

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
SB Tavern LLC		Steak Frites	
STREET ADDRESS		CROSS STREETS	ZIP CODE
496 9th Avenue		b/n West 37th and West 38th Streets	10018
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Adam Schop	ATTORNEY/ REPRESENTAIVE	NAME: Frank W. Palillo
	PHONE: (602) 690-0983		PHONE: (212) 227-1640
	EMAIL: Adamschop@gmail.com		EMAIL: Fwpalillo@gmail.com
MANAGER	NAME: Adam Schop	LANDLORD	NAME: Espisito Realty LLC
	PHONE: (602) 690-0983		PHONE: (917) 214-4111
	EMAIL: Adamschop@gmail.com		EMAIL: 405fastpark@gmail.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<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 type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		1350080 - April 30, 2025
	Please list/describe the nature of all the changes and attach the plans: License adjacent storefront		
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?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am
	Kitchen	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am
	Music	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am	11am -2am
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	34	90	-0-	-1-	12
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ		8 20	4 10	8 20			

How many floors are there? What is the capacity for each floor?	2 - Ground floor and basement	
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?	<input checked="" type="checkbox"/> YES	NO 5-6 times per year
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	NO
Will State certified security personnel be used?	YES	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
Where will delivery bicycles be stored during the day when not in use?		

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
1st floor	Dining	115	11AM - 2AM	34	90	-0-	1/12	Recorded Background
Basement	Storage	7 employees	11AM - 2AM	-0-	-0-	-0-	-0-	-0-


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

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	All groups listed on Nelly Gonzalez email
	# 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?		Yes
Where did applicant post the notice that was provided?		Storefront window
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
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.	Steak Frites 2022-Present		
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	① Porky's Salvation ② Steak Frites
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" 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)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" 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="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 checked="" type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input 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 checked="" type="checkbox"/> YES	<input 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?	Rooftop, Central Air		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

	YES	NO	
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	N/A
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 OPEN RESTAURANTS

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Sidewalk seating will not be closed in any way
- Any storm enclosure shall not extend no further than 18" from building facade
- Any A-frame signs shall be placed within sidewal seating area 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

 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.

SIGN HERE →	Adam Schop PRINT NAME OF APPLICANT	x Adam Schop SIGNATURE OF APPLICANT	08/21/23 DATE
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Original

Amended

Date _____

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

1. Date Notice Sent: July 24, 2023

1a. Delivered by: Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License ~~General Community Board 4~~
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

RECEIVED
Date: 8/31/23
By: [Signature]

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

license adjoining streetfront

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: Community Board 4 M

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): 1350080 Expiration Date (if applicable): 4/30/25

5. Applicant or Licensee Name: SB TAVERNA LLC

6. Trade Name (if any): Steak Frites

7. Street Address of Establishment: 496 Ninth AVE

8. City, Town or Village: NY, NY Zip Code: 10018

9. Business Telephone Number of applicant/ Licensee: 929.614.5070

10. Business E-mail of Applicant/Licensee: Adam@steakfritesbistro.com

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: RESTAURANT
 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: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
 Sidewalk Cafe Other (specify): open restaurants

16. List the floor(s) of the building that the establishment is located on: ground floor
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: Esposito Realty LLC
23. Building Owner's Street Address: 405 W. 36th St.
24. City, Town or Village: NY State: NY Zip Code: 10018
25. Business Telephone Number of Building Owner: 917.214.4111 John

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: Frank W. Palillo
27. Representative/Attorney's Street Address: Sixty Broad Street, Suite 3504
28. City, Town or Village: New York State: NY Zip Code: 10004
29. Business Telephone Number of Representative/Attorney: (212) 227-1640
30. Business E-mail Address of Representative/Attorney: Fwpalillo@gmail.com

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

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

31. Printed Principal Name: Stephane Bibeau Title: Member

Principal Signature: 

FROMAGE

CHEESE 7 EACH
3 OR 5

SALADES & TARTINE

GREEN SALAD, SHAVED SEASONAL VEGETABLES 15
SALADE LYONNAISE 18
CHICKEN PAILLARD 25

CROQUE MADAME 17
SMOKED SALMON TARTINE 22

GOURMANDISE

CHOPPED CHICKEN LIVER ON TOAST 12
JAMBON DE PARIS 16
ESCARGOT 17
PORC RILLETE 14
TET DE VEAU 15
PATE DE CAMPAGNE 14
BONE MARROW 18
BRANDADE BENIGETS 14

