

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Entity to be formed		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
465 West 23rd Street, New York, NY		10th Avenue	10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Jorge A. Murillo and Karlla B. Albertini	ATTORNEY/ REPRESENTAIVE	NAME:
	PHONE: 646-248-2707 for Jorge Murillo		PHONE:
	EMAIL: jorgemurillo1000@gmail.com		EMAIL:
MANAGER	NAME: To be determined	LANDLORD	NAME: London Terrace LLC c/o Olmstead Properties Inc.
	PHONE:		PHONE: 646-520-0561
	EMAIL:		EMAIL: jbock@olmsteadinc.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> 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?	YES	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 type="radio"/> Liquor/Wine/Beer & Cider	<input type="radio"/> Beer & Cider	<input checked="" type="radio"/> Wine/Beer & Cider
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant	<input type="radio"/> Cabaret	<input type="radio"/> Night Club
	<input type="radio"/> Adult Entertainment	<input type="radio"/> Wine Bar	<input type="radio"/> Dance Club
	<input type="radio"/> Hotel	<input checked="" type="radio"/> Bar/Tavern	<input type="radio"/> Catering Establishment
	<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	November / December 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.	YES	<input checked="" type="radio"/> NO	
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	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	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 12am	12pm - 12am	12pm - 11pm
	Kitchen	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 12am	12pm - 12am	12pm - 11pm
	Music	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 12am	12pm - 12am	12pm - 11pm
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		65	16	44	none	one (1)	10
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	pending upcoming sidewalk cafe regulation being resolved						

How many floors are there? What is the capacity for each floor?	one, 65	
How frequently will the owner(s) be at the establishment?	5 to 7 days	
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	NO N/A
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> 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	NO N/A
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 Ground Floor	Wine Bar Tavern	65	M-T 3pm-11pm F 3pm-12am S 12pm-12am Su 12pm-11am	16	44	None	one with 10 bar stools	Background

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	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> 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	See enclosed list of community based organizations with "dear neighbor" email to the organizations
	# 2	London Terrace Towers Owners - Matt Klein (President), Brendan Keany (General Manger) and presentation to the entire London Terrace Towers Board
	# 3	London Terrace Gardens Tenant Association -- Inge Ivchneko and Andy Humm
	# 4	500 West Block Association - Will Wade (Co-President)
	# 5	400 West Block Association - Karen Jacob
Please provide dates when applicant met with the groups listed above.		London Terrace Towers Owners - 7/27/2023 call with Matt Klein, 8/12/2023 Brendan Keany, 8/22/2023 with the London Towers Board.
Who was your contact person at each group you met with?		London Terrace Gardens Tenants - 8/7/2023 call with Inge Ivchneko, Laura & Mary Ellen. 500 W various emails with Will Wade from 7/24/2023 to 9/12/2023 400 W various emails with Karen Jacob from 7/27/2023 to 8/31/2023
When did applicant post the notice that was provided?		yes on 9/26/2023
Where did applicant post the notice that was provided?		At premises and on lamp posts
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES NO 646-248-2707
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Le Pif - French Wine Bar		
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	Le Pif from 2015 to 2021
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	New signage only
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 checked="" type="radio"/> YES	<input type="radio"/> NO	New signage only
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	for winter months only
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	for winter months only
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)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<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?	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?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing split AC units and HVAC		
When was the air conditioner installed?	~2017		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> 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	Pending upcoming regulation being resolved for sidewalk cafe and/or roadway seating is resolved
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	<input checked="" type="radio"/> NO	There would be no music outside
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input checked="" type="radio"/> YES	NO	
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	NO	
If open dining, will the installation be year-round?	YES	<input checked="" type="radio"/> NO	for spring to fall months, according to upcoming regulation

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	NO	In the future, after upcoming sidewalk cafe regulation is resolved.
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/> 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="radio"/> YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	After upcoming regulation is resolved, regulation would be followed
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	After upcoming regulation is resolved, regulation would be followed
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	<input checked="" type="radio"/> NO	The sidewalk cafe would only be open from spring to fall
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	NO	
Will applicant use umbrellas?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input checked="" type="radio"/> YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- Any storm enclosure shall extend no further than 18" from building facade
- Applicant agrees to no openflame cooking

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
 November 1, 2023 full board meeting, with 37 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

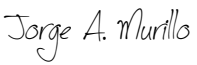
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p>SIGN HERE →</p>	<p>Jorge A. Murillo</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>09/28/2023</p> <p>DATE</p>
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Jorge Murillo's Wine Bar or Entity to be Formed

