

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
MIM United LLC		Marsanne	
STREET ADDRESS		CROSS STREETS	ZIP CODE
233 Eighth Avenue		West 21st and West 22nd Streets	10011
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Igor Drca and Miljan Komnienic	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein, Esq. Bernstein Redo & Savitsky PC
	PHONE: 305 335 9557 and 646 717 0895		PHONE: 212 651 3100
	EMAIL: drca.igor@gmail.com and miljankomnienic@yahoo.com		EMAIL: donald@brpclaw.com
MANAGER	NAME: Igor Drca	LANDLORD	NAME: 300 West 22 Realty LLC
	PHONE: 305 335 9557		PHONE: 212 661 2700
	EMAIL: drca.igor@gmail.com		EMAIL: jcervini@cervinilawgroup.com
APPLICATION TYPE (<input type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES NO Yes
	What is/was the name and address of establishment?		See enclosed list
	What were the dates applicant was involved with this former premise?		See enclosed list
<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?		YES 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 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?		YES NO	Yes, filed with DOT for the sidewalk cafe on August 4, 2024
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 NO	N/A
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 NO	N/A
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES NO	Yes

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)													
HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY					
	Indoors	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am					
	Outdoors	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-11pm	7am-11pm	7am-10pm					
	Kitchen	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am					
	Background Music (indoors)	7am-1am	7am-1am	7am-1am	7am-1am	7am-2am	7am-2am	7am-1am					
If yes, what type(s)? (Circle all that apply) <table border="1" style="display: inline-table; margin-left: 20px;"> <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	150**	150	46	136	None	One	12						
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>													
DOT Dining Out: Sidewalk Cafe	20	20	10	20	None	None	None						
DOT Dining Out: Roadway													
How frequently will the owner(s) be at the establishment?					Weekly								
Will there be dancing?					YES	NO	No						
Will applicant have bottle or table service for alcohol beverages other than wine?					YES	NO	Yes, table service						
Will applicant be hosting private promotional or corporate events?					YES	NO	Yes private parties						
Will outside promoters be used on a regular basis? If yes, please describe.					YES	NO	No						
Will applicant have a security plan? If yes, please attach.					YES	NO	No						
Will security plan be implemented?					YES	NO	N/A						
Will State certified security personnel be used?					YES	NO	N/A						
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	No						
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					YES	NO	Yes						
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?					YES	NO	Yes for UberEats and Seamless. Bikes are parked on 8th Avenue						

***Live music and DJ from 7pm-11pm Monday to Friday and 11am-11pm Saturday and Sunday**

****Licensee is in the process of amending the Certificate of Occupancy for an increase in occupancy**

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. Third party delivery services.
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A. Third party delivery services.		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Yes. Bikes parked on 8th Avenue		
Where will applicant store its garbage containers when not in use?	The basement		
Where will applicant lay out garbage containers and at what time?	West 22nd Street at 1130pm		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	No
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	Yes, and in the process of being amended for an increase in occupancy
Is a Public Assembly permit required?	YES	NO	Yes
Are your plans filed with DOB?	YES	NO	Yes
What is the zoning designation for this location?	C1-6A		

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 list of groups together with email to groups.		
	# 2			
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?		March 22, 2025		
Where did applicant post the notice that was provided?		Restaurant and on lamp posts		
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.		YES	NO	Yes. 305 335 9557
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant’s jobs webpage?		YES	NO	Yes

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
1st Floor	Restaurant	150	7am-1am Sun-Thurs 7am-2am Fri-Sat	46	136	None	One 12 bar stools	Live & DJ 7pm-11pm Mon-Fri 11am-11pm Sat-Sun
Cellar	Not for patron use							
Sidewalk Cafe	Eating and Drinking	20	7am-10pm Sun-Thurs 7am-11pm Fri-Sat	10	20	None	None	None

