

# Manhattan Community Board 4

# NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Hudson VU Rooftop LLC		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
653 11th Avenue, Ground floor		Between W 48th St & W 49th St	10036
<b>Applicant</b> <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	<b>NAME:</b>	Gil Rubenstein	<b>ATTORNEY/ REPRESENTATIVE</b>
	<b>PHONE:</b>	917 551 0811	
	<b>EMAIL:</b>	gil@beancountersnyc.com	
	<b>NAME:</b>	Max Bookman, Esq., Pesetsky & Bookman, PC	
	<b>PHONE:</b>	212-513-1988	
	<b>EMAIL:</b>	max@pb.law; johana@pb.law	
<b>MANAGER</b>	<b>NAME:</b>	Gil Rubenstein	<b>LANDLORD</b>
	<b>PHONE:</b>	917 551 0811	
	<b>EMAIL:</b>	gil@beancountersnyc.com	
	<b>NAME:</b>	CE Ink 48 Owner LLC	
	<b>PHONE:</b>	N/A	
	<b>EMAIL:</b>		
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Green Fig, NYC LLC 570 10th Ave NY NY 10036 152 W 26 Street Rest, LLC 152 W 26 Street NY NY 10001	
	What were the dates applicant was involved with this former premise?	Green Fig, NYC LLC - 01/04/2016 - Current 152 W 26 Street Rest, LLC - Aug 2020 - July 2024	
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Method of</b> <b>Operation</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> 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 foot radius of the establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	500 ft diagram attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Indoors</b>	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am
	<b>Outdoors</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>Kitchen</b>	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am	6:30am - 2am
	<b>Music (indoors)</b>	7am - 1am	7am - 1am	7am - 1am	7am - 1am	7am - 1am	7am - 1am	7am - 1am

If yes, what type(s)?  
(Circle all that apply)

<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input checked="" type="checkbox"/> <b>*DJ</b> <small>*private events only</small>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>
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**OCCUPANCY**

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (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>	160	160	31	100	0	1	9
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>DOT Dining Out: Sidewalk Cafe</b>			N/A	N/A			
<b>DOT Dining Out: Roadway</b>			N/A	N/A			

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

5 days out of the week

Will there be dancing?

YES  NO

Will applicant have bottle or table service for alcohol beverages other than wine?

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

\*Security personnel stationed on ground floor for rooftop restaurant use only

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? Please describe where delivery bicycles will be parked when picking up deliveries?

YES  NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	NO	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Receiving dock if applicable		
Where will applicant store its garbage containers when not in use?	Hotel garbage room		
Where will applicant lay out garbage containers and at what time?	Hotel garbage room; Designated pick up days		

### LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	
What is the zoning designation for this location?	M2-4; CL		

### 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	See Community Outreach Attached	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	11/4/2024		
Where did applicant post the notice that was provided?	Front Entrance and Surrounding area		
Please provide dates when applicant met with the groups listed above.	West 47th/48th Streets Block Association on 11/05/2024		
Who was your contact person at each group you met with?	Elke Fears		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO	Gil Rubenstein 917-551-0811
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO	

**MULTIPLE SPACES/FLOORS 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
N/A								

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Marin In NYC LLC dba Print ; Restaurant in Lobby & Rooftop		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Marin In NYC LLC dba Print Legacy Serial # 1203688
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Change restaurant name on awning
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Change restaurant name on awning
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A, but yes
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A, but yes
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="radio"/> 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	<input checked="" type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	In-ceiling HVAC system		
When was the air conditioner installed?	Over 13 years ago		

N/A

**OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	N/A
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
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

**DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK**

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
<b>If you answered no to the question above, jump to the next page</b>			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> YES	<input type="radio"/> 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 type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> YES	<input type="radio"/> 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 closes obstruction including construction barricades?			

**DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY**

Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	<input checked="" type="radio"/> NO	
<b>If you answered no to the question above, jump to the next page</b>			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	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	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	



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

*To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.*

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

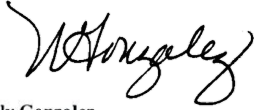
***To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.***

Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
December 4, 2024 full board meeting, with 42 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

**MCB4 REPRESENTATIVES**



Nelly Gonzalez  
MCB4 Assistant District Manager



Frank Holozubiec  
MCB4 BLP Committee Co-Chair



Burt Lazarin  
MCB4 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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

**SIGN HERE**



Gil Rubenstein

**PRINT NAME OF APPLICANT**



**SIGNATURE OF APPLICANT**

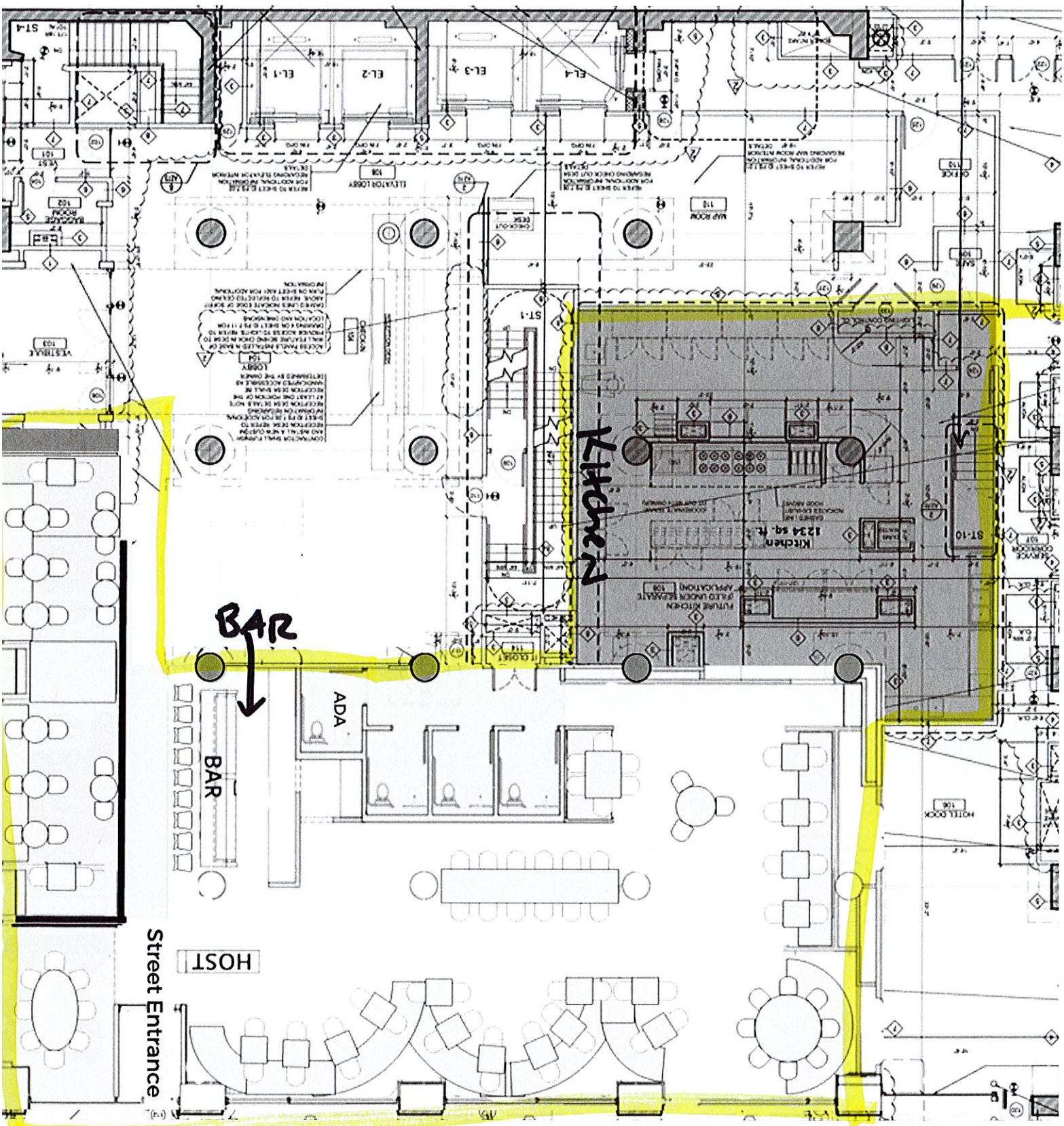
11/05/2024

**DATE**

# FLOOR PLANS

# Hudson VU Rooftop LLC Ground Floor

Stairs to cellar



W. 48th Street



# MENU

# MĒAT

## Sample Dinner Menu

### STARTERS

**PARKER HOUSE ROLLS** AGED NEW YORK CHEDDAR BUTTER  
**CREAMY SPRING ONION SOUP** MUSHROOMS, HERB OIL  
**NEW ENGLAND CLAM CHOWDER** SMOKED BACON, BAKED CHEDDAR PASTRY  
**BABY GEM & KALE SALAD** MARINATED TOMATOES, GARLIC ANCHOVY STREUSEL, PECORINO  
**BUTTER LETTUCE SALAD** STRAWBERRIES, ALMONDS, BLEU CHEESE  
**WHITE BEAN BRUSCHETTA** GARLIC-PESTO CHEESE BREAD, WHIPPED RICOTTA  
**AMERICAN CHEESE BOARD** ARTISAN CHEESES, CIABATTA BREAD  
**BERKSHIRE FARM PORK RIBS** BBQ SAUCE, FRESH BAKED CORNBREAD  
**FRIED SHRIMP** PEPPERS, EGGPLANT, ARUGULA, ROMESCO AIOLI  
**BIG EYE TUNA CRUDO** CUCUMBERS, RADISH, GARLIC PONZU