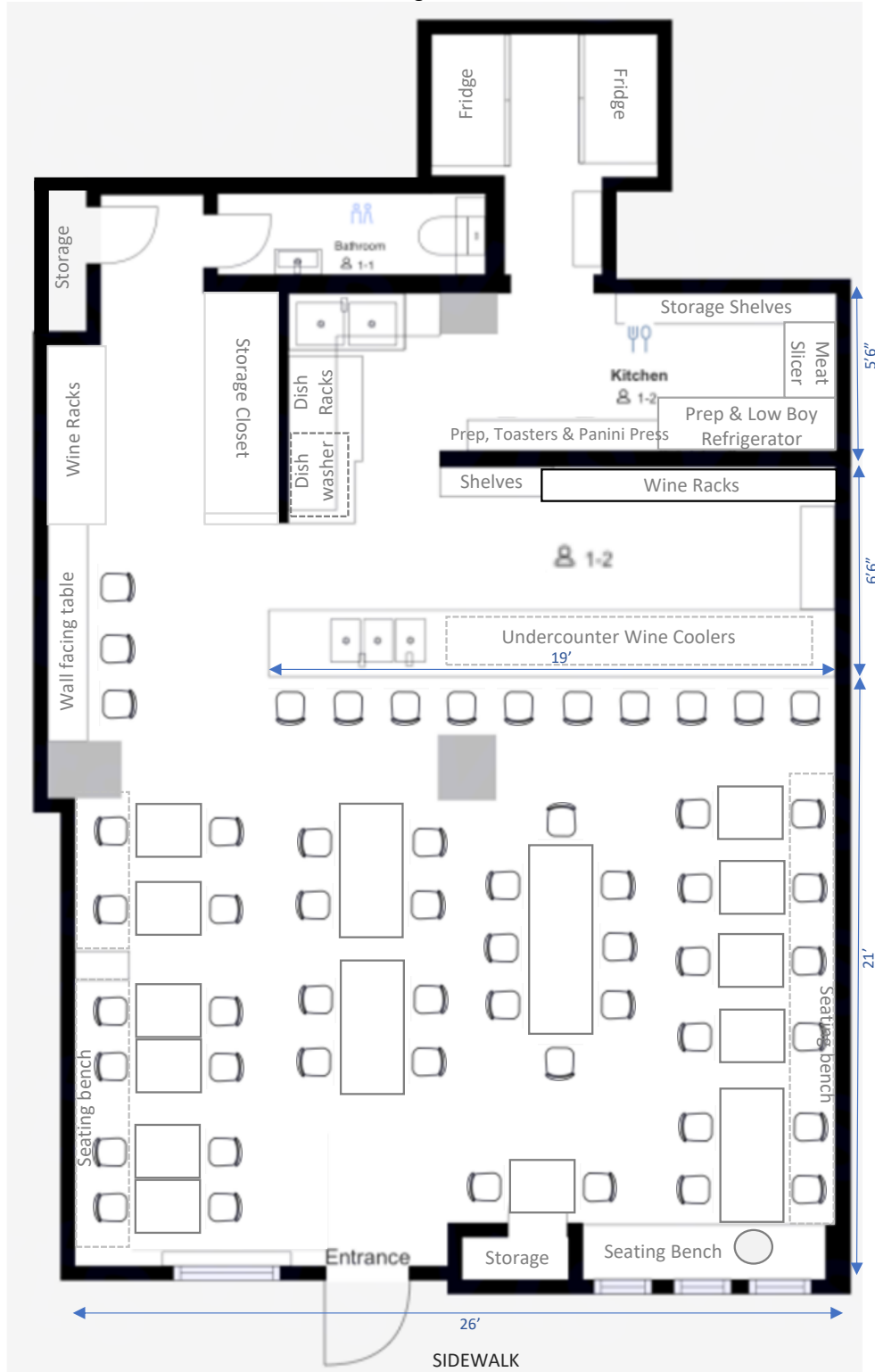
465 West 23rd Street, New York, New York 10011

The following document contains all additional materials to the Business License Stipulation Application filled via pdfFiller

- | | |
|---|-------------|
| 1. Floorplan | Page 2 |
| 2. Menu | Pages 3-7 |
| 3. Photos of Exterior | Pages 8-9 |
| 4. Area Plan Diagram of Establishments around 465 W 23 rd Street | Pages 10-13 |
| 5. Public Interest Statement & Letters of Support | Pages 14-18 |
| 6. Notice to "Dear Neighbor" and public notice posting | Pages 19-22 |

FLOORPLAN DIAGRAM
465 West 23rd Street, New York, New York 10011

The floor will have 13 low rise tables, 3 large high rise tables, 1 high rise wall facing table all together with 44 seats and a 19' customer bar with 10 bar stools. Total seating is 54.



465 W 23rd St Wine Bar

(Example Menu)



Small Nibbles

Bread & Artisanal Butter	\$8
Bread & Olive Oil Trio (Spanish, Italian, Greek)	\$10
Roasted Almonds with Smoked Sea Salt	\$10
Caramelized Walnuts & Tajin Nuts	\$10
Marinated Olives (rosemary, garlic, thyme)	\$10
Seasoned Crunchy Shiitake Mushrooms	\$12
Dried fruit pairing plate	\$12

Salads

Kale, romaine, apple, parmesan crisps, parmesan shaves, Caesar dressing	\$15
Arugula, walnuts, stone fruits, cheddar shaves, sherry & herbs vinaigrette	\$17
Romaine, spinach, corn, cherry tomatoes, hearts of palm, avocado dressing	\$17

Costrinis (open-faced mini sandwiches)

Melted Brie, apricot jam, honey	\$14
Melted blue cheese, walnuts, pears or apples, maple syrup	\$14
Mozzarella, fresh heirloom tomatoes, basil pesto	\$14
Ricotta, spinach, artichoke, sun-dried tomatoes	\$14
Avocado mash, kale, tomato, chia seeds	\$14
Italian salami and coppa, pecorino, arugula	\$14
Jambon sec, goat cheese, mission figs	\$15
Mushroom, ricotta, truffle	\$16

Savory Hot Paninis & Baguettes

Served with choice of small mixed greens salad or root chips

Tre Formaggi	- goat, mozzarella, gorgonzola, habanero infused honey on ciabatta	\$18
El Matador	- garlic tomate, serrano ham, Manchego, piquillo peppers on sourdough	\$20
Free Ranger	- roasted chicken, vermont cheddar, arugula, aioli on sourdough	\$20
Cordon Blue	- roasted chicken, jambon, gruyere, spicy mustard on baguette	\$20
Parisienne	- jambon de Bayonne, brie, arugula, mustard a la antigue on baguette	\$20
La Vita Bella	- speck, tomato, parmesan, kale pesto on toasted ciabatta	\$20

