

Manhattan Community Board 4
(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Charlotte Chelsea Inc.		Charlotte Patisserie	
STREET ADDRESS		CROSS STREETS	ZIP CODE
78 7th Avenue		W 15th St & W 16th St	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: Magdalena Stefanske	ATTORNEY/ REPRESENTATIVE	NAME: Kimberly A. Summers
	PHONE: 347-517-9997		PHONE: 646-383-4607
	EMAIL: magda@charlottepatisserie.com		EMAIL: Kimberly@DS-LawOffices.com
MANAGER	NAME: Magdalena Stefanske	LANDLORD	NAME: Chelsmore Apts LLC
	PHONE: 347-517-9997		PHONE: 646-432-9206
	EMAIL: magda@charlottepatisserie.com		EMAIL: nat@chelsmore.com
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License _____ Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Charlotte Patisserie Inc.- 596 Manhattan Ave, Brooklyn Serial #6037403	
	What were the dates applicant was involved with this former premise?	2011- Current	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> 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 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 *Cafe focusing on specialized desserts <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="checkbox"/> NO	To be filed following CB Meeting
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Kitchen	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	
	Music (indoors)	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	
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		
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	60	15	6	12	0	1	0		
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
DOT Dining Out: Sidewalk Cafe			N/A	N/A	N/A				
DOT Dining Out: Roadway			N/A	N/A	N/A				
How frequently will the owner(s) be at the establishment?					Daily				
Will there be dancing?					YES	<input checked="" type="checkbox"/> NO			
Will applicant have bottle or table service for alcohol beverages other than wine?					YES	<input checked="" type="checkbox"/> NO			
Will applicant be hosting private promotional or corporate events?					YES	<input checked="" type="checkbox"/> NO			
Will outside promoters be used on a regular basis? If yes, please describe.					YES	<input checked="" type="checkbox"/> NO			
Will applicant have a security plan? If yes, please attach.					YES	<input checked="" type="checkbox"/> NO			
Will security plan be implemented?					YES	<input checked="" type="checkbox"/> NO			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	<input checked="" type="checkbox"/> NO			
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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?	TBD		
Where will applicant store its garbage containers when not in use?	In the rear courtyard		
Where will applicant lay out garbage containers and at what time?	No earlier than 8:30pm		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> NO	
What is the zoning designation for this location?	R8B, C6-3A		

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	To be provided at CB Meeting	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	To be provided at CB Meeting		
Where did applicant post the notice that was provided?	To be provided at CB Meeting		
Please provide dates when applicant met with the groups listed above.	To be provided at CB Meeting		
Who was your contact person at each group you met with?	To be provided at CB Meeting		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="checkbox"/> YES	NO	347-517-9997
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="checkbox"/> 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 Floor	Eating/Dining Space	15	7am-11pm	6	12	0	0	Recorded, background music only
Basement	Storage only	0	N/A	N/A	N/A	N/A	N/A	N/A

BUILDING DESIGN			
State the name and type of business previously located in the space.	Sabon Chelsea- Beauty supply store		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Unknown
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	Just change to signage.
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	
Is the entrance ADA Compliant?	YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	Signage only
Will applicant have a vestibule within the establishment?	YES	NO	
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	YES	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?	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?	X 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	NO	*Recorded, background noise only
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?	YES	NO	*Record, background music only
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A- not a full kitchen
Will the establishment have an illuminated sign?	YES	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	
Where will the air conditioner be located? What type is it?	Existing- Rear Courtyard		
When was the air conditioner installed?	Unknown		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

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

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	N/A
If you answered no to the question above, jump to the next page			N/A
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	N/A
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	N/A
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	N/A
Will applicant agree not to use propane heaters?	YES	NO	N/A
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	N/A
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	N/A
Will the sidewalk seating have a platform?	YES	NO	N/A
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	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	N/A
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?			N/A

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	N/A
If you answered no to the question above, jump to the next page			N/A
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	N/A
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	N/A
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	N/A
Will the electric wires be brought over at the roof level?	YES	NO	N/A
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	N/A
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
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	N/A
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	N/A
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
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	N/A
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	N/A
Will applicant agree not to use propane heaters?	YES	NO	N/A
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

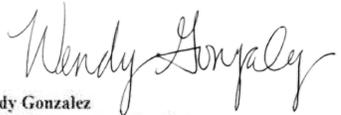
To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

