

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
ZMZ Ninth Tavern LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
332 Ninth Avenue		West 29th St./West 30th St.	10001
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Michael Zieleniewski	ATTORNEY/ REPRESENTATIVE	NAME: Benjamin Korngut, Esq.
	PHONE: (973) 865-4093		PHONE: (212) 566-5021
	EMAIL: mzieleniewski3@gmail.com		EMAIL: bak@kplawyers.com
MANAGER	NAME: *Michael Zieleniewski will manage	LANDLORD	NAME: Sydney Rubell Company LLC
	PHONE:		PHONE: (212) 243-2370
	EMAIL:		EMAIL: rubellco@aol.com
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> New	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?	See attached	
	What were the dates applicant was involved with this former premise?	See attached	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	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"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the 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 type="radio"/> Hotel <input checked="" 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?		YES	<input checked="" type="radio"/> NO By end of February
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.		YES	<input checked="" type="radio"/> NO
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.		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					
	Indoors	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	10am-4am				
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
	Kitchen	10am-10pm	10am-10pm	10am-10pm	10am-10pm	10am-10pm	10am-10pm	10am-10pm	10am-10pm				
	Music (indoors)	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am	8am-4am				
If yes, what type(s)? (Circle all that apply) <table border="1" style="width: 100%; text-align: center;"> <tr> <td>BACKGROUND</td> <td>LIVE MUSIC</td> <td>DJ</td> <td>JUKE BOX</td> <td>KARAOKE</td> </tr> </table>									BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
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						
INSIDE	100	74	7	14	0	1	20						
OUTSIDE <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						
DOT Dining Out: Sidewalk Cafe			N/A	N/A									
DOT Dining Out: Roadway			N/A	N/A									
How frequently will the owner(s) be at the establishment?					Michael Zieleniewski will be at the premises every day.								
Will there be dancing?					YES	<input checked="" type="radio"/> NO							
Will applicant have bottle or table service for alcohol beverages other than wine?					YES	<input checked="" type="radio"/> NO							
Will applicant be hosting private promotional or corporate events?					YES	<input checked="" type="radio"/> NO							
Will outside promoters be used on a regular basis? If yes, please describe.					YES	<input checked="" type="radio"/> NO							
Will applicant have a security plan? If yes, please attach.					<input checked="" type="radio"/> YES	NO	Security cameras are installed and Applicant will have a security guard 7 days per week.						
Will security plan be implemented?					<input checked="" type="radio"/> YES	NO							
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	NO							
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO							
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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?	N/A		
Where will applicant store its garbage containers when not in use?	Basement		
Where will applicant lay out garbage containers and at what time?	Side street, curbside after 9pm		

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?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	NO	N/A
What is the zoning designation for this location?	C6-2A		

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	See attached
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	02/03/2025	
Where did applicant post the notice that was provided?	Window of premises and light poles on the block	
Please provide dates when applicant met with the groups listed above.	N/A; no one has reached out thus far.	
Who was your contact person at each group you met with?	N/A	
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 Michael Zieleniewski (973) 865-4093
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
Ground	bar, dining, restroom	100	8am-4am (Mon-Sat) 10am-4am (Sunday)	7	14	0	One bar/ 20 stools	Yes
Basement	storage, boiler room	N/A	N/A	N/A	N/A	N/A	N/A	No

BUILDING DESIGN			
State the name and type of business previously located in the space.	Billy Mark's West, bar		
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	Billymark's West
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	Landlord will paint and make repairs.
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.	YES	<input checked="" type="radio"/> NO	
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)	FRENCH DOORS		GARAGE DOORS WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	<input type="radio"/> NO	N/A
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?	YES	<input type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	If needed
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Central air, unit located on rooftop		
When was the air conditioner installed?	2013		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> 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?	<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)?	<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 applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<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	↓

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	
If you answered no to the question above, jump to the next page			
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	
If you answered no to the question above, jump to the next page			
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)

