

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME Heirloom Hospitality Partners LLC		DOING BUSINESS AS (DBA) pending	
STREET ADDRESS 259 W. 19th Street		CROSS STREETS 7th + 8th Avenue	ZIP CODE 10011
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Babak Khorrami	ATTORNEY/ REPRESENTATIVE	NAME: Robert G. Romano, Esq.
	PHONE: 212-470-0981		PHONE: 914-500-8196
	EMAIL: bbykhorrami22@gmail		EMAIL: Romanobw@gmail.com
MANAGER	NAME: applicant	LANDLORD	NAME: Eighth-19th Company LLC
	PHONE:		PHONE: 646-637-9816
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out)			
<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?	Abella (Man. Plaza) Harrow on 18th Ave	
	What were the dates applicant was involved with this former premise?	2018-2020 2016-2024	
<input type="radio"/> Corp N/A	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 N/A	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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" 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 checked="" 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	November 28, 2025
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	4 PM - 11 PM	4 PM - 11 PM	4 PM - 11 PM	4 PM - 12 AM	4 PM - 12 AM	4 PM - 12 AM	4 PM - 11 PM
	Outdoors	"	"	"	"	"	"	"
	Kitchen	"	"	"	"	"	"	"
	Music (indoors)	"	"	"	"	"	"	"

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	45	45	8	28	0	1	12
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)</i>	8	8	4	8	-	-	-
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway							

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 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

IF EVER NECESSARY

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	NO	N/A
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?	N/A		
Where will applicant store its garbage containers when not in use?	stored Downstairs		
Where will applicant lay out garbage containers and at what time?	In front, late & possible		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	West Chelsea
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?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	NO	N/A
What is the zoning designation for this location?	M1-5		

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	Sent email to updated Block Association	
	# 2	List / See attached proof	
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	Saturday, Nov. 8 / Day after receipt		
Where did applicant post the notice that was provided?	Venue + around the block		
Please provide dates when applicant met with the groups listed above.	N/A		
Who was your contact person at each group you met with?	N/A		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO	212-470-0931
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
1 st Floor	Dining/ Bar	45	All Hours of operation	8	28	—	11 12 seats	Yes
Basement	Prep Area Bathroom Storage	n/a	" "	0	0	—	—	—

BUILDING DESIGN			
State the name and type of business previously located in the space.	Socarrat 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	Socarrat
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	<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.	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?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	If necessary
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	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	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	Prep area in Basement
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?			
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 checked="" type="radio"/> YES	<input type="radio"/> NO	Rear patio
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Outdoor space closed & vacated by 10pm Friday & Saturday and 9pm on all other days
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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)

- Rear yard will be closed & vacated no later than 10pm Friday & Saturday and 9pm all other days

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.

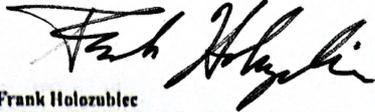
To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

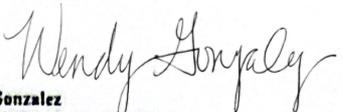
Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
12/3/25 full board meeting, with 47 members voting
in favor of the recommendation, 0 members opposed, 0
members abstaining and 0 present but not eligible)

