

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
RITAS SI LLC		RITAS	
STREET ADDRESS		CROSS STREETS	ZIP CODE
756 9th AVE		W 50th St - W 51st 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: KELLYMLK136@GMAIL.COM
MANAGER	NAME: AVI SINGH	LANDLORD	NAME: FIRST PIONEER 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)			
TRANSFER <input checked="" type="radio"/> 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?	SAMA STREET 988 MANHATTAN AVE BKLYN	
	What were the dates applicant was involved with this former premise?	3/2017 - PRESENT	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	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?	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.	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 - 1:30 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 1:30 AM			
	Outdoors	—	—	—	—	—	—	—
	Kitchen	11 AM - 1 AM	11 AM - 1:30 AM	11 AM - 1:30 AM	11 AM - 1 AM			
Music (indoors)	11 AM - 1:30 AM	11 AM - 2 AM	11 AM - 2 AM	11 AM - 2 AM				

If yes, what type(s)?
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

OCCUPANCY

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	50	12	29	0	1	13
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	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	LNO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> 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	WE SPOKE WITH BK 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 POLES		
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 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 DINING AREA RESTROOMS	74	11AM -	12	29	0	1 w/ 13 SEATS	Yes
BSMT	KITCHEN STORAGE	-	11AM -	0	0	0	0	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	RITAS - RESTAURANT		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	HIGHLANDERS 756 INC DBA - RITAS OP# 0340-22-103151
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 MCB4 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)	FRENCH DOORS	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	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	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	IF NECESSARY
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	EXISTING
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	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.

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
12/3/25 full board meeting, with 47 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

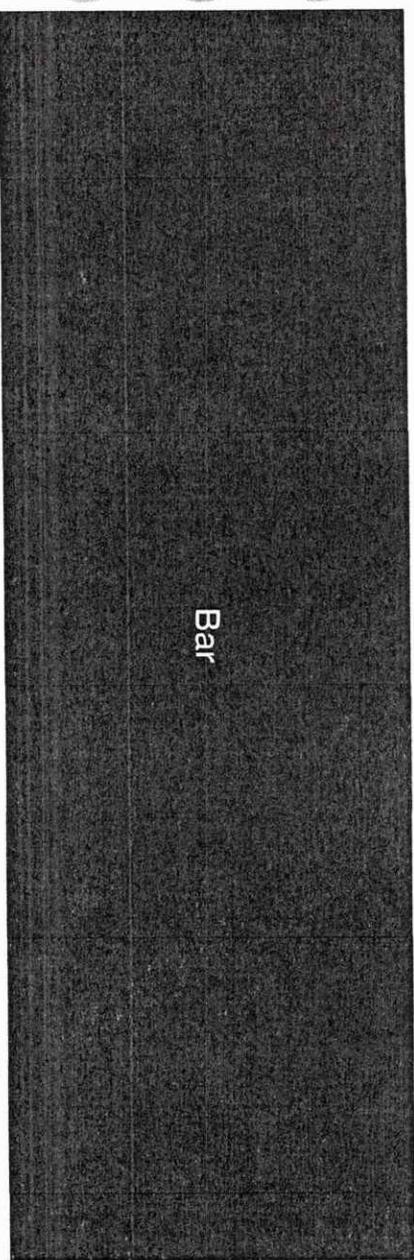
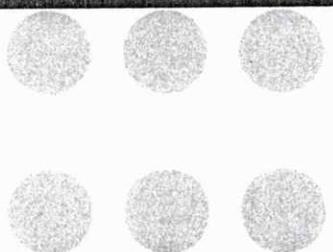
 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Wendy Gonzalez MCB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

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.

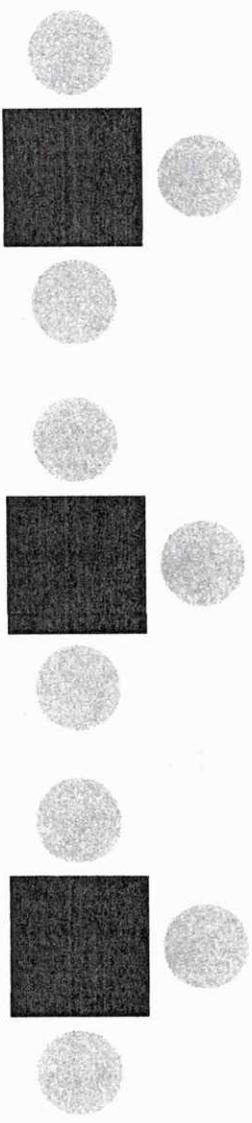
SIGN HERE →	David Muhs PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	11/11/2025 DATE
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W I N D O W C O U N T E R

