

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
589 Tavern NYC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
589 11th Ave New York, NY		44th st	10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Fation Syla	ATTORNEY/ REPRESENTAIVE
	PHONE:	(646) 359-6655	
	EMAIL:	sylafation@gmail.com	
	NAME:	Terrance Flynn	
	PHONE:	718945100	
	EMAIL:	trflynnjr@gmail.com	
MANAGER	NAME:	Same as above	LANDLORD
	PHONE:		
	EMAIL:		
	NAME:	F&K Properties Managment	
	PHONE:	(914) 527-3135	
	EMAIL:	Info@fkmlc.com	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		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"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input checked="" type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<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?		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 checked="" type="checkbox"/> YES	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="checkbox"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> 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	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am
	Kitchen	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am
	Music	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-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 checked="" 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	74	74				2	13		
OUTSIDE <i>(Other than sidewalk café)</i>									
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ									
How many floors are there? What is the capacity for each floor?					2 Floors (ground FL/Basement-64 person Total)				
How frequently will the owner(s) be at the establishment?					80% of the time				
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	<input type="radio"/> NO	Corporate Christmas Partys possibly		
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	No as it is a small bar- If necessary we will add		
Will security plan be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	<input type="radio"/> 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
1st	Bar/Restourant	60	8am-Midnight	10	40	1	10	Background
Basment	Dining room		8am-Midnight		8	1	2	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 checked="" type="radio"/> YES	<input 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	
	# 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?	9/6/23	
Where did applicant post the notice that was provided?	Window and street sign in front area	
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
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

Major improvements are being made to the new building, including a Brand-new sidewalk that was approved by the DOT and will be installed Sept 26-30
 New ownership of building also has members that are operating this bar or restaurant as well as caretaking for the building.

BUILDING DESIGN			
State the name and type of business previously located in the space.	McQuaids Bar- 589 11th Tavern		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	Only changing signage-Building is new
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.	YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input 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="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 type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	A/C is on the 7th floor roof		
When was the air conditioner installed?	2020		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
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

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

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

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



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

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>Fation Sylva</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>9/1/23</p> <p>DATE</p>
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mcquaid's

**BAR & RESTAURANT
HELL'S KITCHEN NYC**

Burger Menu

Traditional Burger

\$16

8oz Beef Burger w/ lettuce, tomato, Onion and Pickles on a Fresh Sesame Bun.

McQuaid's Burger

\$20

8oz Beef Burger w/ Irish Bacon, Irish Cheddar, Mushroom and Onions on a Fresh Sesame Bun

BBQ Burger

\$19

8oz Burger w/ Pepper Jack, Bacon and Onion Rings with Honey BBQ on a Fresh Brioche Bun

Spicy Chicken Burger

\$18

8oz Homemade Chicken Burger w/Cheddar Cheese, Coleslaw and Siracha Mayo on a Fresh Brioche Bun

Impossible Burger

\$17

Plant Based Impossible Burger w/Cheddar Cheese. Lettuce Tomato and Onion on a Fresh Brioche Bun

Black Bean Quinoa Burger

\$17

A hearty Blend of Black Beans and Tri-Color Quinoa w/a little Chipotle Kick on a Fresh Brioche Bun

SMASH Burger

\$14

5oz smash burger American cheese and fried onions. On a Fresh Sesame Bun

**All served with choice of French Fries or
Sweet Potato Fries**

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**BAR & RESTAURANT
HELL'S KITCHEN NYC**



Brunch



Avocado Toast

\$15

Mashed Avocado and Egg w/Balsamic Drizzle on Fresh Sourdough toast. Served w/ Sweet Potato

Fries

Breakfast Burrito

\$16

Scramble Eggs, Applewood Bacon, Sausage and Cheddar Cheese on Whole Wheat Tortilla. Served w/Home fries.

Brunch Burger

\$18

6oz Beef Burger, Fried Egg, Guac and Smoke Gouda on an English Muffin
Served w/ Pub Chips

Irish Breakfast

\$21

2 Slices of Irish Bacon 2 Irish Sausage 2 Eggs Black and White
Pudding and Baked Beans. Served w/ Slices of Toast

Steak and Eggs

\$26

8oz Flank Steak, 2 eggs any style served with Applewood Bacon and Home fries

Drinks

Coffee \$4

Iced Coffee \$5

Barry's Tea \$3

Tea \$3

Earl Grey, Pumpkin Chai,

Chamomile, Green Tea \$4

Iced Irish Coffee \$15

Espresso Martini \$15

Mimosa \$10

Screwdriver \$10

Bloody Mary \$12

Six Point Brklyn Sunny \$6



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BAR & RESTAURANT
HELL'S KITCHEN NYC

