

# 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>	
G.F. 37 Rest. Group, LLC		Friedman's	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
455 W 37th Street		@ 10th Avenue (corner)	10018
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Jonah Phillips Alan Phillips	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Rosa M. Ruiz
	<b>PHONE:</b> 917.359.3432 917.743.2604		<b>PHONE:</b> 212.484.2290
	<b>EMAIL:</b> Jonah@friedmansnyc.com pickabagel2012@gmail.com		<b>EMAIL:</b> rosa@rosamruiz.com
<b>MANAGER</b>	<b>NAME:</b> same as above	<b>LANDLORD</b>	<b>NAME:</b> 455 West 37 LLC
	<b>PHONE:</b>		<b>PHONE:</b> 212.672.1000
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	SEE ATTACHED RIDER	
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment  <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> 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="checkbox"/>	after cb4 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.	YES	<input checked="" type="checkbox"/>	see attached LAMP & 500 foot statement
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="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

12am close nightly

**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	
	<b>Operation</b>	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm
	<b>Kitchen</b>	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm
	<b>Music</b>	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm	8am - 10pm
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
<b>INSIDE</b>	100	100	25	66	0	1	4
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A						
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	N/A						

How many floors are there? What is the capacity for each floor?	1 floor	
How frequently will the owner(s) be at the establishment?	TBD	
Will there be dancing?	YES	<input checked="" type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO occasionally - upon request
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.	YES	<input type="checkbox"/> NO n/a
Will security plan be implemented?	YES	<input type="checkbox"/> NO n/a
Will State certified security personnel be used?	YES	<input type="checkbox"/> NO n/a
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 1-2
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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Where will delivery bicycles be stored during the day when not in use?	basement	

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Ground Floor	dining, bar, kitchen & bathrooms	100	please see pg 2	25	66	0	1	background only

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	<input type="checkbox"/> NO	See attached C of O
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

Community Notification/Relations			
<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	Please see attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?	8/31/23		
Where did applicant post the notice that was provided?	front door of establishment corners of 37th & 10th Ave		
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	<input type="checkbox"/> NO	917.359.3432
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	<input type="checkbox"/> NO	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Jenny's Marketplace - deli/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="checkbox"/> YES	<input type="checkbox"/> NO	Jennifer Alan Ram Ltd
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	signage only
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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	signage only
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> 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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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 type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
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 type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	as existing		
When was the air conditioner installed?	years ago - as existing		

<b>OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ</b>		<b>N/A</b>	
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	

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

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

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



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

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 October 4, 2023 full board meeting, with 40 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**

 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <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><b>SIGN HERE</b> →</p>	<p>Jonah Phillips</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>8/31/23</p> <p><b>DATE</b></p>
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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:

Manhattan Community Board 4

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

RECEIVED

Date: 8/20/23  
 Time: \_\_\_\_\_  
 By: NGonzalez

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): \_\_\_\_\_

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:

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: \_\_\_\_\_

**ACTIVE LICENSES Rider to Jonah Phillips Personal Questionnaire**

Suram LLC  
21 West End St, #1B  
New York, NY 10023  
Serial#: 1336100

Friedmans CPW LLC  
50 West 72<sup>nd</sup> Street - #C3  
New York, NY 10023  
Serial#: 1336125

Nusbaum Wu & Partners LLC  
2897 Broadway  
New York, NY 10025  
Serial#: 1337569

Mercado by Friedmans LLC  
d/b/a Suram  
483 10<sup>th</sup> Avenue – Ste 102  
New York, NY 10018  
Serial #1345149

INACTIVE LICENSES Rider to Jonah Phillips Personal Questionnaire

311 Kosher Deli LLC  
311 South End Avenue  
New York, NY 10128  
Serial#: 1247993

311 Kosher Deli LLC  
311 South End Avenue  
New York, New York 10128  
Serial#: 1224271

V&J 37 Ventures LLC  
477 10<sup>th</sup> Ave  
AKA 444-483 10<sup>th</sup> Ave  
Serial #1308098

1500 Restaurant Group LLC  
1500 3<sup>rd</sup> Avenue  
New York, NY 10028  
Serial#: 1217610

792 RESTAURANT FOOD CORP  
792 Lexington Ave  
New York, NY 10021  
Serial #1180468  
*Corporate Change*

444 TENTH F&B LLC  
444 10<sup>th</sup> Avenue  
New York, NY 10001  
Serial #1295732  
*Corporate Change*

Aviv75 LLC  
1409 York Ave  
New York, NY 10021  
Serial#: 1341454

Jonah's Pastrami LLC  
233 West 49<sup>th</sup> Street  
New York, NY 10019  
Serial#: 1312825

Pag 72<sup>nd</sup> Street Inc.  
130 West 72<sup>nd</sup> Street  
New York, NY 10023  
Serial#: 1312275

Pag 72<sup>nd</sup> Street Inc.  
130 West 72<sup>nd</sup> Street  
New York, NY 10023  
Serial#: 1339381

MAYFAIR WEST AT CHELSEA  
MARKET LLC  
1187 AMSTERDAM AVE  
New York, New York 10027  
Serial#: 1286544

Friedman's on Grand LLC  
359 Grand Street  
New York, NY 10002  
Serial#: 1334484

2 Dukes & A Princess LLC  
10-16 Main Street  
Chatham, NY 12037  
Serial#: 2211300

Friedmans 1241 LLC  
1241 Amsterdam Ave  
New York, NY 10027  
Serial#: 1340726  
*Pending*

