

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Hudson Hall LLC & Mercado Investor LLC as mgr		Mercado Little Spain	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
10 Hudson Yards, a/k/a 501 W. 30th St, Unit 00RET3		10th and 11th Avenues	10001
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Jose Andres	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Max Bookman, Esq. - Pesetsky and Bookman, P.C.
	<b>PHONE:</b> 202-638-1910		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> legaldept@joseandres.com		<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> Podium Fund TRS LP
	<b>PHONE:</b>		<b>PHONE:</b> 212-801-1000
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<b>YES</b> <b>NO</b>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<b>YES</b> <b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		<b>Serial# 1314392; exp. 2/28/2025</b>
	Please list/describe the nature of all the changes and attach the plans: <b>Conversion of 3 kiosk counters to customer bars, serving beer and wine only; addition of service bar outdoors.</b>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input 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?	<b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	After CB meeting
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="checkbox"/> <b>YES</b>	<b>NO</b>	n/a - alteration only.
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<b>NO</b>	

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	6a-12a	6a-12a	6a-12a	6a-12a	6a-2a	6a-2a	6a-12a	
	Kitchen	----- ALL HOURS OF OPERATION -----							
	Music	----- ALL HOURS OF OPERATION -----							
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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	1,186	850	117	465	0	6	100		
OUTSIDE <i>(Other than sidewalk café)</i>	50	50	12	50	1	0	n/a		
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	-----								
How many floors are there? What is the capacity for each floor?					One floor, 850 capacity.				
How frequently will the owner(s) be at the establishment?					Quarterly and as needed.				
Will there be dancing?					YES	<input checked="" type="checkbox"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="checkbox"/> YES	NO			
Will applicant be hosting private; promotional or corporate events?					YES	<input checked="" type="checkbox"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/> NO			
Will applicant have a security plan? If, yes please attach.					<input checked="" type="checkbox"/> YES	NO	Security camera system only		
Will security plan be implemented?					<input checked="" type="checkbox"/> YES	NO			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	NO			
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="checkbox"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/> 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				

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

<b>Community Notification/Relations</b>		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached.
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	See attached.	
Who was your contact person at each group you met with?	See attached.	
When did applicant post the notice that was provided?	July 17, 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.	<input checked="" type="checkbox"/> YES	NO 212-390-8243
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Currently the applicant, food hall.		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	In the building.		
When was the air conditioner installed?	Fall 2018		

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

<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

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

- Applicant will post more prominent sign permitting non-patron access to outdoor seating

***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.***



<p>Manhattan Community Board 4 (MCB4) recommends:          (MCB4's recommendation is based on a vote taken at its          September 6, 2023 full board meeting, with 41 members voting in favor          of the recommendation, 0 members opposed, 0 members          abstaining and 0 present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of          operation</p> <p><input type="radio"/> Denial   <input type="radio"/> Approval</p>
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**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lizarin CB4 BLP Committee Co-Chair
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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><b>SIGN HERE</b> →</p>	<p><input checked="" type="checkbox"/> Madeline Maldonado</p> <p>PRINT NAME OF APPLICANT</p>	<p><i>Madeline Maldonado</i></p> <p>SIGNATURE OF APPLICANT</p>	<p>07/07/23</p> <p>DATE</p>
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**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

**Via FedEx Express**

Manhattan Community Board No. 4

**Attn: Nelly Gonzalez**

424 West 33rd Street, Suite 580

New York, NY 10001

March 20, 2023  
Manhattan Community Board 4

RECEIVED

Date: 3/21/23

Time:

By: NGonzalez

Re: **Hudson Hall LLC & Mercado Investor LLC As Manager  
d/b/a Mercado Little Spain  
10 Hudson Yards  
a/k/a 501 West 30<sup>th</sup> Street, Unit 00RET3  
New York, N 10001**

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 alteration application.

The licensee appeared before the community board and was approved for a seasonal service bar to the outdoor area that is within the property line and part of the licensed premises. They would also like to license additional bars on the inside. Please refer to the attached diagram.

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.



