

# 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>			
FYAH Jerk Chicken, LLC		Tings			
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>		
75		Ninth Avenue	10011		
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b>	Wanisa Tondreau	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b>	Joseph MacLellan, Esq.
	<b>PHONE:</b>	(646) 954-6594		<b>PHONE:</b>	(212) 524-5089
	<b>EMAIL:</b>	tingsjamaicanjerkchicken@gmail.com		<b>EMAIL:</b>	joseph.maclellan@gmlaw.com
<b>MANAGER</b>	<b>NAME:</b>	Wanisa Tondreau	<b>LANDLORD</b>	<b>NAME:</b>	Manhattan Chelsea Market, LLC
	<b>PHONE:</b>	(646) 954-6594		<b>PHONE:</b>	(212) 220-3718
	<b>EMAIL:</b>	tingsjamaicanjerkchicken@gmail.com		<b>EMAIL:</b>	gordon.pelavin@jamestownlp.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 type="checkbox"/> NO	<input type="checkbox"/> Yes
	What is/was the name and address of establishment?		Mario San Incorporated 238 36th Street Brooklyn, NY 11232 Maki A Mano, LLC 75 Ninth Avenue, NY NY		
	What were the dates applicant was involved with this former premise?		10/13 - 4/22 / Maki A Mano - Opening Soon		
<input type="checkbox"/> <b>Corp</b> <b>Change/Class</b> <b>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 checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input 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 type="checkbox"/> NO	No, after presenting to the Community Board
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.			<input type="checkbox"/> YES	<input type="checkbox"/> NO	Yes, see 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 type="checkbox"/> NO	Yes, see attached
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?			<input type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

**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>	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
	<b>Kitchen</b>	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
	<b>Music</b>	11am - 12:00am	11:00am - 12:00am	11:00am - 12:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 1:00am	11:00am - 12:00am
If you plan to have music, what type(s)? (Circle all that apply)			X 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
<b>INSIDE</b>	74	74	2	8	1	1	20
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	n/a						
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	n/a						

How many floors are there? What is the capacity for each floor?	2 Floors, Basement not open to public (Kitchen & Storage)	
How frequently will the owner(s) be at the establishment?	During hours of operation	
Will there be dancing?	YES	NO No
Will applicant have bottle or table service for beverage alcohol?	YES	NO No
Will applicant be hosting private; promotional or corporate events?	YES	NO Yes
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO No
Will applicant have a security plan? If, yes please attach.	YES	NO No - Chelsea Market has trained Security
Will security plan be implemented?	YES	NO No
Will State certified security personnel be used?	YES	NO No
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO Yes
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	NO Yes
Will applicant be using delivery bicycles? If yes, how many?	YES	NO 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 No
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

<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Yes
Is a Public Assembly permit required?	YES	NO	No
Are your plans filed with DOB?	YES	NO	Yes

<b>Community Notification/Relations</b>			
<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	Please see attached (Chelsea Block Associations/Tenant Associations/Community Group List)	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Open forum - Continue to be available		
Who was your contact person at each group you met with?	See attached list		
When did applicant post the notice that was provided?	September 20, 2023		
Where did applicant post the notice that was provided?	Entrance, Chelsea Market Hallway, Exterior Window 15th Street (see attached pictures)		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO	Yes (646) 954-6594
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	Yes

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Le Song, restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes, Le Song
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	Yes
Is the entrance ADA Compliant?	YES	NO	Yes
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No
Will applicant have a vestibule within the establishment?	YES	NO	No
Will applicant use a storm enclosure?	YES	NO	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?	YES	NO	Yes
Will applicant comply with the NYC noise code?	YES	NO	Yes
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?	YES	NO	Yes
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?	YES	NO	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	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?	YES	NO	n/a
Will the kitchen exhaust system extend to the roof?	YES	NO	Yes
Will the establishment have an illuminated sign?	YES	NO	No
Will the establishment have a canopy extending over the sidewalk?	YES	NO	No
Where will the air conditioner be located? What type is it?	Central Air in the space		
When was the air conditioner installed?	Opening of Chelsea Market		

## OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	Yes
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	No
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?	YES	NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	n/a
Will there be no amplified music, as per the law?	YES	NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	Yes
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	Yes
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	n/a - Landlord has soundproofed the space
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	n/a
If open dining, will the installation be year-round?	YES	NO	n/a

