

Manhattan Community Board 4
(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
FILAGA LLC		FILAGA PIZZERIA	
STREET ADDRESS		CROSS STREETS	ZIP CODE
75 9TH AVENUE (FOOD TRUCK A, KIOSK AREA 3)		WEST 15TH & WEST 16TH	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: THEODORE DE NICOLA	ATTORNEY/ REPRESENTATIVE	NAME: HELBRAUN & LEVEY C/O ADRIANNA GOLOVATH
	PHONE: 201-316-3890		PHONE: 212-219-1193
	EMAIL: TED.DENICOLA818@GMAIL.COM		EMAIL: ADRIANNA.GOLOVATH@HELBRAUNLEVEY.COM
MANAGER	NAME: SAME AS ABOVE	LANDLORD	NAME: JAMESTOWN PREMIER CHELSEA MARKET L.P.
	PHONE:		PHONE: --
	EMAIL:		EMAIL: --
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)			
<input type="radio"/> New N/A	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?	0240-22-102568 EXP: 2/28/26 (RENEWAL IN PROCESS)	
	Is applicant making any alterations or operational changes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.	DAY-TO-DAY OPERATIONS TO REMAIN THE SAME. 100% OWNERSHIP CHANGE IS TAKING PLACE.	
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	0240-22-102568 EXP: 2/28/26 (RENEWAL IN PROCESS)	
	Please list/describe the nature of all the changes and attach the plans:	APPLICANT IS ADDING THEIR BASEMENT STORAGE AREA TO THEIR LICENSED PREMISES. *EMPLOYEE ONLY SPACE.*	
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 checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
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 type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO, N/A
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)								
HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Kitchen	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM
	Music (indoors)	*** N/A, ALL MUSIC IS CONTROLLED BY THE MANAGEMENT OF CHELSEA MARKET ***						
If yes, what type(s)? (Circle all that apply)			X 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	N/A- CHELSEA MARKET	<24 (APPLICANT'S KIOSK)	1 COUNTER	13	0	1 (ORDERING COUNTER)	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. THIS APPLICANT HAS NO OUTDOOR SEATING			
DOT Dining Out: Roadway					N/A. THIS APPLICANT HAS NO OUTDOOR SEATING			
How frequently will the owner(s) be at the establishment?					ALL HOURS			
Will there be dancing?					YES	NO	NO	
Will applicant have bottle or table service for alcohol beverages other than wine?					YES	NO	NO	
Will applicant be hosting private promotional or corporate events?					YES	NO	NO	
Will outside promoters be used on a regular basis? If yes, please describe.					YES	NO	NO	
Will applicant have a security plan? If yes, please attach.					YES	NO	N/A	
Will security plan be implemented?					YES	NO	N/A	
Will State certified security personnel be used?					YES	NO	NO	
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	YES	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					YES	NO	YES	
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?					YES	NO	YES	

BUILDING DESIGN				
State the name and type of business previously located in the space.	CURRENTLY LICENSED BY APPLICANT UNDER FILAGA LLC			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	YES, FILAGA LLC (0240-22-102568)	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	YES	
Is the entrance ADA Compliant?	YES	NO	YES	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	NO	
Will applicant have a vestibule within the establishment?	YES	NO	N/A	
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	YES	NO	YES	
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	N/A	
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?	YES	NO	N/A	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A	
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	N/A	
Will the kitchen exhaust system extend to the roof?	YES	NO	YES	
Will the establishment have an illuminated sign?	YES	NO	N/A	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	NO	
Where will the air conditioner be located? What type is it?	CHELSEA MARKET			
When was the air conditioner installed?				

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A, NO OUTDOOR DINING
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	NO
Are the floorplans for the outdoor space(s) included?	YES	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?	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)?	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 applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	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

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

ADDITIONAL STIPULATIONS: (Office Use Only)



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

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

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


<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its</i> <u>3/4/26</u><i> full board meeting, with</i> <u>45</u><i> members voting</i> <i>in favor of the recommendation, 0 members opposed, 0</i> <i>members abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial <input type="checkbox"/> Approval</p>
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MCB4 REPRESENTATIVES