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

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

1. Date Notice Sent:       1a. Delivered by:

2. 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 Application     Removal     Class Change

For premises in the City of New York:

- New Application     New Application and Temporary Retail Permit     Renewal     Alteration     Removal  
 Class Change     Method of Operation     Corporate Change

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
 For **Renewal** applicants, answer all questions  
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)  
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals  
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation  
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type  
 For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable):       Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , **NY**      Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold:     Beer & cider     Wine, Beer & Cider     Liquor, Wine, Beer & Cider

12. Extent of Food Service:     Full Food menu; full kitchen run by a chef/cook     Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:   
 Seasonal Establishment     Juke Box     Disc Jockey     Recorded Music     Karaoke

14. Method of Operation: (check all that apply)  
 Live Music (give details i.e., rock bands, acoustic, jazz, etc.):   
 Patron Dancing     Employee Dancing     Exotic Dancing     Topless Entertainment  
 Video/Arcade Games     Third Party Promoters     Security Personnel  
 Other (specify):

15. Licensed Outdoor Area:  None     Patio or Deck     Rooftop     Garden/Grounds     Freestanding Covered Structure  
 (check all that apply)  Sidewalk Cafe     Other (specify): \_\_\_\_\_

<b>OFFICE USE ONLY</b>		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment 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 of the licensee:  
   

Name
Serial Number

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village:  State:  Zip Code:

25. Business Telephone Number of Building Owner:

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village:  State:  Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

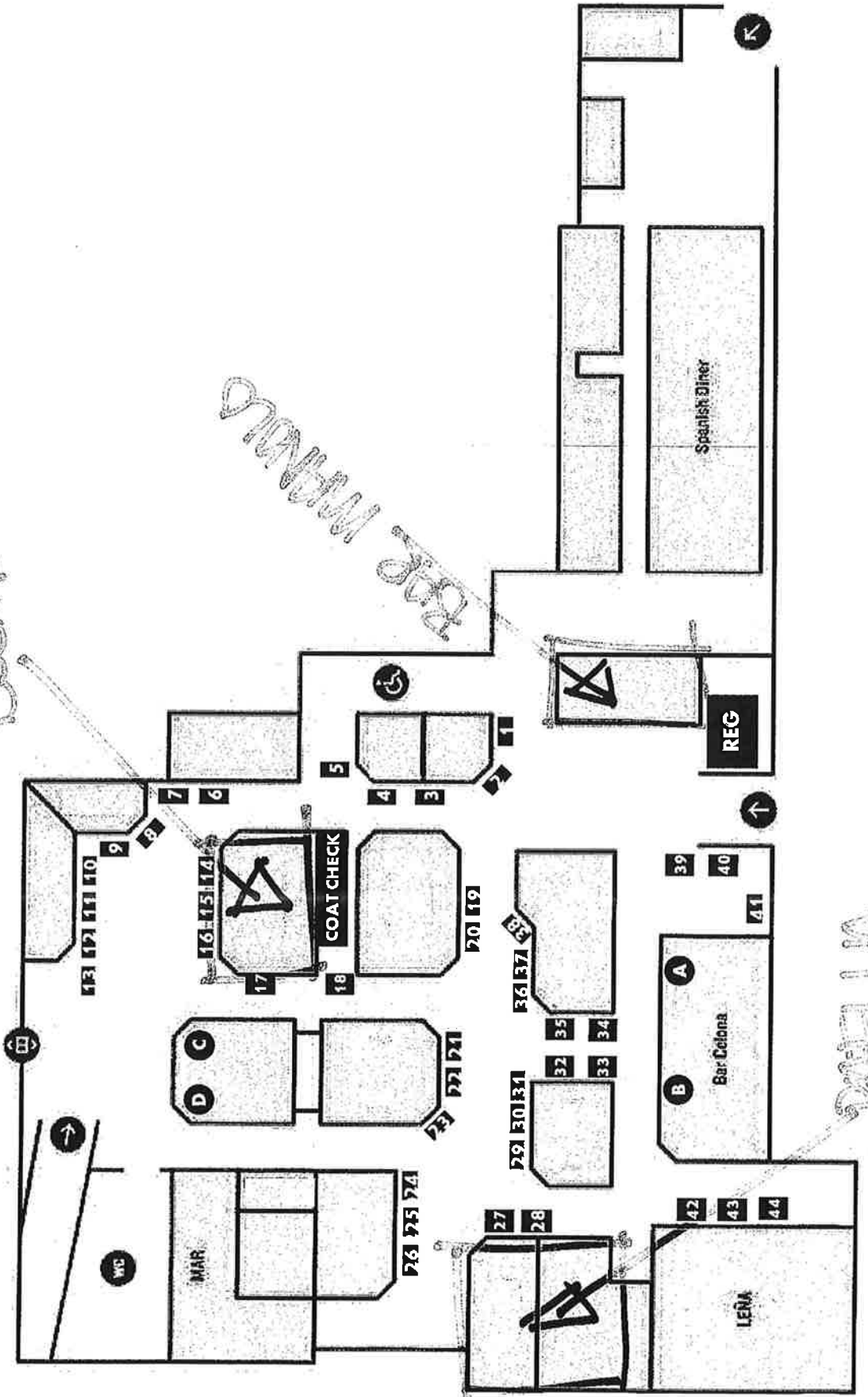
31. Printed Principal Name:  Title:

