

JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

September 27, 2023

Lily Fan
Chair
New York State Liquor Authority
80 S. Swan Street, Suite 900
Albany, New York 12210

Re: MIM United Inc.
233 8th Avenue
New York, NY 10011

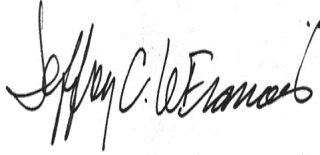
Dear Chair Fan:

Manhattan Community Board 4 (MCB4) at its September 6th Full Board meeting voted, by a vote of 41 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible, to recommend approval for indoor seating only for **233 8th Avenue - MIM United Inc.** This recommendation for approval *does not* extend to any outdoor seating, which represents a change from the attached stipulation form.

Subsequent to the August 8, 2023 meeting of the MCB4's Business Licenses & Permits Committee at which the stipulations were discussed, MCB4 learned that the NYC Department of Transportation has stopped accepting new applications for sidewalk and/or roadway seating under the temporary Open Restaurants program and that no new approvals will be issued until the regulations for the permanent outdoor dining program have been finalized. Accordingly, MCB4 urges the NYSLA not to approve any new licensing for sidewalk or roadway seating until those permanent regulations are in effect.

Thank you for your attention and cooperation with this application.

Sincerely,



Jeffery LeFrançois
Chair



Burt Lazarin
Co-Chair
Business Licenses &
Permits Committee



Frank Holozubiec
Co-Chair
Business Licenses & Permits
Committee

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
MIM United Inc		To be determined	
STREET ADDRESS		CROSS STREETS	ZIP CODE
233 Eighth Avenue		West 21st and West 22nd Streets	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Igor Drca and Miljan Komnenc	ATTORNEY/ REPRESENTATIVE
	PHONE:	305 335 9557 and 646 717 0895	
	EMAIL:	drca.igor@gmail.com and miljankomnenc@yahoo.com	
	NAME:	Donald M. Bernstein, Esq. Bernstein Redo & Savitsky PC	
	PHONE:	212 651 3100	
	EMAIL:	donald@brpclaw.com	
MANAGER	NAME:	To be determined	LANDLORD
	PHONE:		
	EMAIL:		
	NAME:	300 West 22 Realty LLC	
	PHONE:	212 661 2700	
	EMAIL:	jcervini@cervinilawgroup.com	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> 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 list
	What were the dates applicant was involved with this former premise?		See attached list
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		N/A
	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?		N/A
	<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 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?		YES	<input checked="" type="radio"/> NO July 2023
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 See attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	<input checked="" type="radio"/> NO See attached
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am
	Kitchen	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am
	Background Music	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC*	<input checked="" type="radio"/> DJ*	<input type="radio"/> JUKE BOX	<input type="radio"/> 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	Estimated 200**	200	48	140	None	One	12
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	Estimated 45 Includes seating on West 22nd St. and 8th Avenue	45	21	42	None	None	None

How many floors are there? What is the capacity for each floor? **1st floor is 51* and cellar is 40 Cellar is not for patron use.**

How frequently will the owner(s) be at the establishment? **Weekly**

Will there be dancing? YES NO

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

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

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

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

Will security plan be implemented? YES NO **N/A**

Will State certified security personnel be used? YES NO **N/A**

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

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

Will applicant be using delivery bicycles? If yes, how many? YES NO **Applicant will use UberEats and Seamless for food deliveries**

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**

***Live Music and DJ from 7pm-11pm Monday to Friday and 11am to 11pm Saturday to Sunday**

Business Licenses & Permits Committee

****Applicant will apply to DOB to amend the Certificate of Occupancy for an increase in occupancy**

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	CO to be amended for an increase in occupancy
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	

Community Notification/Relations

<p>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</p>	# 1	Please see 7/14/2023 email with attached list of groups	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Telephone call on August 1, 2023		
Who was your contact person at each group you met with?	Jesenko Vukadinovic of the Chelsea West 200 Block Association		
When did applicant post the notice that was provided?	7/14/2023		
Where did applicant post the notice that was provided?	At the premises and on corner lamp posts		
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	305 335 9557
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.	Foragers Chelsea LLC dba Foragers City Grocery		
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	NO	Foragers Chelsea LLC dba Foragers City Grocery from 4/2012 to 12/2022
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	New signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	New signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	Vestibule
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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	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="radio"/> 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?	<input checked="" type="radio"/> 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	<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?	YES	NO	To be determined if applicant will hire a sound engineer.
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	NO	To be determined
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	
Where will the air conditioner be located? What type is it?	The ceiling and it is a HVAC Unit, Air Handler Units (AHU)		
When was the air conditioner installed?	Estimated 2017		

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	
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	
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	
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	
If open dining, will the installation be year-round?	YES	NO	

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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	<input type="radio"/> NO	
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?	YES	<input type="radio"/> NO	
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?	YES	<input type="radio"/> NO	The sidewalk cafe will be opened year round. The sidewalk cafe will be tented.
Will applicant use umbrellas?	YES	<input type="radio"/> 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 checked="" type="radio"/> YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	<input type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- There will be no Roadbed Seating, and applicant agrees not to seek roadbed seating in the future
- Any door on W 22nd Street will strictly be used as an emergency exit only, to the extent permitted by law. In any event, any door on W 22nd Street will not be used by patrons or staff in the regular course of business
- With respect to sidewalk seating, there will be 8 foot clearance from all tree pits, LinkNYC stations, and all other obstructions on sidewalk. There will be 8 foot pedestrian clear path and 3 foot service aisle on both 8th Avenue & W 22nd Street.
- There will be no french doors on W 22nd Street. (applicant to confirm by 8/25; otherwise committee recommends denial)
- There will be no dividers, planters, etc. surrounding sidewalk 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.