HORS D'OUVRES

OYSTERS
6 FOR 18/12 FOR 36
JUMBO SHRIMP COCKTAIL 4/20
ONION SOUP 15
STEAK TARTARE 18
MACARONI GRATIN 16

BURGER AMERICAIN

STEAK FRITES
HANGER STEAK 34
ENTRECOTE 56
BONE IN NY STRIP 62

CHATEAUBRIAND FOR TWO 135
COTE DE BEUF FOR TWO 138

PLATS PRINCIPEAUX

POULET ROTI 26
TROUT ALMONDINE 28
GNOCCI PARRISIENNE GRATIN 24
MUSHROOMS, ROASTED GARLIC, MORNAY
MOULES - FRITES 24
GRUYERE OMELETTE 16
LOUP DE MER FOR TWO

PLATS DE JOURS

MONDAY
SKATE GRENOBLOSIE 26
TUESDAY
LOBSTER SPAGHETTI M/P
WEDNESDAY
VEAL ESCALOPE 32
THURSDAY
MORRCCAN LAMB TAGINE 36
FRIDAY
BOUILLIBASSE 28
SATURDAY
SLOW COOKED BEEF SHORTRIB 38
SUNDAY
RABBIT RESILING & MOUTARDE 28

SIDES

POMME FRITES 8
POTATO PUREE 8
CREAMED SPINACH 8
ROASTED MUSHROOMS 14
HARICOT VERT 12

DESSERTS

POT DE CREME 12
CHOCOLATE SOUFFLEE 16
APPLE TARTE TATIN 18



AREA SURVEY
496 9TH AVENUE
NEW YORK, N.Y.
NOT TO SCALE

TACO BROKER FITNESS CENTER	RESID.	GROCERY/FOOD	ACQUITTED	HOLLAND BAK	OFF. BUILD. ENT.	GROCERY/DELI	OFF. BUILD. ENT.
		SMOKE SHOP		GROCERY			
		TOOL STORE		VACANT			
		LAUNDROMAT		VACANT			
		VAC/CLOSED		NITTIS			

- W. 39TH ST. -

OPEN AREA	GARAGE COMMERCIAL BUILDING	RESIDENTIAL	WINE & LIQUOR STORE	GROCERY/DELI	HYATT PLACE	PESTANA HOTEL	VACANT	HOTEL	
				FAST FOOD					2 COMM. GARAGE DOORS
				POMODORO					MERCANTO
				VACANT					ARLO HOTEL
				VACANT					CONST.
5th 9th COMMERCIAL LIC.	OPTICAL STORE	SCALLYWAGS	THE RESTAURANT	RESIDENTIAL	DELI/CAFE				
TUNNEL	ILL PUNTO RESTAURANT								

- W. 38TH ST. -

RAMP	EMPTY LOT	MEAT MARKET	MESSING BK	DEF. BLD. ENT.	GROC/COFFEE	CLOTHING CO.	PHOTO EQUIP.	OFF. BLD. ENT.	GALLERY	STEEL SUPPLER	OFF. BLD. ENT.	RESTAURANT ENTRANCE	VACANT	VACANT	BEVERAGE CENTER	HEALTH CENTER	RESID.	CLEANERS	GARAGE
	BARBER SHOP	FARIDA	VACANT	VACANT	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.
	RESIDENTIAL	APPLICANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
	VACANT	VACANT/CONST.	TAVOLA	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
	VACANT	NEWSTAND	HUDSON YARDS	WINE & SPIRITS	BAKERY/COFFEE														
	VACANT LOT																		

- W. 37TH ST. -

AMSTER. WINE	VACANT	DELI	WADING DOCKS	DOYLERS	GROCERY	PSYCHIC	IMAGING CO.	OFF. BLD. ENT.	COFFEE STORE	PREIGHT ENT	VACANT	VACANT/RETAIL	RESIDENTIAL	FRUIT ARRANGEMENT	NAIL SALON	RESID.	STUDIO	SEATING MACH. STORE	COMM. BLDG	THE PARTIAN TEA ROOM	
		AIYARA THAI	KASHMIR	FOOD MARKET	LONGO BROTHERS	VACANT/CLOSED	SMOKE SHOP	VACANT	DELI/GROCERY												

- W. 36TH ST. -

RESIDENTIAL	PARKING LOT	PIZZERIA	SUSHI STAR	ZOOB ZIB	BREAK BAR	VACANT	VACANT	VACANT
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Landess-Simon, Inc.

