

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
TAQUERIA LA MODERNA 1 LLC			
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
824 9TH AVENUE		54TH STREET	10019
<b>Applicant</b> <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	<b>NAME:</b> LEONEL TOVAR BAIZAN	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b>
	<b>PHONE:</b> 347-867-6360		<b>PHONE:</b>
	<b>EMAIL:</b> admin@taqueriacondesa.com		<b>EMAIL:</b>
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> BAMJ Midtown Assets LLC , ARP Murray Midtown Assets & Murray Midtown Assets LLC
	<b>PHONE:</b>		<b>PHONE:</b> 212-532-0171
	<b>EMAIL:</b>		<b>EMAIL:</b> steven@skhlaw.com
<b>APPLICATION TYPE</b> ( <u>    </u> <i>New York State Liquor License</i> <u>    </u> <i>Dept. of Transportation Dining Out</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?	TAQUERIA 86 INC., 210W 94th St., NY, NY 10024	
	What were the dates applicant was involved with this former premise?	11/06/2023	
<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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	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="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
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="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	See attached Proximity Report
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="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
	Outdoors	NA	NA	NA	NA	NA	NA	NA
	Kitchen	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
	Music (indoors)	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am

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

**BACKGROUND**

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

**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>		65	16	47		1	4	
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	NA	NA	NA	NA	NA	NA	NA	
<b>DOT Dining Out: Sidewalk Cafe</b>								
<b>DOT Dining Out: Roadway</b>								

How frequently will the owner(s) be at the establishment?	80%		
Will there be dancing?	YES	<input type="checkbox"/> NO	
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	<input type="checkbox"/> NO	
Will applicant be hosting private promotional or corporate events?	YES	<input type="checkbox"/> NO	
Will outside promoters be used on a regular basis? If yes, please describe.	YES	<input type="checkbox"/> NO	
Will applicant have a security plan? If yes, please attach.	YES	<input type="checkbox"/> NO	
Will security plan be implemented?	YES	<input type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input type="checkbox"/> NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	<input type="checkbox"/> NO	
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?	YES	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> NO	
Where will applicants' own delivery bicycles be parked when not making deliveries?	NO		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Yes, alongside the parking DOT on the street		
Where will applicant store its garbage containers when not in use?	Inside restaurant		
Where will applicant lay out garbage containers and at what time?	End of the day, night		

## 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	Pending letter of no objection
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> NO	
What is the zoning designation for this location?	NYC District #2		

## 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 ATTACHED EMAIL TO VARIOUS BLOCK ASSOCIATION		
	# 2			
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?		11/20/2024		
Where did applicant post the notice that was provided?		11/20/2024		
Please provide dates when applicant met with the groups listed above.		REACHED OUT TO BLOCK ASSOCIATION ON 11/15/24		
Who was your contact person at each group you met with?		*SEE ATTACHED EMAIL TO BLOCK ASSOCIATION		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.		<input checked="" type="checkbox"/> YES	NO	347-267-6360
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?		<input checked="" type="checkbox"/> 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
GROUND FLOOR	DINNING	65	11AM-2AM	16	47		1 with 4 stools	Recorded Background



BUILDING DESIGN			
State the name and type of business previously located in the space.	EL CENTRO		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	EL CENTRO
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	PAINT AND CHANGE BUSINESS NAME
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input 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	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
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="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	PENDING UNDER CONSTRUCTION
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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	CENTRAL UNIT		
When was the air conditioner installed?	EXISTING		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	NA
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
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	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	↓

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be planning for sidewalk seating now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
<b>If you answered YES to the question above, jump to the next page</b>			
Did applicant submit a scaled dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Pending future
Will applicant close and vacate roadway seating by 11 p.m. on Friday & Saturday and on public holidays?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant respect trees and trees health of the tree?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol be via seated food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant prohibit patrons from drinking in any or adjacent sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Music played will be recorded soft quite background
If amplified sound is played inside the establishment, doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	only during warm and hot weather
Will there be a staff person responsible to manage or crowds outside?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree not to use proper codes, including not blocking fire escapes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the outdoor dining be in a container on the parking lane?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk serving aisle running the entire length of the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Not sure, pending up
Will applicant have a platform?	<input type="checkbox"/> 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	<input type="checkbox"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	NO

**\*This application does not extend to any outdoor space**



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="checkbox"/> 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)**

- This application does not extend to any outdoor space
- Any storm enclosure shall extend no further than 18" from building facade




***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.***

***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.***




<p>Manhattan Community Board 4 (MCB4) recommends:  (MCB4's recommendation is based on a vote taken at its  January 6, 2025 <u>full board meeting</u>, with <u>40</u> members voting  in favor of the recommendation, <u>0</u> members opposed, <u>0</u>  members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part  of the method of operation</p> <p><input type="radio"/> Denial    <input type="radio"/> Approval</p>
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**MCB4 REPRESENTATIVES**

