

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Chelsea Grand LLC & IFB Hospitality LLC		Blacksmith; Four Points by Sheraton	
STREET ADDRESS		CROSS STREETS	ZIP CODE
158-160 West 25th Street		7th Ave & West 25th St	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	See attached list	NAME: N/A
	PHONE:	212-274-3027	PHONE:
	EMAIL:	hung.luk@lamgroupnyc.com	EMAIL:
MANAGER	NAME:	Adam Modica	NAME: Chelsea Grand LLC
	PHONE:	212-337-8315	PHONE: 212-274-3027
	EMAIL:	adam.modica@fourpointsmanhattanchelsea.com	EMAIL: hung.luk@lamgroupnyc.com
ATTORNEY/ REPRESENTATIVE NAME: _____ PHONE: _____ EMAIL: _____			
LANDLORD NAME: _____ PHONE: _____ EMAIL: _____			
APPLICATION TYPE ( <input checked="" type="checkbox"/> Liquor License _____ Unenclosed Sidewalk Cafe )			
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		#1145264; 12/31/2025
	Please list/describe the nature of all the changes and attach the plans: Alteration of food & beverage station to seasonal restaurant service-only bar operating from April/May - Oct, weather permitting. See attached plans.		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" 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?		YES NO	Yes, received license in 2004.
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 NO	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 NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES NO	Yes

**OPERATIONAL DETAILS (\*Closing time will be when establishment is vacated of all patrons)**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	7am-2pm 5pm-1am	7am-2pm 5pm-1am	7am-2pm 5pm-1am	7am-2pm 5pm-1am	7am-2pm 5pm-2am	8am-2pm 5pm-2am	8am-2pm 5pm-1am
	Kitchen	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	7am-2pm 5pm-10pm	8am-2pm 5pm-10pm	8am-2pm 5pm-10pm
	Music	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

**BACKGROUND**    
  LIVE MUSIC    
  DJ    
  JUKE BOX    
  KARAOKE

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>	63	63	8	50	0	1	11
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A	40	7	40	0	0	N/A
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	1 floor, 63 capacity		
How frequently will the owner(s) be at the establishment?	N/A		
Will there be dancing?	YES	NO	No
Will applicant have bottle or table service for beverage alcohol?	YES	NO	No
Will applicant be hosting private, promotional or corporate events?	YES	NO	Yes, only upon request
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO	No
Will applicant have a security plan? If, yes please attach.	YES	NO	N/A
Will security plan be implemented?	YES	NO	N/A
Will State certified security personnel be used?	YES	NO	N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	N/A
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	NO	Yes
Will applicant be using delivery bicycles? If yes, how many?	YES	NO	No
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	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	NO	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Yes
Is a Public Assembly permit required?	YES	NO	No
Are your plans filed with DOB?	YES	NO	Yes

**Community Notification/Relations**

<p><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</p>	# 1	See attached list	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	N/A, correspondence by email		
Who was your contact person at each group you met with?	See attached list		
When did applicant post the notice that was provided?	01/23/2024		
Where did applicant post the notice that was provided?	By email, window of establishment and light poles on block of 25th Street		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO	Yes, 646-400-9665
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	Yes, upon request

## BUILDING DESIGN

State the name and type of business previously located in the space.	Four Points by Sheraton; Hotel restaurant																	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes, Four Points by Sheraton															
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No															
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	Yes															
Is the entrance ADA Compliant?	YES	NO	Yes															
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No															
Will applicant have a vestibule within the establishment?	YES	NO	No															
Will applicant use a storm enclosure?	YES	NO	No															
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	Yes															
Will applicant comply with the NYC noise code?	YES	NO	Yes															
Will the establishment have any of the following: (circle all that apply) <b>None</b>	<table border="1"> <thead> <tr> <th>FRENCH DOORS</th> <th>GARAGE DOORS</th> <th>WINDOWS THAT CAN BE OPENED</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> <tr> <td>YES</td> <td>NO</td> <td>No</td> </tr> <tr> <td>YES</td> <td>NO</td> <td>N/A</td> </tr> </tbody> </table>			FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED	YES	NO	N/A	YES	NO	N/A	YES	NO	No	YES	NO	N/A
FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED																
YES	NO	N/A																
YES	NO	N/A																
YES	NO	No																
YES	NO	N/A																
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	No															
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A															
Will the kitchen exhaust system extend to the roof?	YES	NO	Yes, already does															
Will the establishment have an illuminated sign?	YES	NO	Yes															
Will the establishment have a canopy extending over the sidewalk?	YES	NO	No															
Where will the air conditioner be located? What type is it?	Rear roof of building. Electric.																	
When was the air conditioner installed?	2004																	

**OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ**

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

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

- There will be no music, amplifies sound, or speakers in any outdoor space
- There will be no outdoor performances of any kind
- Revised outdoor plans by 2/26

***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  
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)

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> 	Chelsea Grand LLC & IFB Hospitality LLC PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	02/05/2024 DATE
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**Owner List**

Lam, Kin Chung

Lam, Yuk Jin

Tang, Suey Jin

Lam, Keith

Luk, Cindy

Donoghue, Brendan

Langan, Inez

Kane, Francis

Additional Neighbors Contacted (all on 25<sup>th</sup> Street):

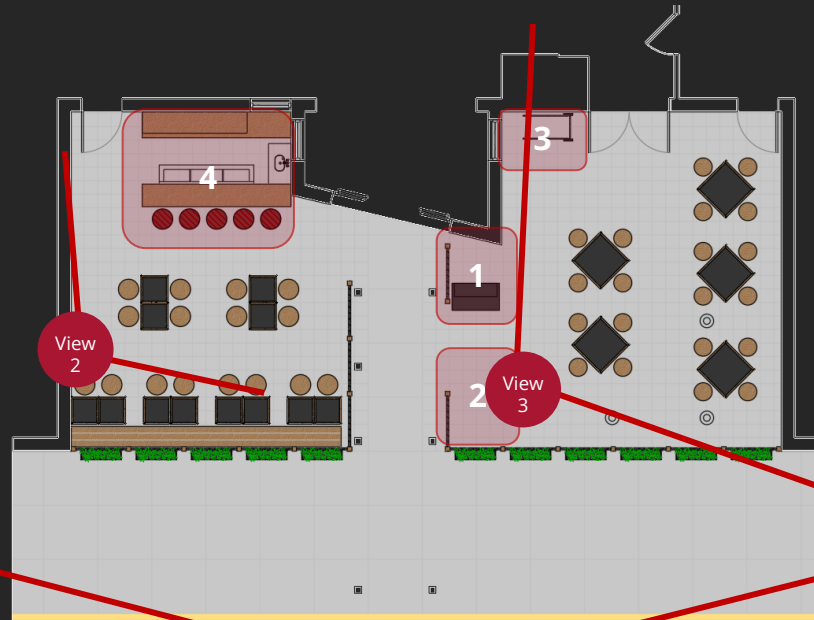
- 109 - Tri State CR
  - Tel: 718-437-6100
- 120 - Manhattan Boutique Realty
  - Tel: 917-960-8965
- 138 - Tamkat Building Corp.
  - Tel: 718-786-6877
- 150 - Dezer Properties
  - Tel: 212-929-1285
- 152 - Koeppel Rosen (Karen Mira)
  - Tel: 212-249-1550 ext. 133
- 159 - Jay Suites
  - Tel: 212-569-9000
- 164 - Jerrick Associates (John Fallon)
  - Tel: 718-762-3800
- 170 - David Ettinger
  - Tel: 212-924-1332

Unable to obtain email of these neighbors – posted notice on all light poles on the 25<sup>th</sup> Street block between 6<sup>th</sup> and 7<sup>th</sup> Avenues, a total of 30 copies.