BUILDING DESIGN				
State the name and type of business previously located in the space.	MIM United LLC from 6/2024 to present			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes. Foragers Chelsea LLC dba Foragers City Grocery from 4/2012 to 12/2022	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	Yes	
Is the entrance ADA Compliant?	YES	NO	Yes	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No	
Will applicant have a vestibule within the establishment?	YES	NO	Yes	
Will applicant use a storm enclosure?	YES	NO	No	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	Yes	
Will applicant comply with the NYC noise code?	YES	NO	Yes	
Will the establishment have any of the following: (circle all that apply)	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?	YES	NO	No	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A	
Will the kitchen exhaust system extend to the roof?	YES	NO	Yes	
Will the establishment have an illuminated sign?	YES	NO	No	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	Yes	
Where will the air conditioner be located? What type is it?	The ceiling and it is a HVAC Unit, Air Handler Units (AHU)			
When was the air conditioner installed?	Estimated 2017			

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
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?	YES	NO	Yes
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	Yes, applied to DOT 8/4/2024
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.	YES	NO	Yes, see enclosed
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	Yes
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	Yes
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	Yes
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	Yes
Will applicant permit NO wait lines or smoking outside?	YES	NO	Yes
Will there be no amplified music, as per the law?	YES	NO	Yes
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	Yes
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	Yes
Will applicant agree not to use propane heaters?	YES	NO	Yes
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	Yes
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	No
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	Yes
Will the sidewalk seating have a platform?	YES	NO	No
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	Yes
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	Yes
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	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?			Yes

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	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)

- There will be no Roadway Seating, and applicant agrees not to seek roadway seating in the future
- Any door on W 22nd Street will strictly be used as an emergency exit only, to the extent permitted by law. In any event, any door on W 22nd Street will not be used by patrons or staff in the regular course of business
- There will be no french doors on W 22nd Street
- There will be no dividers, planters, etc. surrounding sidewalk seating

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
 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)*

☒ 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


 Wendy Gonzalez
 MCB4 BLP Committee Co-Chair

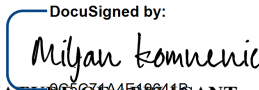
APPLICANT AGREEMENT WITH THE COMMUNITY

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



Miljan Komnencic
 PRINT NAME OF APPLICANT

DocuSigned by:

 SIGNATURE OF APPLICANT

March 31, 2025
 DATE

List of Current Licenses for Miljan Komnenic and Igor Drca

The Consulate NYC LLC
dba The Consulate
519 Columbus Avenue
New York, NY 10024
License ID No. 0340-23-129805
October 2019 to present

MMI 2020 LLC
dba Recette NYC
103 Havemeyer Street – Store #1
Brooklyn, NY 11211
License ID No. 0340-23-128201
August 2021 to present

MIM United Inc
dba Marsanne
233 Eighth Avenue
New York, NY 10011
License ID No. 0340-24-119940
June 2024 to present

Previous License Application for Miljan Komnenic and Igor Drca

56 Unlimited LLC
dba The Consulate
44 West 56th Street
New York, NY 10019
Serial No. 1348333
Removed as members February 2023 while the application was pending

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	ccba_prez@gmail.com ; ccba_veep@gmail.com	Last Tuesday of the month @ 630pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com ; info@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Grocni	pgrocni@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	mattbrob@aol.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bvh.drf@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	mglassman63@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein999@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	ccba1001920@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert.simon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
200 West 16th Block Association	Jennifer	Maybin	maybin.jennifer239@gmail.com	
Naked Eye Productions	Tina	DiFelicianantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyflx@gmail.com	
200 West 19/20/21/22 (South) Streets Block Association	Pamela	Wolff	pamela@angel.net	
200 West 19/20/21/22 (South) Streets Block Association	Pat	Cooke	pjcooke@me.com	
200 West 19/20/21/22 (South) Streets Block Association	Dianne	Maeurer	dianne2ns@gmail.com	
200 West 2nd Street Block Association	Molly	Harris	200west22streetba@gmail.com	
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypbam.200w23w24BA@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	info@2324chelsea.com	First Monday of the month @ 630 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	davidloss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Ott	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	albertrtaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quiltedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phylliss	Waisman	phyllis.waisman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	mig91360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dlessor.com	
400 West 21/22/23(South) Streets Block Association	Sandra	Jacobus	sandralljacobus@gmail.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com ; kjacoby@nyc@gmail.com	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein724@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	Lttanews@gmail.com ; tenants@lta.info	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Renee	Keitt	Resimke@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fdenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	dwatersh@gmail.com	
500 West 19 Street Block Association	Neil	Selkirk	neil@neilselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandonj@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Beard	dwbeard421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bkd8@cornell.edu	
500 blocks of 25th-29th	Donna	Nehila	dnehila@gmail.com ; westchelseaba@gmail.com	
501 blocks of 25th-29th	Jeane	Lopez-Muniz	jeanemuniz@gmail.com	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue				
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Hupe	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	No monthly meetings
Midtown South Community Council	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@gvshp.org	
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	
Chelsea W200 BA			chelseaw200ba@gmail.com	
Neighbors of West 21st, 22nd and 23rd Streets Block Association			chelseawest300ba@gmail.com	