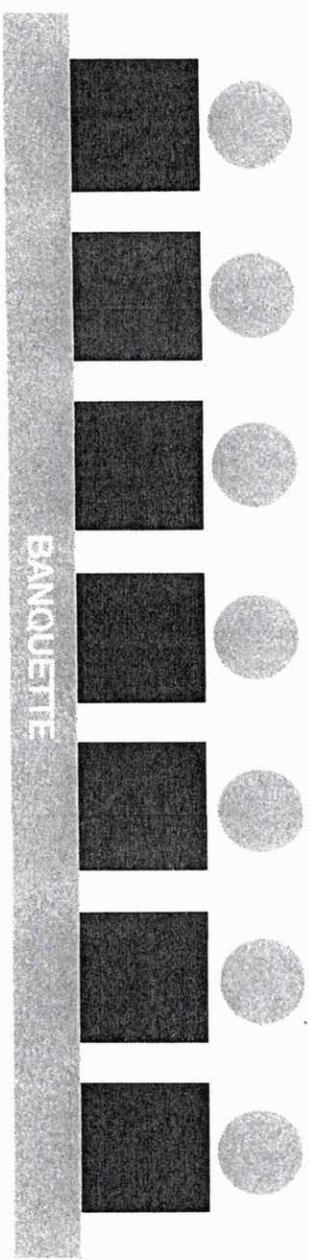


Bar

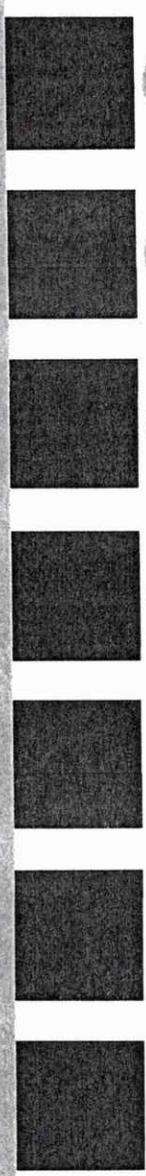
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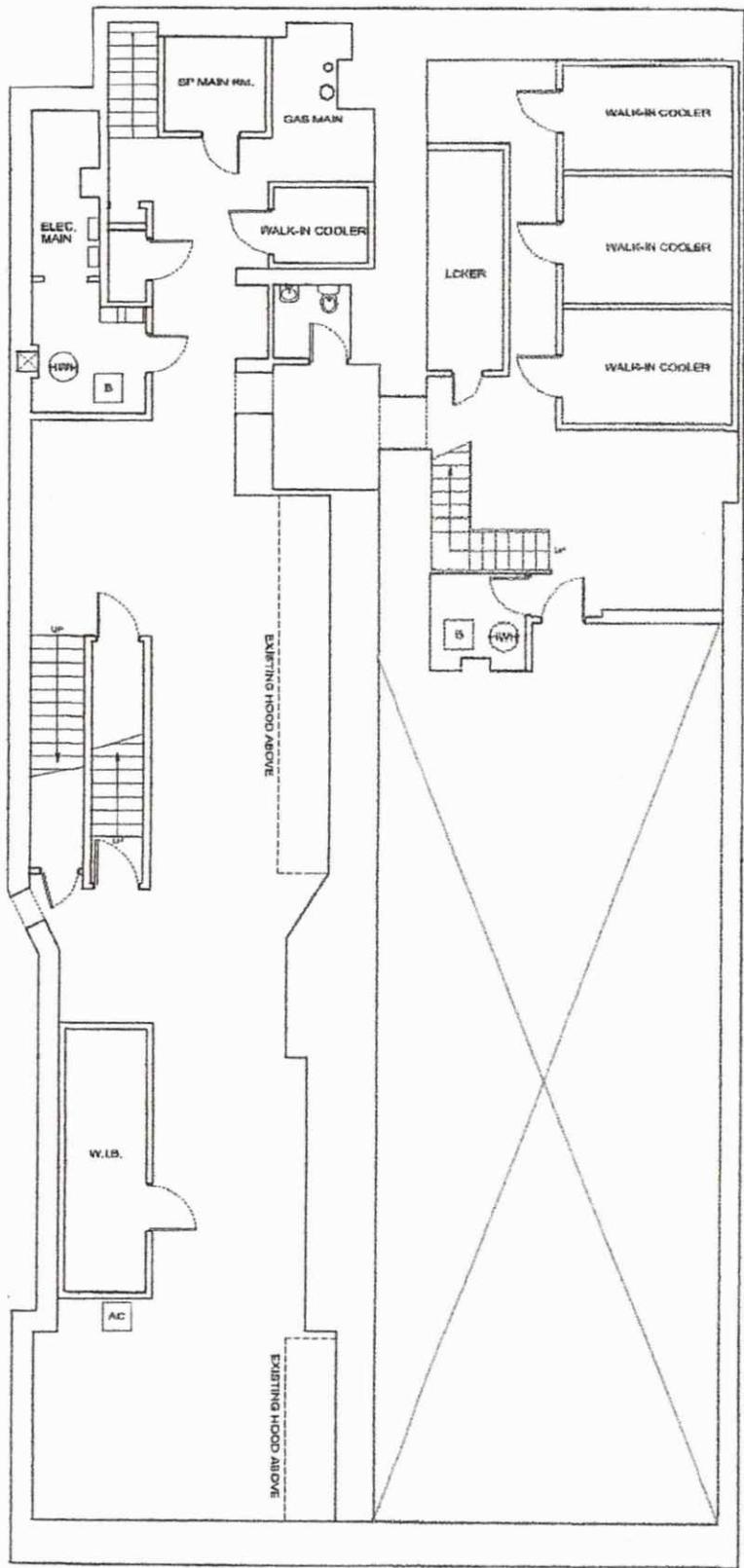


