

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
MONKEY THIEF SI LLC		MONKEY THIEF	
STREET ADDRESS		CROSS STREETS	ZIP CODE
754 9th AVE		E 50 th ST. - E 57 th ST	10019
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: AVI SINGH	ATTORNEY/ REPRESENTATIVE	NAME: MICHAEL KELLY
	PHONE: 404 788-2447		PHONE: 914 632-6036
	EMAIL: AVI@SIRERESTAURANTGROUP.COM		EMAIL: KELLYMCK136@GMAIL.COM
MANAGER	NAME: AVI SINGH	LANDLORD	NAME: FIRST OWNER REALTY
	PHONE: 404 788-2447		PHONE: 718 482-0700
	EMAIL: AVI@SIRERESTAURANTGROUP.COM		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> Transfer	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?	SAMA STREET 988 MANHATTAN AVE BKLYN	
	What were the dates applicant was involved with this former premise?	3/2017 - PRESENT	
<input type="radio"/> Corp	What is the license # and expiration date?	OP# 0370-23-130168	
	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 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	AFTER THE COMMUNITY BOARD MTG
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"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	<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 of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11 Am - 130 Am	11 Am - 2 Am	11 Am - 2 Am	11 Am - 130 Am			
	Outdoors	—	—	—	—	—	—	—
	Kitchen	11 Am 1 Am	11 Am - 1 Am	11 Am - 1 Am	11 Am - 1 Am	11 Am - 130 Am	11 Am - 130 Am	11 Am - 1 Am
	Music (indoors)	11 Am - 130 Am	11 Am - 2 Am	11 Am - 2 Am	11 Am - 130 Am			

If yes, 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 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	108	108	17	83	0	2	18
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	—	—	—	—	—	—	—
DOT Dining Out: Sidewalk Cafe			—	—			
DOT Dining Out: Roadway			—	—			

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

AN OWNER WILL BE THERE DAILY

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

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO N/A

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?	YES	<input checked="" type="radio"/> NO
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A	
If applicant is using third party delivery service, where will third party delivery bicycles park?	No	
Where will applicant store its garbage containers when not in use?	IN THE BASEMENT	
Where will applicant lay out garbage containers and at what time?	AT THE CURB AFTER	

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO
What is the zoning designation for this location?	R8 C1-5	

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	SPOKE TO KK 49-53 BLOCK ALLIANCE AND ARE MEETING WITH THEM ON 11/19/25
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	11/11/25	
Where did applicant post the notice that was provided?	FRONT WINDOW + 2 LIGHT POSTS	
Please provide dates when applicant met with the groups listed above.	EMAILED ENTIRE LIST	
Who was your contact person at each group you met with?	-	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO AVI SINGH 404 788-2447
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO

MULTIPLE SPACES/FLOORS BREAKDOWN

Space/Floor	Description/ Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service- Only Bars	# of Stand-Up Bars/Seats at Bar	Music
1st FLR	BAR SEATING AREA RESTROOMS	108	11-Am -	17	83	2	18	Yes
BSMT	KITCHEN STORAGE	-	11Am-	0	0	0	0	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	HELLS KITCHEN - RESTAURANT		
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	VYNL LLC HELL'S KITCHEN OP# 0340-23-171974
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 checked="" type="radio"/> YES	<input 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)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" 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	<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	IF NECESSARY
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	EXISTING
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?	EXISTING		
When was the air conditioner installed?	?		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

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

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> YES	<input type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?			

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY

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

ADDITIONAL STIPULATIONS: (Office Use Only)

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.

<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its <u>12/3/25</u> full board meeting, with <u>47</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</i></p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial <input type="checkbox"/> Approval</p>
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MCB4 REPRESENTATIVES

 Nelly Gonzalez <i>MCB4 Assistant District Manager</i>	 Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i>	 Wendy Gonzalez <i>MCB4 BLP Committee Co-Chair</i>
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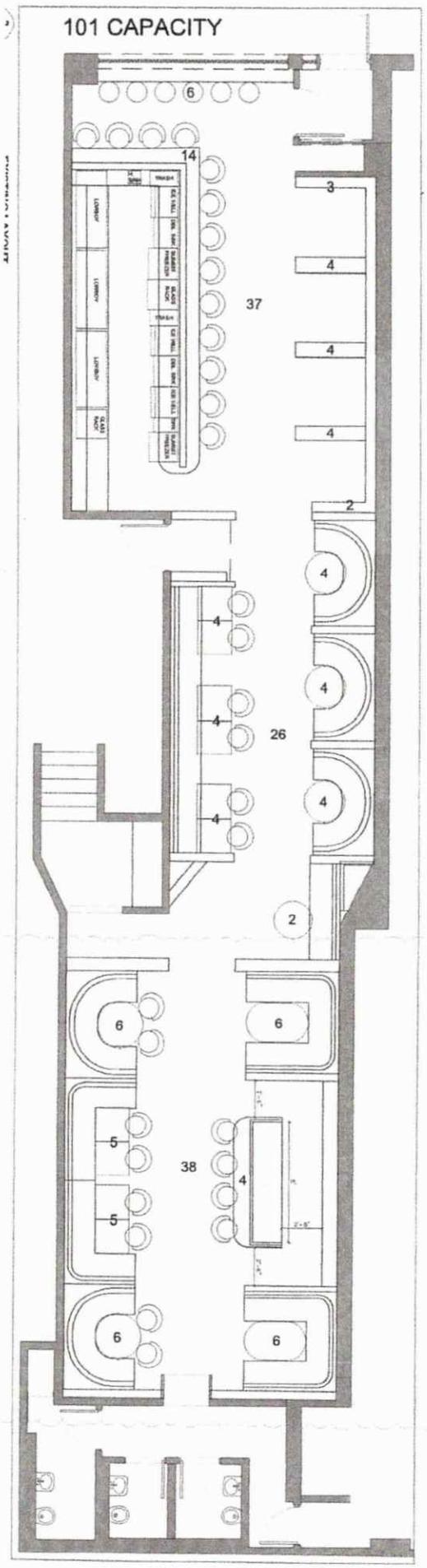
APPLICANT AGREEMENT WITH THE COMMUNITY

