

# Manhattan Community Board 4

## Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Cafe 515 LLC		Dot's Cafe	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
515 West 52nd Street		10th & 11th	10019
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Mandy Oser	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Frank Palilo
	<b>PHONE:</b> 917-838-9384		<b>PHONE:</b> 516-297-6585
	<b>EMAIL:</b> mandy@ardesia-ny.com		<b>EMAIL:</b> fwpalillo@gmail.com
<b>MANAGER</b>	<b>NAME:</b> Mandy Oser	<b>LANDLORD</b>	<b>NAME:</b> Avalon Bay Communities
	<b>PHONE:</b> 917-838-9384		<b>PHONE:</b> 703-317-4642
	<b>EMAIL:</b> mandy@ardesia-ny.com		<b>EMAIL:</b> christine_brammer@avalonbay.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input checked="" 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="checkbox"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input type="checkbox"/> Liquor/Wine/Beer & Cider	<input type="checkbox"/> Beer & Cider	<input checked="" type="checkbox"/> Wine/Beer & Cider
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	October 2023
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	diagram attached
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)**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am
	<b>Kitchen</b>	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am
	<b>Music</b>	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am	7am - 2am
If you plan to have music, what type(s)? (Circle all that apply)		<b>BACKGROUND</b>		<b>LIVE MUSIC</b>	<b>DJ</b>	<b>JUKE BOX</b>	<b>KARAOKE</b>	

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar	
<b>INSIDE</b>	74	74	14	28	1	0	n/a	
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	20	22	5	20	0	0	n/a	
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>								
How many floors are there? What is the capacity for each floor?					ground floor only			
How frequently will the owner(s) be at the establishment?					daily			
Will there be dancing?					YES	<b>NO</b>		
Will applicant have bottle or table service for beverage alcohol?					<b>YES</b>	NO		
Will applicant be hosting private; promotional or corporate events?					<b>YES</b>	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<b>NO</b>		
Will applicant have a security plan? If, yes please attach.					YES	<b>NO</b>		
Will security plan be implemented?					YES	NO	n/a	
Will State certified security personnel be used?					YES	NO	n/a	
Will New York Nightlife Association and NYPD Best Practices be followed?					<b>YES</b>	NO		
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<b>YES</b>	NO		
Will applicant be using delivery bicycles? If yes, how many?					YES	<b>NO</b>		
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
ground floor only	cafe & eatery as well as curated pantry offerings	74	7am to 12am	14	28	1	n/a	background

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

**Community Notification/Relations**

<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Avalon Bay Communities	
	# 2	All groups as directed by Ms. Gonzalez	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	emails were sent to community groups on 9/26/23 - we meet with Avalon Bay weekly		
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?	9/22/23		
Where did applicant post the notice that was provided?	in our front window as well as on all surrounding light poles on the block		
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	<input type="radio"/> NO	917-838-9384
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	<input type="radio"/> NO	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	La Bergamote		
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	La Bergamote
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	central HVAC system - in ceiling - not on exterior of building		
When was the air conditioner installed?	originally in 2008 - refurbished 3 years ago		

**OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> 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)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	patio enclosed by planters on building property
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input type="radio"/> NO	n/a

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

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




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

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

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 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