Mini Paninis with a sweet touch

Chocolate Surprise	- dark smokey chocolate, brie cheese, sea salt	\$12
Romeo & Julieta	- manchego, quince paste, spices	\$12
Peach Delight	- caramelized peaches, pistachios, goat cheese	\$12
Apple Honey	- green apple, honey whipped mascarpone, crusted raisin bread	\$12

Sweet Treats

Macarons	- assorted almond-meringue cookies	\$10
Pettit Fours	- assorted small pastries	\$10
Truffles	- chocolate ganache-filled confections	\$10

Charcuterie & Cheese Boards

Three Cheese Board	\$27	Five Cheese Board	\$42
Three Meat Board	\$33	Five Meat Board	\$50
Chef Selection of Cheese & Charcuterie (3 each)		\$55	
Chef Selection of Cheese & Charcuterie (5 each)		\$84	

Chef's Selection of Cheese

Cheese boards come with sweet accompaniments

Finger Lakes Gold <i>Pasteurized Goat - New York</i>	Moonrise <i>Pasteurized Cow - Pennsylvania</i>
Monte Enebro <i>Pasteurized Goat - Spain</i>	Hooligan <i>Raw Cow - Connecticut</i>
Sunny Ridge <i>Pasteurized Goat - Wisconsin</i>	Camembert <i>Pasteurized Cow - France</i>
Amanteigado Grande <i>Raw Sheep - Portugal</i>	Point Reyes Blue <i>Pasteurized Cow - California</i>
Ossau Iraty <i>Pasteurized Sheep - France</i>	Comte Fortes Des Rousses <i>Raw Cow - France</i>

Chef's Selection of Charcuterie

Charcuterie boards come with house pickles and mustards

Jamon Serrano <i>Spain</i>	Napoli Salami <i>Italy</i>
Saucisson Sec <i>New York</i>	Bresaola <i>New York</i>
Speck <i>Italy</i>	Porchetta <i>Italy</i>
Chorizo Iberico <i>Spain</i>	Smoked Duck Breast <i>New York</i>
Coppa <i>New York</i>	Wild Boar Lonza <i>New York</i>

Chef's Pates and Spreads

Served with bread and accompaniments

Chicken Mouse	\$14	Prosciutto Duo Pig & Duck	\$25
Pate de Campagne	\$15	Ricotta & Honey	\$16
Terrine de Fois Gras	\$25	Requeijao & Dulce de Leche	\$16

465 W 23rd St Wine Bar

(Example Wine by Glass Menu)



Sparkling & Champagne

Filipa Pato '3B' Beiras Brut Rose	Portugal, Bairrada	NV	\$14
Domaine Mittnacht Cremant D'alsace Rose	France, Alsace	2018	\$17
Argyle Brut	USA, Oregon, Willamette Valley	2018	\$20

White Wine

Howard Park Chardonnay Miamup	Australia, Margaret River	2020	\$14
Joostenberg Chenin Blanc Die Agteros	South Africa, Costal Region	2021	\$14
Chateau Sainte Marie Entre Deux Mers	France, Bordeaux, Entre Deux Mers	2021	\$14
Nautilus Sauvignon Blanc	New Zealand, Marlborough	2022	\$14
Ravines Wine Cellars Riesling	USA, New York, Finger Lakes	2020	\$17
Clos Des Lunes Lune D'argent Blanc	France, Bordeaux	2020	\$17
Hugel Et Fils Pinot Gris Classic	France, Alsace	2020	\$17
Domaines Minchin La Tour Saint Martin	France, Loire Valley	2020	\$17
Peter Zemmer Pinot Grigio	Italy, Trentino, Alto Adige	2021	\$17
Joao Portugal Ramos Alvarinho	Portugal, Vinho Verde	2021	\$17
Donnafugata Grillo Sur Sur	Italy, Sicily	2021	\$17
Koehler-Ruprecht Weisser Burgunder	Germany, Pfalz	2021	\$17
Turning Tide Chardonnay	USA, Santa Barbara, Santa Rita	2020	\$20
Pouilly-Fuisse Marie-Antoinette	France, Burgundy, Maconnais	2020	\$20
Chateau Chantegrive Cuvee Caroline	France, Bordeaux, Graves	2020	\$20

Rose Wine

Dr. Konstantin Frank	USA, New York, Finger Lakes	2021	\$14
M. Chapoutier Belleruche	France, Rhone, Cotes Du Rhone	2021	\$14
Salcheto Rosato Obvius – Unfiltered	Italy, Tuscany	2019	\$17

Red Wine

Domaine De L'oiselet Vacqueyras	France, Rhone, Vacqueyras	2016	\$14
The Owl & The Dust Devil Malbec	Argentina, Cuyo, Mendoza	2017	\$14
Pegos Claros Palmela Castelao Reserva	Portugal, Lisboa	2018	\$14
Portlandia Cabernet Sauv 'Big Believer'	USA, WA, Columbia Valley	2019	\$14
Bodegas Mustiguillo Mestizaje Tinto	Spain, Valencia	2019	\$14
Chateau Saint Hubert	France, Bordeaux, St Emilion	2015	\$17
Chateau Fonreaud	France, Bordeaux, Listrac-Medoc	2015	\$17
Kingston Family Vineyards Syrah	Chile, Casablanca Valley	2018	\$17
M. Chapoutier "Occultum Lapidem"	France, Languedoc Roussillon	2018	\$17
Masciarelli Marina Cvetic Montepulciano	Italy, Abruzzi	2018	\$17
Montinore Estate Pinot Noir	USA, Oregon, Willamette Valley	2019	\$17
El Enemigo Cabernet Franc	Argentina, Cuyo – Mendoza	2019	\$17
Best's Great Western Shiraz Bin No. 1	Australia, Victoria, Grampians	2019	\$17
Antidoto Cepas Viejas Ribera Del Duero	Spain, Ribera del Duero	2020	\$17
Wachter Wiesler Blaufrankisch Bela-Joska	Austria, Burgeland	2020	\$17
J. Christopher Pinot Noir Basalte	USA, Oregon, Willamette Valley	2018	\$20
Marques De Murrieta Rioja Reserva	Spain, Rioja	2018	\$20
Chateau Monbousquet Angelique	France, Bordeaux, St Emilion	2019	\$20
Black Stallion Cabernet Sauvignon	USA, California, Napa Valley	2020	\$20
Ridge Three Valleys Zinfandel	USA, California, Sonoma	2020	\$20
Domaine Michel Chignard Julienas	France, Burgundy, Julienas	2020	\$20