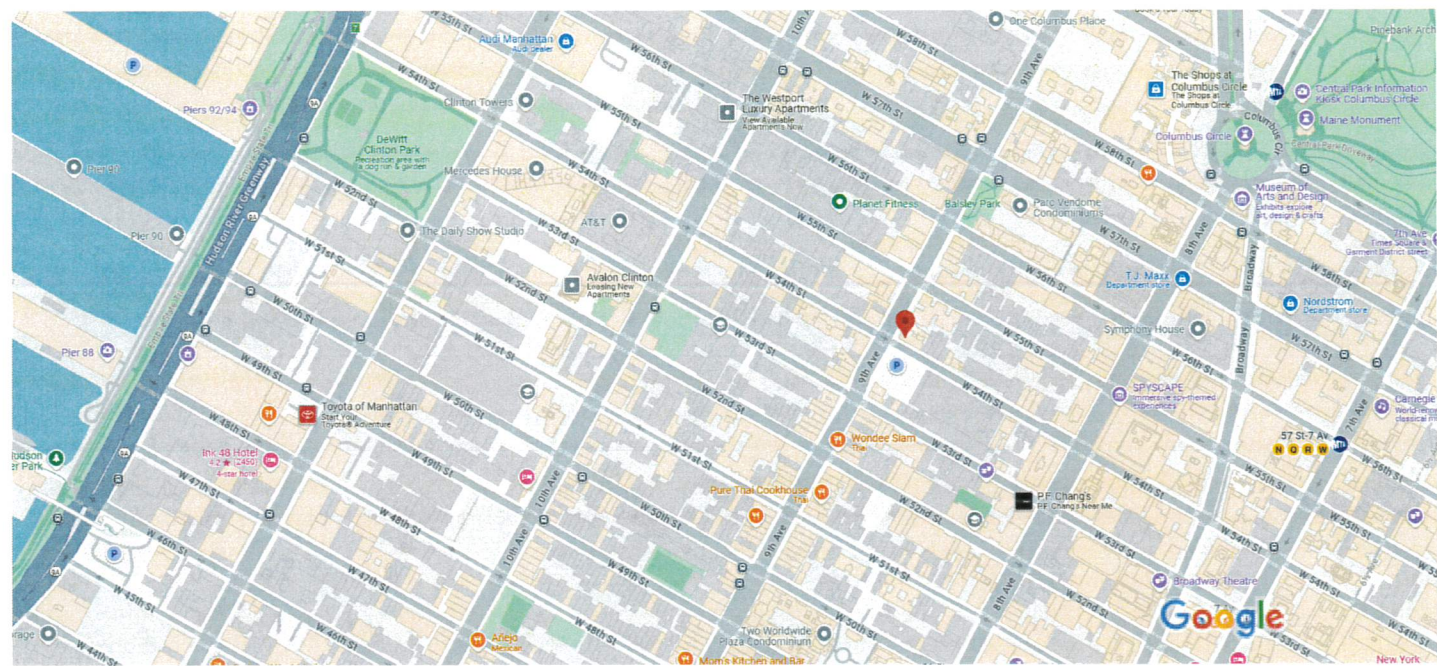
 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Burt Lazarin MCB4 BLP Committee Co-Chair
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

<p><b>SIGN HERE</b> →</p>	<p>Leonel Tovar Baizan</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>11/26/2024</p> <p><b>DATE</b></p>
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824 9th Ave