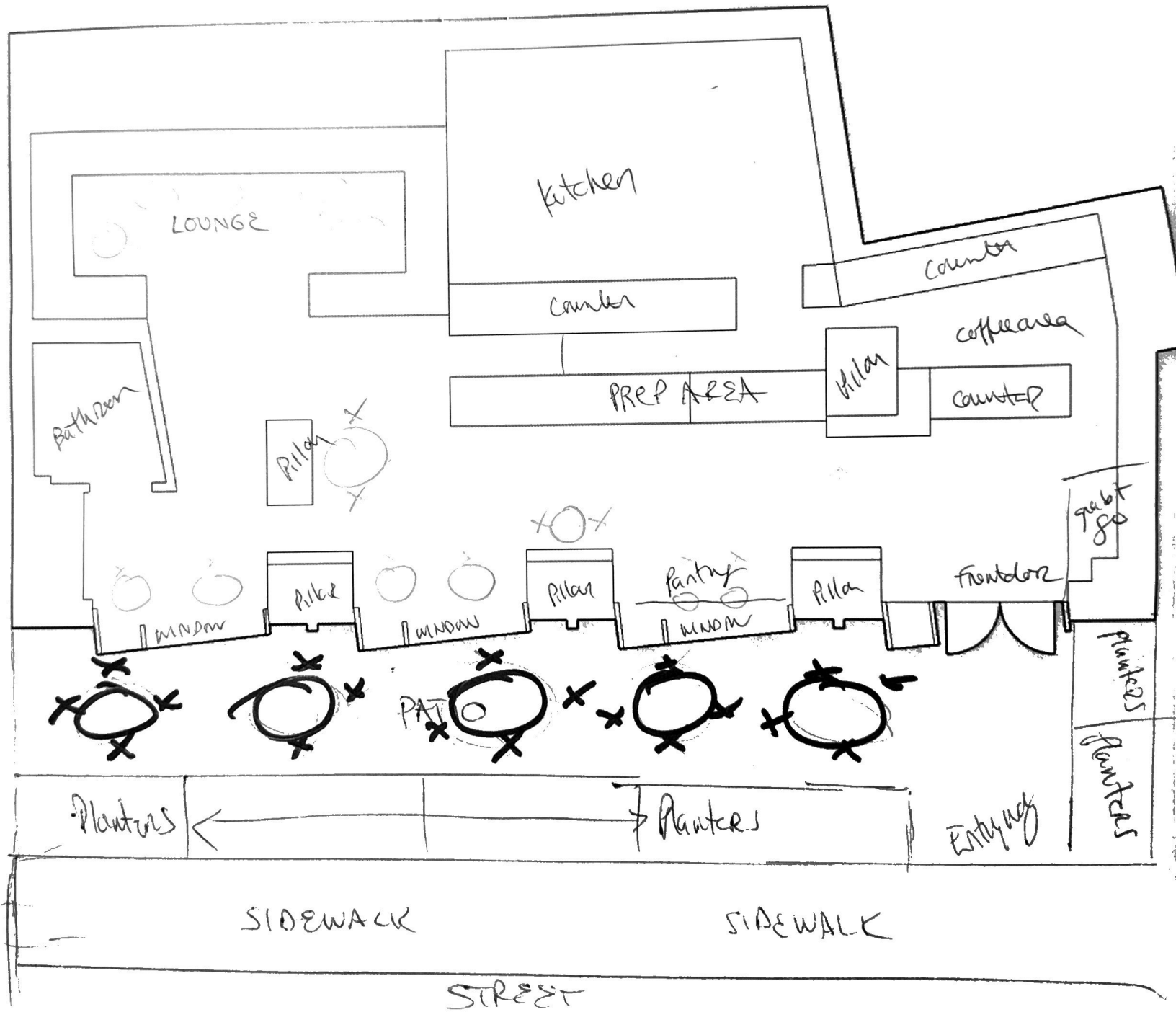
**CB4 REPRESENTATIVES**

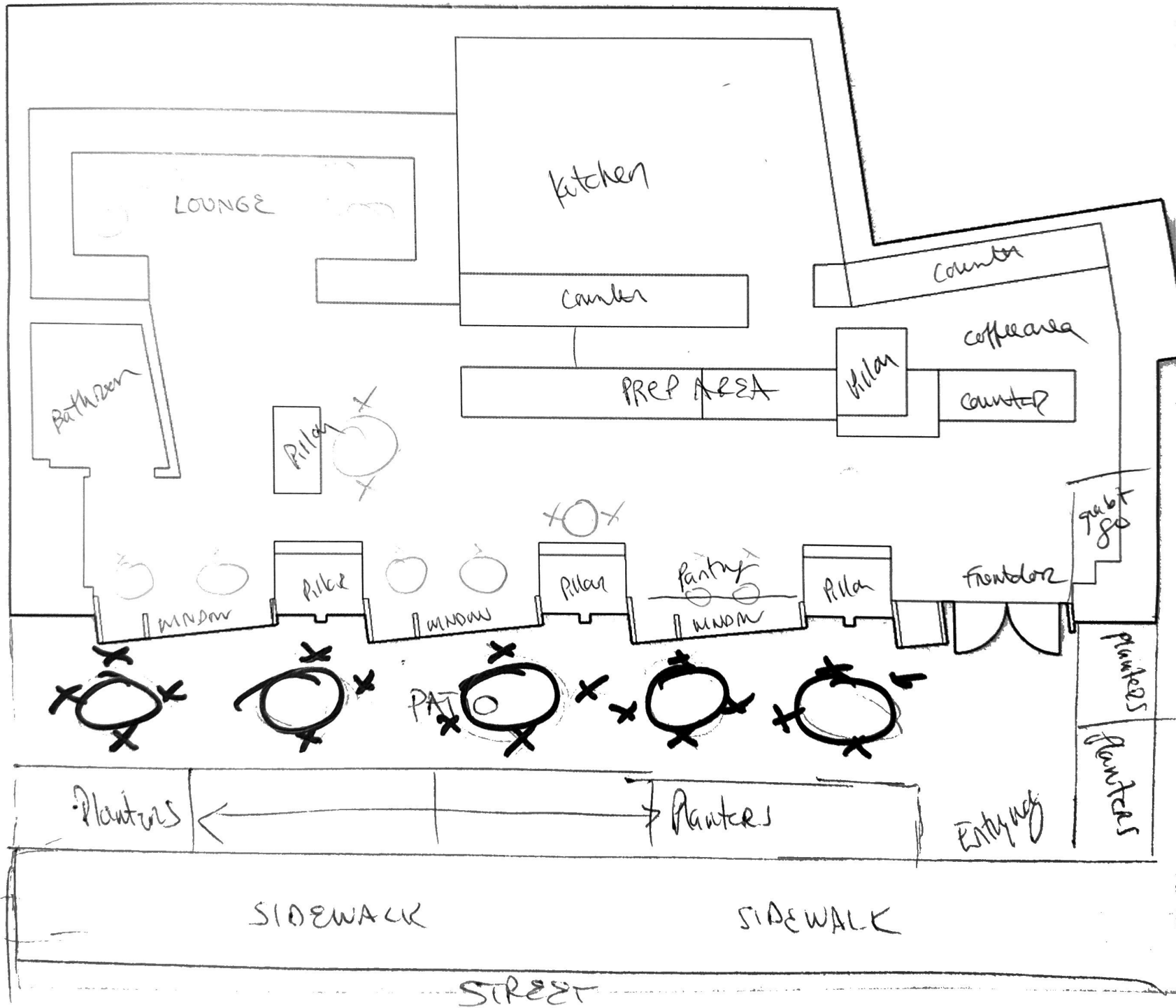
 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	<b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <i>CB4 BLP Committee Co-Chair</i>
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