**Principal Signature:** *Kenneth A. Himmel*  
Kenneth A. Himmel (Mar 19, 2023 17:47 EDT)

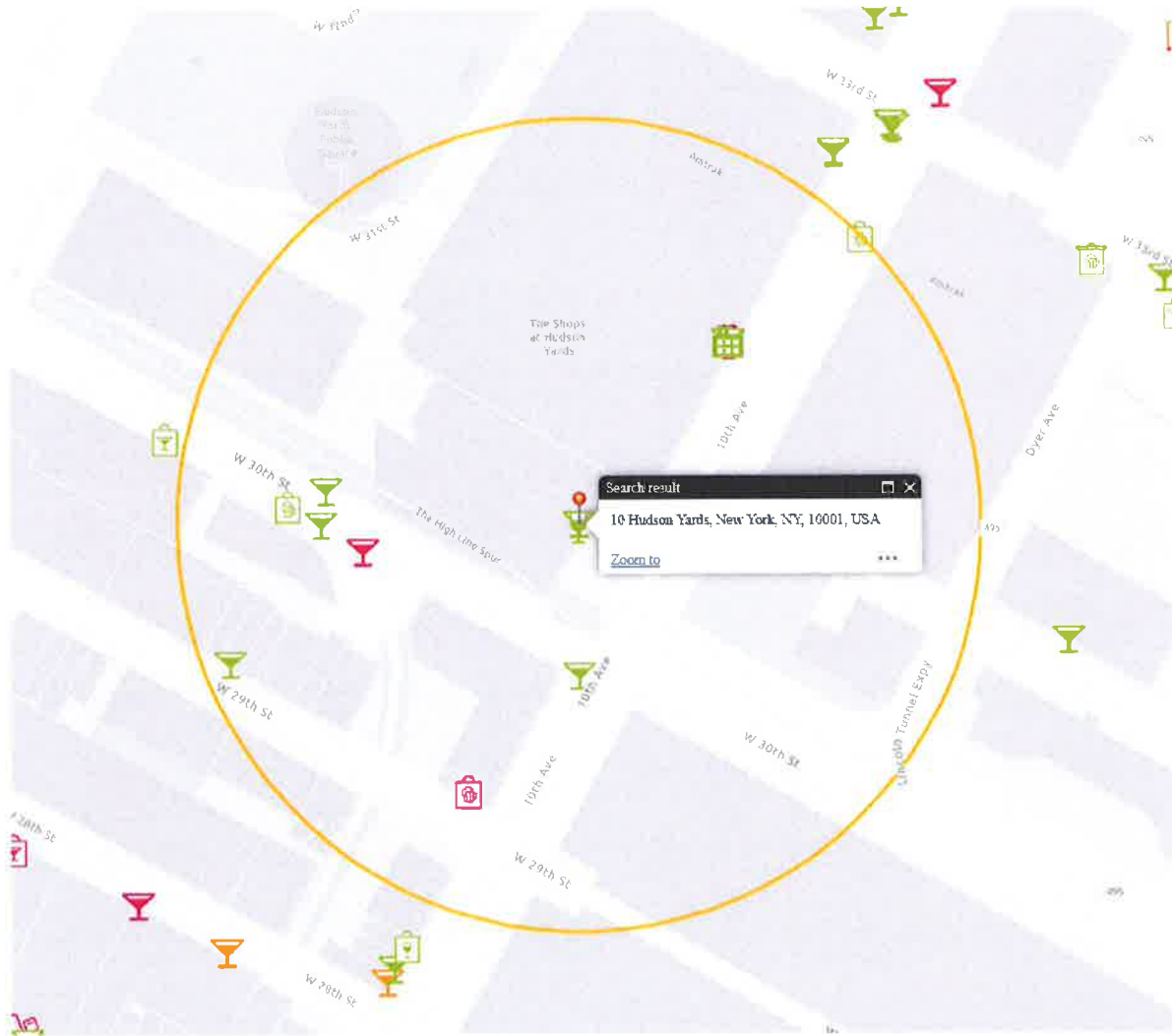
*ROUTING*

*TOP MOUNT*

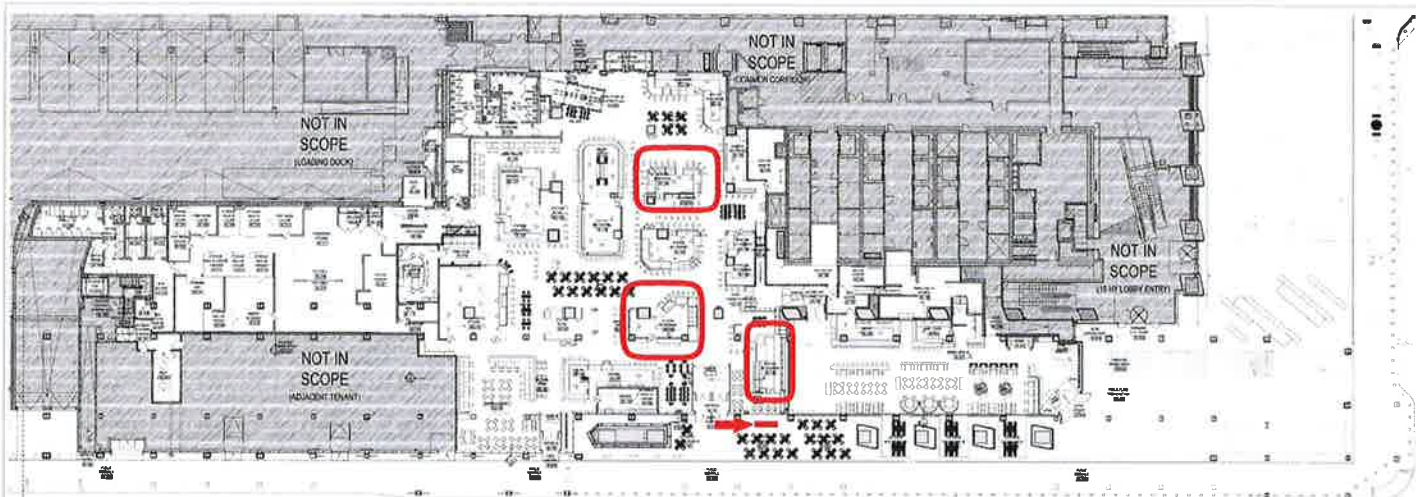
*PRELIM*



# On Premises Licenses within 500 Ft of Hudson Hall LLC



Name	Address	Distance
WHITMANS WESTSIDE LLC Ser #: 1295007	500 W 30TH ST NEW YORK, NY 10001	186 ft
MIZNON AT HUDSON YARDS LLC Ser #: 1332874	20 HUDSON YARDS RU401B NEW YORK, NY 10001	291 ft
ANA BAR AND EATERY LLC Ser #: 1337850	20 HUDSON YARDS 207A NEW YORK, NY 10001	291 ft
MILOS HY INC Ser #: 1315300	20 HUDSON YARDS AKA 500 W 33RD ST UNIT 508 605 NEW YORK, NY 10001	291 ft
KISSAKI HY LLC Ser #: 1338487	20 HUDSON YARDS RU220 NEW YORK, NY 10001	291 ft
SHED NYC INC & 545 WEST 30TH STREET F&B MGMT LLC Ser #: 1312182	545 W 30TH ST BAR 1 LOBBY GROUND FL NEW YORK, NY 10001	319 ft
O'TOOLE'S WAY LLC Ser #: 1345985	518 W 30TH ST NEW YORK, NY 10001	322 ft
HIGHLINE GROUP NYC LLC Ser #: 1303039	525 W 29TH ST NEW YORK, NY 10001	468 ft