**ACTIVE LICENSES Rider to Alan Phillips Personal Questionnaire**

2896 Broadway Food Service Corp  
2893 Broadway  
New York, NY 10025  
Serial#:1111539

Site 25 Restaurant Concepts LLC  
102 North End Avenue  
Site 107  
New York, NY 10282  
Serial#: 1257289

Friedman's 31<sup>st</sup> Street LLC  
31 Penn Plaza a/k/a 132 West 31<sup>st</sup> Street  
New York, New York 10023  
Serial#: 1271598

Phillips 35 Inc.  
450 10<sup>th</sup> Avenue  
New York, NY 10018  
Serial#: 1279904

Chelsea Market Deli LLC  
75 9<sup>th</sup> Avenue  
New York, NY 10011  
Serial#: 1280068

JVB Ventures LLC  
3141 Broadway  
New York, NY 10025  
Serial #1292133

Friedman's 47<sup>th</sup> LLC  
228 West 47<sup>th</sup> Street  
New York, New York 10036  
Serial#: 1294781

39 WEA Food Group Inc.  
35- 39 West End Avenue  
New York, NY 10023  
Serial#: 1258076

Suram LLC  
21 West End St, #1B  
New York, NY 10023  
Serial#: 1336100

Friedman's CPW LLC  
50 West 72<sup>nd</sup> Street - #C3  
New York, NY 10023  
Serial#: 1336125

Nussbaum Wu & Partners LLC  
2897 Broadway  
New York, NY 10025  
Serial#: 1337569

19 Nicholson Operator LLC  
3290 Ma-23  
Hillsdale, NY 12529  
Serial #: 2227024

Mercado by Friedmans LLC  
d/b/a Suram  
483 10<sup>th</sup> Avenue – Ste 102  
New York, NY 10018  
Serial #1345149

**INACTIVE LICENSES Rider to Alan Phillips Personal Questionnaire**

Lili's B P C 25 LLC  
102 North End Avenue  
Site North  
New York, NY 10281  
Serial#: 1105500

580 Second Avenue Food Corp  
1500 3<sup>rd</sup> Avenue  
New York, NY 10021  
Serial#: 1105005

Chelsea Market Deli LLC  
75 9<sup>th</sup> Avenue  
New York, NY 10011  
Serial#: 1224328

311 Kosher Deli LLC  
311 South End Avenue  
New York, NY 10128  
Serial#: 1247993

160 Restaurant Concepts LLC  
160 Freedom Pl/160 Riverside B  
New York, NY 10023  
Serial#: 1248461

39 WEA Food Group Inc  
39 West End Avenue  
New York, NY 10023  
Serial#: 1258076

V&J 37 Ventures LLC  
477 10<sup>th</sup> Avenue  
New York, NY 10018  
Serial#: 1308098

Jonah's Pastrami LLC  
233 West 49<sup>th</sup> Street  
New York, NY 10019  
Serial#: 1320890

Lilis 200 West 57<sup>th</sup> Corp  
200 West 5<sup>th</sup> Street  
North Store  
New York, NY 10019  
Serial#: 1155122  
*Corporate Change*

792 RESTAURANT FOOD CORP  
792 Lexington Ave  
New York, NY 10021  
Serial #1180468  
*Corporate Change*

Pag 72<sup>nd</sup> Street Inc.  
130 West 72<sup>nd</sup> Street  
New York, NY 10023  
Serial#: 1339381

Pag 72<sup>nd</sup> Street Inc.  
130 West 72<sup>nd</sup> Street  
New York, NY 10023  
Serial#: 1312275

Jonah's Pastrami LLC  
233 West 49<sup>th</sup> Street  
New York, NY 10019  
Serial#: 1312825

Friedman's on Grand LLC  
359 Grand Street  
New York, NY 10002  
Serial#: 1334484

L&L New Beginning LLC  
1026 3<sup>rd</sup> Avenue  
New York, NY 10065  
Serial #1335307

Aviv75 LLC  
1409 York Ave  
New York, NY 10021  
Serial #1341454

MAYFAIR WEST AT CHELSEA  
MARKET LLC  
1187 AMSTERDAM AVE  
New York, New York 10027  
Serial#: 1286544



Friedmans 1241 LLC  
1241 Amsterdam Ave  
New York, NY 10027  
Serial#: 1340726  
*Pending*

*Certificate of Occupancy*

**CO Number: 121184912F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00735	<b>Certificate Type:</b> Final
	<b>Address:</b> 455 WEST 37TH STREET	<b>Lot Number(s):</b> 6	<b>Effective Date:</b> 04/15/2020
	<b>Building Identification Number (BIN):</b> 1088764	<b>Building Type:</b> Altered	
<b>This building is subject to this Building Code: 1968 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(1968 Code designation)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 23	<b>Height in feet:</b> 295	<b>No. of dwelling units:</b> 394
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> Board of Standards and Appeals - Recording Info: 93-14-BZ		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 121184912F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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		100	F-2		2	ELECTRICAL ROOM, TELEPHONE ROOM
CEL			S-2		2	TENANT'S LAUNDRY ROOM
CEL			S-2		2	STORAGE ROOMS, COMPACTOR ROOM, ACCESSORY PARKING FOR SEVENTY-FOUR (74) CARS
SUB		OG	F-2		2	BOILER ROOM, PUMP ROOM, METER ROOMS, WORKSHOP
SUB	2		B		2	ACCESSORY OFFICES
SUB			S-2		2	ACCESSORY PARKING FOR EIGHTY-NINE (89) CARS, STORAGE ROOMS, LOCKER ROOM
001	69	100	A-3			PHYSICAL CULTURAL ESTABLISHMENT
001			R-2		2	RESIDENTIAL LOBBY
001			S-2		2	PACKAGE ROOM, VALET
001			B		2	PARKING OFFICE
001	800	100	M		6	RETAIL STORES.
002		40	R-2	30	2	THIRTY (30) APARTMENTS
002	20	100	A-3		2	ACCESSORY EXERCISE ROOM