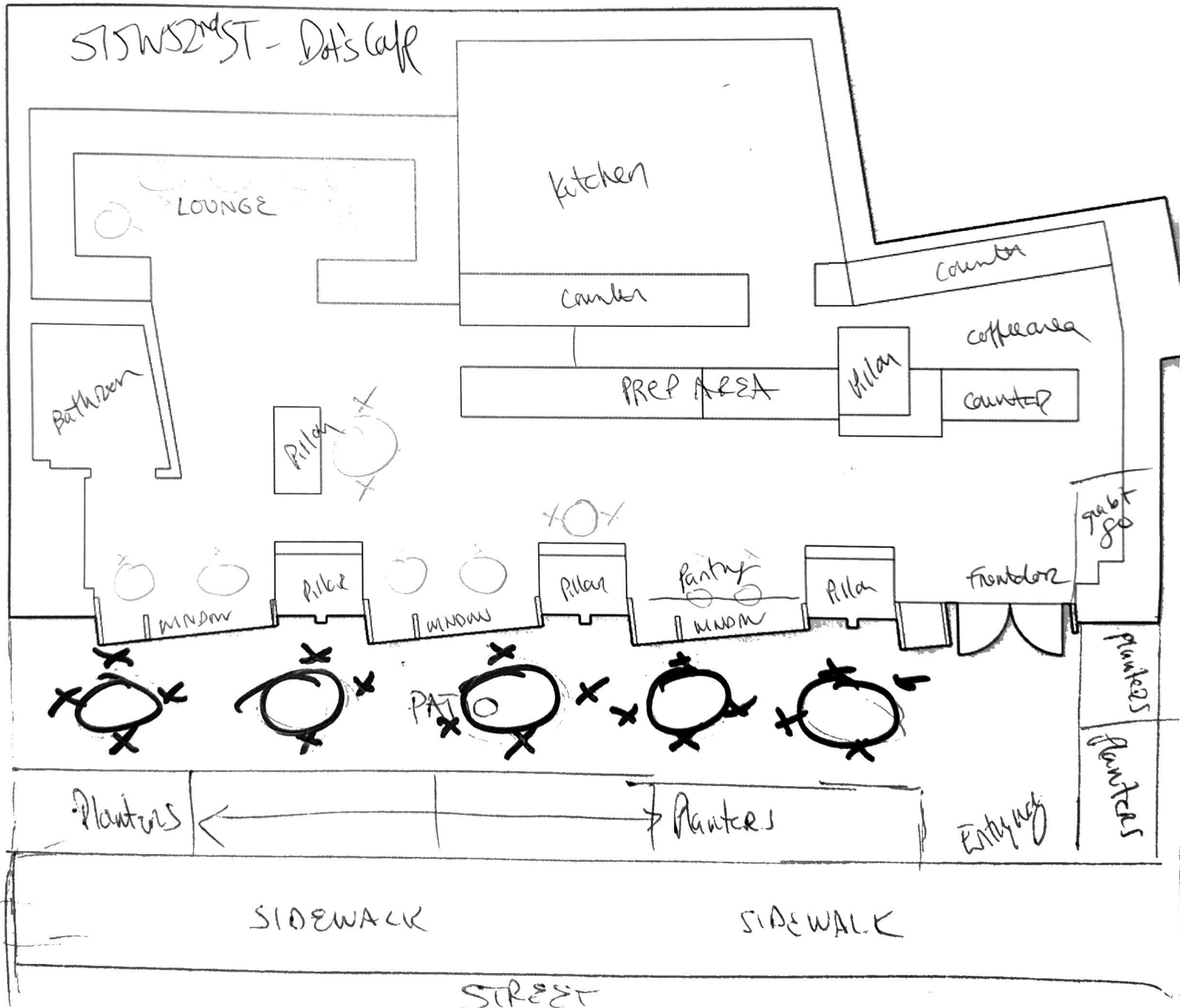
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of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