### FLATBREADS

**MARGHERITA** SAN MARZANO TOMATO, BASIL  
**WILD MUSHROOM** PESTO, ASPARAGUS, PEAS, ROASTED GARLIC, GOAT CHEESE  
**SPICY BBQ CHICKEN** ROASTED PORK, CHICKEN, JALAPENO, ONION, CILANTRO  
**SPICY ITALIAN SAUSAGE** CHERRY TOMATOES, RICOTTA CHEESE, OREGANO

**Prix Fixe | \$45**  
**Field Greens Salad**  
**Prime Skirt Steak**  
**Endless Truffle Fries**  
**per table only**

### MAIN PLATES

**SEASONAL FISH** CHEFS' PREPARATION  
**APPLE CIDER GLAZED SALMON** SMOKED SHALLOTS, BEET CHIPS  
**LOCAL EAST BAY FLUKE** WILD MUSHROOMS, TRUFFLE-LEEK SAUCE  
**ATLANTIC SWORDFISH** SHRIMP & SAUSAGE JAMBALAYA, CRÈME FRAICHE  
**ROASTED HALF CHICKEN** MARSALA MUSHROOM SAUCE, SPRING ONION  
**GRILLED PORK CHOP** 14OZ, CARAMELIZED APPLES, SABA  
**SLOW BRAISED DOMESTIC LAMB SHANK** WHITE BEANS, PICKLED PEPPERS, GRILLED LEMON  
**FILET MIGNON** 9OZ, BEARNAISE  
**PRIME NY STRIP** 16OZ, ARGENTINEAN CHIMICHURRI

### SEASONAL SIDES

**MASHED POTATOES** BUTTER, PARSLEY, CREAMY, DREAMY  
**ROASTED SPRING ASPARAGUS** GARLIC ANCHOVY BREADCRUMBS, TZATZIKI  
**SUGAR SNAP PEAS** ENGLISH PEAS, CRISPY GARLIC, PONZU BUTTER  
**CRISPY BRUSSELS SPROUTS** MAPLE MUSTARD GLAZE, TOASTED ALMONDS  
**CRISPY GARLIC POTATOES** PECORINO  
**CREAMY PARMESAN POLENTA** SPRING PEAS, SHIITAKE CAPS, PECORINO  
**TRUFFLE FRIES** TRUFFLE OIL, PARMIGIANO REGGIANO  
**TRIO OF SIDES** SELECTION OF ANY THREE SEASONAL SIDES



# **PROXIMITY REPORT/500 FT DIAGRAM**

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

<b>Proximity Report For:</b>	
Location	<b>653 11th Ave, New York, New York, 10036</b>
Geocode	<b>Latitude: 40.76452 longitude: -73.99586</b>
Report Generated On	<b>11/5/2024</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
VERITAS STUDIOS INC License ID: 0100-23-125224 Legacy Serial No.: 1320601	527 W 45TH ST NEW YORK, New York 10036	837 ft
ADRIATIC WINE & LIQUOR LLC License ID: 0100-22-117565 Legacy Serial No.: 1023638	714 10TH AVENUE NEW YORK, New York 10019	1,037 ft
BEAUPIERRE LLC License ID: 0100-22-115653 Legacy Serial No.: 1337025	664 10TH AVE NEW YORK, New York 10036	1,064 ft
GRACE WINE & SPIRITS INC License ID: 0100-21-116026 Legacy Serial No.: 1220827	610 10TH AVENUE NEW YORK, New York 10036	1,406 ft
GRAND CRU WINE & SPIRITS INC License ID: 0100-22-116950 Legacy Serial No.: 1269097	555 W 42ND ST UNIT #1 NEW YORK, New York 10036	1,435 ft
CELLAR 53 WINE & SPIRITS INC License ID: 0100-22-116266 Legacy Serial No.: 1242982	785 10TH AVE NEW YORK, New York 10019	1,703 ft
NINTH AVENUE VINTNER LTD License ID: 0100-23-124697 Legacy Serial No.: 1023814	669 671 9TH AVENUE NEW YORK, New York 10036	1,840 ft
706 9TH AVE LIQUORS INC License ID: 0100-22-116207 Legacy Serial No.: 1314835	706 9TH AVE NEW YORK, New York 10019	1,915 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
No Churches within 500 feet	

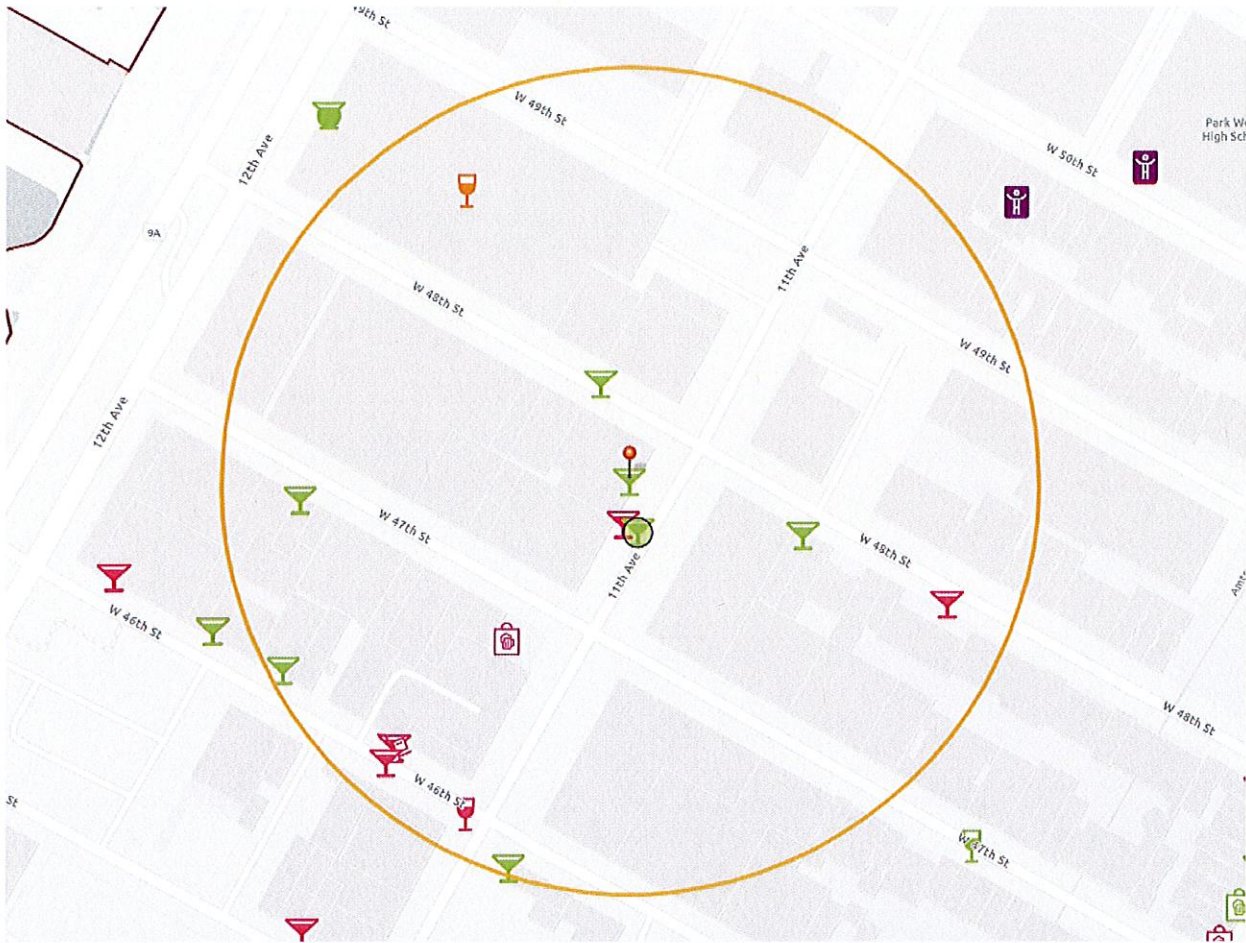
Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BSREP III 653 HOTEL TRS,BSREP III 653 HOTEL LLC& License ID: 0343-22-126197 Legacy Serial No.: 1319954	653 11TH AVE NEW YORK, New York 10036	3 ft
MARIN IN NYC LLC License ID: 0340-21-118323 Legacy Serial No.: 1203688	653 11TH AVE LOBBY & ROOF NEW YORK, New York 10036	64 ft
Z LIVE INC License ID: 0340-22-104085 Legacy Serial No.: 1264892	605 WEST 48TH ST MAIN BAR NEW YORK, New York 10036	122 ft
SONNIER & CASTLE BY RHUBARB LLC License ID: 0346-23-123412 Legacy Serial No.: 1312531	554 W 48TH ST BENJAMIN.VICENTINI@LGTCP.COM NEW YORK, New York 10036	223 ft
MW HOSPITALITY LLC License ID: 0340-23-133090 Legacy Serial No.: 1318095	622 W 47TH ST NEW YORK, New York 10036	404 ft
STEPPING OUT BALLROOM DANCE CORP License ID: 0340-22-115154 Legacy Serial No.: 1343317	617 W 46TH ST 6TH FL NEW YORK, New York 10036	483 ft
LANDMARK TAVERN LLC License ID: 0340-23-134479 Legacy Serial No.: 1164910	626 11TH AVE 45TH & 46TH STREETS NEW YORK, New York 10036	492 ft
HUDSON 46 INC License ID: 0340-22-112182 Legacy Serial No.: 1334873	621 W 46TH ST NEW YORK, New York 10036	542 ft
660 12TH AVENUE SUBSIDIARY LLC License ID: 0346-22-117262 Legacy Serial No.: 1340596	660 12TH AVE NEW YORK, New York 10019	576 ft
GW MARKET LLC;BARGOTHAM LLC;JDA GOTHAM LLC; License ID: 0340-22-104976 Legacy Serial No.: 1273963	600 11TH AVE SPACE 3 & 3A NEW YORK, New York 10036	699 ft