Map data ©2024 Google 200 ft





824 9th Ave

- 


Directions
- 

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- 

Nearby
- 

Send to phone
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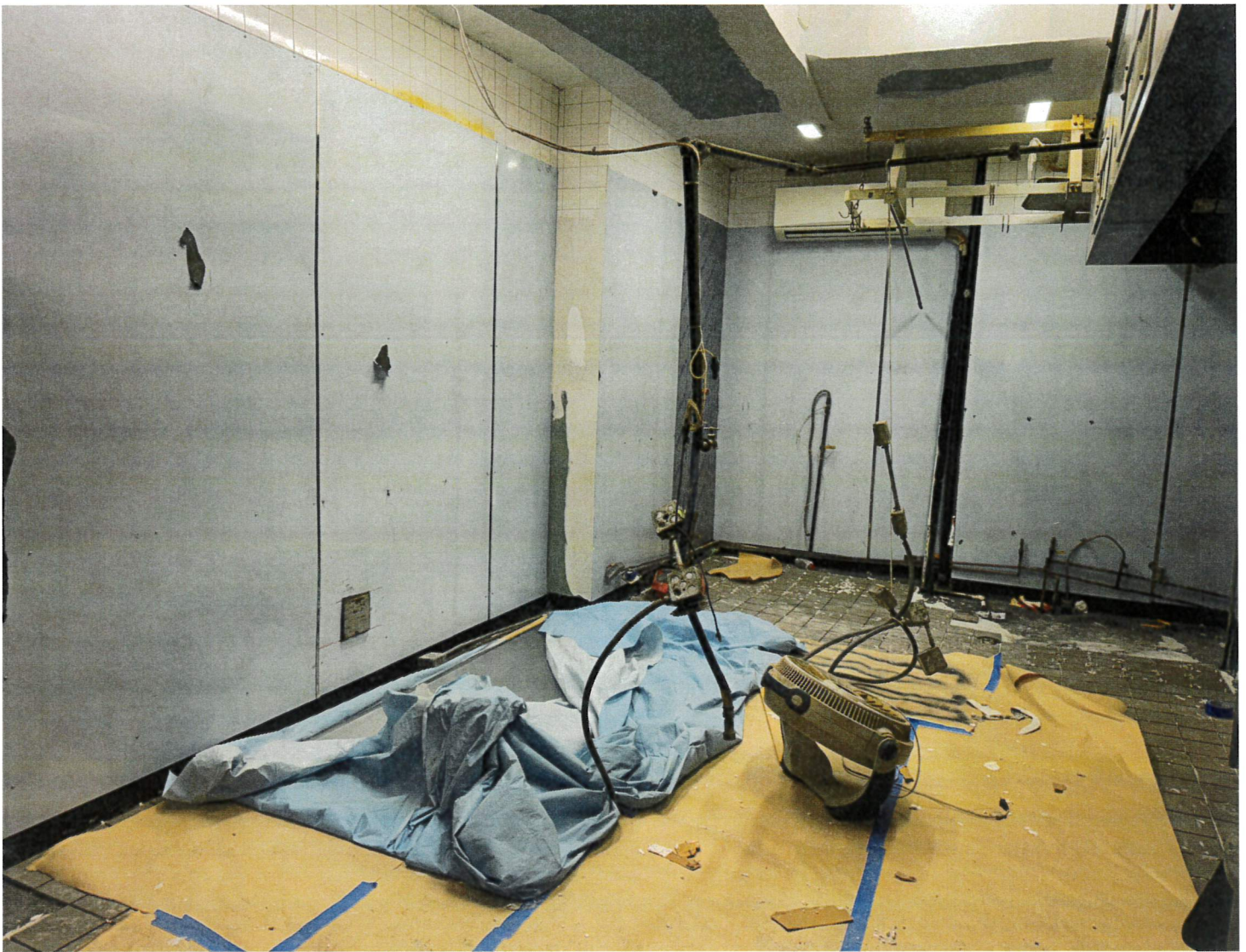
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 824 9th Ave, New York, NY 10019



















<u>Block/Tenant Association &amp; Community Groups</u>	<u>First name</u>	<u>Last name</u>	<u>E-MAIL</u>	<u>Meeting</u>
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	rjbenfatto@hyhkhalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hyhkhalliance.org	
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
<u>Chekpeds</u>	Christine	Berthet	excom@chekpeds.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org ; irestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marciano	rmarcano@clintonhousing.org	
West 43rd Street Block Association	Natalie	Frazier	West43rdStreetNYC@gmail.com	
Manhattan Plaza Resident	Marisa	Redanty	marisared22@aol.com	
West 44 Street Better Block Association			west44thnyc@gmail.com	Fourth Tuesday of the Month
West 44th Street (b. 9th/10th)	Renee & Gordon	Stanley	twocatsid@worldnet.att.net	Fourth Tuesday of the Month
West 45th & 46th Street BA (HK4546BA)	Elke	Fears	hk4546ba@gmail.com	Fourth Tuesday of the Month
West 47th/48th Streets Block Association	Larry	Roberts	aefearshk@earthlink.net	First Tuesday of the month @ 730pm
West 47th/48th Streets Block Association	Elaine	Marlovitch	lanymichaelroberts@gmail.com	First Tuesday of the month @ 730pm
11th Ave. Tenants Assoc. (HFDC)			no email	First Tuesday of the month @ 730pm
Harborview Terrace T.A. (525 W. 55th St.)	Maria	Guzman	mariaagnvs@aol.com	
The Aurora	Richard	Pimentel	rpimentel@commonground.org	
The Aurora	Derrick	Sage	dsage@commonground.org	
Oasis Gardens I 10th Ave., b. 51/52	Nancy	Kyriacou	nkylacou@yahoo.com	
Oasis Gardens II 52nd St/10th Ave.	Gary	Dipasquale	gdclay@att.net	
Midtown North Pct. Council	Delores	Rubin	delores.rubin@att.net	Third Tuesday of the month
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	
Midtown South Community Council	John	Mudd	john.mudd@usa.net	
Housing Conservation Coordinators [10th Ave., b.52/53]			info@hcc-nyc.org	
300 W 55th St	Paul	Loeb	plueb315@aol.com	
West 55th Block Association	Christine	Gorman	west55ba@gmail.com	the second Monday of the month.
HK49-53 Block Alliance			hk5051@gmail.com	Third Wednesday of the month @ 630pm
Hudson Hotel Residents			tenants350west51st@gmail.com	
Westmore 333 W 57	Amanda	Cernitz	acernitz@gmail.com	
Parc Vendome 340 W 57th Street	Anita	McDonagh	awm3333@me.com	
Colonnade 347 W 57th Street	Jesse	Bondy	jessbondy@aol.com	
American Red Cross Greater New York Region	John	Waldman	john.waldman@redcross.org	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Ave))	Julia	Campanelli	HellsKBA@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Brian	Weber	brianscottweber@gmail.com	
W36th Block Association ( 8/9 )	Cressida	Connelly	cressidac@gmail.com	
Hudson Tenants Association (HTA)	Peggy	Chane	peggychane@gmail.com	
West Side Neighborhood Alliance	Leah	James	lames@hcc-nyc.org	Third Thursday of the month



