

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
JBSA LLC		Mayhem Sandwiches	
STREET ADDRESS		CROSS STREETS	ZIP CODE
75 9th Avenue		15th Street and 9th Avenue	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Jason Brown / Stephen Applegate	ATTORNEY/ REPRESENTAIVE	NAME: Max Bookman, Esq.
	PHONE: (609) 575-3954 / (609) 540-0403		PHONE: (212) 513-1988
	EMAIL: steve@mayhemrc.com jay@mayhemrc.com		EMAIL: max@pb.law, annmarie@pb.law
MANAGER	NAME: Stephen Applegate	LANDLORD	NAME: Manhattan Chelsea Market LLC
	PHONE: (609) 540-0403		PHONE: (212) 652-2111
	EMAIL: steve@mayhemrc.com		EMAIL: kyle.allen@jamestownllp.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input type="radio"/> New	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Corp Change Class Change/Removal	What is the license # and expiration date?		Serial #: 1324920 / expiration date: 8/31/2024
	Is applicant making any alterations or operational changes?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes. Class change from Tavern Wine to OP Tavern + Temporary Permit		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
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 type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment Cafe in Chelsea Market <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?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	After the meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See attached Rider A
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See attached Rider A
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-9pm
	Kitchen	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-9pm
	Music	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-9pm
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	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	50	50	0	0	0	1	18
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	1 Floor - 50 persons		
How frequently will the owner(s) be at the establishment?	Daily		
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?	YES	<input checked="" type="checkbox"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN N/A

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music

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	West Chelsea
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	
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> NO	No structural changes

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	See outreach emails in Rider B attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Emails sent August 28, 2023		
Who was your contact person at each group you met with?	See attached Rider B (Emails)		
When did applicant post the notice that was provided?	August 18, 2023		
Where did applicant post the notice that was provided?	Entrance of Chelsea Market at 15th Street between 9th /10th (closest to Kiosk); main entrance on 9th Avenue and on the wall by main hallway of Chelsea Market		
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	Stephen (609) 540-0403 Jason (609) 575-3954
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	

BUILDING DESIGN			
State the name and type of business previously located in the space.	JBSA LLC dba Mayhem Sandwiches (currently operating)		
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	JBSA LLC dba Mayhem Sandwiches
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input 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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 checked="" type="checkbox"/> NO	Leased space is on the inside of the building, not close to windows / exits
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/> NO	Non-vented space
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Central Air		
When was the air conditioner installed?	2012		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ**N/A**

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 N/A

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 cafe?	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 st and March 21 st , 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*

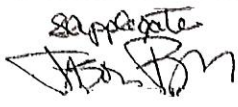
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its October 4, 2023 full board meeting, with <u>40</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</i></p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES		
 <p>Nelly Gonzalez CB4 Assistant District Manager</p>	 <p>Frank Holozubiec CB4 BLP Committee Co-Chair</p>	 <p>Burt Lazarin CB4 BLP Committee Co-Chair</p>

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>Stephen Applegate Jason Brown</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>8/16/2023</p> <p>DATE</p>
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GreenspoonMarder^{LLP}

Joseph MacLellan, Senior Counsel
IBM Building
590 Madison Avenue, Suite 1800
New York, NY 10022
Phone: 212.524.5000
Fax: 212.524.5050
Email: joseph.maclellan@gmlaw.com

August 29, 2023

Via Email: negonzalez@cb.nyc.gov
Manhattan Community Board 4
Attn: Nelly Gonzalez
424 W 33rd Street, Suite 580
New York, NY 10001
212-736-4536 Ext. 26

Manhattan Community Board 4

RECEIVED

Date: 8/30/23

Time: _____

By: N Gonzalez

Re: *New Application & Temporary Retail Permit*
FYAH Jerk Chicken, LLC d/b/a Tings
75 Ninth Avenue
New York, NY 10011

Dear Sir/Madam:

We represent the above referenced licensee in connection with the New Application for an On-Premise Liquor License and Temporary Retail Permit. Enclosed please find the statutory 30-Day Advanced Notice in connection therewith.

