Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME			DOING BUSINESS AS (DBA)							
Pushcart Cof	fee Chel	sea LLC	Citizens of Chelsea							
STREET ADDRESS			CROSS STREETS				ZIP CODE			
401 W. 25th	25th & 9th	Avenue		10001						
OWNER	NAME:	James Rogers		NAME:	NAME: Vivian K. Tozaki					
(Attach a list of all the people that will be associated/listed	PHONE:	917-224-0766	ATTORNEY/ REPRESENTAIV	PHONE	347-4					
with the license)	EMAIL:	james.p.rogers@gmail.com		EMAIL	manh	natta	n.attorn	ney@gmail.com		
	NAME:	Justin Giuffrida		NAME:	25th	St. C	Chelsea	Equities		
MANAGER	PHONE:	646-283-1180	LANDLORD	PHONE	.: 646-	-834	-9463			
	EMAIL:	justin@citizens.coffee		EMAIL	: anton	anton@kandrrealty.com				
APPLICATION	ON TYP	E (x_ Liquor License		Unen	closed S	idew	valk Caf	e)		
	Has applicant	t owned or managed a similar business?			YES		NO			
O New	What is/was t	he name and address of establishment?								
	What were the	e dates applicant was involved with this former premi	se?							
Q Corp	What is the lice	cense # and expiration date?		12	?74100 I	Ехрі	res 10/3	31/25		
Change/Class Change/Removal	Is applicant m	naking any alterations or operational changes?	YES				NO			
Change/Removar	If alterations of	or operational changes are being made, please descr	ribe/list all changes.	ktend ho	ours Thu	urs,F	ri, Sat t	to 2AM. Class change to		
	What is the co	urrent license # and expiration date?		an inquo						
Alteration	Please list/de	scribe the nature of all the changes and attach the pl	ans:							
METHOD O	F OPER	ATION								
TYPE OF ALCOH	O Beer	& Cider			O Wine/E	Beer & Cider				
ESTABLISHMEN TVDE		otel 🔇		_		atering Establishment				
ТҮРЕ	ar O Dance Cl		•			nal Organization – Members Only)				
Has applicant/owne you plan to file?	YES N	sup	port pri	or to	filing w	B's approval and vith the SLA.				
Is the 500 Foot Rule On-Premise liquor I establishment and t	YES N		nere are 00 FT se			er licenses within juor.				
Is the 200 Foot Rule schools and houses		? If yes, please attach a diagram of the that trigger the rule.	YES N	×						
Has applicant/owne Location of Alcoholi	Y K S N)								

OPERATI	ONAL DI	ETAILS (*C	losing time wil	l be wl	nen e	stablishme	nt is va	cated of	all patr	ons)				
		MONDAY	TUESDA	Y	WI	EDNESDAY	THUI	RSDAY	FRIDAY		SATURDAY		st	JNDAY
HOURS*	Operation	7AM-12	M 7AM-12A	λM	7AM-12AM		7AM	-2AM.	7AM	-2AM	. 7AI	M-2AM.	7AM	-12AM
(Indoor Only)	Kitchen	N/A - we	do not have	a full	kitc	hen but w	ve do	offer fo	od du	ring a	II ope	erationa	l hou	rs.
	Music		M 7AM-12A			M -12AM								
If you plan to ha		at type(s)?	BACKGRO	UND	L	IVE MUSIC		DJ	JUKI	E BOX		KA	RAOKE	,
						OCCUPA	ANCY							
	(Ce	apacity rtificate of ccupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Num of Ta		Number of Seats		er of Servio	-	Number and-Up I	-	Number of at Stand-U _l		
INSIDE	20	6	100	8		24	table only	e servio . (1)	e 0			0		
OUTSIDE (Other than sidewalk café)														
DCA APPROVED UNENCLOS SIDEWALK CAFÉ	ED								·					
How many floor	s are there? V	Vhat is the capac	ty for each floor?	1			Cella	r and C	Ground	d Floo	r. 20	6 per C	of O	CC.
How frequently	will the owner	(s) be at the esta	olishment?				x 4 days a week							
Will there be da	ncing?						YES	NØ						
Will applicant ha	ave bottle or to	able service for b	everage alcohol?				YES	Χ _{IO}						
Will applicant be	e hosting priva	ate; promotional o	r corporate even	ts?			YES	NO	May	/be oi	nce c	or twice	a yea	ır
Will outside pro	moters be use	ed on a regular ba	sis? If yes please	e descri	be.		YES	N Q						
Will applicant ha	ave a security	plan? If, yes plea	se attach.				YĽS	NO				rained ir come ur		
Will security pla	n be impleme	nted?					YES	NO	•	called				
Will State certifi	ed security pe	ersonnel be used	1				YES	NQ						
Will New York Nightlife Association and NYPD Best Practices be followed?						Y ES	NO							
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					of	YES	NO							
Will applicant be using delivery bicycles? If yes, how many?						YES	NQ							
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?					will staff	YES	NO	N/A						
Where will deliv	ery bicycles b	e stored during the	e day when not i	n use?			N	/A						