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)

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>Miljan Komnenc PRINT NAME OF APPLICANT</p>	<p><i>Miljan Komnenc</i> SIGNATURE OF APPLICANT X</p>	<p>7/19/2023 DATE</p>
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BERNSTEIN REDO & SAVITSKY PC
-ATTORNEYS AT LAW-

1177 AVENUE OF THE AMERICAS, 5TH FL
NEW YORK, NEW YORK 10036
TEL (212) 651-3100

DONALD M. BERNSTEIN
MARTHA M. REDO
BENJAMIN S. SAVITSKY

7.13.2023 amended cover letter and notice to update
the applicant entity to MIM United Inc and to show
the correct address of the premises as 233 Eighth Avenue

June 13, 2023

FedEx

Manhattan Community Board No. 4
424 West 33rd Street - Suite 580
New York, New York 10001
Attention: Nelly Gonzalez, Assistant District Manager

Re: ~~MI United Inc~~ MIM United Inc
~~231 Eighth Avenue~~ 233 Eighth Avenue
New York, New York 10001

Dear Nelly:

I am providing the statutory Thirty-day notice of intention to file an on-premises liquor license application with the New York State Liquor Authority for MI United Inc. The former licensee at the space was Foragers Chelsea LLC dba Foragers City Grocery operating with a full liquor license from 2012 to 2022.

Please place the application on the July 2023 agenda.

Thank you.

Very truly yours,

Jules Vigh

Jules Vigh
Paralegal

Enclosure

Manhattan Community Board 4

RECEIVED
Date: 7/13/23
Time: _____
By: NGonzalez



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

7.13.2023 amended notice to update the applicant entity to MIM United Inc and to show the correct address of the premises as 233 Eighth Avenue

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

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):

***Pursuant to The Department of Transportation Open Restaurant Program**

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

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

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

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:
N/A 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: **300 West 22 Realty LLC**

23. Building Owner's Street Address: **419 Lafayette Street, 5th Floor**

24. City, Town or Village: **New York** State: **New York** Zip Code: **10003**

25. Business Telephone Number of Building Owner: **212 661 2700**

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: **Donald M. Bernstein, Esq./ Bernstein Redo & Savitsky PC**

27. Representative/Attorney's Street Address: **1177 Avenue of the Americas - 5th Floor**

28. City, Town or Village: **New York** State: **New York** Zip Code: **10036**

29. Business Telephone Number of Representative/Attorney: **212 651 3100**

30. Business E-mail Address of Representative/Attorney: **donald@brpclaw.com**

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: **Igor Drca** Title: **Managing Member**

Principal Signature: 



- The Consulate NYC LLC dba The Consulate as a restaurant with a full liquor license since October 2019 located at 519 Columbus Avenue in Manhattan
- MMI 2020 LLC dba Recette NYC as a restaurant with a full liquor license since August 2021 located at 103 Havemeyer Street in Brooklyn

From: Jules Vigh <Jules@brpclaw.com>

Sent: Friday, July 14, 2023 11:04 AM

To: Jules Vigh <Jules@brpclaw.com>

Cc: Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>; Igor Drca <drca.igor@gmail.com>; miljankomnenic@yahoo.com

Subject: MIM United Inc / 233 8th Avenue

Good morning:

We wanted to contact your organization to let you know that MIM United Inc will be applying for a full liquor license for a restaurant at 233 Eighth Avenue between West 21st and West 22nd Streets. This will be a modern American restaurant that will also feature French and Mediterranean cuisines.

The former space was occupied by Foragers Chelsea LLC dba as Foragers City Grocery operating as a grocery store with a restaurant with a full liquor license from April 2012 to December 2022. Foragers also had a liquor store next to the grocery store and restaurant.

The new ground floor restaurant will have 159 seats which include 19 food counter seats with a 21'-3' x 8' customer bar with 12 bar stools for a total of 171 seats. The restaurant will serve breakfast, lunch and dinner. Background music will be played and there will be a DJ and live music with no percussions. The proposed interior hours of operation are 7am to 12am Sunday to Thursday and 7am to 1am Friday to Saturday. The cellar will be used for storage and is not for patron use.

There will be an exterior sidewalk café with an estimated 50 seats and exterior roadway seating with an estimated 30 seats. The proposed hours of operation for the exterior will 7am to 10pm Sunday to Thursday and 7am to 11pm Friday to Saturday.

The owners of the MIM United Inc have extension experience in the hospitality industry. Igor Drca and Miljan Komnenic have worked as bartenders in Manhattan restaurants from 2014 through 2019. Igor and Miljan own and operate The Consulate NYC LLC dba The Consulate as a restaurant with a full liquor license since October 2019 located at 519 Columbus Avenue in Manhattan. Igor and Miljan also own and operate MMI 2020 LLC dba Recette NYC as a restaurant with a full liquor license since August 2021 located at 103 Havemeyer Street in Brooklyn.

The liquor license application will be heard at the Community Board on August 8, 2023.

