

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
444 AS LOUNGE LLC		Bellhop Restaurant and Lounge	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
444 Tenth Avenue, New York, NY		West 35th	10001
<b>Applicant</b> <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	<b>NAME:</b> 444 AS LOUNGE LLC	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Barry P. Fox PC
	<b>PHONE:</b> 212-766-9651		<b>PHONE:</b> (212) 768-7900
	<b>EMAIL:</b> Eli@joycon1st.com		<b>EMAIL:</b> barrypfox@aol.com
<b>MANAGER</b>	<b>NAME:</b> Nick Semkiw	<b>LANDLORD</b>	<b>NAME:</b> Tenth Ave YYY LLC
	<b>PHONE:</b> 9297552708		<b>PHONE:</b> (212) 766-9651
	<b>EMAIL:</b> nick@chicadon.com		<b>EMAIL:</b> eli@joycon1st.com
<b>APPLICATION TYPE</b> ( <u>  x  </u> New York State Liquor License <u>      </u> Dept. of Transportation Dining Out )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<b>YES</b>	<b>NO</b> Yes
	What is/was the name and address of establishment?	444 Tenth Ave FB LLC- 44410th Ave	
	What were the dates applicant was involved with this former premise?	2017-present. Since inception	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Method of Operation Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<b>YES</b>	<b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?		<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.		<input checked="" type="radio"/> <b>YES</b>	<b>NO</b>
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.		<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> <b>YES</b>	<b>NO</b> 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-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM
	Outdoors	<del>8AM-10PM</del>	<del>8AM-10PM</del>	<del>8AM-10PM</del>	<del>8AM-10PM</del>	<del>8AM-10PM</del>	<del>8AM-10PM</del>	<del>8AM-10PM</del>
	Kitchen	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM
	Music (indoors)	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-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	
<b>INSIDE</b>	40	40	10	30	0	1	6	
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	NA							
<b>DOT Dining Out: Sidewalk Cafe</b>	NA		X	X				
<b>DOT Dining Out: Roadway</b>	NA		0	0				

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

4 days a week

Will there be dancing?

YES

**NO**

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

YES

**NO**

Will applicant be hosting private promotional or corporate events?

**YES**

NO

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

YES

**NO**

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

**YES**

**NO**

SEE ATTACHED

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**

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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will applicants' own delivery bicycles be parked when not making deliveries?	NA		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Corner of 35 and Tenth		
Where will applicant store its garbage containers when not in use?	Internal		
Where will applicant lay out garbage containers and at what time?	Part of Hotel operations		

## LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="radio"/> YES	<input type="radio"/> NO	Yes Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input type="radio"/> YES	<input type="radio"/> NO	Yes
Is a Public Assembly permit required?	<input type="radio"/> YES	<input type="radio"/> NO	No
Are your plans filed with DOB?	<input type="radio"/> YES	<input type="radio"/> NO	Yes
What is the zoning designation for this location?	C6-4		

## Community Notification/Relations

<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Please provide dates when applicant met with the groups listed above.	None	
Who was your contact person at each group you met with?	Na	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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	<input type="radio"/> 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
First floor	Hotel lobby restaurant and bar	40	See operational info above	10	40	0 .	1	Recorded background music
					.			

BUILDING DESIGN				
State the name and type of business previously located in the space.	Hudson Bar Room			
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	444 Tenth Ave F&B LLC	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will applicant use a storm enclosure?	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> 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	No. Very minor music system	
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 type="radio"/> YES	<input checked="" type="radio"/> NO		
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Where will the air conditioner be located? What type is it?	Central VRF System			
When was the air conditioner installed?	2016			

**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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NA
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 checked="" type="radio"/> YES	<input type="radio"/> NO	Na
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NA
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	No live or loud music. Lobby bar of a hotel
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes and right OITC rated storefront
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Yes
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	Not applicable

