

# 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>	
PJ Clarke's Oyster Bar & Grille LLC		PJ Clarke's Oyster Bar & Grille	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
424 West 33rd Street		10th & 11th Avenues	10001
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Philip Scotti	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Max Bookman, Esq. Pesetsky and Bookman, P.C.
	<b>PHONE:</b> 917-699-7445		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> ps@clarkesgroup.com		<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b> Jeremy Mazal	<b>LANDLORD</b>	<b>NAME:</b> BOP NW Loft LLC
	<b>PHONE:</b> 678-296-1246		<b>PHONE:</b> 212-560-0710
	<b>EMAIL:</b> jeremy@clarkesgroup.com		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	See rider	
	What were the dates applicant was involved with this former premise?	See rider	
<input type="radio"/> <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="radio"/> <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="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	After CB Meeting
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	
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>	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am
	<b>Kitchen</b>	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am
	<b>Music</b>	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am

If you plan to have music, what type(s)?  
(Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input checked="" type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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**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>	Pending	200	39	128	0	1	32
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	0	0	0	0	0	0	0
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>							

How many floors are there? What is the capacity for each floor? One-Ground Floor

How frequently will the owner(s) be at the establishment? Daily

Will there be dancing? YES  NO

Will applicant have bottle or table service for beverage alcohol? YES  NO

Will applicant be hosting private; promotional or corporate events?  YES  NO

Will outside promoters be used on a regular basis? If yes please describe. YES  NO

Will applicant have a security plan? If, yes please attach. YES  NO

Will security plan be implemented? YES  NO

Will State certified security personnel be used? YES  NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES  NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation? YES  NO

Will applicant be using delivery bicycles? If yes, how many? YES  NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES  NO  N/A

Where will delivery bicycles be stored during the day when not in use? N/A

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN** N/A

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Pending
Is a Public Assembly permit required?	YES X	NO	
Are your plans filed with DOB?	YES X	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	A mass email was sent to all of the contacts listed on the block	
	# 2	association/organization list provided by the community board on	
	# 3	03/05/2024.	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	See above		
Who was your contact person at each group you met with?	N/A		
When did applicant post the notice that was provided?	03/04/2024		
Where did applicant post the notice that was provided?	Conspicuously in front of the premises		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES X	NO	Jeremy Mazal 678-296-1246
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES X	NO	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Frame Gourmet Eatery		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO <input checked="" type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO <input checked="" type="checkbox"/>	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES <input checked="" type="checkbox"/>	NO	
Is the entrance ADA Compliant?	YES <input checked="" type="checkbox"/>	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO <input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	YES <input checked="" type="checkbox"/>	NO	
Will applicant use a storm enclosure?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	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?	YES	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?	YES	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?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	NO	TBD
Where will the air conditioner be located? What type is it?	Roof		
When was the air conditioner installed?	Installed by previous tenant		

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

<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES <input checked="" type="checkbox"/>	NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="checkbox"/> YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="checkbox"/> YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO <input checked="" type="checkbox"/>	To be submitted under the DOT Outdoor Dining Program closer to opening.
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES <input checked="" type="checkbox"/>	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES <input checked="" type="checkbox"/>	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES <input checked="" type="checkbox"/>	NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="checkbox"/> YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="checkbox"/> YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/>	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO <input checked="" type="checkbox"/>	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO	
Will applicant use umbrellas?	YES	<input checked="" type="checkbox"/> 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	Applicant will comply with all local laws and regulations
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  
April 3, 2024 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

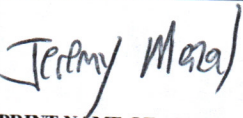
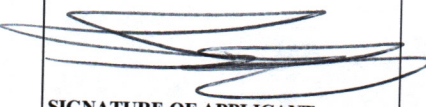
Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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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.