From: Jules Vigh <Jules@brpclaw.com>

Sent: Friday, March 21, 2025 6:10 PM

To: Jules Vigh <Jules@brpclaw.com>

Cc: Miljan Komnenic <miljankomnenic@yahoo.com>; drca.igor@gmail.com; Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>

Subject: MIM United Inc dba Marsanne / 233 8th Avenue

Good afternoon:

We wanted to contact your organization to let you know that MIM United Inc dba Marsanne filed for a sidewalk café application with The Department of Transportation (DOT) for its restaurant at 233 Eighth Avenue between West 21st and West 22nd Streets. Marsanne is a modern American restaurant that features French and Mediterranean cuisines and has been opened with a full liquor license since June 2024.

The sidewalk café will have 10 tables and 20 seats. The hours of operation are 7am to 10pm Sunday to Thursday and 7am to 11pm Friday to Saturday.

The former space was occupied by Foragers Chelsea LLC dba Foragers City Grocery operating as a grocery store with a restaurant with a full liquor license from April 2012 to December 2022. Foragers also had a liquor store next to the grocery store and restaurant.

The 3,357 square foot ground floor restaurant has 46 tables and 139 seats which includes an 18-seat food counter. There is one 20' -8" x 8' customer bar with 12 bar stools for a total of 148 seats. The restaurant will serve breakfast, lunch and dinner. Background music will be played and there will be a DJ and live music with no percussions. The interior hours of operation are 7am to 1am Sunday to Thursday and 7am to 2am Friday to Saturday. The cellar will be used for storage and is not for patron use.

The owners of the MIM United Inc have extension experience in the hospitality industry. Igor Drca and Miljan Komnenic have worked as bartenders in Manhattan restaurants from 2014 through 2019. Igor and Miljan own and operate The Consulate NYC LLC dba The Consulate as a restaurant with a full liquor license since October 2019 located at 519 Columbus Avenue in Manhattan. Igor and Miljan also own and operate MMI 2020 LLC dba Recette NYC as a restaurant with a full liquor license since August 2021 located at 103 Havemeyer Street in Brooklyn.

The DOT application for the sidewalk cafe will be heard at the Community Board on April 8, 2025.

Thank you,

Jules

Jules Vigh|Paralegal
BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100 \ Cell Phone 646 358 0653
jules@brpclaw.com \ www.brpclaw.com

Bounced Back Email

Delivery has failed to these recipients or groups:

kimon@w15ba.com

A communication failure occurred during the delivery of this message. Please try resending the message later. If the problem continues, contact your email admin.

The following organization rejected your message: w15ba-com.mail.protection.outlook.com.