If you would like more information on the new MIM United Inc liquor license application, please contact us.

Thank you,

Jules

Jules Vigh|Paralegal

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

Bounced Back Emails

Delivery has failed to these recipients or groups:

hoffmandibj@hotmail.com

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

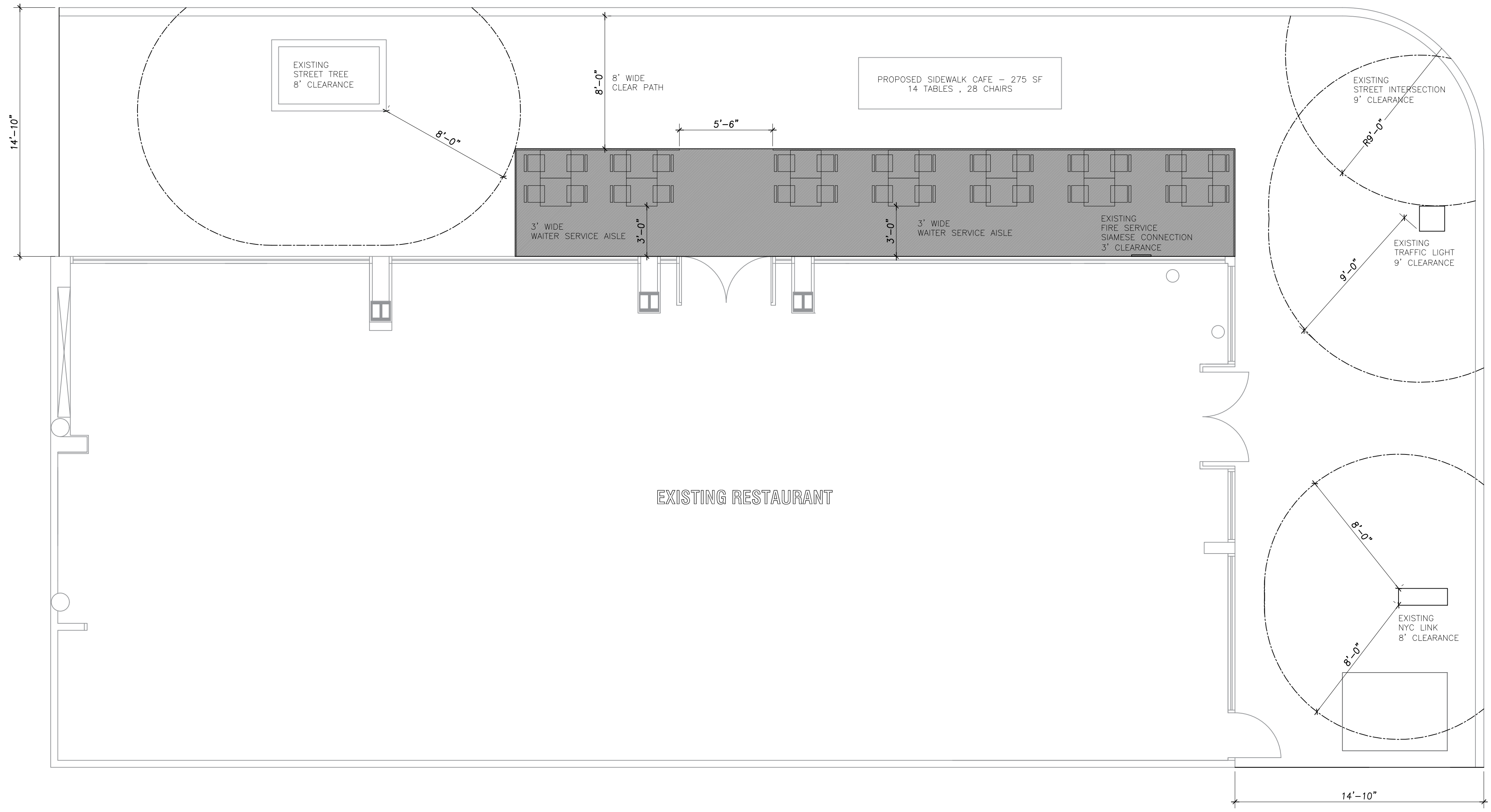
The following organization rejected your message: hotmail-com.olc.protection.outlook.com.

Delivery has failed to these recipients or groups:

lttanews@gmail.com

Your message wasn't delivered because the recipient's email provider rejected it.

The following organization rejected your message: gmail-smtp-in.l.google.com.



EXISTING STREET TREE
8' CLEARANCE

PROPOSED SIDEWALK CAFE - 275 SF
14 TABLES , 28 CHAIRS

EXISTING STREET INTERSECTION
9' CLEARANCE

EXISTING TRAFFIC LIGHT
9' CLEARANCE

EXISTING NYC LINK
8' CLEARANCE

EXISTING RESTAURANT

3' WIDE WAITER SERVICE AISLE

3' WIDE WAITER SERVICE AISLE

EXISTING FIRE SERVICE SIAMESE CONNECTION
3' CLEARANCE

8'-0" 8' WIDE CLEAR PATH

5'-6"

8'-0"

3'-0"

3'-0"

8'-0"

8'-0"

14'-10"

14'-10"