<b>SIGN HERE</b> →	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	2/26/2024 DATE
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**Current/Past Liquor Licenses for Philip Scotti**

<b>Business Name</b>	<b>Business Address</b>
PJ Clarke's	915 3 <sup>rd</sup> Avenue New York, NY 10022
PJ Clarke's on the Hudson	250 Vesey Street New York, NY 10281
PJ Clarke's at Lincoln Square	44 W 63 <sup>rd</sup> Street New York, NY 10023

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	<b>424 W 33rd St, New York, New York, 10001</b>
Geocode	<b>Latitude: 40.75316 longitude: -73.99807</b>
Report Generated On	<b>3/5/2024</b>

8 Closest Liquor Stores		
Name	Address	Distance
MEENA SAMANI CORPORATION License ID: 0100-22-116891 Legacy Serial No.: 1273576	460 W 34TH ST STORE# 1 NEW YORK, New York 10001	404 ft
ANA WINE AND LIQUORS LLC License ID: 0100-22-116749 Legacy Serial No.: 1336884	20 HUDSON YARDS, UNIT RU101 A/KA 500 W 33RD ST NEW YORK, New York 10001	656 ft
AMSTERWINE.COM INC License ID: 0100-23-126194 Legacy Serial No.: 1356273	475 9TH AVE SPACE A NEW YORK, New York 10018	1,090 ft
BARRIL WINES & LIQUORS INC License ID: 0100-22-117862 Legacy Serial No.: 1315255	5 7 CARYL AVE YONKERS, New York 10705	1,243 ft
HUDSON YARDS WINES & SPIRITS INC License ID: 0100-23-125394 Legacy Serial No.: 1320790	486 9TH AVE NEW YORK, New York 10018	1,251 ft
DEATH AVE WINES CORP License ID: 0091-23-140044 Legacy Serial No.: 1339444	317 10TH AVE NEW YORK, New York 10001	1,293 ft
ODYSSEY WINE & SPIRITS INC License ID: 0100-20-103729 Legacy Serial No.: 1255997	490 10TH AVE NEW YORK, NY 10018	1,316 ft
ADB&SAB LLC License ID: 0100-21-114205 Legacy Serial No.: 1287951	554 W 30TH ST AKA 312 11TH AVE NEW YORK, New York 10001	1,364 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