<p><b>SIGN HERE</b> →</p>	<p>Mandy Oser</p> <p><b>PRINT NAME OF APPLICANT</b></p>	<p><i>Mandy Oser</i></p> <p><b>SIGNATURE OF APPLICANT</b></p>	<p>9/29/23</p> <p><b>DATE</b></p>
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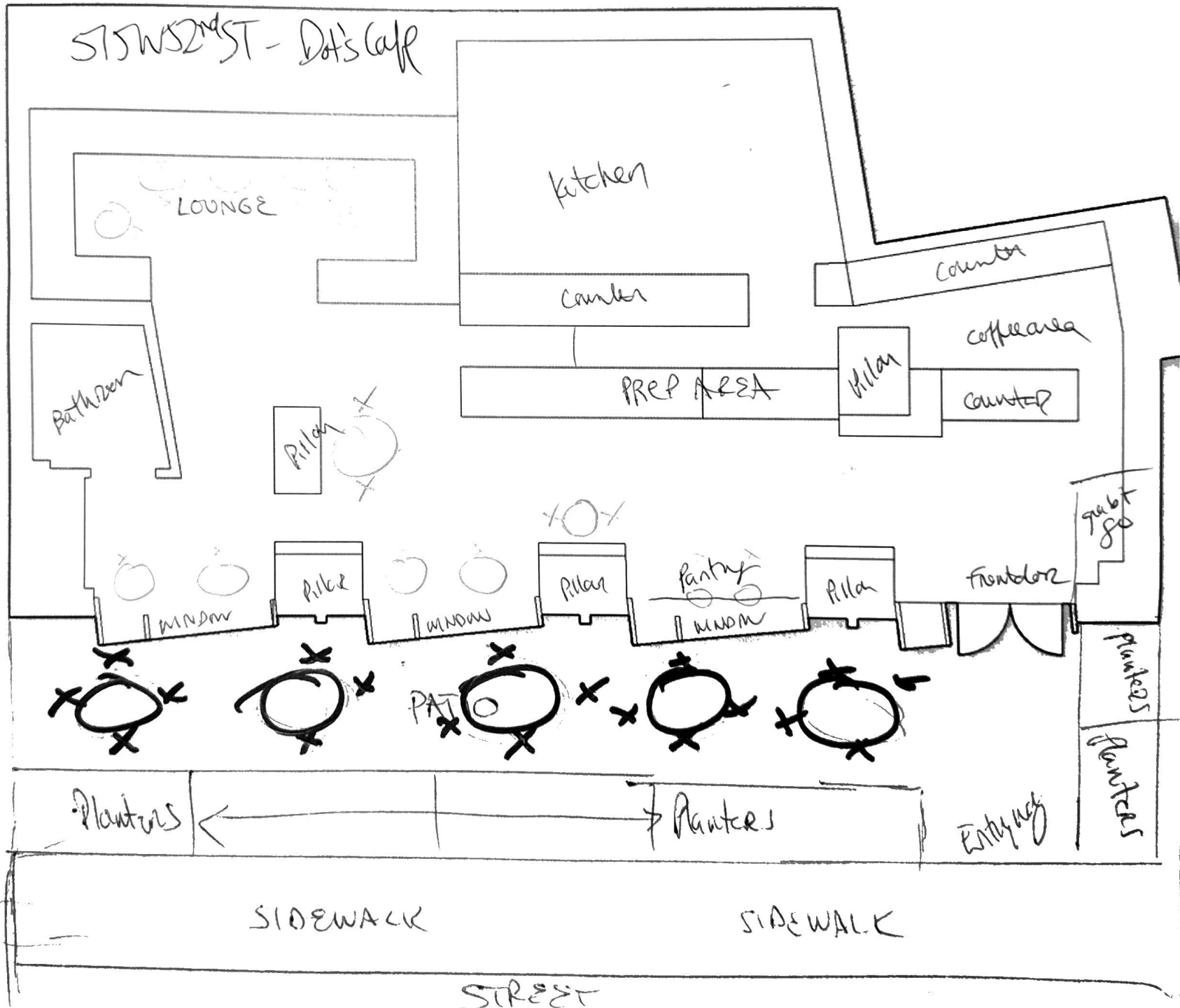




575WS2ndST - Dot's Cafe



515WS2ndST - Dot's Cafe



Residential



Hudson Way Immersion School  
525 W. 52nd St.

Pet Care

Residential

APPLICANT

Residential

Robt Wilson Mcc Theatre Space  
515 W. 52nd St.