MULTPL	E SPACES/FLORRS	S CAPACITY	BREAKD	OWN				
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	Cafe/Coffeesho	206	Sun- Wed 7AM- 12AM. Thur- Sat.,- 7AM- 2AM	8	24		0 uires us to list ce bar when v ice only	
cellar	storage		ZAWI					

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

Community Notification/Relat	ions							
NOTIFICATION:	# 1		Emails were send to all persons listed (Block Association/					
List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and	# 2		Tenant Association/Community) on the list provided by Community Board 4 and Nelly Gonzalez was bcc'd.					
community groups that applicant has notified regarding its application. For	# 3							
each please list both the organization and individual you contacted # 4								
	# 5							
Please provide dates when applicant met with the groups listed above.			Email only, did not meet in person.					
Who was your contact person at each group you met with?								
When did applicant post the notice that was provided?			October 25, 2023					
Where did applicant post the notice that was provided?			On the front door window facing outward.					
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.)	YES	NO	646-283-1180		
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				YES	NO			

BUILDING DESIGN			
State the name and type of business previously located in the space.	Citi	zens of	f Chelsea - coffeeshop/cafe
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	We currently hold a beer/wine license
Do you plan any changes to the existing façade? If yes, please describe.	YES	NOX	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	
Is the entrance ADA Compliant?	y¥s	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NOX	
Will applicant have a vestibule within the establishment?	YES	NOX	
Will applicant use a storm enclosure?	YES	NOX	
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?	YX ES	NO	
Will applicant comply with the NYC noise code?	YBS	NO	
Will the establishment have any of the following: (circle all that apply) NONE	FREN	CH DOOR	S 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?	YDS	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?	YIKS	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	X 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	
Will the kitchen exhaust system extend to the roof?	YES	NO	n/a we do not have a full kitchen
Will the establishment have an illuminated sign?	YKS	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	NOX	
Where will the air conditioner be located? What type is it?	Buil	t into b	uilding - central air unit, 5 ton condenser
When was the air conditioner installed?	nstall	ed upo	n initial construction of building in 2005

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YXX S	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)?	YES	NXO	
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?	1X/s	NO	
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?	Y)SS	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?	¥XES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	N/A
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?	15ES	NO	
If open dining, will you comply with all NYC DOT guidelines?	YX:S	NO	
If open dining, will the installation be year-round?	YEX	NO	

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YEX	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	Not now, but maybe in the future
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	N/Q	
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?	YEX	NO	
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	YES	NO	
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	We have open dining but it's not in the parking lane

ADDITIONAL STIPULATIONS: (Office Use Only)			
- There will be no alcohol service in any outdoor space, include sidewalk and roadway			
- Applicant will ensure that an 8-foot pedestrian path is maintained on all sidewalks			
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 December 6, 2023 full board meeting, with 39 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 O Approval
CB4 REPRESENTATIVES	
	0/1 .

Nelly Gonzalez
CB4 Assistant District Manager

Frank Holozubiec
CB4 BLP Committee Co-Chair

Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE

Vivian Tozaki for James
Rogers

PRINT NAME OF APPLICANT

Vivian Tozaki, Esq.