Exterior Pictures

465 West 23rd Street, New York, New York 10011



Interior Pictures

465 West 23rd Street, New York, New York 10011



Area Plan

465 West 23rd Street, New York, New York 10011

The premises are located in ground retail space of London Terrace Towers, a nineteen (19) story condominium building on the corner of 23rd Street and 10th Avenue (the "Premises").

There are no churches, schools, synagogue or other places of worship on the same street or avenue within 200' of the Premises.

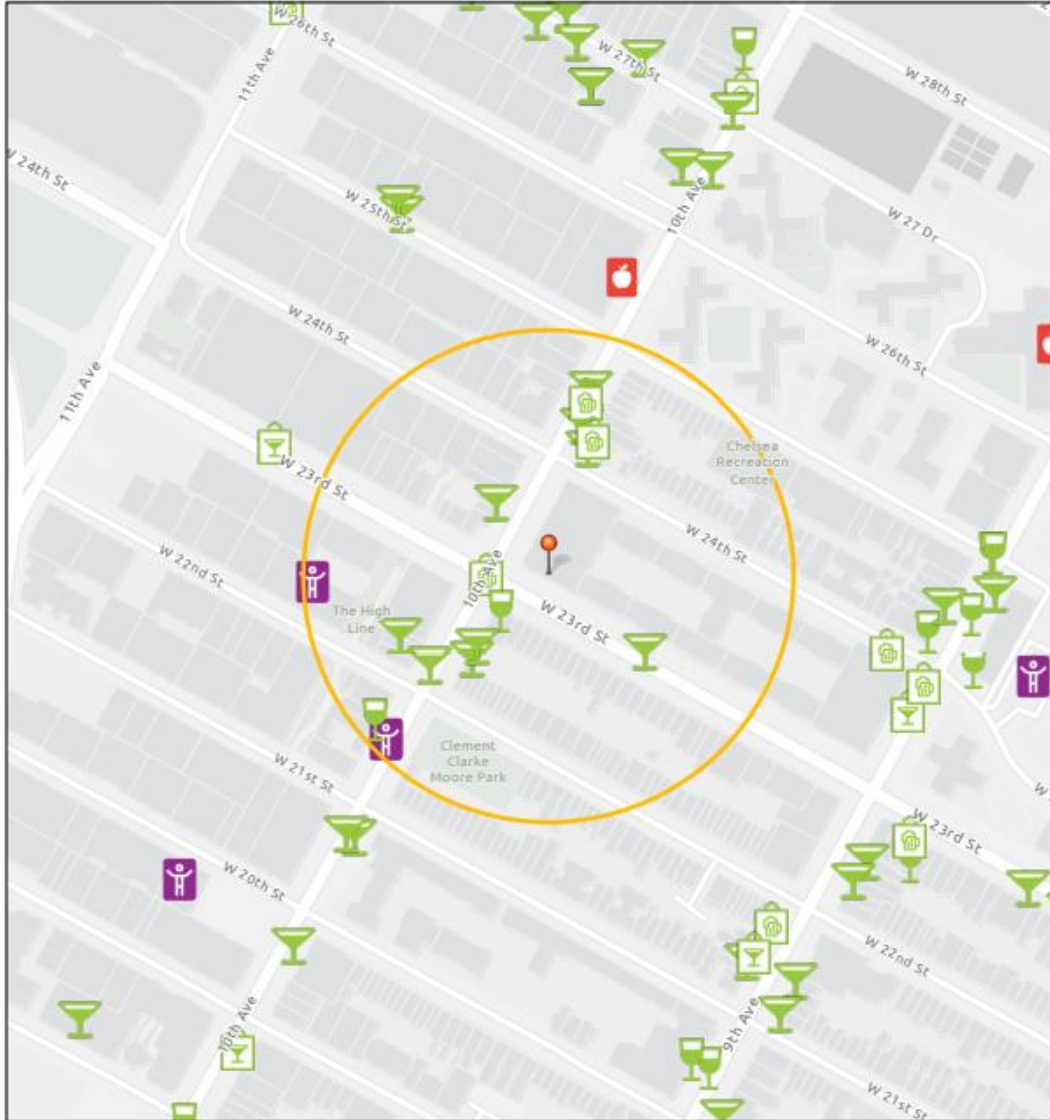
There are ten (10) restaurants with On-Premises Liquor licenses within 500' of the Premises. The following is a list of the On-Premises Liquor license numbers, names and addresses.