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

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p>SIGN HERE →</p>	<p>Theodore de Nicola PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>DATE 01/27/2026</p>
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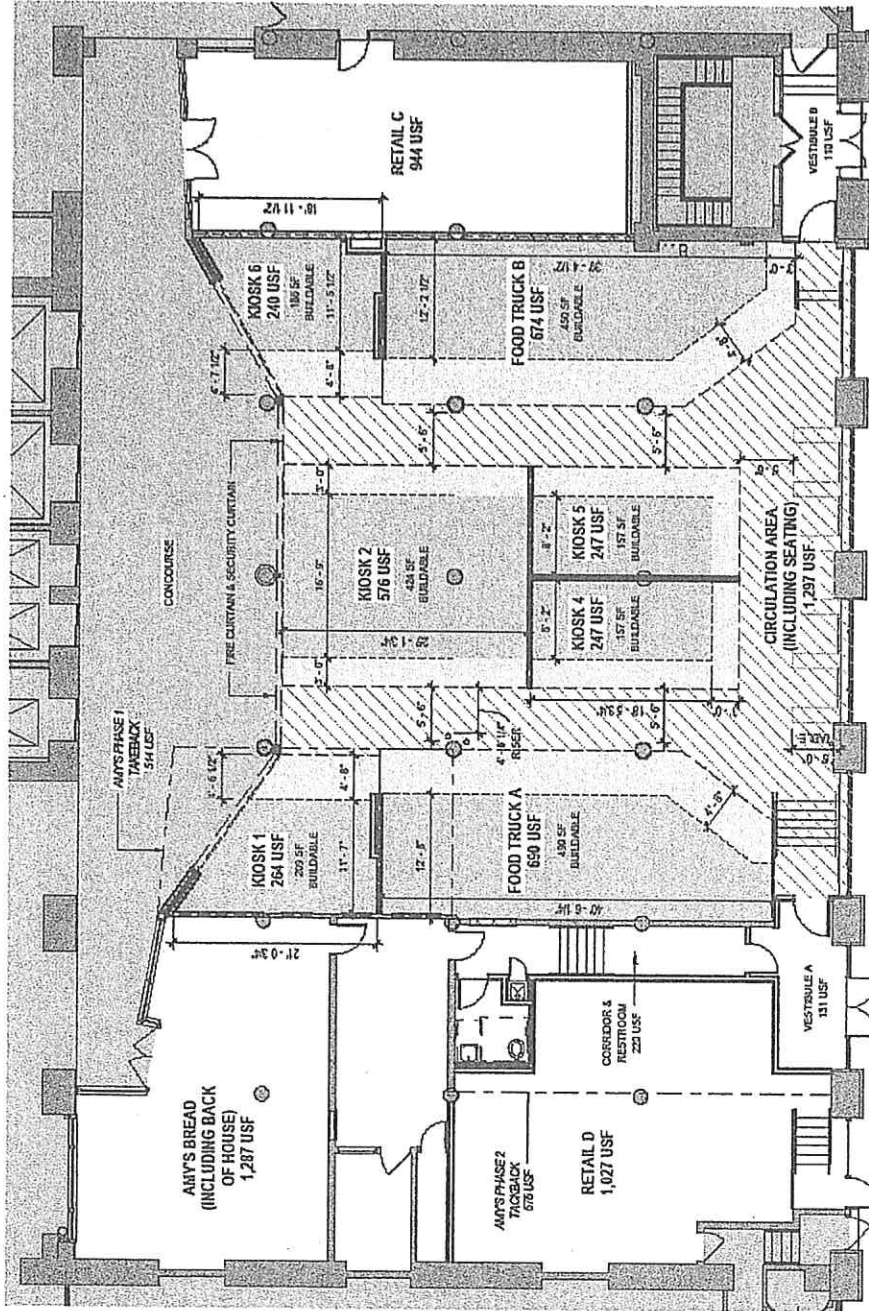


PIZZE

- Pizza Margerita – Tomato, Mozzarella, Basil
- Pizza Al Prosciutto Crudo – Mozzarella, Arugula, Prosciutto di Parma, Shaved Parmigiano.
- Pizza Salsiccia & Cavolo Nero – Mozzarella, Kale, Italian Sweet Sausage.
- Pizza Alle Melanzane – Tomato, Mozzarella, Fried Eggplant, Cacio Cavallo.
- Pizza ai Funghi – Mozzarella, Wild Mushrooms, Thyme, truffle oil, Radicchio.
- Pizza alla Scarola – Mozzarella, Escarole, Black Olives, Anchovies, Cacio Cavallo.
- Pizza Ricotta & Pancetta – Tomato, Pancetta, Red Onions, Ricotta, fresh Cracked Black Pepper.
- Pizza alle Verdure – Tomato, Mozzarella, Wild Mushrooms, Marinated Artichokes, Eggplant, Red Onions, Black Olives.

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- Salumi & Formaggi – Assorted Cured Meats & Cheeses.
 - Parmigiana Di Melanzane – Eggplant Parmigiana
 - Fritto Misto all'Italiana – fried Arancini, fried Potato Croquette, Fried Artichokes, Fried Eggplant.

Exhibit A-1



- LEASE PLAN GENERAL NOTES:**
- 1) NO CONSTRUCTION IS PERMITTED WITHIN THE QUEUING, TRANSACTION, SEATING & CIRCULATION ZONE.
 - 2) NO TENANT PARTITION MAY EXTEND MORE THAN 8'-0" AFF.
 - 3) NO TENANT PARTITION IS ALLOWED BEYOND THE BUILDABLE AREA.
 - 4) NO TENANT SIGNAGE IS ALLOWED BEYOND THE BUILDABLE AREA.
 - 5) ALL SIGNAGE MUST BE WITHIN 7'-6" - 9'-0" AFF AND IS SUBJECT TO REVIEW BY LANDLORD.
 - 6) NO TENANT OBSTRUCTION SHALL IMPEDED THE FIRE CURTAIN OR SECURITY CURTAIN AT ANY TIME.