SIGNATURE OF APPLICANT

DATE

However State Liquor Authority

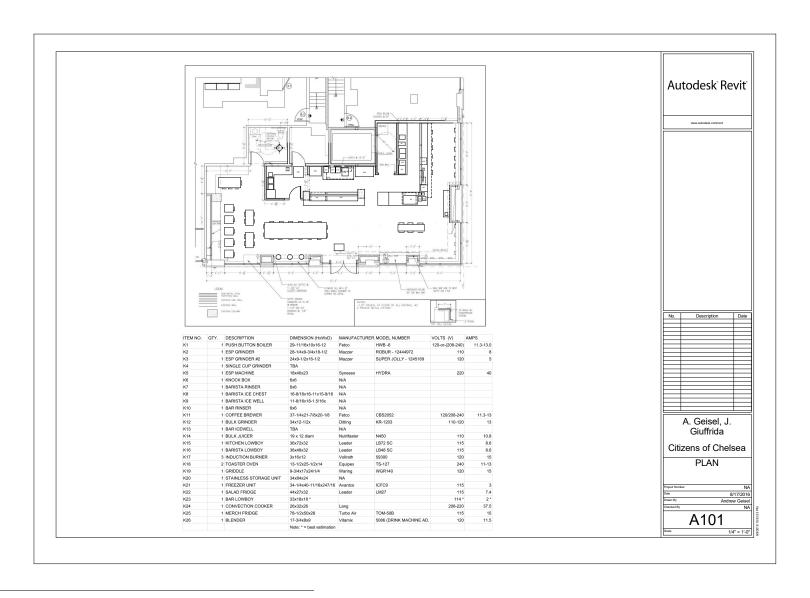
OFFICE USE ONLY Date_ Original Amended

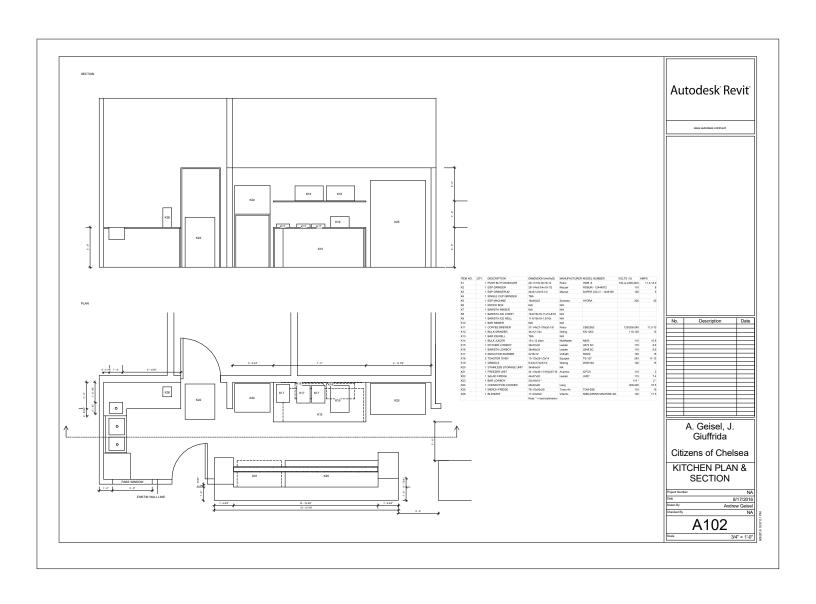
Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