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

***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.***



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Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 November 1, 2023 full board meeting, with 36 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 1 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>Wanisa Tondreau</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>10/2/2023</p> <p><b>DATE</b></p>
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# PROOF OF PUBLIC NOTICE POSTING



# Cheslea Block Associations/Tenant Associations/Community Groups List

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	<a href="mailto:wborock@hotmail.com">wborock@hotmail.com</a>	Last Tuesday of the month @ 630pm
100/200 West 15 Street Block Association	Steve	Starosta	<a href="mailto:steve@w15ba.com">steve@w15ba.com</a> ; <a href="mailto:info@w15ba.com">info@w15ba.com</a>	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	<a href="mailto:kimon@w15ba.com">kimon@w15ba.com</a>	No monthly meetings
100 West 16th Street Block Association	Paul	Groncki	<a href="mailto:pgroncki@gmail.com">pgroncki@gmail.com</a>	
100 West 16th Street Block Association	Matthew	Robinson	<a href="mailto:mattbrob@aol.com">mattbrob@aol.com</a>	
200 West 16th Street Block Association	Will	Rogers	<a href="mailto:willrogers@gmail.com">willrogers@gmail.com</a>	
100 West 17th/18th Street Block Association	Antonella	Cipollone	<a href="mailto:antonellacipollone2000@yahoo.it">antonellacipollone2000@yahoo.it</a>	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	<a href="mailto:bvh.drf@gmail.com">bvh.drf@gmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	<a href="mailto:michael_glassman@hotmail.com">michael_glassman@hotmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	<a href="mailto:judyklein999@gmail.com">judyklein999@gmail.com</a>	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	<a href="mailto:wborock@hotmail.com">wborock@hotmail.com</a>	
100 West 19th/20th Street Block Association	Sally	Greenspan	<a href="mailto:sallymq@gmail.com">sallymq@gmail.com</a>	
100 West 19th/20th Street Block Association	Michael	Walsh	<a href="mailto:mwalshny@gmail.com">mwalshny@gmail.com</a>	
100 West 22nd Street Block Association	Robert	Simon	<a href="mailto:robert.simon2267@gmail.com">robert.simon2267@gmail.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	<a href="mailto:beacon195@aol.com">beacon195@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	<a href="mailto:germanygerald@aol.com">germanygerald@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	<a href="mailto:m@melissa-stern.com">m@melissa-stern.com</a>	
100 West 25th Street Block Association	Carla	Nordstrom	<a href="mailto:west25thstreetproject@gmail.com">west25thstreetproject@gmail.com</a>	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	<a href="mailto:susanb1011@aol.com">susanb1011@aol.com</a>	
Naked Eye Productions	Tina	DiFelicianantonio	<a href="http://Tina@NakedEyeProductions.com">Tina@NakedEyeProductions.com</a>	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	<a href="mailto:pamela@angel.net">pamela@angel.net</a>	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	<a href="mailto:picooke@me.com">picooke@me.com</a>	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	<a href="mailto:dianne2ns@gmail.com">dianne2ns@gmail.com</a>	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	<a href="mailto:omar.fattal@gmail.com">omar.fattal@gmail.com</a>	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	<a href="mailto:laurencefrommer@yahoo.com">laurencefrommer@yahoo.com</a>	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	<a href="mailto:thuygpham1@gmail.com">thuygpham1@gmail.com</a>	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	<a href="mailto:thuygpham1@gmail.com">thuygpham1@gmail.com</a>	First Monday of the month @ 630 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	<a href="mailto:glowe@wohlfarth.com">glowe@wohlfarth.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	<a href="mailto:palmermarshall@yahoo.com">palmermarshall@yahoo.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	<a href="mailto:davidsloss@gmail.com">davidsloss@gmail.com</a>	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	<a href="mailto:cott@habitatmaq.com">cott@habitatmaq.com</a>	