In the event you have any questions or require any additional information in connection with this 30-Day Notice, please notify the undersigned upon receipt of this correspondence.

Very Truly Yours,



Joseph D. MacLellan



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

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

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

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

- New Application Removal Class Change

For premises in the City of New York:

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

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

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

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

3. Name of Municipality or Community Board:

Applicant/Licensee Information:

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

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

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

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

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

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

13. Type of Establishment:

- Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

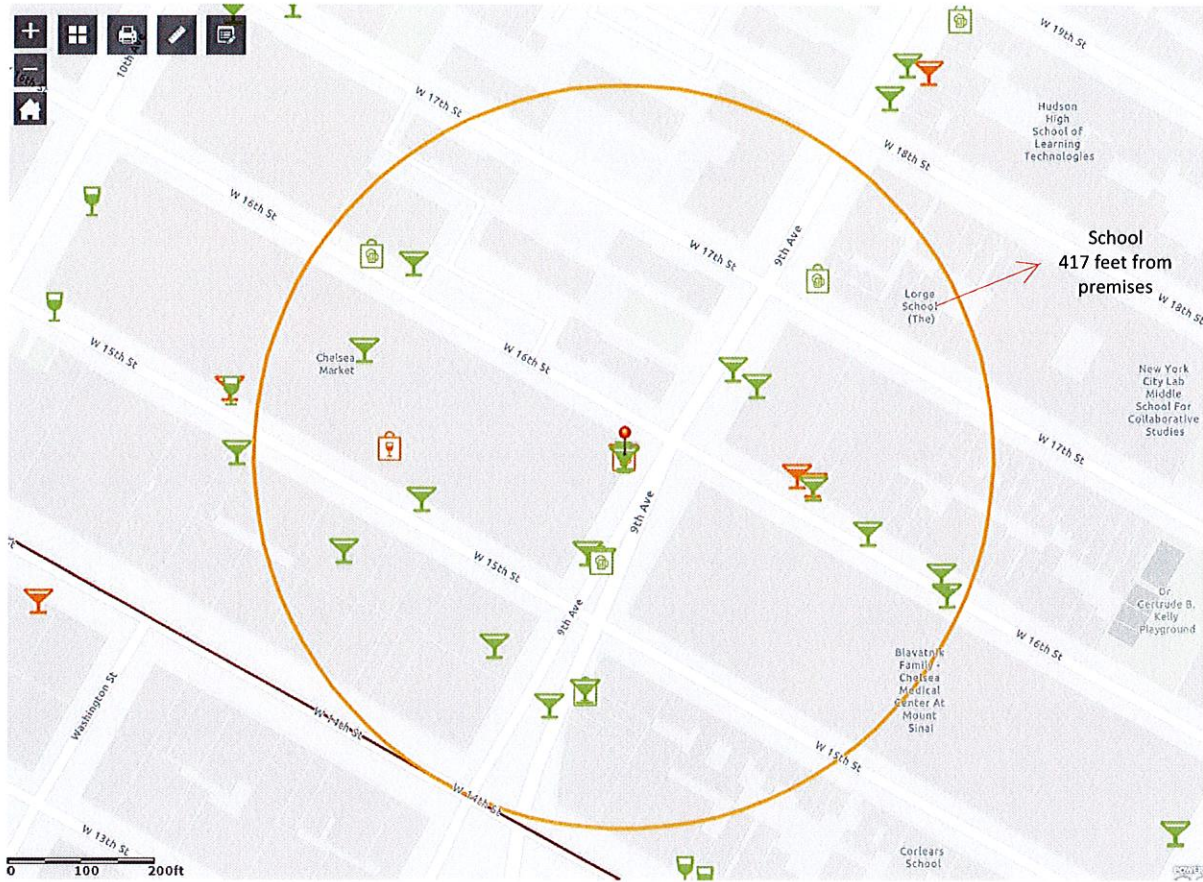
- Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

- Video/Arcade Games Third Party Promoters Security Personnel

Other (specify):