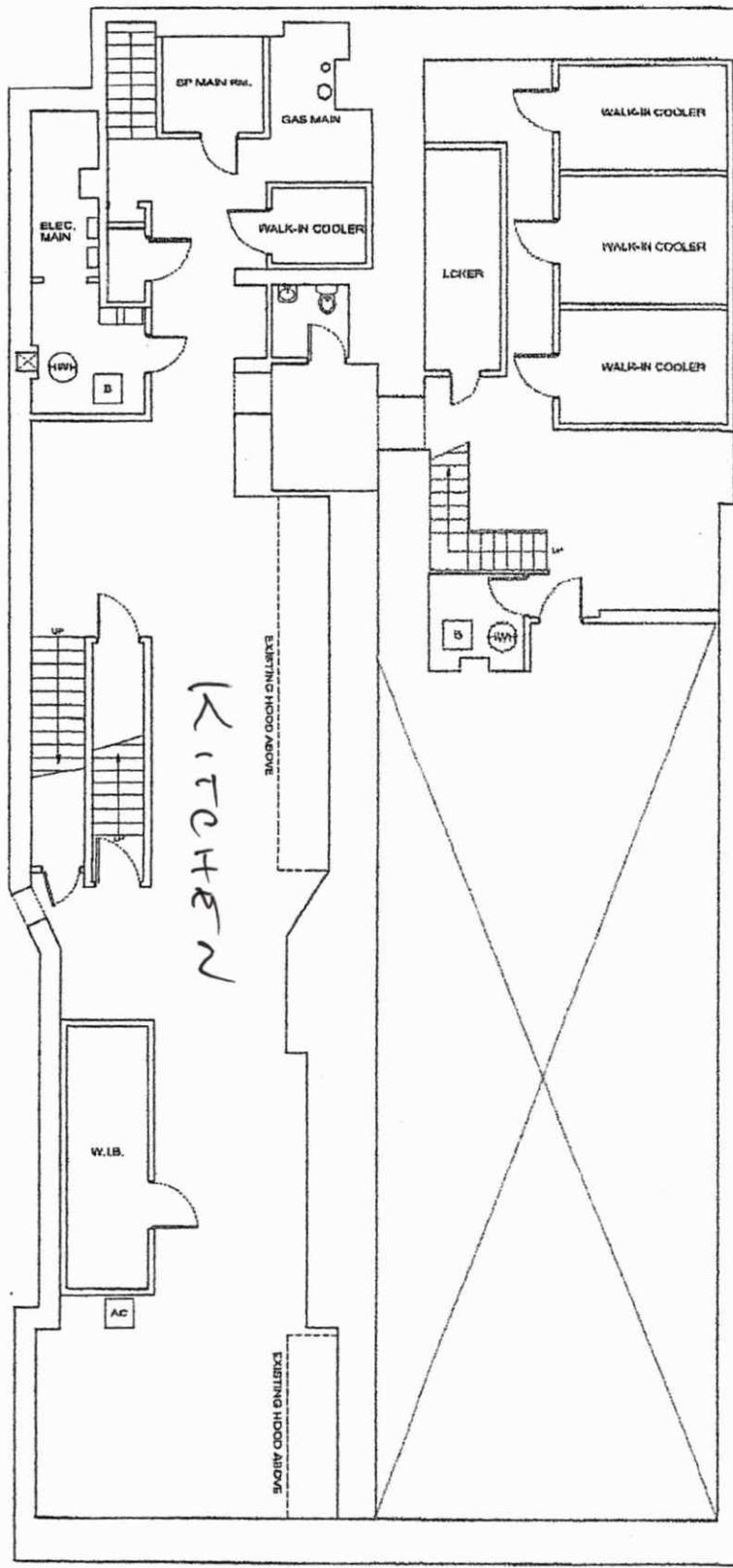
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p>SIGN HERE →</p>	<p>David Muhs</p> <p><small>PRINT NAME OF APPLICANT</small></p>	 <p><small>SIGNATURE OF APPLICANT</small></p>	<p>11/11/2025</p> <p><small>DATE</small></p>
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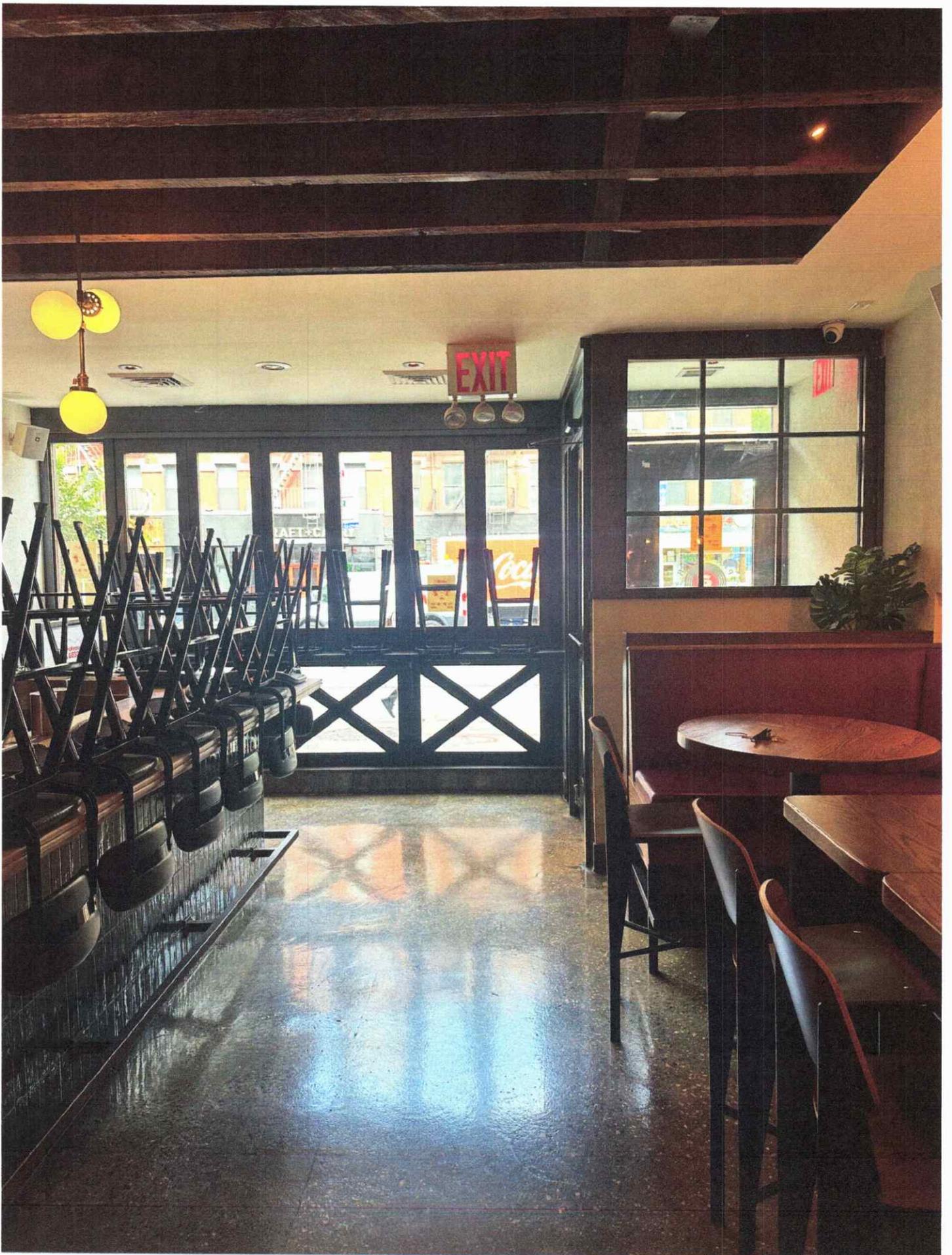
101 CAPACITY