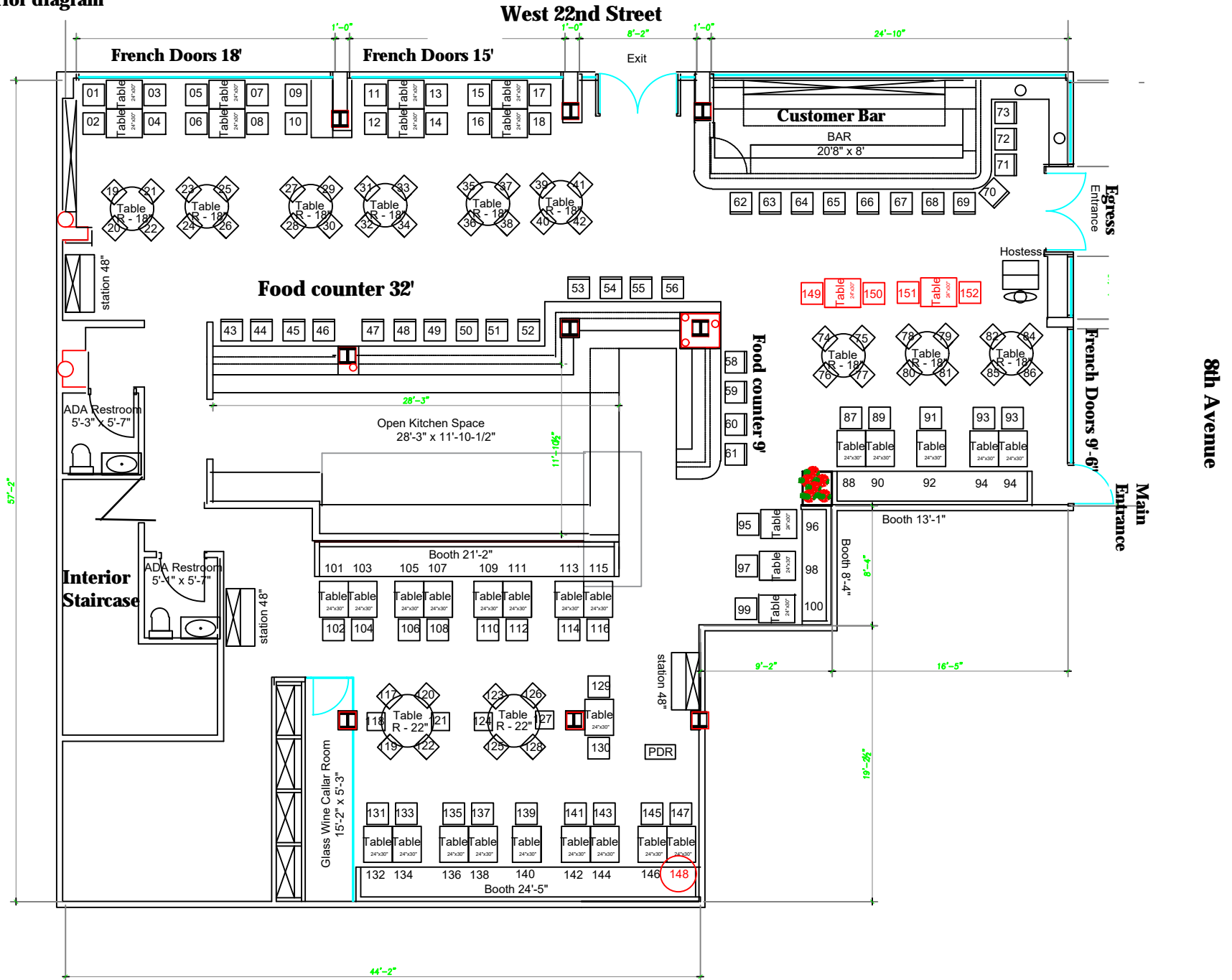
MIM United Inc

Diagrams

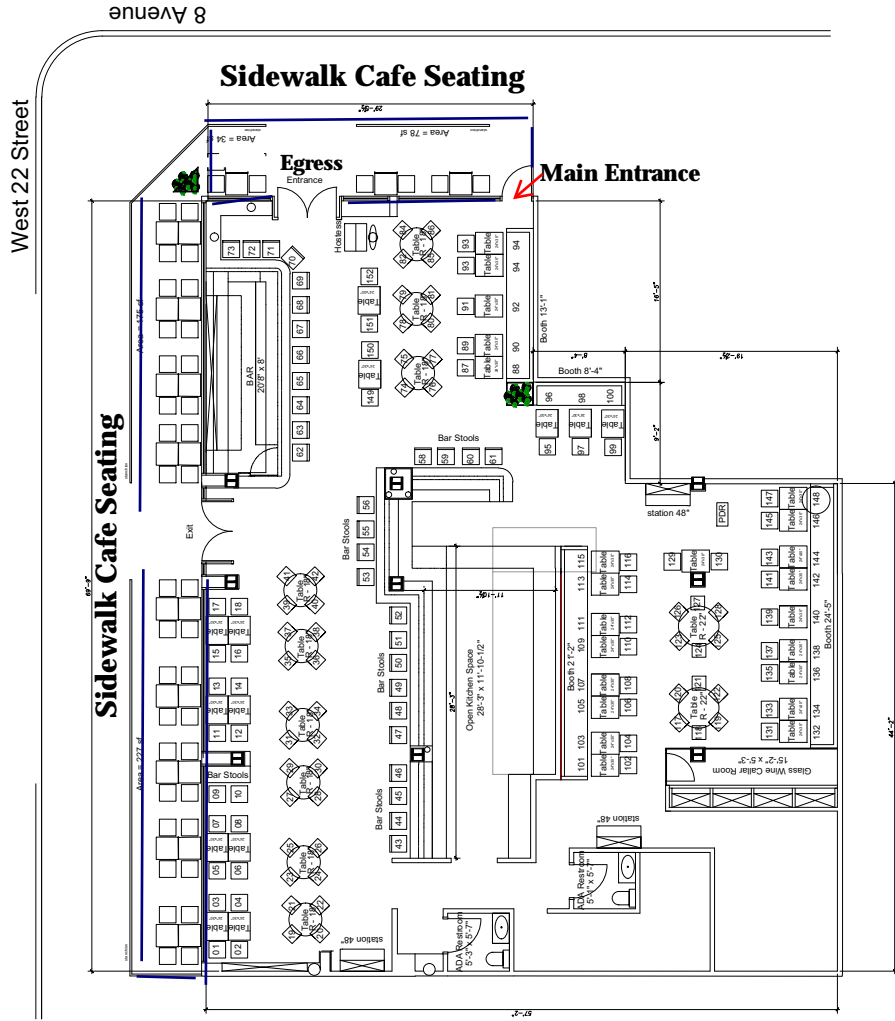
Interior Tables 48 and Seats 140 with a 20'- 8" x 8' Customer Bar with 12 Bar Stools for a total of 152 Seats / 3,357 square feet