LEASE PLAN - CONCOURSE LEVEL OVERALL

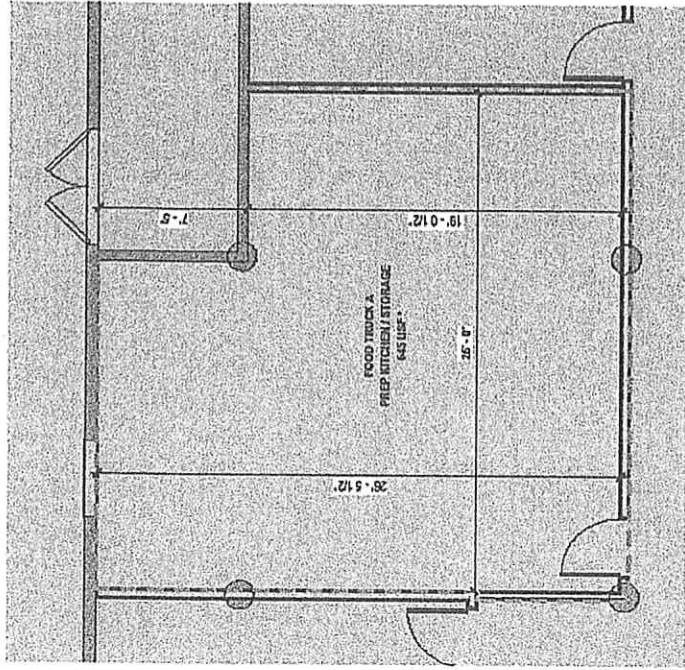
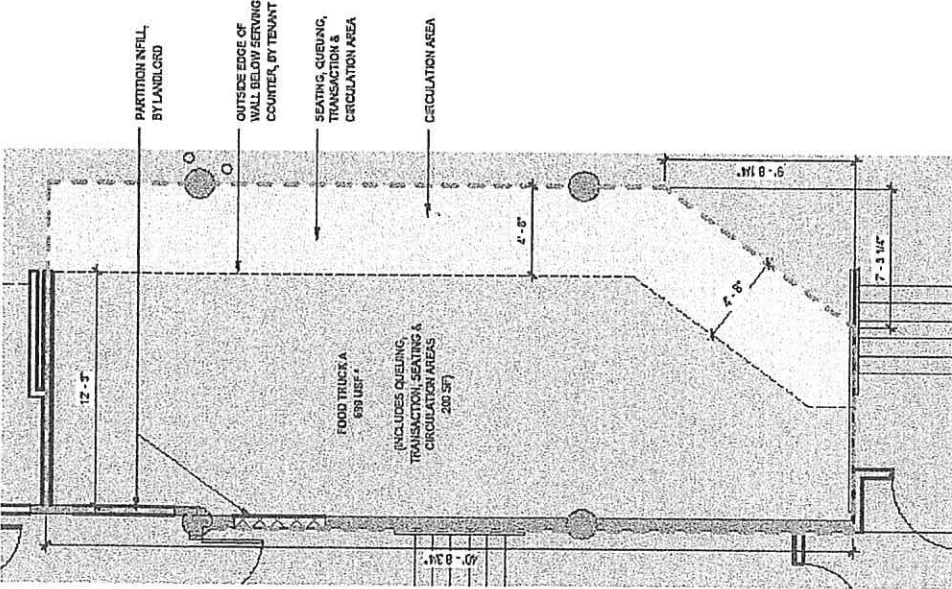
CHELSEA MARKET

07/10/13

Scale: 1" = 10'-0"

STUDIOS
architectural

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CELLAR LEVEL PLAN

Dimensions shown are based on preliminary construction plans; final as-built dimensions may vary

Usable Square Feet (USF) is a standard unit of building measurement employed by the Manhattan real estate industry. It is determined by the Real Estate Board of New York (REBNY) to be the following: Gross floor area minus all vertical penetrations and mechanical rooms that cannot be used for the building. Vertical penetrations are measured to the outside face of the exterior walls and include elevator shafts, mechanical shafts, and other vertical shafts. Gross floor area is the area of the building enclosed by the exterior perimeter building shell including terraces, roof areas, and parking. Loading docks are included, except the area occupied by trucks. The total floor USF for a floor with one street and a floor with multiple fronts is, except for the common USF for a front, is measured to the outside face of the building's board and shunt / common areas. Walls shared by (multiple) tenants are split between the respective tenants.

