

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME HELL'S KITCHEN PICKLE BALL, LLC		DOING BUSINESS AS (DBA)	
STREET ADDRESS 660 12TH AVENUE, 7TH FLOOR		CROSS STREETS 49TH ST/12TH AVE	ZIP CODE 10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Stephen Richter	ATTORNEY/ REPRESENTAIVE	NAME:
	PHONE: 212-977-1372		PHONE:
	EMAIL: info@hellskitchenpickleball.com		EMAIL:
MANAGER	NAME: Stephen Richter	LANDLORD	NAME: 677 ELEVENTH AVENUE REALTY LLC
	PHONE: 212-977-1372		PHONE: 732-925-6295
	EMAIL: info@hellskitchenpickleball.com		EMAIL: srichter@bramautogroup.com
APPLICATION TYPE <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	premises currently has a	
	What were the dates applicant was involved with this former premise?	wine + Beer license 2024	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider	<input type="radio"/> Beer & Cider	<input type="radio"/> Wine/Beer & Cider
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	4 premises within 500 feet
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6AM-10PM	_____	_____	_____	_____	_____	_____
	Kitchen	6AM-10PM	_____	_____	_____	_____	_____	_____
	Music	6AM-10PM	_____	_____	_____	_____	_____	_____

If you plan to have music, what type(s)?
(Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (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	280	280	16	40	1	1	15
OUTSIDE <i>(Other than sidewalk café)</i>			15	54	1		
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor? **ONE / 280**

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

Will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? 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

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? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO

Where will delivery bicycles be stored during the day when not in use? **N/A**

MULTIPLE SPACES/FLOORS CAPACITY 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
7TH FLOOR INSIDE	BAR & LOUNGE AREA SURROUNDING PICKLEBALL COURTS	280	6AM-10PM	16	40	1	1/15	BACKGROUND
7TH FLOOR OUTSIDE	OUTDOOR LOUNGE SEATING		6AM-10PM	15	54	1		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

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	47TH/48TH STREETS BLOCK ASSOCIATION (1) ELKE FEARS
	# 2	47TH/48TH STREETS BLOCK ASSOCIATION (2) LARRY ROBERTS
	# 3	350 W51ST STREET TENANTS TENANTS350WEST51ST@GMAIL.COM
	# 4	HK 49-53 BLOCK ALLIANCE STEVE BELIDA
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES NO

- defears@k@earthlink.net
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BUILDING DESIGN			
State the name and type of business previously located in the space.	VACANT		
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="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	BALCONY / 60 TON AC UNIT		
When was the air conditioner installed?	CURRENTLY IN PROCESS		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	NO	7TH FLOOR BALCONY
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	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?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

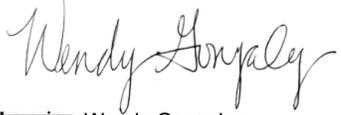
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
11/5/25 full board meeting, with 45 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

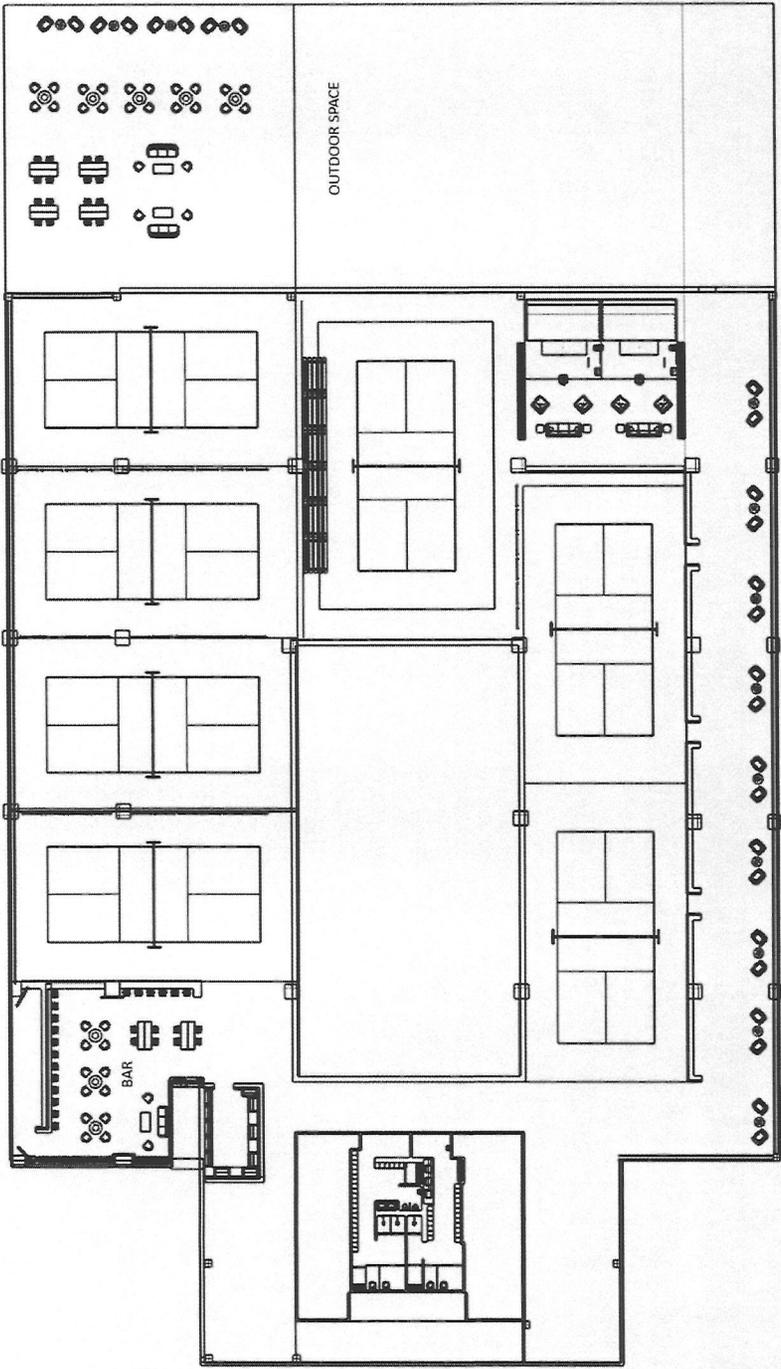
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Wendy Gonzalez <i>CB4 BLP Committee Co-Chair</i>
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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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p>SIGN HERE →</p>	<p>STEPHEN RICHTER</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>DATE</p>
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Active Licenses