BANQUETTE



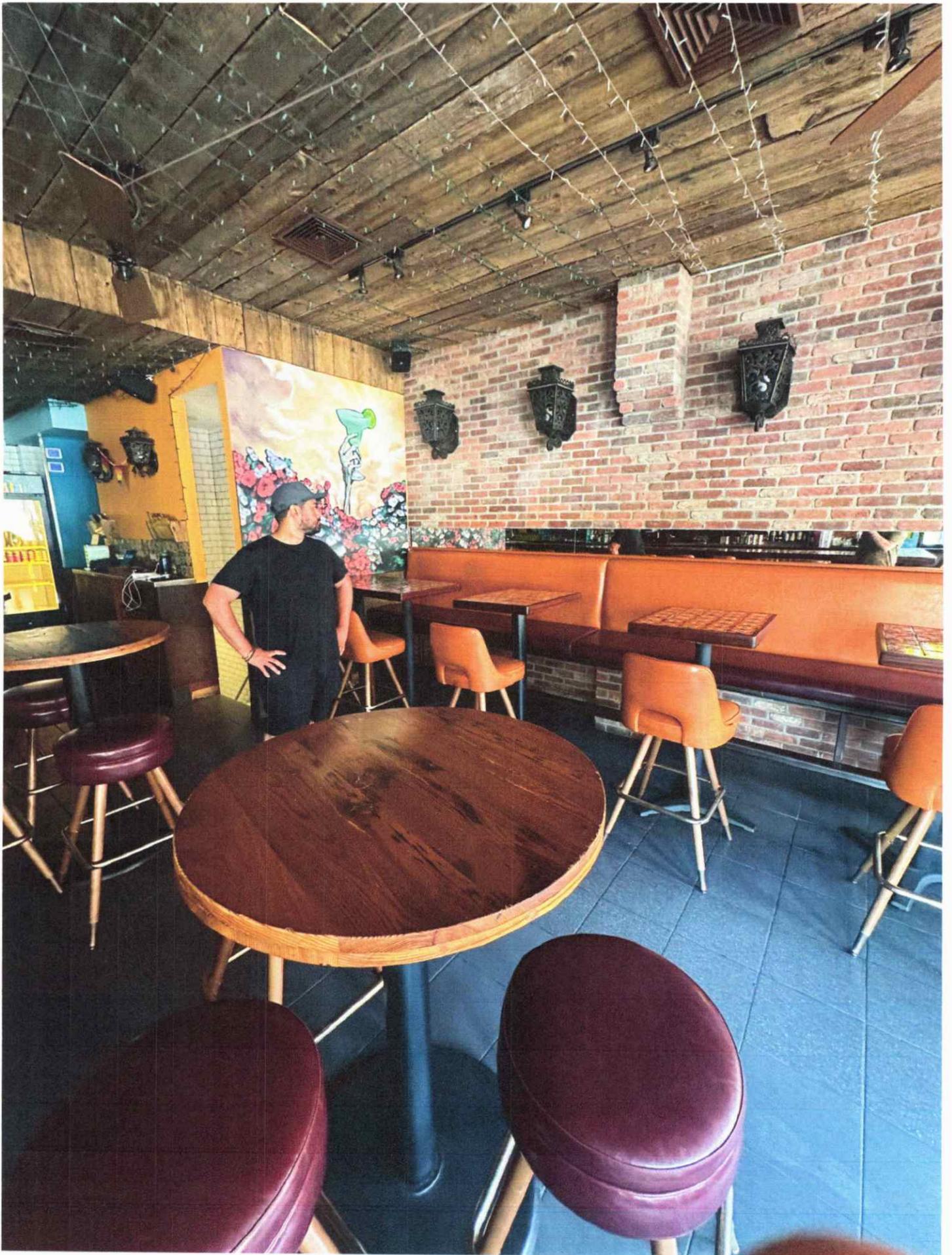
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