## 500 FT DIAGRAM

### HUDSON VU ROOFTOP LLC

653 11<sup>TH</sup> AVENUE, GROUND FLOOR, NEW YORK, NY 10036



#### Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
BSREP III 653 HOTEL TRS,BSREP III 653 HOTEL LLC& License ID: 0343-22-126197 Legacy Serial No.: 1319954	653 11TH AVE NEW YORK, New York 10036	3 ft
MARIN IN NYC LLC License ID: 0340-21-118323 Legacy Serial No.: 1203688	653 11TH AVE LOBBY & ROOF NEW YORK, New York 10036 <span style="color: red; font-weight: bold;">(PROPOSED LICENSED PREMISES)</span>	64 ft

**Active On Premises Liquor Licenses within 500 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
Z LIVE INC License ID: 0340-22-104085 Legacy Serial No.: 1264892	605 WEST 48TH ST MAIN BAR NEW YORK, New York 10036	122 ft
SONNIER & CASTLE BY RHUBARB LLC License ID: 0346-23-123412 Legacy Serial No.: 1312531	554 W 48TH ST BENJAMIN.VICENTINI@LGTCP.COM NEW YORK, New York 10036	223 ft
MW HOSPITALITY LLC License ID: 0340-23-133090 Legacy Serial No.: 1318095	622 W 47TH ST NEW YORK, New York 10036	404 ft
STEPPING OUT BALLROOM DANCE CORP License ID: 0340-22-115154 Legacy Serial No.: 1343317	617 W 46TH ST 6TH FL NEW YORK, New York 10036	483 ft
LANDMARK TAVERN LLC License ID: 0340-23-134479 Legacy Serial No.: 1164910	626 11TH AVE 45TH & 46TH STREETS NEW YORK, New York 10036	492 ft