**HY MARKET**  
 HY MARKET LLC  
 CAPILLA GARCIA ARCHITECTURA  
 GRAVE  
 AIA  
 SHEET 002E  
 30 OF 78  
 Y-001.00



MEZZ LEVEL - PARTIAL



MEZZ LEVEL - PARTIAL

**GROUND FLOOR - OVERALL**

**MEZZ LEVEL - PARTIAL**

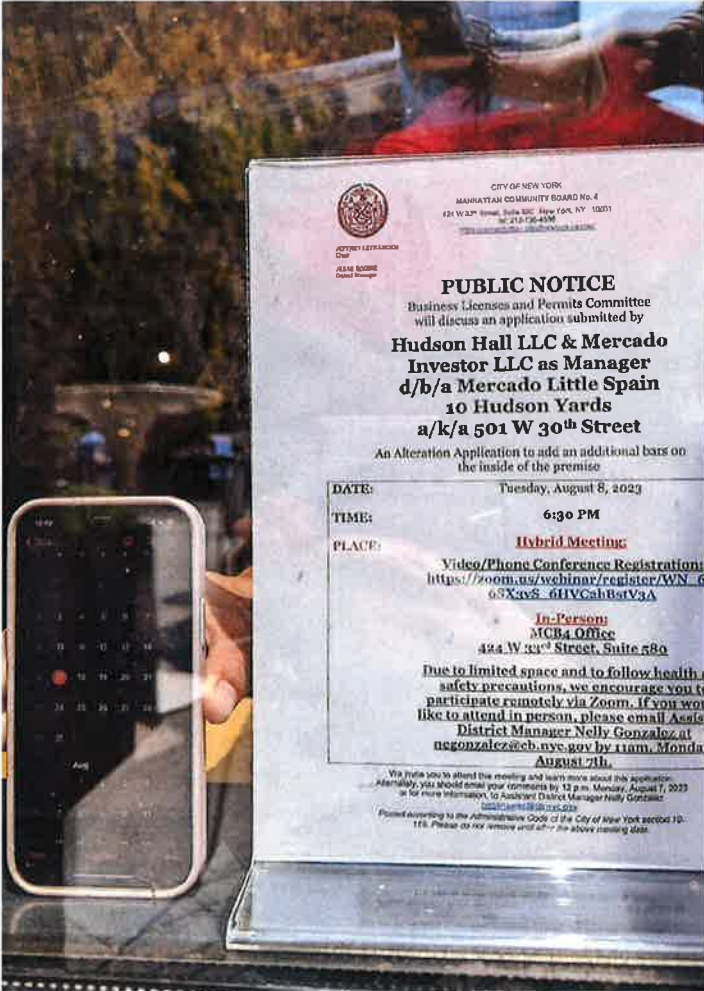
**MEZZ LEVEL - PARTIAL**

**TOTAL GUEST COUNT SHOWING (AND STAFFS) 1730 PATRONS = 425 + 148 + (100) (100) = 159**

**TOTAL GUEST COUNT SHOWING (AND STAFFS) 1730 PATRONS = 425 + 148 + (100) (100) = 159**



**Hudson Hall LLC & Mercado Investor LLC as mgr  
d/b/a Mercado Little Spain  
Notice Posted and Additional Bar Location**





Hudson Hall LLC & Mercado Investor LLC as mgr  
d/b/a Mercado Little Spain  
Additional Bar Locations



Hudson Hall LLC & Mercado Investor LLC as mgr  
d/b/a Mercado Little Spain  
Exterior (Service Bar Location)





Janelle Alexander <janelle@pb.law>

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 3:19 PM

Reply-To: madeline.maldonado@littlespain.com

To: cressidac@gmail.com

Good afternoon Cressida,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

I am reaching out to introduce myself and inform you and your organization of the additional licenses that we are applying for with the NYSLA. The additional licenses are for beer, wine, and cider for our kiosks.