Legal & Commercial Photography

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

RE: 496 9TH AVENUE

1. Il Pouto - 507-509 9TH Avenue - 184'
2. Aiyara Thai - 480 9TH Avenue - 200'
3. Scallywag's - 508 9TH Avenue - 201'
4. The Restaurant - 506 9TH Avenue - 181'
5. Arlo Hotel - 351 West 38TH Street - 208'
6. 511 9TH Commercial LLC - 511 9TH Avenue - 228'
7. Longo Bros. - 474 9TH Avenue - 276'
8. Mercato - 352 West 39TH Street - 341'
9. Hyatt Place - 350 West 39TH Street - 378'
10. Taco Diana - 524 9TH Avenue - 405'
11. Aquihito - 359 West 39TH Street - 409'
12. Nittis - 523 9TH Avenue - 420'
13. Douler's Irish Pub - 326-330 West 37TH Street - 458'
14. Holland Bar - 532 9TH Avenue - 469'
15. Pestana Hotel - 338 West 39TH Street - 407'
16. Voco Hotel - 341-343 West 36TH Street - 480'

CHURCHES & SCHOOLS

There are no churches and schools within
500' of the applicant.

IL PUNTO
RESTAURANT

DELI/CAFE

- W. 38TH ST. -

EMPTY LOT
BARBER SHOP
RESIDENTIAL
VACANT
VACANT
VACANT LOT

MEAT MARKET
VACANT
FARIDA
APPLICANT
VACANT/CONST.
TAVOLA
NEWSTAND
HUDSON YARDS WINE & SPIRITS
BAKERY/ COFFEE

- 9TH AVE. -

NOT TO SCALE

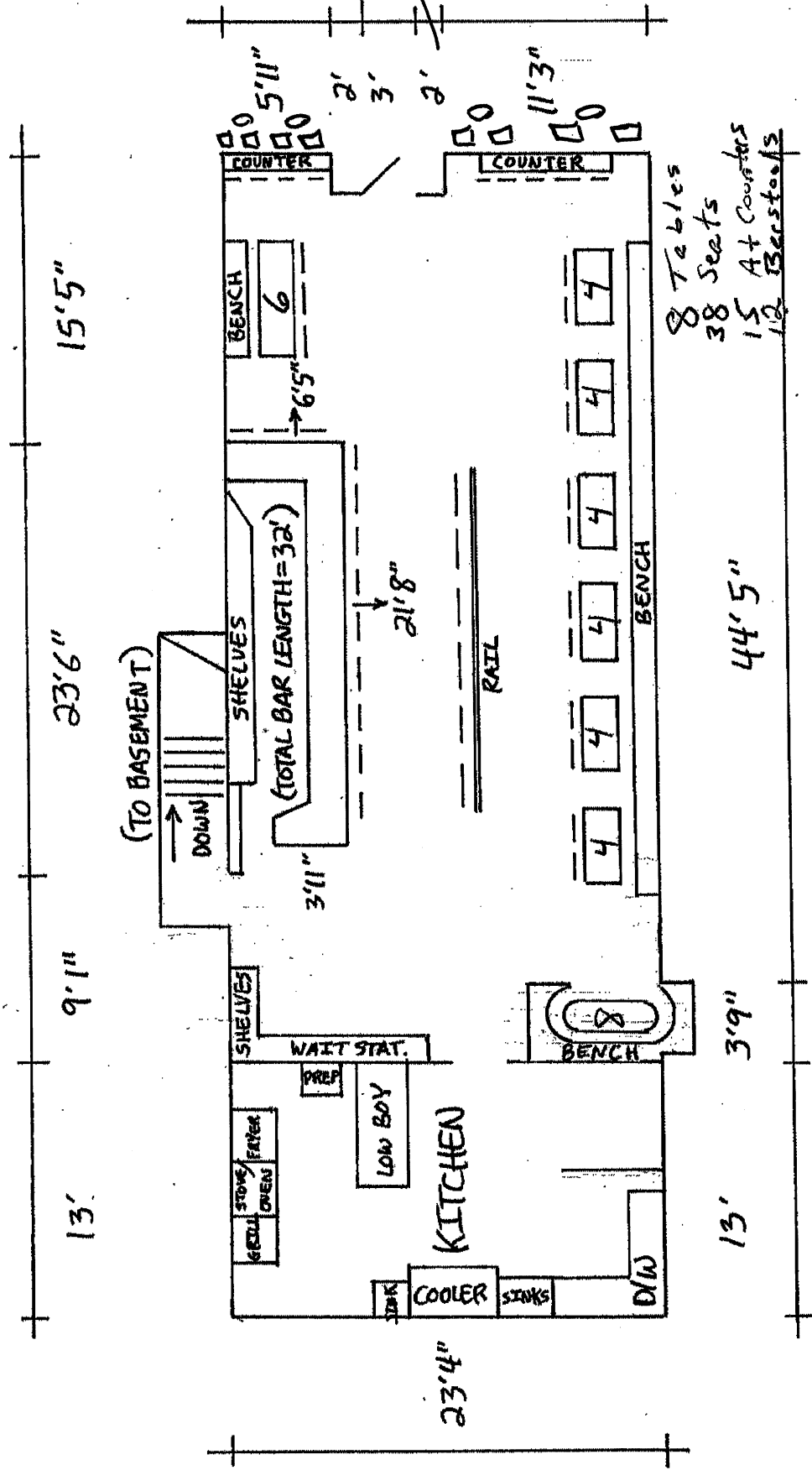
BLOCK PLOT
496 9TH AVENUE
NEW YORK, N.Y.