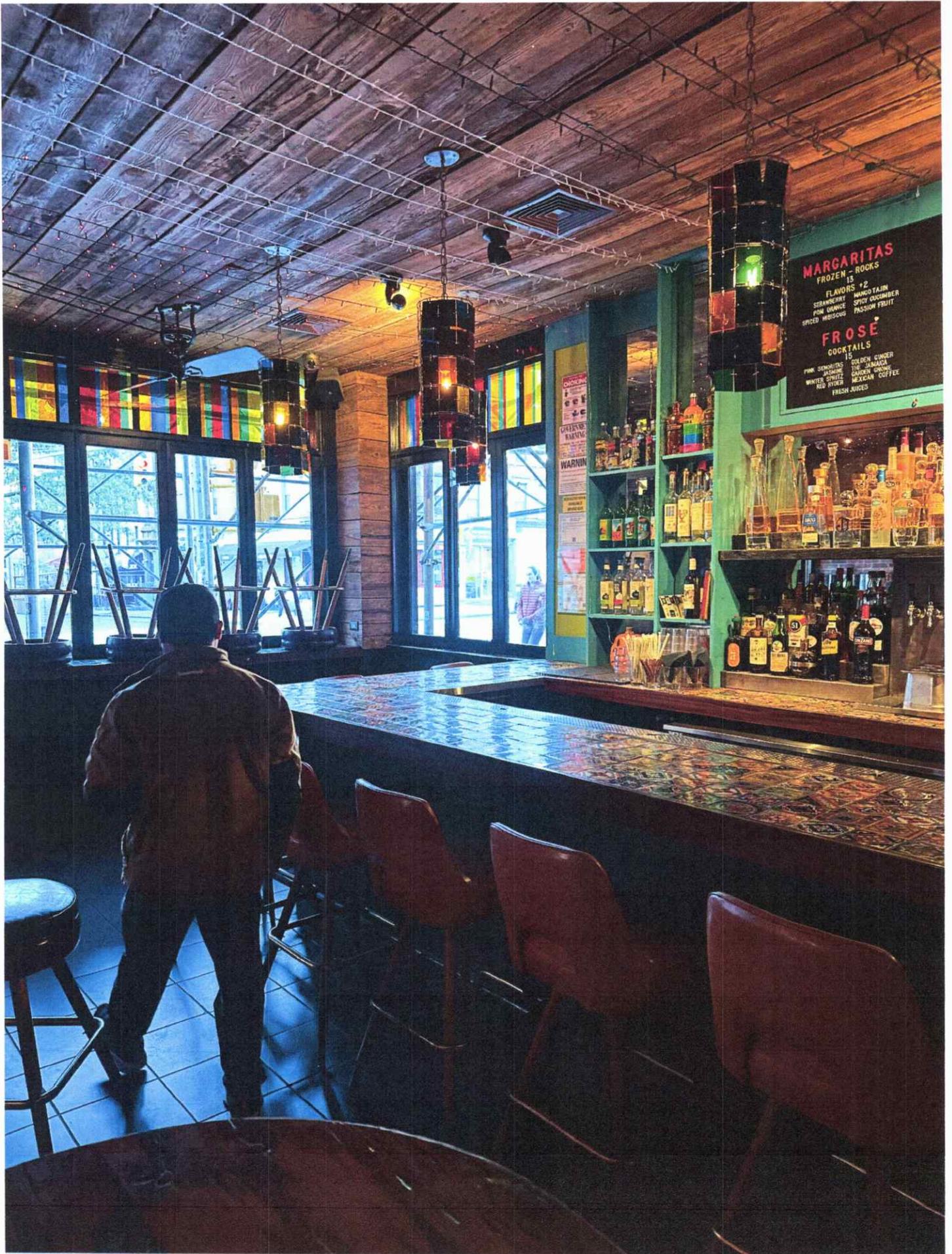
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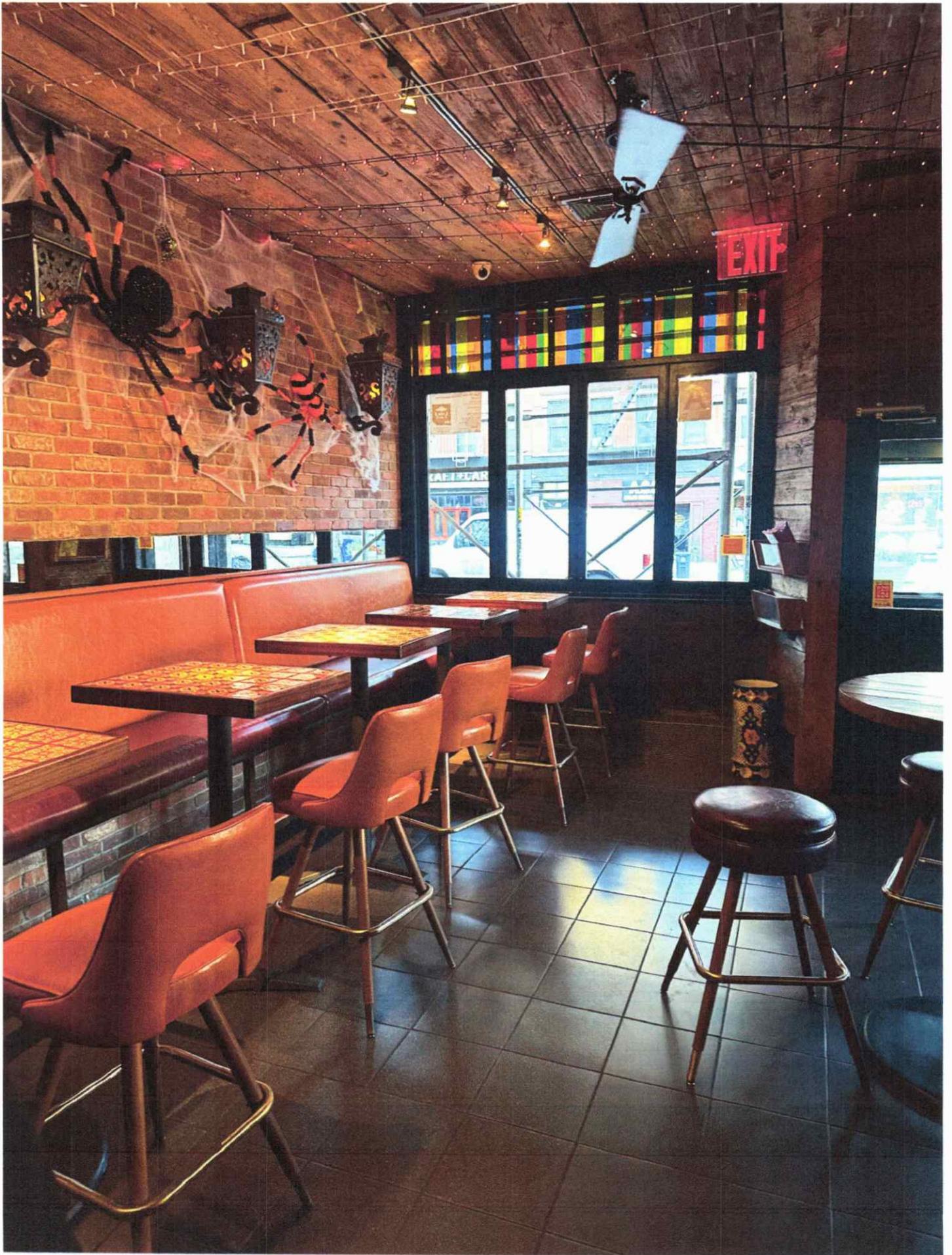