Maria Morales &lt;nyliquorlaw110@gmail.com&gt;

**Fwd: Business Licenses & Permits Committee Meeting Tuesday, December 10th - 824 9th Avenue - La Moderna Taqueria 1 LLC**

2 messages

**Taqueria Condesa** <admin@taqueriacondesa.com>  
To: "nyliquorlaw110@gmail.com" <nyliquorlaw110@gmail.com>

Tue, Nov 26, 2024 at 12:26 PM

----- Forwarded message -----

From: **Taqueria Condesa** <admin@taqueriacondesa.com>

Date: Fri, Nov 15, 2024 at 9:51 AM

Subject: Business Licenses &amp; Permits Committee Meeting Tuesday, December 10th - 824 9th Avenue - La Moderna Taqueria 1 LLC

To: <mccgee79@aol.com>, <excom@chekped.com>, <jrestuccia2@clintonhousing.org>, <info@clintonhousing.org>, <marcano@clintonhousing.org>, <West43rdStreetNYC@gmail.com>, <marisared22@aol.com>, <west44thnyc@gmail.com>, <twocatsltd@worldnet.att.net>, <hk4546ba@gmail.com>, <aefearshk@earthlink.net>, <larrymichaelroberts@gmail.com>, <mariagnys@aol.com>, <rpimentel@commonground.org>, <dsage@commonground.org>, <nkyriacou@yahoo.com>, <gdclay@att.net>, <delores.rubin@att.net>, <brianscottweber@gmail.com>, <john.mudd@usa.net>, <info@hcc-nyc.org>, <ploeb315@aol.com>, <west55ba@gmail.com>, <hk5051@gmail.com>, <tenants350west51st@gmail.com>, <acernitz@gmail.com>, <awm3333@me.com>, <jessbondy@aol.com>, <john.waldman@redcross.org>, <HellsKBA@gmail.com>  
Cc: Mark Stumer <mstumer@newyorklawyers.org>, <rjbenfatto@hyhkalliance.org>, <pgouris@hyhkalliance.org>, <kathleentreteat123@gmail.com>, <brianscottweber@gmail.com>, <cressidac@gmail.com>, <peggychane@gmail.com>, <ljames@hcc-nyc.org>, Leonel Baizan <leonel2874@gmail.com>, <admin@taqueria86.com>, Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>

Hi All,

I want to introduce myself, Leonel Baizan. I will open an upscale Mexican Taqueria (DBA Taquería Condesa) at [824 9th Avenue, New York](#). As such, we are applying for a NYS Liquor Authority liquor license for the premises, and we will be present on the following community board on 12/10/2024

Our hours of operation will be 11 am - 2 am, and we will be playing recorded music at a low volume for background only.

Please feel free to contact me with any questions or concerns about the restaurant.

I look forward to serving you!

Leonel Baizan, Owner  
La Moderna Taqueria 1, LLC  
Tel: 347-267-6360  
Email: [admin@taqueriacondesa.com](mailto:admin@taqueriacondesa.com)

**Taqueria Condesa** <admin@taqueriacondesa.com>  
To: "nyliquorlaw110@gmail.com" <nyliquorlaw110@gmail.com>

Tue, Nov 26, 2024 at 12:30 PM

[Quoted text hidden]

- [App Directory\(http://www.ny.gov/mobileapps\)](http://www.ny.gov/mobileapps)
- [Counties\(http://www.ny.gov/counties\)](http://www.ny.gov/counties)
- [Events\(http://www.ny.gov/events\)](http://www.ny.gov/events)
- [Programs\(http://www.ny.gov/programs\)](http://www.ny.gov/programs)
- [Services\(http://www.ny.gov/services\)](http://www.ny.gov/services)





JESSICA CHAIT  
Chair

JESSE BOONIE  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4

424 W 33<sup>rd</sup> Street, Suite 580, New York, NY 10001  
tel. 212-736-4536  
<https://www.manhattan.civildistrict.us/cb4/>