1. OP 1302735, Mayer LLC d/b/a **Calle Dao Chelsea**
461 W. 23rd Street, New York, NY 10011
2. OP 1297488, New York Burger 10th Avenue Inc. d/b/a **New York Burger Co.**
478 W. 23rd Street, New York, NY 10011
3. OP 1320320, Mermaid Chelsea LLC d/b/a **The Mermaid Inn**
227 10th Avenue, New York, NY 10011
4. OP 1331331, Kem Rest Inc. d/b/a **Don Giovanni Ristorante**
214 10th Avenue, New York, NY 10011
5. OP 1298917, Empire LLC d/b/a **Empire Diner**
210 10th Avenue, New York, NY 10011
6. OP 1319436, Fat Radish Three LLC d/b/a **The Orchard Townhouse**
242 10th Avenue, New York, NY 10011
7. OP 1149727, Aunt Paul Inc. d/b/a **Tia Pol**
205 10th Avenue, New York, NY 10011
8. OP 1024846, Bottino Corp d/b/a **Bottino**
246 10th Avenue, New York, NY 10011
9. OP 1283635, Manhattan Maharaja LLC d/b/a **Juban**
207 10th Avenue, New York, NY 10011
10. OP 1262073, Pinyin Kitchen Inc d/b/a **Chop Shop**
254 10th Avenue, New York, NY 10011

NY State Liquor Authority Proximity Report

For Reference

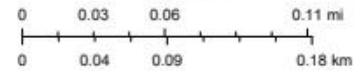
SLA Liquor Lics



9/23/2023, 7:51:45 PM

1:4,514

- Cities and Towns
- SLA Zones
- NYC Police Precincts
- Active Licenses
- On Premises Beer
- On Premises Wine
- Off Premises Beer
- Off Premises Wine
- Off Premises Liquor
- Institution
- Public/Private Schools
- NYC Community Boards
- Manhattan



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NYS Liquor Authority

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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	465 W 23rd St, New York, New York, 10011
Geocode	Latitude: 40.74768 longitude: -74.00372
Report Generated On	9/23/2023

8 Closest Liquor Stores		
Name	Address	Distance
HUDSON YARDS LIQUORS INC Ser #: 1319647	557 C WEST 23RD ST NEW YORK, NY 10011	621 ft
ALGA WINES & SPIRITS LTD Ser #: 1023563	221 9TH AVENUE NEW YORK, NY 10011	782 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	871 ft
WINE RHINO LLC Ser #: 1347836	140 10TH AVE NEW YORK, NY 10011	1,155 ft
DEATH AVE WINES CORP Ser #: 1339444	317 10TH AVE NEW YORK, NY 10001	1,355 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	1,614 ft
MWC RETAIL LLC Ser #: 1278244	606 W 28TH ST SUITE A SUITE A NEW YORK, NY 10001	1,622 ft
O&K WINE & LIQUOR INC Ser #: 1353670	292 8TH AVE NEW YORK, NY 10001	1,790 ft

Schools within 500 feet		
Name	Address	Distance
GUARDIAN ANGEL SCHOOL	193 10TH AVE NEW YORK, NY 10011	465 ft

Churches within 500 feet	
Name	Distance
Guardian Angel Church	467 ft
Revolution NY	480 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MERMAID CHELSEA LLC Ser #: 1320320	227 10TH AVE NEW YORK, NY 10011	182 ft
KEM REST INC Ser #: 1331331	214 10TH AVE NEW YORK, NY 10011	203 ft
210 EMPIRE LLC Ser #: 1298917	210 10TH AVE NEW YORK, NY 10011	231 ft
MAXVER LLC Ser #: 1302735	461 W 23RD ST NEW YORK, NY 10011	250 ft
FAT RADISH THREE LLC & TFR MANAGEMENT LLC , THE Ser #: 1319436	242 TENTH AVE SEE NOTES NEW YORK, NY 10001	270 ft
AUNT PAUL INC Ser #: 1149727	205 10TH AVE 22ND & 23RD STREETS NEW YORK, NY 10011	303 ft
BOTTINO CORP Ser #: 1024846	246 248 10TH AVE NEW YORK, NY 10011	312 ft
MANHATTAN MAHARAJA LLC Ser #: 1283635	207 10TH AVE NEW YORK, NY 10011	325 ft
PINYIN KITCHEN INC Ser #: 1262073	254 10TH AVE NEW YORK, NY 10001	388 ft
GENERAL THEOLOGICAL SEMINARY OF THE EPISCOPAL Ser #: 1196144	180 10TH AVE/ DESMOND TUTU CTR 20TH & 21ST STREETS NEW YORK, NY 10011	664 ft
HIGH LINE HOTEL LLC & TENTH AVE HOTEL MANAGEMENT Ser #: 1268270	180 10TH AVE NEW YORK, NY 10011	667 ft

Public Interest Statement

Jorge Murillo's Wine Bar or Entity to be Formed

465 West 23rd Street, New York, New York 10011

A. Introduction

The wine bar at 465 West 23rd Street, New York, NY will be an intimate wine bar with an added educational component that will focus on bringing a diverse set of great quality wines from all over the world which will change periodically. It will provide its patrons the opportunity to discover and compare interesting wines and learn about their provenance and production while enjoying a pleasant intimate setting. The wine bar will have a wide selection of wines by the glass (40+) from multiple regions, grape varietals and vintages to choose from. The wines will be paired with a menu featuring a variety of small plates, charcuterie boards, cheese boards, regionally styled warm toasted paninis, crostinis, flatbreads, salads and desserts. The place will be decorated with colorful and unique art, and will play calm background music like Bossa Nova. It will be a place to foster responsible wine enjoyment that we hope will enhance the community with respect.

The wine bar will serve approximately 54 patrons indoors at (1) 19' bar, (13) low rise tables, (3) large high-rise tables and (1) high rise wall facing table. Additionally, and pending upcoming sidewalk café regulation, it will have a few small tables outside as a side street café that would operate from Spring through Fall for patrons to enjoy wine under the sun, and for patrons that still prefer open aired spaces post-pandemic.