REVISED 10/15/2014

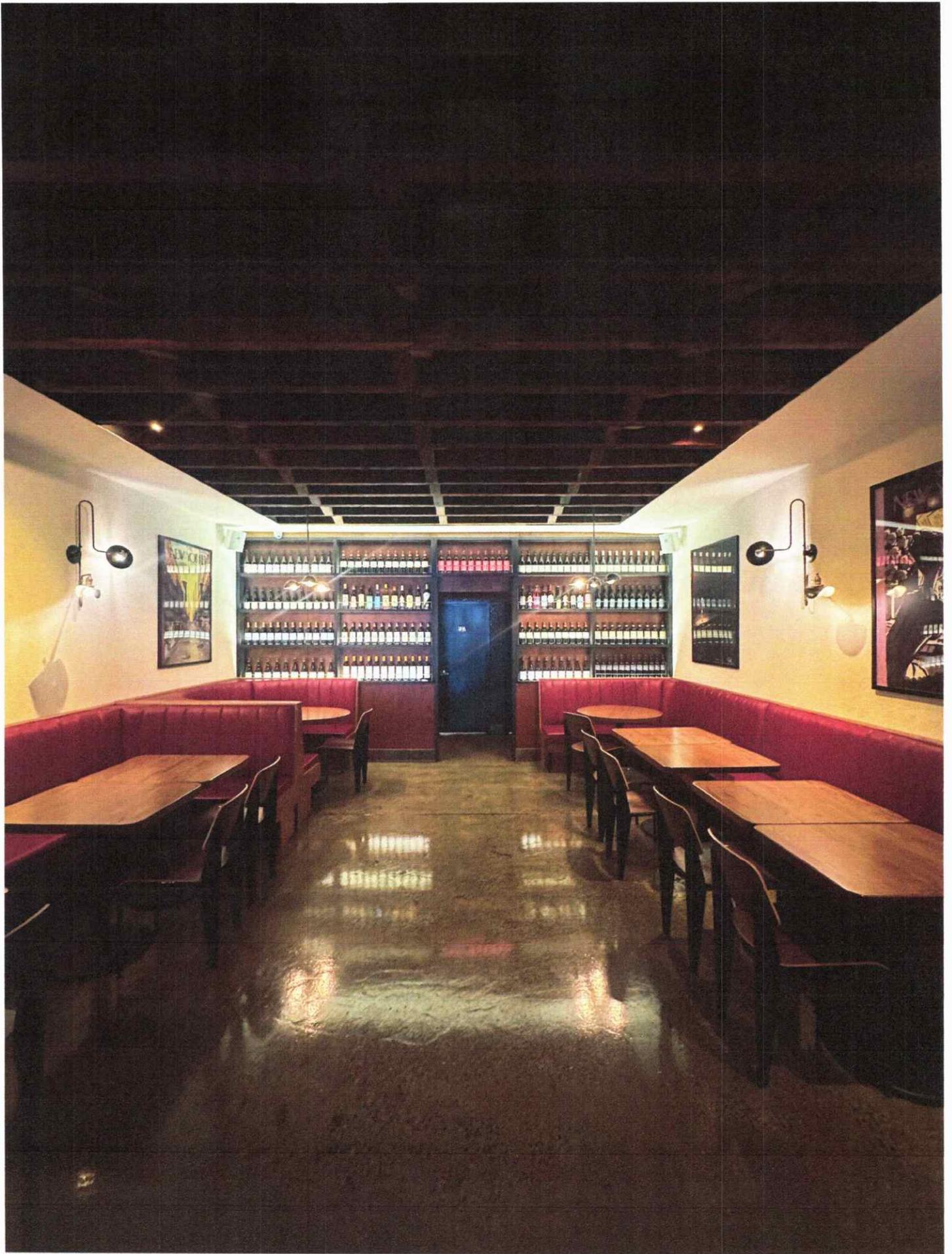




EXISTING CELLAR PLAN
 SCALE: 1/4"=1'-0"

