

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Siren Retail Corporation		Starbucks Reserve Roastery New York	
STREET ADDRESS		CROSS STREETS	ZIP CODE
61 9th Ave, New York, NY		9th Ave & W 15th St	10011
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: See Attached List	ATTORNEY/ REPRESENTATIVE	NAME: Theresa M. Russo
	PHONE:		PHONE: 518-407-5800
	EMAIL:		EMAIL: theresa.russo@srclawoffices.com
MANAGER	NAME: Michael Hemminger	LANDLORD	NAME: 61 Ninth Avenue Development LLC
	PHONE: (202) 322-9675		PHONE: (212) 789-7000
	EMAIL: mhemming@starbucks.com		EMAIL: MMcAvoy@VNO.com
APPLICATION TYPE (<u> </u> <i>New York State Liquor License</i> X <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		Siren Retail Corporation is a national chain and currently holds 3 active liquor licenses in NY
	What were the dates applicant was involved with this former premise?		
<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="checkbox"/> YES <input type="checkbox"/> 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?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	After the conditional approval for the Sidewalk Cafe permit has been issued.
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"/> YES <input type="checkbox"/> 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.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Applicant

Name: Aaron Koransky

Phone: 253-332-5059

Email: AKoransk@starbucks.com

Name: Petr Filipovic

Phone: 206-331-1245

Email: pefilipo@starbucks.com

WCB Holdings

NBetween

Very Fresh Noodles

Seed + Mill

Creamline

La Devozione

The Tippler

Vault Manhattan

Buddakan

Muji Market

Chelsea Market

Tings

Miznon

Bar Suzette Creperie

Los Mariscos

Corkbuzz

Kimbap Lab

Mao's Bao

Pearl River Mart

L'Arte del Gelato

Chote Miya

Ayada Thai
Restaurant

Associates LLC

Artehouse NYC

Sarabeth's

Bakery

Mayhem

Sandwiches

Chelsea Music

Hall

Island Def Jam

Strategic Dream Rest LLC
La Victoria NYC
Hudson River Inn LLC
Catch Steak
Tao

Google NYC
Eforce

Mr. Richard Torbeck

Dmitriy Zamarin, M, PhD

Alaina Kessler, MD, MPH

Atlantic Theater Company

Chase Bank

Taconic Management

Stamack Construction

Metanet DataCenter. Colocation and Cloud

9th Avenue

W 15th Street

Starbucks Reserve Roastery NY

Arriviamo Bar

Princi Bakery & Café

Yext

red Rabbit
Club
Project
Worldwide
Live Nation

artXnyc

The Poke Court

Nordot

Serenella Dental Care

Apple West
Electronic
Store

Corvino Wine & Spirits
T-Mobile

Old Homestead Steakhouse
Makito

Rolls-Royce Private Office NY
The SocietyX Meatpacking

Chelsea Mews
Guest House

Hao Noodle
Chelsea
Kogane Ramen
Brian Scott Cohen

W 14th Street

Lululemon

GQR

Suffix Architect NY

dyrok Meatpacking Studio

Gucci

Suneye Koohsari

Soho House NY

Chex Margaux

enrique Cabera Fine Art

Sandro Meatpacking

Asaadi Graphics

Tudor Boutique

Buchrer

9th Avenue

Dos Caminos

Bento on
Hudson

Kobrick Coffee
Co

Get Nextweb

9th Avenue

Starbucks
Village Point Condos
Juice Generation
CBD Kratom Chelsea
Fabrique Artisan
Bakery

Our Lady Guadalupe
at St. Bernard

Notre Dame School

**Siren Retail Corporation
d/b/a Starbucks Reserve Roastery & Tasting Room
61 9th Avenue
New York, NY 10011**

500 Foot Statement

The above referenced applicant currently holds an on-premises liquor license at 61 9th Avenue, New York, NY 10011, and is seeking to expand the licensed premises to include adjacent municipal space as a sidewalk café. There are currently 27 on-premises liquor licenses within 500 feet of the proposed location. These include 18 restaurants, 4 catering establishments, 2 hotels, 2 food & beverage businesses, and 1 club.