Annexed to the application is the Diagram that shows the proposed seating indoors.

B. Number, Class and Character of Licenses in the Area

The Area plan annexed hereto locates and identifies those on-premises establishments within the five-hundred-foot (500 foot) area surrounding 465 West 23rd Street. As shown on the Area plan, there are ten (10) on-premises establishments within 500 feet which are all restaurants. The wine bar will not operate in the manner of a nightclub or a traditional bar with full liquor. There are currently no on-premise wine bars or full liquor bar operating in the vicinity, the presence of an additional licensed on-premises entity with a focus on wine and education of wine will be a good addition to the neighborhood and will not over-saturate this neighborhood. In fact, this establishment is not an additional, but rather a replacement of a priorly existing and now closed wine bar in the exact same location. The proposed wine bar will nicely complement the neighborhood and existing businesses in the area and meet a need for an intimate wine bar for patrons to enjoy a beautiful atmosphere while having delicious small plates and a diverse selection of wines from around the world. In fact, it is expected that some patrons will choose to have a glass of wine or a small bite before or after frequenting the many neighborhood galleries or other retail establishments in the area. Clearly, the addition of a sophisticated and intimate wine bar is beneficial to both the commercial and residential neighbors.

C. Character of the Neighborhood

The wine bar will be located in the bustling neighborhood of Chelsea on the main artery of 23rd Street off the corner of 10th Avenue. The proposed operation of a wine bar of the size and quality of Jorge's wine bar has been well-received by some members of the community.

The neighborhood has many galleries, commercial businesses and restaurants in the vicinity of the entity, however, there is no other wine bar. 23rd street and the surrounding avenues are very active and consistent with the operation of a wine bar of the size and quality of the entity. The premises where the wine bar is to be located was previously also a wine bar and restaurant that was well received by the community, and which unfortunately closed post-pandemic. The residents, shops and businesses in the area certainly will be positively impacted by the addition of a similar establishment to the community.

D. Community Support

On or about July 24th 2023, an outreach to the community was performed to present the proposed wine bar concept. A letter was sent via email to London Terrace Towers Owners Association (where the premise is located), and to the surrounding associations: London Terrace Gardens Tenants Association, 400 West Block Association (south of 23rd) and 500 West Block Association (west from 21st to 24th). We exchanged email correspondence and calls with members of the associations above mentioned. On August 22nd, we had the opportunity to present our wine bar concept to the entire board of London Terrace Towers Association and their resident General Manager, we got to hear and address their concerns and excitement for our proposed wine bar in their building.

Annexed to this application are the letters of support we received from London Terrace Towers Owners Association (where the premise is located) and from the 500 West Block Association (Exhibit 1 & 2).

E. Hours of Operation and Noise Levels

The proposed main hours of operation would be 3pm-11pm Monday to Thursday, 3pm-12am on Fridays, 12pm-12am on Saturdays and 12pm to 11pm on Sundays. On Holidays and on the day prior to Holidays, closing hours would be 12am, and on New Year's eve closing hours would be 1am. Unlike nightclubs and full liquor license bars, it is anticipated that the wine bar will not draw large numbers of people at any particular time of the day. The wine bar will serve wine and small bites from early afternoon into the evening. There will not be any live music or entertainment in the premises. Rather, the wine bar will only provide low volume, pre-recorded ambient music for its patrons that will not exceed the levels necessary to hold a normal conversation with other patrons.

It is the hope of the owners that the wine bar will be a place for local residents to enjoy wine and small bites within walking distance to their homes. It is anticipated that the patrons will leave the premises on foot or seek cabs or mass transportation on major avenues in the area. Therefore, there will be no additional noise or crowds in the area created by patrons leaving the wine bar.

F. Traffic and Parking

Based on the size of the wine bar and its hours of operation, it will not cause any negative impact on traffic and parking in the area. Most of the patrons are expected to be local residents who will likely arrive by foot, with some additional patrons coming from other locations in Manhattan by taxicabs or

mass transportation. The wine bar location is easily accessible by mass transportation. Therefore, based on the fact that most patrons will arrive by foot, taxicab or mass transportation from time to time during the day and evening, it is clear that the operation as a high-quality wine bar will not have a negative impact on traffic and parking in the area. As stated above, it is the hope of the owners that the wine bar will be a place for local residents to enjoy within walking distance to their homes.

G. Owners Bios and Passion

Jorge A Murillo and **Karlla B Albertini** are a Latino couple in their mid-forties who have lived in Manhattan for almost 20 years and are very fond of the Chelsea neighborhood.

Jorge is a Mexican-American aspiring entrepreneur with a passion for discovering new wines that offer great quality and value. He came to New York in 2004 for his Ph.D. studies in Finance and Economics at Columbia University after obtaining his MBA and MEE from Rice University. While obtaining his Ph.D., Jorge took a deep interest in wine and started studying it in parallel. After many years of studies, Jorge obtained the Diploma of Wine and Spirits from the Wine and Spirits Education Trust of London. Subsequently, Jorge studied in the very selective Master of Wine program. During and after his studies, Jorge consulted for importers and distributors of wines from Latin America and Spain. After a long career in Finance, Jorge is now looking to follow his entrepreneurial spirit and passion for wine by embarking on a well thought and planned wine bar business with his wife Karlla.

