

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Artfarm Food Inc.		Roth Bar	
STREET ADDRESS		CROSS STREETS	ZIP CODE
443 W 18th Street		9th and 10th Ave	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Ben Crofton	ATTORNEY/ REPRESENTATIVE
	PHONE:	646 983 3920	
	EMAIL:	Ben.crofton@artfarm.com	
	NAME:	Max Bookman	
	PHONE:	212 513 1988	
	EMAIL:	Max@pb.law	
MANAGER	NAME:	Ben Crofton	LANDLORD
	PHONE:	646 983 3920	
	EMAIL:	Ben.crofton@artfarm.com	
	NAME:	Alcam Property Management LLC	
	PHONE:	917 940 2568	
	EMAIL:		
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Manuela / 130 Prince Street	
	What were the dates applicant was involved with this former premise?	Current	
<input type="checkbox"/> Corp Change/Class Change/Removal	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"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input checked="" type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="checkbox"/> NO	After CB Appearance
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.	YES	<input checked="" 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.	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
	Operation	Closed	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	Closed
	Kitchen	Closed	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	Closed
	Music	Closed	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	Closed
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 type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar	
INSIDE	45	45	8	21	0	1	8	
OUTSIDE <i>(Other than sidewalk café)</i>								
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ								

How many floors are there? What is the capacity for each floor?

1 / 45

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

TBD, as needed

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

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	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Please see attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Please see attached	
Who was your contact person at each group you met with?		Please see attached	
When did applicant post the notice that was provided?		January 30, 2024	
Where did applicant post the notice that was provided?		Building entrance; each corner of the block; midblock	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	NO
			TBD

BUILDING DESIGN			
State the name and type of business previously located in the space.	Photo Studio		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		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?	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	<input checked="" type="checkbox"/> 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	N/A
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Above the bar / LG Air Handler		
When was the air conditioner installed?	2023		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ





Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/>	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	<input type="checkbox"/>	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input type="checkbox"/>	
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 st and March 21 st , 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

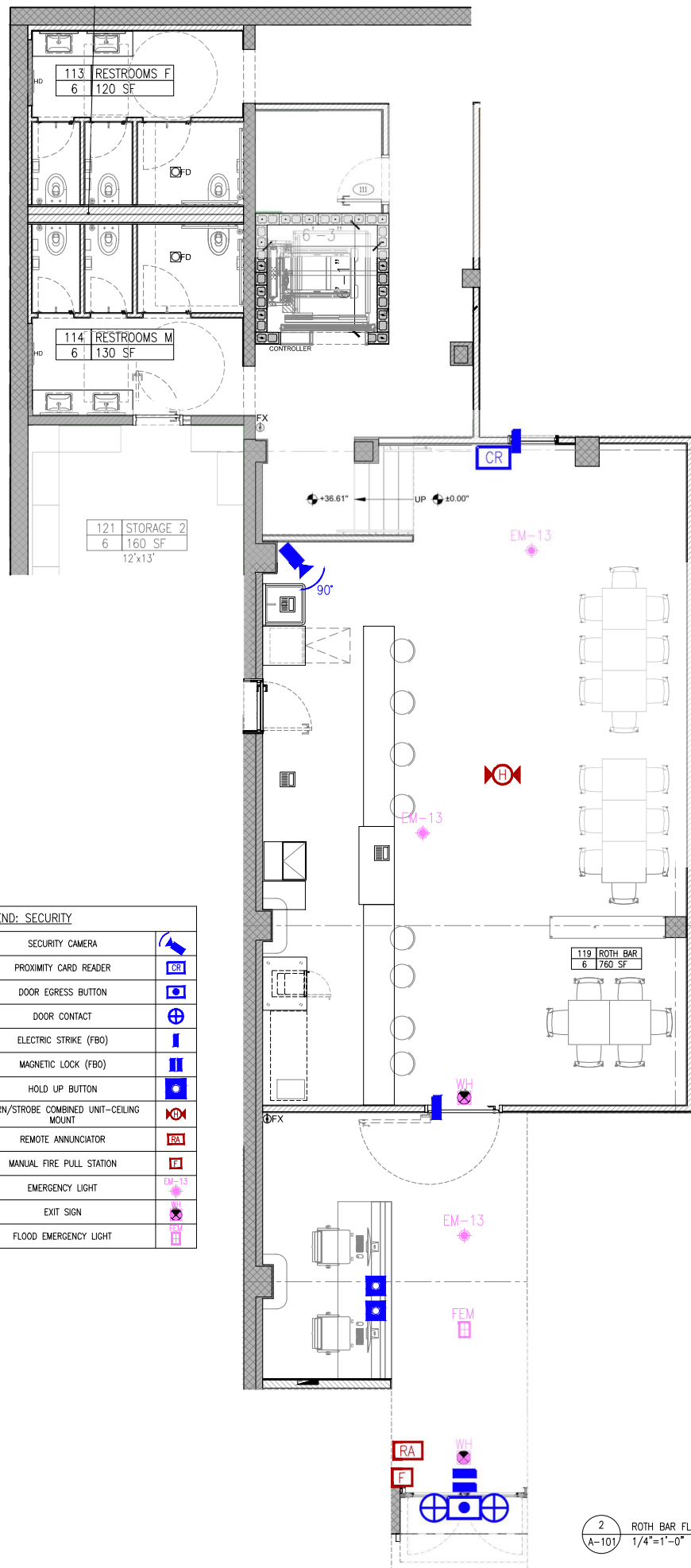
ADDITIONAL STIPULATIONS: (Office Use Only)