300 West 20th Street Block Association	Albert	Taylor	<a href="mailto:alberttaylor@mac.com">alberttaylor@mac.com</a>	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	<a href="mailto:eleanor@quiltedcorner.com">eleanor@quiltedcorner.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	<a href="mailto:300wba@gmail.com">300wba@gmail.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phylliss	Waisman	<a href="mailto:phyllis.waisman@gmail.com">phyllis.waisman@gmail.com</a>	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	<a href="mailto:mig91360@yahoo.com">mig91360@yahoo.com</a>	First Monday of the month @ 7 pm
400 West 20 Street Block Association	David	Lesser	<a href="mailto:david@dlesser.com">david@dlesser.com</a>	
400 West 20 Street Block Association	Woody	Flower	<a href="mailto:wflowers7@gmail.com">wflowers7@gmail.com</a>	
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	<a href="mailto:mis@nyc.rr.com">mis@nyc.rr.com</a>	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElduff	<a href="mailto:emce33@aol.com">emce33@aol.com</a>	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	<a href="mailto:aoster@earthlink.net">aoster@earthlink.net</a>	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	<a href="mailto:w400ba@gmail.com">w400ba@gmail.com</a> ; <a href="mailto:kjacobnyc@gmail.com">kjacobnyc@gmail.com</a>	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	<a href="mailto:amyklein724@gmail.com">amyklein724@gmail.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	<a href="mailto:andyhumm@aol.com">andyhumm@aol.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	<a href="mailto:tenants@lta.info">tenants@lta.info</a> ; <a href="mailto:inge64@me.com">inge64@me.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	<a href="mailto:fdenthunter@gmail.com">fdenthunter@gmail.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	<a href="mailto:dwatersh@gmail.com">dwatersh@gmail.com</a>	
500 West 19 Street Block Association	Neil	Selkirk	<a href="mailto:neil@neilselkirk.com">neil@neilselkirk.com</a>	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	<a href="mailto:hoffmandibi@hotmail.com">hoffmandibi@hotmail.com</a>	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	<a href="mailto:wade2084@gmail.com">wade2084@gmail.com</a>	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Beard	<a href="mailto:dwbear421@me.com">dwbear421@me.com</a>	
500 West 28/29 Streets Block Association	Brian	Donovan	<a href="mailto:bkdb@cornell.edu">bkdb@cornell.edu</a>	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	<a href="mailto:bkeany@pennsouth.coop">bkeany@pennsouth.coop</a>	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	<a href="mailto:education@pennsouth.coop">education@pennsouth.coop</a>	
Hotel Americo			(212) 216-0000	
Highline537	Scott	Hupe	212-838-3700	
Donna Langman Costumes	Donna	Langman	<a href="mailto:donna@donnalangman.com">donna@donnalangman.com</a>	
537 W 27th Street Building	Jeremy	Carmel	<a href="mailto:jeremy.carmel@gmail.com">jeremy.carmel@gmail.com</a>	No monthly meetings
Midtown South Community Council	John	Mudd	<a href="mailto:john.mudd@usa.net">john.mudd@usa.net</a>	Third Thursday of month @ 7 pm except July, August, &
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	<a href="mailto:andrew@qvshp.org">andrew@qvshp.org</a>	