Karlla is a Brazilian-American attorney who also has an entrepreneurial spirit, and many years of experience in the hospitality industry. She earned degrees in Hotel Management and in Business Administration from top Brazil schools. She came to the United States in 2002 to participate on an international operational internship program at a Residence Inn by Marriott in Indianapolis, IN. After successfully completing the program, Karlla was hired as the General Manager of a Fairfield Inn & Suites where she managed a stellar team and drove the hotel to be in the top 10% of over 500 Fairfield Inns in the Country. Karlla's hospitality industry experience also includes consulting for a few businesses, including the development of a modern Brazilian steakhouse, a thematic 50's bar, and a country side B&B. Karlla has been living in the New York Metropolitan area since 2010 after obtaining her Juris Doctor degree, and currently works as a Compliance Vice President in the financial industry focused on ensuring that employees are following laws, regulations and internal policies. Karlla will be embarking in this business with great passion for the industry and a lot to contribute.

H. Conclusion

The wine bar will operate a first-class, high-quality wine bar that will focus on servicing the neighborhood. It will add quality wine and small bites to the neighborhood and therefore improve the local economy. As demonstrated above, the operation of a high-quality wine bar will not negatively impact the parking, traffic and noise in the area. Rather, it is clear that it is in the public interest for the SLA to grant the wine, beer and cider license to the entity for the operation of wine bar at 465 West 23rd Street, New York, New York, where there used to be a wine bar before. Therefore, we respectfully request that the SLA grant the issuance of the on-premises wine, beer and cider license to the proposed Wine Bar.

Exhibit 1 – Letter of support from London Terrace Towers Owners Association



LONDON TERRACE TOWERS OWNERS, INC.

468 West Twenty Fourth Street. New York, NY 10011 | (212) 675-2000 | Fax: (646) 843-2468

September 11, 2023

Community Board 4, Manhattan
424 West 33rd Street #580
New York, NY 10001

Attn: Jesse Bodine, District Manager and Nelly Gonzalez, Assistant District Manager

Re – Concept for a Wine Bar – 465 West 23rd Street

Dear Jesse and Nelly,

As Board President and on behalf of the Board of Directors of London Terrace Towers, I write to you in support of the Wine Bar concept proposed by the perspective tenants, Jorge Murillo and his wife, Karlla Albertini for the vacant space at 465 West 23rd Street.

London Terrace Towers is a Condop, composed of four (4) corner buildings at Ninth and Tenth Avenues, containing approximately 710 cooperative apartments with commercial condominiums at street level. Since conversion in 1987, the now vacant commercial space at 465 West 23rd Street had been occupied by restaurants and bars. Due to its configuration a Wine Bar would be most suitable to the space.

The Board has met with and interviewed the couple, Mr. Murillo and Ms. Albertini, at their August 2023 Board Meeting, there they presented and discussed the concept with the Board. They assured the Board that the primary focus would be wine education and wine paired with a menu featuring a variety of small plates, charcuterie board, a cheese board, regionally styled sandwiches, flatbreads and desserts. Nothing more than a toaster oven and a panini press will be used. The lease will not allow an open fire or any cooking that needs ventilation. They are not interested in serving food dishes that present an odor, or becoming food centric, as it will affect the wine tasting process they are providing.

We believe that the proposed business is compatible with the community and the space, and we look forward to its occupancy, as it has been vacant for several years now.

If you have any questions, please do not hesitate to contact me at matt@lskco.com or our General Manager, Brendan Keany at 212 675 2000 or via email at Brendan.keany@ellimanpm.com.

Sincerely,



Matthew Klein, Board President, LTTO

Exhibit 2 – Letter of support from 500 West Block Association



To Whom It May Concern,

We, The 500 West Block Association, are writing this letter in support of Jorge Murillo and Karlla Albertini's plans to open a wine bar at 465 W 23rd St. Based on everything we have seen and heard from Jorge and Karlla, it sounds like their establishment would be a great addition to the neighborhood. Unless the London Terrace Tenants Association, which we ultimately defer to on this matter, has strong objections to the proposed plans, we support Jorge & Karlla's venture and wish them the best of luck.

Sincerely,

A handwritten signature in cursive script, appearing to read "Will Wade", is positioned below the "Sincerely," text.

Will Wade
Co-President, The 500 West Block Association
wade2084@gmail.com
914-262-5298

NOTICE

465 West 23rd Street, New York, New York 10011

Our “Dear Neighbor” notice below was sent via email on September 25th, 2023 to all Chelsea Block Associations / Tenant Associations and Community Groups addresses provided by the Assistant District Manager as well as to London Towers building manager. Also, Public notice of the October 10th hearing was posted on September 26th, 2023 at the door of 465 West 23rd Street and light poles on the block, photos attached.

CC: negonzalez@cb.nyc.gov;

BCC List: ccba.prez@gmail.com; ccba.veep@gmail.com; steve@w15ba.com; info@w15ba.com; kimon@w15ba.com; pgroncki@gmail.com; mattbrob@aol.com; antonellacipollone2000@yahoo.it; bvh.drf@gmail.com; michael_glassman@hotmail.com; judyklein999@gmail.com; wborock@hotmail.com; ccba1001920@gmail.com; mwalshny@gmail.com; robert.simon2267@gmail.com; beacon195@aol.com; germanygerald@aol.com; m@melissa-stern.com; west25thstreetproject@gmail.com; susanb1011@aol.com; Tina@NakedEyeProductions.com; savvyflix@gmail.com; pamela@angel.net; pjcooke@me.com; dianne2ns@gmail.com; 200west22streetba@gmail.com; omar.fattal@gmail.com; laurencefrommer@yahoo.com; thuyqpham1@gmail.com; glowe@wohlfarth.com; palmermarshall@yahoo.com; davidsloss@gmail.com; cott@habitatmag.com; albertrtaylor@mac.com; eleanor@quiltedcorner.com; 300wba@gmail.com; phyllis.waisman@gmail.com; mig91360@yahoo.com; david@dlessner.com; sandraljacobus@gmail.com; w400ba@gmail.com; kjacobnyc@gmail.com; amyklein724@gmail.com; matt@lskco.com; tenants@lta.info; fdenthunter@gmail.com; dwatersh@gmail.com; neil@neilselkirk.com; hoffmandonj@hotmail.com; wade2084@gmail.com; dwbeard421@me.com; bkd8@cornell.edu; bkeany@pennsouth.coop; education@pennsouth.coop; donna@donnalangman.com; jeremy.carmel@gmail.com; john.mudd@usa.net; andrew@gvshp.org;