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.

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.

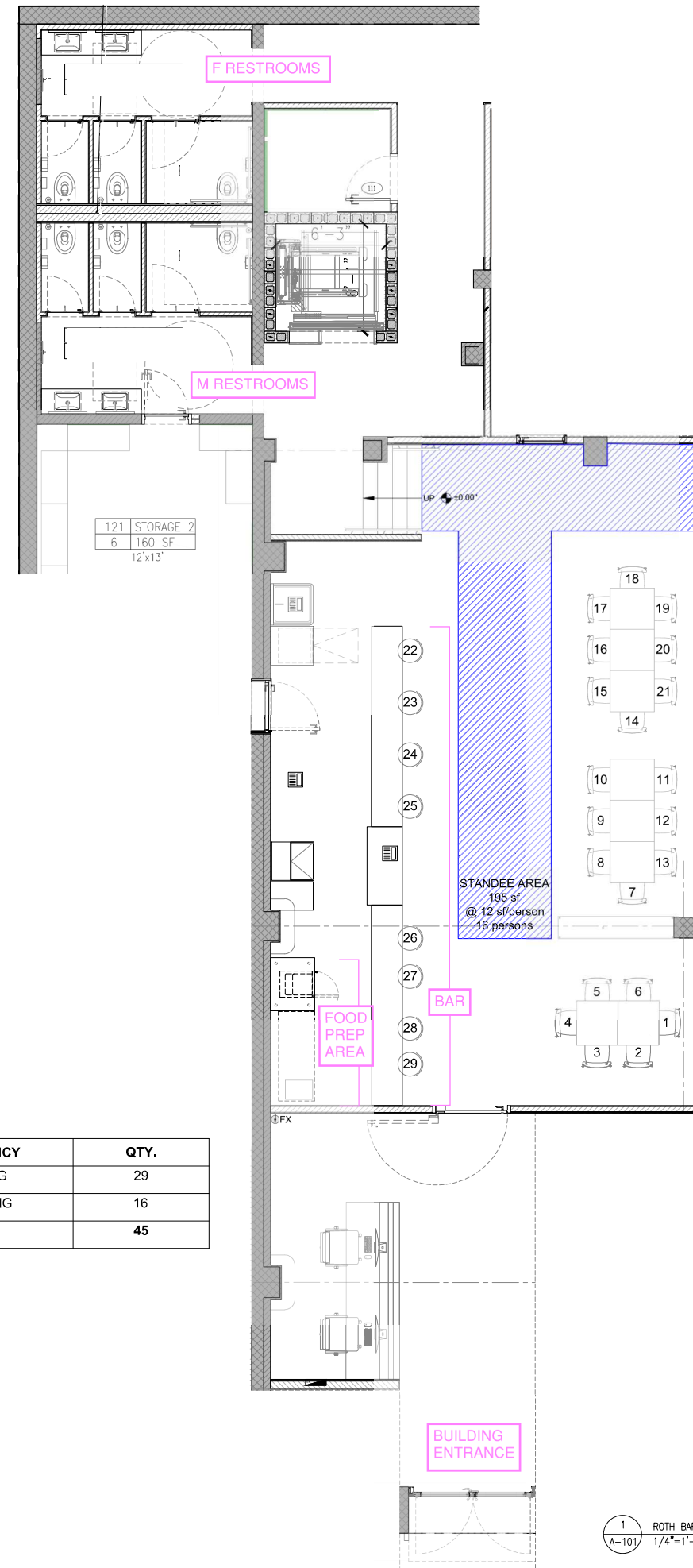
Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its March 6, 2024 full board meeting, with 36 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)		<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="checkbox"/> Denial <input type="checkbox"/> Approval	
CB4 REPRESENTATIVES			
 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozabiec CB4 BLP Committee Co-Chair	 Burt Lazzaro 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 →	BEN CROFTON PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	1.24.24 DATE