TENANT LEASING PLANS - FOOD TRUCK A
CHELSEA MARKET

Scale: As indicated

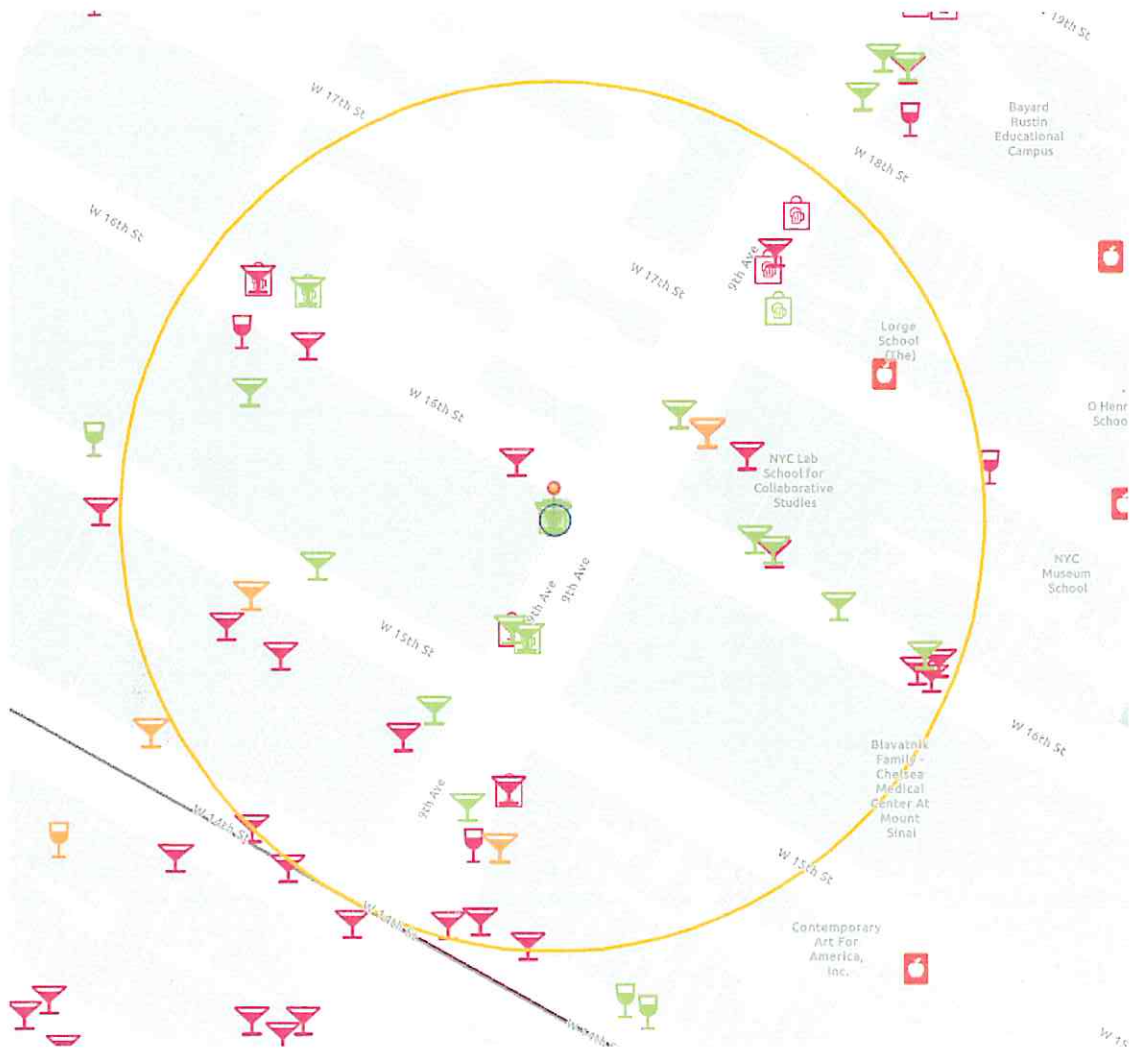
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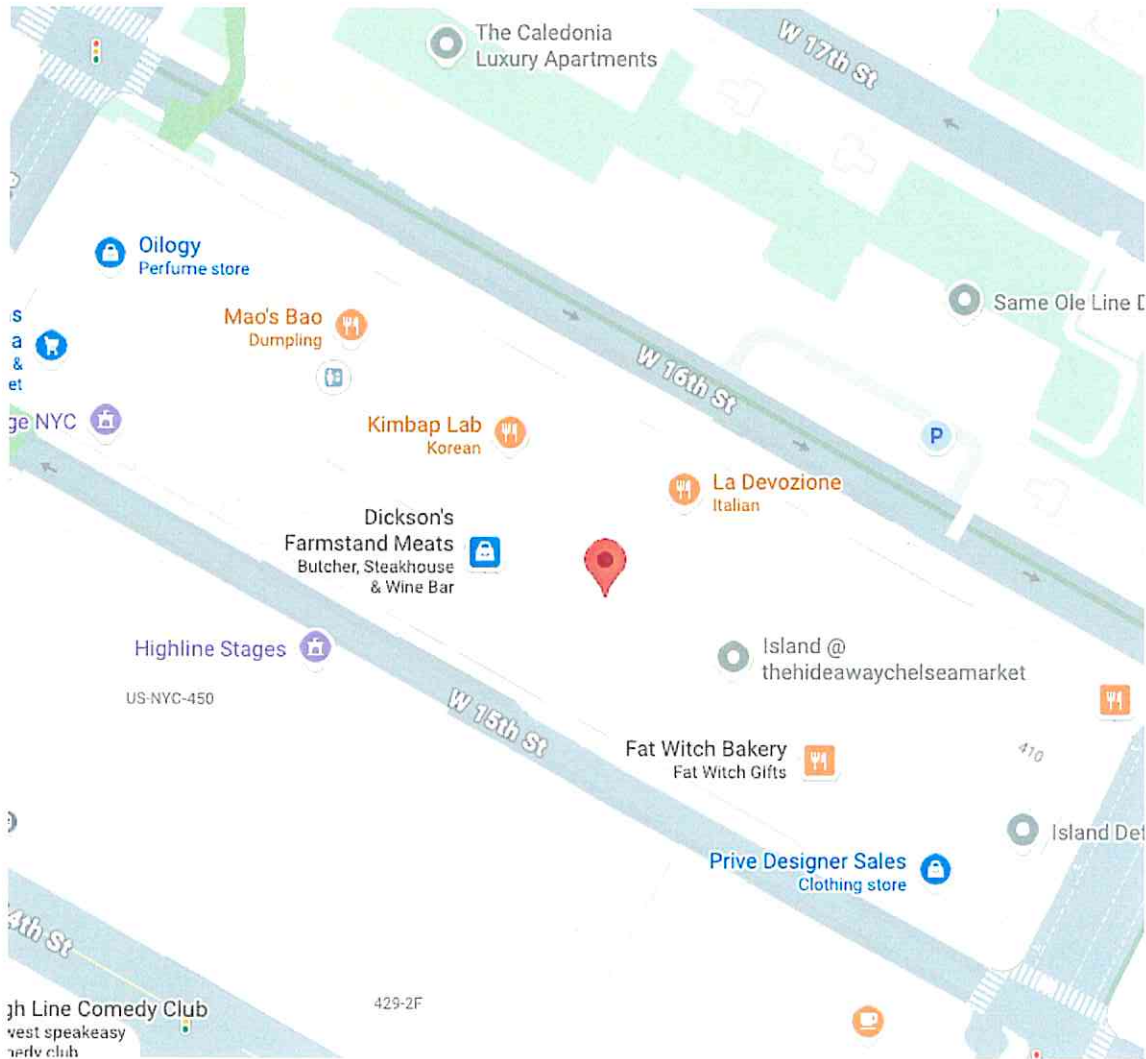
500 FOOT MAP