Subject: 465 West 23rd Street Wine Bar / Jorge Murillo or Entity to be Formed

Dear Neighbor:

We are contacting your organization to let you know that we, Jorge Murillo & Karlla Albertini, or Entity to be Formed, plan to open an intimate wine bar at 465 West 23rd Street close to the corner with 10th Avenue in Chelsea. We will be filing an application for a beer, wine and cider license with SLA. The former establishment at the space was Le Pif, which was a bistro wine bar that held a beer and wine license from 2015 to 2021. This space has been vacant for over two years now.

Our wine bar concept will include an educational component. With our primary focus being wine, we will provide patrons an experience where all can discover and compare interesting wines and learn about their provenance and production while enjoying a pleasant intimate setting. We will have a wide selection of wines by the glass (40+) from multiple regions, grape varietals and vintages to choose from. The wines will be paired with a menu featuring a variety of small plates, charcuterie boards, cheese boards, regionally styled warm toasted paninis, crostinis, flatbreads, salads and desserts. The place will be decorated with colorful and unique art, and will play calm background music like Bossa Nova. It will be a place to foster responsible wine enjoyment that we hope will enhance the community with respect.

The proposed main hours of operation would be 3pm-11pm Monday to Thursday, 3pm-12am on Fridays, 12pm-12am on Saturdays and 12pm to 11pm on Sundays. On Holidays and on the day prior to Holidays, closing hours would be 12am, and on New Year's Eve we would be open until 1am. The wine bar will have a total of 54 seats indoors including 10 seats at a 19' bar. Additionally, and pending upcoming sidewalk café regulation, we would have a few small tables outside as a side street café that would operate until 10pm from Spring through Fall for patrons to enjoy wine under the sun, and for patrons that still prefer open aired spaces post-pandemic.

About ourselves, we are a Latino couple in our mid-forties who have lived in Manhattan for almost 20 years and are very fond of the Chelsea neighborhood. To give you a little more info:

Jorge, is a Mexican-American aspiring entrepreneur with a passion for discovering new wines that offer great quality and value. He came to New York in 2004 for Ph.D. studies in Finance and Economics at Columbia University. While obtaining his Ph.D., Jorge took a deep interest in wine and started studying it in parallel. After many years of studies, Jorge obtained the Diploma of Wine and Spirits from the Wine and Spirits Education Trust of London. Subsequently, Jorge studied in the very selective Master of Wine program. After a long career in Finance, Jorge is now looking to follow his entrepreneurial spirit and passion for wine by embarking on a well thought and planned wine bar business with his wife Karlla.

Karlla is a Brazilian-American attorney who also has an entrepreneurial spirit, and many years of experience in the hospitality industry. She earned degrees in Hotel Management and in Business Administration from top Brazil schools. Karlla has been living in the New York Metropolitan area since 2010 after obtaining her Juris Doctor degree, and currently works as a Compliance Vice President in the financial industry focused on ensuring that employees are following laws, regulations and internal policies.

For many years, we have aspired to follow our entrepreneurial spirit and passion for wine and now find ourselves in the ideal situation to pursue this dream. We believe the 465 West 23rd Street location is the perfect location for our business, an intimate wine bar where knowledge and passion for wines will be shared.

The application will be heard by the Community Board Licenses and Permits Committee on October 10, 2023. If you would like any additional information on this matter please contact Jorge at jorgemurillo1000@gmail.com.

Best regards,

Jorge & Karlla

Chelsea Block Association/Tenant Association/Community Group

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	scba.srae@gmail.com	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzios	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Groncki	pgroncki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	matlibro@aol.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bwf_dfr@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	michael.glassman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein99@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	scba1001920@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robertsimon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacom195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissastern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25streetcolect@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Butenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	D'Felicitantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyfix@gmail.com	
200 West 19/20/21/22 (South) Streets Block Association	Pamela	Wolff	pamela@angel.net	
200 West 19/20/21/22 (South) Streets Block Association	Pat	Cooke	picooke@me.com	
200 West 19/20/21/22 (South) Streets Block Association	Dianne	Maeurer	dianne2ns@gmail.com	
200 West 2nd Street Block Association	Molly	Harris	200west2streetba@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Fronnier	laurencefronnier@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Glory	Pham	glowpham1@gmail.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Stoss	davidstoss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	cott@abitatmae.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Albert	Taylor	alberttaylor@msac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@qualifiedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andrea	Gabriele	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Walshman	phyllis.walshman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	miguel1360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@lessner.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Sandra	Jacobus	sandrajacobus@gmail.com	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Karen	Jacob	w400ba@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Amy	Klein	amyklein74@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	tenants@lita.info	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Walters	fwalters@gmail.com	
400 West 19 Street Block Association	Neil	Walker	neal@walkerk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	donhoffman@aol.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade204@gmail.com	
500 West 21/22/23/24 Streets Block Association	Debra	Beard	dbeard421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bd6@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keany	bkeany@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano	Scott	Hupe	(212) 216-0000	
Highline537	Donna	Langman	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	No monthly meetings
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	Third Thursday of month @ 7 pm except July, August, & December
Midtown South Community Council	John	Mudd	john.mudd@usa.net	
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@govstp.org	

***When sending an email please BCC everyone on the list**

