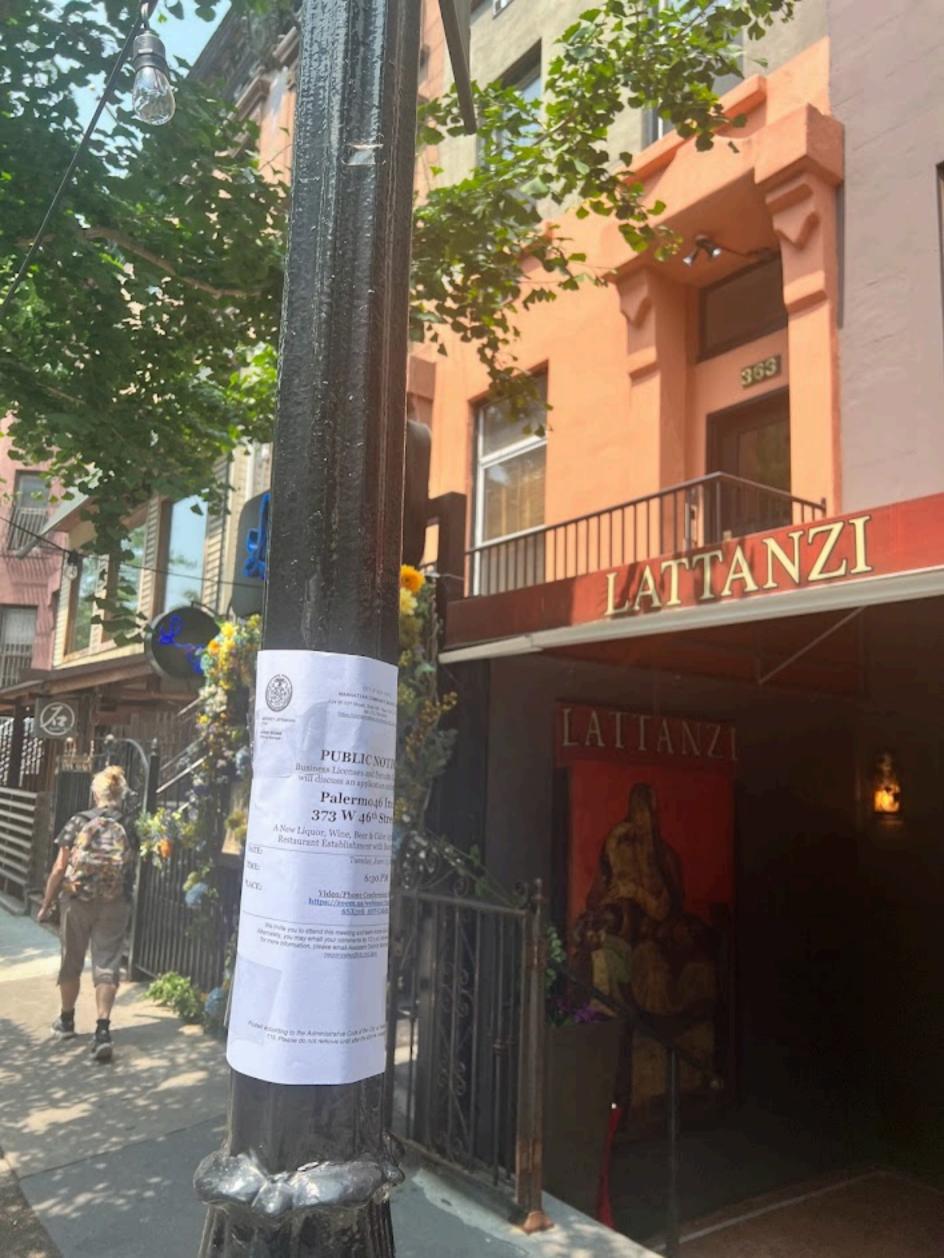












PALERMO

ARGENTINIAN ** BISTRO

appetizers

GUACAMOLE

hass avocado, tomatoes, red onions, jalapeños, cilantro, lime juice 15

OCTOPUS

russian salad (potatoes, carrots, green peas, hard boiled eggs, mayonnaise), aji amarillo

MOLLEJAS

Sweetbreads, potatoes butternut squash purée, salsa criollla 23

HUMITA EN OLLA

yellow corn, onions, roasted red peppers, butternut squash, mozzarella cheese, pimentón de la vera add short ribs + 5

PALERMO SALAD

butter lettuce, heart of palm, carrots, egg, red onions, cheery tomatoes, house vinaigrette 18

VITEL TONE

Veal eye round, tuna caper & anchovies sauce, caper berries, parmesan cheese, white truffle oil

TORTILLA DE PAPAS

Spanish potatoes omelette, onions, píquillo pepper aioli add chorizo colorado +5

entrees

HALF MURRAY'S CHICKEN

roasted Jerusalem artichokes, pearl onions, broccolini, orange cilantro capers sauce 35

TAGLIATELLE BOLOGNESE

oraised short ribs, broccoli rabe, grana padano cheese 29

NY STRIP MILANESE

mashed potatoes purée, green salad, zafron aioli 36

TROUT

oyster mushroom, baby back choy pearl onions, romesco sauce

raw bar

OYSTERS

beausoleil-yuzu mignonette, cocktail sauce, lemon MP.

TUNA CRUDO

Preserve lemons, rocoto ponzu, tomatillo avocado mousse, black garlic purée, green plantain chips

CEVICHE

octopus, shrimp, hake, cilantro, red onions, jalapeños, avocado 22

empanadas

12

CORN

sweet yellow corn, butternut squash, red pepper, gouda cheese, llajua sauce

BEEF

hand cut beef, hard boiled eggs, olives scallions, cumin, llajua sauce

from the grill

chimichurri/salsa criolla, choice of a side

CHORIZO & MORCILLA 22

SKIRT STEAK 10 oz 36

NY STRIP SIRLOIN 12 oz 45

SHORT RIBS 18 oz 39

RIBEYE 16 oz 64

T-BONE 28 oz 115

TOMAHAWK FOR TWO 150

PARRILLADA FOR TWO

Skirt steak sirlain short ribs sweethread chicken chariz