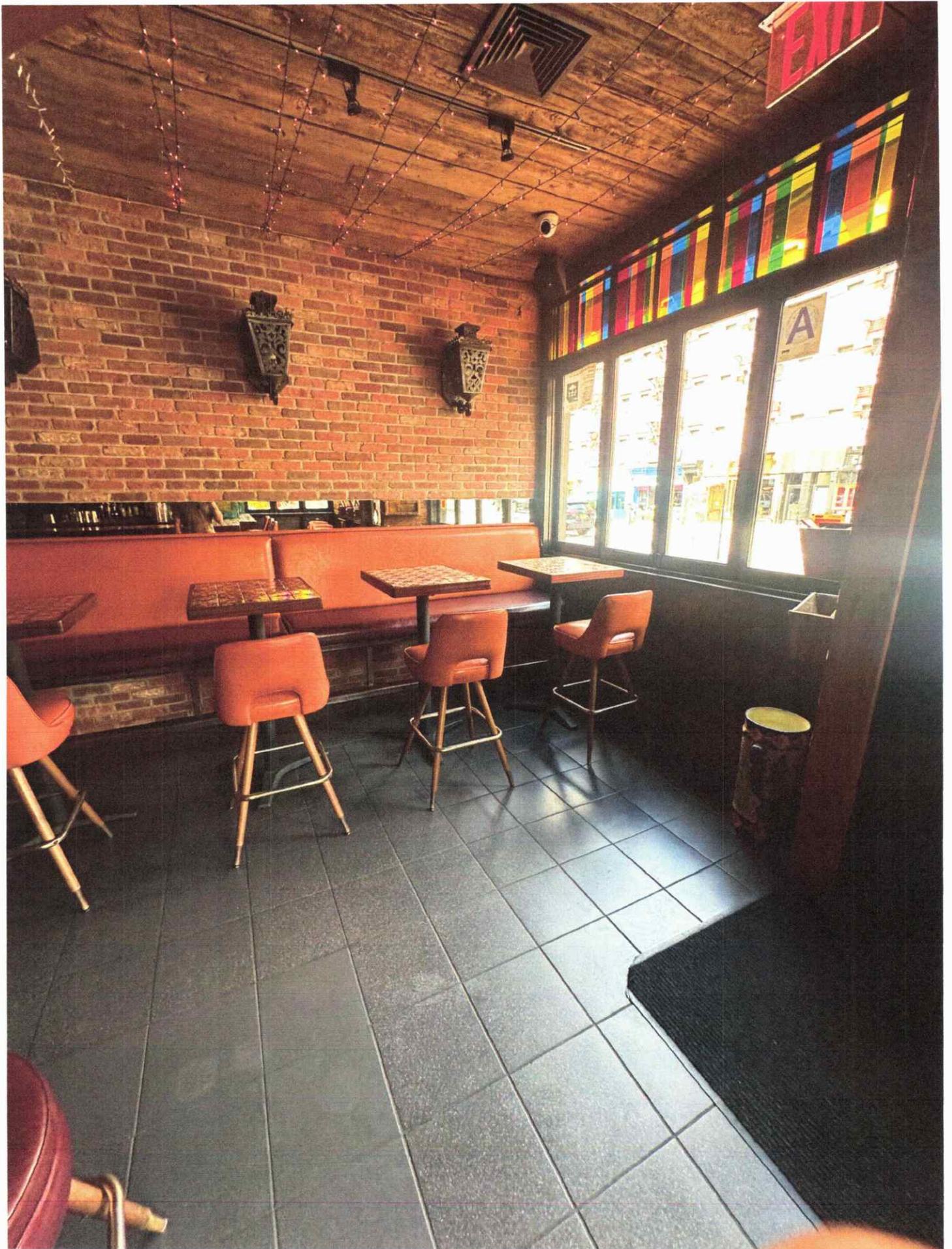
EXISTING CELLAR PLAN

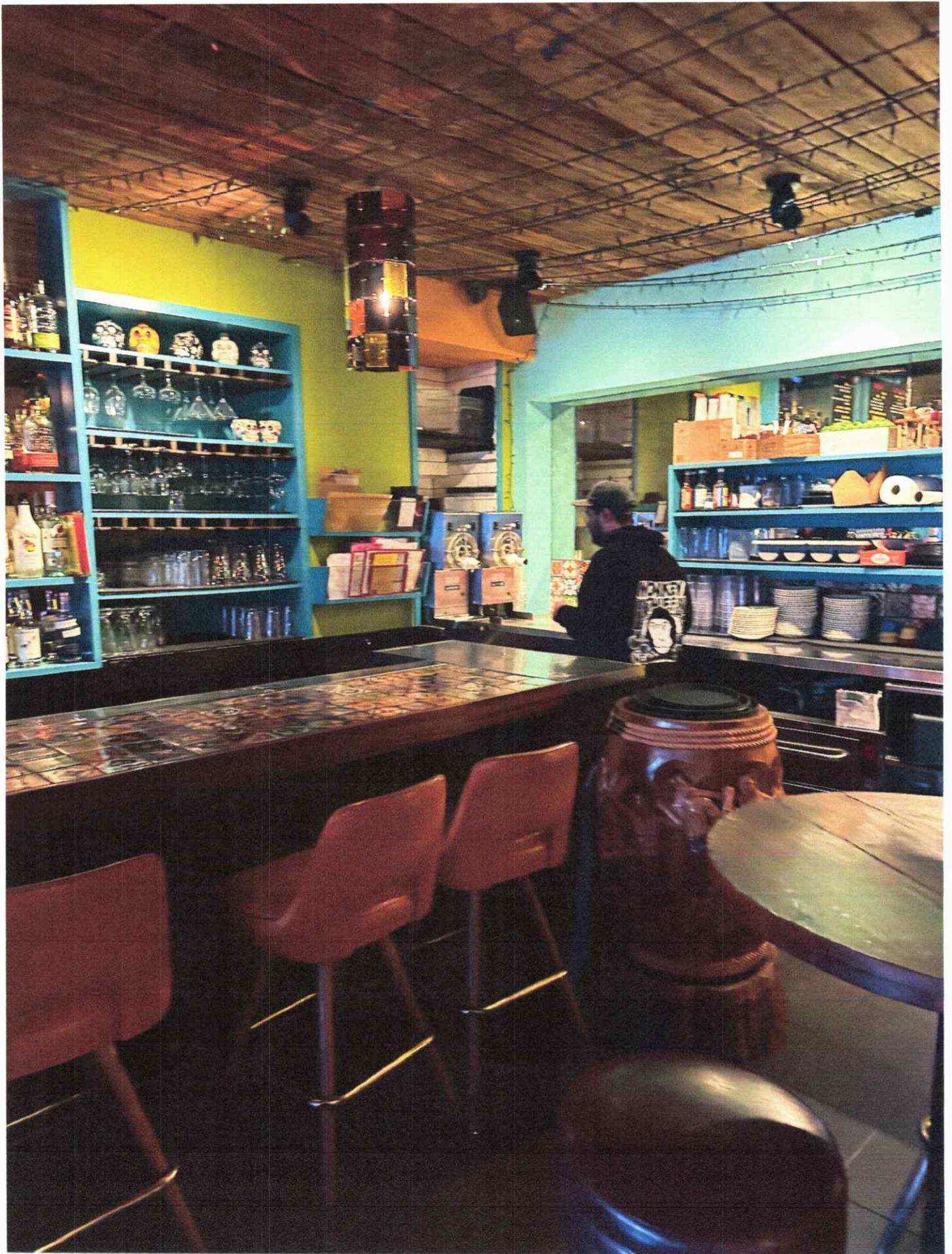
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Ritas Food Menu

Chips & Salsa

Chips & Guacamole

Chips & Queso

Nachos – tortilla chips, black beans, pico de gallo, sour cream, cheese, choice of meat

Tacos served with rice & beans”

Chicken Tinga

Al Pastor

Nopales

Carne Asada

Mushroom

Enchiladas:

Chicken - red & green salsas, rice, beans

Beef – red & green salsas, rice, beans

Desserts:

Churros – dark chocolate, milk chocolate and salted caramel

Dulce de Leche



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

Ritas 51 LLC.

756 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 negonzalez@cb.nyc.gov.

JESSICA CHAIT
Chair
JESSE BOONE
District Manager

PUBLIC NOTICE

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will discuss an application submitted by

Ritas 51 LLC

756 9th Avenue

A Liquor, Wine, Beer & Cider License for
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Copy

Add Sticker

Share...

Add a Caption

Tuesday • Nov 11, 2025 • 1:22 PM

Adjust

IMG_7392

Apple iPhone 14 Pro

HEIF

Main Camera — 24 mm f1.78

5 MP • 1605 × 3478 • 1.9 MB

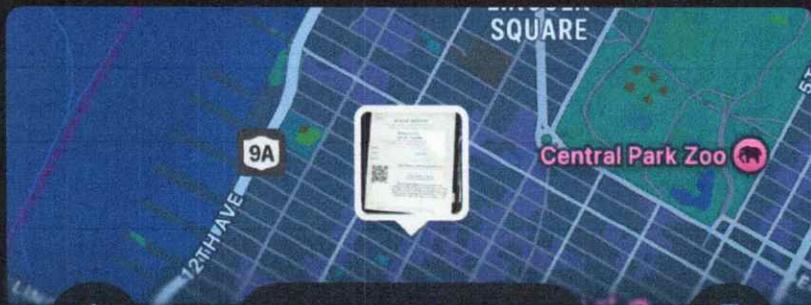
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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 33rd Street, Suite 580, New York, NY 10001
tel: 212-735-4535

PUBLIC NOTICE

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

Ritas 51 LLC.
756 9th Avenue

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

6:30 PM

Video/Phone Conference

Hotel Trades Council
305 W 44th Street (R.A.)