LEGEND: SECURITY

SECURITY CAMERA	
PROXIMITY CARD READER	CR
DOOR EGRESS BUTTON	
DOOR CONTACT	
ELECTRIC STRIKE (FBO)	
MAGNETIC LOCK (FBO)	
HOLD UP BUTTON	
HORN/STROBE COMBINED UNIT-CEILING MOUNT	
REMOTE ANNUNCIATOR	RA
MANUAL FIRE PULL STATION	F
EMERGENCY LIGHT	EM-13
EXIT SIGN	
FLOOD EMERGENCY LIGHT	FEM

2 ROTH BAR FLOOR PLAN - SECURITY PLAN
A-101 1/4"=1'-0"



OCCUPANCY	QTY.
SEATING	29
STANDING	16
TOTAL	45

1 ROTH BAR FLOOR PLAN - OCCUPANCY
A-101 1/4"=1'-0"

OWNER

KEY PLAN

SEAL & SIGNATURE

inca
154 SCOTT AVE, SUITE 426
BROOKLYN, NY 11237

M00723845-11

443w18 ST.
NEW YORK, NY 10011

ROTH BAR FLOOR PLAN

PROJECT NO.
2207

A-101.00

SCALE (S204)
1/4" = 1'-0"

PAGE NO. 10 OF





HAUSER & WIRTH

NO
PARKING
TOW AWAY
ZONE

ENTRANCE

ENTRANCE

ENTRANCE

ENTRANCE

ENTRANCE





Roth Bar - Sample Food Menu

Sandwiches

Ham and Cheese, on Baguette

Tunisian Tuna; Black olives, capers & chives, on Sourdough

Chicken & Red Pepper; Black olives, capers, pickled onions, on laminated brioche

Pastries

Lemon sugar brioche

Chocolate Babka

Crisps

Salt & Vinegar

Ready Salted

Chelsea Block Association/Tenant Association/Community Group

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	ccha_prez@gmail.com ; ccha_veep@gmail.com	Last Tuesday of the month @ 630pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com ; info@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Grocni	pgrocni@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	mattbrob@aol.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bvh.drf@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	michael_glassman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein999@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	ccha1001920@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert.simon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	DiFelicantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyflx@gmail.com	
200 West 19/20/21/22 (South) Streets Block Association	Pamela	Wolff	pamela@angel.net	
200 West 19/20/21/22 (South) Streets Block Association	Pat	Cooke	pjcooke@me.com	
200 West 19/20/21/22 (South) Streets Block Association	Dianne	Maeurer	dianne2ns@gmail.com	
200 West 2nd Street Block Association	Molly	Harris	200west22streetba@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	laurencefrommer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuyqpham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuyqpham1@gmail.com	First Monday of the month @ 630 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@woblfarh.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	davidloss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	albertrtaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quiltedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Waisman	phyllis.waisman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	mig91360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dlesser.com	
400 West 21/22/23(South) Streets Block Association	Sandra	Jacobus	sandrajacobus@gmail.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com ; kjacobnyc@gmail.com	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein724@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	tenants@lta.info ; inge64@me.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fdenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	dwatersh@gmail.com	
500 West 19 Street Block Association	Neil	Selkirk	neil@neilselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandonj@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Beard	dwbear421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bkd8@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	bkeany@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Hupe	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	No monthly meetings
Midtown South Community Council	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@gvshp.org	

*When sending an email please BCC everyone on the list

443 W 18th Street - Community Notification/Relations:

Prior to submitting a 30-day notice for the Beer, Cider & Wine license at 443 W 18th Street, the applicant team reached out to Manhattan Community Board 4 to compile a list of neighborhood stakeholders to notify of the upcoming application. The above list of stakeholders was provided and the full list was notified on December 1st 2023. This first initial outreach included details on the application such as information on the applicant, proposed hours of operation, the function of the space, etc. Each organization was also offered a meeting to ask any questions and discuss the application further - none of the groups accepted that offer.