**\*This Application Does Not Extend to Any Outdoor Space**

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 checked="" type="radio"/> YES	<input type="radio"/> NO
<b>If you answered "NO" to the question above, jump to the next page</b>		
Did applicant submit a site plan and dimension site plan at scale to NYC DOT? Please attach a copy of application and plan.	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Will applicant close and obstruct roadway seating by 11 p.m. on Friday & Saturday?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant respect trees and health of the tree?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol be via seated food service only?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant prohibit patrons from drinking in or adjacent sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If amplified sound is played inside the establishment, will doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be a staff person responsible to ensure crowds outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree not to use propane?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to abide by fire codes, including not blocking fire escapes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the outdoor dining area be in a container on the parking lane?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Will the café have a clear aisle running the entire length of the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the café have a platform?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as signs, menus, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input checked="" type="radio"/> YES	<input checked="" 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 closest obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

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



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

- This application does not extend to any sidewalk cafe or outdoor space

***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
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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



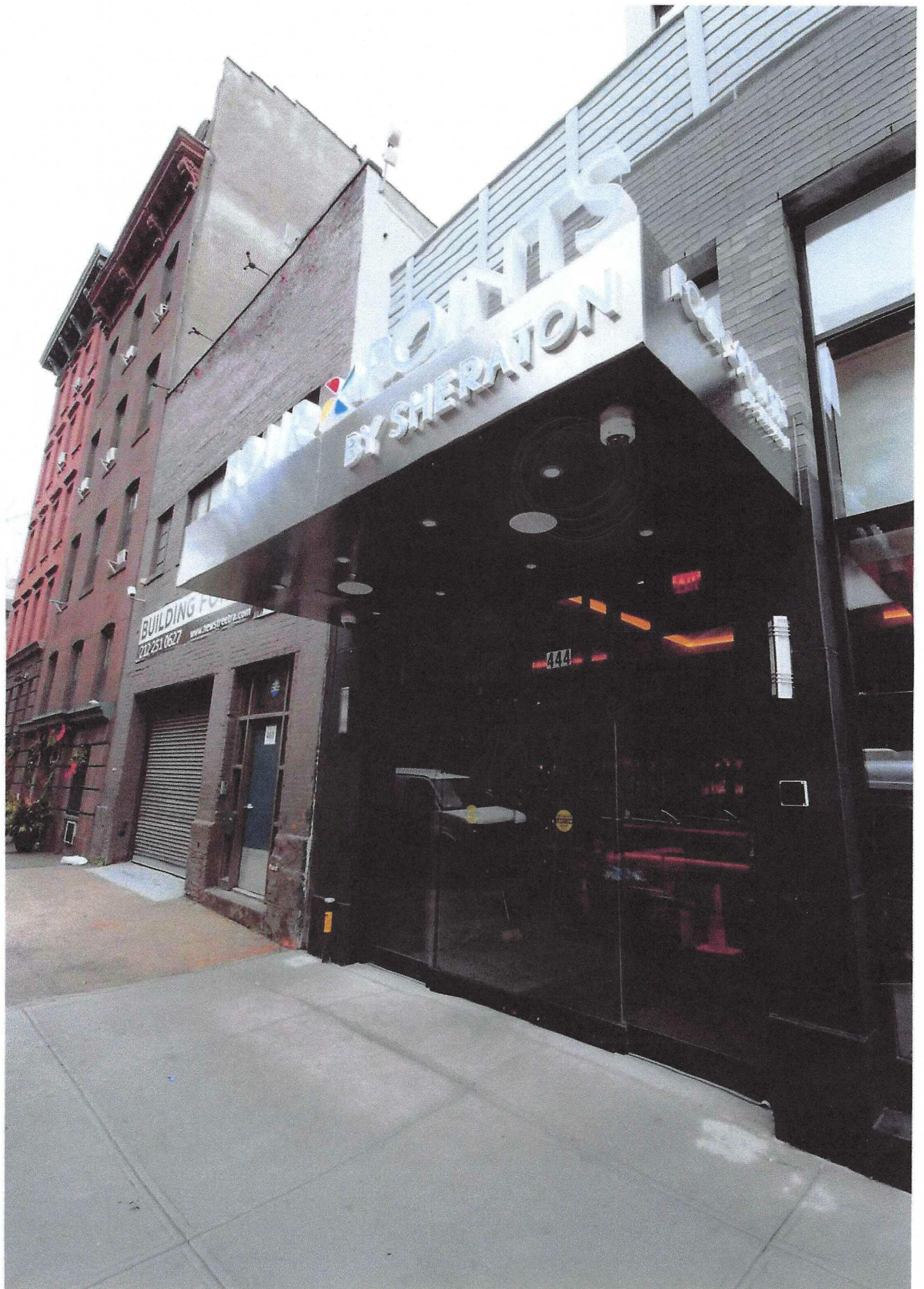
Eli Weiss

PRINT NAME OF APPLICANT

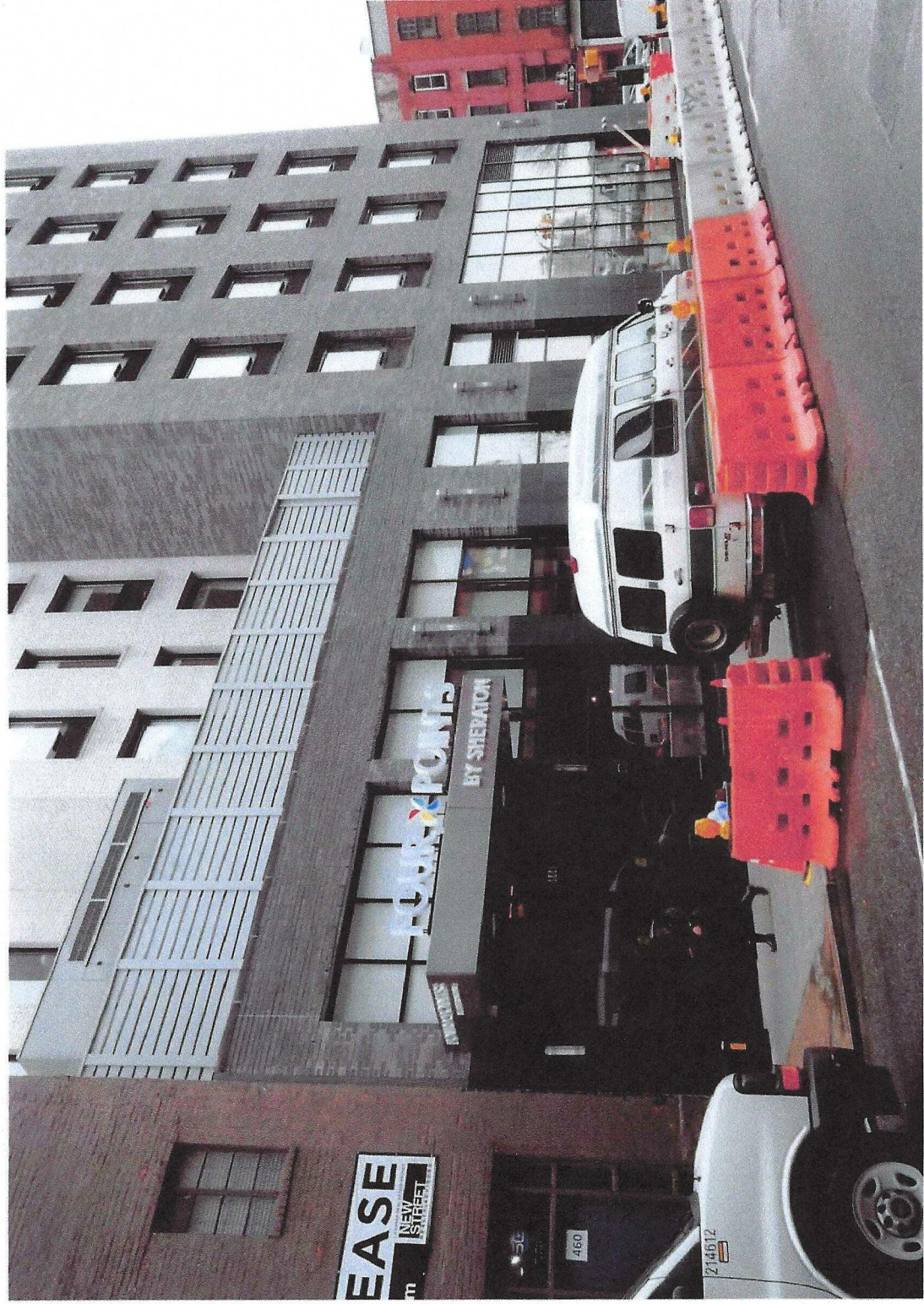
SIGNATURE OF APPLICANT

DATE 3.22.25





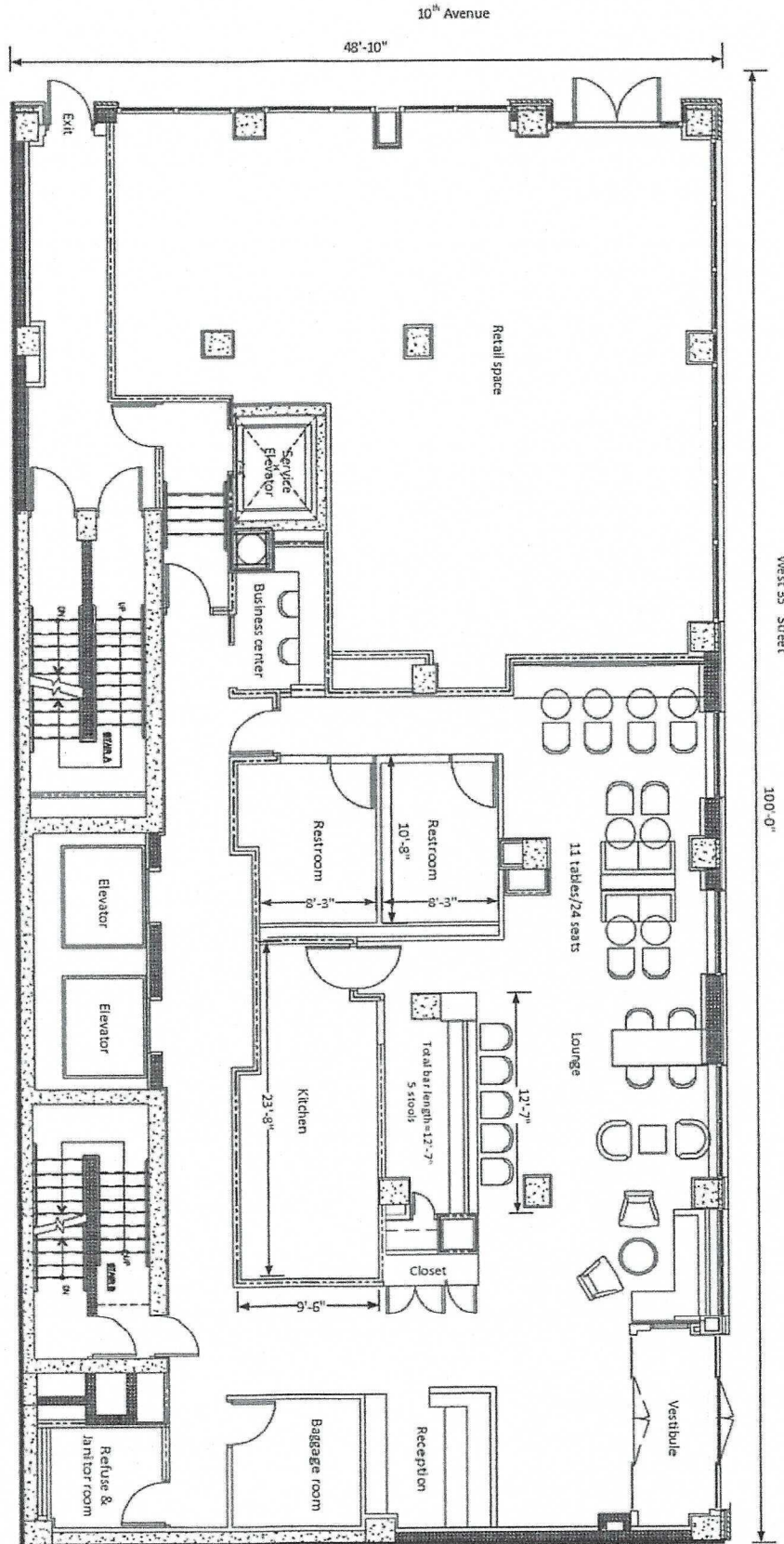




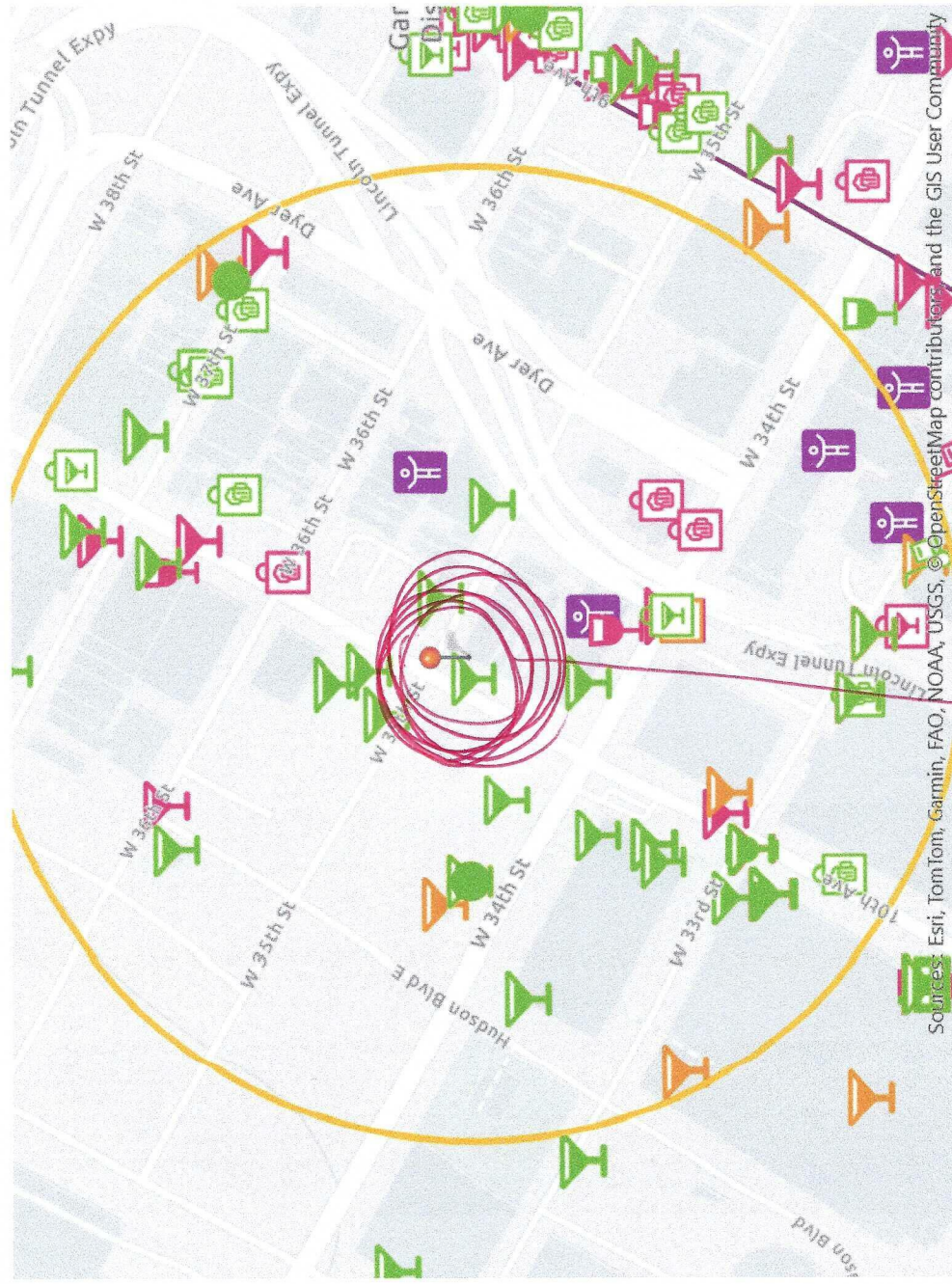








INTERIOR DIAGRAM - First Floor  
 446 10<sup>th</sup> Avenue  
 New York, NY  
 April 26, 2016  
 NOT TO SCALE



Applicant