660 12TH AVENUE SUBSIDIARY LLC Active	0.07 ft
CIPRIANI 637 LLC Active	432.2 ft
Z LIVE INC Active	465.93 ft
MW HOSPITALITY LLC Active	467.6 ft



Certificate of Occupancy

CO Number:1027125-0000008

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: MANHATTAN	Block Number: 1096	Full Building Certificate Type: Temporary Date Issued: 01/08/2024
	Address: 660 12TH AVENUE	Lot Number(s): 7501	
	Building Identification	Additional Lot Number(s):	
	Number(BIN): 1027125	Application Type: A1 - ALTERATION TYPE 1	
This building is subject to this Building Code: 2008			
This Certificate of Occupancy is associated with job# 121184501-01			
B.	Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUSTI		
	Building Occupancy Group classification: B - BUSINESS		
	Multiple Dwelling Law Classification: Not Available		
	No.of stories: 7	Height in feet: 147	No.of dwelling units: Not Available
C.	Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System		
D.	Parking Spaces and Loading Berths:		
	Open Parking Spaces: 0		
	Enclosed Parking Spaces: 0		
	Total Loading Berths: Not available		
E.	This Certificate is issued with the following legal limitations:		
	Restrictive Declaration: None	Zoning Exhibit: None	
	BSA Calendar Number(s): None	CPC Calendar Number(s): None	
Borough Comments:			

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	B	N/A	OG	17C		102491126	Final	
Description of Use: Business and Service ACCESSORY OFFICES						Exceptions:		
Cellar	S-2	N/A	OG	17C	0	102491126	Final	
Description of Use: Storage of non combustible Materials METER & PUMP ROOM, SWITCH GEAR ROOM, MECHANICAL ROOMS, LOCKER AREAS.						Exceptions:		
Cellar	F-2	168	OG	17C		102491126	Final	
Description of Use: Mechanical and/or electrical equipment rooms TRUCKING TERMINAL, FUEL STROAGE ROOMS, ELEVATOR MACHINE ROOM.						Exceptions:		
Floor 1	M	23	100	6C		121184501	Temporary	04/07/2024
Description of Use: Retail Sales Retail						Exceptions:		
Floor 1	F-1	115	300	17C	N/A	102491126	Final	
Description of Use: Moderate-Hazard: Processing TRUCKIN TERMINAL & WHEARHOUSE, VEHICLE MAINTENANCE						Exceptions:		
Floor 1	B	N/A	50	17E		121184501	Temporary	04/07/2024
Description of Use: Business and Service LOBBY, COAT CHECK ROOM						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	S-2	N/A	100	17C		121184501	Temporary	04/07/2024
Description of Use:						Exceptions:		
Storage of non combustible Materials MECHANICAL ROOMS, STORAGE AND UTILITY ROOMS.								
Mezzanine - 1	F-2	N/A	100	16E	N/A	121184501	Temporary	04/07/2024
Description of Use:						Exceptions:		
Mechanical and/or electrical equipment rooms (CEL,MEZ) ELECTRICAL ROOM								
Floor 2	B	52	50	17E		121184501	Temporary	04/07/2024
Description of Use:						Exceptions:		
Business and Service ACCESSORY OFFICES								
Floor 2	F-2	187	200	17C	N/A	102491126	Final	
Description of Use:						Exceptions:		
Mechanical and/or electrical equipment rooms TRUCKIN TERMIAL, TRAINING ROOMS, ELEC., TELECOM, MECHANICAL ROOMS.								
Floor 3	S-2	N/A	100	16e	0	121184501	Temporary	04/07/2024
Description of Use:						Exceptions:		
Storage of non combustible Materials LOCKER ROOMS, STORAGE, MECHANICAL AND UTILITY ROOMS.								
Floor 3	B	102	100	16e		121184501	Temporary	04/07/2024
Description of Use:						Exceptions:		
Business and Service ACCESSORY OFFICES AND BREAK ROOM								