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

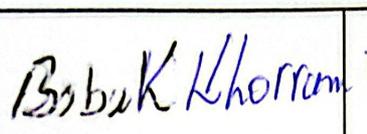

Frank Holozubiec
MCB4 BLP Committee Co-Chair


Wendy Gonzalez
MCB4 BLP Committee Co-Chair

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 →

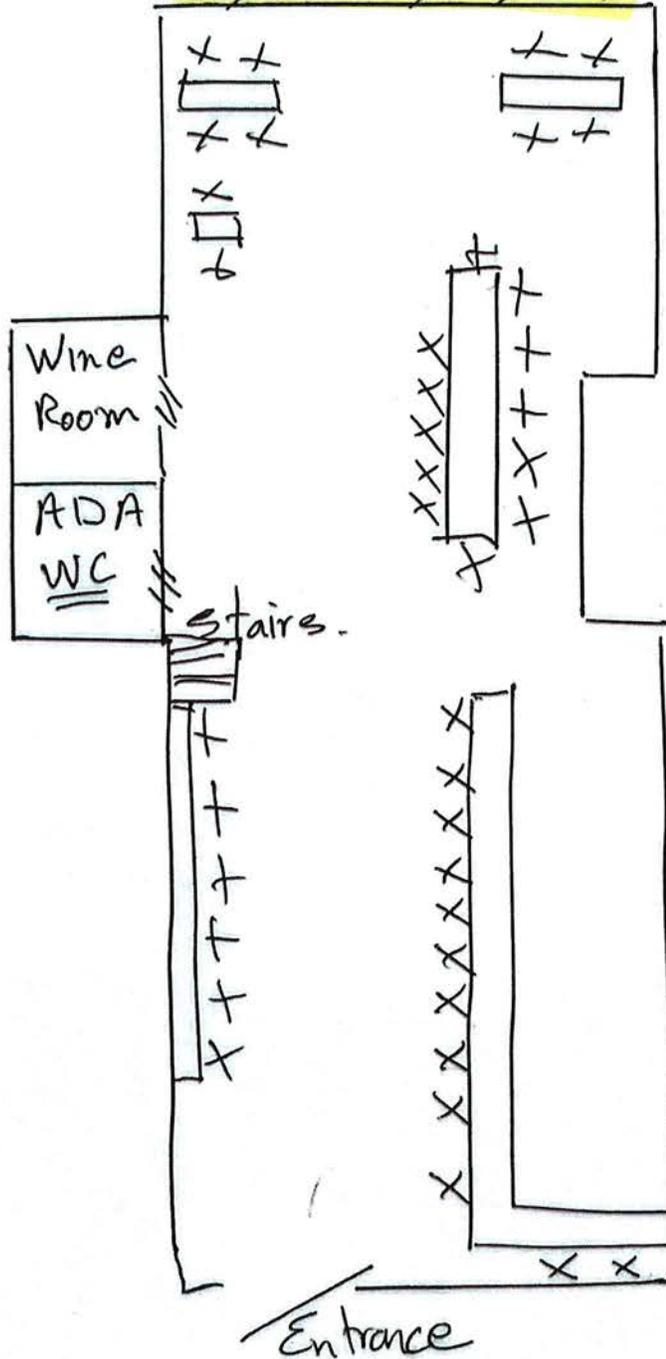

PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

12/12/25
DATE

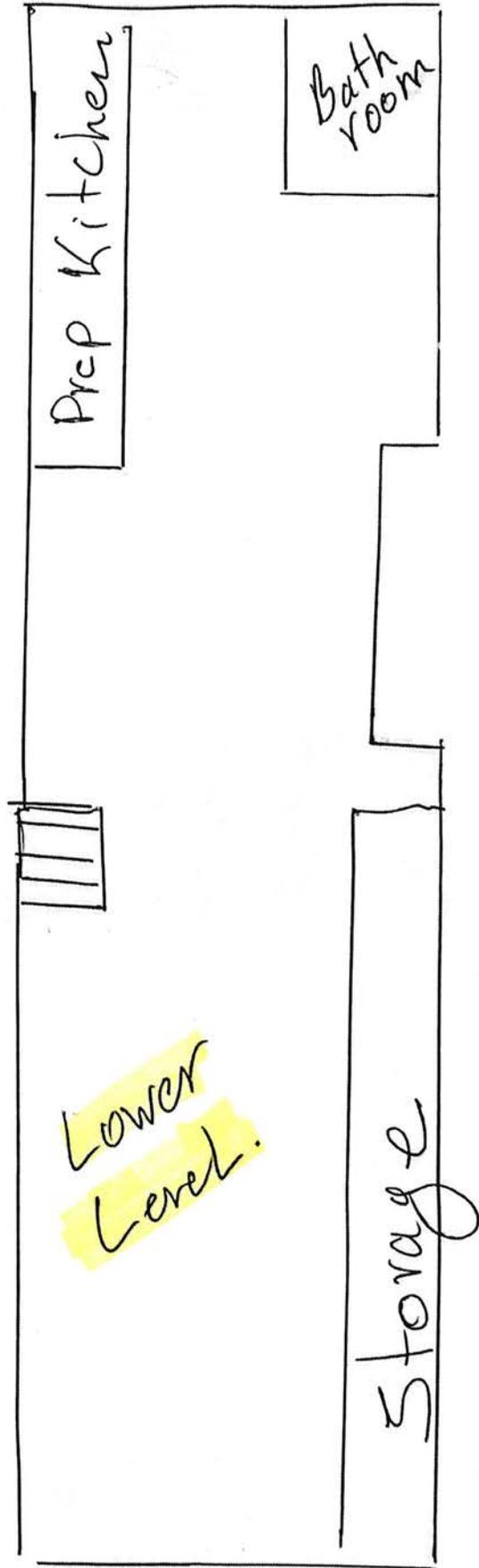
Outdoor Patio

Balcony



Ground Floor

Ground
Floor



Wine bar on 19

Menu

- Deviled eggs \$11
- Golden beet salad/ walnuts and blue cheese \$15
- Duck mouse Pate / wild flower honey & Frisée salad \$16
- Mini Lobster salad puff pastry \$19
- Steak Tartare/ Quail egg and sea salt \$18
- Fluke Crudo with pickled jalapeno, cherry compote, black lava salt \$18