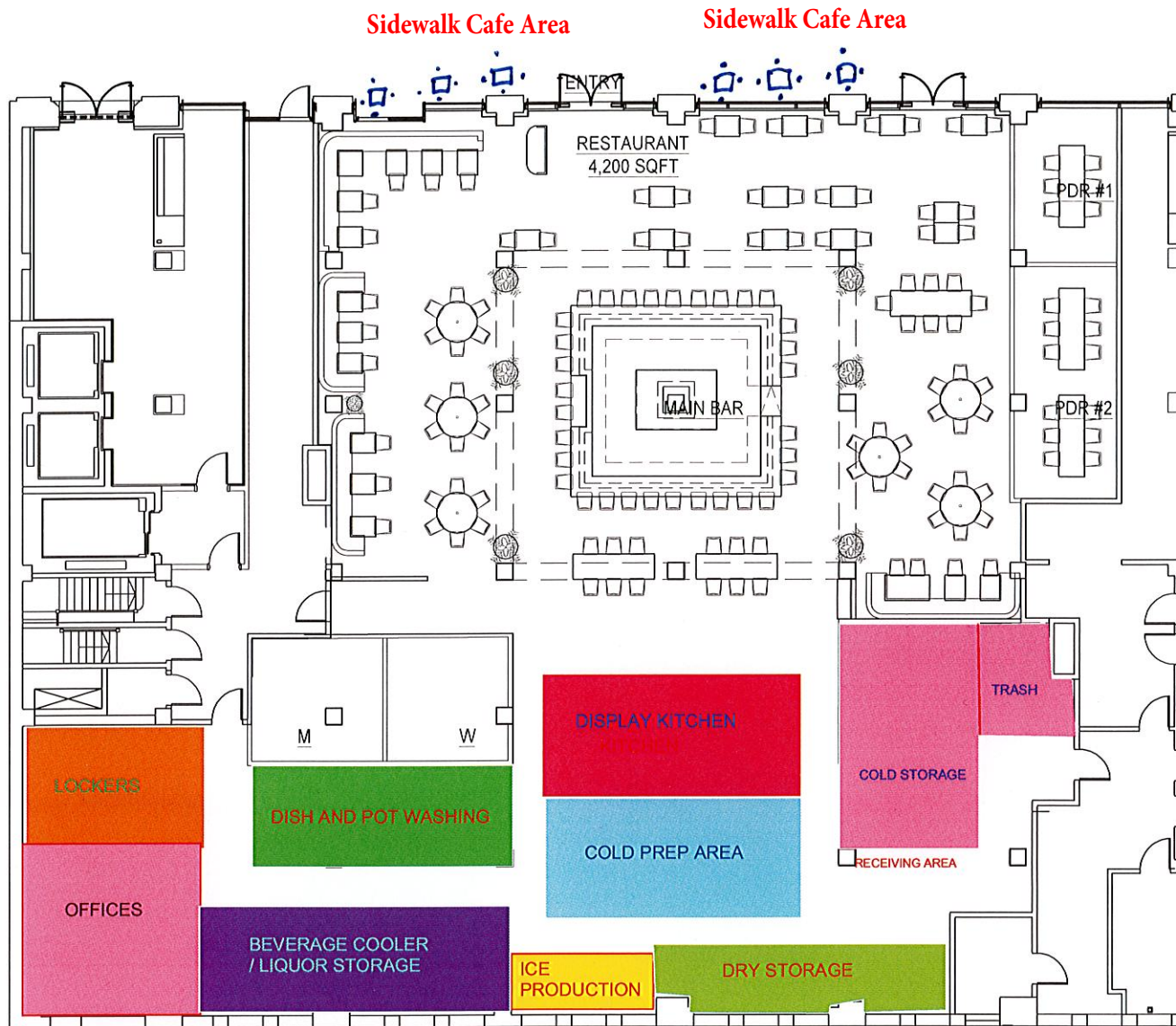
Churches within 500 feet	
Name	Distance
N Y City	75 ft
Church Of Saint Michael	229 ft