- West 29th Street door will be equipped with a pushbar and used as an emergency exit only
- Applicant's security personnel will seek to prevent patrons from loitering on sidewalk

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
March 5, 2025 full board meeting, with 43 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



Michael Zieleniewski
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

02 / 04 / 2025
DATE

Principal Work History

1. Barrow 15 Cafe, Ltd. d/b/a

15 Barrow Street
New York, NY 10014
1998 – 2017

2. DJS W 44th Cafe Inc. d/b/a

354 West 44th Street
New York, NY 10036
2005 – 2013

3. Village 122 Cafe Inc. d/b/a

122 MacDougal Street
New York, NY 10012
2006 – 2017

4. ZMZ MacDougal Tavern LLC d/b/a MacDougal Street Ale House

122 MacDougal Street
New York, NY 10012
2017 - present

5. ZMZ Barrow Tavern LLC d/b/a Barrow Street Ale House

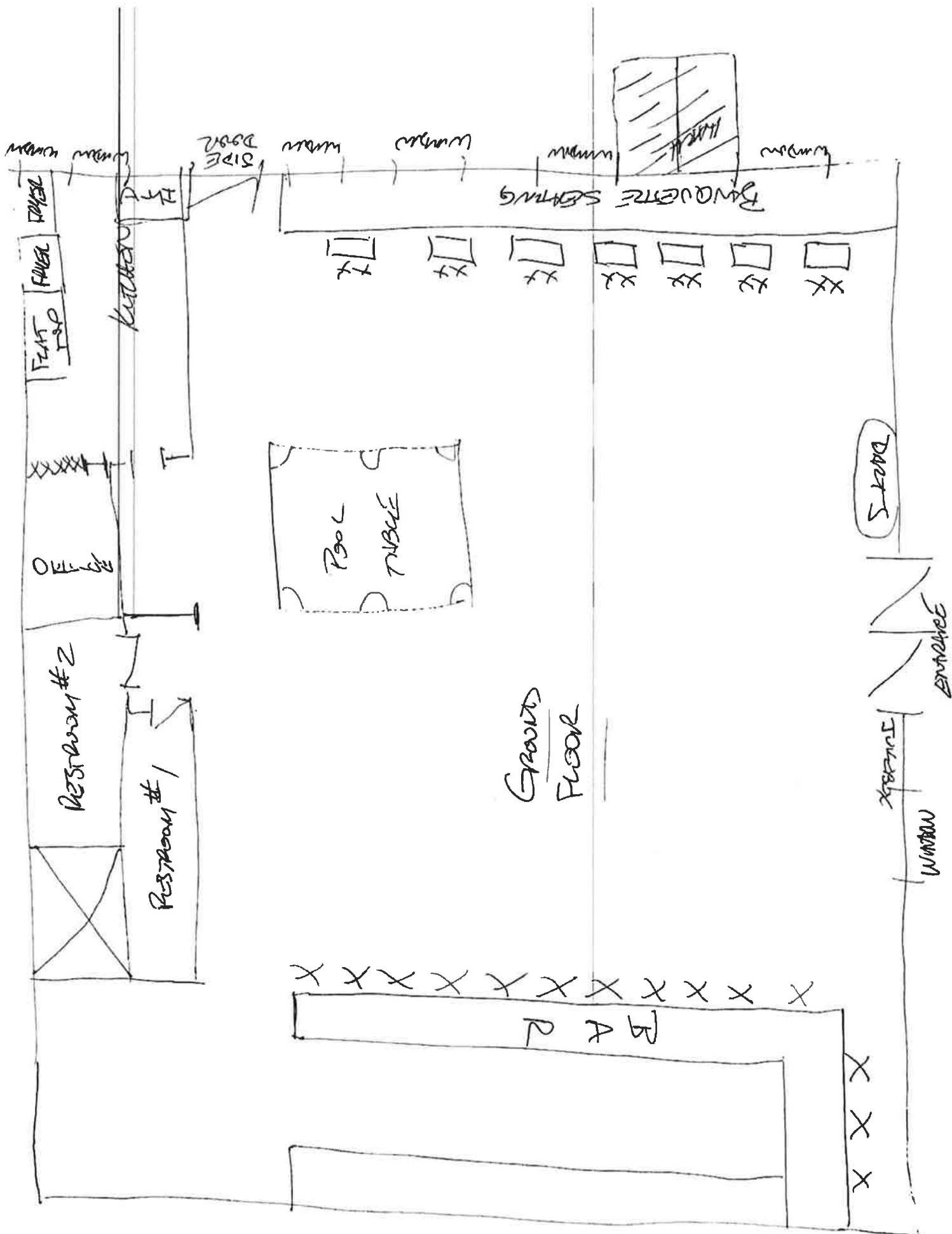
15 Barrow Street
New York, NY 10014
2017 - present