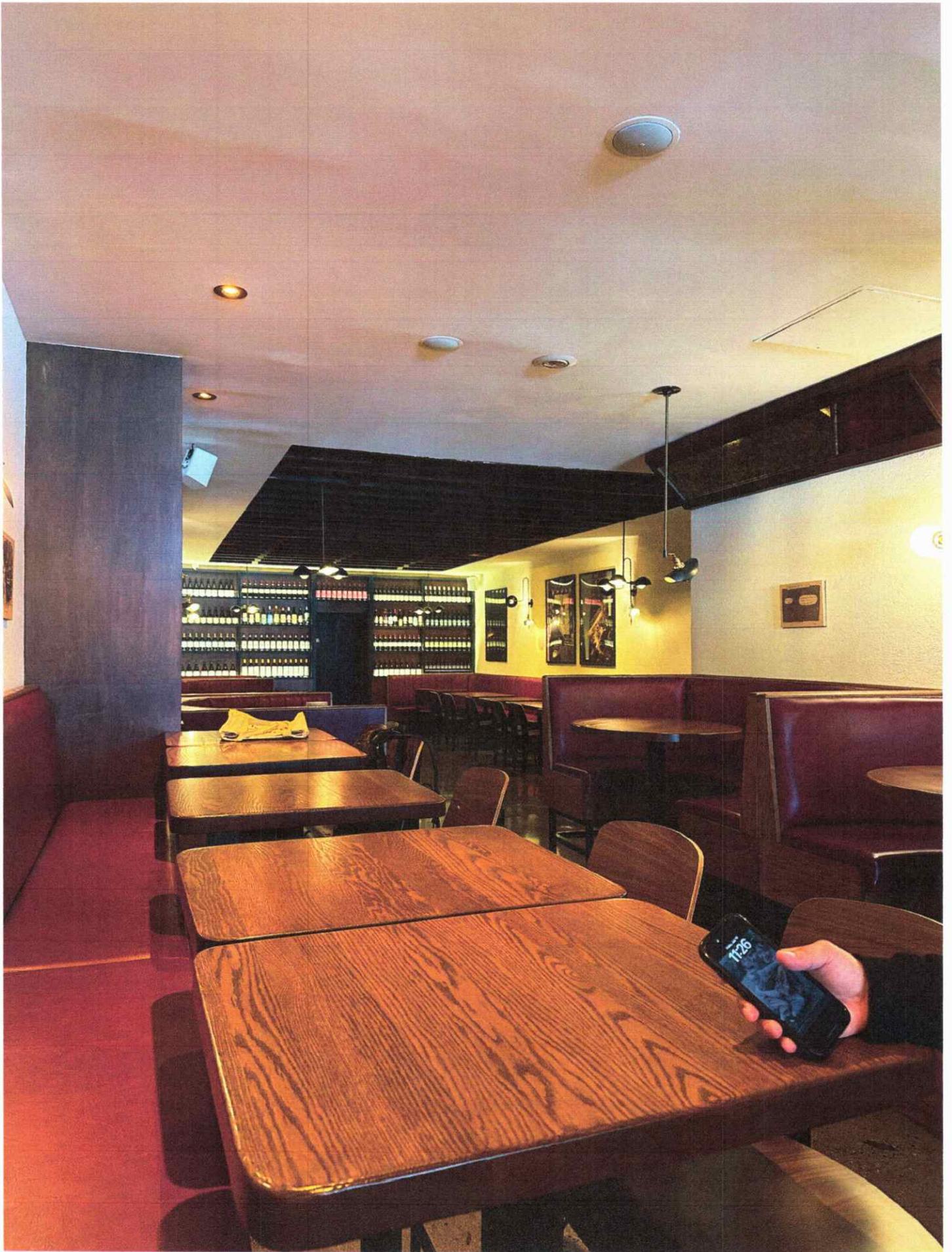


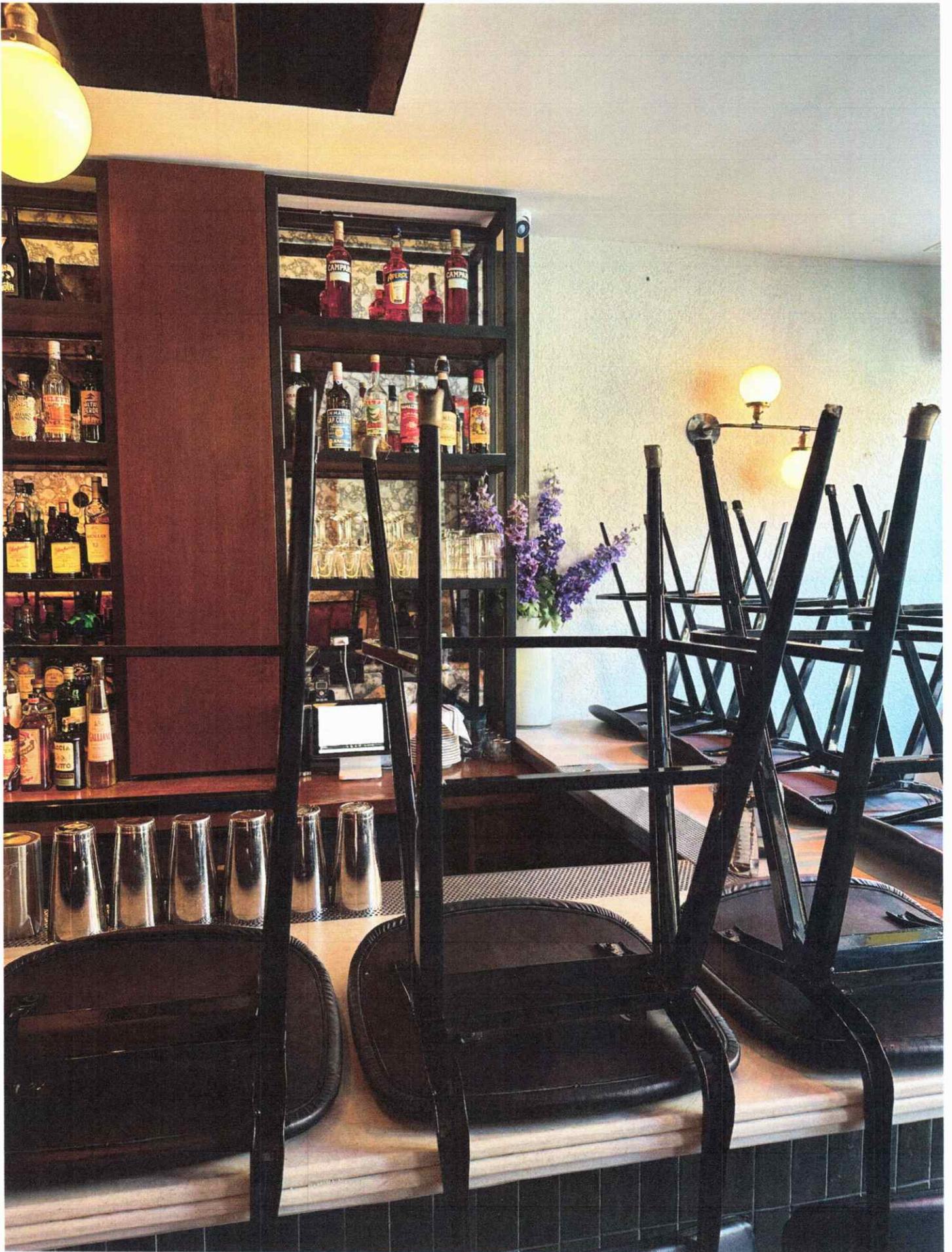












Monkey Thief Food Menu

Corn Nuts – house zaab seasoning

Oysters – nam jim, hibiscus mignonette, fried shallots

Beef Koi – beef tartare, thai chili sauce, quail egg, rice crackers

White Fish Crudo – cured white fish, young coconut, yuzu, thai basil

Calamari – sweet chili sauce

Fries – chaat masala, hot & sweet sauce

Baby Bok Choy – chili confit, sweet soy, peanuts

Croquettes – potato, curry leaf, mustard seed, amul cheese, mint, yoghurt chutneys

Chicken Bao – fried chicken, herbs, yuzu aioli

Ribs – fish palm sugar & spur chili BBQ

Dumplings – beef & lamb, ginger, chili & scallion soy sauce

Shroom Salad – napa cabbage, lemongrass poached chicken, finger root dressing, peanuts

Fried Chicken – cumin, Sichuan peppercorn, cucumber yoghurt, chili & garlic crisp

Crispy Fried Rice – garlic, shallots, house soy blend

Ice Cream Sandwich – saffron ice cream, parle g biscuit, dark chocolate, pistachio

Cheesecake – thai tea basque cheesecake, condensed milk



JESSICA CHAIT
Chair

JESSE BODINE
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Monkey Thief 51 LLC.

754 9th Avenue

A Liquor, Wine, Beer & Cider License for a Restaurant
Establishment with Recorded Music

DATE:

Tuesday, November 18, 2025

TIME:

6:30 PM

PLACE:

Hybrid Meeting:



Video/Phone Conference Registration:

<https://tinyurl.com/MCB4-BLP-COM>

In-Person: NEW LOCATION!!

Hotel Trades Council

305 W 44th Street (8/9)

Due to limited space, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez by 10am, Monday, November 17th.

We invite you to attend this meeting and learn more about this application. Alternately, you should email your comments by 12 p.m. Monday, November 17th or for more information, to Assistant District Manager Nelly Gonzalez regonzalez@cb.nyc.gov.



Add a Caption

Tuesday • Nov 11, 2025 • 1:19 PM