The Starbucks Roastery Reserve (the “Roastery”) was only the second roastery of its kind in the United States. The Roastery provides a multi-sensory experience which allows customers to watch coffee being freshly roasted, chat with a coffee specialist, and enjoy a unique food and beverage menu. The premises includes a coffee library with space to gather and learn about the special process.

The applicant is an experienced operator and will fully comply with the Sidewalk Café Policy as set forth by Manhattan Community Board 4, including closing and vacating the sidewalk by 11pm on Friday & Saturday, and 10pm on all other days. No music will be featured in the proposed space, and all windows and doors leading to the sidewalk will be kept closed. Any additional noise in the area will be minimal and is not expected to rise above ambient levels.

For the reasons above, we believe that approval of the sidewalk café will be in the public interest.

500 Ft. List
Siren Retail Corporation
61 9th Ave, New York, NY 10011

Name	d/b/a	Establishment	Address	Approx. Dist.
ORIGINAL HOMESTEAD, THE	OLD HOMESTEAD STEAKHOUSE	Restaurant	56 9TH AVENUE , 52-60 9TH AVE, NEW YORK, NEW YORK 10011	17 FT
MKT GROUP LLC	THE TIPLER	Restaurant	75 9TH AVENUE, NEW YORK, NEW YORK 10011	130 FT
BUDDAKAN NY LP	BUDDAKAN	Restaurant	75 9TH AVE CHELSEA MARKET, NEW YORK, NEW YORK 10011	136 FT
MARISCOS CHELSEA LLC	LOS MARISCOS	Restaurant	409 W 15TH ST, AKA 75 9TH AVE, NEW YORK, NEW YORK 10011	214 FT
DUANGJAI CORP	AYADA THAI	Restaurant	75 9TH AVE, GROUND FLOOR, SPACE 78, NEW YORK, NEW YORK 10011	260 FT
RESTAURANT ASSOCIATES LLC	N/A	Catering Establishment	75 9TH AVE, FLR 4,5,6, NEW YORK, NEW YORK 10011	260 FT
RESTAURANT ASSOCIATES LLC	N/A	Catering Establishment	75 9TH AVE, FLR 2, NEW YORK, NY 10011	260 FT
RESTAURANT ASSOCIATES LLC	N/A	Catering Establishment	75 9TH AVE, FLR 8, NEW YORK, NEW YORK 10011	260 FT
ATH NY CM LLC	ARTECHOUSE	Restaurant	75 9TH AVE, MARKET STALL AREA, NEW YORK, NEW YORK 10011	260 FT
MIZNON AT CHELSEA LLC	MIZNON	Restaurant	75 9TH AVE, NEW YORK, NEW YORK 10011	260 FT
URBAN DAIRY LLC	CREAMLINE	Restaurant	75 9TH AVE, NEW YORK, NEW YORK 10011	260 FT
DI MARTINO AIR NY LLC	LA DEVOZIONE	Restaurant	75 9TH AVE, SUITE #01A50, NEW YORK, NEW YORK 10011	260 FT
Maki A Mano Inc.	NBETWEEN	Restaurant	75 9th Ave, Ste 01D10, New York, NY 10011	263 FT
JBSA LLC	MAYHEM SANDWICHES	Food & Beverage Business	75 9TH AVE, RETAIL SPACE B, NEW YORK, NEW YORK 10011	263 FT
CHELSEA MUSIC HALL LLC	CHELSEA MUSIC HALL	Food & Beverage Business	75 9TH AVE, NEW YORK, NEW YORK 10011	263 FT
BAR SUZETTE CREPERIE LLC	N/A	Restaurant	75 9TH AVE, STE 01A5A & 01A5B AKA 425 W 15, NEW YORK, NEW YORK 10011	263 FT
CORKBUZZ TWO LLC	CORKBUZZ CHELSEA MARKET	Restaurant	75 9TH AVE, RETAIL SPACE D, NEW YORK, NEW YORK 10011	263 FT
STRATEGIC DREAM REST LLC, STRATEGIC ROOFTOP LLC	N/A	Hotel	355 W 16TH ST, NEW YORK, NEW YORK 10011	420 FT
BOMBAY HOUSE HOSPITALITY LLC	CHOTE MIYA	Restaurant	75 9TH AVE, STE 01A66, NEW YORK, NEW YORK 10011	425 FT

