

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
GORDIAN KNOT GR INC		PENDING	
STREET ADDRESS		CROSS STREETS	ZIP CODE
170 7TH AVE		CORNER OF W 20TH ST & 7TH AVE	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: ALEXANDROS GRIMPAS	ATTORNEY/ REPRESENTATIVE	NAME: ABC LICENSE - SAM PARK
	PHONE: (917) 519-7487		PHONE: (718) 939-1400
	EMAIL: IRESTAURANTMANAGEMENT@GMAIL.COM		EMAIL: ABCLICENSE@GMAIL.COM
MANAGER	NAME: N/A	LANDLORD	NAME: 334 BOWERY RETAIL LLC
	PHONE:		PHONE: (212) 244-6650
	EMAIL:		EMAIL:
APPLICATION TYPE (☒ New York State Liquor License ☐ Dept. of Transportation Dining Out)			
☒ New	Has applicant owned or managed a similar business?		☒ YES ☐ NO
	What is/was the name and address of establishment?		THREE A PLUS INC @ 163 W 23RD ST
	What were the dates applicant was involved with this former premise?		2007 - END OF 2025
☐ Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		☐ YES ☐ NO
	If alterations or operational changes are being made, please describe/list all changes.		
☐ 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	☒ Liquor/Wine/Beer & Cider ☐ Beer & Cider ☐ Wine/Beer & Cider		
ESTABLISHMENT TYPE	☒ Restaurant ☐ Cabaret ☐ Night Club ☐ Hotel ☐ Bar/Tavern ☐ Catering Establishment ☐ Adult Entertainment ☐ Wine Bar ☐ Dance Club ☐ Sports Bar ☐ Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?		☐ YES ☒ NO	AFTER THE CB4 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.		☒ YES ☐ 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 ☒ NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		☒ YES ☐ 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	11am-1am	11am-1am	11am-1am	11am-1am	11am-2am	11am-2am	11am-1am
	Outdoors	----- NO OUTDOOR DINING -----						
	Kitchen	11am-1230am	11am-1230am	11am-123am	11am-1230am	11am-130am	11am-130am	11am-1230am
	Music (indoors)	11am-1am	11am-1am	11am-1am	11am-1am	11am-2am	11am-2am	11am-1am
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	120	110	33	88	0	1	9	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	----- NO OUTDOOR PRIVATE PROPERTY -----							
DOT Dining Out: Sidewalk Cafe			----- NO SIDEWALK -----					
DOT Dining Out: Roadway			----- NO ROADWAY -----					
How frequently will the owner(s) be at the establishment?					40 HOURS A WEEK AND AS NEEDED			
Will there be dancing?					YES	☒ NO		
Will applicant have bottle or table service for alcohol beverages other than wine?					☒ YES	☐ NO	TABLE SERVICE ONLY	
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		
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	3RD PARTY DELIVERY ONLY	

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	
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?	BIKE RACK LOCATED IN W 20TH ST		
Where will applicant store its garbage containers when not in use?	IN THE KITCHEN		
Where will applicant lay out garbage containers and at what time?	EDGE OF CURB AFTER 10PM		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	☒ NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	☒ YES	NO	
Is a Public Assembly permit required?	☒ YES	NO	
Are your plans filed with DOB?	☒ YES	NO	
What is the zoning designation for this location?	R8A, C2-5		

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			
	# 2			
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?	4/18/2025			
Where did applicant post the notice that was provided?	ON STOREFRONT WALLS, NEARBY LAMP POSTS			
Please provide dates when applicant met with the groups listed above.				
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.	☒ YES	NO	(917) 519-7487	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	☒ 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 FL	RESTAURANT	60	11am-1am Sunday - Thursday 11am-2am Friday & Saturday	13	36	0	1 BAR 9 SEATS	LIVE MUSIC BACKGROUND
2ND FL	RESTAURANT	60	11am-1am Sunday - Thursday 11am-2am Friday & Saturday	20	52	0	0	BACKGROUND
BASEMENT	STORAGE		11am-1am Sunday - Thursday 11am-2am Friday & Saturday	0	0	0	0	NONE