GREEN MARTINI= OP LICENSE
PINK MARTINI= INACTIVE OP LICENSE
GREEN WINE= TW/ RW LICENSE
PINK WINE= INACTIVE TW/ RW LICENSE

HELBRAUN | LEVEY

NEIGHBORHOOD MAP



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	75 9th Ave, New York, New York, 10011
Geocode	Latitude: 40.74223 longitude: -74.00467
Report Generated On	2/3/2026

8 Closest Liquor Stores		
Name	Address	Distance
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	1,023 ft
LITTLE WEST WINE AND SPIRITS INC License ID: 0100-23-123870 Legacy Serial No.: 1301089	19 LITTLE W 12TH ST NEW YORK, New York 10014	1,038 ft
WINE RHINO LLC License ID: 0100-23-126897 Legacy Serial No.: 1347836	140 10TH AVE NEW YORK, New York 10011	1,089 ft
SKM HOLDINGS LLC License ID: 0100-22-116987 Legacy Serial No.: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LVEL WALL ST NEW YORK, New York 10007	1,210 ft
MIDTOWN SPIRITS INC License ID: 0100-21-113776 Legacy Serial No.: 1329094	191 9TH AVE NEW YORK, New York 10011	1,396 ft
MFR RETAILING LLC License ID: 0100-22-116120 Legacy Serial No.: 1300071	249 W 13TH ST NEW YORK, New York 10011	1,429 ft
MANLEYS WINES & SPIRITS INC License ID: 0100-23-125777 Legacy Serial No.: 1023603	35 8TH AVENUE NEW YORK, New York 10014	1,464 ft
MAHADEV INC License ID: 0100-21-113685 Legacy Serial No.: 1265163	242 W 14TH ST NEW YORK, New York 10011	1,553 ft

Schools within 500 feet		
Name	Address	Distance
LORGE SCHOOL (THE)	353 W 17TH ST NEW YORK, NY 10011	418 ft