Two weeks later on December 13th, 2023, the same group of stakeholders was reached out to again asking if there are any questions and offering to schedule a meeting to discuss the application further. As a result, the team got a response from Susan Marshall, the secretary of 300 West 18th and 19th Streets Block Association. One of her comments included: "From my perspective, I think it's a lovely idea to be able to serve beer and wine at art galleries. Typically these types of crowds are not the same as unruly crowds that line the sidewalks late at night." She also asked for us to provide more information on the plans for the space, which we provided and there were no further questions or comments. Miguel Acevedo was also copied on this correspondence and did not have any comment.

In addition to these formal notifications, notice postings have been posted on each corner of the block, the entrance to 443 W 18th Street, as well as mid-block. During petitioning, residents have had a very positive reaction, citing their enthusiasm to add a food and beverage component to this space.

To further relationships with the neighbors, the team has and will consistently speak with neighbors for feedback and keep an open line of communication in the unlikely case that anyone has any concerns.



Nicholas Pepe

Bcc: Eldad Gothelf; negonzalez@cb.nyc.gov; ccba.prez@gmail.com; ccba.veep@gmail.com; +60 others



Fri 12/1/2023 10:47 AM

Hello,

We hope all is well and that you are looking forward to the holiday season. We are reaching out on behalf of a client, Artfarm, a small hospitality group, who will be opening and operating Manuela, a new restaurant at 130 Prince Street (opening in the spring of 2024), with an existing secondary location in Los Angeles.

Artfarm shares the same founders as Hauser & Wirth, an International commercial Art Gallery with 4 locations in New York. Due to this relationship, some of Artfarm's hospitality sites are located near or within the galleries.

At the gallery on 443 w 18th Street, the team will be seeking a beer and wine license for the space in order to serve special events as well as those who are coming in on a daily basis to view their Art Exhibitions.

For the license application, Artfarm will be requesting a beer and wine license from 10am - 11pm Tuesday - Saturday.

As part of the Community Board 4 licensing process, we wanted to make sure you were aware. If you have any questions or would like to meet to discuss, please let me know and we can find a time to speak further. Thank you.

Best,

Nicholas Pepe
Senior Associate, Real Estate
Kasirer
120 Broadway, Suite 1010
New York, NY 10271
C. (917) 471-1924



Nicholas Pepe

Bcc: Nicholas Pepe; Eldad Gothelf; negonzalez@cb.nyc.gov; ccba.prez@gmail.com; **+61 others**



Wed 12/13/2023 2:26 PM

Good afternoon,

I hope you are doing well. I just wanted to follow up here and see if you had any questions or comments on this proposal. Please let me know and I would be happy to schedule a time to meet and discuss further.

Thank you and have a great day.

Best,

Nicholas Pepe
Senior Associate, Real Estate

Kasirer

120 Broadway, Suite 1010
New York, NY 10271
C. (917) 471-1924

[Subscribe to receive Kasirer Updates](#)





Tuesday
1:31 PM

Edit



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
434 W 23rd Street, Suite 802 New York, NY 10011
Tel: 212-738-6282
www1.nyc.gov/html/mc4/index.html

ISSUED BY
MCHB

ISSUE DATE
02/23/2024

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Artfarm Food Inc.
443 W 18th Street

A New Wine, Beer & Cider for an Art Gallery with food
and beverage (TW) Establishment with Recycled
Music & Security Personnel

DATE:

Tuesday, February 23, 2024

TIME:

6:30 PM

PLACE:

Hybrid Meeting



Video/Phone Conference Registration
<https://tinyurl.com/mcb4-18p-022024>

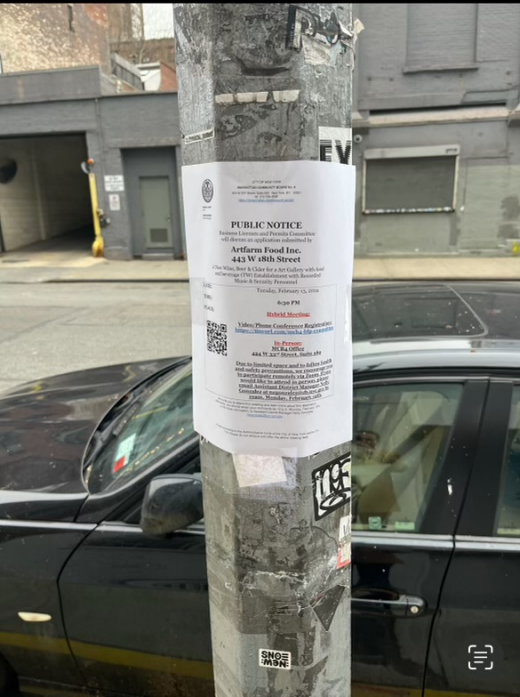
In-Person
MCB4 Office
444 W 23rd Street, Suite 802

Due to limited space and in follow-up
with safety precautions, we encourage you
to participate remotely via Zoom. If you
would like to attend in person, please
email Assistant District Manager
Gonzalez at mgonzalez@nyc.gov at
10am, Monday, February 19, 2024.

You may also attend this meeting in person at the City of New York, 100 Wall Street, 11th Floor, 100 Wall Street, New York, NY 10038. For more information, contact the Assistant District Manager from 9am to 5pm.

Printed according to the Administrative Code of the City of New York, Section 24-209.11b. Please do not remove until after the above meeting date.





OFFICE OF THE
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
400 W 42nd Street, 10th Floor, New York, NY 10018
212-264-2100
www.health.ny.gov

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Artfarm Food Inc.
443 W 18th Street

for New Wine, Beer & Cider for a Art Gallery with food
and Beverage (TW) Establishment with Restricted
Music & Security Personnel

Tuesday, February 15, 2020

6:30 PM

Hybrid Meeting:

Video/Phone Conference Registration
<https://zoom.us/j/62841492222>



In-Person:
NLCB4 Office
444 W 32nd Street, Suite 204

Due to limited space and to follow health
and safety precautions, not everyone can
participate remotely via Zoom. Zoom
would like to attend in person above
COVID-19. Assistant District Manager, NLCB
Coordinate at marianaleph@dcf.ny.gov or
212-264-2100, February 12th.

This notice is posted on the Department of Health and Mental Hygiene's website at www.health.ny.gov and on the office's website at www.nyc.gov.
If you have any questions about this notice, please contact the Department of Health and Mental Hygiene at 212-264-2100.
This notice is posted on the Department of Health and Mental Hygiene's website at www.health.ny.gov and on the office's website at www.nyc.gov.

This notice is posted on the Department of Health and Mental Hygiene's website at www.health.ny.gov and on the office's website at www.nyc.gov.

SNOW
M&M





CITY OF NEW YORK
MUNICIPAL COMMUNITY BOARD No. 4
40 W 23rd Street, 5th Floor, New York, NY 10011
NY 212-726-4236
www.cityofnewyork.us/mc4

Public Notice
Form 2020-01

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by:

Artfarm Food Inc.
443 W 18th Street

A New Wine, Beer & Cider for a Art Gallery with food
and beverage (TW) Establishment with Recorded
Music & Security Personnel

DATE: Tuesday, February 13, 2024
TIME: 6:30 PM
PLACE:

Hybrid Meeting

Video/Phone Conference Registration:
<https://tinyurl.com/mc4-biz-committee>



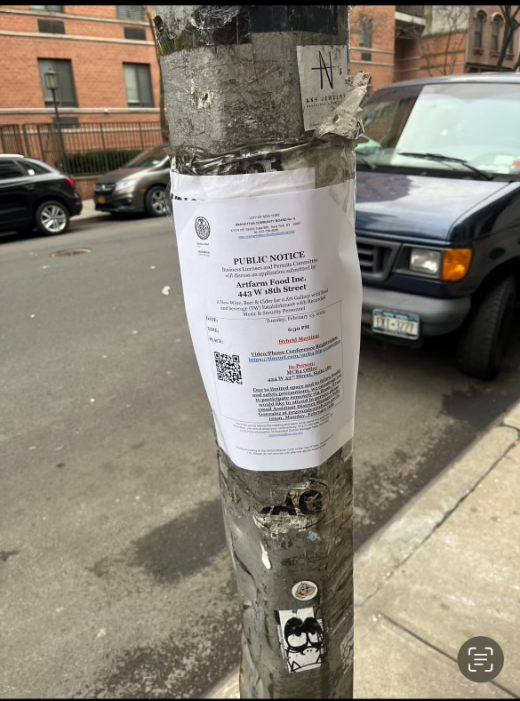
In-Person:
MCB4 Office
444 W 23rd Street, Suite 580


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 Sella
Gonzalez at segonzalez@cityofnyc.gov by
10am, Monday, February 12th.