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

### La Moderna Taqueria 1 LLC. 824 9<sup>th</sup> Avenue

A New Liquor, Wine, Beer & Cider License for a  
Restaurant Establishment with Recorded Music

DATE: Tuesday, December 10, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcb4-blp-committee>

**In-Person:**  
MCB4 Office  
424 W 33<sup>rd</sup> Street, Suite 580

**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 Nelly  
Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) by  
10am, Monday, December 9th.**

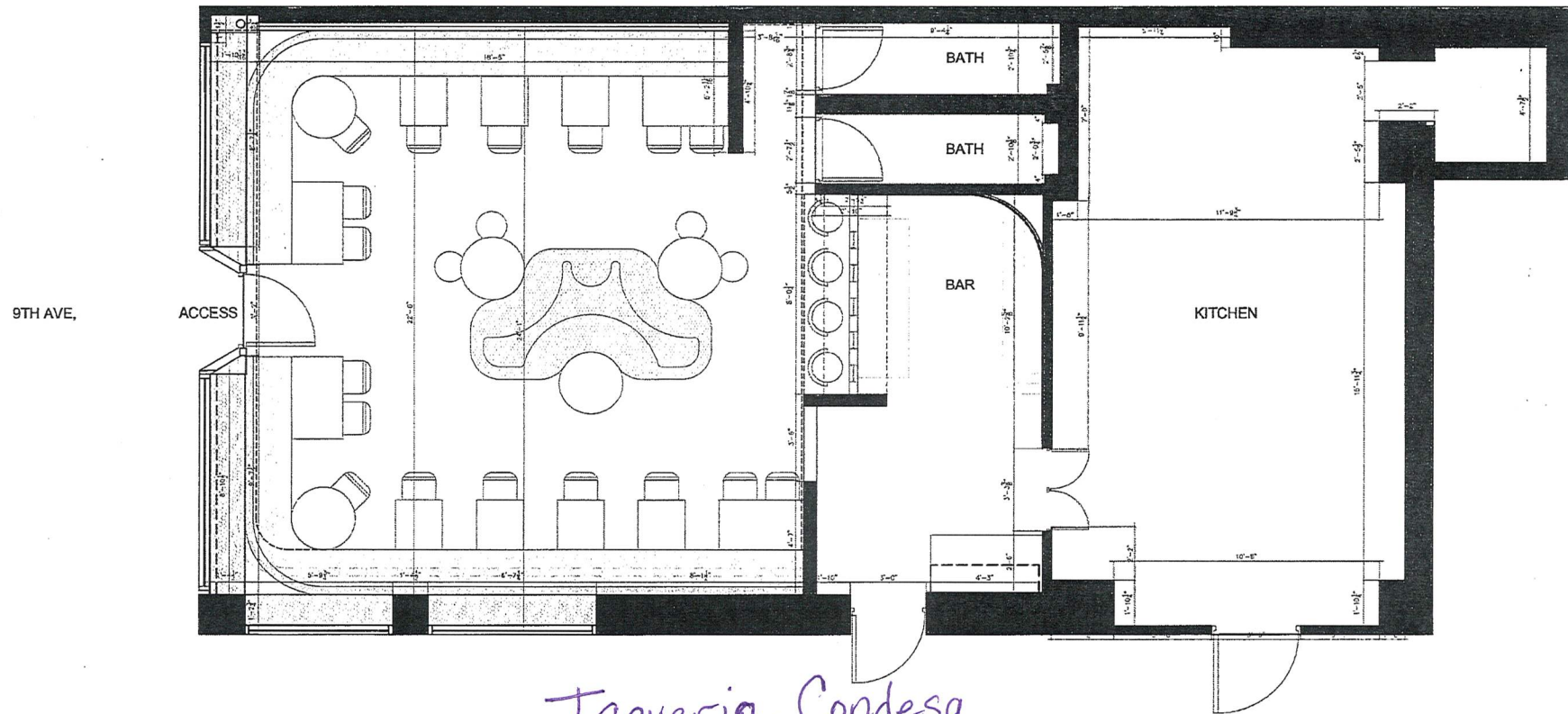
We invite you to attend this meeting and learn more about this application.  
Alternately, you should email your comments by 12 p.m. Monday, December 9th  
or for more information, to Assistant District Manager Nelly Gonzalez  
[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov)