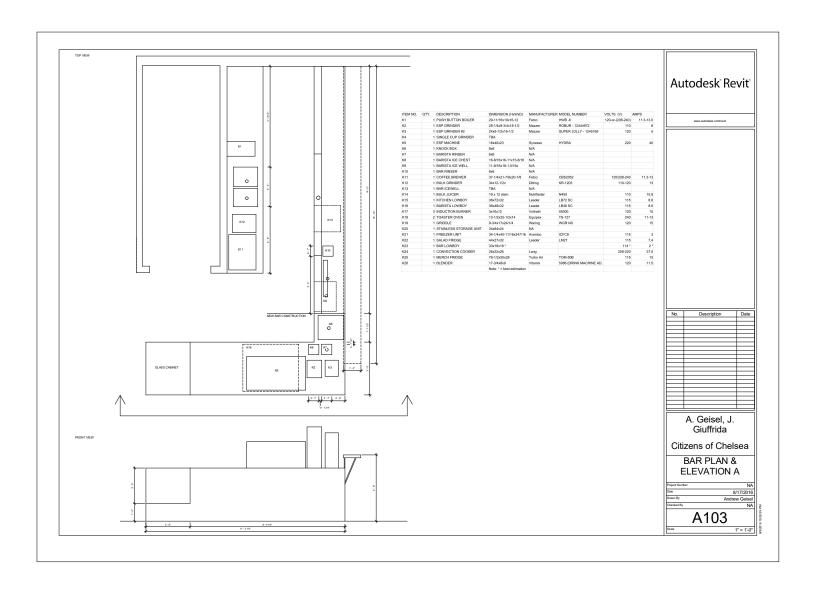
1. Date Notice Sent: October 6th 2023 1a. Delivered by: Certified Mail Return Receipt Requested
2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License: For premises outside the City of New York: RECEIVED
O New Application Removal O Class Change
For premises in the City of New York:
O New Application O New Application and Temporary Retail Permit O Renewal O Alteration O Removal
Class Change Method of Operation Corporate Change Corporate Change
For New and Temporary Retail Permit applicants, answer each question below using all information known to date For Renewal applicants, answer all questions For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s) For Corporate Change applicants, attach a list of the current and proposed corporate principals For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation For Class Change applicants, attach a statement detailing your current license type and your proposed license type For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes
Please include all documents as noted above. Failure to do so may result in disapproval of the application.
This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:
3. Name of Municipality or Community Board: Manhattan Community Board 4
Applicant/Licensee Information:
4. Licensee Serial Number (if applicable): 1274100 Expiration Date (if applicable): 10/31/2025
5. Applicant or Licensee Name: Pushcart Coffee Chelsea LLC
6. Trade Name (if any): Citizens of Chelsea
7. Street Address of Establishment: 401 West 25th Street
8. City, Town or Village: New York , NY Zip Code: 10001
9. Business Telephone Number of applicant/ Licensee: 646-649-3079
10. Business E-mail of Applicant/Licensee: james.p.rogers@gmail.com
11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider
12. Extent of Food Service: O Full Food menu; full kitchen run by a chef/cook O Menu meets legal minimum food requirements; food prep area required
13. Type of Establishment: Bar/Tavern
Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke
14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.):
Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment
☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel
Other (specify):
15. Licensed Outdoor Area: None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure (check all that apply) Sidewalk Cafe Other (specify):

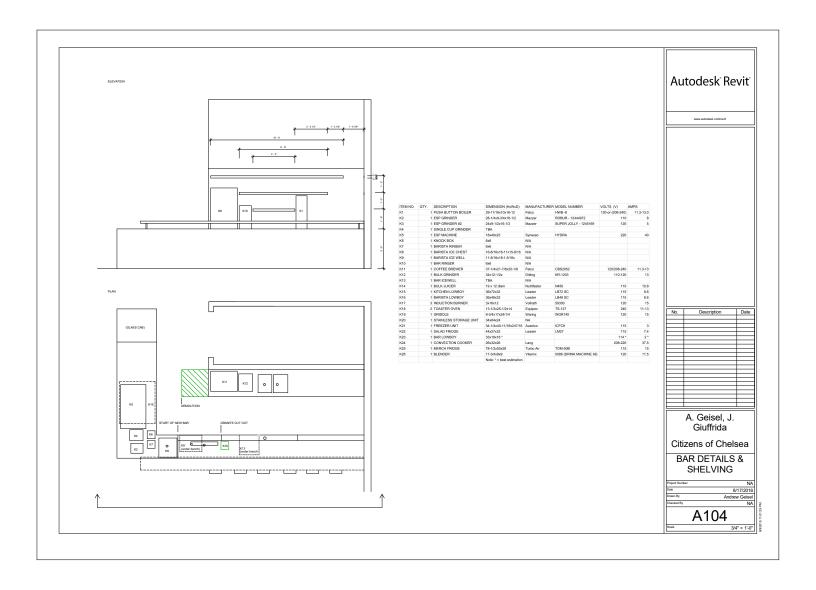
Principal Signature:

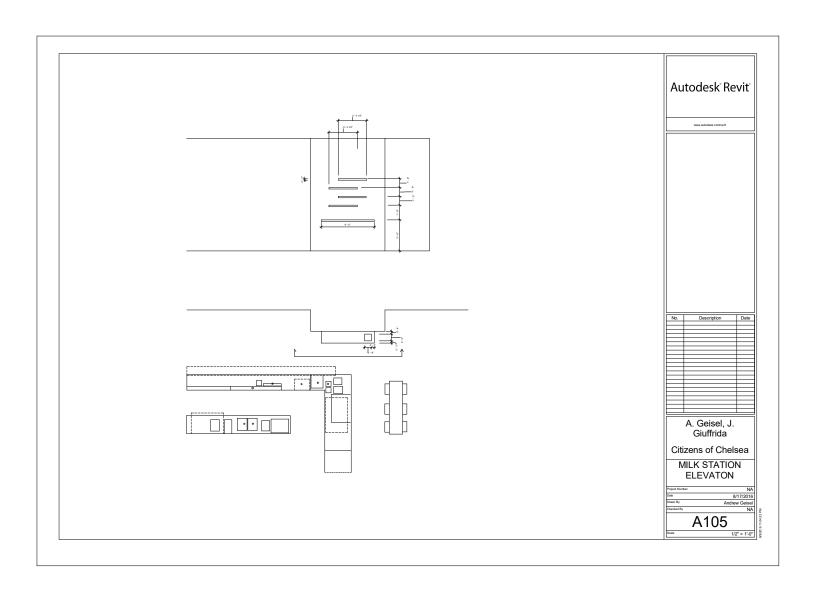
OFFICE USE ONLY Original Amended Date	49
16 Liet the fleer(e) of the hullding that the entitle was in larger day.	
16. List the floor(s) of the building that the establishment is located on: basement, ground floor	
17. List the room number(s) the establishment is located in within the building, if appropriate: basement, ground floor	or
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? O Yes O No	
19. Will the license holder or a manager be physically present within the establishment during all hours of operation?	⊙ Yes ○ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of	the licensee:
Name Serial Num	ber
21. Does the applicant or licensee own the building in which the establishment is located? (Yes (if YES, SKIP 23-26)	⊙ No
	
Owner of the Building in Which the Licensed Establishment is Located	
22. Building Owner's Full Name: 25th Street Chelsea Equities	
23. Building Owner's Street Address: 316 West 118th Street	
24. City, Town or Village: NewYork State: NY	Zip Code: 10026
25. Business Telephone Number of Building Owner: 646-834-9463	
Representative or Attorney Representing the Applicant in Connection with th Application for a License to Traffic in Alcohol at the Establishment Identified in this I	e Notice
27. Representative/Attorney's Street Address: 11 Broadway STE 615	
28. City, Town or Village: New York State: NY	Zip Code: 10004
29. Business Telephone Number of Representative/Attorney: 347-401-0295	
30. Business E-mail Address of Representative/Attorney: manhattan.attorney@gmail.com	
I am the applicant or licensee holder or a principal of the legal entity that holds or is applying Representations in this form are in conformity with representations made in submitted document the Authority when granting the license. I understand that representations made in this form upon, and that false representations may result in disapproval of the application or revocation. By my signature, I affirm - under Penalty of Perjury - that the representations made in this formula is a signature.	nts relied upon by will also be relied not the license.
31. Printed Principal Name: Title: Affory	for Applicano