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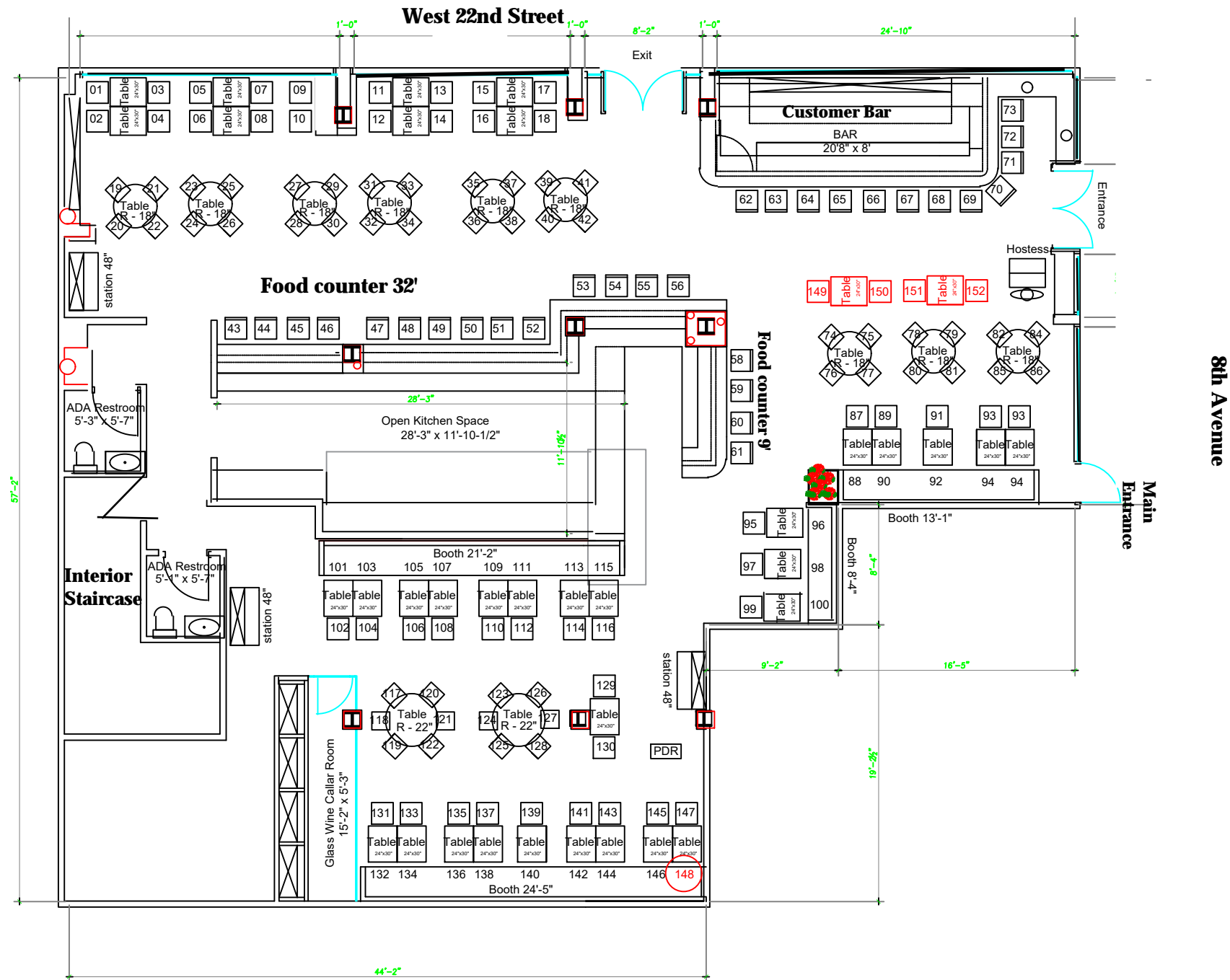
Subject: MIM United Inc dba Marsanne / 233 8th Avenue