\*When sending emails please bcc everyone on the list\*

# **FLOORPLANS**

**\*TINGS\***

**JAMAICAN JERK CHICKEN**

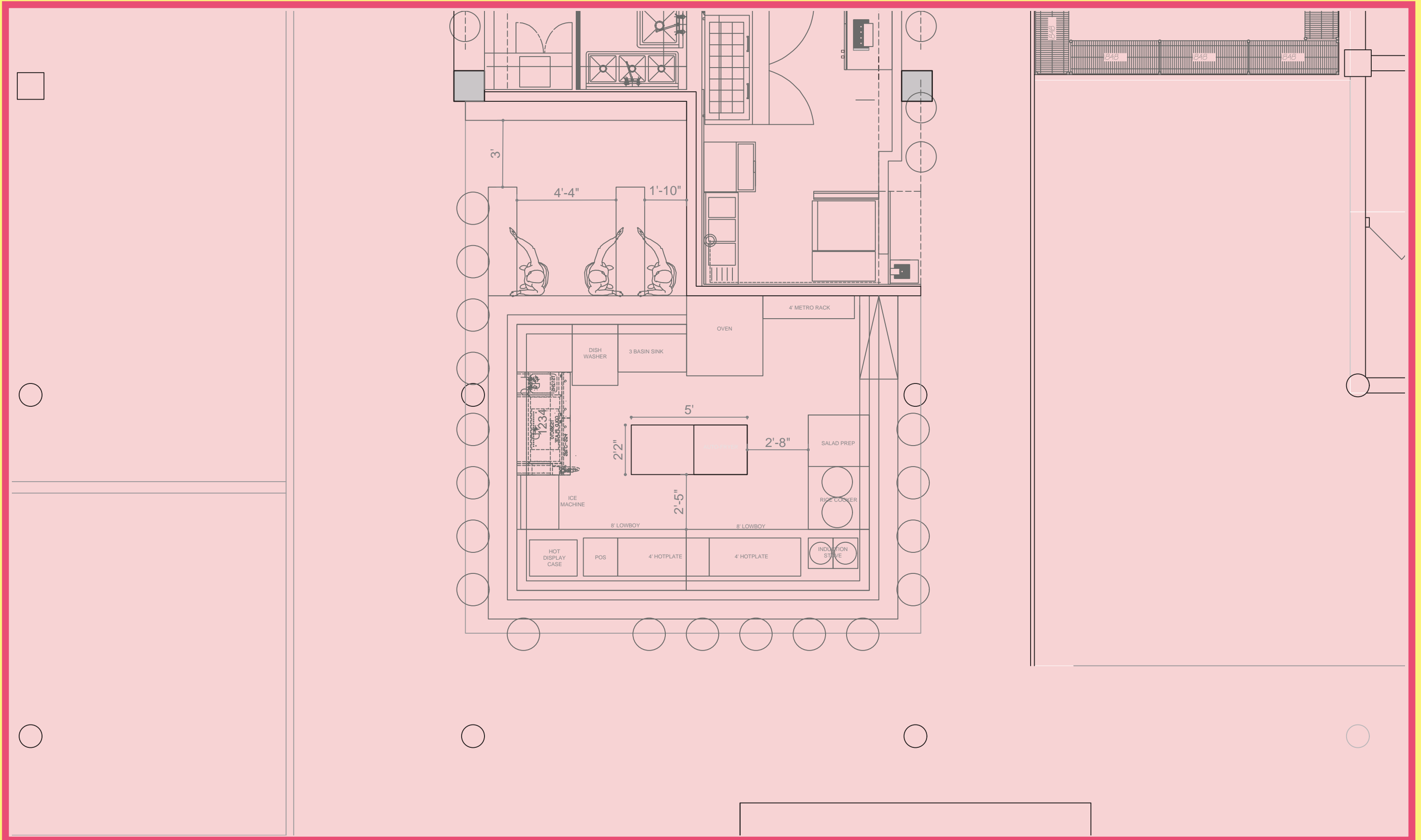
**RUM  
BAR**



**RUM BAR EXPANSION**



# EXPANSION LAYOUT



# POINT OF SALE





# CUSTOMER EXPERIENCE



# RUM BAR / FYAH MERCHANDISE



# MENU

# EXPANDED FOOD MENU

**TINGS WINGS 5pc \$10**

**BABY BAY JERK RIBS 3pc \$7**

*jerk baby back ribs*

**PATTIES \$5**

*beef or veg.*

**FYAH FRIES (Fry) \$6**

*fhaya aioli, Ketchup*

**BLASIAN SLIDERS \$7**

*jerk chicken, fhaya aioli,*

*Hawaiian king sweet roll bun*

*Tings Pickle, Pineapple salsa*

**COCO CORN \$8**

*jerk Fhaya mayo,*

*Toasted coconut,*

*Peprika, Lime*



**FYAH HOT SAUCE!**

**MADE IN NYC**

*Scotch bonnet hot sauce, small batch,  
all natural, eco-friendly*



**Fyah**

**JAMAICAN HOT SAUCE**

**INGREDIENTS**

**SCOTCH BONNET PEPPER  
CANE VINEGAR, GARLIC  
NET WT : 8OZ  
MADE IN NYC  
ADDRESS  
425 W 15TH ST.  
NEW YORK, NEW YORK  
5 OZ.**

**WHEN THE TIME COMES  
TO SPICE UP THE FOOD  
DROP SOMETHING NATURAL  
TO LIVEN UP THE MOOD**

**THE ONLY LOCAL  
SAUCE TO ACQUIYAH**

**IS THIS HEALTHY  
ONE RIGH THERE**

**WE CALL IT FIYAH!**

**Nutrition Facts**

30 servings per container  
Serving size 1 tsp (5ml)