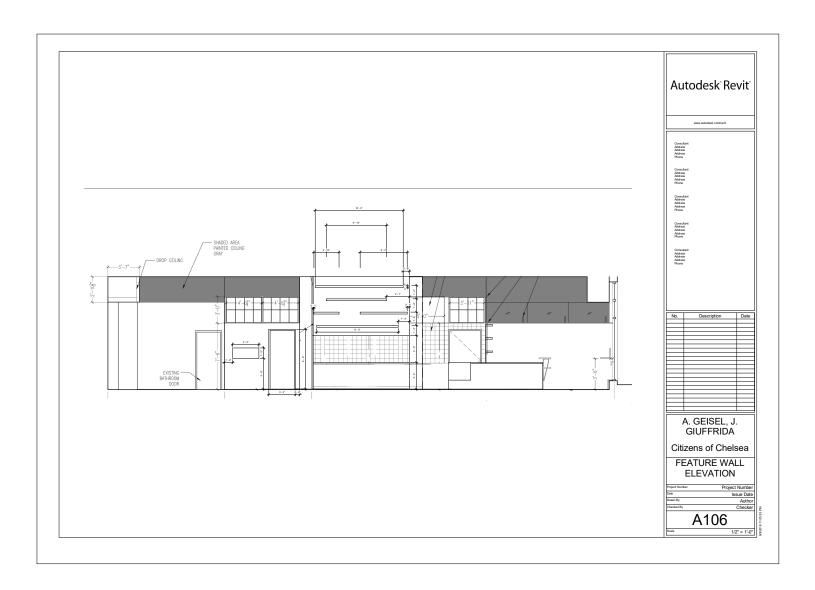














www.citizens.coffee @citizens.of

HOT DRINKS				
COFFEE	3.25 SMALL	3.75 LARGE	HOT CHOCOLATE Add Nutella 1	4.75
ESPRESSO	3.50 BLEND	3.75 SINGLE O	CHAI LATTE	5
AMERICANO		3.75	LOOSE LEAF TEA (BY RISHI)	4
MACCHIATO		3.75	English Breakfast, Earl Grey, Jasmine Green, Chai,	
CARRILGGING		3.75 4.5	Ginger turmeric, Peppermint, Chamomile	
CAPPUCCINO FLAT WHITE		4.5 4.5	Add Almond/Oat Milk 1 Add Soy Milk 0.75	
LATTE		4.75	Add on Williams and Survey Williams	
MOCHA Add Nutella 1		5.5		
WELLNESS LATI	TES *all served with	almond milk*		
	n infusion of organic b gave, served with stea		non, ginger, cloves and blue	6
GOLDEN LATTE A	n infusion of organic ging		on grass, cane sugar and lemon, served with	6
ste	eamed almond milk.	•		6
MATCHA LATTE	eremonial grade matc	ha served with steamed	almond milk	0
COLD DRINKS	0.44411	LABOE		
COLD BREW	SMALL 4.5	LARGE 4.75	FRESH PRESSED ORANGE JUICE	6
BLACK ICED TEA	4.25	4.75	KOMBUCHA (PILOT, BROOKLYN)	8
HERBAL ICED TEA (ask ab		4.75	Rotating flavor, ask us!	0
FRESH LEMONADE	4.25	4.75	GALVANINA SODAS:	5
ARNOLD PALMER	4.25	4.75	Rotating flavor, ask us! PINEAPPLE SLUSHIE	5
			PINEAPPLE SLOSHIE	3
ALCOHOL				
BEER / CIDER			WINE	
NARRAGANSETT LAGER, R	RHODE ISLAND	7	ARCHER ROOSE ROSE, FRANCE	10
AUSTIN PINEAPPLE EAST		7	ARCHER ROOSE PROSECCO, ITALY	10
SIX POINT ALPENFLO, B		8	ARCHER ROOSE SAUVIGNON, BLANC, CHILE	10
SIX POINT ALPENILO, B	ROOKLIN	U	ARCHER ROOSE MALBEC, CHILE (can)	12
COCKTAILS				
MIMOSA CLASSIC	10	25 CARAFE	STRAWBERRY LIME RICCI	12
Fresh squeezed orange juic		20 0/10/11	Klir vodka, muddled strawberry, triple sec, lime juice	12
AUSSIE SPIKED ICE TEA	12		CITIZENS SPRITZ	12
Klir vodka, triple sec, kiwi p			Our spin on the classic Aperol Spritz	.2
black ice tea	14		KIWI MARGARITA	13
ESPRESSO MARTINI Vodka, coffee liqueur, simple s	14 syrup, espresso		Tequila, Kiwi puree, triple sec, lime juice	
	· / · · I · / · · - - · · · · · · ·		PINA COLADA	12
			Fresh pineapple, coconut creme, white rum	