Churches within 500 feet	
Name	Distance
St Michaels Catholic Church	271 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BOP MW C3 TRS LLC & LEGENDS HOSPITALITY LLC AS MGR Application ID: NA-0340-23-110707	450 W 33RD ST UNITS 205, 220, 225, 230 NEW YORK, New York 10001.0	230 ft
MOYNIHAN OVERLOOK BAR LLC & PDP HOSPITALITY LLC Application ID: NA-0340-21-103912	383 W 33RD ST # 188-189 NEW YORK, New York 10001.0	488 ft
BSTHY LLC Application ID: NA-0340-23-112019	500 W 33rd St Unit #RU507 New York, NY 10001.0	604 ft
50 HYMC OWNER LLC AND HY AMENITY LLC Application ID: NA-0340-23-111521	50 HUDSON YARDS MEZZANINE FLOOR NEW YORK, New York 10001.0	607 ft
50 HYMC OWNER LLC AND HY AMENITY LLC AS MGR Application ID: NA-0340-23-110197	50 HUDSON YARDS 32ND FL NEW YORK, New York 10001.0	607 ft
LOXLINE LLC Application ID: NA-0340-23-109972	502 W 34TH ST NEW YORK, New York 10001.0	660 ft
509 W 34 TRS LLC and Llamas Spiral LLC as MGR Application ID: NA-0340-23-146732	501 W 34th St New York, New York 10001.0	739 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BOP NW LLC BOP NW HOTEL TRS LLC BOP NW REST LLC License ID: 0343-23-112300 Legacy Serial No.: 1334412	442 W 33RD ST AKA 438 W 33RD ST NEW YORK, New York 10001	137 ft
JDDC ELEMENTAL LLC License ID: 0340-22-110459 Legacy Serial No.: 1335770	442 W 33RD ST A/K/A 440 W 33RD ST NEW YORK, New York 10001	137 ft
WHOLE FOODS MARKET GROUP INC & JAJAJA HUDSON YARDS License ID: 0340-22-107307 Legacy Serial No.: 1322893	450 W 33RD ST SUITE 0200 NEW YORK, New York 10001	227 ft
ARAMARK SERVICES INC License ID: 0346-22-117204 Legacy Serial No.: 1337824	401 9TH AVE NEW YORK, New York 10001	365 ft
ROCKY'S BAR & RESTAURANT INC License ID: 0340-22-104076 Legacy Serial No.: 1271424	460 W 34TH ST STORES 2, 3 & 4 NEW YORK, New York 10001	404 ft
435 WEST 31ST STREET B LLC License ID: 0340-23-130342 Legacy Serial No.: 1329468	435 W 31ST ST 2ND & 3RD FLOORS NEW YORK, New York 10001	433 ft
435 WEST 31ST STREET A LLC License ID: 0340-23-138439 Legacy Serial No.: 1329408	435 W 31ST ST 1ST FL NEW YORK, New York 10001	433 ft
MOYNIHAN FOOD HALL BAR LLC & PDP HOSPITALITY LLC License ID: 0417-22-101207 Legacy Serial No.: 1337991	383 W 33RD ST #20 NEW YORK, New York 10001	488 ft
D & D HUDSON YARDS LLC License ID: 0340-23-137264 Legacy Serial No.: 1311637	500 W 33RD ST NEW YORK, New York 10001	523 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
WATCHES OF SWITZERLAND LLC License ID: 0415-22-115893 Legacy Serial No.: 1342533	500 W 33RD ST NEW YORK, New York 10001	526 ft
34 ENDEAVOR HOSPITALITY LLC License ID: 0343-21-110816 Legacy Serial No.: 1317548	461 W 34TH ST NEW YORK, New York 10001	549 ft
COMPASS GROUP USA INC License ID: 0346-22-116316 Legacy Serial No.: 1319845	500 W 33RD STREET AKA 30 HUDSON YARDS, 63RD FL NEW YORK, New York 10001	572 ft
ERY N TOWER OB DECK MBR LLC;OB DECK TEN LLC & SKY License ID: 0340-22-112416 Legacy Serial No.: 1321158	30 HUDSON YARD FL5,67 & 68 AKA 500 W 33RD ST NEW YORK, New York 10001	572 ft
HUDSON DINING GROUP LLC License ID: 0346-22-117393 Legacy Serial No.: 1338097	30 HUDSON YARDS 74TH-80TH FL AKA 500 W 33RD ST NEW YORK, New York 10001	574 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115710 Legacy Serial No.: 1321561	30 HUDSON YARDS 24TH FLOOR /AKA 500 W 33RD ST NEW YORK, New York 10001	574 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126058 Legacy Serial No.: 1349978	50 HUDSON YARDS 2ND, 3RD, 4TH, 5TH FL NEW YORK, New York 10001	607 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126211 Legacy Serial No.: 1349974	50 HUDSON YARDS NEW YORK, New York 10001	607 ft
UNCLE JACK S STEAKHOUSE INC License ID: 0340-21-118241 Legacy Serial No.: 1144711	440 9TH AVENUE 35TH STREET NEW YORK, New York 10001	608 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126927 Legacy Serial No.: 1349929	50 HUDSON YARDS 7TH FL NEW YORK, New York 10001	619 ft
MIZNON AT HUDSON YARDS LLC License ID: 0340-23-139228 Legacy Serial No.: 1332874	20 HUDSON YARDS RU401B NEW YORK, New York 10001	655 ft
MILOS HY INC License ID: 0340-23-136738 Legacy Serial No.: 1315300	20 HUDSON YARDS AKA 500 W 33RD ST UNIT 508 605 NEW YORK, New York 10001	656 ft
KISSAKI HY LLC License ID: 0340-22-111170 Legacy Serial No.: 1338487	20 HUDSON YARDS RU220 NEW YORK, New York 10001	656 ft
ANA BAR AND EATERY LLC License ID: 0340-22-111945 Legacy Serial No.: 1337850	20 HUDSON YARDS 207A NEW YORK, New York 10001	656 ft
KYMA HUDSON LLC License ID: 0340-23-138135 Legacy Serial No.: 1336481	445 W 35TH ST NEW YORK, New York 10001	669 ft
444 TENTH F&B LLC License ID: 0343-23-121846 Legacy Serial No.: 1295732	444 10TH AVE NEW YORK, New York 10001	715 ft
PHILLIPS 35 INC License ID: 0340-23-135037 Legacy Serial No.: 1279904	450 10TH AVE NEW YORK, New York 10018	745 ft