Draught Beer

Domestics



Sixpoint Bengali ● IPA ● 6.8% ● Brooklyn, NY	\$8
Blue Point ● Toasted Lager ● 4.8% ● Long Island, NY	\$8
Lagunitas ● IPA ● 5.7% ● Petaluma, CA	\$8
Elysian ● IPA ● 7.2% ● Seattle, WA	\$8
Kona Big Wave ● Golden Ale ● 4.4% ● Kailua-Kona, HI	\$8
Bud Light ● Light Lager ● 4.2% ● USA	\$7

Imported



Guinness ● Stout ● 4.2% ● Ireland	\$9
Smithwicks ● Red Ale ● 3.8% ● Ireland	\$9
Stella ● Pilsner ● 5.2% ● Belgium	\$9
Allagash White ● Wheat ● 5.0% ● Belgium	\$8

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BAR & RESTAURANT
HELL'S KITCHEN NYC

Bottled Beer

Domestics



Budweiser	
● Pale Lager ● 5% ● USA	\$6
Bud Light	
● Light Lager ● 4.2% ● USA	\$6
Coors Light	
● Light Lager ● 4.2% ● USA	\$6
Miller Light	
● Pilsner ● 4.2% ● USA	\$6
Michelob Ultra	
● Light Lager ● 4.2% ● USA	\$5
Samuel Adams	
● Lager ● 5% ● USA	\$7

Imported



Heineken *	
● Pale Lager ● 5% ● Netherlands	\$7
Heineken Light	
● Pale Lager ● 3.2% ● Netherlands	\$7
Warsteiner Pilsner	
● Golden Pilsner ● 4.8% ● Germany	\$7
Solstice	
● Golden Lager ● 4.5% ● Belgium	\$7
Midnight	
● Lager ● 5.4% ● Belgium	\$7
Stella Cidre	
● Cider ● 4.5% ● Belgium	\$7
Corona	
● Pale Lager ● 4.5% ● Mexico	\$7
Modelo Negra	
● Dunkel-style Lager ● 5.4% ● Mexico	\$7

* Heineken 0.0 also available

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**BAR & RESTAURANT
HELL'S KITCHEN NYC**

Breakfast

Breakfast Burger

6oz angus beef, smoked gouda, avocado
and fried egg. Served on a Fresh
Sullivan Bakery Roll

\$13

Irish Breakfast

2 Pieces of Irish Bacon, 2 Irish
Sausages, 2 eggs any style, black
and white pudding, mushrooms,
baked beans and white toast.

\$22

American Breakfast

Applewood Bacon, Round Sausage, 2 eggs
any style, pancakes and home fries

\$20

NY Bacon Egg and Cheese

IYKYK.

\$10

Build Your Own

2 Eggs Any style \$5 add Bacon/Sausage +\$2
add Irish Bacon/Sausages +\$4 add Baked
Beans \$3 add Pancakes +\$6 add Toast \$2 add
Black and white Pudding +\$4 add Home fries
+\$4

Coffee \$4

Iced Coffee \$5

Ice Tea \$3

Barry's Tea \$4

Lipton Tea \$4

(Green, Chamomile,
Chai, Raspberry)

Espresso Martini \$12

Bloody Mary \$12

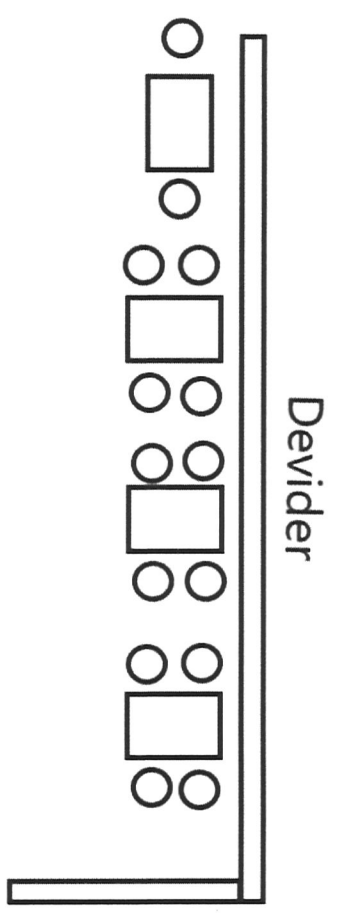
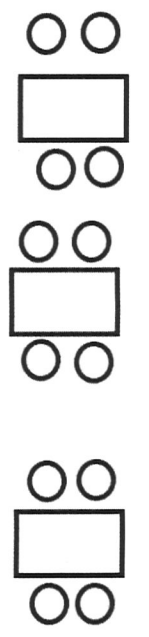
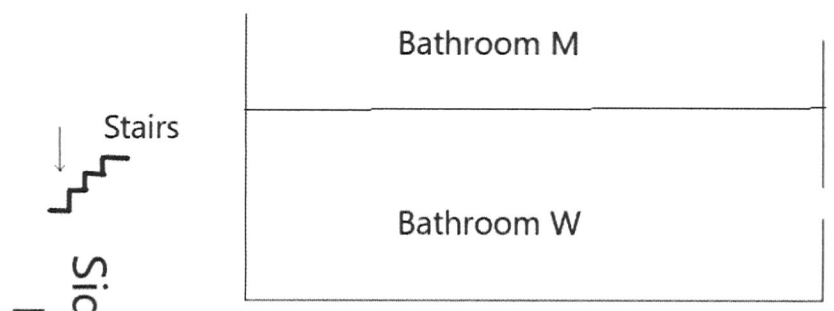
Mimosa \$10