West 22nd Street Sidewalk Cafe Tables 18 and Seats 36 / 8th Avenue Sidewalk Tables 3 and Seats 6

See enclosed exterior diagram



MIM United Inc / 233 Eighth Avenue, New York, New York 10011 / Sidewalk Cafes are outlined in blue
 West 22nd Street Sidewalk Cafe Tables 18 and Seats 36 with 402 square feet
 8th Avenue Sidewalk Cafe Tables 3 and Seats 6 with 112 square feet



Exterior Total Tables 21 and Seats 42
Exterior Total Square Footage 514

Grand Total Tables 69 and Seats 194
Grand Total Square Footage 3,817

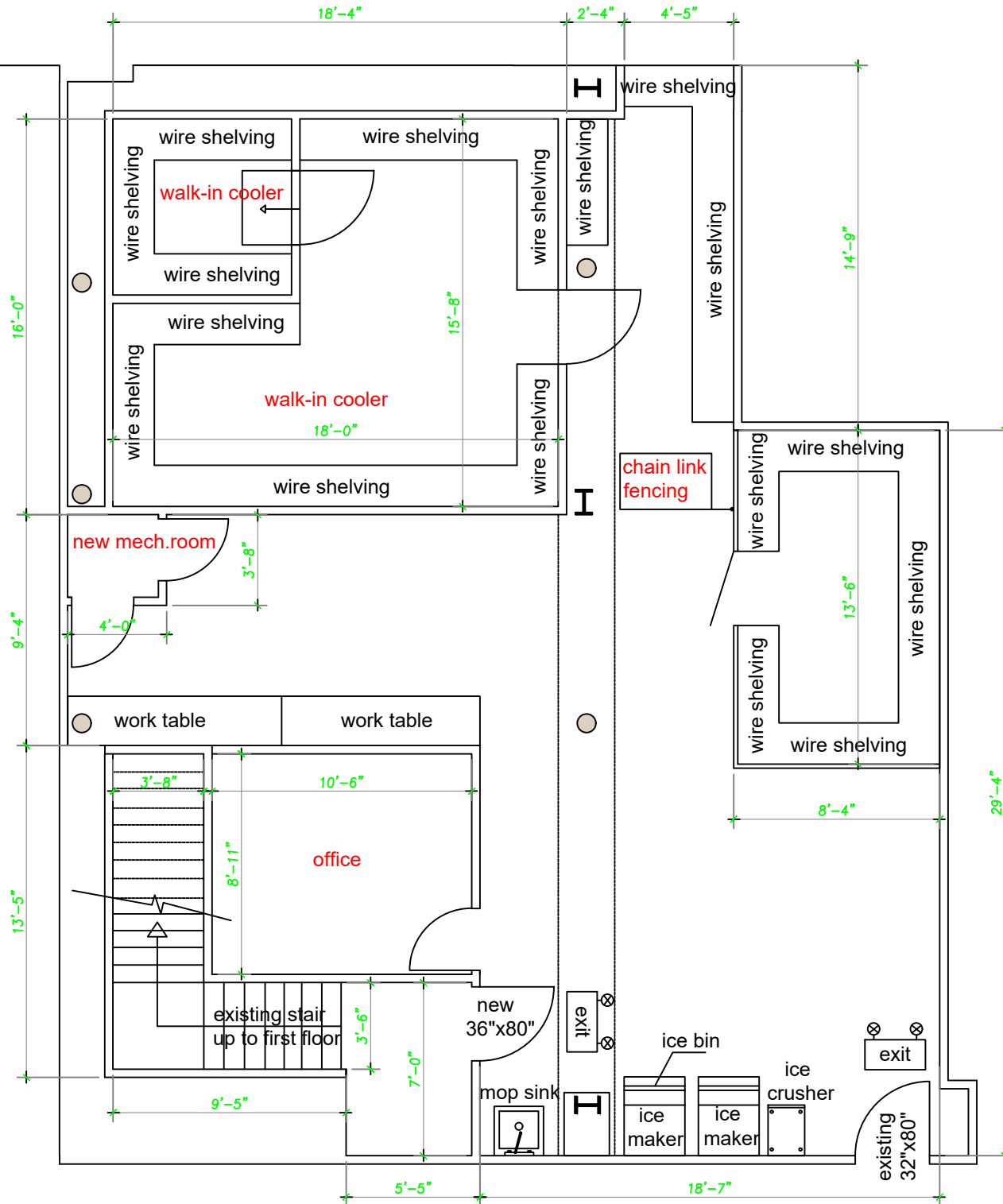
First Floor Plan

first floor area = 3,357sf

MIM United Inc
233 Eighth Avenue
New York, New York 10011

Cellar Diagram