AMIGOS HOSPITALITY LLC	LA VICTORIA NYC	Restaurant	357 W 16TH ST, NEW YORK, NEW YORK 10011	433 FT
HUDSON RIVER INN LLC & 88 NINTH AVENUE	N/A	Hotel	88 9TH AVENUE, NEW YORK, NEW YORK 10011	443 FT
BENTO BROOKLYN LLC	BENTO ON HUDSON	Catering Establishment	675 HUDSON ST, STE 55 5N, NEW YORK, NEW YORK 10014	445 FT
WCB HOLDINGS LLC	N/A	Restaurant	436 W 15TH ST, NEW YORK, NEW YORK 10011	448 FT
88 NINTH AVENUE HOSPITALITY LLC	CATCH STEAK	Restaurant	88 9TH AVE, AKA 363 W 16TH ST, NEW YORK, NEW YORK 10011	449 FT
BD STANHOPE LLC	TAO	Restaurant	369 W 16TH ST, NEW YORK, NY 10011	483 FT
675 HUDSON VAULT LLC	DOS CAMINOS & TROY LIQUOR BAR	Restaurant	675 HUDSON STREET, 13TH & 14TH STREETS, NEW YORK, NEW YORK 10014	488 FT
HC OPERATOR INC	CHEZ MARGAUX	Club	403 W 13TH ST, AKA 29 35 9TH AVE, NEW YORK, NEW YORK 10014	490 FT

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-12am	8am-12am	8am-12am	8am-1am	8am-1am	8am-1am	8am-12am
	Outdoors	8am-10pm	8am-10pm	8am-10pm	8am-10pm	8am-11pm	8am-11pm	10am-10pm
	Kitchen	8am-12am	8am-12am	8am-12am	8am-1am	8am-1am	8am-1am	8am-12am
	Music (indoors)	8am-12am	8am-12am	8am-12am	8am-1am	8am-1am	8am-1am	8am-12am

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	
INSIDE	588	588	44	102	0	1	29	
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	12	42	0			
DOT Dining Out: Roadway	N/A	N/A	N/A	N/A	N/A			

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

All business hours

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

Limited to 4 special events per month

Will outside promoters be used on a regular basis? If yes, please describe.

YES

NO

Will applicant have a security plan? If yes, please attach.

YES

NO

Will security plan be implemented?

YES

NO

Will State certified security personnel be used?

YES

NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES

NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES

NO

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES

NO

**Siren Retail Corporation
d/b/a Starbucks Reserve Roastery
61 Ninth Avenue
New York, NY 10011**

Security Plan

Any patron that looks under 40 years of age will be asked to produce identification and will be refused service if they are under the age of 21. All bartenders will be trained in an alcohol awareness program. All patrons who appear intoxicated will be refused service. A manager will be on the premises during all hours of operation to supervise.

In the outdoor area, staff will continuously monitor patrons to ensure no one under 21 and no one who appears intoxicated is served, and to ensure that no alcohol is removed from the licensed premises.

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?	<input type="checkbox"/> YES	<input type="checkbox"/> 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?	Building loading dock		
Where will applicant lay out garbage containers and at what time?	Building loading dock per building schedule		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="checkbox"/> 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	<input type="checkbox"/> NO	TCO
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
What is the zoning designation for this location?	M1-5		

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	Siren Retail Corporation reached out to the entire list of Block/Tenant		
	# 2	Associations & Community Groups provided by MCB4		
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?		3/20/25		
Where did applicant post the notice that was provided?		Window of main entrance of the premises		
Please provide dates when applicant met with the groups listed above.		N/A		
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="checkbox"/> YES	<input type="checkbox"/> NO	(202) 322-9675
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	<input type="checkbox"/> 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
Cellar	Restrooms Support services not open to the public	22	Sun-Wed 8am-12am Thurs-Sat 8am-1am	0	0	0	0	Background
Lower Mezzanine	Coffee bar Restaurant Retail	156	Sun-Wed 8am-12am Thurs-Sat 8am-1am	20	92	0	0	Background
Ground Floor	Coffee bar Restaurant Retail	310	Sun-Wed 8am-12am Thurs-Sat 8am-1am	18	84	0	0	Background Live**
Mezzanine	Coffee bar Restaurant Retail Bar	122	Sun-Wed 8am-12am Thurs-Sat 8am-1am	12	68	0	24	Background