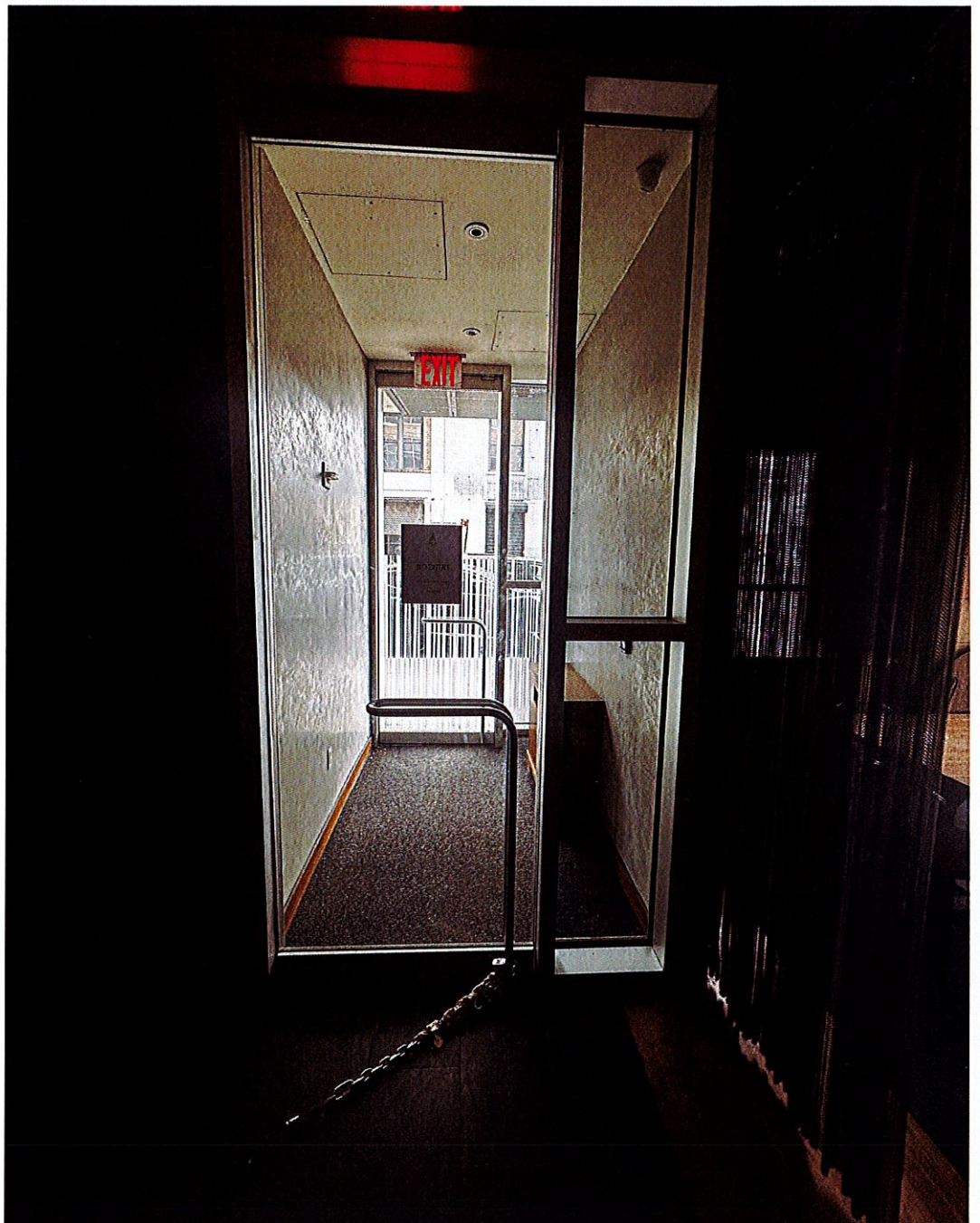
# PHOTOS



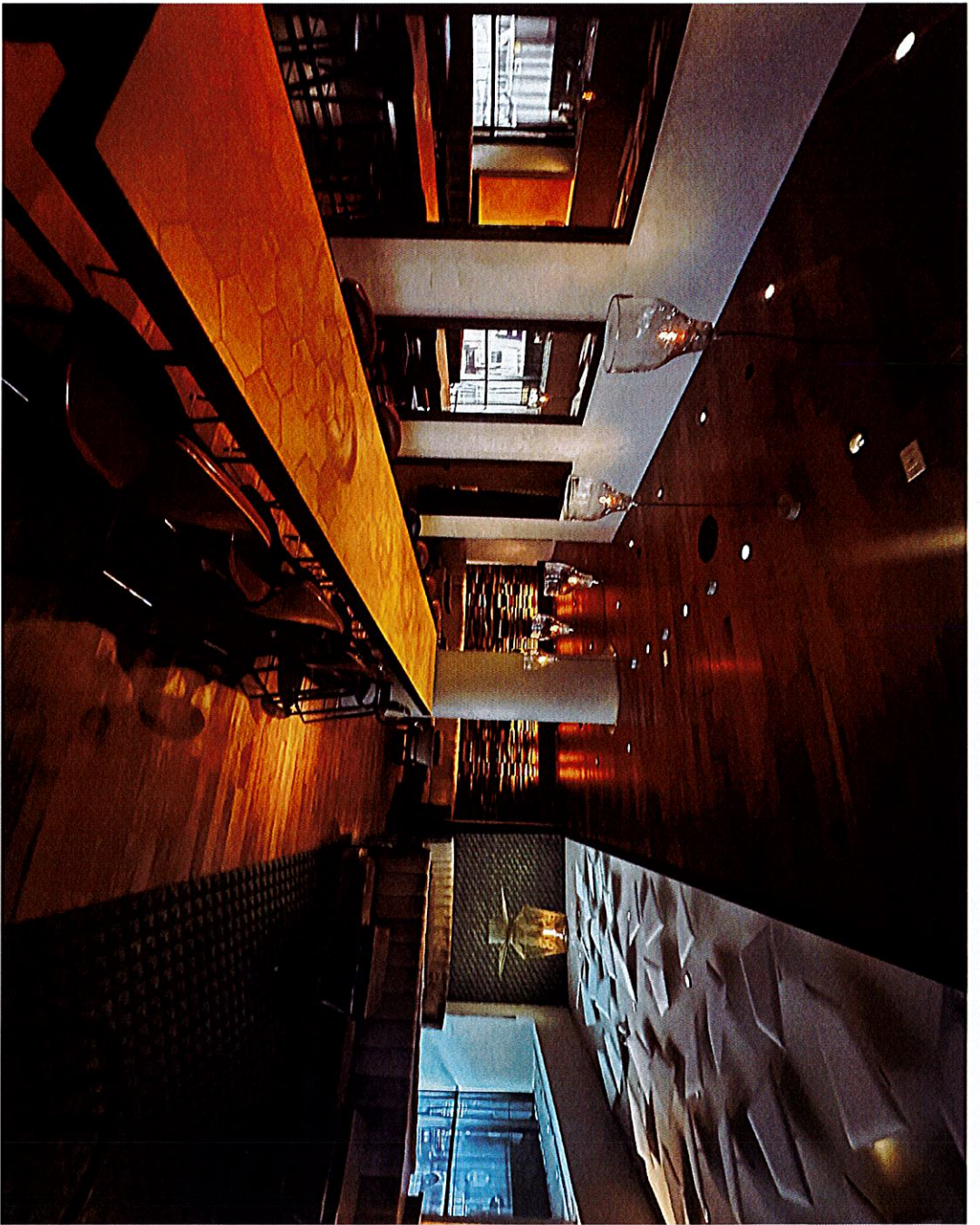
**INK 48**  
— HOTEL —

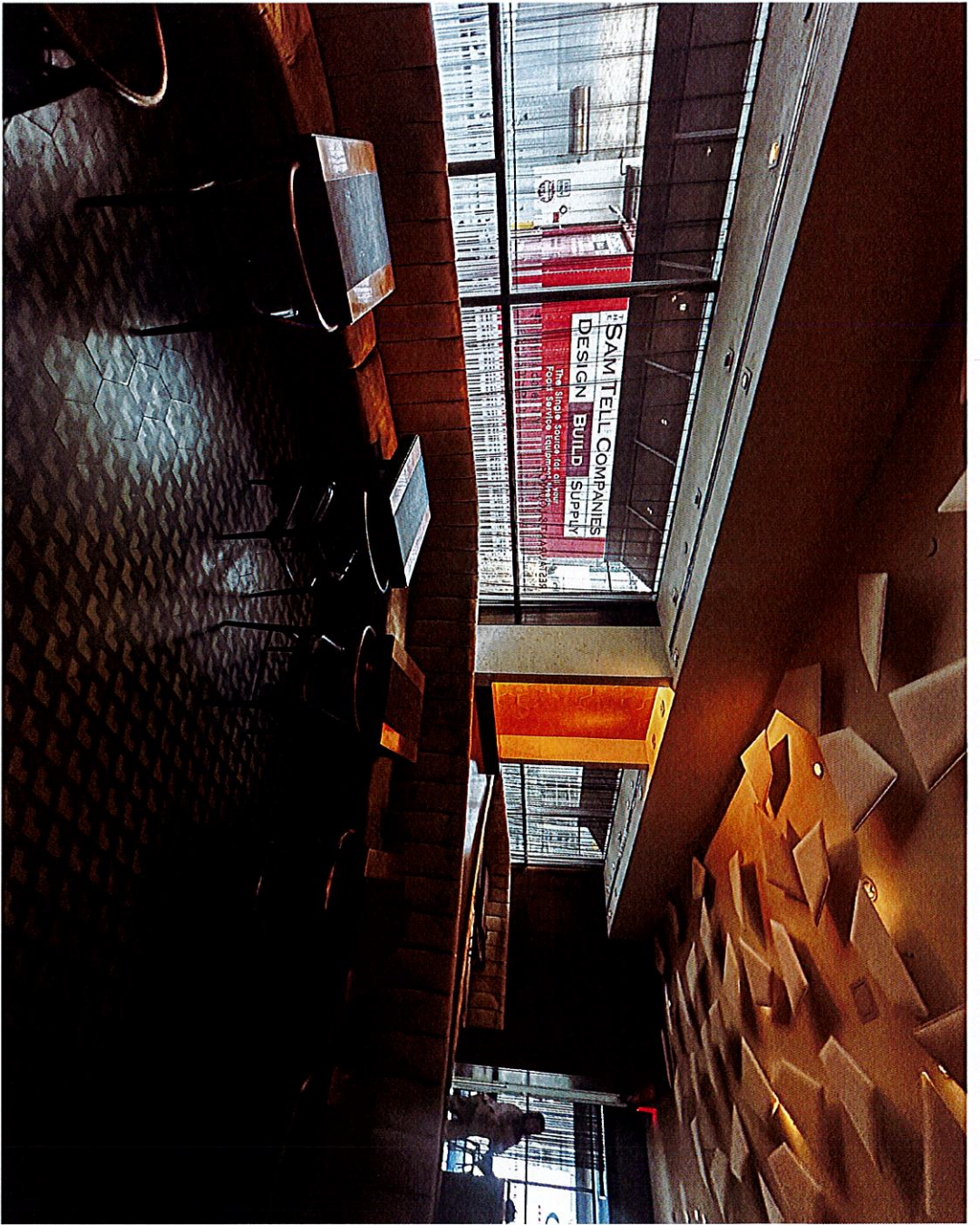












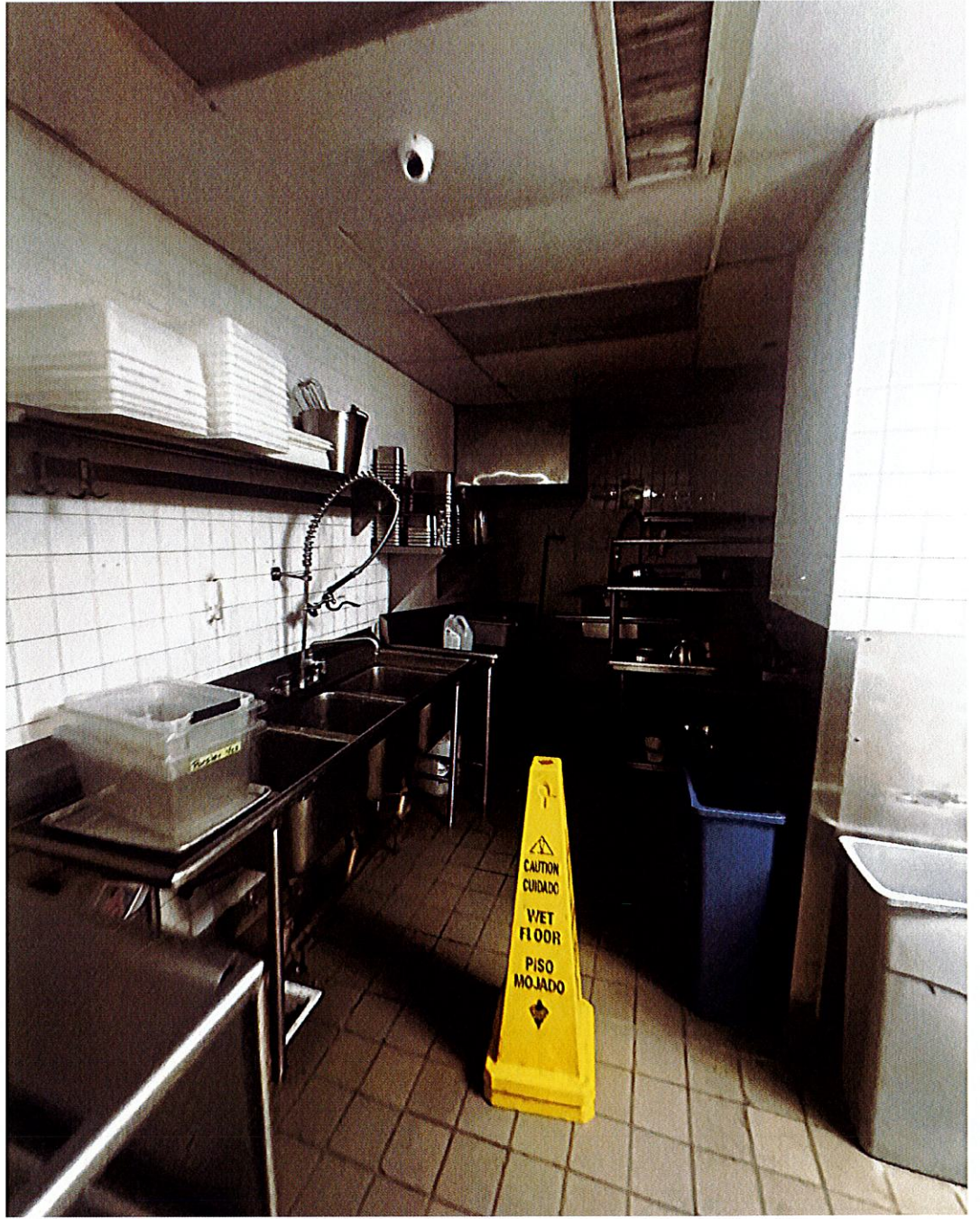


















# **OUTREACH**



Gil Rubenstein <admin@greenfignyc.com>

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## Request to meet re liquor license: Hudson VU Rooftop, LLC located at 653 Eleventh Avenue New York, NY 10036 (Ink48 Hotel)

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gil@greenfignyc.com <admin@greenfignyc.com>

Wed, Oct 30, 2024 at 10:55 AM

Reply-To: gil@greenfignyc.com

To: Gil Rubenstein <gil@greenfignyc.com>

Cc: johana@pb.law, negonzalez@cb.nyc.gov, Gil Rubenstein <gil@beancountersnyc.com>

Bcc: 350 W 51st Street Tenant Association <tenants350west51st@gmail.com>, Amanda Cernitz <acernitz@gmail.com>, Anita McDonagh <awm3333@me.com>, Bob Benfatto <rjbenfatto@hyhkalliance.org>, Brian W eber <brianscottweber@gmail.com>, Christine Berthet <excom@chekped.com>, Christine Gorman <west55ba@gmail.com>, Cressida Connelly <cressidac@gmail.com>, Delores Rubin <delores.rubin@att.net>, Derrick Sage <dsage@commonground.org>, Elke Fears <aefearshk@earthlink.net>, Frank Strock <mcgee79@aol.com>, Gary Dipasquale <gdclay@att.net>, HK49-53 Block Alliance <hk5051@gmail.com>, "Housing Conservation Coordinators [10th Ave., b.52/53]" <info@hcc-nyc.org>, Jesse Bondy <jessbondy@aol.com>, John Mudd <john.mudd@usa.net>, John Waldman <john.waldman@redcross.org>, "Jvuelniaues) Campanelli" <HellsKBA@gmail.com>, Kathleen Treat <kathleentreat123@gmail.com>, Larry Roberts <larrymichaelroberts@gmail.com>, Leah James <lames@hcc-nyc.org>, Maria Guzman <mariagnys@aol.com>, Marisa Redanty <marisared22@aol.com>, Nancy Kyriacou <nkyriacou@yahoo.com>, Natalie Frazier <West43rdStreetNYC@gmail.com>, Patty Gouris <pgouris@hyhkalliance.org>, Paul Loeb <ploeb315@aol.com>, Peggy Chane <peggychane@gmail.com>, Renee & Gordon Stanley <twocatsltd@worldnet.att.net>, Richard Pimentel <rpimentel@commonground.org>, Ryan Marcano <rmarcano@clintonhousing.org>, West 44 Street Better Block Association <west44thnyc@gmail.com>, "West 45th & 46th Street BA (HK4546BA)" <hk4546ba@gmail.com>, Daniel Dunlow <daniel@greenfignyc.com>, dannyv@vantagerea.com, Uberts@gmail.com, adiamitlevy@gmail.com, joshua@capstoneeq.com

Dear Neighbors,

My name is Gil Rubenstein and I am applying for two liquor licenses at 653 Eleventh Avenue New York, NY 10036 located at Ink48 Hotel and previously known as Press Lounge and Print Restaurant.

I currently own Green Fig NYC LLC consisting of Green Fig restaurant, Social Drink and Food 7,000 sf rooftop bar and events space and The Green Room 42 entertainment venue located at 4<sup>th</sup> floor of YOTEL NYC 570 10<sup>th</sup> Avenue, New York NY 10036. In addition, I recently sold my 50% shares to my business partner in 152 West 26 Street Rest, LLC doing business as Chelsea Table and Stage and Sandbar Rooftop located at Hilton Fashion District Hotel 152 W 26 Street New York NY 10001. Please note, both liquor licenses are part of Community Board 4 and I have established a good working relationship with the community and have been proven to be a good neighbor and responsible operator.

At the Ink48 hotel, I am looking to open a rooftop restaurant and event space, as well as a street level restaurant, which, as mentioned, were both previously licensed by SLA and operated as the Press Lounge and Print Restaurant for many years. The following is a short description of each business as well as the proposed hours operation:

### **Street level restaurant (working name Mëat Restaurant):**

Upscale restaurant catering for both neighborhood and hotel guests serving 3 meal period and supporting the hotel's food and beverage operation

#### **Hours of Operations:**

Breakfast: 6:30am – 11am daily

Lunch: 12pm-3pm Mon-Fri

Brunch: 11am-3pm Sat & Sun

Dinner: 5pm-1am daily

**Music:**

Music Will include background music only and DJ for private events only. There is no outdoor space.

**Rooftop restaurant (working name Hudson VU)**

Rooftop restaurant and an upscale event space with indoor and outdoor seating options. The indoor space will operate year-round and the outdoor space will operate seasonally weather permitting. A la carte service will be offered table side only.

**Hours of Operations:**

Breakfast: 6:30am – 11am daily / Seasonally May-September

Lunch: 12pm-3pm Mon-Fri / Seasonally May-September

Brunch: 11am-3pm Sat & Sun / Year-round

Dinner: 5pm-2am daily / Year-round

**Music:**

Indoors: Background music, DJ, live entertainment up to 3-piece band.

Outdoor: background music only with sound volume limiters

I will attend the Manhattan Community Board 4 Business Licenses and Permits meeting in December to present the application and answer any questions. Should you have any questions or wish to speak in advance of the community meeting, I we would be happy to meet in person or virtually.

Sincerely,  
Gil Rubenstein

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## Request to meet re liquor license: Hudson VU Rooftop, LLC located at 653 Eleventh Avenue New York, NY 10036 (Ink48 Hotel)

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Gil Rubenstein <Gil@beancountersnyc.com>

Fri, Nov 8, 2024 at 2:12 PM

To: Elke Fears <aefearshk@earthlink.net>

Cc: Daniel Dunlow <daniel@greenfignyc.com>, Max Bookman <max@pb.law>, Johana Salinas <johana@pb.law>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, "scott@hudsonvunyc.com" <scott@hudsonvunyc.com>

Hi Elke,

The following are the steps we are going to take to address the concerns JD and Michael expressed:

- Noise generated from large events on the east and north side of the rooftop -
  - **limit reception style private events (i.e. non seated events) after 9pm to:**
    - **Max party size of 50 guests**
    - **Events will take place in a designated area located in the south west side of the terrace (labeled floor plan attached)**
- Noise generated from guests cuing on the 11th avenue
  - We do not plan to operate Hudson VU Rooftop **Restaurant** the same manner as Print **lounge** operated in respect to the a la carte service and do not feel that cuing on 11th avenue will be an issue.
    - Hudson VU will offer a more extensive food menu (our business sales assumptions reflect that)
    - The new floor plan and design reflect a dining seating offering vs lounge seating options. The following are some specific examples of differences:
      - Bar stools in bar area (i believe press lounge did not offer any seating at the bar area)
      - Dining height banquettes (18" seat height ) vs lounge sofas seating (16" seat height)
      - Dining chairs and tables as well as bar stools and bar height table on the west side of the terrace (30" bar stools and 40" bar height tables)
  - In addition to the above, if cuing does become an issue (which I don't think it will) **I will commit as a license stipulation to reflect in our crowd control the following:**
    - **Add security and host staff to manage any guest cuing after 9pm.**
    - **The staffing ratio will be based on 1 staff member per 30 guests**

I hope the above addresses the West 47th/48th Streets Block Association.