## BREAKFAST (6:30 AM – 11:00 AM)

### Grab & Go

- **NYC Bacon, Egg & Cheese** – Scrambled eggs, American cheese, crispy bacon, toasted brioche bun
- **Smoked Salmon Bagel** – Everything bagel, scallion cream cheese, smoked salmon, capers, red onion
- **Granola & Yogurt Parfait** – Greek yogurt, house granola, seasonal berries, local honey
- **Banana Bread & Espresso Butter** – Warm banana bread, whipped espresso butter

### Plated Breakfast

- **Bellhop Classic Breakfast** – Scrambled eggs, breakfast potatoes, bacon or sausage, sourdough toast
  - **Avocado Toast** – Sourdough, smashed avocado, cherry tomatoes, chili flakes, poached egg
  - **NYC Pancakes** – Fluffy buttermilk pancakes, cinnamon butter, maple syrup
  - **Steak & Eggs** – Petite filet, two eggs any style, chimichurri, breakfast potatoes
  - **Three-Egg Omelet** – Choice of cheddar, mushrooms, spinach, onions, tomatoes, ham, served with toast
  - **Continental Breakfast** – Assorted fresh pastries, seasonal fruit, butter, and jam
- 

## LUNCH (11:30 AM – 3:00 PM)

### Small Plates & Salads

- **Matzo Ball Soup** – House-made chicken broth, fluffy matzo balls, carrots, celery, fresh dill
- **French Onion Soup** – Caramelized onions, beef broth, gruyère cheese, toasted baguette
- **Everything Deviled Eggs** – Classic deviled eggs topped with crispy shallots and everything bagel seasoning
- **Little Gem Caesar** – Romaine, parmesan, sourdough croutons, creamy garlic dressing (*Add Chicken or Shrimp*)
- **Classic Wedge Salad** – Iceberg lettuce, blue cheese dressing, bacon lardons, cherry tomatoes

### Sandwiches & Bowls

(All sandwiches served with fries or side salad)

- **Bellhop Cheeseburger** – 6 oz. beef patty, American cheese, caramelized onions, pickles, special sauce, brioche bun