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



1 BAR  
4 Stools  
16 tables  
47 Chairs  
2 Bathrooms

Maximum Capacity 65 Including Staff  
4 stools plus 47 chairs add up to 51



1 FIRST FLOOR  
PLAN  
SCALE: 1/2" = 1'-0"  
TAQUERIA CONDESA

Taqueria Condesa  
824 9th Avenue  
New York, NY 10019

TAQUERIA CONDESA A1

TAQUERIA CONDESA

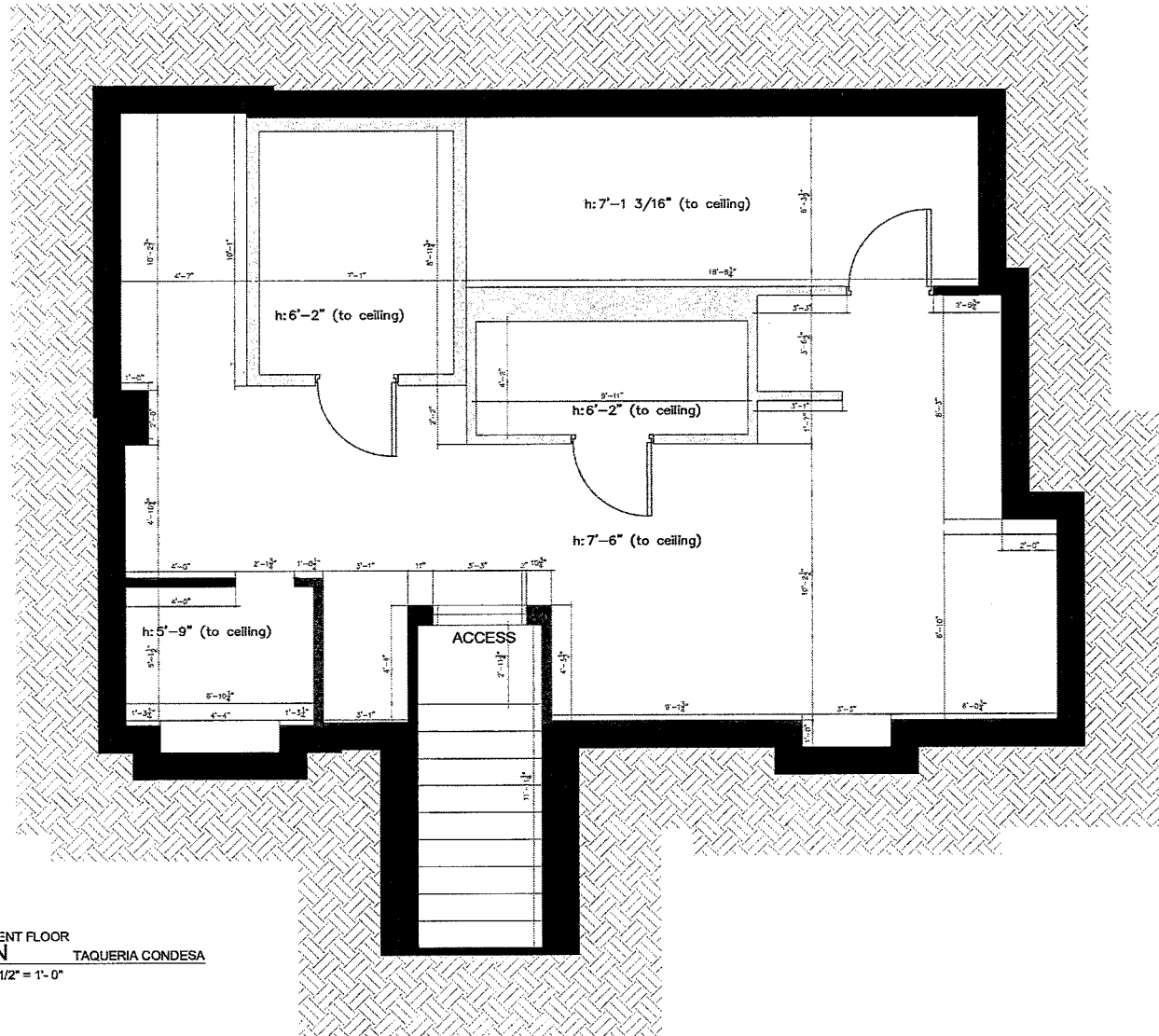
DRAWING TITLE: ARCHITECTURAL PLAN

ADDRESS: 824 9TH AVE, NEW YORK, NY 10019

DATE 11/07/24

PABLO CASTELLANOS INTERIOR DESIGN  
*studio*





1 BASEMENT FLOOR  
 PLAN TAQUERIA CONDESA  
 SCALE: 1/2" = 1'-0"



# TAQUERÍA CONDESA

## PARA EMPEZAR

### APPETIZERS

- **Guacamole & Chips** . \$ 14.95
- **Pico de Gallo, Chips & Trio Sauce** . \$ 12.95
- **Elote Asado** . \$ 9.95  
Chipotle mayonnaise, queso fresco, Tajin & lime
- **Flautas Doradas** . \$ 14.95  
4 Fried corn tortillas stuffed, topped with lettuce, Mexican cream, queso. Served with a side of guacamole and pico de gallo. Choose from:  
Chicken Tinga, chorizo with potatoes or cheese.

## QUESADILLAS . Served with Mexican cream, 10" in Flour or Nixtamal Tortillas.

## BURRITOS . 12' Flour Tortilla, Mexican rice, black beans, lettuce, queso fresco, crema, pico de gallo and guac! or Make it bowl.