Adjust

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Apple iPhone 14 Pro

HEIF

Main Camera — 24 mm f1.78
4 MP • 1397 × 3027 • 2.1 MB

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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
224 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4535

PUBLIC NOTICE

Business Licenses and Permits Commission
will discuss an application submitted by:

Ritas 51 LLC.
756 9th Avenue

for a Wine, Beer & Cider License for a
Establishment with Recorded Music

6:30 PM

Video/Phone Conference
https://www3.nyc.gov

Hotel Trades Council
305 W 44th Street Bldg.

Due to limited space, we encourage
members of the public to participate
via Zoom. If you would like to attend,
please email Assistant Director
Gonzalez by 10am, Monday, 10/26/2020.

To attend this meeting and learn more about the application, please email your comments by 12 p.m. Monday, 10/26/2020.

PUBLIC NOTICE

Business Licenses and Permits Commission
will discuss an application submitted by:

Monkey Thief 51 LLC.
754 9th Avenue

for a Wine, Beer & Cider License for a
Establishment with Recorded Music

6:30 PM

Video/Phone Conference
https://www3.nyc.gov

Hotel Trades Council
305 W 44th Street Bldg.

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CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 31st Street, Suite 200, New York, NY 10001
 Tel: 212-735-4530
www.comb4.nyc.gov

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
Ritas 51 LLC.
756 9th Avenue
 A Liquor, Wine, Beer & Cider License for a Restaurant
 Establishment with Recorded Music
 Tuesday, November 18, 2020
6:30 PM
 Hybrid Meeting
 Video/Phone Conference Registration:
<https://tinyurl.com/3M3LW5-D31>
 In Person: NEW YORK
 Hotel Trades Council
 305 W 44th Street (R/S)
 Due to limited space, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez by 10am, Monday, November 16th.