Flatbreads

- Shiitake Mushrooms, Fontina , black truffle oil \$20
- Burrata and prosciutto/ basil \$20
- Ricotta / caramelized peaches and honey \$18

Assortment of charcuterie and accompaniments for 2 \$32













NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

259 W 19th St, | X Q

Show results within (Feet) 499

0 1500

Active Licenses (25)

CKBA LLC | Active 65.28 ft

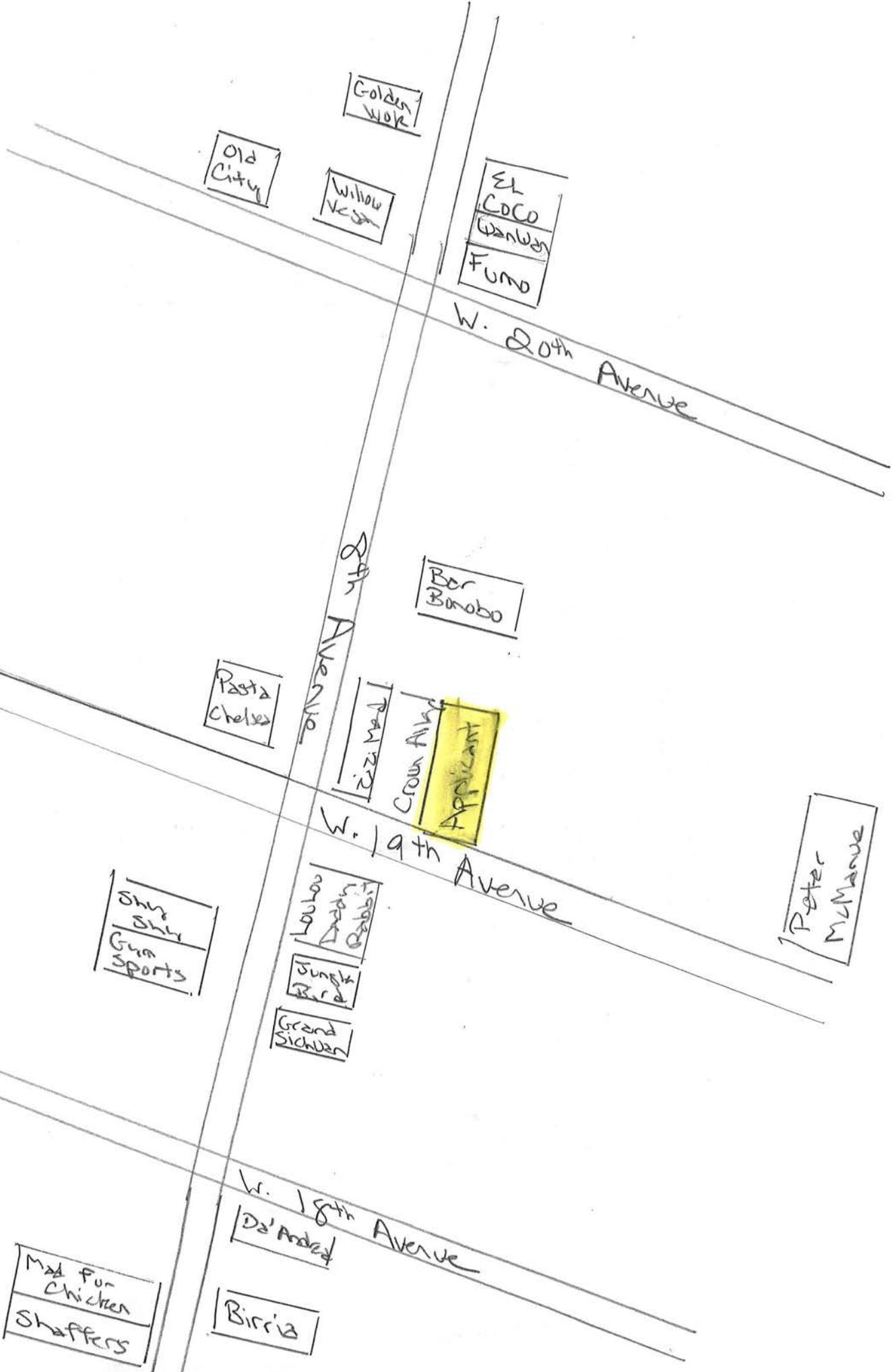
Search by Lic ID, Ser#, Name, City, Zip, ...