- W. 37TH ST. -

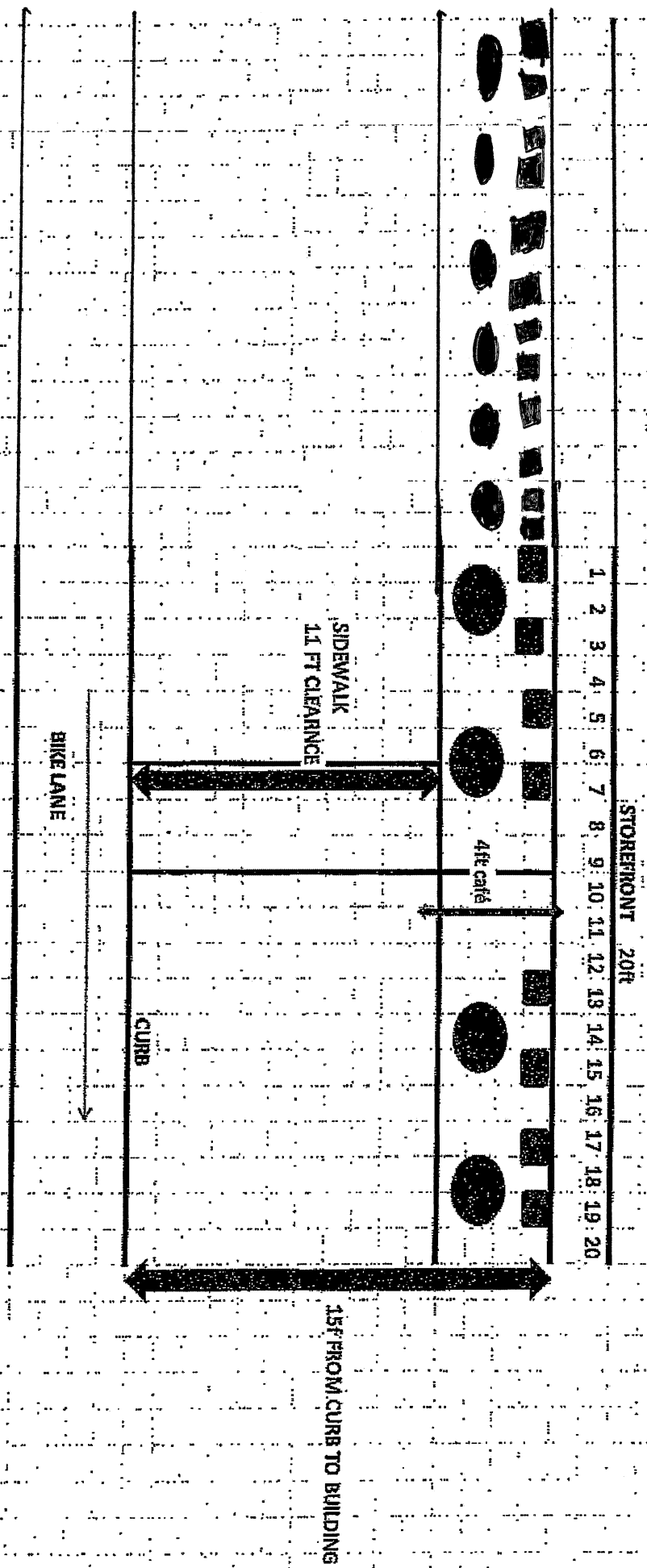
AMSTER WINE

DELI

INTERIOR DIAGRAM - Existing
 496 9TH AVENUE
 NEW YORK, N.Y.
 JUNE 22, 2022
 NOT TO SCALE



496 9th Ave
NYC, NY



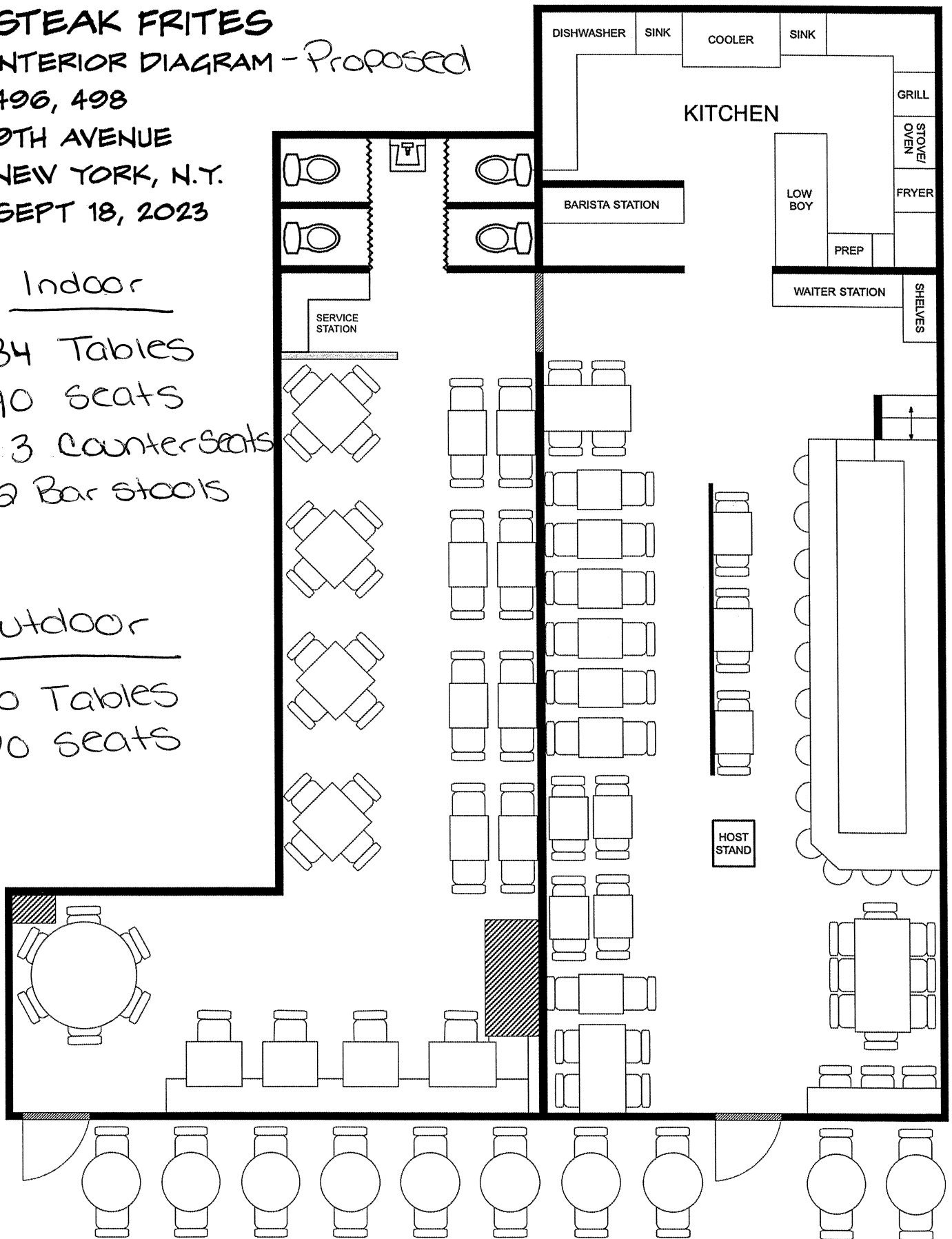
STEAK FRITES
 INTERIOR DIAGRAM - Proposed
 496, 498
 9TH AVENUE
 NEW YORK, N.Y.
 SEPT 18, 2023

Indoor

34 Tables
 90 seats
 3 Counter seats
 12 Bar stools

Outdoor

10 Tables
 20 seats



INTERIOR DIAGRAM - BASEMENT - No Change
 496 9TH AVENUE
 NEW YORK, N.Y.
 JUNE 22, 2022
 NOT TO SCALE