1,300 square feet



MIM United Inc

Photographs

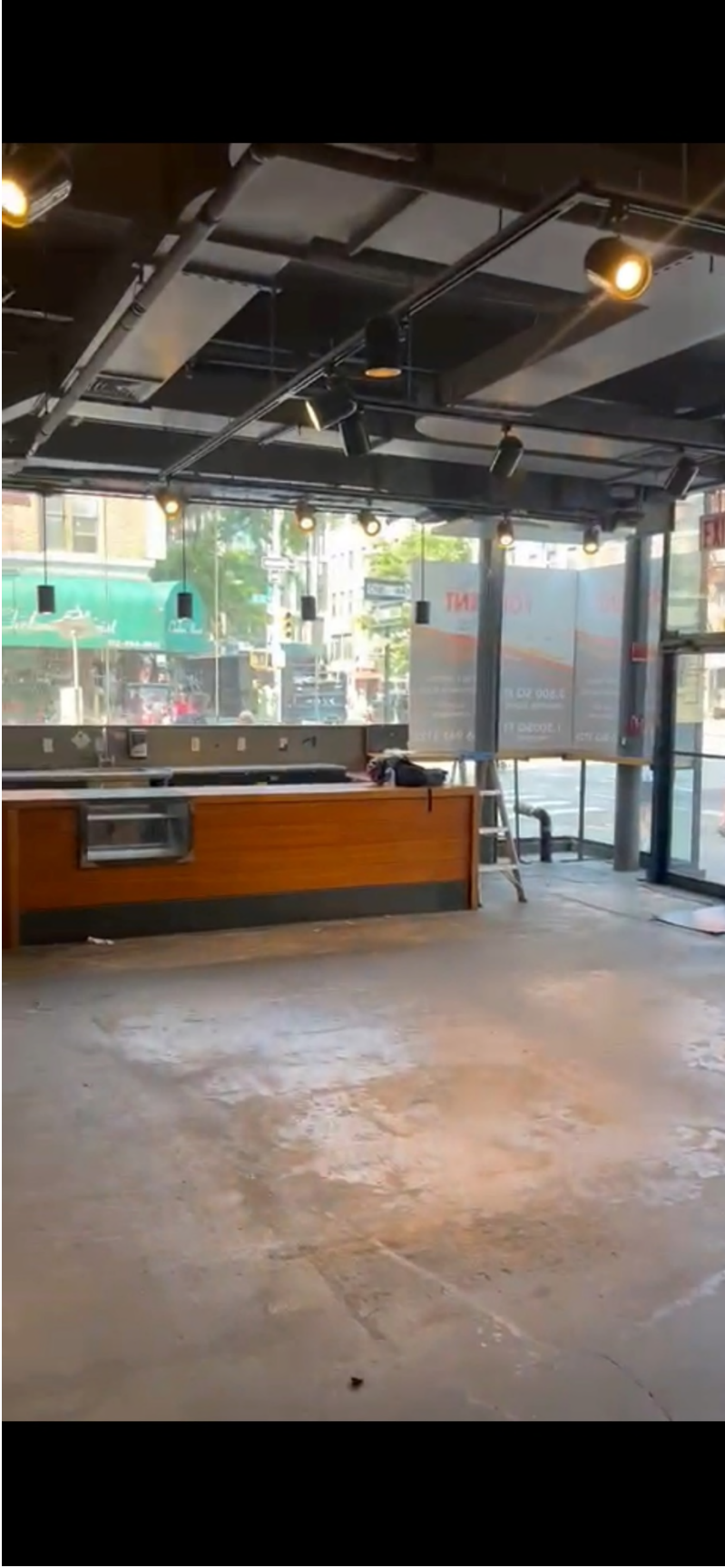
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MIM United Inc

Menu

Proposed menu

Appetizers

French Onion Soup

Escargot

Hand Cut Steak Tartare

Mushroom Flatbread

Octopus

Soup Of the Day

Classic Mussels

Main Dishes

A's Crab cake

Gnocchi Mushrooms

Short Rib Cavatelli

Primavera pasta

Grilled Branzino

Steak Frites

Willi Burger

Roasted Chicken

Rib Eye

Entree Steak Tartar as Main

Seared Scallop's

Duck Breast

Desserts

Panna cotta and berries

Creme Brule

Lava for Bread Pudding

MIM United Inc

Area Survey with List of Measurements

Re: 233 8th Avenue (South Entrance)