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Sparrow Italia New York LLC Application ID: NA-0340-25-137462	88 9th Ave New York, New York 10011	204 ft
TS DEV MPD II, LLC Application ID: NA-0340-25-136812	412 West 15th St Suite 01G New York, New York 10011	361 ft
Delilah New York LLC Application ID: NA-0340-24-130215	50 9th Ave New York, NY 10011	388 ft
BGI 14th Street LLC & Brand Essence Hospitality Group Inc as Mgr Application ID: NA-0340-24-127355	413 W 14th St New York, New York 10014	528 ft
Breitling U.S.A., Inc Application ID: NA-0415-25-138585	875 Washington St Retail A New York, NY 10014	729 ft
The Right Group LLC Application ID: NA-0370-25-115361	453 W 17th St New York, New York 10011	730 ft
Forrest Solutions, Inc. Application ID: NA-0415-24-147480	29 35 9th Ave New York, NY 10014	735 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CORKBUZZ TWO LLC License ID: 0340-22-115491 Legacy Serial No.: 1278757	75 9TH AVE RETAIL SPACE D NEW YORK, New York 10011	0 ft
Maki A Mano Inc. License ID: 0340-24-131971 Legacy Serial No.: 6040683	75 9th Ave Ste 01D10 New York, New York 10011	0 ft
JBSA LLC License ID: 0370-24-123717 Legacy Serial No.: 6032183	75 9TH AVE RETAIL SPACE B NEW YORK, New York 10011	0 ft
BAR SUZETTE CREPERIE LLC License ID: 0340-24-100779 Legacy Serial No.: 6008693	75 9TH AVE STE 01A5A & 01A5B AKA 425 W 15 NEW YORK, New York 10011	0 ft
CHELSEA MUSIC HALL LLC License ID: 0370-24-125624 Legacy Serial No.: 6034167	75 9TH AVE NEW YORK, New York 10011	0 ft
Fyah Jerk Chicken LLC License ID: 0340-25-112305 Legacy Serial No.: 6061944	75 9th Ave Ste 01A5F & 01A5G New York, New York 10011	0 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
RESTAURANT ASSOCIATES LLC License ID: 0346-23-123978 Legacy Serial No.: 1293661	75 9TH AVE FLR 8 NEW YORK, New York 10011	4 ft
URBAN DAIRY LLC License ID: 0340-23-137614 Legacy Serial No.: 1298415	75 9TH AVE NEW YORK, New York 10011	4 ft
DUANGJAI CORP License ID: 0340-23-137314 Legacy Serial No.: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, New York 10011	4 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115883 Legacy Serial No.: 1293663	75 9TH AVE FLR 2 NEW YORK, New York 10011	4 ft
ATH NY CM LLC License ID: 0340-23-136991 Legacy Serial No.: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, New York 10011	4 ft
MIZNON AT CHELSEA LLC License ID: 0340-22-115446 Legacy Serial No.: 1305569	75 9TH AVE NEW YORK, New York 10011	4 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-23-124002 Legacy Serial No.: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, New York 10011	4 ft
DI MARTINO AIR NY LLC License ID: 0340-22-108571 Legacy Serial No.: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, New York 10011	4 ft
MKT GROUP LLC License ID: 0370-23-137410 Legacy Serial No.: 1248780	75 9TH AVENUE NEW YORK, New York 10011	138 ft
BUDDAKAN NY LP License ID: 0340-21-116082 Legacy Serial No.: 1160625	75 9TH AVE CHELSEA MARKET NEW YORK, New York 10011	143 ft
HUDSON RIVER INN LLC & 88 NINTH AVENUE HOSPITALITY, LLC as MGR License ID: 0343-22-130992 Legacy Serial No.: 1130445	88 9TH AVENUE NEW YORK, New York 10011	187 ft
Q DOWNTOWN NY LLC; Q DOWNTOWN NY F&B LLC; STRATEGIC DREAM RESTAURANT, LLC; STRATEGIC DREAM ROOFTOP, LLC & STRATEGIC DREAM LOUNGE, LLC License ID: 0343-23-163213 Legacy Serial No.: 6005587	355 W 16TH ST NEW YORK, New York 10011	235 ft
AMIGOS HOSPITALITY LLC License ID: 0340-23-138835 Legacy Serial No.: 1353368	357 W 16TH ST NEW YORK, New York 10011	258 ft
SIREN RETAIL CORPORATION License ID: 0370-24-133120 Legacy Serial No.: 6041889	61 9TH AVE NEW YORK, New York 10011	263 ft
MARISCOS CHELSEA LLC License ID: 0340-22-104279 Legacy Serial No.: 1293690	409 W 15TH ST AKA 75 9TH AVE	279 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
	NEW YORK, New York 10011	
BD STANHOPE LLC License ID: 0340-23-127091 Legacy Serial No.: 1138858	369 W 16TH ST NEW YORK, New York 10011	347 ft
ORIGINAL HOMESTEAD, THE License ID: 0340-23-131533 Legacy Serial No.: 1028373	56 9TH AVENUE 52-60 9TH AVE NEW YORK, New York 10011	350 ft
BOMBAY HOUSE HOSPITALITY LLC License ID: 0340-22-110112 Legacy Serial No.: 1339410	75 9TH AVE STE 01A66 NEW YORK, New York 10011	380 ft
FACILITY CONCESSION SERVICES LLC License ID: 0417-22-101316 Legacy Serial No.: 1344803	431 W 16TH ST - 2ND FLOOR NEW YORK, New York 10011	384 ft
PHILIPPE MP LLC License ID: 0340-22-108840 Legacy Serial No.: 1312696	355 W 16TH ST NEW YORK, New York 10011	460 ft
DLP GROUP LLC License ID: 0370-23-134413 Legacy Serial No.: 1248720	132 9TH AVE NEW YORK, New York 10011	601 ft
VIRCAN GROUP LLC License ID: 0340-21-117895 Legacy Serial No.: 1253732	136 9TH AVE NEW YORK, New York 10011	652 ft
SUSI VILLA TPLAYGROUND INC License ID: 0370-23-159962 Legacy Serial No.: 6002311	134 9TH AVE SPACE 1 NEW YORK, New York 10011	661 ft
BENTO BROOKLYN LLC License ID: 0346-22-116329 Legacy Serial No.: 1314438	675 HUDSON ST STE 5S 5N NEW YORK, New York 10014	695 ft
675 HUDSON VAULT LLC License ID: 0340-22-105422 Legacy Serial No.: 1101314	675 HUDSON STREET 13TH & 14TH STREETS NEW YORK, New York 10014	734 ft

* CURRENT LICENSE *



FILAGA LLC | Active

Premises Details

Premises Name	FILAGA LLC
DBA	FILAGA PIZZERIA
License ID	0240-22-102568
Legacy Serial No.	1291920
Category	On Premises Wine
Description	Restaurant
Address	75 9TH AVE FOOD TRUCKA - KIOSK AREA 3 NEW YORK, New York 10011 New York County

License Details

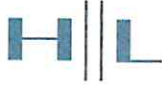
Lic Type	1
Lic Class	240
# of Additional Bars	0
Lic Exp Date	2/28/2026
Lic Eff Date	3/1/2024
Lic Iss Date	2/12/2024
Lic Org Date	2/12/2024
Status	Active

Principal(s)

Not Available for Display

[Zoom to](#)





Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Puya Rockefeller Center LLC (Corp. Change)_ Onboarding Checklist

Valerio - L' Arte del Gelato <valerio@lartedelgelato.com>

Wed, Jan 28, 2026 at 4:30 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Cc: Ted de Nicola <ted.denicola818@gmail.com>, "cc: jordan covell-consulting.com" <jordan@covell-consulting.com>, L' Arte del Gelato <info@lartedelgelato.com>

Hi Adrianna,

Please find attached picture. Let me know if that works.