Amount per serving  
Calories 0

% Daily Value\*

Total Fat 0g 0%

Saturated Fat 0g 0%

Trans Fat 0g

Cholesterol 0mg 0%

Sodium 0mg 0%

Total Carbohydrate 0g 0%

Dietary Fiber 0g 0%

Total Sugars 0g

Includes 0g Added Sugars 0%

Protein 0g

Vitamin D 0mcg 0%

Calcium 0mg 0%

Iron 0mg 0%

Potassium 0mg 0%

\* The % Daily Value (DV) Tells you how much a nutrient in a serving of food contributes to a daily diet. 2,000 calories per day is used for general nutrition advice.

Calories per gram:  
Fat 9 Carbohydrate 4 Protein 4

INGREDIENTS: Scotch Bonnet, Garlic, Onions, Bell Pepper, Thyme, Vinegar, Oil, Salt

# JAMAICAN RUM BAR

## COCKTAIL \$16

**Rum & coke**

**rum, coke**

**Ting-a-ling**

**Ting & Vodka**

**Ska Rum punch**

**Rum, cran, orange, grapefruit soda**

**Watermelon mojito**

**Rum, watermelon, lime, mint**

**Dancehall Daqueri**

**rum, strawberry, sour mix**

**Pinaocolada**

**rum, pineapple, coconut**



## SPIRIT \$12-20

**Rum angostura (t&t)**

**Rum high pf wh Wray&Nephew (Ja.)**

**Rum dark Barbancourt 4yr (Haiti)**

**Rum Appleton 8yr (ja.)**

**Rum Appleton 12yr (ja.)**

**Cognac Hennessy**

**Jack daniels Whisky**

**Bombay shaphire Gin**

**Tito's Vodka**

**Espolon Tequila**



## BEER & WINE \$8-15

**House sparkling Prosecco (on tap)**

**house red Malbec (on tap)**

**House white Chablis (on tap)**

**Beer**

**Red stripe (lager)**

**Guinness (stout)**

Photo Of The Exterior



# **DIAGRAMS – 500 FOOT RULE**



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

## 500 FOOT LAW STATEMENT

### Applicants for on premises liquor licenses must complete this section (Not required for on premises beer or wine applicants)

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

#### The Proposed Premises (*check the appropriate box below*):

- IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- NOT APPLICABLE - BEER, WINE AND CIDER ONLY

#### **IMPORTANT:**

### YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES

For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

**FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.**

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.

<b>Proximity Report For:</b>	
Location	<b>75 9th Ave, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74223 Longitude: -74.00467</b>
Report Generated On	<b>10/2/2023</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
CHELSEA WINERY LTD Ser #: 1344846	60 9TH AVE NEW YORK, NY 10011	320 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,023 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,038 ft
WINE RHINO LLC Ser #: 1347836	140 10TH AVE NEW YORK, NY 10011	1,089 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	1,210 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,396 ft
MFR RETAILING LLC Ser #: 1300071	249 W 13TH ST NEW YORK, NY 10011	1,429 ft
MANLEYS WINES & SPIRITS INC Ser #: 1023603	35 8TH AVENUE NEW YORK, NY 10014	1,464 ft