1. Zia Maria - 318 West 23rd Street - (338')
2. Asuka Sushi - 300 West 23rd Street - (302')
3. Dallas BBQ - 261 8th Avenue - (421')
4. Trailer Park - 271 West 23rd Street - (442')
5. Willow - 199 8th Avenue - (385')
6. Barracuda - 275 West 22nd Street - (230')
7. Dim Sum Chelsea - 236 8th Avenue - (14')
8. Joy Love Club - 232 8th Avenue - (99')
9. Cafe Flor (Bar-2) - 218 8th Avenue - (172')
10. El Coco - 202 8th Avenue - (368')
11. Temerario - 198 8th Avenue - (420')
12. Olde City Cheesesteaks & Brew - 201 8th Avenue - (365')
13. Lasagna Ristorante - 196 8th Avenue - (499')

Schools & Churches

1. St. Paul's German Evangelical Lutheran Church - 15 West 22nd Street - (221')
2. P.S. 11 William T. Harris - 320 West 21st Street - (367')

West 22nd Street

Deli

Joy Love Club

232 8th Ave.

Residential

Beauty Salon

Residential

Convenience Store

Vacant

Cannabis Store

Clothing

Pharmacy

Vacant

Cafe - Flor
(Bar - 21)

218 8th Ave.

Florist

West 21st Street

8th Avenue

BLOCK PLOT
233 8th Avenue
New York, NY
July 12, 2023

NOT TO SCALE

APPLICANT

Service
Door

A

Super Market

Nail Salon

Landess-Simon, Inc.

Legal & Commercial Photography

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

St. Paul's German Evangelical
Lutheran Church
315 W 22nd Street

Secondary
entrance

Main
entrance

Staff
entrance

8th Avenue

West 22nd Street

221'

200'-6"

241'

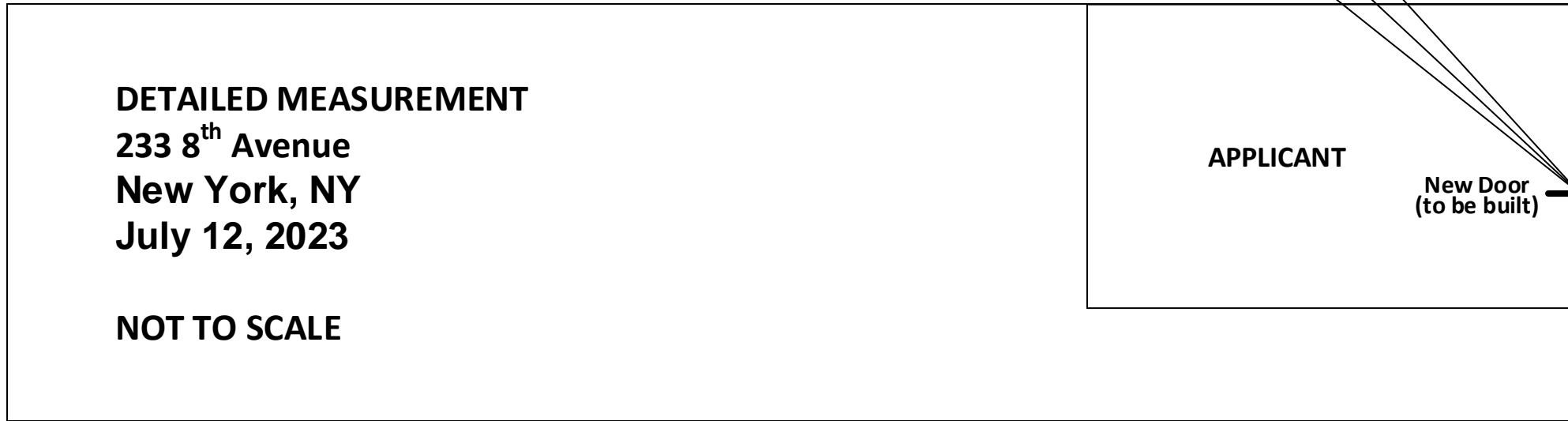
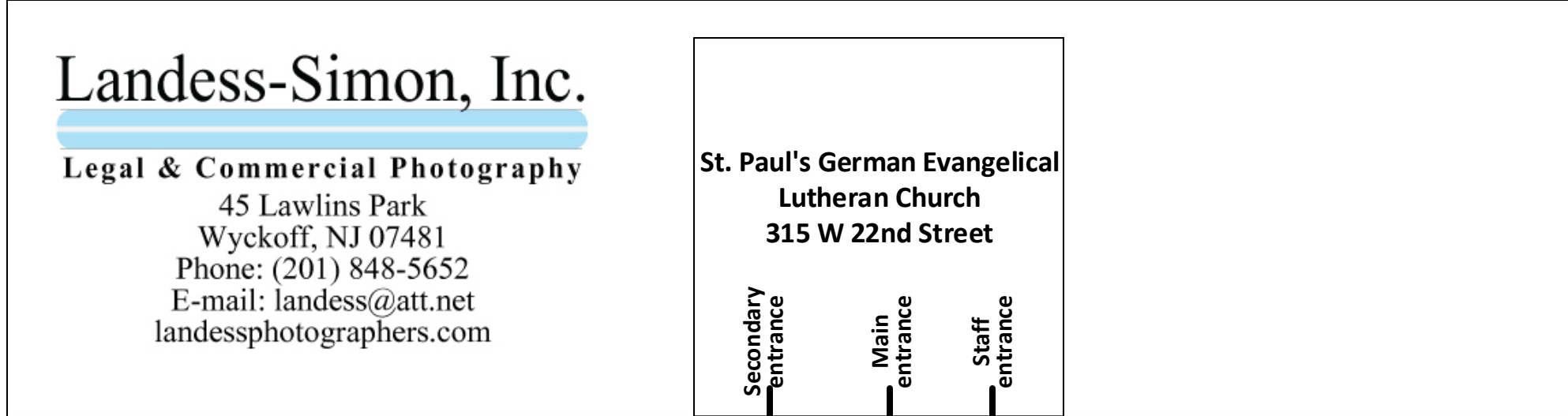
DETAILED MEASUREMENT