Due to limited space, we request
members of the public to participate
via Zoom. If you would like to attend
please email Assistant District Clerk
Gonzalez by 10am, Monday, 10/11/2022.

To attend the meeting and learn more about the application, please email your comments by 12 p.m. Monday, 10/11/2022.

PUBLIC NOTICE

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

Monkey Thief 51 LLC.
754 9th Avenue

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

6:30 PM

Video/Phone Conference

Hotel Trades Council
305 W 44th Street (R.A.)

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CITY OF NEW YORK
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404 W 4th Street, Suite 202 New York, NY 10011
NY 212-735-4530
www.manhattancommunityboard.org

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

DATE: **Monday, November 16, 2020**
TIME: **6:30 PM**
PLACE: **Hotel Trades Council**



Video/Phone Conference Registrations:
<https://bit.ly/3m2ZK4E>

Hotel Trades Council
305 W 44th Street (R/W)

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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
404 W 4th Street, Suite 202 New York, NY 10011
NY 212-735-4530
www.manhattancommunityboard.org

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: **Monday, November 16, 2020**
TIME: **6:30 PM**
PLACE: **Hotel Trades Council**



Video/Phone Conference Registrations:
<https://bit.ly/3m2ZK4E>

Hotel Trades Council
305 W 44th Street (R/W)

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MANHATTAN COMMUNITY BOARD No. 4
404 W 4th Street, Suite 202 New York, NY 10011
NY 212-735-4530
www.manhattancommunityboard.org

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

DATE: **Monday, November 16, 2020**
TIME: **6:30 PM**
PLACE: **Hotel Trades Council**



Video/Phone Conference Registrations:
<https://bit.ly/3m2ZK4E>

Hotel Trades Council
305 W 44th Street (R/W)

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 Seth Gonzalez by 10am, Monday, November 16th.

We ask you to attend this meeting and learn more about the application. If you have any comments, please email your comments by 12 p.m. Monday November 16th.

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
404 W 4th Street, Suite 202 New York, NY 10011
NY 212-735-4530
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NYC Department of Buildings
Actions

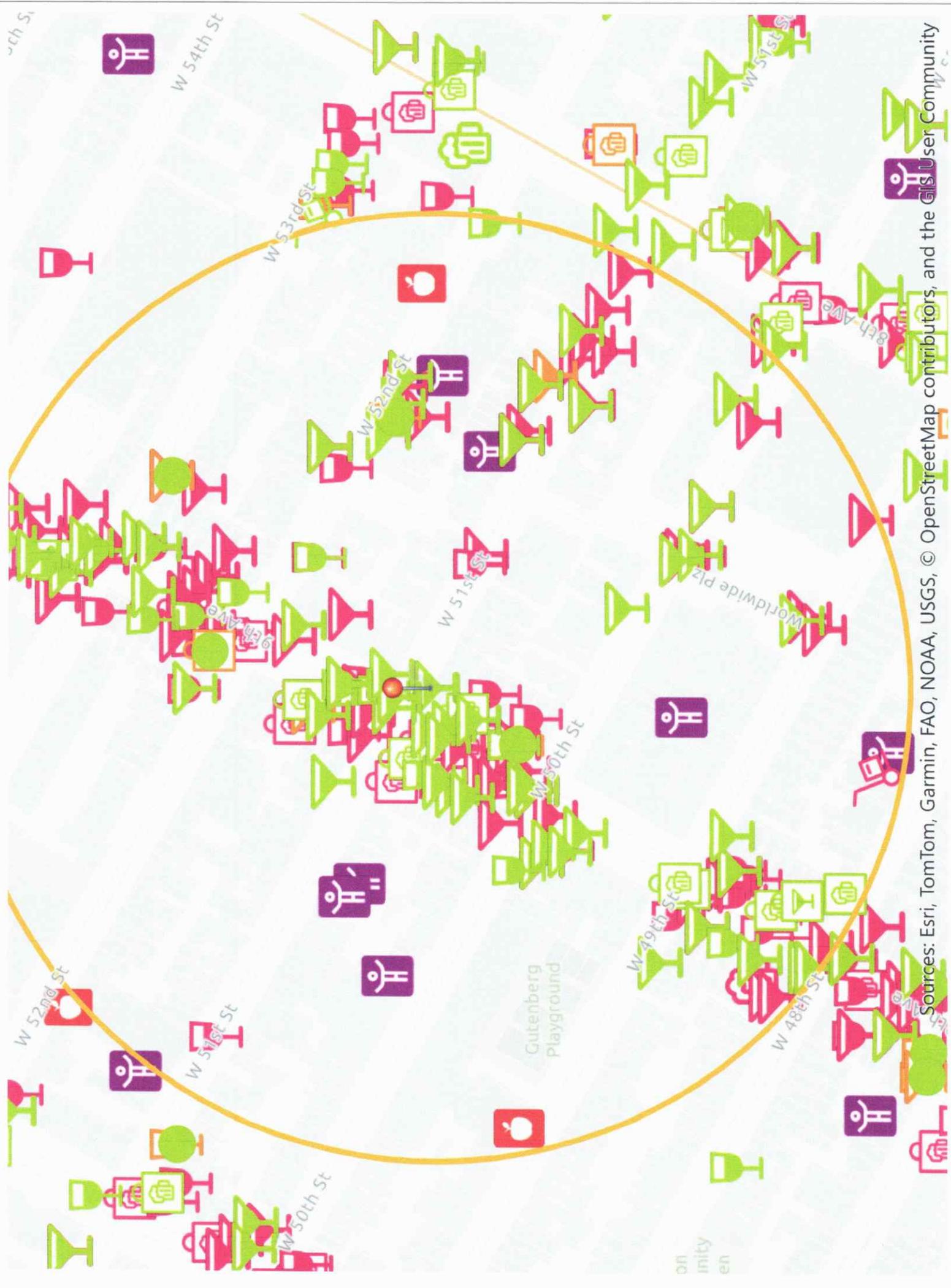
Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Premises: 756 9 AVENUE MANHATTAN