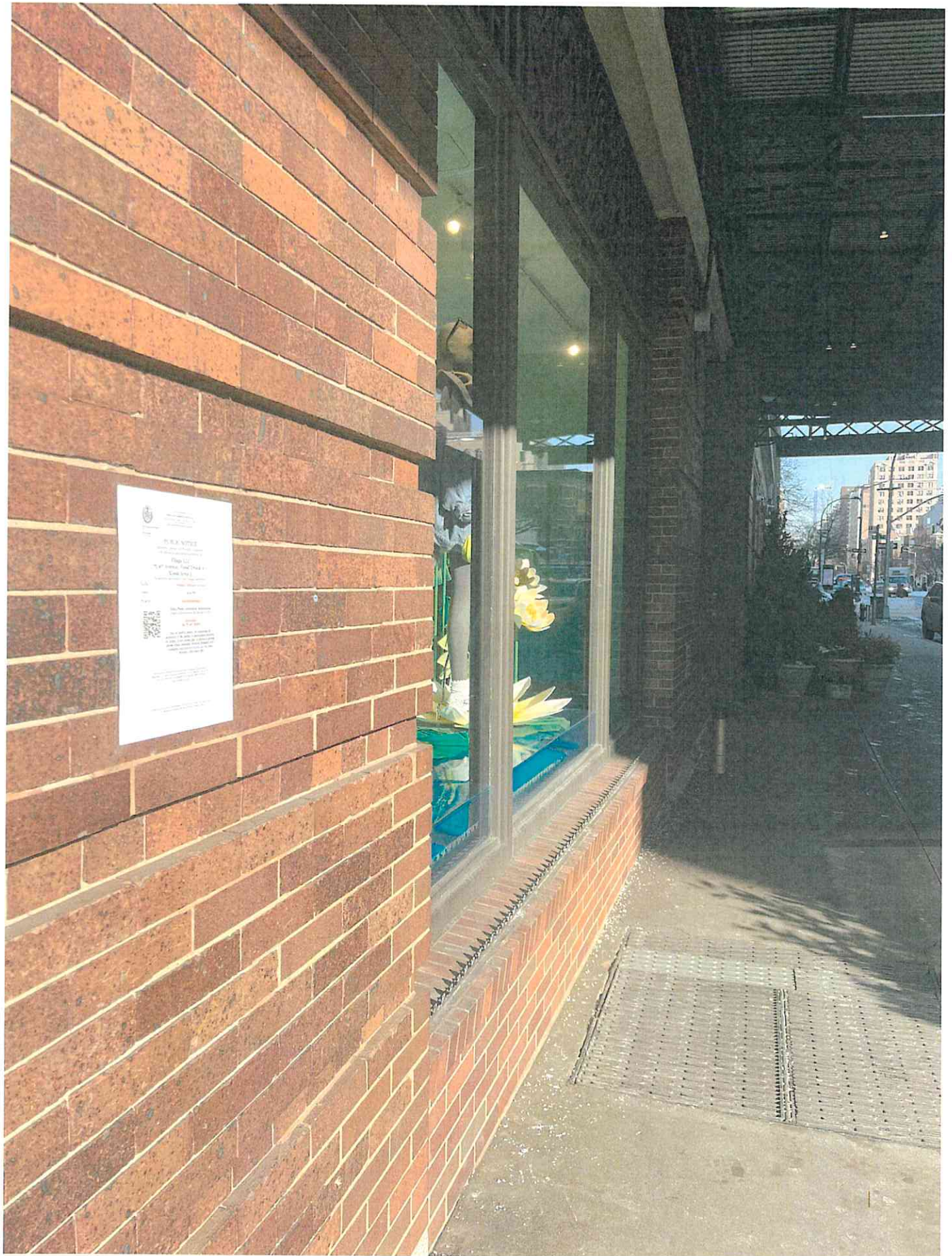
Thanks,
Valerio

[Quoted text hidden]

* TIME STAMP
OF PROOF OF
NOTICE POSTING *



IMG_8621.jpeg
2769K





LIANA

scivitta arugola 7.95
 zarella 8.95
 tomato sauce basil 7.50
 A sweet gongozola 8.50
 sea onion, sauce 16.00
 ary, garlic oil 14.95
 tomatoes, ricotta, 7.95
 a, parmigiano 8.95
 with black truffle
 mushroom 5.50
 Ken tomato confit 6.75
 basil 8.95
 oes, chili, capers, olives 5.50
 wash, miso, Stracchino, Sage, 6.75
 Balsamic glaze