233 8th Avenue
New York, NY
July 12, 2023

NOT TO SCALE

APPLICANT

New Door
(to be built)



MIM United Inc

Public Interest Statement

PUBLIC INTEREST STATEMENT / 500' LAW STATEMENT

MIM United Inc
233 Eighth Avenue
New York, New York 10011

MIM United LLC will be applying for a full liquor license for a restaurant at 233 Eighth Avenue between West 21st and West 22nd Streets in Chelsea. This will be a modern American restaurant that will also feature French and Mediterranean cuisines.

The former space was occupied by Foragers Chelsea LLC dba as Foragers City Grocery operating as a grocery store with a restaurant with a full liquor license from April 2012 to December 2022. Foragers also had a liquor store next to the grocery store and restaurant.

The interior ground floor restaurant will have 48 tables and 140 seats with a 20'-8" x 8' customer bar with 12 bar stools for a total of 152 seats. The square footage for the ground floor is 3,357. The restaurant will serve breakfast, lunch and dinner. Background music will be played and there will be a DJ and live music with no percussions. The cellar will be used for storage and is not for patron use. The square footage for the cellar is 1,300.

The proposed hours of operation for the DJ and live music are: 12pm to 4pm for Saturday and Sunday brunch and live jazz some days from 7pm to 10pm. The proposed interior hours of operation for the restaurant are 7am to 1am Sunday to Thursday and 7am to 2am Friday to Saturday.

There will be exterior roadway seating on West 22nd Street with 15 tables and 30 seats with 385 square feet. A sidewalk café on West 22nd will have 18 tables and 36 seats with 514 square feet and a sidewalk café on 8th Avenue with 6 tables and 12 seats with 112 square feet. The proposed hours of operation for the exterior will be 7am to 10pm Sunday to Thursday and 7am to 11pm Friday to Saturday.

The owners of the MIM United Inc have extension experience in the hospitality industry. Igor Drca and Miljan Komnenic have worked as bartenders in Manhattan restaurants from 2014 through 2019. Igor and Miljan own and operate The Consulate NYC LLC dba The Consulate as a restaurant with a full liquor license since October 2019 located at 519 Columbus Avenue in Manhattan. Igor and Miljan also own and operate MMI 2020 LLC dba Recette NYC as a restaurant with a full liquor license since August 2021 located at 103 Havemeyer Street in Brooklyn.

The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are thirteen establishments that hold full liquor licenses within 500 feet of the applicant. There are 10 restaurants and 3 taverns.

Asuka Sushi is a Japanese restaurant with modern décor and is 302' from the applicant, Dallas BBQ is a chain restaurant that is 427' from the applicant. Willow is a vegan restaurant that is 385' from the applicant. Dim Sum Chelsea is a Chinese/Sichuan restaurant that is 14' from the applicant and Joy Love Club is another Chinese restaurant that is 99' from the applicant. Trailer Park is a tavern that is 442' from the applicant.

The new restaurant will be a welcomed additional to the neighborhood offering residents, business professionals and tourists a new and wonderful intimate restaurant with an assortment of fine cuisine and enjoyable music.

The history of liquor violations and reported criminal activity at the proposed premises

Upon information and belief; and to the best of our knowledge there are no SLA violations or criminal activity for this space.

In addition to the matters stated above, issuance of the instant license will also promote the public interest in that it will be a positive contribution to the economy also by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.

MIM United Inc

Certificate of Occupancy

Certificate of Occupancy

CO Number: 104815103F

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.*

A.	Borough: Manhattan	Block Number: 00745	Certificate Type: Final
	Address: 300 WEST 22 STREET	Lot Number(s): 40	Effective Date: 07/31/2018
	Building Identification Number (BIN): 1013310	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: J-1	(1968 Code)	
	Multiple Dwelling Law Classification: HEXA		
	No. of stories: 5	Height in feet: 58	No. of dwelling units: 81
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 legal limitations: None		
Borough Comments: None			



Borough Commissioner

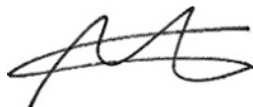


Commissioner

Certificate of Occupancy

CO Number: 104815103F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	31		F-4		5	BREAKFAST ROOM
CEL	40	OG	D-2		6, 5	STORAGE, METER ROOMS & STORAGE
CEL	18		E J-1		5	OFFICES,ACCESSORY GYM
001	13	100	C		6	RETAIL STORE
001	40	100	C		6	RETAIL STORE
001	0	50	J-1		5	HOTEL LOBBY
001	51	100	C		6	EATING AND DRINKING ESTABLISHMENT
002 005		40	J-1	20	5	TWENTY (20) HOTEL ROOMS EACH FLOOR
RO F			D-2 J-1			ELEVATOR MACHINE ROOM,ACCESSORY USE
PEN			J-1	1	5	ONE HOTEL ROOM
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT