

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME SDFL LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 505-507 West 23rd St.		CROSS STREETS 10th - 11th Avenues	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small> <i>* See attached & rider #1</i>	NAME: Katrina McNamara	ATTORNEY/ REPRESENTATIVE	NAME: Patrick DeLuca
	PHONE: 917-656-8737		PHONE: 631-264-2700
	EMAIL: katrina.mcnamara@lmtmail.com		EMAIL: liquorlicense@yahoo.com
MANAGER	NAME: N/A (owner managed)	LANDLORD	NAME: 505-507 W. 23rd owners corp
	PHONE: N/A		PHONE: 917-443-3372
	EMAIL: N/A		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input checked="" type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO see rider #2
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	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?		
	<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	will file in Sept. 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	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Rider #1

Additional Owners

Ciaran McNamee
(929) 428-0753
ciaranmcjeff@icloud.com

John Lynch
(646) 399-5589
Johnlynch11@hotmail.com

Rider #2

Additional licenses held by applicant:

CKMJ LLC dba Madame Mikette's
987 2nd Avenue, New York, NY 10022
2020-Present

3KAD LLC dba Draught 55
245 Est 55th, New York, NY 10022
2013-Present

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	11A-2A	—————→					
	Kitchen	11A-2A	—————→					
	Music	11A-2A	—————→					
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	115	115	30	80	0	1	16
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	50	50	25	50			

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

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
1	Dining, Kitchen	115	11A-2A 7 days	30	80	0	1 16 Seats	Recorded

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 <i>See attached</i>
Is a Public Assembly permit required?	YES	NO <i>unknown</i>
Are your plans filed with DOB?	YES	NO <i>unknown</i>

Community Notification/Relations		
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	# 1	<i>Chelsea Block Association</i>
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	<i>Pending</i>	
Who was your contact person at each group you met with?	<i>Pending</i>	
When did applicant post the notice that was provided?	<i>8-30-2023</i>	
Where did applicant post the notice that was provided?	<i>surrounding neighborhood</i>	
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
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

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
AMENDED CERTIFICATE OF OCCUPANCY

BOROUGH ALBANY
 Amends

DATE JAN 29 1985

NO. 86732

This certificate subject to ~~the~~ Amended O. No. 55353

ZONING DISTRICT M 1-5

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building - premises located at
505/507 West 23rd Street

Block 695 Lot 31

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 HEREIN

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Gd.	-	-	-	-	-	Storage and Boiler Room
1st Fl.	100	115	-	-	6	F-4	Restaurant
2nd Fl.	50	5	1	-	2,6	J-2,E	Apartment with Offices
3rd Fl.	50	5	-	-	6	E	Offices
4th Fl.	50	5	1	-	2,6	J-2,E	Apartment with Offices

Commercial and Residential Apartments
 Old-Code

This is an Amended Certificate of Occupancy.

OPEN SPACE USES _____
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Serge Chafona
 BOROUGH SUPERINTENDENT

Walter M. Wilson
 COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the North side of West 23rd Street
 distant 40'-0" West ~~from~~ from the corner formed by the intersection of
West 23rd St. and 10th Avenue
 running thence West 40'-0" feet; thence north 74'-3/4" feet;
 thence east 20'-0", south 20'-0" feet; thence east 20'-0", south 54'-0" feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

~~INDEX~~ ALT. No. 527/84 DATE OF COMPLETION 12/4/84 CONSTRUCTION CLASSIFICATION Class 3-N.F.P.
 BUILDING OCCUPANCY GROUP CLASSIFICATION Commercial and Apartments HEIGHT 4 STORIES, 40' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS: _____

BUILDING DESIGN			
State the name and type of business previously located in the space.			
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	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> 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	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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	<input type="radio"/> 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	<input type="radio"/> 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="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Air conditioner Condenser on roof		
When was the air conditioner installed?	Unknown		

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	

Handwritten mark: A large 'X' is drawn over the table. A handwritten note 'NO' is written in the middle of the table, with arrows pointing to the 'NO' columns of several rows.

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any 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.

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

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin 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>SIGN HERE →</p>	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	 DATE
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Active On Premises Liquor Licenses within 750 feet

	Name	Address	Distance
①	MERMAID CHELSEA LLC Ser #: 1320320	227 10TH AVE NEW YORK, NY 10011	94 ft
②	KEM REST INC Ser #: 1331331	214 10TH AVE NEW YORK, NY 10011	248 ft
③	MANHATTAN MAHARAJA LLC Ser #: 1283635	207 10TH AVE NEW YORK, NY 10011	251 ft
④	210 EMPIRE LLC Ser #: 1298917	210 10TH AVE NEW YORK, NY 10011	271 ft
⑤	AUNT PAUL INC Ser #: 1149727	205 10TH AVE 22ND & 23RD STREETS NEW YORK, NY 10011	288 ft
⑥	FAT RADISH THREE LLC & TFR MANAGEMENT LLC , THE Ser #: 1319436	242 TENTH AVE SEE NOTES NEW YORK, NY 10001	307 ft
⑦	BOTTINO CORP Ser #: 1024846	246 248 10TH AVE NEW YORK, NY 10011	326 ft
⑧	PINYIN KITCHEN INC Ser #: 1262073	254 10TH AVE NEW YORK, NY 10001	389 ft
⑨	MAXVER LLC Ser #: 1302735	461 W 23RD ST NEW YORK, NY 10011	460 ft

See attached map diagram




Map Diagram

500 Foot Hearing Public Interest Statement

It is the applicant's position that issuance of an on-premises license to the applicant would be in the public interest because the applicant's restaurant, which will be applying for an on-premise full liquor license, will be replacing another premise that has occupied the same space and will attract new business to the neighborhood. The applicant will have obtained all the necessary state and local permits and approvals prior to commencing operations. It is the applicant's position that the granting of a license at this location should not have any effect on traffic, parking or noise levels as the area is already a busy urban street. The applicant is not aware of any adverse history pertaining to the premise.