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

RIDER A
500 FOOT RULE -OP LICENSES WITHIN 500 FEET OF PREMISES
200 FOOT RULE – SCHOOLS AND HOUSES OF WORSHIP



Name	Address	Distance
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST SPACE 01D10 NEW YORK, NY 10011	4 ft
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293663	75 9TH AVE FLR 2 NEW YORK, NY 10011	4 ft
DUANGJAI CORP Ser #: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, NY 10011	4 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293661	75 9TH AVE FLR 8 NEW YORK, NY 10011	4 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	4 ft
MIZNON AT CHELSEA LLC Ser #: 1305569	75 9TH AVE NEW YORK, NY 10011	4 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	4 ft
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	4 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	139 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	143 ft
HUDSON RIVER, INC LLC&BS NINTH AVENUE Ser #: 1130445	88 9TH AVENUE NEW YORK, NY 10011	187 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	202 ft
NOIR GROUP 16 LLC	357 W 16TH ST	260 ft

Name	Address	Distance
Ser #: 1322254	NEW YORK, NY 10011	
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 78 9TH AVE NEW YORK, NY 10011	279 ft
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	308 ft
CHELSEA MARKET EVENTS INC Ser #: 1347296	60 9TH AVE NEW YORK, NY 10011	320 ft
BO STANNHOPE LLC Ser #: 1338638	366 W 16TH ST NEW YORK, NY 10011	347 ft
ORIGINAL HOMESTEAD, THE Ser #: 1028373	56 9TH AVENUE 52-60 9TH AVE NEW YORK, NY 10011	350 ft
BOMBAY HOUSE HOSPITALITY LLC Ser #: 1339410	75 9TH AVE STE 01A68 NEW YORK, NY 10011	380 ft
FACILITY CONCESSION SERVICES LLC Ser #: 1344803	431 W 16TH ST - 2ND FLOOR NEW YORK, NY 10011	384 ft
NUSRET PH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	399 ft
PHILIPPE MP LLC Ser #: 1312656	355 W 16TH ST NEW YORK, NY 10011	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC Ser #: 1264640	355 W 16TH ST NEW YORK, NY 10011	475 ft

NOTE: NO SCHOOLS OR HOUSES OF WORSHIP WITHIN 200 FEET OF PREMISES.
SEE ATTACHED PROXIMITY REPORT

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: **1st Floor and basement level of Chelsea Market**

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: **Manhattan Chelsea Market, LLC**

23. Building Owner's Street Address: **75 Ninth Avenue, 5th Floor**

24. City, Town or Village: **New York** State: **NY** Zip Code: **10011**

25. Business Telephone Number of Building Owner: **(212) 243-5060**

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: **Joseph D. MacLellan, Esq.**

27. Representative/Attorney's Street Address: **590 Madison Ave, 18th Floor**

28. City, Town or Village: **New York** State: **NY** Zip Code: **10022**

29. Business Telephone Number of Representative/Attorney: **(212) 524-5089**

30. Business E-mail Address of Representative/Attorney: **joseph.maclellan@gmlaw.com**

Attorney for the
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: **Joseph MacLellan, Esq.** Title: **Attorney**

Principal Signature: 

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	75 9th Ave, New York, New York, 10011
Geocode	Latitude: 40.74223 Longitude: -74.00467
Report Generated On	8/29/2023

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINERY LTD Ser #: 1344846	60 9TH AVE NEW YORK, NY 10011	320 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,023 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,038 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	1,210 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,396 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	1,429 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,464 ft
MAHADEV INC Ser #: 1265163	242 W 14TH ST NEW YORK, NY 10011	1,553 ft

Schools within 500 feet		
Name	Address	Distance
LORGE SCHOOL (THE)	353 W 17TH ST NEW YORK, NY 10011	417 ft

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BAR SUZETTE CREPERIE LLC Ser #: 1352723	75 9TH AVE STE 01A5A & 01A5; AKA 425 W 15	0 ft