ALL DAY BREKKIE YOGURT & GRANOLA BOWL (vege, gf) 11 CHEDDAR BISCUIT BREKKIE SANDWICH 15 Greek yogurt, house-made granola, seasonal fruit, chia honey Soft scrambled eggs, gruyere cheese, thick cut bacon and house made tomato chutney on a fresh baked cheddar-chive BLUEBERRY & COCONUT BIRCHER MUESLI (v, vege, gf, df) 13 biscuit. Served with best of season greens. Overnight coconut milk soaked oats, blueberries and agave topped with Recommended add: Avocado 3.5 seasonal fruit and toasted almonds **BBQ BREKKIE BOWL** 15.5 SMASHING AVOCADO (vege) 15.5 Garlicky smashed potatoes, bbq braised pork, soft poached egg, Avocado tossed with feta, lime and cilantro on top of thick cut multigrain pickled red onion, avocado, cilantro, chipotle hollandaise toast. Garnished with pickled red onion, radish, pumpkin seeds and beetroot hummus HOUSE MADE BANANA BREAD (vege) 11 Recommended add: Poached Egg 2.5 House-made banana bread served with Greek yogurt, banana house made granola, chia honey and fresh berries THE CITIZENS BREKKIE (df) 16 Rose scrambled eggs, seasoned avocado, multigrain toast, BELGIAN WAFFLE (vege) 14 bacon, best of the season greens House-baked Belgian waffle, brown butter maple syrup,raw berry compote, fresh banana, house-made granola and mascarpone **SALMON EGGS** 16 Smoked salmon and two soft poached eggs on rye sourdough with **BREKKIE BURGER** 16 dill Greek yogurt pickled and pickled red onion. Served with best Choice of Pat la Frida brisket burger or beyond burger with a of the season greens rose scrambled egg, gruyere cheese, bacon, avocado, and Recommended add: Avocado 3.5 house-made chutney served on a toasted brioche roll. 15 CAST IRON BAKED EGGS (df) **VEC SANDWICH** 16 Chorizo sausage, two soft poached eggs, roasted red pepper, Rose scrambled egg with spinach, garlic smashed potatoes, cannellini, spinach, toasted almonds and aioli. Served with pickled onions, avocado, and house-made chutney served on a toasted brioche fingers toasted brioche roll. LUNCH FRESH PASTA **BOWLS** TAGLIATELLE AGLIO E OLIO (vege) 15.5 WELLNESS BOWL (v, vege, df, gf) 14 Summer herbs, garlic, corn, parmesan, basil Chopped kale, spinach, shredded red cabbage, chilled red quinoa, Recommended add: Garlic Bread 3 avocado, roasted beet, lemon herb dressing Recommended add: Smoked Salmon 5 **CHORIZO & CANNELLINI RAGU** 15.5 Orrecchiette, roasted chorizo sausage, cherry tomato, sweet peppers, 16 MISO CHICKEN BOWL (df) cannellini, ricotta Kale, wild rice, braised chicken, blueberries, radish, sesame almonds, Recommended add: Garlic Bread 3 miso vinaigrette SHORT RIB BOLOGNESE 16 Recommended add: Avocado 3.5 Slow cooked short rib bolognese with fresh Cavatelli and parmesan CHICKEN SCHNITZEL PESTO BOWL 15.5 Recommended add: Garlic Bread 3 Pan fried golden chicken schnitzel, wild rice, tomato, baby spinach, 16 **BASIL & PARSLEY PESTO (vege)** parmesan, lemon & pesto dressing garnished with toasted almonds Tagliatelle, fresh pesto, parmesan, toasted almonds & lemon wedge & lemon slice Recommended add: Garlic Bread 3 **BURGERS AND SANDWICHES GOLDEN CHICKEN SCHNITZEL SANDWICH** 15 BBQ PULLED PORK SANDWICH (df) 14.5 Pan fried golden chicken schnitzel, tomato, romaine, gruyere cheese, garlic aioli, lemon and pesto salsa served on a toasted brioche bun. BBQ braised pulled pork, smokey cabbage slaw and sweet and spicy Served with best of seasons greens pickles on a soft brioche bun. Served with best of seasons greens 16.5 BEEF BRISKET BURGER (df) VEGGIE BURGER (vege, df) 16.5 Pat Lafrieda brisket patty, fresh tomato, cos lettuce, sweet and Beyond burger patty, fresh tomato, cos lettuce, sweet and spicy spicy pickles, herbed mayo and house made tomato chutney on pickles, herbed mayo and house made tomato chutney on a soft a soft brioche bun. Served with best of seasons greens brioche bun. Served with best of seasons greens Recommended add: Gruyere cheese 1 Recommended add: Gruyere cheese 1 **CHICKEN BURGER** 15 Salt and pepper chicken breast, smashed avocado, fresh tomato, cos lettuce and herbed mayo served on a ciabatta bun. Parties of 6 or more will Served with best of seasons green include an 18% gratuity fee. Please tell your server if you Recommended add: Gruyere cheese 1 would like this amended.