Please feel free to reach out if you have any questions or feedback.

Thank you very much,

MM

**MADELINE 'MADDY' MALDONADO**

Beverage Director

**MERCADO LITTLE SPAIN**

10 Hudson Yards, New York, NY 10001

T 201-667-7501

[www.littlespain.com](http://www.littlespain.com)

**Madeline Maldonado**

Beverage Director

**MERCADO  
LITTLE SPAIN**

10 Hudson Yards

New York, NY 10001

T 646 495 1242

M 201 667 7501

[www.littlespain.com](http://www.littlespain.com)

José Andrés Group

[www.joseandres.com](http://www.joseandres.com)



Janelle Alexander <janelle@pb.law>

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## Mercado Little Spain introduction

1 message

---

**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 3:17 PM

Reply-To: madeline.maldonado@littlespain.com

To: brianscottweber@gmail.com

Good afternoon Brian,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

I am reaching out to introduce myself and inform you and your organization of the additional licenses that we are applying for with the NYSLA. The additional licenses are for beer, wine, and cider for our kiosks.

Please feel free to reach out if you have any questions or feedback.

Thank you very much,

MM

**MADELINE 'MADDY' MALDONADO**

Beverage Director

**MERCADO LITTLE SPAIN**

10 Hudson Yards, New York, NY 10001

T 201-667-7501

www.littlespain.com

**Madeline Maldonado**

Beverage Director



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José Andrés Group

www.joseandres.com



Janelle Alexander <janelle@pb.law>

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>  
Reply-To: madeline.maldonado@littlespain.com  
To: HellsKBA@gmail.com

Mon, Jul 17, 2023 at 3:15 PM

Good afternoon Julia,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

I am reaching out to introduce myself and inform you and your organization of the additional licenses that we are applying for with the NYSLA. The additional licenses are for beer, wine, and cider for our kiosks.

Please feel free to reach out if you have any questions or feedback.

Thank you very much,  
MM

**Madeline Maldonado**  
Beverage Director



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Janelle Alexander <janelle@pb.law>

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>  
Reply-To: madeline.maldonado@littlespain.com  
To: cberthet@me.com

Mon, Jul 17, 2023 at 3:14 PM

Good afternoon Christine,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>  
Reply-To: madeline.maldonado@littlespain.com  
To: donna@donnalangman.com

Mon, Jul 17, 2023 at 3:13 PM

Good afternoon Donna,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>  
Reply-To: madeline.maldonado@littlespain.com  
To: pgouris@hyhkalliance.org

Mon, Jul 17, 2023 at 3:09 PM

Good afternoon Patty,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 3:07 PM

Reply-To: madeline.maldonado@littlespain.com

To: rjbenfatto@hyhkalliance.org

Good afternoon Bob,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

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## Mercado Little Spain introduction

1 message

**Madeline Maldonado** <madeline.maldonado@littlespain.com>  
Reply-To: madeline.maldonado@littlespain.com  
To: rmarcano@clintonhousing.org

Mon, Jul 17, 2023 at 2:59 PM

Good afternoon Ryan

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 2:57 PM

Reply-To: madeline.maldonado@littlespain.com

To: jrestuccia2@clintonhousing.org

Cc: info@clintonhousing.org

Good afternoon Joe,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

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## Mercado Little Spain Introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 2:44 PM

Reply-To: madeline.maldonado@littlespain.com

To: mcgee79@aol.com

Good afternoon Frank,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

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## Mercado Little Spain introduction

1 message

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**Madeline Maldonado** <madeline.maldonado@littlespain.com>

Mon, Jul 17, 2023 at 2:39 PM

Reply-To: madeline.maldonado@littlespain.com

To: kathleentreat123@gmail.com

Good afternoon Kathleen,

My name is Madeline Maldonado and I am the beverage director for Mercado Little Spain at 10 Hudson Yards, located on 30th Street between 10th and 11th avenues.

We are a 35,000 square foot love letter to Spain, that houses 4 full service restaurants and several kiosks or food stalls that provide fast casual service.

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