Tasks	Results
Search Active Licenses	
Search Pending Licenses	
Search Inactive Licenses	



259 W 19th St, New York, NY, 10011, USA
[Zoom to](#)

Esri Community Maps Contributors, NYC OpenData, New Jersey



Golden Wok

Old City

Willow VCS

El Coco
Pantry
Fumo

W. 20th Avenue

28th Avenue

Ber Bonobo

Pasta Chelas

Pizza

Crown King
Applicant

W. 19th Avenue

Peter McManus

Shy Shy
Gym Sports

Lou Lou
Rabbit

Jungle Bird

Grand Sichuan

W. 18th Avenue

Mad Fun
Chicken
Shaffers

Birria

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	259 W 19th St, New York, New York, 10011
Geocode	Latitude: 40.74270 longitude: -73.99952
Report Generated On	10/22/2025

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINE CELLAR INC License ID: 0100-22-118138 Legacy Serial No.: 1023564	200 W 21ST STREET NEW YORK, NY 10011	786 ft
SUEBOB LIQUOR INC License ID: 0100-21-114461 Legacy Serial No.: 1023574	312 W 23RD STREET NEW YORK, New York 10011	983 ft
LANDMARK WINE & SPIRITS INC License ID: 0100-23-126154 Legacy Serial No.: 1356279	208 W 23RD ST NEW YORK, New York 10011	1,122 ft
CHELSEA WINE COUNTRY INC License ID: 0100-22-116784 Legacy Serial No.: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, New York 10011	1,166 ft
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	1,218 ft
MIDTOWN SPIRITS INC License ID: 0100-21-113776 Legacy Serial No.: 1329094	191 9TH AVE NEW YORK, New York 10011	1,287 ft
MAHADEV INC License ID: 0100-21-113685 Legacy Serial No.: 1265163	242 W 14TH ST NEW YORK, New York 10011	1,372 ft
O&K WINE & LIQUOR INC License ID: 0100-23-124037 Legacy Serial No.: 1353670	292 8TH AVE NEW YORK, New York 10001	1,442 ft

Schools within 500 feet		
Name	Address	Distance
LIBERTY HIGH SCHOOL ACADEMY FOR NEWCOMERS	250 W 18TH ST NEW YORK, NY 10011	339 ft