QR Code

If you wish to attend this meeting and learn more about the application, please email your comments by 12 p.m. Monday.

CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 31st Street, Suite 200, New York, NY 10001
 Tel: 212-735-4530
www.comb4.nyc.gov

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
Monkey Thief 51 LLC.
754 9th Avenue
 A Liquor, Wine, Beer & Cider License for a Restaurant
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 Tuesday, November 18, 2020
6:30 PM
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CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 31st Street, Suite 200, New York, NY 10001
 Tel: 212-735-4530
www.comb4.nyc.gov

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
Sama ZA 51 LLC.
370 W 51st Street
 A Liquor, Wine, Beer & Cider License for a Restaurant
 Establishment with Recorded Music
 Tuesday, November 18, 2020
6:30 PM
 Hybrid Meeting
 Video/Phone Conference Registration:
<https://tinyurl.com/3M3LW5-D31>
 In Person: NEW YORK
 Hotel Trades Council
 305 W 44th Street (R/S)
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Certificate of Occupancy

CO Number: 104098637T002

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: 01041	Certificate Type: Temporary
	Address: 754 NINTH AVENUE	Lot Number(s): 62	Effective Date: 03/14/2006
	Building Identification Number (BIN): 1025188		Expiration Date: 06/12/2006
	Special District: None	Building Type: Altered	

This Certificate supercedes CO Number(s): 104098637T001

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: OLD CODE: 3	Number of stories: 4
	Building Occupancy Group classification: F-4	Height in feet: 44
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 12 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Commissioner



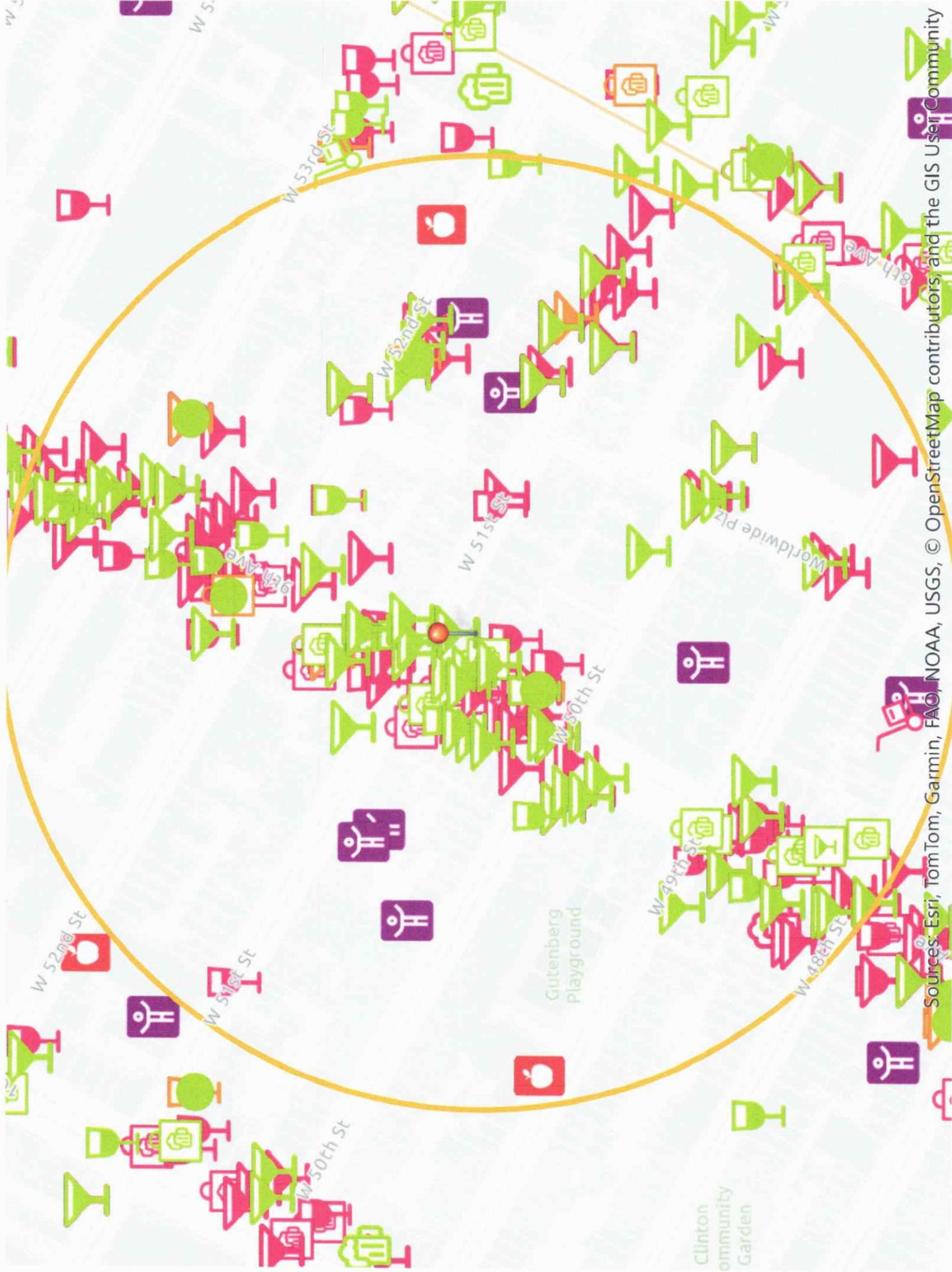
Certificate of Occupancy

CO Number: **104098637T002**

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	8			F-4		6	KITCHEN, STORAGE, BOILER ROOM
001	108	60		F-4		6	EATING AND DRINKING ESTABLISHMENT
002	5	60		COM			SHOWROOMS
003 004		60		COM			STORAGE EACH FLOOR
END OF SECTION							