- **French Dip Sandwich** – Thinly sliced roast beef, melted Swiss, French roll, served with warm au jus
  - **Pastrami Melt** – NYC-style pastrami, Swiss cheese, mustard, rye bread, pressed and toasted
  - **Turkey Club** – Roasted turkey, crispy bacon, lettuce, tomato, mayo on sourdough
  - **Crispy Chicken Sandwich** – Spicy slaw, pickles, comeback sauce on a potato roll
  - **Grain Bowl** – Quinoa, roasted sweet potato, kale, tahini dressing, soft-boiled egg
- 

## DINNER (5:00 PM – 10:00 PM)

### Starters & Shared Plates

- **Bellhop Shrimp Cocktail** – Poached jumbo shrimp, cocktail sauce, lemon
- **Wagyu Pigs in a Blanket** – Mini Wagyu beef franks wrapped in golden, flaky puff pastry, served with spicy mustard
- **Everything Deviled Eggs** – Classic deviled eggs topped with crispy shallots and everything bagel seasoning
- **French Onion Soup** – Caramelized onions, beef broth, gruyère cheese, toasted baguette
- **Matzo Ball Soup** – House-made chicken broth, fluffy matzo balls, carrots, celery, fresh dill
- **Spinach & Artichoke Dip** – Baked with gruyère and parmesan, served with toasted sourdough
- **Burrata & Prosciutto** – Burrata, prosciutto di Parma, aged balsamic, grilled bread
- **Roasted Bone Marrow** – Parsley shallot salad, sea salt, sourdough toast

### Mains

- **Bellhop Cheeseburger** – 6 oz. dry-aged beef patty, American cheese, caramelized onions, pickles, special sauce, brioche bun, served with fries
- **NY Strip Steak Frites** – 10 oz. grilled steak, fries, herb butter
- **French Dip Sandwich** – Thinly sliced roast beef, melted Swiss, French roll, served with warm au jus and fries
- **Roast Chicken** – Half roasted chicken, mashed potatoes, lemon jus
- **Mushroom Truffle Pasta** – Pappardelle, wild mushrooms, black truffle cream
- **Seared Salmon Piccata** – Pan-seared salmon, lemon caper butter sauce, roasted asparagus, and wild rice

### Sides

- **Macaroni & Cheese** – Creamy cheddar sauce, parmesan crust
- **Garlic Mashed Potatoes** – Yukon gold potatoes, roasted garlic butter
- **Truffle Parmesan Fries** – Shoestring fries, truffle oil, parmesan, chives
- **Grilled Asparagus** – Olive oil, lemon zest, sea salt

- **Sautéed Mushrooms** – Wild mushrooms, thyme butter
- 

## DESSERTS

- **NY Cheesecake** – Classic, rich, and creamy with a graham cracker crust
  - **Chocolate Chip Cookie Skillet** – Warm skillet-baked cookie, vanilla ice cream
  - **Black & White Cookie Sundae** – Crumbled black & white cookies, vanilla ice cream, chocolate drizzle
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**STATEMENT OF PUBLIC CONVENIENCE AND  
ADVANTAGE AND PUBLIC INTEREST**

**RE: 444 AS Lounge LLC**

**1. THE NUMBER, CLASSES AND CHARACTER OF LICENSES IN PROXIMITY  
TO THE LOCATION:**

PHILLIPS 35 INC d/b/a Friedman's, License #0340-23-135037, has an on-premises liquor license and is 101 feet away.

451 TENTH SENIOR LIVING OPCO LLC, ATRIA NY OPTG CO d/b/a Inc & Atria Mgmt Co Llc, Db/a:Coterie, License # 0340-23-139052, has an on-premises liquor license and is 159 feet away.

451 TENTH AVENUE RESTAURANT LLC & 451 RESTAURANT MANAGEMENT LLC d/b/a Greywind, license # 0340-23-135914, has an on-premises license and is 162 feet away.

34 ENDEAVOR HOSPITALITY LLC d/b/a Courtyard New York Midtown West, license #0343-21-110816, has an on-premises liquor license and is 180 feet away.

THE SET CLUB INC, license # 0349-23-123819, has an on premises liquor license and is 215 feet away.