SHARES

HOUSEMADE GUAC & CHIPS \$13

BBQ CHICKEN SPRING ROLLS \$15

Housemade BBQ Dipping Sauce

ROASTED CARROTS \$12

Harissa Yogurt

MADAM MIKETTE'S BEEF SLIDERS (3) \$17

Teriyaki BBQ Sauce, Sliced Ham, Candied Jalapenos, Pineapple Slice, Cilantro, Hawaiian Sweet Bun

CHICKEN TINGATACOS \$18

White & Blue Corn Tortillas, Slow Braised Chicken, Green Cabbage Slaw, Pico De Gallo, Cilantro, Lime Crema

CHICKEN WINGS \$16

Pickled Chili & Candied Jalapeno or House Made BBQ Sauce or Buffalo

HOUSEMADE FRIED MOZZARELLA BALLS \$14

Spicy Marinara Sauce

SHRIMP COCKTAIL \$18

Cocktail Sauce

CRISPY SWEET ONIONS \$8

Zhug Sauce

HOUSEMADE HUMMUS \$12

Carrots, Celery, Pita Bread

BURRATA \$18

Mint and Basil, Toasted Pistachio Nuts, Sliced Red Onion, Sliced Prosciutto, Strawberries, Grilled Italian Sesame Bread

FRIED OYSTERS \$16

Tartare Sauce

BAKED CLAMS \$14

Herb Butter, Gremolata

CHEESE BOARD \$18

Local & Imported Cheeses, Olives, Fruit, Honey Comb

CHARCUTERIE BOARD \$20

Sliced Smoked & Cured Meats, Pickles, Pearl Onions, Mustard, Caperberries

MIXED CHEESE & CHARCUTERIE BOARD \$25

FISH TACOS ZARANDEADO \$20

White and Blue Corn Tortillas, Grilled Achiote Marinated Mahi Mahi, Green Cabbage Slaw, Pico De Gallo, Cilantro, Roasted Garlic Aioli

FRIED ZUCCHINI TACOS \$18

White and Blue Corn Tortillas, Green Cabbage Slaw, Pico De Gallo, Cilantro, Roasted Garlic Aioli

BUFFALO CAULIFLOWER \$14

Blue Cheese Dressing

VEGAN MEATBALLS \$14

Beyond Meat, House Made Marinara Sauce, Fresh Basil

FRIED BREADED ZUCCHINI STICKS AND STUFFED ZUCCHINI BLOSSOMS \$18

Roasted Garlic & Sun Dried Tomato Aioli

SALADS

LYONNAISE SALAD \$16

Frisee, Bacon, Egg, Crispy Potatoes, Sherry Vinaigrette

WEDGE CAESAR SALAD \$14

Baby Gem Lettuce, Creamy Caesar, Parmesan

MIXED GREEN SALAD \$12

White Wine Vinaigrette

ENTREES

- BLAT \$15
Bacon, Lettuce, Avocado, Tomato, Mayo
- BUTTERMILK FRIED CHICKEN SANDWICH \$16
Spicy Slaw, Chipotle Mayo
- BUILD YOUR OWN BURGER \$16
8oz Beef Patty, Lettuce, Tomato, Pickles Add \$3 Each: American, Cheddar, Swiss, Guinness Porter, Bacon, Avocado, Caramelized Onions. Add \$1.50: Pickled Jalapeños
- SMASH BURGER \$19
Grass-Fed Beef, Cheddar, Charred Onion Relish
Add Bacon \$3
- HALF ROASTED CHICKEN \$22
Chili Marinated Chicken, Broccolini, Confit Garlic Vinaigrette
- STEAK FRITES \$48
12oz NY Strip, Chimichurri Sauce
- MUSSELS MARINIERE \$16
Shallots, Garlic, Butter, White Wine Sauce, Crostini
- GRILLED MAHI MAHI \$25
Brown Butter, Capers, Lemon
- BUCATINI ALLA NORMA \$22
Eggplant and Tomato Marinara, Fresh Basil, Ricotta Salata, Pecorino, Grissini Bread Stick

SIDES

- HAND CUT FRIES \$8
- CRISPY POTATOES \$11
Whole Grain Mustard Vinaigrette, Oven Roasted Onions
- ROASTED BRUSSEL SPROUTS \$11
Sichuan Pepper Sauce
- LENTIL SOUP \$9

DESSERTS \$10

- JORGE'S FUDGIE BROWNIE
Caramel Bourbon Sauce
- STELLA'S BREAD PUDDING
Blueberry Basil Compote, Housemade Caramel Sauce
- RASPBERRY CHEESECAKE
Biscotti Crust