**Schools within 500 feet**

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

**Churches within 500 feet**

Name	Distance
No Churches within 500 feet	

**Pending On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
BAR SUZETTE CREPERIE LLC Ser #: 1352723	75 9TH AVE STE 01A5A & 01A5B AKA 425 W 15 NEW YORK, NY 10011	0 ft
STRATEGIC DREAM REST LLC, STRATEGIC ROOFTOP LLC; Ser #: 1345962	355 W 16TH ST NEW YORK, NY 10011	235 ft
SUSI VILLA TPLAYGROUND INC Ser #: 1343253	134 9TH AVE SPACE 1 NEW YORK, NY 10011	661 ft
HC OPERATOR INC Ser #: 1354684	403 W 13TH ST AKA 29 35 9TH AVE NEW YORK, NY 10014	680 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
DI MARTINO AIR NY LLC Ser #: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, NY 10011	4 ft
NG CHELSEA, LLC Ser #: 1322113	75 9TH AVE STE 01A55 NEW YORK, NY 10011	4 ft
URBAN DAIRY LLC Ser #: 1298415	75 9TH AVE NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293661	75 9TH AVE FLR 8 NEW YORK, NY 10011	4 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
GRAND CREW NYC LLC Ser #: 1300494	75 9TH AVE AKA 425 W 15TH ST,SPACE 01D10 NEW YORK, NY 10011	4 ft
DUANGJAI CORP Ser #: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, NY 10011	4 ft
CHELSEA MUSIC HALL LLC Ser #: 1308094	75 9TH AVE NEW YORK, NY 10011	4 ft
ATH NY CM LLC Ser #: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, NY 10011	4 ft
RESTAURANT ASSOCIATES LLC Ser #: 1293663	75 9TH AVE FLR 2 NEW YORK, NY 10011	4 ft
MIZNON AT CHELSEA LLC Ser #: 1305569	75 9TH AVE NEW YORK, NY 10011	4 ft
MKT GROUP LLC Ser #: 1248780	75 9TH AVENUE NEW YORK, NY 10011	139 ft
BUDDAKAN NY LP Ser #: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, NY 10011	143 ft
HUDSON RIVER INN LLC&88 NINTH AVENUE Ser #: 1130445	88 9TH AVENUE NEW YORK, NY 10011	187 ft
88 NINTH AVENUE HOSPITALITY LLC Ser #: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, NY 10011	202 ft
AMIGOS HOSPITALITY LLC Ser #: 1353368	357 W 16TH ST NEW YORK, NY 10011	258 ft
MARISCOS CHELSEA LLC Ser #: 1293690	409 W 15TH ST AKA 75 9TH AVE NEW YORK, NY 10011	279 ft
SIREN RETAIL CORPORATION Ser #: 1306873	61 9TH AVE NEW YORK, NY 10011	308 ft
CHELSEA MARKET EVENTS INC Ser #: 1347296	60 9TH AVE NEW YORK, NY 10011	320 ft
BD STANHOPE LLC Ser #: 1138858	369 W 16TH ST NEW YORK, NY 10011	347 ft
ORIGINAL HOMESTEAD,THE Ser #: 1028373	56 9TH AVENUE 52-60 9TH AVE	350 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
	NEW YORK, NY 10011	
BOMBAY HOUSE HOSPITALITY LLC Ser #: 1339410	75 9TH AVE STE 01A66 NEW YORK, NY 10011	380 ft
FACILITY CONCESSION SERVICES LLC Ser #: 1344803	431 W 16TH ST - 2ND FLOOR NEW YORK, NY 10011	384 ft
NUSRET FH NY LLC Ser #: 1337633	412 W 15TH ST NEW YORK, NY 10014	399 ft
PHILIPPE MP LLC Ser #: 1312696	355 W 16TH ST NEW YORK, NY 10011	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC Ser #: 1264640	355 W 16TH ST NEW YORK, NY 10011	475 ft
DLP GROUP LLC Ser #: 1248720	132 9TH AVE NEW YORK, NY 10011	601 ft
VIRCAN GROUP LLC Ser #: 1253732	136 9TH AVE NEW YORK, NY 10011	652 ft
TOURNEAU LLC Ser #: 1335212	29 35 9TH AVE NEW YORK, NY 10014	676 ft
BENTO BROOKLYN LLC Ser #: 1314438	675 HUDSON ST STE 5S 5N NEW YORK, NY 10014	695 ft
HELEN'S LLC Ser #: 1316568	675 HUDSON ST AKA 22 1/2 9TH AKA THE VAULT AT HUDSON NEW YORK, NY 10014	698 ft
675 HUDSON VAULT LLC Ser #: 1101314	675 HUDSON STREET 13TH & 14TH STREETS NEW YORK, NY 10014	734 ft

# WELCOME TO CHELSEA MARKET



- W. 18<sup>th</sup> St. -

Residential	Hudson Guild Community Center
Residential	

Wells Fargo	N.Y.C Lab School for Collaborative Studies	
Vacant		
Labcorp		
Jet Pizza		
Stella Pizza		
Foreign Smoke Food Market	Residential	LoCanut