Screw Driver \$10

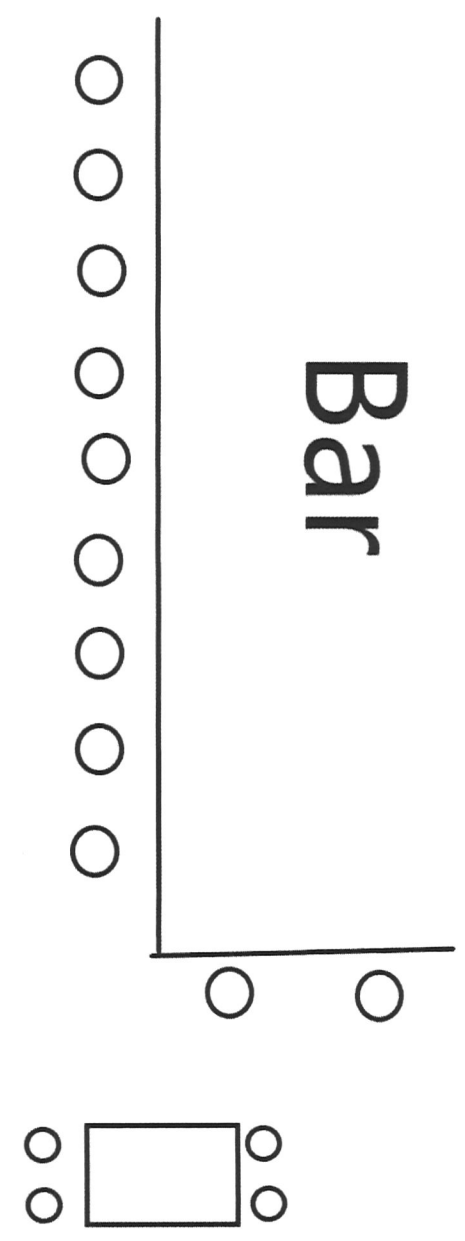
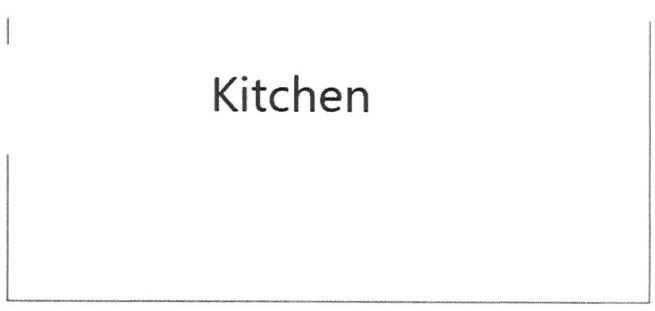
Irish Coffee \$15

Hot Toddy \$15





44 Seats



t



39 11th ave Liquor license Notice Σ Inbox x

Fatation Sylva <syfafation@gmail.com>

3:3

Terrence, rjbenfatto, pgouris, west43rdstreetnyc@gmail.com, ashleyll, hk4546ba@gmail.com, aefearshk@earthlink.net ▾

Hello Everyone,

My name is Fatation Sylva

I have applied for a liquor license for 589 11th ave. The bar is a 74 occupancy Pub. I am the owner of the building and the manager of the bar.

Our hours of operation will be Sunday-Wednesday 8am-12PM. Thursday-Saturday 8am-2am.

We will be serving food as well as alcohol. The bar will have background music and sports games. Occasionally we may have a DJ.

If anyone would like to meet me and discuss this matter, I am available Monday 10/11/23. Please kindly reply with any questions or to schedule a meeting.

Thank you for your time

↩ Reply

↩ Reply all

➦ Forward