CLASSICA

ce, mozzarella, parmigiano 5.50
 e, mozzarella, pepperoni 6.75

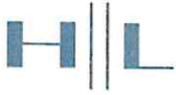
TAGIONALE

Cheese, mozzarella, pepperoni 6.75

Uber Eats

BLOCK ASSOCIATION LIST PROVIDED BY MY

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	coba_naz@gmail.com; coba_vez@gmail.com	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	steve8015ba.com; info@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Redosz	kronin@16ba.com	No monthly meetings
100 West 16th Street Block Association	Matthew	Gronek	matgronek@aol.com	
100 West 17th/18th Street Block Association	Antonella	Rouison	antonellapollone2103@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Cipolone	bn_dfr@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Frankel	mfrankel1999@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Julij	Klein	wborock@netmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Michael	Borock	ccba1001920@gmail.com	
100 West 21st Street Block Association	Robert	Walsh	mwalshny@gmail.com	
100 West 21st Street Block Association	Robert	Simon	robertsimon267@gmail.com	
100 West 21st Street Block Association	Diana	Nichols	heazon155@aol.com	
100 West 21st Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 21st Street Block Association	Melissa	Stern	m.melissa.s@gmail.com	
100 West 21st Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	
100 West 21st Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	No monthly meetings at this time
100 West 21st Street Block Association	Jennifer	Maybin	maybin.jennifer239@gmail.com	
100 West 21st Street Block Association	Tina	Difeliciano	Tina@NakedEyeProductions.com	
200 West 21st/22nd Street Block Association	Melodie	Bryant	saveyfix@gmail.com	
200 West 19/20/21/22 (South) Streets Block Association	Pamela	Wolff	paned@njal.net	
200 West 19/20/21/22 (South) Streets Block Association	Pat	Coole	patcoole@me.com	
200 West 19/20/21/22 (South) Streets Block Association	Dianne	Maebrier	dianne216@gmail.com	
200 West 2nd Street Block Association	Melby	Harris	200west2ndstreet@gmail.com	
2324 Chelsea Tenants Association	Thuy	Pham	thuypham_2002324RA@gmail.com	Second Wednesday of the month @ 7 pm
300 West 18/19 Streets Block Association	Gloria	Low	lowgloria@yahoo.com	First Monday of the month @ 6:30 pm or 7 pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Soos	davsoos@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Oit	coit@habitatmag.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Albert	Taylor	alberttaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@kulliedcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabriella	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Wasman	phyllis.wasman@gmail.com	First Monday of the month @ 7 pm
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acayedo	mny1350@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dllesser.com	
400 West 21/22/23(South) Streets Block Association	Sandra	Jacobus	sandra.jacobus@gmail.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com; kjacobnyc@gmail.com	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Amy	Klein	amyklein74@gmail.com	
400 West 21/22/23(South) Streets Block Association	Inge	Humm	andhumm@aol.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Renee	Ivchenko	L.fanews@gmail.com; tenants@lita.info	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Kell	Resmke@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Dent	ldenthuiler@gmail.com	
500 West 19 Street Block Association	Neil	Waters	neatersh@gmail.com	
500 West 19 Street Block Association	Den	Stork	neal@nealstork.com	
500 West 21/22/23/24 Streets Block Association	Willis	Hoffman	hoffmanden@holmail.com	
500 West 21/22/23/24 Streets Block Association	Debra	Wade	wyad2084@gmail.com	
500 West 20/29 Streets Block Association	Donna	Beard	dwbear421@me.com	
500 West 20/29 Streets Block Association	Donna	Donovan	dk48@cornell.edu	
501 blocks of 26th-28th	Jeanne	Lepila	dnehlis@gmail.com; westchelseaba@gmail.com	
501 blocks of 26th-28th	Mario	Lopez-Muniz	kgmruniz@gmail.com	
Plum South (W 23rd to W 29th Street from 8th/9th Avenue)	Scott	Mazoni	education@menssouth.coop	
Plum South (W 23rd to W 29th Street from 8th/9th Avenue)	Donna	Hups	(212) 216-0000	
Hilder Anneticano	Jeremy	Carroll	212-635-3700	
Higgines37	John	Langman	donna@attonalman.com	
Donna Lampain Coelumes	Andrew	Carmel	termy.carmel@gmail.com	No monthly meetings
537 W 27th Street Building	Brian	Mudd	ohio.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Brian	Borman	andrew@vsho.org	
Midtown South Pct. Council	Brian	Webster	branscottwebster@gmail.com	
Chelsea W200 BA			chelseaw200ba@gmail.com	
Neighbors of West 21st, 22nd and 23rd Streets Block Association			chelseawest200ba@gmail.com	



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Fwd: Filaga Pizzeria Community Board Outreach

1 message

Heather Kirk <heather@helbraunlevey.com>

Fri, Jan 23, 2026 at 3:36 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

**Please note, I will be out on maternity leave starting Monday, February 2nd. All matters and emails will be handled by a member of our licensing team.*

All my best,
Heather



*EMAIL SENT
TO ALL BLOCK
ASSOCIATIONS ON
LIST PROVIDED BY MH *

Heather Kirk
Director of Licensing | Helbraun & Levey LLP
40 Fulton Street, 28th Floor
New York, NY 10038
pronouns: she/her/hers (What's this?)
Helbraunlevey.com
New York Office: (212) 219-1193
Florida Office: (305) 539-0646

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----- Forwarded message -----

From: **Ted de Nicola** <ted.denicola818@gmail.com>
Date: Fri, Jan 23, 2026 at 12:39 PM
Subject: Filaga Pizzeria Community Board Outreach
To:

Dear Community Board No. 4 Member,

My name is Ted de Nicola, and I'm writing to inform you of a corporate change to the existing Beer & Wine license at our store, Filaga Pizzeria, located within Chelsea Market.

Filaga has been operating within Chelsea Market for 10 years, and I've been a minority shareholder of the company since inception. Recently there have been some changes to the company's structure, and moving forward, I will be the sole operator of the business.

There are no planned changes to the use of the business, we are continuing to produce our artisanal Sicilian-inspired pizza for all to enjoy. The alteration application for this space is simply to add our existing basement to the license for storage purposes. The Community Board meeting is currently scheduled for February 10.

If you have any questions or concerns, please reach out.

Best,
Ted