BIN: [1025187](#) Block: 1041 Lot: 61

NUMBER	TYPE	FILE DATE
LNO 1924 LNO Use: APPROVED EATING/DRINKING ESTB USEGROUP6 LNO Floor: FIRST FLOOR	LETTER OF NO OBJECTION	09/13/2011
LNO 2746 LNO Use: APPROVED EATING/DRINKING ESTAB., UG#6 LNO Floor: 1ST FLOOR	LETTER OF NO OBJECTION	02/05/2014
NB 78-26	NEW BUILDING	00/00/1926
P 247-26	PLUMBING	00/00/1926
PER 1665-26G	PERMIT	00/00/1926
PRS 2227-45	PLUMBING REPAIR SLIP	00/00/1945
SR 5888-14	SPECIAL REPORT	00/00/1914
UB 1175-20*	UNSAFE BUILDING	04/23/2002
V* 2171-77B CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/0000
V* 6613-01	DOB VIOLATION - DISMISSED	03/02/1901
V* 3062-14P	DOB VIOLATION - DISMISSED	03/02/1914
V* 7206-19	DOB VIOLATION - DISMISSED	03/02/1919
V* 2921-26	DOB VIOLATION - DISMISSED	03/02/1926
V* 2982-26	DOB VIOLATION - DISMISSED	03/02/1926
V* 032781ESD45 CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/1981
V* 121583CMTF-3-HH CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED	00/00/1983
V 021097LL629104210	DOB VIOLATION - ACTIVE	02/10/1997
V 050498LL629102602	DOB VIOLATION - ACTIVE	05/04/1998
V 031699LL629103075	DOB VIOLATION - ACTIVE	03/16/1999
V 020700LL629103042	DOB VIOLATION - ACTIVE	02/07/2000
V 022701LL629103001	DOB VIOLATION - ACTIVE	02/27/2001
V 032602LL629103033	DOB VIOLATION - ACTIVE	03/26/2002
V 031903LL629102903	DOB VIOLATION - ACTIVE	03/19/2003
V 010109LL629101611	DOB VIOLATION - ACTIVE	01/01/2009
V 030113LBLVIO01233	DOB VIOLATION - ACTIVE	03/01/2013



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	756 9th Ave, New York, New York, 10019
Geocode	Latitude: 40.76391 Longitude: -73.98828
Report Generated On	11/14/2025

8 Closest Liquor Stores		
Name	Address	Distance
ROYAL WINES & LIQUORS INC License ID: 0100-21-114132 Legacy Serial No.: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, NY 100019	644 ft
706 9TH AVE LIQUORS INC License ID: 0100-22-116207 Legacy Serial No.: 1314835	706 9TH AVE NEW YORK, New York 10019	658 ft
SHON 45 LIQUORS INC License ID: 0100-21-114855 Legacy Serial No.: 1023642	840 8TH AVENUE NEW YORK, New York 10019	838 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	1,070 ft
ADRIATIC WINE & LIQUOR LLC License ID: 0100-22-117565 Legacy Serial No.: 1023638	714 10TH AVENUE NEW YORK, New York 10019	1,079 ft
CELLAR 53 WINE & SPIRITS INC License ID: 0100-22-116266 Legacy Serial No.: 1242982	785 10TH AVE NEW YORK, New York 10019	1,167 ft
NINTH AVENUE VINTNER LTD License ID: 0100-23-124697 Legacy Serial No.: 1023814	669 671 9TH AVENUE NEW YORK, New York 10036	1,203 ft
453 West 54 Wine & Spirits Inc License ID: 0100-25-103708 Legacy Serial No.: 6053172	812 10th Avenue New York, NY 10019	1,274 ft

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

Churches within 500 feet	
Name	Distance
Every Nation Nyc Church Office	352 ft
St. Paul's House	368 ft
National Center For Overcoming	379 ft