The City of New York is offering this meeting stream to those who do not have access to the internet.
Participants who attend via this stream will be able to view the meeting, but will not be able to
participate. For more information, see Assistant District Manager Sella Gonzalez
segonzalez@cityofnyc.gov

Subject to the Administrative Code of the City of New York section 24-207.1, this notice does not constitute an offer of any service and does not constitute an offer of any service.





 CITY OF NEW YORK
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
OFFICE OF COMMUNITY EDUCATION
100 NASSAU ST. 10TH FL. NY 10038
NYC DOH-CEMHS (212) 243-2000
WWW.NYCDOH.CE/COMMUNITYEDUCATION

PUBLIC NOTICE
Business Licenses and Permits Commission
with Bureau on application submitted by
Artfarm Food Inc.
443 W 18th Street
A New Wine, Beer & Cider for a QR Gallery with Food
and Beverage (TWS) Establishment with Associated
Health & Safety Permit(s)
Issued: February 03, 2023

DATE: 02/03/23
TIME: 03:30 PM
PLACE: **Hybrid Meeting**

Video/Phone Conference Registration:
<https://forms.gle/1234567890>

In Person:
NYC DOH-CEMHS
424 W 42nd Street, 10th Floor
New York, NY 10018

Due to limited space and to ensure health and safety precautions, we cannot accept more than 25 participants in person. If you would like to attend in person, please email community.education@nyc.gov or call (212) 243-2000. Registration is required. February 03, 2023.

This notice is provided for informational purposes only. It does not constitute an offer of any service or product. For more information, please contact the Department of Health and Mental Hygiene at (212) 243-2000. This notice is subject to change without notice.

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JESSICA CHART
Chair
JENIE BOONE
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
404 W 33rd Street, Suite 580 New York, NY 10001
Tel: 212-736-6236
<https://manhattan.cb27.nyc.gov.us/ga>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Artfarm Food Inc. 443 W 18th Street

A New Wine, Beer & Cider for a Art Gallery with food
and beverage (TW) Establishment with Recorded
Music & Security Personnel

DATE:	Tuesday, February 13, 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 rd 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 Nells
Gonzalez at ngonzalez@cb.nyc.gov by
10am, Monday, February 12th.

We invite you to attend this meeting and learn more about this application.
Alternatively, you should email your comments by 12 p.m. Monday, February 12th,
or for more information, to Assistant District Manager Nells Gonzalez
ngonzalez@cb.nyc.gov

Posted according to the Administrative Code of the City of New York section 24-209
118. Please do not remove until after the above meeting date.





ADVISORY
COMMISSION
ON
BUSINESS
REGULATION

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 33rd Street, Suite 503 New York, NY 10001
Tel: 212-736-4830
www.m4cb.com info@m4cb.com

PUBLIC NOTICE
Business Licenses and Permits Committee
will discuss an application submitted by

Artfarm Food Inc.
443 W 18th Street

A New Wine, Beer & Cider for a Art Gallery with food
and beverage (TW) Establishment with Recorded
Music & Security Personnel

DATE: Tuesday, February 13, 2024
TIME: 6:30 PM
PLACE:

Hybrid Meeting



Video/Phone Conference Registration:
<https://tinyurl.com/m4cb4-bfp-committee>

In-Person:
MCE4 Office
424 W 33rd 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 Neby
Lopez at nebylopez@cb.nyc.gov in
advance, Monday, February 12th.

We invite you to attend this meeting and learn more about the application.
Availability: This notice shall be published by 12 p.m. Monday, February 12th,
or earlier if necessary. In Person: Public Hearing/Vary Category:
www.m4cb.com

Please refer to the Administrative Code of the City of New York section 24-209.
A.4. Please do not receive any notice after the above meeting date.