Thank you,

Gil

[Quoted text hidden]

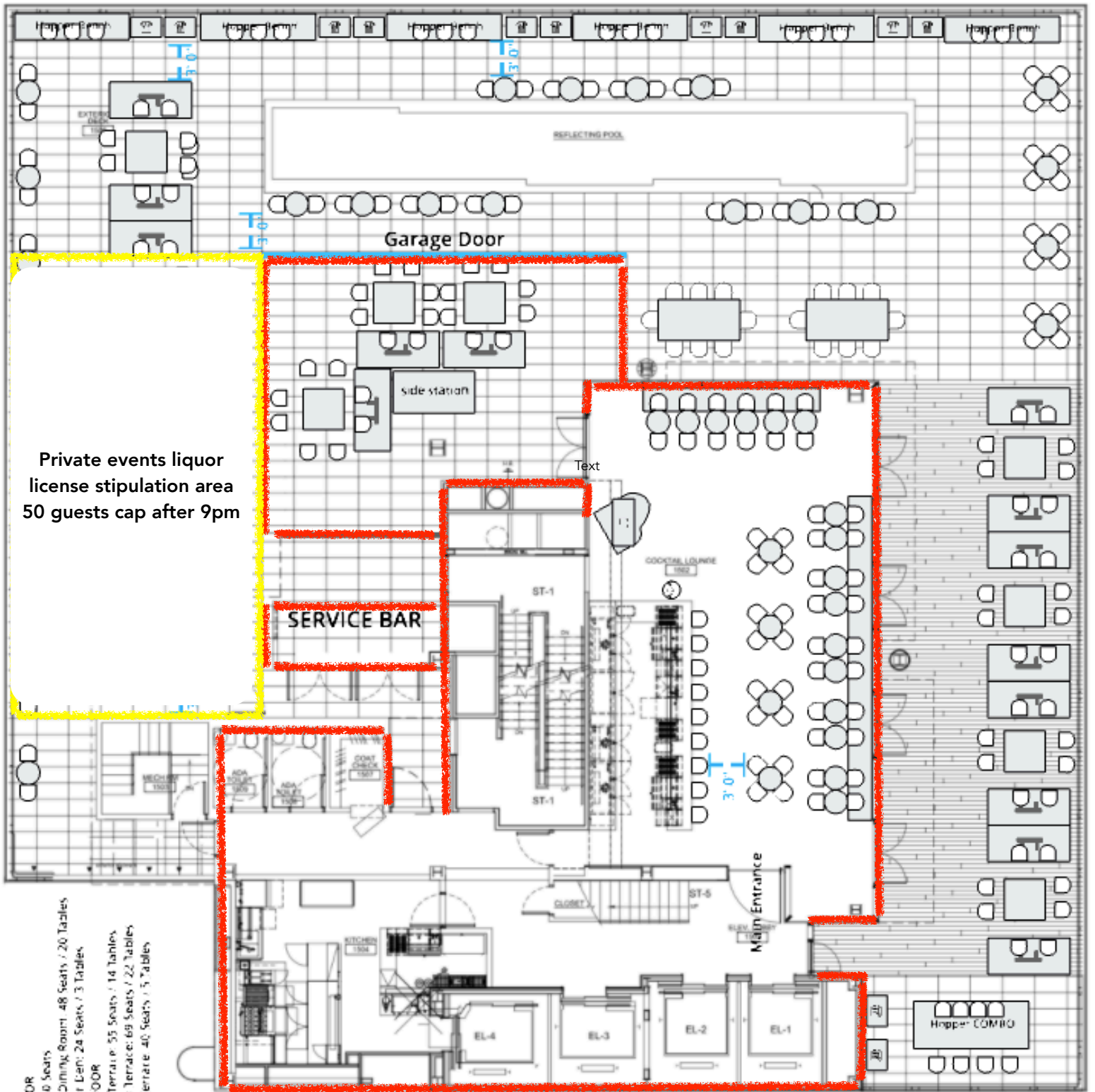
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### 2 attachments

 **Rooftop Floorplan events area LL stipulation.pdf**  
2050K

 **Crowd Control Plan - Hudson VU.pdf**  
47K





Private events liquor  
license stipulation area  
50 guests cap after 9pm

SERVICE BAR

**INDOOR**  
 Bar: 10 Seats  
 Main Dining Room: 48 Seats / 20 Tables  
 Indoor Bar: 24 Seats / 3 Tables  
**OUTDOOR**  
 West Terrace: 55 Seats / 14 Tables  
 North Terrace: 69 Seats / 22 Tables  
 East Terrace: 40 Seats / 5 Tables

Hopper COMBO

## **Crowd Control Plan - Hudson VU Rooftop Restaurant**

Objective: Implement a crowd control plan to help ensure the safety of guests and staff while enhancing the dining experience with no negative impact on the hotel operating and the neighborhood community.

### Assessment and Planning

Capacity Limits - Limit capacity per FDNY place of assembly of 240 persons

### Staff Training

Train staff on emergency procedures, evacuation routes and crowd management methods including communication methods among staff (walkie-talkies to security, host and managers)

### Signage

Directional Signs: Clear signage to guide guests to entrances, exits, restrooms, and emergency exit per FDNY rules and regulations including capacity information.

Guest Management via reservation System: encourage guests in marketing material to make a reservation in advance to manage the flow of guests and improve overall planning.

Queue Management: Security and host staff to be placed at designated hotel lobby areas upon business opening and not later than 5pm daily. Stanchion to be placed to organize lines and prevent overcrowding at entry points (lobby area and 11th avenue if needed)

### Greeting and Seating

Host and Security staff to greet guests in the lobby area. Staff to manage guests to ensure appropriate speaking volume and overall behavior not to disturb hotel lobby front desk operation as well as building neighbors should queuing lines extend to the outdoor area.

### Emergency Preparedness

Evacuation Plan: Develop a clear evacuation plan and conduct regular drills with staff.

First Aid Kits: Ensure first aid kits are accessible and staff are trained to use them.

Security Measures: security personnel scope of work to include incident reporting to establish a protocol for reporting and addressing incidents quickly and effectively.

### Monitoring and Adjustments

Real-Time Monitoring: Have staff continuously monitor crowd levels and adjust seating and entry as needed.

### Feedback Mechanism:

Encourage security, host staff and guests to provide feedback on their experience and crowd control plan. Revise the crowd control plan based on feedback and observations






Info

IMG\_8380

November 5 2024 5:37 PM

Add a description

Hells Kitchen



Size Info  
3024 x 4032, 3.6 MB, 72 dpi, 24 bit

Device Info  
Apple, iPhone 14 Pro Max, 6.86 mm, f/1.78, 1/60 sec, ISO 160, EXIF 0, No flash, compulsory

Source

Network

File Path  
L:\CLIENT FILES\Hudson WU Rooftop LLC\653  
11 Avenue, Rooftop\Community Board\Docs  
from client - Rooftop\Voice Postings  
IMG\_8380.JPG



KIDNAP  
METOII...

STAY  
KIDNAP

A  
KIDNAP



A  
KIDNAP

**PUBLIC NOTICE**  
Burlington Children and Family Center  
is pleased to announce the opening of  
**Hudson VU Rooftop LLC**  
653 11<sup>th</sup> Avenue, Ground Floor  
A new lounge, wine, beer & cigar lounge for a  
business casual atmosphere with a view of the city  
and a rooftop garden.  
Burlington, Vermont 05401

DATE: 6-29-14  
TIME: 6-29-14  
PLACE: Hudson Meeting

Video/Photo Conference Registration:  
http://www.hudsonvurooftop.com  
In Person:  
Hudson Meeting  
653 11<sup>th</sup> Avenue, Burlington, VT 05401

To ensure public health best practices  
and to protect the safety of our guests,  
we encourage all employees of the  
Hudson VU Rooftop LLC to wear a  
mask at all times in public areas.  
General at hudsonvurooftop.com  
Hudson, Vermont 05401



W 48 ST



660

**PUBLIC NOTICE**  
Notice of Public Hearing  
for the proposed  
Development of  
651 11<sup>th</sup> Avenue, Ground Floor  
City of New York, New York  
Public Hearing is set for  
Date: 10/15/2018  
Time: 10:00 AM  
Location: 651 11<sup>th</sup> Avenue, Ground Floor  
City of New York, New York  
10011-3202  
For more information, please contact  
the Planning Department at  
311-337-3111 or visit  
www.nyc.gov/planning

TN  
1610 1610

Handwritten graffiti in green paint on the utility pole.