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

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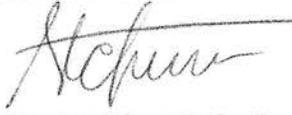
Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its</i> <u>1/7/26</u> <i> full board meeting, with</i> <u>44</u> <i> members voting</i> <i>in favor of the recommendation, </i> <u>0</u> <i> members opposed, </i> <u>0</u> <i></i> <i>members abstaining and </i> <u>0</u> <i> present but not eligible)</i>	<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="checkbox"/> Denial <input type="checkbox"/> Approval
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MCB4 REPRESENTATIVES

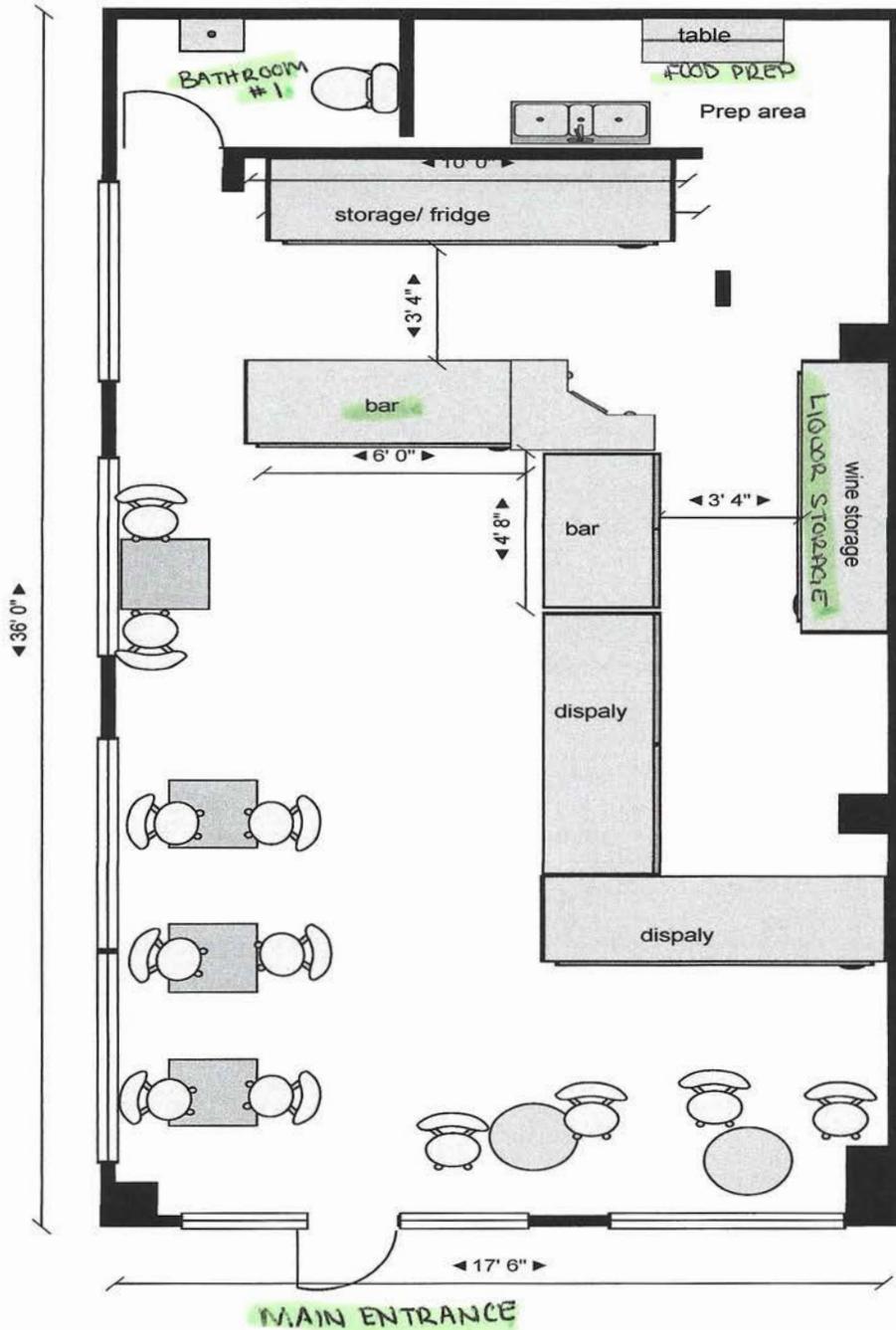
 Nelly Gonzalez <i>MCB4 Assistant District Manager</i>	 Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i>	 Wendy Gonzalez <i>MCB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

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.