- **Rajas Poblanas** . \$ 15.95
- **Grilled chicken** . \$ 17.95
- **Tinga de pollo** . \$ 17.95
- **Chorizo con papas** . \$ 17.95
  - **Pastor** . \$ 17.95
  - **Carnitas** . \$ 17.95
  - **Birria** . \$ 19.95
- **Skirt steak** . \$ 19.95
- **Shrimp** . \$ 19.95

## TACOS . TACOS

2 or 3 tacos per order, made with  
Gluten-Free Handmade Nixtamal Tortillas

- **TAMPICO** . 2 - \$ . 10.95 / 3 - \$ 14.95  
Marinated grilled chicken and pico de gallo  
- Add melted cheese \$ 2.00
- **CHOLULA** . 2 - \$ . 10.95 / 3 - \$ 15.95  
Chicken Tinga: Shredded chicken marinated in a chipotle - tomato sauce with onions. Cilantro, Mexican cream and fresh cheese on top.
- **MICHOACAN** . 2 - \$ 11.95 / 3 - \$ 16.95  
Pork shoulder, onions and cilantro on top
- **TOLUCA** . 2 - \$ 10.95 / 3 - \$ 15.95  
Mexican chorizo stew with potatoes, black beans, queso fresco and cilantro.
- **DF / Al Pastor** . 2 - \$ 11.95 / 3 - \$ 16.95  
Pork marinated in chilies, pineapple, onions and cilantro on top.
- **PUEBLA** . 2 - \$ 11.95 / 3 - \$ 15.95  
Rajas Poblanas - Creamy stewed Poblano peppers with corn Mexican cream and cheese. Topped with queso fresco and cilantro.
- **OAXACA** . 2 - \$ 11.95 / 3 - \$ 15.95  
Mushrooms, beans, onions and cilantro.
- **GUADALAJARA / BIRRIA**  
2 - \$ 13.95 / 3 - \$ 20.95  
Slow cooker Brisket, Oaxaca cheese, onions, cilantro and "Consomme sauce".
- **TIJUANA** . 2 - \$ 13.95 / 3 - \$ 19.95  
Skirt steak with onions and cilantro on top  
- Add melted cheese \$ 2.00
- **ENSENADA** . 2 - \$ 13.95 / 3 - \$ 19.95  
Panko encrusted Cod fish with red and green cabbage topped jalapeño mayo (flour tortilla).
- **SONORA** . 2 - \$ 13.95 / 3 - \$ 19.95  
Grilled shrimp sautéed with Poblano peppers, and onions, served with melted cheese.



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

**Proximity Report For:****Location** **824 9th Ave, New York, New York, 10019****Geocode** **Latitude: 40.76603**  
**longitude: -73.98688****Report Generated On** **11/26/2024****8 Closest Liquor Stores**

Name	Address	Distance
54 WINES & SPIRITS INC License ID: 0100-23-124992 Legacy Serial No.: 1297881	400 W 55TH ST AKA 839 9TH AVE NEW YORK, New York 10019	215 ft
ROYAL WINES & LIQUORS INC License ID: 0100-21-114132 Legacy Serial No.: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, NY 100019	256 ft
NINTH AVENUE WINE & LIQ CORP License ID: 0100-21-114838 Legacy Serial No.: 1023639	860 9TH AVENUE NEW YORK, New York 10019	449 ft
WEST 54 LIQUORS LLC License ID: 0100-21-115348 Legacy Serial No.: 1210031	453 W 54TH ST CNR-10TH AVE NEW YORK, New York 10019	526 ft
921 WESTERLY LIQUOR CORP License ID: 0100-23-126659 Legacy Serial No.: 1255189	921 8TH AVE NEW YORK, New York 10019	846 ft
1843 BROADWAY LIQUORS INC License ID: 0100-21-115245 Legacy Serial No.: 1053130	344A W 57TH STREET NEW YORK, New York 10019	854 ft
CELLAR 53 WINE & SPIRITS INC License ID: 0100-22-116266 Legacy Serial No.: 1242982	785 10TH AVE NEW YORK, New York 10019	1,003 ft
SHON 45 LIQUORS INC License ID: 0100-21-114855 Legacy Serial No.: 1023642	840 8TH AVENUE NEW YORK, New York 10019	1,259 ft