Pending On Premises Liquor Licenses within 750 feet		NEW YORK, NY 10011
STRATEGIC DREAM REST LLC, STRATEGIC ROOFTOP LLC; Ser #: 1345962	355 W 16TH ST NEW YORK, NY 10011	235 ft
AMIGOS HOSPITALITY LLC Ser #: 1353368	357 W 16TH ST NEW YORK, NY 10011	258 ft
BAR SUZETTE LLC Ser #: 1355669	425 W 15TH ST KIOSK 6 NEW YORK, NY 10011	540 ft
SUSI VILLA TPLAYGROUND INC Ser #: 1343253	134 9TH AVE SPACE 1 NEW YORK, NY 10011	661 ft
HC OPERATOR INC Ser #: 1354684	403 W 13TH ST AKA 29 35 9TH AVE NEW YORK, NY 10014	680 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST,SPACE 01D10 NEW YORK, NY 10011	4 ft
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293663	75 9TH AVE FLR 2 NEW YORK, NY 10011	4 ft
DUANGJAI CORP Ser #: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, NY 10011	4 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293661	75 9TH AVE FLR 8 NEW YORK, NY 10011	4 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	4 ft
MIZNON AT CHELSEA LLC Ser #: 1305569	75 9TH AVE NEW YORK, NY 10011	4 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	4 ft
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	4 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	139 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	143 ft
HUDSON RIVER INN LLC&88 NINTH AVENUE Ser #: 1130445	88 9TH AVENUE NEW YORK, NY 10011	187 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	202 ft
NOIR GROUP 16 LLC	357 W 16TH ST	260 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Ser #: 1322254	NEW YORK, NY 10011	
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 75 9TH AVE NEW YORK, NY 10011	279 ft
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	308 ft
CHELSEA MARKET EVENTS INC Ser #: 1347296	60 9TH AVE NEW YORK, NY 10011	320 ft
BD STANHOPE LLC Ser #: 1138858	369 W 16TH ST NEW YORK, NY 10011	347 ft
ORIGINAL HOMESTEAD,THE Ser #: 1028373	56 9TH AVENUE 52-60 9TH AVE NEW YORK, NY 10011	350 ft
BOMBAY HOUSE HOSPITALITY LLC Ser #: 1339410	75 9TH AVE STE 01A66 NEW YORK, NY 10011	380 ft
FACILITY CONCESSION SERVICES LLC Ser #: 1344803	431 W 16TH ST - 2ND FLOOR NEW YORK, NY 10011	384 ft
NUSRET FH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	399 ft
PHILIPPE MP LLC Ser #: 1312696	355 W 16TH ST NEW YORK, NY 10011	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC Ser #: 1264640	355 W 16TH ST NEW YORK, NY 10011	475 ft
WCB HOLDINGS LLC Ser #: 1319985	436 W 15TH ST NEW YORK, NY 10011	522 ft
DLP GROUP LLC Ser #: 1248720	132 9TH AVE NEW YORK, NY 10011	601 ft
VIRCAN GROUP LLC Ser #: 1253732	136 9TH AVE NEW YORK, NY 10011	652 ft
TOURNEAU LLC Ser #: 1335212	29 35 9TH AVE NEW YORK, NY 10014	676 ft
BENTO BROOKLYN LLC Ser #: 1314438	675 HUDSON ST STE 5S 5N NEW YORK, NY 10014	695 ft
HELEN'S LLC Ser #: 1316568	675 HUDSON ST AKA 22 1/2 9TH AKA THE VAULT AT HUDSON NEW YORK, NY 10014	698 ft
675 HUDSON VAULT LLC Ser #: 1101314	675 HUDSON STREET 13TH & 14TH STREETS NEW YORK, NY 10014	734 ft



RIDER B - COMMUNITY OUTREACH VIA MASS EMAIL

Ann Marie Griffin <annmarie@pb.law>

(no subject)

Stephen Applegate <applegate927@gmail.com>
Bcc: annmarie@pb.law

Tue, Aug 29, 2023 at 10:29 AM

Hello all,

I am writing this email to inform you of our intent to apply for a change in class of our TW License to a full liquor license at Mayhem Sandwiches within Chelsea Market, located at 75 Ninth Avenue.

Our hours of operation are and will be Sunday through Thursday from 12pm to 9pm and Friday/Saturday 12pm to 10pm. We welcome any feedback or questions you may have for us, I can be reached via this email address or by phone at 609-540-0403.