Churches within 500 feet	
Name	Distance
Congregation Beth Elohim	348 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Melting Pot NY LLC Application ID: NA-0370-25-132319	196 8th Ave New York, NY 10011	213 ft
H 18 & 8th LLC Application ID: NA-0370-24-138993	161 8th Ave New York, New York 10011	368 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CKBA LLC License ID: 0370-24-134862 Legacy Serial No.: 6043667	263 W 19TH ST NEW YORK, New York 10011	65 ft
NEW HK 2 LLC License ID: 0340-21-120783 Legacy Serial No.: 1319713	182 8TH AVE NEW YORK, New York 10011	153 ft
FOUR PROVINCES LLC License ID: 0370-24-110991 Legacy Serial No.: 6019149	184 8TH AVE NEW YORK, NY 10011	160 ft
MEJO LLC License ID: 0340-22-114100 Legacy Serial No.: 1264824	259 W 19TH ST NEW YORK, New York 10011	178 ft
MVLH HOSPITALITY GROUP LLC License ID: 0340-22-114050 Legacy Serial No.: 1318652	176 8TH AVE NEW YORK, New York 10011	180 ft
174 EIGHTH REST CORP License ID: 0340-23-136825 Legacy Serial No.: 1310305	174 8TH AVE NEW YORK, New York 10011	193 ft
ELGIN THEATRE FOUNDATION INC License ID: 0370-24-101627 Legacy Serial No.: 6009574	175 8TH AVE NEW YORK, NY 10011	273 ft
198 8th Avenue Restaurant Group LLC License ID: 0340-25-117222 Legacy Serial No.: 6066907	198 8th Ave New York, NY 10011	282 ft
ARIYASAP INC License ID: 0340-24-100104 Legacy Serial No.: 6008011	200 8TH AVE NEW YORK, NY 10011	295 ft
TEAM MWB LLC License ID: 0340-23-131850 Legacy Serial No.: 1161532	167 8TH AVENUE NEW YORK, New York 10001	299 ft
169 EIGHTH RESTAURANT CORP License ID: 0340-22-103045 Legacy Serial No.: 1279926	169 8TH AVE NEW YORK, New York 10011	346 ft
223 WEST CORP License ID: 0370-23-162512 Legacy Serial No.: 6004882	223 W 19TH ST NEW YORK, NY 10011	348 ft
GREEN ROLL NYC INC, THE License ID: 0340-23-136024 Legacy Serial No.: 1347567	199 8TH AVE NEW YORK, New York 10011	359 ft
Andreas CH LLC License ID: 0340-24-124148 Legacy Serial No.: 6032648	160 8th Ave New York, New York 10011	378 ft
VALDEYAN CORP License ID: 0340-24-127245 Legacy Serial No.: 6035825	228 W 18th St New York, NY 10011	418 ft
8BELLES LLC License ID: 0340-23-130306 Legacy Serial No.: 1332890	151 8TH AVE NEW YORK, New York 10011	472 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Goku NYC Inc License ID: 0340-25-118401 Legacy Serial No.: 6068100	150 8th Ave New York, New York 10011	475 ft
MAD FOR CHICKEN CHELSEA LLC License ID: 0340-22-110939 Legacy Serial No.: 1339161	153 8TH AVE NEW YORK, New York 10011	482 ft
BAR 21 LTD License ID: 0340-23-130786 Legacy Serial No.: 1332047	218 8TH AVE STORE 3 AKA 261 W 21ST STREET NEW YORK, New York 10011	498 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC License ID: 0340-21-119529 Legacy Serial No.: 1221368	149 8TH AVE NEW YORK, New York 10011	507 ft
SWEET HOSPITALITY GROUP License ID: 0373-23-138436 Legacy Serial No.: 1271967	336 W 20TH ST ATLANTIC THEATER NEW YORK, New York 10011	574 ft
Konban Chelsea LLC License ID: 0340-25-115315 Legacy Serial No.: 6064969	311 West 17th Street New York, New York 10011	632 ft
JOY LOVE GROUP CORP License ID: 0340-22-108117 Legacy Serial No.: 1339878	232 8TH AVE NEW YORK, New York 10011	642 ft
156 SEVENTH AVENUE GROUP LLC License ID: 0340-22-105636 Legacy Serial No.: 1123181	156 7TH AVENUE NEW YORK, NY 10011	675 ft
PETER MCMANUS CAFE INC License ID: 0340-23-131595 Legacy Serial No.: 1028370	152 7TH AVE AKA 203 WEST 19TH STREET NEW YORK, New York 10011	678 ft
Fellini Chelsea Corp. License ID: 0370-25-119020 Legacy Serial No.: 6068725	231 8th Ave New York, NY 10011	690 ft
MIM United Inc License ID: 0340-24-119940 Legacy Serial No.: 6028309	233 8th Ave New York, New York 10011	693 ft
MESTRE INC License ID: 0340-23-127607 Legacy Serial No.: 1024928	172 7TH AVENUE NEW YORK, New York 10011	709 ft
FT SEVENTH AVE LLC License ID: 0340-22-106084 Legacy Serial No.: 1149519	176 7TH AVENUE CHARLTON ST & VANDAM STREET NEW YORK, New York 10003	730 ft
Metro Cinema 2 LLC License ID: 0340-25-114612 Legacy Serial No.: 6064259	131 8th Ave New York, NY 10011	736 ft
DIM SUM CHELSEA INC License ID: 0340-22-105223 Legacy Serial No.: 1325192	236 8TH AVE NEW YORK, New York 10011	741 ft
132 7TH AVE REST LLC License ID: 0340-23-136425 Legacy Serial No.: 1297727	132 7TH AVE NEW YORK, New York 10011	744 ft

From: Bobby Khorrami bobbykhorrami22@gmail.com
Subject: 259 West 19 street wine bar
Date: Nov 9, 2025 at 2:29:11 PM
To: ~~XXXXXXXXXXXX@XXXXXX~~
Cc: Nelly Gonzalez negonzalez@cb.nyc.gov, Claudia Pulise
romanolaw1@gmail.com

Good afternoon

I hope this email finds well. My name is Babak Khorrami and I am looking to open an upscale wine bar at 259 West 19 street. I lived in Community board for over 20 years and owned businesses. I used own Adella wine bar in Manhattan Plaza for 11 years on west 43rd street and Harrow restaurant on Tenth Avenue and 49 street for 8 years. I would love to hear any feedback or concerns that you might have and regardless like to meet my community members at some point when convenient for you.

This is a very small establishment that will only have background music. We serve various small plates and offer wine pairings and great selection of wine. We look forward to be a part of the community. I have my cell number here as well if you need to reach out.

Babak khorrami
[212-470-0931](tel:212-470-0931)