BUILDING DESIGN				
State the name and type of business previously located in the space.	N/A			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	Only the Starbucks Reserve Roastery has occupied this space	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO		
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO		
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO		
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO		
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	NO		
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO		
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	NO		
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO		
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A	
Will applicant close all windows, French doors, garage doors by 11 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	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?	<input checked="" type="checkbox"/> YES	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="checkbox"/> YES	NO		
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	NO		
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	NO		
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO		
Where will the air conditioner be located? What type is it?	Central Air Condition (Water Chill)			
When was the air conditioner installed?	2018			

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

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 applying for sidewalk seating now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree not to use propane heaters?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Garbage will be deposited at the premises trash room and taken out through building loading dock
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk seating 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?			N/A

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	
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)

Please see attached previously agreed to stipulations.

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.

NEW YORK STATE LIQUOR AUTHORITY
FULL BOARD AGENDA
MEETING OF 03/14/2018
REFERRED FROM: LICENSING BUREAU

2018- 00459

REASON FOR REFERRAL
REQUEST FOR DIRECTION

NEW YORK OP 1306873
SIREN RETAIL CORPORATION
DBA: STARBUCKS RESERVE
ROASTERY & TASTING ROOM
61 9TH AVENUE
NEW YORK, NY 10011

FILED: 11/30/2017
500' HEARING: 01/04/2018

(NEW ON PREMISES LIQUOR)

The Members of the Authority at their regular meeting held at the Zone I New York City Office on 03/14/2018 determined:

Alissa Yohey, Esq. and Jonathan Bing, Esq. appeared with Raul Adorno, applicant.

John Bove appeared in support.

Christine Berthet appeared in opposition.

Application approved subject to the following stipulations: [1] live music limited to four unamplified performers; [2] submission of security and traffic plans; [3] submission of sound engineer's report and compliance with report's recommendations; [4] consumption of alcoholic beverages limited to mezzanine and restaurant on first floor; [5] no more than 500 patrons at any time; [6] closing hours 12:00am Sunday – Wednesday, 1:00am Thursday – Saturday; [7] no more than four special events per month and; [8] the submission and acceptance of any and all conditions necessary to complete the application.

Voting was as follows:

1. CHAIRMAN VINCENT G. BRADLEY Voted: YES
2. COMMISSIONER GREELEY T. FORD Voted: YES

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.

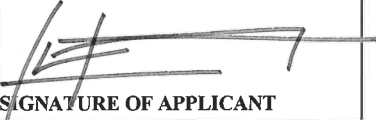
Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its May 7, 2025 full board meeting, with 39 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)</i>	<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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MCB4 REPRESENTATIVES

 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Dante L. L... Wendy Gonzalez 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.

SIGN HERE →	Carlos Carrasco Rivera PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	04/03/2025 DATE



Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

Manhattan Community Board 4's (MCB4) recommendation is based on a voted at its May 7, 2025 Full Board Meeting with 39 members in favor of the recommendation, 0 member opposed, 0 members abstaining and 0 present but not eligible.

DINING OUT NYC

COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

Business Name: Starbucks Reserve Roastery

Cafe Address: 61 9 AVENUE, NEW YORK, NY, 10011

Application Number: 20240716010025

CB Review Deadline (on date or next business day): 4/19/2025

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback: ☐ Community Board chooses to WAIVE review

Comments related to the cafe's physical footprint and dimensions:

Comments related to pedestrian flow (i.e., visibility, safety , potential crowding):
Applicant will take steps to ensure that sidewalk cafe is confined to designated perimeter, with appropriate perimeter demarcations

Comments related to potential conflicts with existing curb use (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☒ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (only if approved w/ modifications):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Nelly Gonzalez



4/18/25

Community Board Authorizing Name

Community Board Authorizing Signature

Date

On 4/8/25 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by MCB4 Full Board on Wednesday, May 7, 2025.