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Interior Diagrams

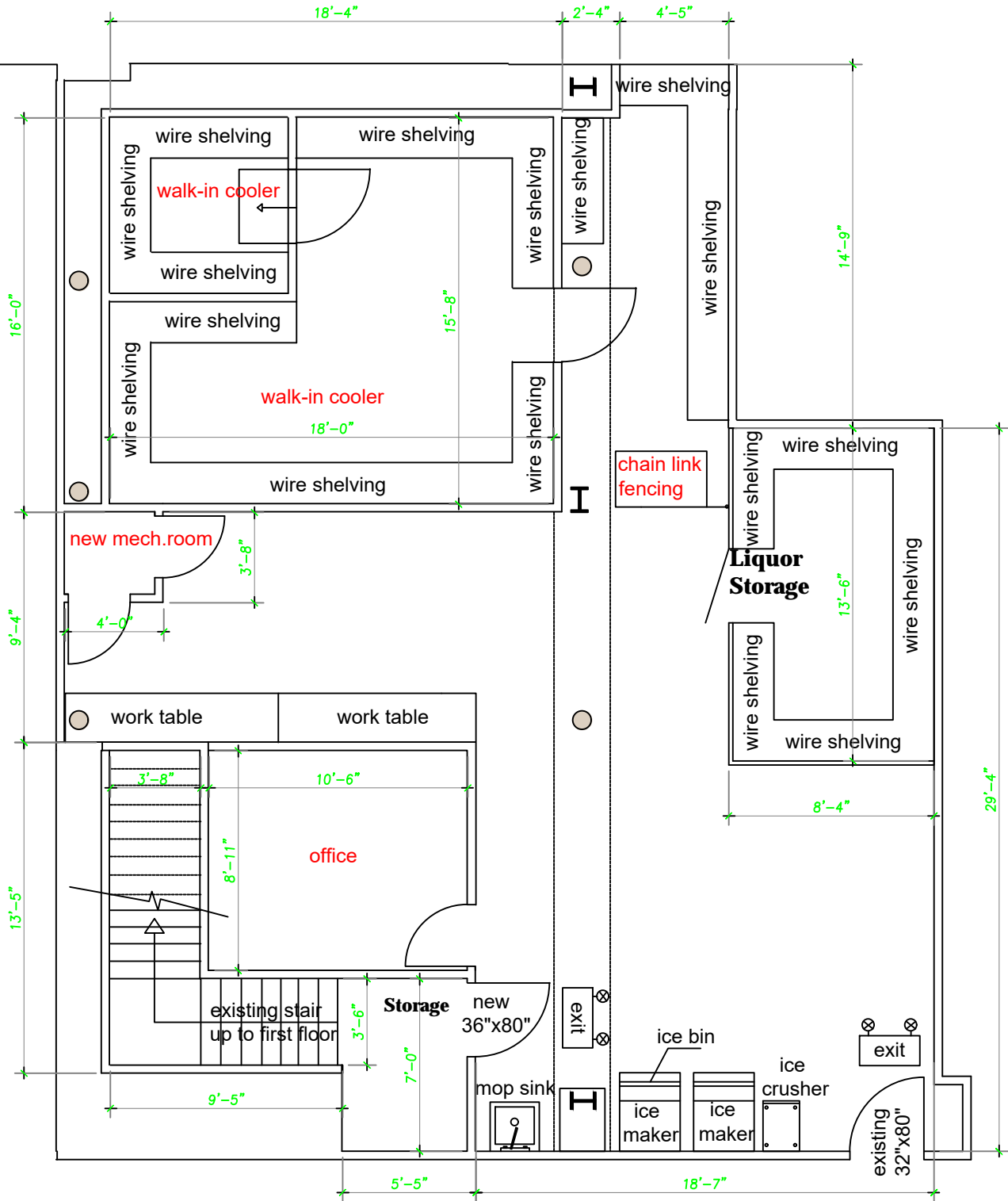
Interior Tables 46 and Seats 136 with a 20'- 8" x 8' Customer Bar with 12 Bar Stools for a total of 148 Seats / 3,357 square feet



License ID No. 0340-24-119940
MIM United Inc
233 Eighth Avenue
New York, New York 10011

Cellar Diagram

1,300 square feet





Department of Transportation Site Plan for Sidewalk Café together with Enlarged Sidewalk Café Diagram

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.

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](#) on Open Data.
- ☐

C1- Global Corridor (12 feet Clear Path)
- ☐

C2- Regional Corridor (10 feet Clear Path)
- ☒

C3- Neighborhood Corridor (8 feet Clear Path)
- ☐

C4- Community Connector (8 feet Clear Path)
- ☐

C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐

Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- ☐

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.