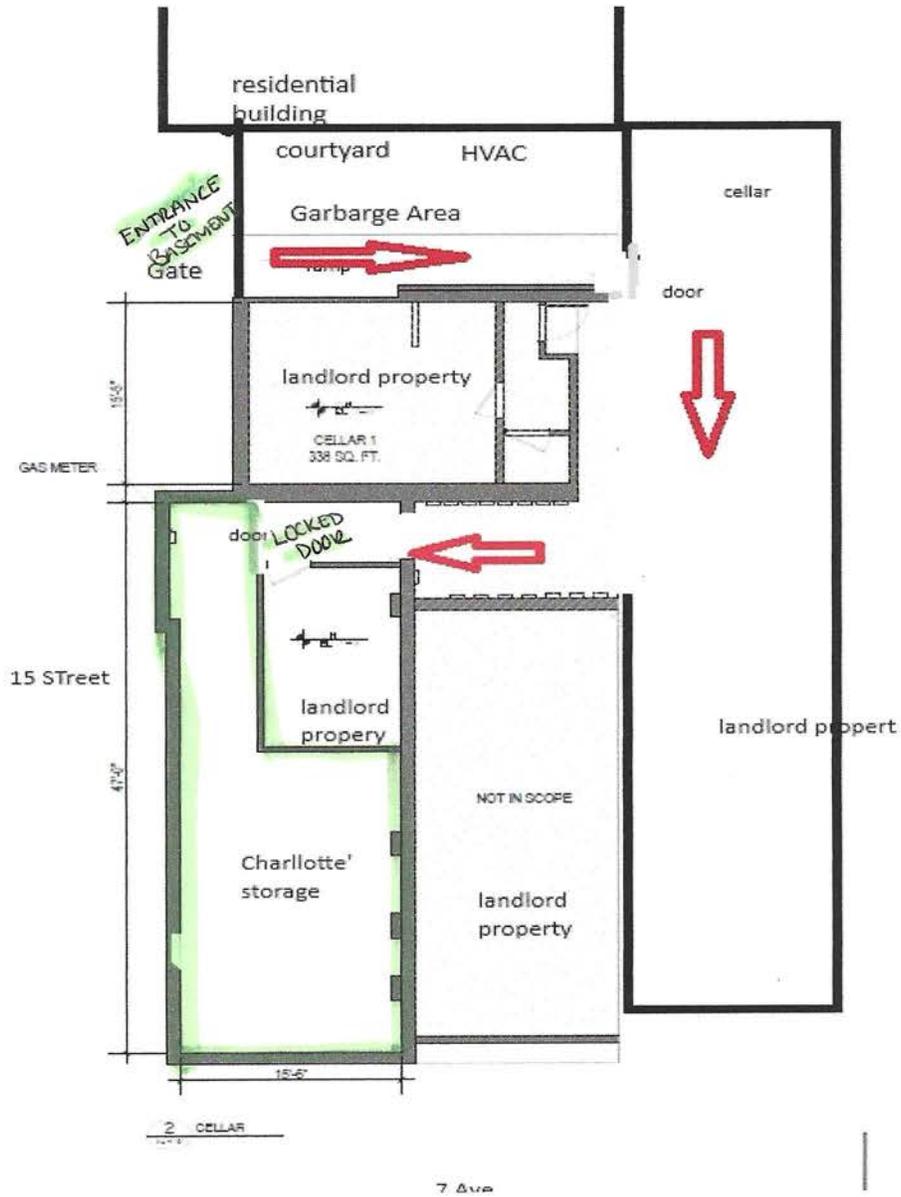
<p>SIGN HERE →</p>	Magdalena Stefanske PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	11/20/2025 DATE
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Charlotte Chelsea Inc. – GROUND FLOOR DIAGRAM
78 7th Avenue, New York, NY 10011



SEATING
6 Total Tables
12 Total Seats at Tables

Charlotte Chelsea Inc. – BASEMENT DIAGRAM
78 7th Avenue, New York, NY 10011



Charlotte Chelsea Inc- MENU
78 Seventh Avenue, New York, NY 10011

QUICHE du Jour

SOUP du JOUR

CHEESE & CHARCUTERIE

Cheese Plate (Brie, Manchego, Goat Cheese, jams, nuts)

Charcuterie Plate (Prosciutto, Soppressata, pickles)

CAFE GOURMAND

Option espresso or Champagne

Mono Cakes with wine pairing

Double Chocolate Mousse (dark chocolate mousse & flourless cake (gluten free) Pairing with Cabernet Sauvignon