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: **121184912F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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
003 007		40	R-2	32	2	THIRTY-TWO (32) APARTMENTS PER FLOOR
008		40	R-2	28	2	TWENTY-EIGHT (28) APARTMENTS
009 010		40	R-2	28	2	TWENTY-EIGHT (28) APARTMENTS PER FLOOR
011		40	R-2	13	2	THIRTEEN (13) APARTMENTS
012		40	R-2	8	2	EIGHT (8) APARTMENTS
013 023		40	R-2	9	2	NINE (9) APARTMENTS PER FLOOR
ROF		100	F-2		2	ELEVATOR MACHINE ROOM
<p>THAT THE TERM OF PCE GRANT WILL EXPIRE ON JUNE 1 2024. THAT THERE WILL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PCE WITHOUT PRIOR APPLIC ATION TO AND APPROVAL FROM THE BOARD. THAT ACCESSIBILITY COMPLIANCE WILL BE AS REVIEWED AND APPROVED BY DOB;; THAT FIRE SAFETY MEASURES WILL BE INSTALL ED AND /PR MAINTAINED AS SHOWN ON THE BOARD APPROVED PLANS; THAT THE ABOVE CONDITIONS SHALL APPEAR ON THE CERTIFICATE OF OCCUPANCY;THAT ALL DOB RELATE D AGENCY APPLICATIONS FILED IN CONNCECTION THE AUTHORIZED USE AND/OR BULK WILL BE SIGNED OFF BY THE DOB AND ALL OTHER RELEVANT AGENCIES BY 11/18/2018 THAT THIS APPROVAL IS LIMITED TO THE RELIEF GRANTED BY THE BOARD IN RESPONSE TO SPECIFICALLY CITED OBJECTIONS; THAT THE APPROVED PLANS WILL BE CONSIDERE D APPROVED ONLY FOR PORTIONS RELATED TO THE SPECIFIC RELIEF GRANTED;AND THA T DOB MUST ENSURE COMPLIANCE WITH ALL THE APPLICABLE PROVISIONS OF THE ZONI NG RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER IT ITS JURISDICTION IRRESPECTIVE OF PLAN(S)/CONFIGURATION(S) NOT RELATED TO TH E RELIEF GRANTED</p>						
<b>END OF SECTION</b>						



Borough Commissioner

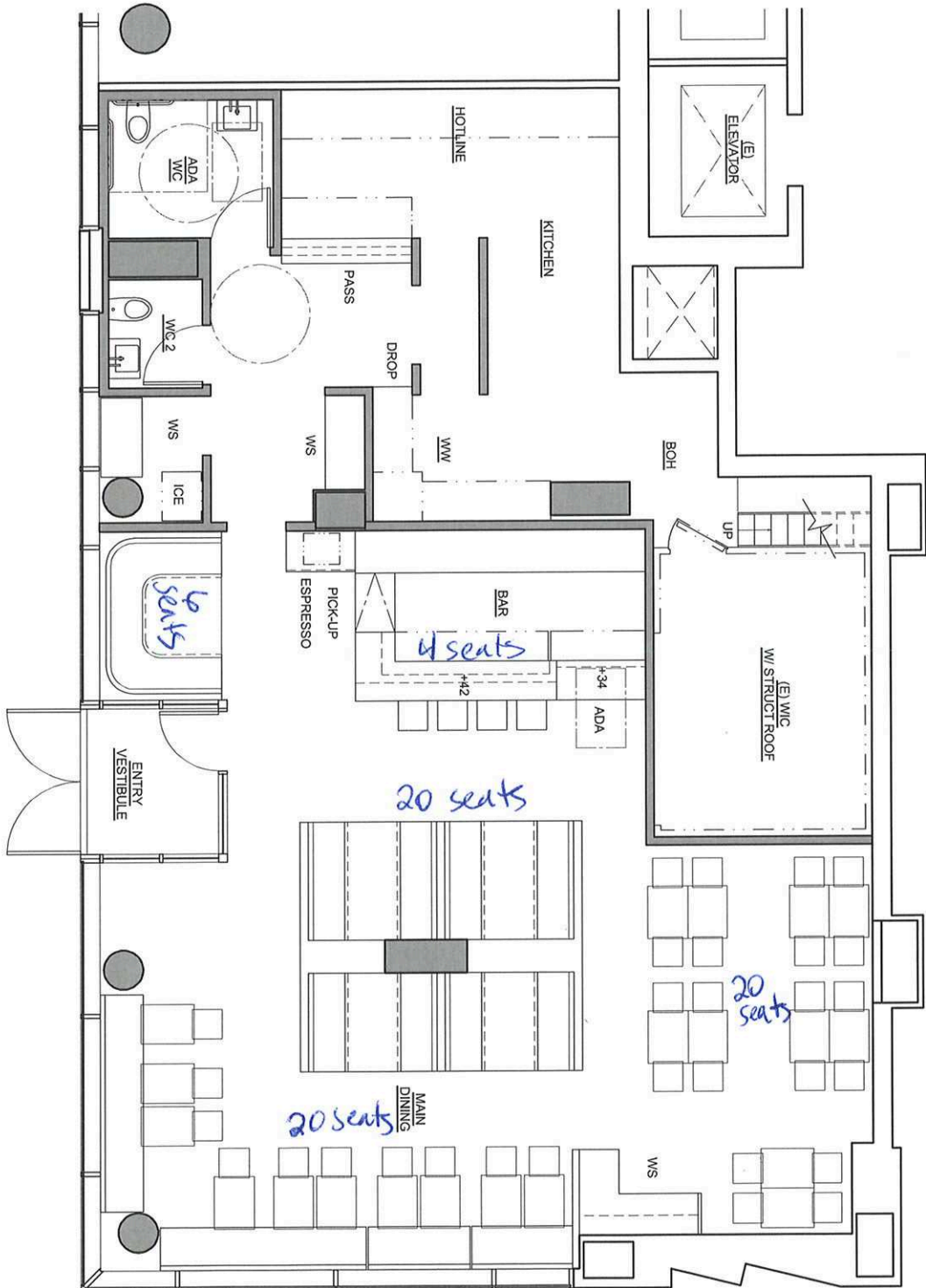


Commissioner

**END OF DOCUMENT**

121184912/000 4/16/2020 10:41:56 AM

TENTH AVENUE



WEST 37TH STREET





**Wrap Sandwiches**

A. Black Forest Ham, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard on a Spinach Wrap \$5.99

B. Oven Roasted Turkey, Bacon, Lettuce, Tomato, & Creole Mayo on a Whole Wheat Wrap \$5.99

C. Salsalito Turkey, Jalapeno, Hawaiian, Lettuce, Red Onions, Peppers & Russian Dressing on a Black Bean Wrap \$5.99

D. Italian Turkey, Capicola Salami, Prosciutto, Pepperoni, Peppers & Asian Sesame Dressing on a Black Bean Wrap \$5.99

E. Oriental Turkey, Oven Roasted Turkey, Swiss Cheese, Lettuce, Tomato & Caesar Dressing on a Garlic Wrap \$5.99

**Jerry's Celebration Sandwiches**

1. Corned Beef, Swiss Cheese, Pickles, Mustard \$5.99

2. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

3. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

4. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

5. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

6. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

7. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

8. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

9. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

10. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

11. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

12. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

13. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

14. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

**Extra Charge for Specials \$0.15**

8. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

9. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

10. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

11. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

12. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

13. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

14. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$5.99

**Famous Triple Deckers**

A. Virginia Ham, Turkey & Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

B. Turkey, Roast Beef & Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

C. Corned Beef, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

D. Turkey, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

E. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

F. Smoked Turkey, Mashed Potatoes, Swiss Cheese, Lettuce, Tomato, Pickle, Mustard \$9.99

**Specials**

2 for \$10.99

3 for \$15.99

4 for \$20.99

5 for \$25.99

6 for \$30.99

7 for \$35.99

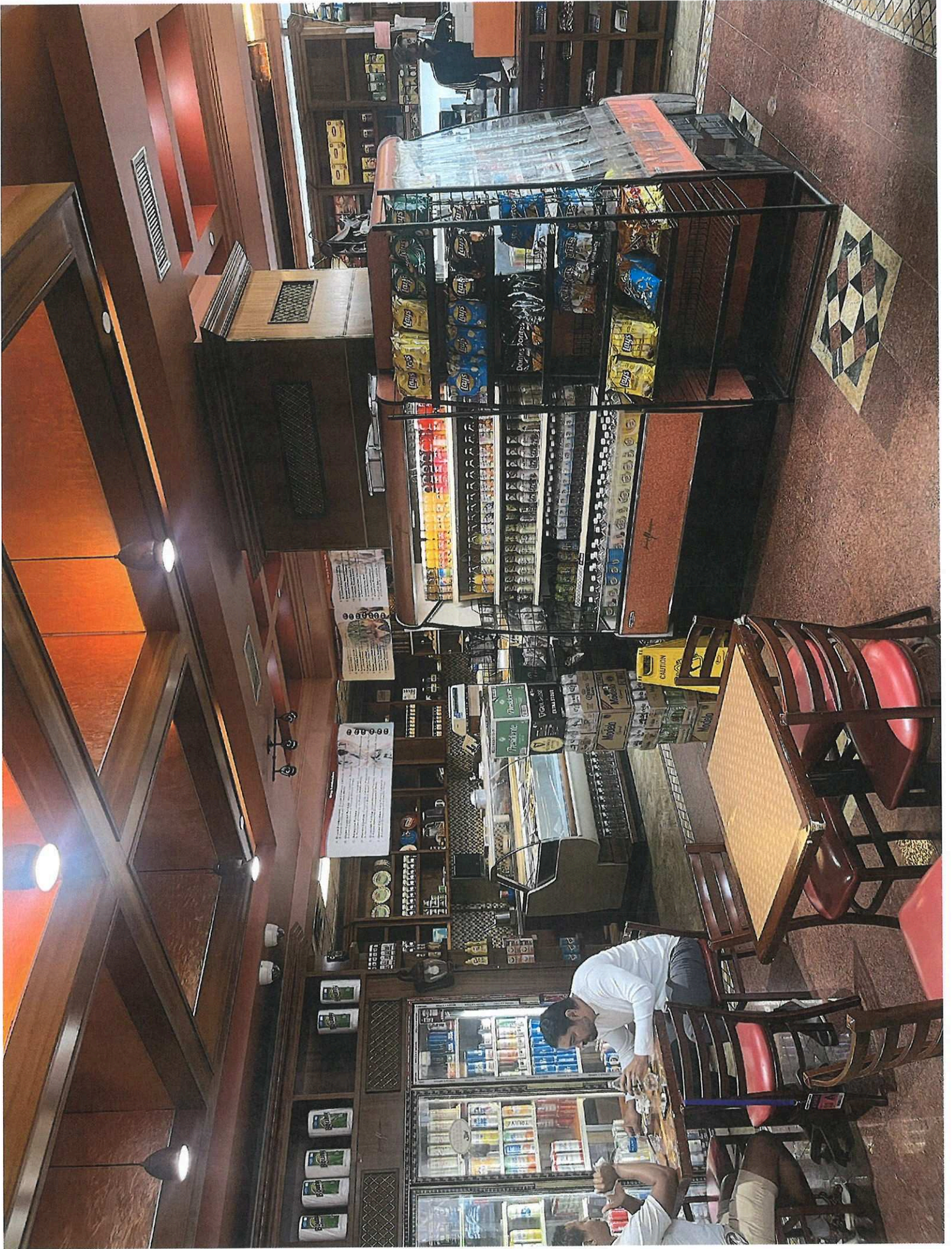
8 for \$40.99

9 for \$45.99

10 for \$50.99













# FRIEDMANS

## DINNER MENU

### STARTERS

CHICKEN MATZO BALL SOUP	12
TOMATO SOUP	12
SPINACH ARTICHOKE DIP <i>corn tortillas</i>	15
VEGETABLE POTSTICKERS <i>sriracha aioli, ginger soy sauce</i>	12
KOREAN CHICKEN WINGS <i>sweet chili glaze</i>	16
BROCCOLI FALAFEL <i>tzatziki</i>	12
CRISPY RICE <i>spicy tuna, jalapeno, eel sauce, spicy mayo</i>	16
MAC N' CHEESE <i>fontina, parmesan</i>	15

### SALADS

SESAME SALMON SALAD <i>kale, grains, pickled beets, pickled carrots, avocado, edamame, sprouts, soy vinaigrette</i>	23
ASIAN CHICKEN SALAD 2.0 <i>cabbage, peppers, green beans, peanuts, scallions, cilantro, sesame seeds, hoisin dressing, fried rice noodles</i>	19
COBB SALAD <i>grilled chicken, avocado, bacon, blue cheese, cherry tomatoes, eggs, buttermilk ranch dressing</i>	20
GREEK CHOP <i>romaine, feta, tomato, cucumber, olives, red onion, pepperoncini, oregano vinaigrette</i>	16
COMMUNITY RICE BOWL <i>rice, bean sprouts, carrots, cucumber, radicchio, peanuts, cilantro, mint, sesame lime dressing</i> add tofu or avocado +4, falafel +6, chicken or salmon +8, steak +10	17

### VEGETARIAN SANDWICHES

GRILLED CHEESE <i>smoked gouda, aged cheddar, tomato, challah bread</i> ADD A CUP OF TOMATO SOUP +5	17
BROCCOLI REUBEN <i>red kraut, swiss, russian dressing</i>	18
IMPOSSIBLE BURGER <i>caramelized onions &amp; mushrooms</i>	19

### ENTREES

FRIED CHICKEN + CHEDDAR WAFFLE <i>habanero honey</i>	28
3 PIECE FRIED CHICKEN <i>choice of two sides</i>	28
ROASTED SALMON <i>mashed potatoes, seared spinach, asian ginger jus</i>	29
MEATLOAF & MASH <i>warm tomato relish, mashed potatoes, sautéed string beans</i>	25
BRICK CHICKEN <i>brussels sprouts, mashed potatoes</i>	26
BRAISED SHORT RIBS <i>mashed potatoes, wilted spinach, carrots</i>	28
FISH & CHIPS <i>beer battered white fish, herb fries and coleslaw</i>	24
10 OZ STRIP STEAK <i>creamed spinach, french fries</i>	34
GRAIN BOWL <i>rice or quinoa, bok choy, broccoli, carrots, bean sprouts, edamame, sesame-lime vinaigrette</i> add tofu or avocado +4, falafel +6, chicken or salmon +8, steak +10	18

### SANDWICHES & BURGERS

<i>all sandwiches served with herb french fries</i> add cup of tomato soup to any sandwich +5 gluten-free bread +2	
HAND CUT PASTRAMI <i>mustard, pickle</i> MAKE IT A REUBEN WITH RUSSIAN, SAUERKRAUT & SWISS CHEESE +2	22
GRILLED CHICKEN SWISSWICH <i>bacon jam, gruyere, avocado aioli, ciabatta</i>	20
BUTTERMILK FRIED CHICKEN <i>sriracha aioli, tomato, pickle, brioche bun</i>	20
B.L.A.T. <i>bacon, lettuce, avocado, tomato, herb aioli, sourdough bread</i>	18
TUNA MELT <i>tomato, aged cheddar, toasted rye</i>	18
FRIEDMAN'S CLUB <i>turkey, avocado, BLT, pepperjack, red onion, cranberry aioli</i>	19
FAMOUS FRENCH DIP <i>thinly sliced roasted prime rib on a baguette with Au jus</i>	27
SALMON BURGER <i>avocado aioli, LTO, brioche bun</i>	21
FRIEDMAN'S BURGER <i>all natural angus beef</i>	22
BURGER TOPPINGS +2 +2 each - cheese • mushrooms • grilled jalapeño • caramelized onions +3 each - fried egg • avocado • bacon • turkey bacon	

### SIDES 10

SWEET POTATO FRIES <i>blue cheese aioli</i>	YUCA FRIES <i>avocado aioli</i>	SAUTÉED BROCCOLI <i>garlic &amp; oil</i>
HERB FRIES <i>rosemary, thyme, sage</i>	BRUSSELS SPROUTS <i>chili sesame</i>	SAUTÉED STRING BEANS <i>garlic butter</i>

MARKET PLATE *choose three sides 22*

### DESSERTS 10

NY STYLE CHEESECAKE
CRÈME BRÛLÉE with FRESH BERRIES
CHOCOLATE BABKA <i>(not gluten free)</i>

Many of our dishes can be prepared gluten-free, however our kitchen is not a gluten-free facility, please notify your server of any food allergies. All gluten-free dishes will be marked with a flag. We are proud to serve free-range poultry, and produce from farmers we know. We are obligated to tell you consuming raw or undercooked meats, poultry, seafood, shellfish, eggs, or unpasteurized milk may increase your risk of food borne illness.



# FRIEDMANS

## — DRINKS —

### COFFEE by La Colombe

DRIP (regular or decaf)	5	CHAI LATTE	6
ESPRESSO	4	DIRTY CHAI	7
CAPPUCCINO/LATTE	6	HOT CHOCOLATE	6
COLD BREW	5	<i>with fresh whip</i>	
		HOT TEA	4.5

### SOFT DRINKS

ICED TEA	6	SAN PELLEGRINO (1 lt)	7.5
LEMONADE	6	DR. BROWN'S (CAN)	3
CANNED SODA	3	<i>cel-ray / cream / root beer / black cherry</i>	
<i>coke / diet / sprite / ginger ale / seltzer</i>			

JUICES <i>orange / grapefruit</i>	6
-----------------------------------	---

15

### CLASSIC COCKTAILS

- MARGARITA ROCKS**  
*tequila, Triple-Sec, lime*
- ELEVATED MANHATTAN**  
*rye, Carpano Antica, cherry bitters, orange bitters*
- NEGRONI**  
*gin, Campari, vermouth*
- BASIL GIMLET**  
*vodka, chartreuse, basil, lime*
- SPRING FEVER**  
*gin, St Germain, lemon juice, strawberry, rhubarb bitters, sparkling rose*
- ESPRESSO MARTINI**  
*vodka, Kahlua, Simple, La Calombe Espresso*

12

### BRUNCH COCKTAILS

- SEASONAL BELINI**
- MIMOSA**  
*orange, grapefruit or apple cider*
- FRIEDMANS BLOODY MARY**  
*house-made mix, everything bagel seasoning*

15/50

### WINE BAR SEASONAL LIST

#### PROSECCO

Mercat, Cava Brut, Spain  
*classis, crisp style of bubbles*

#### SPARKLING ROSÉ

Parigot & Richard,  
Cremant de Monochrome, France  
*organic dry rose from France*

#### ROSÉ

Bieler, Sabine Aix-En, France 2021  
*French style, dry and refreshing, made for brunch*

#### PINOT GRIGIO

Via Alpina, Italy 2022  
*clean and crisp*

#### SANCERRE

Jean Marc Brocard, France 2022  
*salty and dry, perfect with just anything*

#### WHITE BURGUNDY

Domain Merlin, France 2020  
*the best white wine in the world*

#### CHARDONNAY

Presqu'île, Santa Barbara, CA 2021  
*classic Cali Chard, just a little buttery*

#### PINOT NOIR

Pojer E Sandri, Italy 2021  
*light and fruity, easy drinking*

#### COTES DE RHONE

J.L. Chave Selections, France 2020  
*from a vineyard that's been family run since 1400, a rare find*

#### CABERNET SAUVIGNON

Grounded Co., CA 2020  
*smooth and full California Cabernet*

### HAPPY HOUR

Daily from 3pm - 6:30pm

CRAFT COCKTAILS & GLASSES OF WINE

10

### ROTATING SEASONAL BEER ON TAP

Pint \$8

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Proximity Report For:

Location	<b>455 W 37th St, New York, New York, 10018</b>
Geocode	<b>Latitude: 40.75643 longitude: -73.99735</b>
Report Generated On	<b>8/30/2023</b>

### 8 Closest Liquor Stores

Name	Address	Distance
ODYSSEY WINE & SPIRITS INC Ser #: 1255997	490 10TH AVE NEW YORK, NY 10018	128 ft
KSSWINE LLC Ser #: 1302013	509 W 38TH ST 509-511 W38TH ST NEW YORK, NY 10018	407 ft
AMSTERWINE.COM INC Ser #: 1356273	475 9TH AVE SPACE A NEW YORK, NY 10018	722 ft
MEENA SAMANI CORPORATION Ser #: 1273576	460 W 34TH ST STORE# 1 NEW YORK, NY 10001	845 ft
HUDSON YARDS WINES & SPIRITS INC Ser #: 1320790	486 9TH AVE NEW YORK, NY 10018	849 ft
WEST 42 WINE & SPIRITS INC Ser #: 1335361	424 W 42ND ST NEW YORK, NY 10036	1,172 ft
CITIZENS MANHATTAN WEST LIQUOR STORE LLC Ser #: 1335575	440 W 33RD ST A/K/A 395 9TH AVE NEW YORK, NY 10001	1,195 ft
39TH STREET WINE INC Ser #: 1257090	354 W 39TH ST NEW YORK, NY 10018	1,287 ft

### Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

### Churches within 500 feet

Name	Distance
Metropolitan Community Church Of New York	425 ft
Solid Ground Ministry	428 ft
That Buddha LLC	437 ft

## Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
T&P 10TH AVENUE HOST LLC Ser #: 1358602	485 10TH AVENUE NEW YORK, NY 10018	177 ft

## Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
MERCADO BY FRIEDMANS LLC Ser #: 1345149	483 10TH AVE STE 102 NEW YORK, NY 10018	200 ft
MANHATTAN FARE CORP Ser #: 1275093	431 W 37TH ST UNIT B NEW YORK, NY 10036	332 ft
LEGACY RECORDS NYC LLC Ser #: 1306167	517 W 38TH ST NEW YORK, NY 10018	388 ft
SCOOZI EVENTS NYC INC Ser #: 1340630	517 W 37TH ST AKA 505 W 37TH ST NEW YORK, NY 10018	419 ft
SET CLUB INC, THE Ser #: 1347083	455 10TH AVE AKA 451 TENTH AVE- SPACE 451 NEW YORK, NY 10018	480 ft
451 TENTH AVENUE RESTAURANT LLC & 451 RESTAURANT Ser #: 1347314	451 10TH AVE SPACE 451 NEW YORK, NY 10018	496 ft
PHILLIPS 35 INC Ser #: 1279904	450 10TH AVE NEW YORK, NY 10018	516 ft
KYMA HUDSON LLC Ser #: 1336481	445 W 35TH ST NEW YORK, NY 10001	540 ft
451 TENTH SENIOR LIVING OPCO LLC, ATRIA NY OPTG CO Ser #: 1347189	505 W 35TH ST AKA 451 10TH AVE- 13TH FL NEW YORK, NY 10001	565 ft
PARADIS IN THE PARK LLC Ser #: 1339058	524 W 36TH ST BLOCK 3 THEKIOSK HUDSON BLVD E 35 & 36 NEW YORK, NY 10018	575 ft
444 TENTH F&B LLC Ser #: 1295732	444 10TH AVE NEW YORK, NY 10001	626 ft



**500 Foot Statement**

**G.F 37 Rest. Group LLC**

Principals are experienced operators and will oversee the day-to-day operations to ensure the premises are always maintained in an orderly fashion, as well to ensure that all patrons that are served alcohol are 21 years and over.

The applicants will continue to work very hard to earn their reputation as committed community partners and are confident this will be an establishment that Manhattan Community Board 4 will be proud to call its own.

The establishment will continue generating tax revenue for the City and create employment opportunities. Issuance of the license will be a positive contribution to the economy by way of jobs, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base. The granting of the license would not increase noise in the area nor would it substantially affect vehicular or pedestrian traffic or parking.

This establishment is a bar/tavern serving affordable comfort food.

The principals are looking forward to being long term operators in this Community and accommodating the local needs and concerns. As such, we believe approval of this application and issuance of an On-Premises Liquor License will promote public interest and convenience.





Office Administrator &lt;office@rosamruiz.com&gt;

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**ATTN: COMMUNITY/BLOCK ASSNS: G.F. 37 Rest. Group LLC - OP Full Liquor @ 455 W 37th St**

---

Office Administrator &lt;office@rosamruiz.com&gt;

Thu, Aug 31, 2023 at 1:17 PM

Cc: Jonah Phillips &lt;jonah@friedmansnyc.com&gt;, "Gonzalez, Nelly" &lt;negonzalez@cb.nyc.gov&gt;, "Rosa M. Ruiz" &lt;rosa@rosamruiz.com&gt;

Bcc: Kathleen Treat &lt;kathleentreat123@gmail.com&gt;, mcgee79@aol.com, info@clintonhousing.org, Joe Restuccia &lt;jrestuccia2@clintonhousing.org&gt;, marcano@clintonhousing.org, Robert Benfatto &lt;rjbenfatto@hyhkalliance.org&gt;, Patricia Gouris &lt;pgouris@hyhkalliance.org&gt;, donna@donnalangman.com, Christinr Berthet &lt;cberthet@me.com&gt;, Hells Kitchen Block Association &lt;hellskba@gmail.com&gt;, WEBER BRIAN &lt;brianscottweber@gmail.com&gt;, cressidac@gmail.com

Good afternoon,

Please be advised that Mr. Jonah Phillips and Mr. Alan Phillips are applying for an on-premises liquor license located at 355 W 37th St (corner @ 10th Avenue). This is a restaurant with background music only. The proposed hours of operation are 8am - 10pm daily.

The Manhattan Community Board 4 meeting is scheduled for Tuesday, September 12th @ 6:30pm *via video conference*. We will receive the link as we get closer to the meeting date.

The contact information for the applicants is 917-359-3432 / [jonah@friedmansnyc.com](mailto:jonah@friedmansnyc.com). Please let us know if you would like to set up a day and time to speak prior to the Community Board 4 meeting.

Thank you,

Danielle

--

**Danielle Scott**

Office of Rosa M. Ruiz

1120 6th Avenue - 4th Fl  
New York, New York 10036  
(aka Avenue of the Americas  
in the Hippodrome building)

212.484.2290 (o)  
646.365.8233 (f)  
[office@rosamruiz.com](mailto:office@rosamruiz.com) (e)  
[www.rosamruiz.com](http://www.rosamruiz.com)



Office Administrator &lt;office@rosamruiz.com&gt;

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**Delivery Status Notification (Failure)**

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: office@rosamruiz.com

Thu, Aug 31, 2023 at 1:17 PM

**Message blocked**

Your message to **marcano@clintonhousing.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [[SA2PEPF000015CA.namprd03.prod.outlook.com](#) 2023-08-31T17:17:44.474Z 08DBA88EAB3BC8FF]

Final-Recipient: rfc822; [marcano@clintonhousing.org](mailto:marcano@clintonhousing.org)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [clintonhousing-org.mail.protection.outlook.com](https://clintonhousing-org.mail.protection.outlook.com).