6. ZMZ Reade Tavern Inc. d/b/a Tavern on Reade

59 Reade Street
New York, NY 10007
2021 - present

7. ZMZ Spring Tavern Inc. d/b/a Soho Room

201 Spring Street
New York, NY 10012
2021 - present





332 Ninth Menu

Appetizers

*Chicken Wings (Buffalo, Sweet Chili, BBQ or Nashville Hot) \$14.95
-Regular or boneless nuggz served with celery & blue cheese dressing.

*Mozzarella Sticks \$14.95
-served with marinara for dipping

*Jalapeno Poppers \$14.95
-cheddar stuffed peppers served with ranch dressing

*Quesadilla \$14.95
-choice of cheese, beef or pulled chicken

*Basket of Fries, Tater Tots or Onion Rings \$8.95

*Nachos \$14.95 (Tatchos(over tater tots \$16.95)
-choice of cheese, chili or pulled chicken

Handhelds

- Burgers (Choice of Beef or Turkey)
(all patties smashed to order)
Single \$12.95
Double \$16.95
Triple \$ 20.95
-served with choice of fries, tater tots or onion rings
-Cheese: American, Blue, Cheddar (+\$1)

Petition to Support Proposed Liquor License

D: 02/03/2025

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full-Liquor

to the following applicant/establishment (company and/or trade name) ZMZ Ninth Tavern LLC

Address of premises: 332 9th Avenue, New York, NY 10001



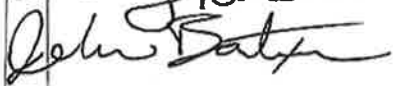
This business will be a: (circle) Bar Restaurant Other: TAVERN

The hours of operation will be:

8am - 4am (Monday - Saturday), 10am - 4am (Sunday)

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Andy Kaufman		363 W 30th St. 6B
Courtney Russell		358 W. 30th 3A
John Butler		" " 1C

Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	PHONE
HKYA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; jrestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Bill	Kelley	bkelley@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance	Bob	Berfatio	rbberfatio@nykalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gours	pgours@nykalliance.org	
Hotel Americano			(212) 216-0000	
Hugoboss7	Scott	Hupe	212-838-3700	
Donna Langman Costumes	Donna	Langman	ddonna@donnalangman.com	
CHEPEDS	Christine	Berthel	excom@chekpeds.com	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues))	Julia	Camparelli	hellskBA@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association (B/9)	Brian	Weber	brianscweb@bgnm.com	
W36th Block Association (B/9)	Cressida	Connelly	cressida@gmail.com	