LITTLE BIT EXTRA?

SOUR/MULTI TOAST 2.5 SCRABBQ PULLED PORK 5 GARLIC

SCRAMBLED EGGS 4
GARLIC POTATOES 4.5

AVOCADO 3.5

CHICKEN 5

SMOKED BACON 4

GARLIC BREAD 3
CHEDDAR BISCUIT 4.5

v: vegan / vege: vegetarian / df: dairy-free / gf: gluten free

SMOKED SALMON 5

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	401 W 25th St, New York, New York, 10001
Geocode	Latitude: 40.74800 longitude: -74.00064
Report Generated On	10/25/2023

8 Closest Liquor Stores		
Name	Address	Distance
ALGA WINES & SPIRITS LTD Ser #: 1023563	221 9TH AVENUE NEW YORK, NY 10011	409 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	984 ft
O&K WINE & LIQUOR INC Ser #: 1353670	292 8TH AVE NEW YORK, NY 10001	1,057 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	1,097 ft
DEATH AVE WINES CORP Ser #: 1339444	317 10TH AVE NEW YORK, NY 10001	1,193 ft
HUDSON YARDS LIQUORS INC Ser #: 1319647	557 C WEST 23RD ST NEW YORK, NY 10011	1,420 ft
NRS WINE AND LIQUOR INC Ser #: 1336044	391 8TH AVE NEW YORK, NY 10001	1,454 ft
WINE RHINO LLC Ser #: 1347836	140 10TH AVE NEW YORK, NY 10011	1,839 ft

Schools within 500 feet		
Name	Address	Distance
PS 33 CHELSEA PREP	281 9TH AVE NEW YORK, NY 10001	398 ft

Churches within 500 feet	
Name	Distance
Saint Elftherios Church	348 ft
Manor Comm Church	378 ft
St Columba Church	447 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
TXOKO INC Ser #: 1201044	240 9TH AVENUE 24TH & 25TH STREETS NEW YORK, NY 10001	163 ft
BOILERY HOSPITALITY INC Ser #: 1323212	235 9TH AVE NEW YORK, NY 10001	184 ft
MAXVER LLC Ser #: 1302735	461 W 23RD ST NEW YORK, NY 10011	709 ft
AROKA HOSPITALITY LLC Ser #: 1300371	206 9TH AVE NEW YORK, NY 10011	725 ft



Andrew Geisel <andrew@citizens.coffee>

Tue, Jun 23, 2020 at 6:08 PM

Open Restaurant Form Confirmation

4 messages

NYCDOT NOTICE <nycdotnotice@dot.nyc.gov>

To: "andrew@citizens.coffee" <andrew@citizens.coffee>

Congratulations! As part of the City's Open Restaurants program, Citizens Of Chelsea LLC, is authorized to add outdoor seating to the City's sidewalk and/or roadway in front of its restaurant in accordance with all applicable terms and conditions and health guidance.

Business name: Citizens Of Chelsea LLC

Business phone: 6466493079

Establishment Address: 401 West 25th, Manhattan, NY

Approved for:

Sidewalk Seating: yes

Roadway Seating: no

Alcohol Service: yes

You'll receive a separate email with a printable sign if your application includes roadway seating

For questions about the program, requirements and resources please visit the NYCDOT Open Restaurant Program Website

Thank you,

NYC Department of Transportation

