SEAT COUNT:  
 DINING: 128  
 BAR: 32  
 TOTAL: 160

**CELANO**  
 design studio co.

BROOKFIELD PROPERTIES - NEW YORK  
 P.J.'S OYSTER BAR CONCEPT - OPTION 1  
 3/32" = 1'-0" SCALE  
 \*\*FOR DESIGN REFERENCE ONLY.  
 NOT FOR CONSTRUCTION\*\*

# P.J. Clarke's

Serving Ladies & Gentlemen  
Since 1884

1884

## OYSTER BAR & GRILLE

### ICE COLD

- EAST COAST OYSTERS**  
½ DOZEN | DOZEN  
24<sup>00</sup> / 46<sup>00</sup>
- LONG ISLAND LITTLENECKS**  
½ DOZEN | DOZEN  
16<sup>00</sup> / 26<sup>00</sup>
- CHERRYSTONE CLAMS**  
½ DOZEN | DOZEN  
16<sup>00</sup> / 26<sup>00</sup>
- JUMBO GULF SHRIMP COCKTAIL**  
CLASSIC COCKTAIL SAUCE  
22<sup>00</sup>

### TARTARE

- SALMON TARTARE**  
CAPERS, PICKLED SHALLOT,  
KIRBY CUCUMBER, LEMON
- TUNA TARTARE**  
MANGO, GINGER,  
JALAPENO,  
PICKLED  
CUCUMBERS
- SEA SCALLOP TARTARE**  
EXTRA VIRGIN  
OLIVE OIL, MINT,  
MANDARINO &  
PEPE ROSA
- 18<sup>00</sup>

### OVEN

- OYSTERS ROCKEFELLER**  
SPINACH, SHALLOTS, ABSINTHE  
17<sup>00</sup>
- BROILED GINGER OYSTERS**  
GINGER, SCALLION, LIME  
17<sup>00</sup>
- CLAMS CASINO**  
BACON, PANKO, PARSLEY BUTTER  
17<sup>00</sup>
- MISO BAKED OYSTERS**  
MISO AIOLI, CILANTRO  
17<sup>00</sup>

### STARTERS

- D. ANDERSON CHILI** 17<sup>00</sup>  
SOUR CREAM, RED ONION, CHEDDAR
- CHEESESTEAK EGG ROLLS** 17<sup>75</sup>  
CRUSHED PEPPER DIPPING SAUCE
- RHODE ISLAND CALAMARI** 18<sup>50</sup>  
PICKLED PEPPERS, GARLIC,  
OLIVE OIL
- JUMBO LUMP CRAB CAKE** 26<sup>75</sup>  
CELERY ROOT SLAW, TARTAR SAUCE,  
LEMON CRISPS
- ZUCCHINI & EGGPLANT CHIPS** 18<sup>75</sup>  
TZATZIKI, CRISPY FETA CHEESE
- 'LITTLE GEM' CAESAR SALAD** 16<sup>50</sup>  
KITCHEN CROUTONS, SHAVED PARMESAN
- WINTER BABY KALE SALAD** 16<sup>50</sup>  
ROAST SWEET POTATO, PICKLED RAISINS,  
VERMONT CHEDDAR, PEAR
- BRUSSELS SPROUTS** 14<sup>00</sup>  
FRESH LEMON, PARMESAN
- WARM BREAD AND BUTTER** 4<sup>00</sup>