Outlook

ZMZ Ninth Tavern LLC; Liquor License Application

From Alexandra Calderwood <aac@kplawyers.com>**Date** Mon 2/3/2025 12:02 PM**To** Alexandra Calderwood <aac@kplawyers.com>**Cc** Benjamin Korngut <bak@kplawyers.com>; Laura Ryan <ler@kplawyers.com>; ZMZ Spring Tavern Inc. (Work) <mzieleniewski3@gmail.com>**Bcc** kathleentreat123@gmail.com <kathleentreat123@gmail.com>; mcgee79@aol.com <mcgee79@aol.com>; info@clintonhousing.org <info@clintonhousing.org>; jrestuccia2@clintonhousing.org <jrestuccia2@clintonhousing.org>; rmarcano@clintonhousing.org <rmarcano@clintonhousing.org>; bkelley@clintonhousing.org <bkelley@clintonhousing.org>; rjbenfatto@hyhkalliance.org <rjbenfatto@hyhkalliance.org>; pgouris@hyhkalliance.org <pgouris@hyhkalliance.org>; info@highline537.com <info@highline537.com>; donna@donnalangman.com <donna@donnalangman.com>; excom@chekpeds.com <excom@chekpeds.com>; HellsKBA@gmail.com <HellsKBA@gmail.com>; brianscottweber@gmail.com <brianscottweber@gmail.com>; cressidac@gmail.com <cressidac@gmail.com>

1 attachment (4 MB)

01.27.25 - 30 Day Notice (submitted).pdf;

To Whom It May Concern:

Our law firm represents ZMZ Ninth Tavern LLC, an entity formed by Michael Zieleniewski and Lesli Dodson. Our client has submitted the attached 30 Day Notice to Manhattan Community Board No. 4 (CB4) because it intends to file an application to the New York State Liquor Authority seeking an on-premises liquor license at 332 9th Avenue, where Billymark's West had operated for 68 years. Billymark's West held an on-premises liquor license since its inception and ZMZ Ninth Tavern LLC seeks bring back this neighborhood institution and operate with the same hours and method of operation as the previous licensee.

Michael Zieleniewski and Lesli Dodson are experienced operators who own and operate MacDougal Street Ale House at 125 MacDougal Street, Barrow Street Ale House at 15 Barrow Street, Tavern on Reade at 59 Reade Street and Soho Room at 201 Spring Street, within the Manhattan Community Board 1 and 2 districts. All are successful neighborhood bars and are well liked by the community and the relevant community boards. Mr. Zieleniewski intends to operate this location with the same care and skill as his other locations.

Our client is scheduled to meet with CB4 on February 11 at 6:30 pm by Zoom Webinar. Please do not hesitate to write or call if your organization has any questions about this application in advance of its meeting with CB4.

Thank you.

Alexandra Calderwood*Licensing Specialist*

212.835.6768

aac@kplawyers.comwww.kplawyers.com

New York | New Jersey | Pennsylvania

ORIGIN ID: P-RIA (212) 835-6768
KORNGUT PALEUDIS LLC
KORNGUT PALEUDIS LLC
100 CANAL POINTE BOULEVARD
SUITE 125
PRINCETON, NJ 08540
UNITED STATES US

SHIP DATE: 27 JAN 25
ACTWGT: 0.30 LB
CAD: 110795748/NET4820

BILL SENDER

TO MANHATTAN COMMUNITY BOARD 4

424 WEST 33RD STREET
SUITE 580

NEW YORK NY 10001

(212) 736-4536

REF: 05162-25

PO

DEPT



J281824121781uw

TRK# 7716 9299 7511
0201

TUE - 28 JAN 5:00P
STANDARD OVERNIGHT

E3 TSSA

10001
NY-US EWR



58CJ3/EC17/C6C4

After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Alexandra Calderwood

From: FedEx Tracking <TrackingUpdates@fedex.com>
Sent: Tuesday, January 28, 2025 12:04 PM
To: Alexandra Calderwood
Subject: Your shipment was delivered 771692997511



Your shipment was delivered.