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 3	F-1	104	100	16B	0	121184501	Temporary	04/07/2024
Description of Use: Moderate-Hazard: Manufacturing AUTOMOBILE SERVICE AREA						Exceptions:		
Floor 4	S-2	N/A	100	16E	0	121184501	Temporary	04/07/2024
Description of Use: Parking Garage STORAGE OF AUTOMOBILE AND UTILITY ROOM						Exceptions:		
Floor 4	B	111	100	16B	0	121184501	Temporary	04/07/2024
Description of Use: Business and Service ACCESSORY OFFICES AND SHOWROOM.						Exceptions:		
Floor 4	F-1	214	100	16B	0	121184501	Temporary	04/07/2024
Description of Use: Moderate-Hazard: Manufacturing AUTOMOBILE SERVICE AREA						Exceptions:		
Mezzanine - 4	B	47	100	16E		121184501	Temporary	04/07/2024
Description of Use: Business and Service ACCESSORY OFFICES						Exceptions:		
Floor 5	B	395	100	9C	0	121184501	Temporary	04/07/2024
Description of Use: Business and Service ACCESSORY OFFICES-ACCESSORY TERRACE						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 5	S-2	N/A	N/A	9C	0	121184501	Temporary	04/07/2024
Description of Use: Storage of non combustible Materials MECHANICAL AND UTILITY ROOMS						Exceptions:		
Floor 6	F-2	20	N/A	9C	0	121184501	Temporary	04/07/2024
Description of Use: Low-Hazard: Processing KITCHEN						Exceptions:		
Floor 6	A-2	1845	100	9A	0	121184501	Temporary	04/07/2024
Description of Use: Banquet A-1: WHEN USING AS A CONCERT HALL, A-2: WHEN USED AS AN EATING AND DRINKING BANQUET WITH ACCESSORY TERRACE.						Exceptions:		
Floor 7	B	280	100	9C	0	121184501	Temporary	04/07/2024
Description of Use: Business and Service OFFICES						Exceptions:		
Roof	S-2	N/A	150	16E	0	121184501	Temporary	04/07/2024
Description of Use: Storage of non combustible Materials MECHANICAL AND UTILITY ROOMS						Exceptions:		

CofO Comments:

Borough Commissioner

Commissioner

Proposed Menu – Hell’s Kitchen Pickleball Club

Appetizers

- Pickle Sampler
- Spinach & Artichoke Dip
- Nachos (Chicken / Vegetarian)
- Marcona Almonds
- Shrimp Cocktail

Mains

- Turkey Club Sandwich
- Chicken Salad Sandwich
- Caesar Salad
- Flatbread
- Panini Rustico

Beverages

- Sparkling Water
- Soda
- Fresh Squeezed Juice
- Domestic Beer
- Imported Beer
- Red Wine
- White Wine
- Rose Wine
- Champagne
- Coffee
- Espresso
- Latte

Desserts

- Assorted Pastries
- Fresh Fruit Plate
- Ice Cream Sandwich





Terrence Flynn <trflynnjr@gmail.com>

On Premises License application of Hell's Kitchen Pickle Ball LLC

1 message

Terrence Flynn <trflynnjr@gmail.com>

Tue, Sep 23, 2025 at 4:09 PM

To: larrymichaelroberts@gmail.com, "aefearshk@earthlink.net"
<aefearshk@earthlink.net>, "tenants350west51st@gmail.com"
<tenants350west51st@gmail.com>

Hello

The captioned entity will be applying for an upgrade from the existing Beer & Wine license to a full On Premises Liquor license. Nothing else at the establishment will change. The premises will be a pickleball facility with 8 courts, that operates between the hours of 6 am to 10 pm. The premises will serve food and beverages during those hours and have background music only (indoors). There are 16 tables and 40 seats indoors and 15 tables and 54 seats outdoors.. There is one bar with 15 stools inside the premises.

Thank you for your consideration.

Terrence R Flynn Jr., Esq.
Flynn & Flynn PLLC
444 Beach 129th Street
Belle Harbor, NY 11694
718-945-1000
718-318-6162