(52.101.11.10, the server for the domain [clintonhousing.org](https://clintonhousing.org).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [[SA2PEPF000015CA.namprd03.prod.outlook.com](#) 2023-08-31T17:17:44.474Z 08DBA88EAB3BC8FF]

Last-Attempt-Date: Thu, 31 Aug 2023 10:17:44 -0700 (PDT)

----- Forwarded message -----

From: Office Administrator <office@rosamruiz.com>

To:

Cc: Jonah Phillips <jonah@friedmansnyc.com>, "Gonzalez, Nelly" <negonzalez@cb.nyc.gov>, "Rosa M. Ruiz" <rosa@rosamruiz.com>

Bcc: marcano@clintonhousing.org

Date: Thu, 31 Aug 2023 13:17:31 -0400

Subject: ATTN: COMMUNITY/BLOCK ASSNS: G.F. 37 Rest. Group LLC - OP Full Liquor @ 455 W 37th St

----- Message truncated -----



Office Administrator <[office@rosamruiz.com](mailto:office@rosamruiz.com)>

---

**Automatic reply: ATTN: COMMUNITY/BLOCK ASSNS: G.F. 37 Rest. Group LLC -  
OP Full Liquor @ 455 W 37th St**

---

**Patricia Maltezos** <[PMaltezos@hyhkalliance.org](mailto:PMaltezos@hyhkalliance.org)>  
To: Office Administrator <[office@rosamruiz.com](mailto:office@rosamruiz.com)>

Thu, Aug 31, 2023 at 1:17 PM

Hello!

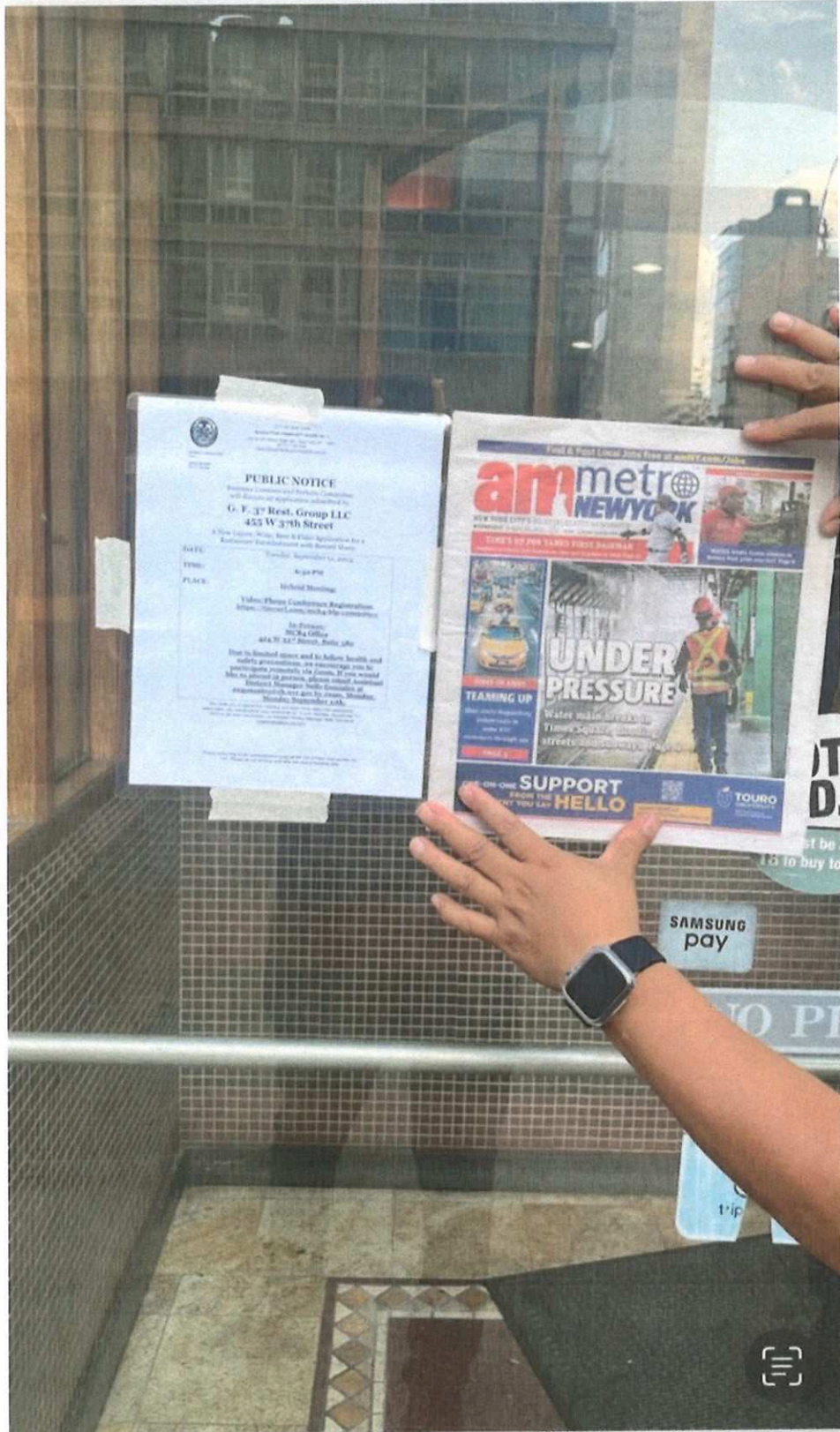
I am currently out of the office on maternity leave until September 2023.

I will not be checking email while I am away, please contact me upon my return. For urgent requests, contact one of my team members listed below.

Robert Benfatto: [rjbenfatto@hyhkalliance.org](mailto:rjbenfatto@hyhkalliance.org)  
Daniel Scorse: [dscorse@hyhkalliance.org](mailto:dscorse@hyhkalliance.org)  
Isabella Conway: [iconway@hyhkalliance.org](mailto:iconway@hyhkalliance.org)

Best,

Patty





10:52

95

Photo



Done