### SOUP

- CREAMY TOMATO SOUP** 14<sup>10</sup>  
FARMSTEAD CHEDDAR TOAST
- NEW ENGLAND CLAM CHOWDER** 15<sup>65</sup>  
SMOKED BACON, POTATO, CREAM

### SALADS

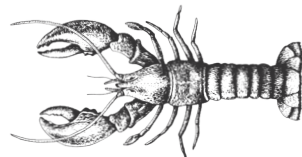
#### MAINE LOBSTER COBB

MAINE LOBSTER TAIL & CLAW,  
BIBB LETTUCE, TOMATO,  
SCALLION, BACON LARDONS,  
AVOCADO, BLUE CHEESE CRUMBLES,  
SOFT-BOILED EGG  
37<sup>25</sup>

- FAROE ISLAND SALMON SALAD** 29<sup>10</sup>  
CHOPPED RADICCHIO, CUCUMBER,  
BELL PEPPERS, CELERY, FENNEL,  
GREEN BEANS, CHICK PEAS,  
KALAMATA OLIVES
- ROAST CHICKEN CAESAR** 23<sup>75</sup>  
SLICED CHICKEN BREAST,  
LITTLE GEM ROMAINE, PARMESAN,  
KITCHEN CROUTONS

### ENTREES

- PROPER FISH & CHIPS** 25<sup>35</sup>  
CRAFT BEER BATTER, TARTAR SAUCE
- SEARED FAROE ISLAND SALMON** 34<sup>15</sup>  
FAROE ISLAND SALMON, MUSTARD  
BEURRE BLANC, CHEESY POTATOES  
AU GRATIN
- PAN ROASTED SEA SCALLOPS** 31<sup>75</sup>  
TOASTED FARRO, DELICATA SQUASH
- CIOPPINO** 39<sup>00</sup>  
CLASSIC FISHERMAN STEW WITH  
COD, SHRIMP, CLAMS, SCALLOPS IN  
A RICH TOMATO BROTH
- SPICY SHRIMP WITH CAPELLINI** 28<sup>35</sup>  
SAN MARZANO, BURST CHERRY
- COUNTRY CHICKEN POT PIE** 24<sup>75</sup>  
CHEDDAR CHEESE CRUST
- BAKED MACARONI & CHEESE** 19<sup>50</sup>  
SMOKED BACON & PEAS
- SHORT RIB BEEF STEW** 28<sup>25</sup>  
ROOT VEGETABLES, ROAST GARLIC  
MASH, HORSERADISH CREAM



#### LOBSTER ROLL

LOBSTER MEAT, BRIOCHE BUN

**CONNECTICUT STYLE**  
WARM MELTED BUTTER

**MAINE STYLE**  
CHILLED WITH MAYO, LEMON, CHIVE  
35<sup>00</sup>

### DESSERTS

- HOT BUTTERED RUM APPLE CRISP** 14<sup>00</sup>  
CINNAMON WHIPPED CREAM
- NEW YORK CHEESECAKE** 14<sup>00</sup>  
CHERRY COMPOTE
- BROWNIE SUNDAE** 14<sup>00</sup>  
VANILLA ICE CREAM,  
CHOCOLATE SAUCE,  
WHIPPED CREAM, CHERRY

### STEAKS

#### CERTIFIED BLACK ANGUS

**NEWPORT STEAK FRITES**  
SEA SALT FRITES, MAITRE D' BUTTER  
36<sup>25</sup>

**NEW YORK BONE-IN STRIP**  
NAKED OR ROQUEFORT BUTTER  
SERVED WITH SEA SALT FRITES OR  
MASHED POTATOES  
45<sup>00</sup>

### FRENCH FRIES

- SEA SALT** 10<sup>00</sup>
- PARMESAN TRUFFLE** 12<sup>00</sup>
- EVERYTHING** 15<sup>00</sup>  
BACON, SHISHITO, PARMESAN
- CRISPY ONION STRINGS** 10<sup>00</sup>  
DIJON AIOLI

### CLARKE BURGERS

SERVED WITH DILL PICKLES & SEA SALT FRITES

SINCE 1884, WE HAVE CHOSEN OUR BEEF FOR QUALITY & GROUND IT FRESH EVERY DAY. WE GRIDDLE OUR HAMBURGERS SIMPLY SO THE FLAVOR REMAINS UNCOMPROMISED. PLACED BETWEEN TWO 'GLOVES', SERVED WITH A SLICE OF ONION UNDER THE BUN TO SCENT THE BREAD EVER SO SLIGHTLY.