The meeting with the community board takes place on Tuesday, September 12th, 2023 at 6:30pm.

Sincerely,

Steve Applegate and Jason Brown

Chelsea Food Menu

- Pulled Pork Sandwich
 - Braised and smoked pork
 - Dragon BBQ sauce
 - Pickles
- The Binger Jr. sandwich
 - Turkey
 - Bacon jam
 - Gouda
 - Tomato aioli
 - Red onion
- Hot Stepper sandwich
 - Chorizo
 - Soppressata
 - Mozzarella
 - Spicy eggplant caponata
 - Olive oil and vinegar
 - Onion
 - Arugula
- Fried pork roll “hot dog”
 - Regular or chicago style
- Fries
- Dumpster Fire fries
 - Spicy aioli
 - Chili crisp
 - Onion
- Truffle fries
 - Local truffle oil
 - Parmesan
 - Parsley
- Pork stuffed dates wrapped in bacon
 - With local honey
- Pretzels by Sigmunds
 - With spicy mustard and cheese dip
- Smoke Whitefish salad
 - Served with pita chips
- Pimento Cheese dip
 - Served with crackers
- Meat & Cheese board - we won't do this if Corkbuzz is doing them
 - Served with crackers, dried fruit, honey, and walnuts



PUBLIC NOTICE AT 9TH AV

Jamesstown

Jamesstown



WHEELS ARE OPEN
WHEELCHAIR ACCESSIBLE
RESTAURANT
1000 9th Avenue
Jamesstown, PA 15688
724-335-1111
www.jamestownpa.com



CITY OF NEW YORK
 MANHATTAN COMMERCE BOARD No. 4
 41 W 37th Street, 5th Floor, New York, NY 10018
 Tel: (212) 312-2200
 Fax: (212) 312-2201
 www.manhattancommerceboard.com

OFFICE OF
 THE
 COMPTROLLER
 OF THE CITY OF NEW YORK

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

JBSA LLC.
d/b/a Mayhem Sandwiches
75 9th Avenue, Retail Space B

A Class Change Application
 Tuesday, September 12, 2023

DATE: 6:30 PM
 TIME:
 PLACE:

Hybrid Meeting:

Video/Phone Conference Registration:
<https://tinyurl.com/mcha-bfb-committee>

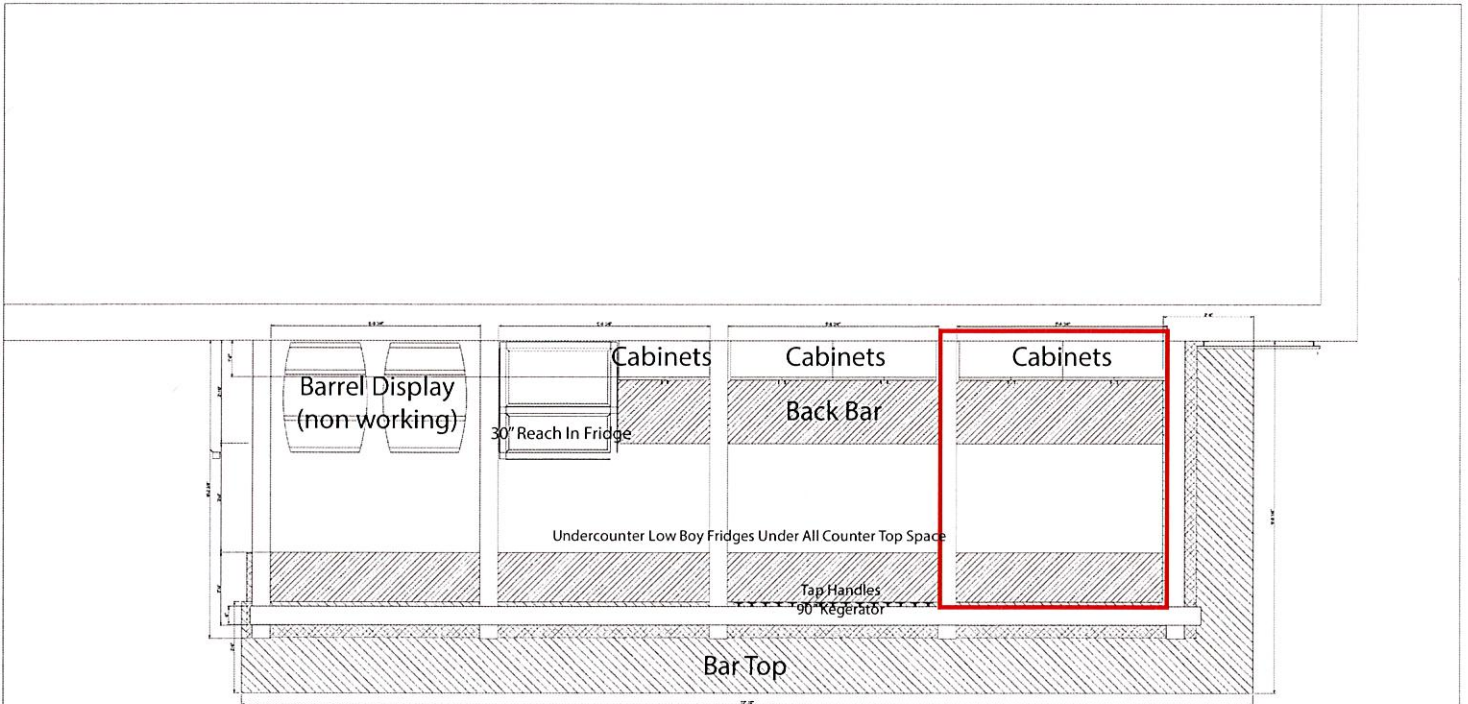
In-Person:
 MCR4 Office
 424 W. 33rd Street, Suite 580



Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at negonzalez@ch.nyc.gov by 10am, Monday, Monday, September 11th.

We invite you to attend the meeting and learn more about this application. Alternatively, you should email your comments to publicnotice@ch.nyc.gov by September 11, 2023 or for more information, to Assistant District Manager Nelly Gonzalez, negonzalez@ch.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.

PUBLIC NOTICE IN HALLWAY



-  = Die Wall
-  = 30" Height Counter top
-  = Bar Counter top 40"-42"

FRONT

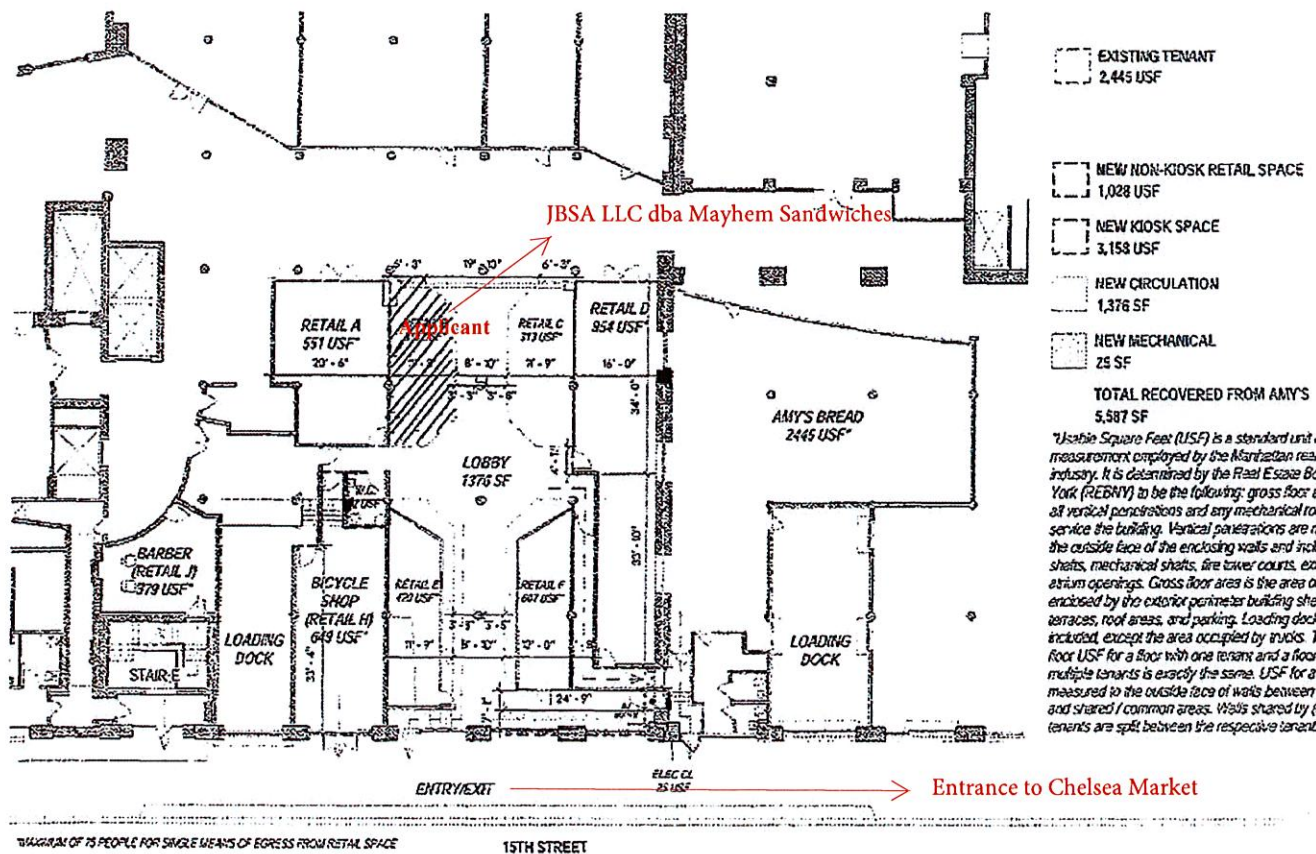
 PREP AREA approx 6' x 7'

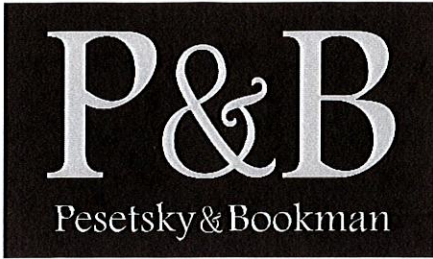


A TOUCH OF MODERN LLC.
4707-168TH ST
FLUSHING NY 11375
947.245.9551

MAYHEM - Chelsea Market
Plan - 01

Date - 11/08/19
Drawn by - Hector Orelana
Drawing No. 01 of 05
Design 01





Pesetsky & Bookman, PC

Attorneys at Law

325 Broadway, Suite 501
New York, NY 10007

(212) 513-1988 | www.PB.law

PUBLIC INTEREST STATEMENT

The public interest will be promoted by the granting of an on-premises license for the sale of alcoholic beverages to the applicant at the subject location for the following reasons:

1. The applicant's proposed method of operation is a unique concept unlike those offered by other establishments in the neighborhood.
2. All necessary licenses and permits have been obtained from the state and all other governing bodies or will be obtained as a condition of approval.
3. There is significant parking availability in proximity to the location.
4. Issuance of the license will not materially impact vehicular traffic in proximity to the location.
5. The applicant's proposed method of operation cannot be reasonably expected to materially impact the noise level in proximity to the location.
6. There is no material history of liquor violations or reported criminal activity at the proposed premises.
7. Consistent with the Legislature's most recent statement on the policy of the State of New York and purpose of the Alcoholic Beverage Control Law, issuance of the license will support economic growth, job development, and the state's alcoholic beverage production industries and its tourism and recreation industry. *See* ABCL § 2.
8. While many businesses are currently closed or closing due to the ongoing impact of the COVID-19 pandemic, and unemployment rates are at an all-time high, operators like the applicant are pushing forward and opening, which will aid in the economic recovery of the state. Whereas courts have previously discouraged considering generalized economic factors in analyzing the public interest, the need for economic recovery following the COVID-19 pandemic creates an exceptional and distinguishable circumstance that is proper for the Authority to consider.