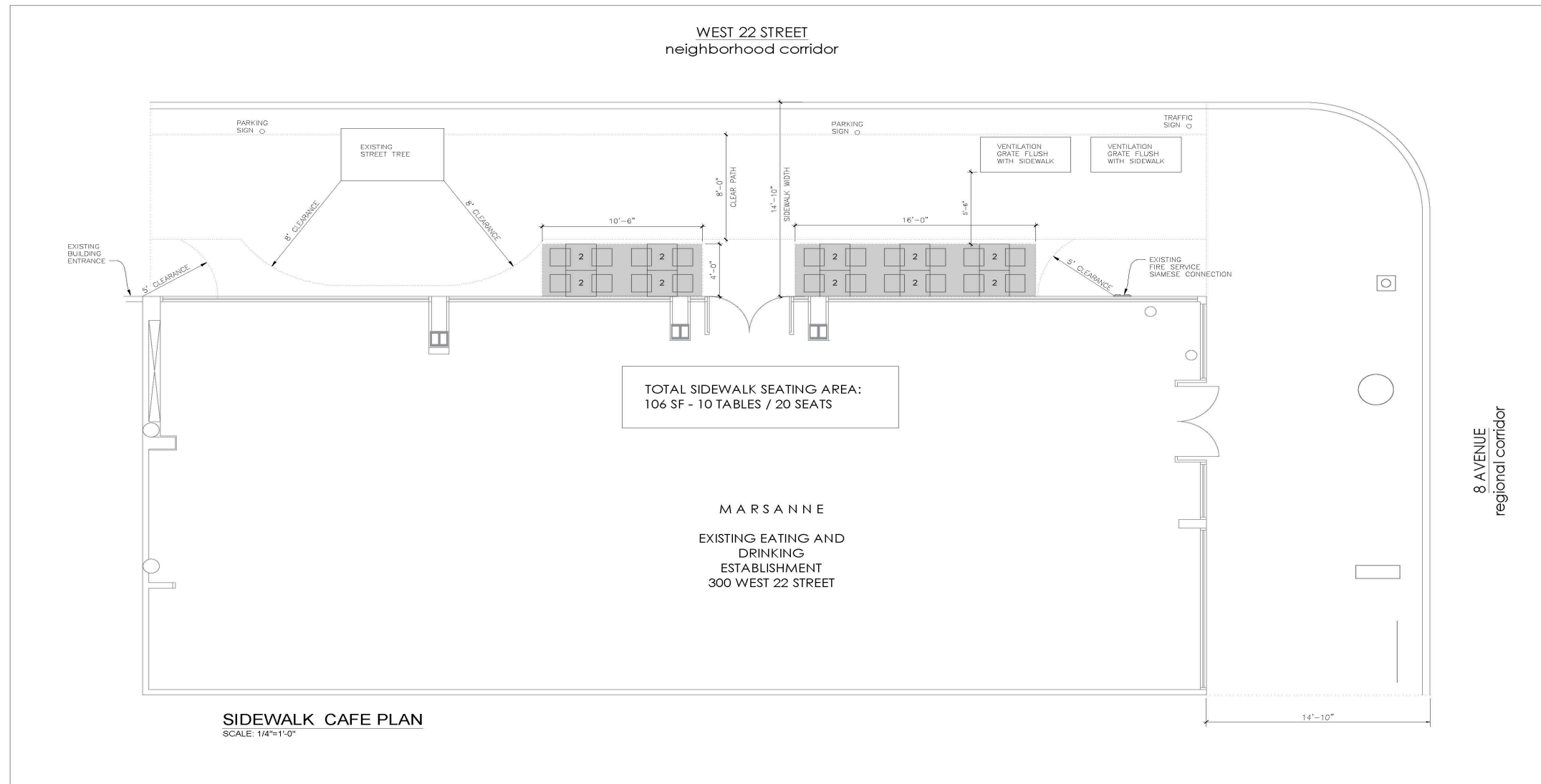
Sidewalk Cafe
Site Plan Form

Applicant Name: **MIM United INC**

Restaurant Name: **Marsanne**

FSEP Number: **50112047**

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



Length of sidewalk cafe: **26.5** feet

Width of sidewalk cafe: **4** feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

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

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- (Dashed line) representing Private Property Line

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

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup
 - MANHOLE COVER
 - ⊗ UTILITY COVERING

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.
- Leave box blank if not applicable.
- 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 8 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 _____ feet

☐ S12- Select Bus Service 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 5 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 66 inches



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

- ☒ 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

- ☒ Lightweight and easily movable.
- ☒ Not affixed to the sidewalk.

☐ Awnings (Physically attached to the building)

- ☐ 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 and the requirements of the Landmarks Preservation Commission, as applicable.