- THE CLARKE** 19<sup>00</sup>  
LETTUCE, TOMATO, ONION
- THE BBQ BLUE** 23<sup>00</sup>  
CRISPY ONIONS, BBQ SAUCE,  
BLUE CHEESE CRUMBLES
- AU POIVRE** 24<sup>00</sup>  
GREEN PEPPERCORN AU POIVRE,  
GRIDDLED TOMATO, ONION STRINGS
- THE CADILLAC** 24<sup>00</sup>  
DOUBLE SMOKED BACON,  
AMERICAN CHEESE, LETTUCE,  
TOMATO, ONION
- TRIO OF MINI BURGERS** 24<sup>00</sup>  
BBQ BLUE, CADILLAC,  
CLARKE WITH CHEESE
- ADD-ONS:**
- AMERICAN, BLUE CHEESE, AGED GRUYERE,  
VERMONT CHEDDAR, ASIAGO,  
JAPANESE PICKLES, SAUTÉED ONIONS +2<sup>00</sup>
- DOUBLE SMOKED BACON, AVOCADO,  
FRIED EGG, D. ANDERSON CHILI +3<sup>00</sup>

\*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK FOR FOODBORNE ILLNESS.





CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001

tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

JESSICA CHAIT  
Chair

JESSE BODINE  
District Manager

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**An Entity to be formed by Philip  
Scotti.**

**424 W 33<sup>rd</sup> Street**

A New Liquor, Wine, Beer & Cider for a Restaurant  
Establishment with a Juke Box, Recorded Music &  
Sidewalk Cafe

**DATE:**

Tuesday, March 12, 2024

**TIME:**

**6:30 PM**

**PLACE:**

**Hybrid Meeting:**

**Video/Phone Conference Registration:**

**<https://tinyurl.com/mcb4-blp-committee>**



**In-Person:**

**MCB4 Office**

**424 W 33<sup>rd</sup> Street, Suite 580**

**Due to limited space and to follow health  
and safety precautions, we encourage you  
to participate remotely via Zoom. If you  
would like to attend in person, please  
email Assistant District Manager Nelly  
Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) by  
10am, Monday, March 11th.**

We invite you to attend this meeting and learn more about this application.  
Alternately, you should email your comments by 12 p.m. Monday, March 11th or  
for more information, to Assistant District Manager Nelly Gonzalez  
[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

*Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.*

# Retail Space Available for Lease

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Jeremy Mazal  
The Clarkes' Group LLC  
1776 Broadway  
New York, NY 10023

March 5th, 2024

Manhattan Community Board No.4  
424 West 33<sup>rd</sup> Street, Suite 580  
New York, NY 10001

Dear,

We hope this message finds you well.

We are thrilled to share that we are looking to open P.J. Clarke's Oyster Bar and Grille at 424 W 33<sup>rd</sup> Street operating seven days a week from 12 pm - 12 am.

P.J. Clarke's is a true American Classic. Hailed as the "Vatican of Saloons" the action at every PJ's begins at the bar with tie-clad bartenders shaking martinis and serving up conversation; and spills over into our lively dining rooms where guests sit elbow to elbow at red and white checkered tables in quirky booths and red leather banquettes. We are best known for our iconic burgers, freshest raw bar, and innate sense of hospitality. Come once, we'll know your name, twice we'll know your order, three times and you're family.

We look forward to meeting you at the board meeting on March 12<sup>th</sup> at 6:30 pm

Sincerely,

Jeremy Mazal  
The Clarkes' Group, LLC  
1776 Broadway, Suite 2001  
New York, New York 10019

mobile: +1 678 296 1246  
office: +1 212 352 8000