- W. 17<sup>th</sup> St. -

Residential	Residential
Western Beef	Residential

- 9<sup>th</sup> Avenue -

Catch Steak	Dream Hotel		
Tao	Maritime Hotel	Nail	<ul style="list-style-type: none"> <li>- Dream Hotel</li> <li>- PHD Rooftop</li> <li>- Electric Room</li> <li>- Bodega Negra</li> <li>- Phillippe</li> </ul>

- W. 16<sup>th</sup> St. -

Chelsea Market (see detailed map)
Applicant

Google + Parking Garage
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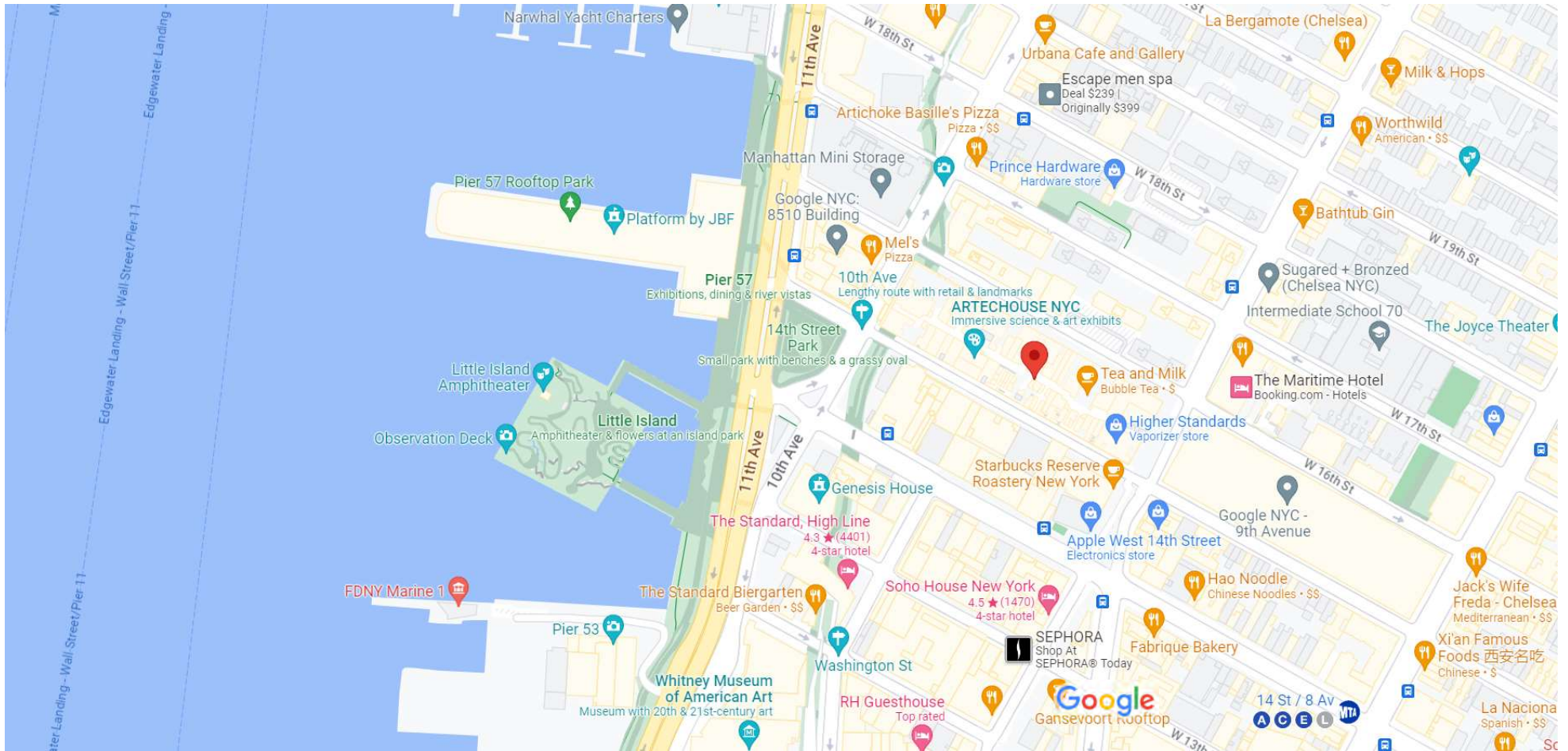
- W. 15<sup>th</sup> St. -