Delivery Date

Tue, 01/28/2025
11:57am

Delivered to

424 W 33RD STRM 580, NEW YORK, NY 10001

Received by

N.Gonzalez

[Report missing package](#)



KORNGUT
PALEUDIS

MICHAEL J. PALEUDIS, MEMBER + ♦ ★ Δ
BENJAMIN A. KORNGUT, MEMBER +
LAURA E. RYAN, ASSOCIATE Δ
ELKE A. HOFMANN, OF COUNSEL + ★ Φ
LEONARD M. FOGELMAN, OF COUNSEL +
DAVID M. DAHAN, OF COUNSEL + Ω
ADAM I. KLEINBERG, OF COUNSEL + Δ
PAUL C. TAYLOR, OF COUNSEL Δ +

ADMITTED TO PRACTICE + NY, ♦ CT, ★ PA, Δ NJ, Ω MA, Φ CA

January 27, 2025

Via FedEx Overnight Delivery

Manhattan Community Board 4
424 W 33rd Street, #580
New York, NY 10001

Re: ZMZ Ninth Tavern LLC
Premises: 332 Ninth Avenue, New York, NY 10001

To Whom It May Concern:

Please accept the enclosed Standardized 30-Day Notice for filing. Thank you in advance for your anticipated attention to the enclosed notice. Should you have any questions or require any additional documentation please do not hesitate to contact me at (212) 566-5021.

Yours truly,

Benjamin Korngut, Esq.

Enclosure

cc: Michael Zieleniewski, *via email*



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 01/27/2025 1a. Delivered by: Overnight Mail, Tracking Number and Pro

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Manhattan Community Board 4

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): N/A Expiration Date (if applicable): N/A

5. Applicant or Licensee Name: ZMZ Ninth Tavern LLC

6. Trade Name (if any): TBD

7. Street Address of Establishment: 332 9th Avenue

8. City, Town or Village: New York, NY Zip Code: 10001

9. Business Telephone Number of applicant/ Licensee: (973) 865-4093

10. Business E-mail of Applicant/Licensee: mzieleniewski3@gmail.com

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☐ Full Food menu; full kitchen run by a chef/cook ☒ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

☐ Seasonal Establishment ☒ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
 (check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|-------------------------------|-------------------------------|
| <input type="text" value=""/> | <input type="text" value=""/> |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: _____



Title	ZMZ Ninth Tavern LLC; 30 Day Notice
File name	01.24.25%20-%2030...o%20client%29.pdf
Document ID	eee194322f87df02b101833cc75b69d12139856d
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



01 / 24 / 2025
20:57:16 UTC

Sent for signature to ZMZ Ninth Tavern LLC
(mzieleniewski3@gmail.com) from aac@kplawyers.com
IP: 96.248.92.228



01 / 25 / 2025
01:55:05 UTC

Viewed by ZMZ Ninth Tavern LLC (mzieleniewski3@gmail.com)
IP: 108.5.108.11



01 / 25 / 2025
01:58:52 UTC

Signed by ZMZ Ninth Tavern LLC (mzieleniewski3@gmail.com)
IP: 108.5.108.11



01 / 25 / 2025
01:58:52 UTC

The document has been completed.