509 W 34 TRS LLC and Llamas Spiral LLC as Mgr, d/b/a Papa San, license #0340-25-100793, has an on-premises liquor license and is 228 feet away.

MEENA SAMANI CORPORATION, d/b/a 34th Street Wine & Spirits, license # 0100-22-116891, has an off-premises liquor license and is 303 feet away.

LOXLINE LLC, d/b/a Russ And Daughters 34<sup>th</sup> Street, license #0340-24-110522, has an on-premises license and is 339 feet away.

509 W 34 TRS LLC AND LLAMA SPIRAL 66 FL LLC AS MGR, license #0340-24-100091, has an on-premises license is 358 feet away.

50 HYMC OWNER LLC AND HY AMENITY LLC d/b/a Bar Torino, license #6017801, has an on premises liquor license and is 405 feet away.

50 HYMC OWNER LLC AND HY AMENITY LLC AS MGR d/b/a Sky Loft, license #0340-24-109696, has an on-premises liquor license and is 405 feet away.

RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY d/b/a Services LLC, license #0346-23-126058, has an on-premises liquor license and is 438 feet away.

PENDING:

ARAMARK SERVICES INC, license # NA-0346-24-128192, will be 358 feet away.

509 W 34 TRS LLC and Llamas Spiral LLC as Mgr., license # NA-0340-24-138257 will be 396 feet away NA-0340-24-138257

HUDSON BLUE HOSPITALITY LLC, license # NA-0340-25-101930, will be 445 feet away.

## **2. EVIDENCE THAT ALL NECESSARY LICENSES AND PERMITS HAVE BEEN OBTAINED FROM THE STATE AND ALL OTHER GOVERNING BODIES:**

All necessary licenses and permits either have or will be obtained by the applicant.

## **3. EFFECT OF THE GRANT OF THE LICENSE ON VEHICULAR TRAFFIC AND PARKING IN PROXIMITY TO THE LOCATION:**

Basically, the transaction underlying the liquor license application is the result of Steve Tenedios transferring to Eliezer Weiss his interest in the entity which owns the Hudson Bar Room. Other than for a change in the trade name and a refurbishment of the premises, there will be no change in the operation of the business. 444 AS Lounge LLC will not impact traffic or parking in or around the area and it will not alter traffic patterns. Most of the patrons will be hotel guests or pedestrians who arrive either by foot or through mass transit.

## **4. THE EXISTING NOISE LEVEL AT THE LOCATION AND ANY INCREASE IN NOISE LEVELS THAT WOULD BE GENERATED BY THE PROPOSED PREMISES:**

444 AS Lounge LLC will not impact local noise levels. Audio is kept within legal decibel limits and noise is not noticeable on the street or outside the premises.

## **5. THE HISTORY OF LIQUOR VIOLATIONS AND REPORTED CRIMINAL ACTIVITY AT THE PROPOSED PREMISES:**

444 As Lounge LLC has no history of either liquor license violations or criminal activity. The current licensee did have one violation at the Liquor Authority in May 2019 resulting in a fine of \$500.

**6. ANY OTHER FACTORS SPECIFIC BY LAW OR REGULATION THAT ARE RELEVANT TO DETERMINE THE PUBLIC CONVENIENCE AND ADVANTAGE AND PUBLIC INTEREST OF THE COMMUNITY:**

444 AS Lounge LLC will provide an alternative to tourists, local business people and the community and will provide employment and will pay taxes. previous business at the premises, the Hudson Bar Room, was open for several years and was well received by the community.

**PUBLIC INTEREST STATEMENT**

the Hudson Yards Area continues to improve and emerge as both a major tourist destination as well as an attraction to New York City residents. By granting our request, 444 AS Lounge LLC will be able to continue to provide an option to locals for late night fare and will be to the economic and cultural benefit of both the neighborhood and New York City.