- Duet (white & milk chocolate mousse reverse with hazelnut crunch cake over dark chocolate) pairing with Moscato d'Asti
- The dream (Hazelnut mousse with Passion fruit & apricot filling) pairing with Rieslin
- Raspberry Crème Brulee (raspberry mousse with creme brulee filling pairing with Crémant Brut Rosé
- Passion Fruit Orange (Passion fruit mousse with orange filling) pairing with Prosecco Rosé
- Dolce Vita (Ginger–Coffee cake with mascarpone mousse)
- Tiramisu (Mascarpone mousse with coffee lady fingers soaked with Bacardi) pairing with Vin Santo
- Cloud Cake (meringue cake, mascarpone mousse with mixed berried GF pairing with Prosecco
- Romantica (meringue cake layered with plums, walnuts, rum and coffee buttercream GF pairing with Rieslin
- Vanilla Blackcurrant (vanilla mousse with blackcurrant filling pairing with Crémant Brut Rosé
- Cassis citron { **Blackcurrant lemon**}(Blackcurrant mousse with lemon curd) pairing with Prosecco



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	78 7th Ave, New York, New York, 10011
Geocode	Latitude: 40.67508 Longitude: -73.97531
Report Generated On	11/20/2025

8 Closest Liquor Stores		
Name	Address	Distance
88 7TH AVE WINES & LIQUORS INC License ID: 0100-21-114477 Legacy Serial No.: 1146196	88 7TH AVENUE UNION STREET & BURKLEY BROOKLYN, New York 11217	138 ft
SHAWN LIQUORS INC License ID: 0100-23-124448 Legacy Serial No.: 1011434	141 7TH AVENUE BROOKLYN, NY 11215	910 ft
MEI CHI LIQUOR CORP License ID: 0100-21-114859 Legacy Serial No.: 1011681	391 FLATBUSH AVENUE BROOKLYN, NY 11238	1,098 ft
RED WHITE & BUBBLY LLC License ID: 0100-21-114643 Legacy Serial No.: 1315187	205 5TH AVE BROOKLYN, New York 11215	1,463 ft
EATALY WINE LLC License ID: 0100-22-117176 Legacy Serial No.: 1285081	200 5TH AVE NEW YORK, New York 10010	1,560 ft
JF1688 INC License ID: 0100-23-123805 Legacy Serial No.: 1301043	115 5TH AVE GROUND FLOOR, STORE 2 BROOKLYN, NY 11217	1,720 ft
GRAPES ON VAN LLC License ID: 0100-22-117205 Legacy Serial No.: 1338541	651 VANDERBILT AVE BROOKLYN, New York 11238	1,997 ft
DIGESTEVE GASTRONOMIC SPIRITS & WINE LLC License ID: 0100-21-113931 Legacy Serial No.: 1308124	211 7TH AVE BROOKLYN, New York 11215	2,009 ft

Schools within 500 feet

Name	Address	Distance
BERKELEY-CARROLL SCHOOL	181 LINCOLN PL BROOKLYN, NY 11217	422 ft

Churches within 500 feet

Name	Distance
Brooklyn Meditation	250 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
LA TAQ OF PARK SLOPE LLC License ID: 0340-24-117775 Legacy Serial No.: 6026113	70 7TH AVE BROOKLYN, New York 11217	142 ft
B & D RESTAURANT GROUP INC License ID: 0340-21-116561 Legacy Serial No.: 1306352	71 7TH AVE BROOKLYN, New York 11217	156 ft
BANGKOK DEGREE INC License ID: 0340-22-115484 Legacy Serial No.: 1337969	847 UNION ST STORE A BROOKLYN, New York 11215	168 ft
SSP HOLDINGS LLC License ID: 0370-23-138924 Legacy Serial No.: 1353526	837 839 UNION ST BROOKLYN, New York 11215	200 ft
Cortelyou Brothers LLC License ID: 0340-24-126911 Legacy Serial No.: 6035468	847B Union St Brooklyn, New York 11215	201 ft
COUSIN JOHNS PARK SLOPE INC License ID: 0340-23-136417 Legacy Serial No.: 1349183	60 7TH AVE BROOKLYN, New York 11217	262 ft
BROOKLYN NY FOOD LLC License ID: 0340-24-124104 Legacy Serial No.: 6032602	833 UNION ST BROOKLYN, New York 11215	273 ft
MADMCW CORP License ID: 0340-22-103763 Legacy Serial No.: 1235996	788A UNION ST BROOKLYN, New York 11215	331 ft