☐ Overhead Coverings/ Umbrellas

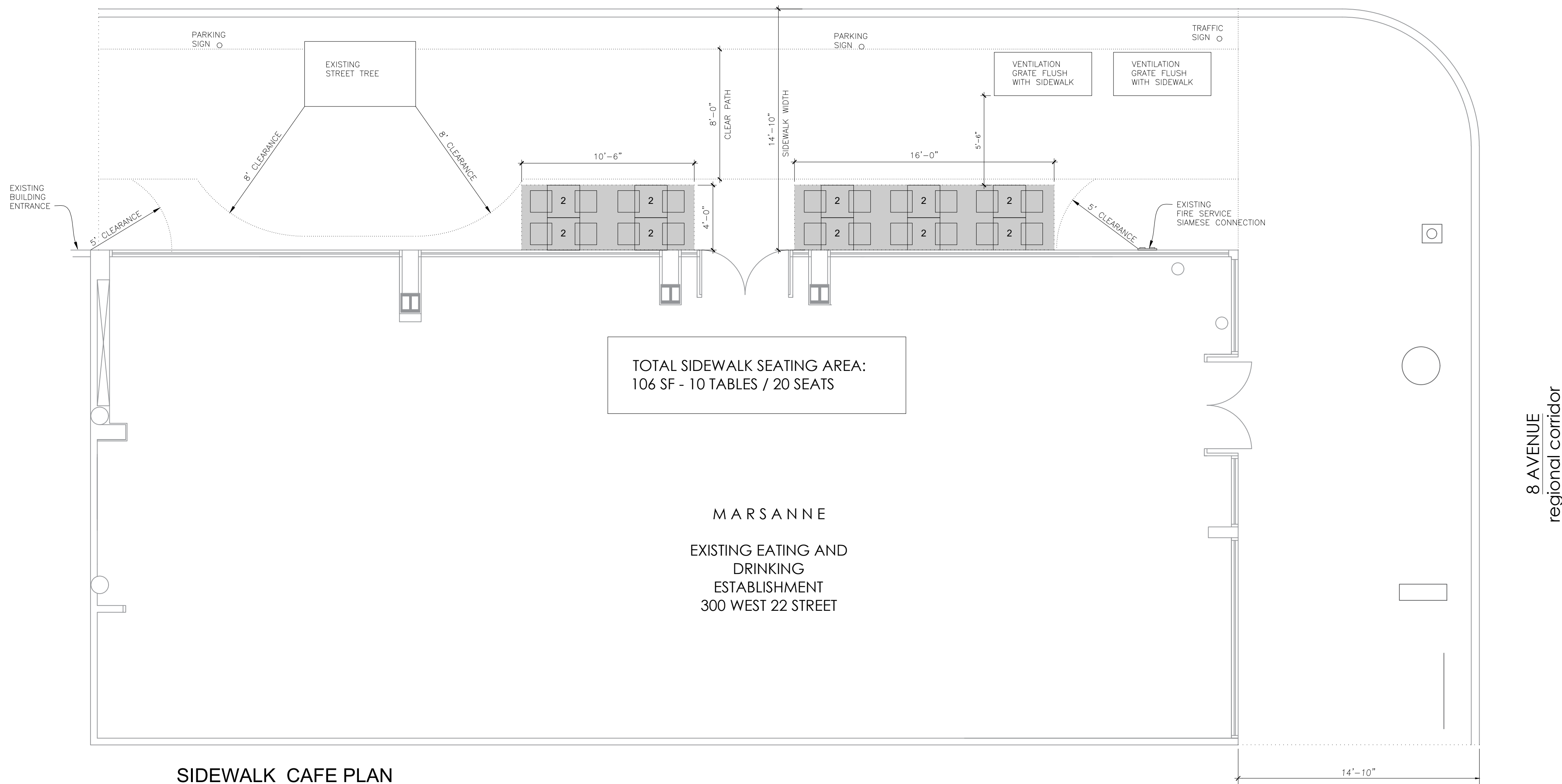
- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed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

☐ Lighting and Electrical Connections

- ☐ 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 the DOT's rules and the New York City Electrical Code.

☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

WEST 22 STREET
neighborhood corridor



SIDEWALK CAFE PLAN
SCALE: 1/4"=1'-0"

8 AVENUE
regional corridor



Photographs of Exterior

MIM United Inc
dba Marsanne
233 Eighth Avenue
New York, New York 10011
License ID No. 0340-24-119940



MIM United Inc
dba Marsanne
233 Eighth Avenue
New York, New York 10011
License ID No. 0340-24-119940



MIM United Inc
dba Marsanne
233 Eighth Avenue
New York, New York 10011
License ID No. 0340-24-119940





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: Marsanne NYC

Cafe Address: 233 8 AVENUE, NEW YORK, NY, 10011

Application Number: 20240804010011

CB Review Deadline (on date or next business day): 4/26/2025

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):

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

Community Board Authorizing Name


Community Board Authorizing Signature

4/28/25

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#: 50148708

Expiration Date: 03/31/2025

DOHMH Status: CURRENT

Business Legal Name: MIM UNITED INC

Assumed Name: MARSANNE NYC

Business Address: 233 8 AVENUE, NEW YORK, NY 10011

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 03/17/2025

Restaurant Information

Entity Type: Corporation

Phone: (646) 726-4614

Email Address: miljankomnenic@yahoo.com

DOS Information

DOS ID#: 6869307

Process Name: Northwest Registered Agent LLC

DOS Address: 418 Broadway, Albany, New York 12207

NYS Liquor Authority Information

NYSLA Serial No: 034024119040

License Type: On-Premises

Name of License: MIM United Inc

Title of Representative: Paralegal

Name of Certificate Holder: Miljan Komnenic

Business hours

Sun: 7:00 AM- 1:00 AM

Mon: 7:00 AM- 1:00 AM

Tues: 7:00 AM- 1:00 AM

Wed: 7:00 AM- 1:00 AM

Thurs: 7:00 AM- 2:00 AM

Fri: 7:00 AM- 2:00 AM

Sat: 7:00 AM- 2:00 AM



SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
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- | |
|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> C1- Global Corridor (12 feet Clear Path) |
| <input type="checkbox"/> C2- Regional Corridor (10 feet Clear Path) |
| <input checked="" type="checkbox"/> C3- Neighborhood Corridor (8 feet Clear Path) |
| <input type="checkbox"/> C4- Community Connector (8 feet Clear Path) |
| <input type="checkbox"/> C5- Baseline Street (8 feet Clear Path) |

Setup Area Identification :

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Sidewalk Cafe Site Plan Form

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Restaurant Name: Marsanne

FSEP Number: 50112047

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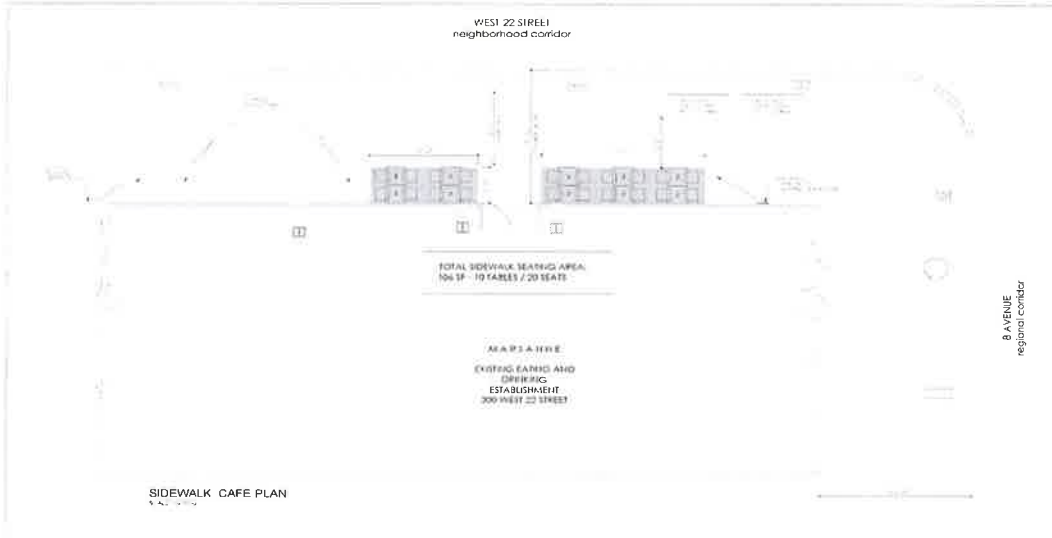
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☐ S11- Parking Meter _____ feet ☐ S18- Traffic Signal _____ feet
☐ S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

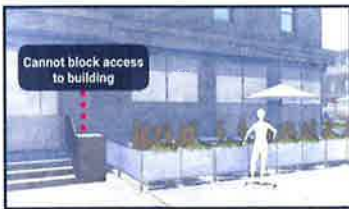
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