**Schools within 500 feet**

Name	Address	Distance
No Schools within 500 feet		

**Churches within 500 feet**

Name	Distance
No Churches within 500 feet	



Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
La Boca LLC Application ID: NA-0370-24-127313	359 W 54th St New York, New York 10019.0	48 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CHOW DOWN INC License ID: 0340-22-105623 Legacy Serial No.: 1110931	824 NINTH AVENUE CORNER OF 54TH STREET NEW YORK, New York 10019	32 ft
BACCO 828 9TH AVE CORP License ID: 0340-23-132765 Legacy Serial No.: 1195303	828 9TH AVE NEW YORK, New York 10019	80 ft
TPMJV BAR & REST CORP License ID: 0340-23-137588 Legacy Serial No.: 1252840	815 9TH AVE NEW YORK, New York 10019	90 ft
CANICATTI CORP License ID: 0340-22-115454 Legacy Serial No.: 1338049	836 9TH AVE NEW YORK, New York 10019	103 ft
MEDI WINEBAR LLC License ID: 0340-23-132412 Legacy Serial No.: 1237983	811-13 9TH AVENUE W 53RD & W 54TH STREETS NEW YORK, New York 10019	143 ft
RH HOSPITALITY LLC License ID: 0340-22-110344 Legacy Serial No.: 1339804	813 9TH AVE NEW YORK, New York 10019	152 ft
GIARDINO 54 LLC License ID: 0340-22-109123 Legacy Serial No.: 1311388	400 1/2 W 54TH ST NEW YORK, New York 10019	191 ft
WESTVILLE HK LLC License ID: 0340-22-113728 Legacy Serial No.: 1313037	809 9TH AVE NEW YORK, New York 10019	195 ft
BAR 9 ENTERTAINMENT CORP License ID: 0340-23-137997 Legacy Serial No.: 1284325	807 9TH AVE NEW YORK, New York 10019	240 ft
S SCOTTY ENTERPRISES INC License ID: 0340-23-137780 Legacy Serial No.: 1274915	802 9TH AVE NEW YORK, New York 10019	277 ft
SICILIAN SAGE LLC License ID: 0340-22-104996 Legacy Serial No.: 1325643	801 9TH AVE AKA 401 W 53RD ST NEW YORK, New York 10019	288 ft
STOKES & MCGINLEY INC License ID: 0340-22-114502 Legacy Serial No.: 1263760	800 9TH AVE NEW YORK, New York 10019	304 ft
798 NINTH RESTAURANT LLC License ID: 0340-23-134094 Legacy Serial No.: 1298456	798 9TH AVE NEW YORK, New York 10019	343 ft
KASHKAVAL KITCHEN LLC License ID: 0340-22-112462 Legacy Serial No.: 1266444	852 9TH AVE NEW YORK, New York 10019	354 ft
9TH AVE BLUE LLC License ID: 0340-23-133816 Legacy Serial No.: 1287492	856 9TH AVE NEW YORK, New York 10019	359 ft
The Soiree Tea Co LLC License ID: 0370-24-122400 Legacy Serial No.: 6030835	796 9th Ave New York, NY 10019	369 ft
FLAMING SADDLES NYC 1 LLC License ID: 0340-23-134109 Legacy Serial No.: 1256033	793 9TH AVE NEW YORK, New York 10019	402 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
IDEALIZE INC License ID: 0340-23-133842 Legacy Serial No.: 1285439	362 W 53RD ST NEW YORK, New York 10019	402 ft
SCENIC ROUTE 66 CAFE INC License ID: 0340-23-132937 Legacy Serial No.: 1189648	858 9TH AVENUE NEW YORK, New York 10019	425 ft
RISE BAR NYC LLC License ID: 0370-23-159649 Legacy Serial No.: 6001997	859 9TH AVE NEW YORK, NY 10019	451 ft
RETRO ON 9TH INC License ID: 0340-23-127809 Legacy Serial No.: 1347782	785 9TH AVE NEW YORK, New York 10019	482 ft
355 HELL S KITCHEN GROUP LLC License ID: 0370-24-131229 Legacy Serial No.: 6039927	355 W 52ND ST BTW 8TH & 9TH AV NEW YORK, New York 10019	592 ft
Kenso LLC License ID: 0340-24-134814 Legacy Serial No.: 6043619	776 9th Ave New York, New York 10019	630 ft
Monart 3 Corp. License ID: 0340-24-131745 Legacy Serial No.: 6040448	772 9th Ave New York, NY 10019	680 ft
BOXERS WASHINGTON HEIGHTS LLC License ID: 0340-22-107786 Legacy Serial No.: 1336978	348 W 52ND ST NEW YORK, New York 10019	683 ft
VIA TOSCANA LLC License ID: 0340-24-107411 Legacy Serial No.: 6015441	344 W 52ND ST NEW YORK, NY 10019	710 ft
PRIVY LLC License ID: 0340-22-103673 Legacy Serial No.: 1245972	346 WEST 52ND STREET NEW YORK, New York 10019	724 ft
AGEHA JAPANESE FUSION INC License ID: 0340-22-103388 Legacy Serial No.: 1261234	767 9TH AVE NEW YORK, New York 10019	737 ft
INISTIOGE INC License ID: 0340-21-117855 Legacy Serial No.: 1026257	768 9TH AVE NEW YORK, New York 10019	737 ft
PGNV LLC License ID: 0340-23-137723 Legacy Serial No.: 1300770	765 9TH AVE NEW YORK, New York 10019	740 ft