**CITY OF NEW YORK**  
 MUNICIPAL COMMUNITY BOARD No. 3  
 125 W 117th Street, Room 303, New York, NY 10036  
 Tel: 212-242-2124  
 www.municipalcommunityboard.org

**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Hudson VU Rooftop LLC**  
 653 11<sup>th</sup> Avenue, Ground Floor  
 A New Liquor, Wine, Beer & Cider License for a  
 Restaurant Establishment with a Disc Jockey (on-site  
 events only) & Recorded Music

**DATE:** Tuesday, November 12, 2024  
**TIME:** 6:30 PM  
**PLACE:** Hybrid Meeting:  
 Video/Phone Conference Registration:  
<https://tinyurl.com/cvch-fhlp-committee>  
 In-Person:  
 MOBA Office  
 424 W 117<sup>th</sup> Street, Suite 303

**To follow public health best practices, building protocols and due to limited space, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager John Gonzalez at [john.gonzalez@cityofny.gov](mailto:john.gonzalez@cityofny.gov) by **Friday, November 8, 2024.****

We invite you to attend this meeting and hear your voice on this application. Accessibility: you should email your comments to [212.242.2124](mailto:212.242.2124) from 8:00am to 4:00pm or by email to [212.242.2124](mailto:212.242.2124). For more information, an Assistant District Manager John Gonzalez at [john.gonzalez@cityofny.gov](mailto:john.gonzalez@cityofny.gov).

Posted according to the Administrative Code of the City of New York, Article 24, § 24-219. Please do not remove and allow full access to this site.

Handwritten graffiti on the utility pole, including the word "KIDNAPPE" and other illegible markings.





**PUBLIC NOTICE**  
 Planning Committee and Public Committee  
 will discuss an application submitted by  
**Hudson VU Rooftop LLC**  
 633 11th Avenue, Ground Floor  
 A New Local Wine Beer & Cider Tavern for a  
 Restaurant Establishment with a Disc Jockey Lounge  
 events only & Bar/Club Space

DATE: Tuesday, November 22, 2022  
 TIME: 6:30 PM  
 PLACE: Hybrid Meeting

Video/Phone Conference Registration:  
<https://tinyurl.com/mk6h3m>

In Person:  
 NJCA Office  
 424 W. 3rd Street, Suite 250

To follow public health best practices, building protocols and due to limited public participation opportunities, all members of the public will be able to attend in person, attend via Zoom, or attend via phone. Please Contact: **Alison G. Gorman, Public Hearing Administrator**, at **609.426.2000**.

The date of this public hearing and time and location is subject to change. The date of the public hearing will be posted on the City of New York website at [www.nyc.gov](http://www.nyc.gov).

**PUBLIC NOTICE**  
 Housing Health & Safety Services Committee  
 will discuss an application submitted by  
**662 11th Avenue**  
**Voluntary Inclusionary Housing**  
**Application**

DATE: Thursday, November 3, 2024  
 TIME: 6:30 PM  
 PLACE: Hybrid Meeting

Video/Phone Conference Registration:  
<https://tinyurl.com/mk6h3m>

In Person:  
 NJCA Office  
 424 W. 3rd Street, Suite 250

To follow public health best practices, building protocols and due to limited public participation opportunities, all members of the public will be able to attend in person, attend via Zoom, or attend via phone. Please Contact: **Alison G. Gorman, Public Hearing Administrator**, at **609.426.2000**.

The date of this public hearing and time and location is subject to change. The date of the public hearing will be posted on the City of New York website at [www.nyc.gov](http://www.nyc.gov).







CITY OF NEW YORK  
BUSINESS LICENSING BOARD  
400 W 21st Street, 6th Floor, New York, NY 10011  
212-312-3100  
www.nyc.gov/licenses

PUBLIC NOTICE  
100  
315

**PUBLIC NOTICE**  
Business Licenses and Permits Committee  
will discuss an application submitted by  
**Hudson VU Rooftop LLC.**  
**653 11<sup>th</sup> Avenue, Ground Floor**  
A New Liquor, Wine, Beer & Cider License for a  
Restaurant Establishment with a Disc Jockey (private  
events only) & Recorded Music

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: Hybrid Meeting:



Video/Phone Conference Registration  
<https://tinyurl.com/mch4-bfp>

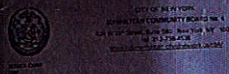
In-Person:  
MCB Office  
434 W 32<sup>nd</sup> Street, Suite 213

To follow public health best practices  
building protocols and due to limited  
space, we encourage all members of the  
public to participate remotely via Zoom.  
You would like to attend in person, please  
email Assistant District Manager  
Constance at [nrcpr@nyc.gov](mailto:nrcpr@nyc.gov) or contact  
100m, Friday, November 8th.

We invite you to attend this meeting and learn more about the application.  
However, you should bring your comments by 12 p.m. Friday, November 8th.  
For more information, contact District Manager Holly Constance  
2023-11-08-100m

Posted according to the Administrative Code of the City of New York, Title 24-119.  
119 Please do not remove and alter the above posting.





**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Hudson VU Rooftop LLC**  
 653 11<sup>th</sup> Avenue, Ground Floor

A New Liquor, Wine, Beer & Cider License for a  
 Restaurant Establishment with a Disc Jockey (private  
 events only) & Recorded Music

DATE: Tuesday, November 12, 2021  
 TIME: 6:30 PM  
 PLACE: Hybrid Meeting



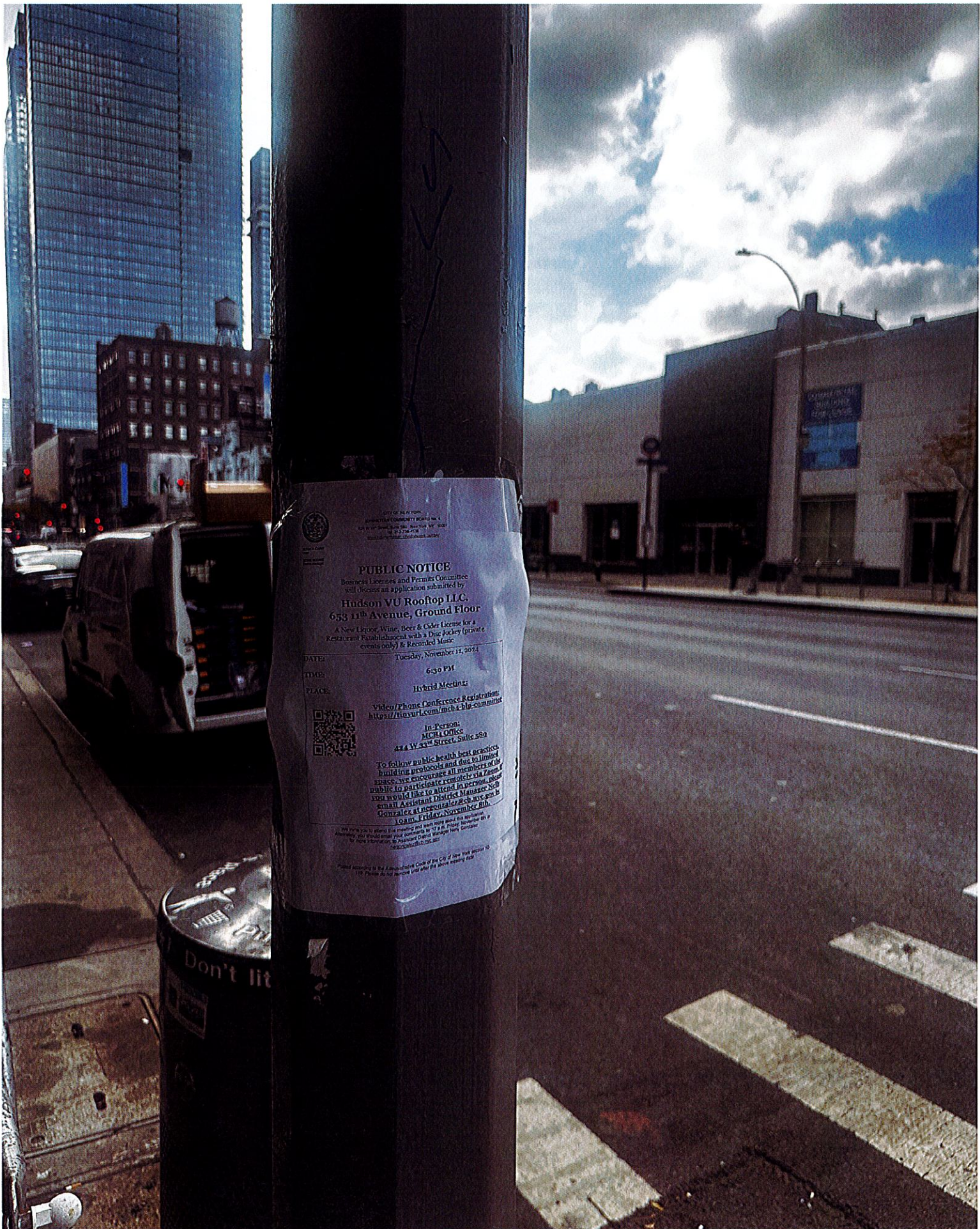
Video/Phone Conference Registration:  
<https://tinyurl.com/fmcb4blp-committee>

In-Person  
 MCHA Office  
 424 W 32<sup>nd</sup> Street, Suite 580

To follow public health best practices,  
 building protocols and due to limited  
 space, we encourage all members of the  
 public to participate remotely via Zoom.  
 You would like to attend in person, please  
 email Assistant District Manager, John  
 Gonzalez at [jgonzalez@nyc.gov](mailto:jgonzalez@nyc.gov) by  
 10am, Friday, November 12th.