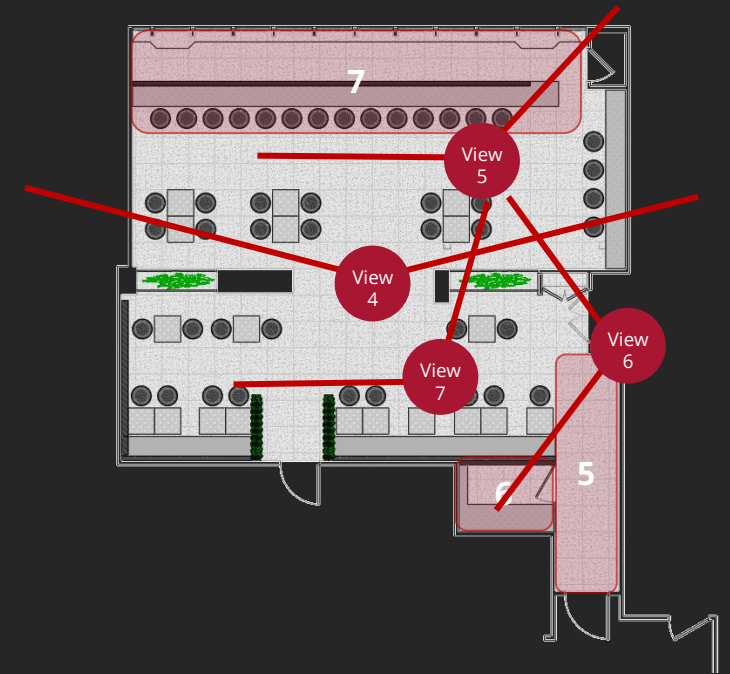
# FLOOR PLAN

- 1 Reception Podium
- 2 Outdoor performance
- 3 Server Table + Trash
- 4 Outdoor Bar
- 5 Hallway
- 6 Reception & Service Station
- 7 Indoor Bar

## EXTERIOR



## INTERIOR





Blue stylized logo on the top of the building.

164 WEST 25th STR

rick Associates  
EXTENSIVE BUILDING MA  
718-782-3

For more information, visit [www.rick.com](http://www.rick.com)

THE ROSIE

9N83

clio

METERED FARE

FLAT FARE JFK

NYC



THE ROSS

THE ROSS

164 W  
vic  
The Ross





364 WEST 25TH STREET

Yick Associates Inc.  
718-782-3600

THE ROSE

THE ROSE





THE  
ROSE







py  
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er  
Drinks  
Wine  
PM - 7PM  
n - Fri  
0 W 23rd Street  
New York, NY 10001

ALBERT

STELLA

ROSE











THE  
ROSE





THE  
ROSE

BUSSIN' BUSSIN'  
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BUSSIN' BUSSIN'

THE ROSE  
BISTRO & BAR

check out our  
happy hour  
5 Mon-Fri  
to  
monthly new dishes

THE  
ROSE

A



2

# THE ROSE

NEW YORK

★ add drinks with  
any entree  
+\$8 (beer,  
wine, house  
drink)

## FOOD MENU \$9

### **BIRRIA TACOS (3)**

with Pico de Gallo



### **GRILLED CHICKEN TACOS (3)**

Lettuce, Sour Cream & Pico de Gallo

### **PASTOR TACOS (3)**

Roster Pork, Pineapple  
& Pico de Gallo



### **SHRIMP TACOS (3)**

with Pico de Gallo



### **CRISPY CHICKEN TACOS (3)**

Lettuce, Sour Cream & Pico de Gallo

### **CHICKEN QUESADILLA**

mix Cheddar Cheese / Guacamole &  
Pico de Gallo



(Pico de Gallo)

### **STEAK QUESADILLA**

monterey cheese, pico de gallo, guacamole  
& sour cream on the side

160 W 25TH ST, NEW YORK, NY 10001

# THE ROSE

NEW YORK

## FOOD MENU

★ add drink with  
any entree  
+\$8 (beer,  
wine, house  
drink)



### CLASSIC BURGER \$9

with fries, ground beef, american cheese,  
tomatoes, onions, pickle & lettuce  
(Cheese \$1, Bacon \$2)

### GRILLED CHICKEN SANDWICH \$9

marinated chicken breast, lettuce, swiss cheese,  
and honey mustard served on brioche bun



### GUACAMOLE & CHIPS \$9

Traditional Mexican Guacamole & Crispy Totopos



### LOADED FRIES \$9

Pico de Gallo, American Cheese & Sour Cream

### BUFFALO WINGS (6) \$9

### THE ROSE BEEF SLIDER \$9

American Cheese & The Rose Sauce

### FRENCH FRIES \$7

### MOZZARELLA STICKS \$7

### RICE AND BEANS \$6



(Pico de Gallo)



UR POINTS  
BY SHERATON

THE ROSE





FOUR POINT  
BY SHERATON

SMALL, illegible text on a sign posted on the right wall.

# OUR POINTS BY SHERATON

THE

NO OUTSIDE  
LIQUOR,  
DRINKS,  
FOOD.



THE ROSE

R

O

S

E

THE ROSE







# THE ROSE

R

NOTICE



NO SMOKING  
LIQUOR  
OPEN  
18+

C





THE ROSE

NOTICE

3 0

FOUR POINTS  
BY SHERATON

THE ROSE

NO SMOKING  
IN THIS AREA



THE  
ROSE



THE ROSE





SINTS  
BY SHERATON

sher  
fresh-prod

No Smoking

SS

MT



THE ROSE

FOUR PO  
BY SHE

R





Blue sign on the top of the building.



THE ROSE