Borough Commissioner

Commissioner



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	754 9th Ave, New York, New York, 10019
Geocode	Latitude: 40.76384 Longitude: -73.98834
Report Generated On	11/14/2025

8 Closest Liquor Stores		
Name	Address	Distance
706 9TH AVE LIQUORS INC License ID: 0100-22-116207 Legacy Serial No.: 1314835	706 9TH AVE NEW YORK, New York 10019	628 ft
ROYAL WINES & LIQUORS INC License ID: 0100-21-114132 Legacy Serial No.: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, NY 100019	673 ft
SHON 45 LIQUORS INC License ID: 0100-21-114855 Legacy Serial No.: 1023642	840 8TH AVENUE NEW YORK, New York 10019	840 ft
ADRIATIC WINE & LIQUOR LLC License ID: 0100-22-117565 Legacy Serial No.: 1023638	714 10TH AVENUE NEW YORK, New York 10019	1,063 ft
54 WINES & SPIRITS INC License ID: 0100-23-124992 Legacy Serial No.: 1297881	400 W 55TH ST AKA 839 9TH AVE NEW YORK, New York 10019	1,100 ft
NINTH AVENUE VINTNER LTD License ID: 0100-23-124697 Legacy Serial No.: 1023814	669 671 9TH AVENUE NEW YORK, New York 10036	1,173 ft
CELLAR 53 WINE & SPIRITS INC License ID: 0100-22-116266 Legacy Serial No.: 1242982	785 10TH AVE NEW YORK, New York 10019	1,180 ft
453 West 54 Wine & Spirits Inc License ID: 0100-25-103708 Legacy Serial No.: 6053172	812 10th Avenue New York, NY 10019	1,293 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Every Nation Nyc Church Office	347 ft
National Center For Overcoming	352 ft
Christian Bros of Ireland	377 ft