RESTAURANT DETAILS

Food Service Establishment Permit (FSEP)

FSEP#: 50136719

Expiration Date: 05/31/2025

DOHMH Status: CURRENT

Business Legal Name: SIREN RETAIL CORPORATION

Assumed Name: STARBUCKS RESERVE ROASTERY

Business Address: 61 9 AVENUE, NEW YORK, NY 10011

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 03/10/2025

Restaurant Information

Entity Type: Corporation

Phone: (212) 691-0531

Email Address: ccarrasc@starbucks.com

DOS Information

DOS ID#: 5100176

Process Name: Corporation Service Company

DOS Address: 80 State Street, Albany, New York 12207

NYS Liquor Authority Information

NYSLA Serial No: 034022109088

License Type: On-Premises

Name of License: Siren Retail Corporation

Title of Representative: Vice President

Name of Certificate Holder: Siren Retail Corporation

Business hours

Sun: 8:00 AM- 10:00 PM

Mon: 8:00 AM- 10:00 PM

Tues: 8:00 AM- 10:00 PM

Wed: 8:00 AM- 10:00 PM

Thurs: 8:00 AM- 10:00 PM

Fri: 8:00 AM- 11:00 PM

Sat: 8:00 AM- 11:00 PM



SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

9th Avenue

Identify Clear Path Requirements:

Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#).

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☒ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

Length of sidewalk cafe: 61'-10" feet

Width of sidewalk cafe: 5'-6" feet



Sidewalk Cafe Site Plan Form

Applicant Name: Carlos Carrasco Rivera

Restaurant Name: Starbucks Reserve Roastery

FSEP Number: 50136719

Drawing Requirements

Food service establishment frontage shown by:

- Line representing the establishment's space facing the sidewalk
- Length
- Labels

Private Property shown as:

- Dashed line

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Building entrances shown as:

- Label

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

North arrow

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance _____ feet ☐ S04- MTA Curb Cut _____ feet
☐ S03- Exhaust Duct _____ feet ☐ S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

☐ S06- Street Tree Bed _____ feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☐ S16- Fire Hydrant _____ feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☐ S11- Parking Meter _____ feet ☐ S18- Traffic Signal _____ 12 feet
☐ S12- SBS Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

☐ S19- CitiBike/Bike Share Station _____ feet ☐ S24- Emergency Exit Hatch _____ feet
☐ S20- Bike Corral _____ feet ☐ S25- Subway Stair: Closed End _____ feet
☐ S21- Micromobility Station _____ feet ☐ S26- Subway Elevator: Non-Entry _____ feet
☐ S22- Primary Building Entrance _____ feet ☐ S27- Siamese Connection _____ feet
☐ S23- Curb Cut _____ feet

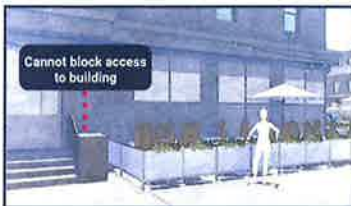
Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet ☐ S29- Transformer Vault _____ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure: _____ inches ☐ S31- Manholes _____ inches
 utility vent poles, vent
 grates, subway grates

☐ Check this box if none of the objects listed above are within 15 feet of the proposed setup.



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

☒ Perimeter Demarcation (All of the following must be met)

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

Optional- Only check the material categories you intend to use in your sidewalk cafe

☐ Furnishings (if using, the first two below must be met)

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.
- ☐ Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the [Cellar or Basement Door Certification](#)

☐ Awnings Physically Attached to the Building (if using, all of the following must be met)

- ☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Complies with the New York City Building Code. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

☐ Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ Lighting and Electrical Connections (if using, all of the following must be met)

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

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W 15th Street

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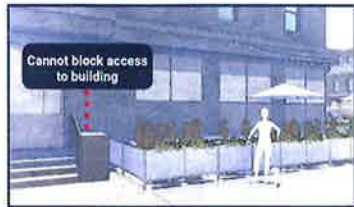
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STARBUCKS RESERVE ROASTERY