Private Dog Park

Community Garden

Residential

↑ Vacant

10th Avenue

Paint Store

300'

300'

West 52nd Street

AREA SURVEY  
515 West 52nd Street  
New York, NY  
June 14, 2023

NOT TO SCALE



Residential



Parking Lot

Ardesia  
510 W. 52nd St.

Residential

Public Passage

Commercial

Residential

Deli

Sesamo  
764 10th Ave.  
AKA 462 W. 52nd St.

## **Dots Breakfast Offerings**

### **Signature Egg Sandwich**

Poppy Kaiser, Sausage, Fried Egg, Sharp Cheddar Cheese, Tomato Jam

### **BEC**

Maldon Roll, Applewood Smoked Black Pepper Bacon, Eggs, Cheddar Cheese

### **Grain Toast and Egg White Sandwich**

Wilted Spinach, Egg Whites, Avocado (lime), Tomato, Red Onion

### **Breakfast Burrito**

Refried Black Beans, Scrambled Eggs, Roasted Potatoes, Cheddar Cheese, Spinach, Avocado (tomato, red onion, jalapeno, lime juice, cilantro)

### **Avocado Toast**

Multigrain, Black Garlic Lanbe, Smashed Avocado, Sumac

### **Smoked Fish Toast**

Multigrain, Creme Fraiche, Smoked Fish, Cucumber, Arugula, Capers, Dill, Pickled Lemon, Oil, Black Pepper

### **Quiche**

Mushroom, Parmesan



## **Lunch**

### **Tuna Nicoise Sandwich**

Tuna, Pickled Green Beans, Fingerling Potatoes and Tarragon Vinegar. Mixed Olive Mayonnaise, Lemon Juice, Tomatoes, Soft Boiled Egg, Basil

### **Dream Ham & Cheese...**

Uncured Smoked Thinly sliced HAM...

### **Turkey Sandwich**

Multigrain, Turkey, Avocado Aioli, Tomato, Sprouts, Provolone/Muenster Cheese

### **Sabich**

Pita, Black Hummus, Fried Eggplant, Soft Boil Egg, Cucumber & Tomato, Black Garlic Labneh, Pickled Mango, Parsely, Kosher Pickle

### **Oyster Mushroom Po' Boi**

Roll, Oyster Mushroom, Bread Crumbs, Lemon, Old Bay Sauce, Tomato, Iceberg Lettuce

## **Soup**

### **Roasted Tomato Soup**

Tomatoes, Garlic, Vegetable Stock, Basil

### **Lemony Chicken with Dill**

Chicken, Lemon, Potatoes, Creme Fraiche, Dill, Black Pepper

## **Grain Bowls**

### **“Turmeric Fonio”**

Turmeric Fonio, Greenbeans, Cherry Tomatoes, Rachish, Arugula, Alfalfa Sprouts, Sunflower Seeds and Vegan Green Goddess Dressing

### **Hearty House**

Wheat Berries, Roasted Broccoli Rabe, Roasted Carrots, Roasted Tomato, Herb Salad and Sun Dried Tomato Dressing

### **ADD PROTEIN**

SEARED SALMON \$12

ROASTED CHICKEN BREAST \$10

ROASTED TOFU- 10

## **Salads**

### **Kale Caesar**

Kale, Parmesan, Croutons, Boquerones, Caesar Dressing

### **Nicoise Salad**

Arugula, Green Beans, Tuna, Fingerling Potatoes, Tomatoes, Tuna, Olives, Soft Boiled Egg, Champagne-Herb Vinaigrette

### **Mixed Green Salad**

Mesclun Mix, Cherry Tomatoes, Cucumbers, Shredded Carrots and Chickpeas, LemonDressing,.

## **Grab & Go**

**Mixed Olives**

**Black Hummus**

**Whipped Feta**

**Bacon Bourbon Jam**

**Housemade Ricotta**

**Egg Salad**

**Fruit**

**Yogurt**

**Oats**

## **Cheese**

**Saxelby Cheese:**

**Goat**

**Cow**

**Sheep**

**Charcuterie**

**Burrata**