Churches within 500 feet

Name	Distance
Christian Bros of Ireland	381 ft
The Hermetic Society	479 ft
Christian Science Committee	481 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	212 ft
Cafe Luce West LLC Application ID: NA-0340-25-102487	319 W 51st St New York, NY 10019	511 ft
The Yakitori LLC Application ID: NA-0340-25-101945	362 W 53rd St New York, New York 10019	533 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BRICIOLO CORP License ID: 0340-22-108744 Legacy Serial No.: 1319788	370 W 51ST ST NEW YORK, New York 10019	21 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	22 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC License ID: 0340-21-117825 Legacy Serial No.: 1026170	762 9TH AVENUE NEW YORK, New York 10019	76 ft
7 WASHINGTON LANE CORP License ID: 0340-23-135556 Legacy Serial No.: 1298056	369 W 51ST ST NEW YORK, New York 10019	80 ft
VYNL LLC License ID: 0340-23-131974 Legacy Serial No.: 1166291	754 NINTH AVE NEW YORK, New York 10019	81 ft
HIGHLANDERS 756 INC License ID: 0340-22-103151 Legacy Serial No.: 1272868	756 NINTH AVE NEW YORK, New York 10019	85 ft
HELLS KITCHEN THAI INC License ID: 0340-23-136244 Legacy Serial No.: 1300696	750 9TH AVE NEW YORK, New York 10019	87 ft
AGGIEPOLO INC License ID: 0340-22-103586 Legacy Serial No.: 1274213	761 9TH AVE NEW YORK, New York 10019	93 ft
OXIDO CORP License ID: 0370-23-137868 Legacy Serial No.: 1271658	753 9TH AVE NEW YORK, New York 10019	97 ft
AGEHA JAPANESE FUSION INC License ID: 0340-22-103388 Legacy Serial No.: 1261234	767 9TH AVE NEW YORK, New York 10019	151 ft
INISTIOGE INC License ID: 0370-21-117855 Legacy Serial No.: 1026257	768 9TH AVE NEW YORK, New York 10019	151 ft
SOMBOON LIMITED License ID: 0340-23-128513 Legacy Serial No.: 1350541	749 9TH AVE 1ST FL NEW YORK, New York 10019	165 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
CHEESEBOAT GROUP LLC License ID: 0340-22-115367 Legacy Serial No.: 1344457	747 9TH AVE NEW YORK, New York 10019	177 ft
PGNV LLC License ID: 0340-23-137723 Legacy Serial No.: 1300770	765 9TH AVE NEW YORK, New York 10019	192 ft
LOS ANDES GROUP LLC License ID: 0340-23-130657 Legacy Serial No.: 1334403	745 9TH AVE NEW YORK, New York 10019	193 ft
401 W 50 TAVERN INC License ID: 0340-23-131406 Legacy Serial No.: 1208415	401 W 50TH STREET NEW YORK, New York 10019	221 ft
MORALES CABRERA CORP License ID: 0340-21-119468 Legacy Serial No.: 1275160	741 9TH AVE NEW YORK, New York 10019	231 ft
Kenso LLC License ID: 0340-24-134814 Legacy Serial No.: 6043619	776 9th Ave New York, New York 10019	235 ft
OVER A DRINK LLC License ID: 0370-23-139089 Legacy Serial No.: 1341373	405 W 51ST ST NEW YORK, New York 10019	239 ft
ELYMAR RESTAURANT CORPORATION License ID: 0340-23-130030 Legacy Serial No.: 1026234	365 W 50TH STREET NEW YORK, New York 10019	310 ft
SC LIC LLC License ID: 0340-22-112778 Legacy Serial No.: 1324144	735 739 NINTH AVE NEW YORK, New York 10019	314 ft
MORALES 29TH STREET CORP License ID: 0340-22-110097 Legacy Serial No.: 1341465	735 739 9TH AVE NEW YORK, NY 10018	328 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	330 ft
BOXERS ENTERPRISES LLC License ID: 0340-22-115459 Legacy Serial No.: 1332648	735 9TH AVE NEW YORK, New York 10019	338 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	393 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	398 ft
BOXERS WASHINGTON HEIGHTS LLC License ID: 0340-22-107786 Legacy Serial No.: 1336978	348 W 52ND ST NEW YORK, New York 10019	399 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	409 ft
BAIRES GRILL NY MIDTOWN LLC License ID: 0340-24-106019 Legacy Serial No.: 6014038	350 W 50th St New York, New York 10019	420 ft
VIA TOSCANA LLC License ID: 0340-24-107411 Legacy Serial No.: 6015441	344 W 52ND ST NEW YORK, NY 10019	439 ft
JANKU CONSULTING INC License ID: 0340-25-119250 Legacy Serial No.: 6068961	322 W 50th St New York, NY 10019	452 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
FLAMING SADDLES NYC 1 LLC License ID: 0370-23-134109 Legacy Serial No.: 1256033	793 9TH AVE NEW YORK, New York 10019	477 ft
PRIVY LLC License ID: 0340-22-103673 Legacy Serial No.: 1245972	346 WEST 52ND STREET NEW YORK, New York 10019	480 ft
IPPUDO NY LLC License ID: 0340-22-114578 Legacy Serial No.: 1306858	321 323 W 51ST ST NEW YORK, New York 10019	490 ft
WASHINGTON JEFFERSON HOTEL LLC License ID: 0343-23-113191 Legacy Serial No.: 1299505	318 W 51ST ST NEW YORK, New York 10019	492 ft
The Soiree Tea Co LLC License ID: 0370-24-122400 Legacy Serial No.: 6030835	796 9th Ave New York, NY 10019	494 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	503 ft
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	515 ft
798 NINTH RESTAURANT LLC License ID: 0340-23-134094 Legacy Serial No.: 1298456	798 9TH AVE NEW YORK, New York 10019	520 ft
REVIVAL SURVIVAL LLC License ID: 0370-24-114034 Legacy Serial No.: 6022289	714 9TH AVE NEW YORK, New York 10019	555 ft
HEYDAY 68 LLC License ID: 0340-23-128474 Legacy Serial No.: 1345201	404 W 49TH ST FLR 1 NEW YORK, New York 10019	565 ft
STOKES & MCGINLEY INC License ID: 0340-22-114502 Legacy Serial No.: 1263760	800 9TH AVE NEW YORK, NY 10019	568 ft
RHUNGRUENG INC License ID: 0340-22-109387 Legacy Serial No.: 1309255	717 9TH AVE NEW YORK, New York 10019	571 ft
MIDTOWN BARKING DOG LLC License ID: 0340-25-113402 Legacy Serial No.: 6063049	329 W 49th St New York, New York 10019	571 ft
311 51 Hospitality LLC License ID: 0340-24-139261 Legacy Serial No.: 6048141	311 W 51st St New York, NY 10019	593 ft
S SCOTTY ENTERPRISES INC License ID: 0340-23-137780 Legacy Serial No.: 1274915	802 9TH AVE NEW YORK, New York 10019	595 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	609 ft
Da Pizza, LLC License ID: 0340-25-120877 Legacy Serial No.: 6070611	309 W 50th St New York, NY 10019	641 ft
AUGUST HOSPITALITY MANAGEMENT LLC License ID: 0340-25-105939 Legacy Serial No.: 6055442	805 9TH AVE NEW YORK, NY 10019	666 ft
TACO AUTHORITY 2 LLC License ID: 0340-23-139392 Legacy Serial No.: 1339062	705 9TH AVE NEW YORK, New York 10019	667 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
WESTVILLE HK LLC License ID: 0340-22-113728 Legacy Serial No.: 1313037	809 9TH AVE NEW YORK, New York 10019	711 ft
GAF WEST LTD License ID: 0370-23-132698 Legacy Serial No.: 1114375	401 W 48TH STREET NEW YORK, NY 10036	735 ft
701 RESTAURANT LLC License ID: 0370-24-114974 Legacy Serial No.: 6023245	701 9TH AVE NEW YORK, NY 10019	743 ft
MEDI WINEBAR LLC License ID: 0340-23-132412 Legacy Serial No.: 1237983	811-13 9TH AVENUE W 53RD & W 54TH STREETS NEW YORK, New York 10019	744 ft