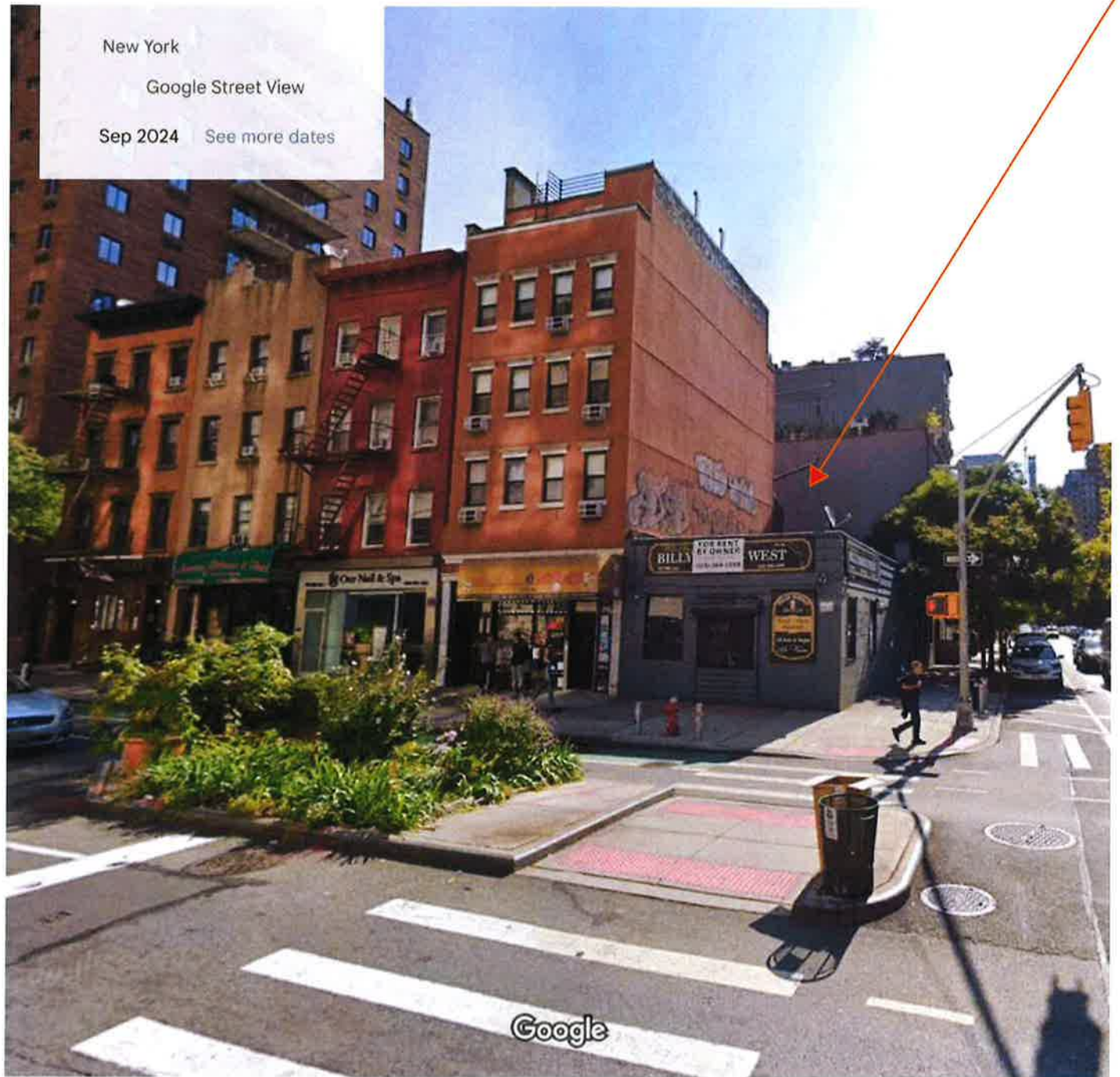
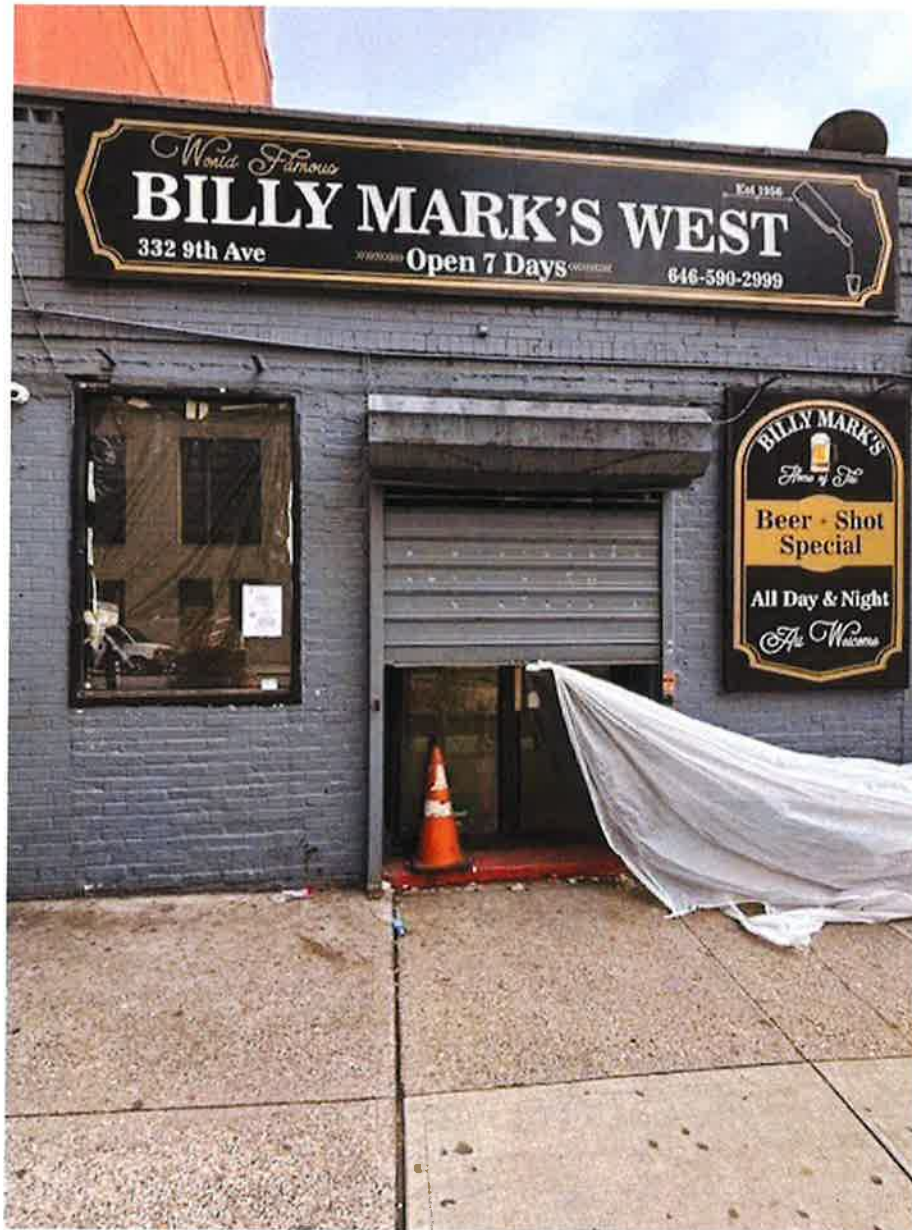


Image capture: Sep 2024 © 2025 Google





















Title	02.04.25 - CBQ (to client)_opt.pdf
File name	02.04.25%20-%20CB...client%29_opt.pdf
Document ID	357666c76e79245daf0e445a36ae5fb9f700b339
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History

 SENT	02 / 04 / 2025 14:49:02 UTC	Sent for signature to ZMZ Ninth Tavern LLC (mzieleniewski3@gmail.com) from aac@kplawyers.com IP: 96.248.92.228
 VIEWED	02 / 04 / 2025 14:52:45 UTC	Viewed by ZMZ Ninth Tavern LLC (mzieleniewski3@gmail.com) IP: 69.116.168.246
 SIGNED	02 / 04 / 2025 14:53:14 UTC	Signed by ZMZ Ninth Tavern LLC (mzieleniewski3@gmail.com) IP: 69.116.168.246
 COMPLETED	02 / 04 / 2025 14:53:14 UTC	The document has been completed.