Churches within 500 feet

Name	Distance
St. Paul's House	381 ft
The Hermetic Society	468 ft
Christian Science Committee	499 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
767 Izakaya Inc Application ID: NA-0340-25-128113	767 9th Ave New York, New York 10019	234 ft
Cafe Luce West LLC Application ID: NA-0340-25-102487	319 W 51st St New York, NY 10019	519 ft
The Yakitori LLC Application ID: NA-0340-25-101945	362 W 53rd St New York, New York 10019	563 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BRICIOLA CORP License ID: 0340-22-108744 Legacy Serial No.: 1319788	370 W 51ST ST NEW YORK, New York 10019	36 ft
NPD WEST 51 INC License ID: 0340-21-117523 Legacy Serial No.: 1337047	370 W 51ST ST STORE 1, 2 NEW YORK, New York 10019	40 ft
HELLS KITCHEN THAI INC License ID: 0340-23-136244 Legacy Serial No.: 1300696	750 9TH AVE NEW YORK, New York 10019	58 ft
VYNL LLC License ID: 0340-23-131974 Legacy Serial No.: 1166291	754 NINTH AVE NEW YORK, New York 10019	63 ft
HIGHLANDERS 756 INC License ID: 0340-22-103151 Legacy Serial No.: 1272868	756 NINTH AVE NEW YORK, New York 10019	79 ft
OXIDO CORP License ID: 0370-23-137868 Legacy Serial No.: 1271658	753 9TH AVE NEW YORK, New York 10019	82 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC License ID: 0340-21-117825 Legacy Serial No.: 1026170	762 9TH AVENUE NEW YORK, New York 10019	96 ft
7 WASHINGTON LANE CORP License ID: 0340-23-135556 Legacy Serial No.: 1298056	369 W 51ST ST NEW YORK, New York 10019	108 ft
AGGIEPOLO INC License ID: 0340-22-103586 Legacy Serial No.: 1274213	761 9TH AVE NEW YORK, New York 10019	109 ft
SOMBOON LIMITED License ID: 0340-23-128513 Legacy Serial No.: 1350541	749 9TH AVE 1ST FL NEW YORK, New York 10019	149 ft
CHEESEBOAT GROUP LLC License ID: 0340-22-115367 Legacy Serial No.: 1344457	747 9TH AVE NEW YORK, New York 10019	159 ft
LOS ANDES GROUP LLC License ID: 0340-23-130657 Legacy Serial No.: 1334403	745 9TH AVE NEW YORK, New York 10019	172 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
AGEHA JAPANESE FUSION INC License ID: 0340-22-103388 Legacy Serial No.: 1261234	767 9TH AVE NEW YORK, New York 10019	176 ft
INISTIOGE INC License ID: 0370-21-117855 Legacy Serial No.: 1026257	768 9TH AVE NEW YORK, New York 10019	176 ft
401 W 50 TAVERN INC License ID: 0340-23-131406 Legacy Serial No.: 1208415	401 W 50TH STREET NEW YORK, New York 10019	192 ft
MORALES CABRERA CORP License ID: 0340-21-119468 Legacy Serial No.: 1275160	741 9TH AVE NEW YORK, New York 10019	202 ft
PGNV LLC License ID: 0340-23-137723 Legacy Serial No.: 1300770	765 9TH AVE NEW YORK, New York 10019	212 ft
OVER A DRINK LLC License ID: 0370-23-139089 Legacy Serial No.: 1341373	405 W 51ST ST NEW YORK, New York 10019	248 ft
Kenso LLC License ID: 0340-24-134814 Legacy Serial No.: 6043619	776 9th Ave New York, New York 10019	265 ft
SC LIC LLC License ID: 0340-22-112778 Legacy Serial No.: 1324144	735 739 NINTH AVE NEW YORK, New York 10019	286 ft
ELYMAR RESTAURANT CORPORATION License ID: 0340-23-130030 Legacy Serial No.: 1026234	365 W 50TH STREET NEW YORK, New York 10019	293 ft
733 RESTAURANT CORP License ID: 0340-22-103087 Legacy Serial No.: 1209592	733 9TH AVENUE 49TH ST & 50TH STREET NEW YORK, New York 10019	300 ft
MORALES 29TH STREET CORP License ID: 0340-22-110097 Legacy Serial No.: 1341465	735 739 9TH AVE NEW YORK, NY 10018	301 ft
BOXERS ENTERPRISES LLC License ID: 0340-22-115459 Legacy Serial No.: 1332648	735 9TH AVE NEW YORK, New York 10019	310 ft
BAIRES GRILL NY MIDTOWN LLC License ID: 0340-24-106019 Legacy Serial No.: 6014038	350 W 50th St New York, New York 10019	406 ft
THIS MUST BE THE PLACE GROUP LLC License ID: 0340-23-136074 Legacy Serial No.: 1346216	331 W 51ST ST NEW YORK, New York 10019	407 ft
RED STACHE LLC, THE License ID: 0370-25-109318 Legacy Serial No.: 6058882	401 W 52nd St aka 781 9th AVE New York, New York 10019	418 ft
BOXERS WASHINGTON HEIGHTS LLC License ID: 0340-22-107786 Legacy Serial No.: 1336978	348 W 52ND ST NEW YORK, New York 10019	422 ft
355 HELL'S KITCHEN GROUP, LLC License ID: 0370-24-131229 Legacy Serial No.: 6039927	355 W 52ND ST BTW 8TH & 9TH AV NEW YORK, New York 10019	436 ft
JANKU CONSULTING INC License ID: 0340-25-119250 Legacy Serial No.: 6068961	322 W 50th St New York, NY 10019	437 ft
VIA TOSCANA LLC License ID: 0340-24-107411 Legacy Serial No.: 6015441	344 W 52ND ST NEW YORK, NY 10019	460 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Aura, LLC and Scott Sternicj and Richard Winckelman as Managers License ID: 0370-24-110940 Legacy Serial No.: 6019093	350 W 49TH ST NEW YORK, New York 10019	485 ft
NEW WORLD STAGES HOLDING CO LLC&NEW WORLD STAGES License ID: 0370-23-138703 Legacy Serial No.: 1282938	340 W 50TH ST NEW YORK, New York 10019	492 ft
WASHINGTON JEFFERSON HOTEL LLC License ID: 0343-23-113191 Legacy Serial No.: 1299505	318 W 51ST ST NEW YORK, New York 10019	496 ft
IPPUDO NY LLC License ID: 0340-22-114578 Legacy Serial No.: 1306858	321 323 W 51ST ST NEW YORK, New York 10019	499 ft
PRIVY LLC License ID: 0340-22-103673 Legacy Serial No.: 1245972	346 WEST 52ND STREET NEW YORK, New York 10019	500 ft
FLAMING SADDLES NYC 1 LLC License ID: 0370-23-134109 Legacy Serial No.: 1256033	793 9TH AVE NEW YORK, New York 10019	506 ft
The Soiree Tea Co LLC License ID: 0370-24-122400 Legacy Serial No.: 6030835	796 9th Ave New York, NY 10019	524 ft
REVIVAL SURVIVAL LLC License ID: 0370-24-114034 Legacy Serial No.: 6022289	714 9TH AVE NEW YORK, New York 10019	524 ft
HEYDAY 68 LLC License ID: 0340-23-128474 Legacy Serial No.: 1345201	404 W 49TH ST FLR 1 NEW YORK, New York 10019	536 ft
RHUNGRUENG INC License ID: 0340-22-109387 Legacy Serial No.: 1309255	717 9TH AVE NEW YORK, New York 10019	541 ft
MIDTOWN BARKING DOG LLC License ID: 0340-25-113402 Legacy Serial No.: 6063049	329 W 49th St New York, New York 10019	550 ft
798 NINTH RESTAURANT LLC License ID: 0340-23-134094 Legacy Serial No.: 1298456	798 9TH AVE NEW YORK, New York 10019	551 ft
STOKES & MCGINLEY INC License ID: 0340-22-114502 Legacy Serial No.: 1263760	800 9TH AVE NEW YORK, NY 10019	598 ft
311 51 Hospitality LLC License ID: 0340-24-139261 Legacy Serial No.: 6048141	311 W 51st St New York, NY 10019	600 ft
S SCOTTY ENTERPRISES INC License ID: 0340-23-137780 Legacy Serial No.: 1274915	802 9TH AVE NEW YORK, New York 10019	625 ft
Da Pizza, LLC License ID: 0340-25-120877 Legacy Serial No.: 6070611	309 W 50th St New York, NY 10019	635 ft
TACO AUTHORITY 2 LLC License ID: 0340-23-139392 Legacy Serial No.: 1339062	705 9TH AVE NEW YORK, New York 10019	637 ft
SICILIAN SAGE LLC License ID: 0340-22-104996 Legacy Serial No.: 1325643	801 9TH AVE AKA 401 W 53RD ST NEW YORK, New York 10019	638 ft
AUGUST HOSPITALITY MANAGEMENT LLC License ID: 0340-25-105939 Legacy Serial No.: 6055442	805 9TH AVE NEW YORK, NY 10019	695 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GAF WEST LTD License ID: 0370-23-132698 Legacy Serial No.: 1114375	401 W 48TH STREET NEW YORK, NY 10036	704 ft
701 RESTAURANT LLC License ID: 0370-24-114974 Legacy Serial No.: 6023245	701 9TH AVE NEW YORK, NY 10019	713 ft
WESTVILLE HK LLC License ID: 0340-22-113728 Legacy Serial No.: 1313037	809 9TH AVE NEW YORK, New York 10019	740 ft
23 INNOVATIONS INC License ID: 0340-23-135143 Legacy Serial No.: 1272878	308 W 50TH ST NEW YORK, New York 10019	746 ft
MOGAO MANAGEMENT INC License ID: 0340-24-127695 Legacy Serial No.: 6036295	698 9TH AVE NEW YORK, New York 10036	748 ft