This notice is to inform the public that the meeting will be held on the date and time specified above. Attendance will be limited to those registered by 11:59 PM on Monday, November 15th. For more information, go to <https://www.nyc.gov/fmcb> or contact the Assistant District Manager, John Gonzalez at [jgonzalez@nyc.gov](mailto:jgonzalez@nyc.gov).

Printed according to the Administrative Code of the City of New York Section 24-209. Notices do not remove until after the public hearing date.





CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD No. 4  
 424 W 87th Street, 8th Fl, New York, NY 10019  
 Tel: 212 786-4100  
[www.manhattancommunityboard.org](http://www.manhattancommunityboard.org)

**PUBLIC NOTICE**

Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Hudson VU Rooftop LLC.**  
**653 11<sup>th</sup> Avenue, Ground Floor**  
 A New Liquor, Wine, Beer & Cider License for a  
 Restaurant Establishment with a Disc Jockey (private  
 events only) & Recorded Music

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: Hybrid Meetings

Video/Phone Conference Registration:  
<https://tinyurl.com/msh4-hlp-committee>



In-Person  
 MCB 4 Office  
 424 W 33<sup>rd</sup> Street, Suite 410

To follow public health best practices,  
 building protocols and due to limited  
 space, we encourage all members of the  
 public to participate remotely via Zoom.  
 If you would like to attend in person, please  
 email Assistant District Manager  
 Gonzalez at [ngonzalez@cityofnyc.gov](mailto:ngonzalez@cityofnyc.gov) or  
 call 212 312 2800.

We invite you to attend this meeting and learn more about a proposed  
 Amendment 2024-0101 that will be considered by the Board on November 12, 2024.  
 For more information, please contact District Manager Nely Gonzalez  
 at 212 312 2800.

Printed according to the Administrative Code of the City of New York section  
 24-209. Please do not reuse and affix the above covering this.



**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Hudson VU Rooftop LLC**  
**653 11<sup>th</sup> Avenue, Ground Floor**  
 A New Liquor, Wine, Beer & Cider License for a  
 Restaurant Establishment with a Disc Jockey (private  
 events only) & Recorded Music

DATE: Tuesday, November 12, 2024  
 TIME: 6:30 PM

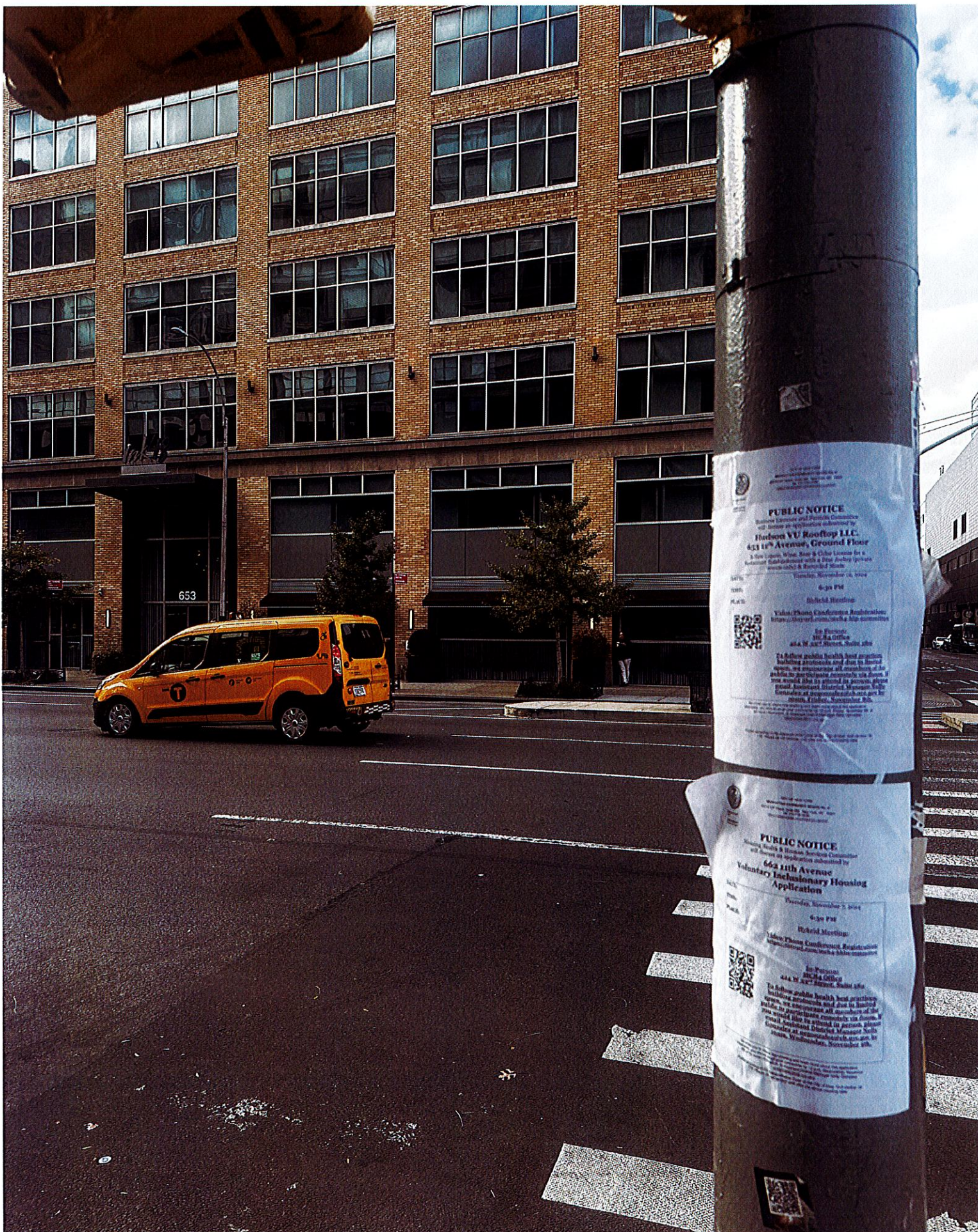
PLACE: Hybrid Meeting  
 Video/Phone Conference Registration  
<https://biturl.com/nyc-bhp-committee>


In Person:  
 NCHA Office  
 424 W 3<sup>rd</sup> Street, Suite 204


To follow public health best practices  
 building protocols and due to limited  
 space, we encourage all members of the  
 public to participate remotely via Zoom.  
 You would like to attend in person, please  
 email Assistant District Manager  
 Complex at [aragonales@nyc.gov](mailto:aragonales@nyc.gov)  
 no later than Friday, November 8<sup>th</sup>

The Board will meet at 6:30 PM and there will be a 15-minute  
 pre-meeting at 6:15 PM. Public participation by 15 minutes prior to the meeting  
 for more information, please contact District Manager  
 Complex at [aragonales@nyc.gov](mailto:aragonales@nyc.gov)

Printed according to the Administrative Code of the City of New York at New York, NY  
 112. Printed on 100% recycled paper with soy-based inks.




  
**PUBLIC NOTICE**  
 Planning Board and Planning Committee  
 will receive an application submitted by  
**Harbor VU Rooftop LLC**  
 653 11th Avenue, Ground Floor  
 in New Lynn, West End & Chinatown for a  
 Residential Rehabilitation with a New Accessory  
 Dwelling Unit & Restricted Units  
 Tuesday, November 14, 2017  
 6:30 PM  
**Public Meeting:**  
 Virtual Public Consultation Registration:  
<https://cityofboston.com/online-3ip-committee>  
 In Person:  
 444 N. STATE STREET, SUITE 500  
 To follow public health best practices  
 building professionals and staff to limited  
 access, we encourage all members of the  
 public to participate remotely via Zoom. If  
 you would like to attend in person, please  
 email: [inclusionary@cityofboston.gov](mailto:inclusionary@cityofboston.gov)  
 or call: (617) 552-3100.


  
**PUBLIC NOTICE**  
 Planning Board and Planning Committee  
 will receive an application submitted by  
**664 11th Avenue Voluntary Inclusionary Housing Application**  
 Tuesday, November 7, 2017  
 6:30 PM  
**Public Meeting:**  
 Virtual Public Consultation Registration:  
<https://cityofboston.com/online-3ip-committee>  
 In Person:  
 444 N. STATE STREET, SUITE 500  
 To follow public health best practices  
 building professionals and staff to limited  
 access, we encourage all members of the  
 public to participate remotely via Zoom. If  
 you would like to attend in person, please  
 email: [inclusionary@cityofboston.gov](mailto:inclusionary@cityofboston.gov)  
 or call: (617) 552-3100.