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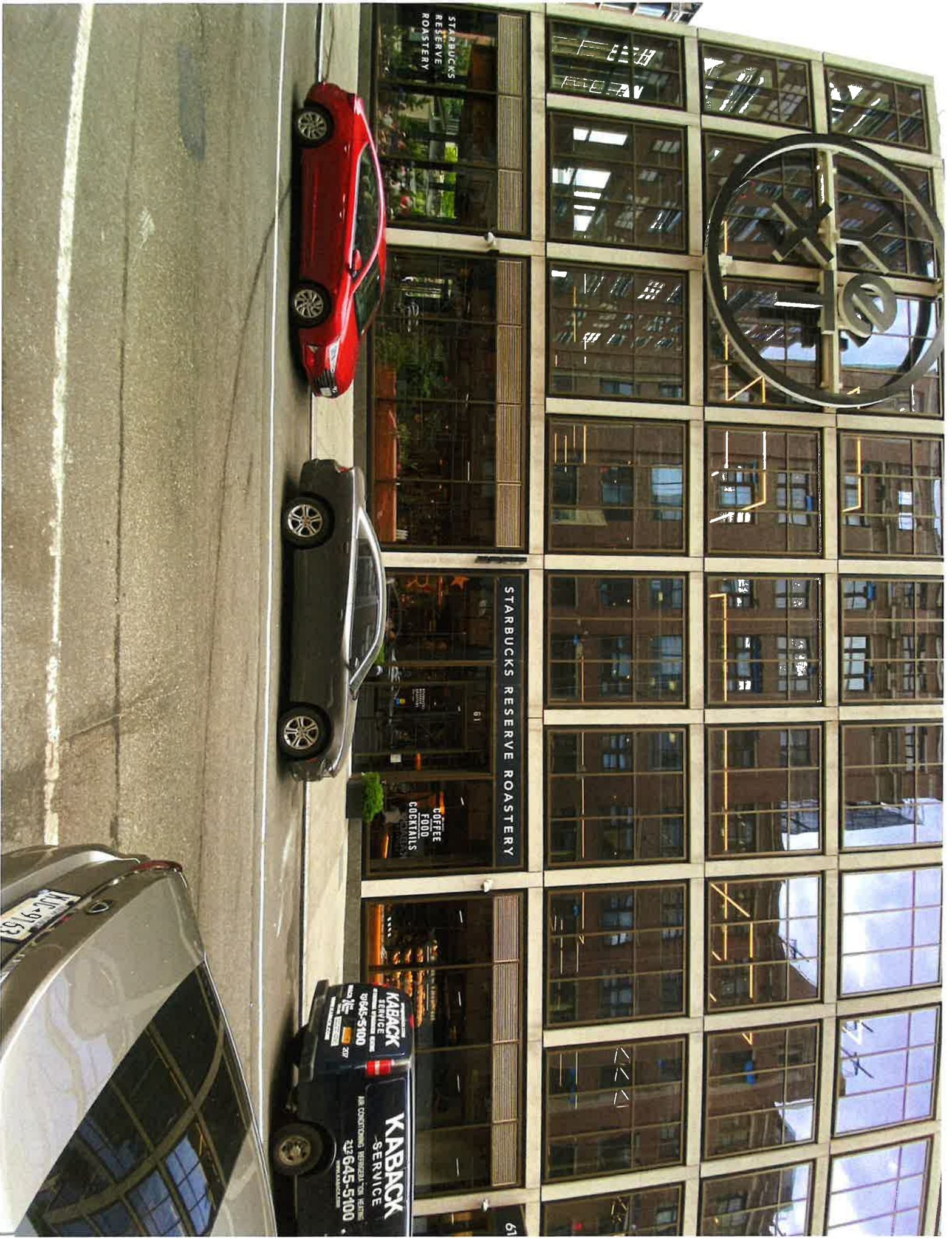
STARBUCKS

STARBUCKS
RESERVE
ROASTERY

61 NINTH AVENUE

BIKE ROUTE
SHARED
LANE





STARBUCKS
RESERVE
ROASTERY



STARBUCKS RESERVE ROASTERY

COFFEE
FOOD
COCKTAILS

KABACK
SERVICE
242 645-5100
THE CONCRETE BEVERAGE FOR HEATING
THE MARKET





STARBUCKS RESERVE ROASTERY

COFFEE
FOOD

KABACK
SERVICE

207
645-5100

KABACK
207 645-5100

KABACK
ENTERPRISE
AIR CONDITIONING HEATING
212 645-5100
INFO@KABACK.CO