Offices / Industrial	Musr - Et Steakhouse	Starbucks
Offices / Industrial	Soho Home Studios	Apple
	Vacant	Vacant

T-Mobile	Residential
Vacant	
Old Homestead	
Vacant	Vacant

- W. 14<sup>th</sup> St. -

Block Plot  
 75 9<sup>th</sup> Avenue  
 New York, N.Y.  
 May 2, 2022 - Not To Scale





# **PUBLIC INTEREST STATEMENT**

## **PUBLIC INTEREST STATEMENT – 500 FOOT RULE STATEMENT**

Re: FYAH Jerk Chicken, LLC.  
75 Ninth Avenue  
New York, NY 10011

The subject premises is a small restaurant located on the ground floor within Chelsea Market at 75 Ninth Avenue between 15<sup>th</sup> and 16<sup>th</sup> Street, in the heart of the Chelsea neighborhood in Manhattan. Chelsea Market, an enclosed urban food court, shopping mall and office building. Is under the High Line and within walking distance of Chelsea Piers.

The restaurant will be overseen by an experienced operator, Wanisa Tondreau who's been trained at the notable Nobu restaurant and is also opening another location called Maki A Mano within Chelsea Market opening Fall 2023. It will be open 11:00am-12:00pm Sunday through Wednesday and from 11:00am – 1:00am Thursday through Saturday. There will be 1 large bar with 2 standing tables off of the bar with 20 seats at the bar and 8 at the standing tables serving Jamaican Jerk Chicken and other Jamaican inspired cuisine. The kitchen is located in the basement, which is not for patron access. There will not be any live music at the premises, only recorded background music. There will not be any outside space.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant.

**(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are numerous locations within a 500 foot radius of the applicant that hold full liquor licenses, approximately eleven (11) of which are also located in Chelsea Market. The area is predominantly commercial and the applicant premises is located inside Chelsea Market, an already established food court and shopping mall.

**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies.**

There is currently a Temporary Certificate of Occupancy for Chelsea Market. If an updated Temporary Certificate of Occupancy is required for the premises, same will be issued by the New York City Department of Buildings when any renovations are complete. The applicant will apply for any and all necessary licenses, permits and certifications, including but not limited to, Workers Compensation and Disability Insurance, Certificate of Authority to Collect Sales Taxes, Certificate of Assumed name and Department of Health and Mental Hygiene Permit.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location.**

The premises is located in the currently open and operating Chelsea Market. The premises is a relatively small restaurant with a capacity of only 74. The location was previously occupied by a restaurant with an On-Premises Liquor License. Therefore, approval of the application and issuance of a new On-Premise Liquor License will not negatively impact traffic patterns in and around the premises. Further, the premises is located in Chelsea Market which spans the block between 9<sup>th</sup> Avenue and 10<sup>th</sup> Avenue, both of which are particularly wide streets. Chelsea Market is easily accessible by New York City Transit buses, subways, Citi bikes as well as New York City Taxi Cabs and Ubers. Parking garages/parking lots are available in the area, including a public parking garage just across the street from Chelsea Market on 15<sup>th</sup> Street.

**(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises.**

The restaurant will have no impact on noise level in the area because of the issuance of the license. The location was previously occupied by a restaurant which held an On-Premise Liquor License. Additionally, Chelsea Market is currently open and operating with other licensed premises within the market as well as numerous other retail businesses. Therefore, issuance of the license will not cause an unusual increase in noise levels in this area. It will instead offer another unique location for New Yorkers and tourists alike visiting Chelsea Market to enjoy a high quality meal. There will be no dancing or DJ's or other types of musical performances permitted only recorded background music.

**(e) The history of liquor violations and reported criminal activity at the proposed premises.**

There is no known violations or any history of criminal activity at the premises.

Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

In this recovering post-pandemic economy, it is important that neighborhood restaurants that bring the community together and without any negative impacts on noise, traffic, or criminal activity are encouraged to open and have the ability to sell alcohol.

Accordingly, we believe approval of this application and issuance of an On-Premises Liquor License will promote the public interest and convenience and the Community Board should so find. We therefore request that the Authority approve the application.