BUILDING DESIGN			
State the name and type of business previously located in the space.	SPA BELLES NAIL (NAIL SALON)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	☒ NO	
Do you plan any changes to the existing façade? If yes, please describe.	☒ YES	NO	CHANGE SIGNAGE DBA
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	
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	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	
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	
Will the kitchen exhaust system extend to the roof?	☒ YES	NO	
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?	CENTRAL HVAC LOCATED ON ROOF		
When was the air conditioner installed?	BY PREVIOUS TENANTS		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			OUTDOOR PRIVATE PROPERTY NOT USED
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	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?	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)?	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 applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	☒ YES	☐ NO	
Will applicant be applying for sidewalk seating now or in the future?	☒ YES	☐ NO	IN THE FUTURE
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?	☒ YES		

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY		NO ROADWAY DINING
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
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)

- Live music will cease no later than 11pm nightly and be limited to first floor. Live music will be limited to 4 musicians
- Applicant agrees to obtain an acoustical report from an NYC DEP - Approved Noise Consultant, including testing from residential units above premises. Applicant agrees to implement all recommendations of report
- Applicant will submit acoustical report to MCB4 office by 5/27/26
- Applicant will submit list of email notifications regarding BLP meeting to MCB4 office by 5/27/26

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.

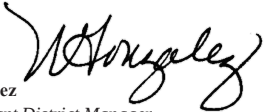
ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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
6/3/26 full board meeting, with 40 members voting
in favor of the recommendation, 0 members opposed, 1
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



ALEXANDROS GRIMPAS

PRINT NAME OF APPLICANT

/s/ Alexandros Grimpas

SIGNATURE OF APPLICANT

05/05/2026

DATE

MEZEDES/APPETIZERS

Great for Sharing!

SAUCY

Gigantes\$7.99
Giant Greek white beans in tomato sauce.

Dolmades.....\$7.99
Grape leaves stuffed with rice and herbs, drilled with a lemon-dill sauce.

Halloumi Fries\$8.99
Delicious Greek Halloumi cheese, lightly fried, topped with creamy feta sauce and drizzled with a balsamic glaze.

Keftedes\$9.99
Two Greek meatballs seasoned with our special blend of herbs and spices. Served with seasoned tomato sauce and Kaseri cheese.

CRISPY

Spanakopita.....\$7.99
A favorite Greek dish. Phyllo dough stuffed with fresh spinach, feta cheese and our special blend of spices.

Greek Fries\$5.99
Seasoned with our own blend of Greek spices.

Kolokythokeftedes.....\$9.99
Golden crisp patties prepared with shredded zucchini, feta cheese, herbs and spices. Served with tzatziki.

Kalamari.....\$18.99
Lightly breaded and fried to perfection. Served with our savory tomato sauce.

SALATA

SALADS

Village (Horiatiki)lg. \$12.69side \$6.29
Freshly cut campari tomatoes, green peppers, onions, cucumbers, feta cheese and Kalamata olives; served on a bed of greens and drizzled with our own Greek dressing.

Traditional Santorini.....lg. \$12.69side \$6.29
Mixed fresh greens, tossed with cherry tomatoes, cucumbers, onions, crumbled goat cheese, Kalamata olives and our balsamic vinaigrette.

Add chicken or pork gyro meat \$6.99

DIPS AND SPREADS

Melitzano Salata\$7.99
A typical Greek dip: roasted eggplant, olive oil, roasted garlic, feta cheese, and our signature flavors.

Tyrokafteri.....\$7.99
A spicy feta cheese and red pepper dip.

Fava Bean\$7.99
A classic favorite: Smooth and creamy dip made from Santorini split peas.

Tzatziki.....\$7.99
From the heart of the Greek Islands: A blend of plain yogurt, fresh cucumber, olive oil, garlic and spices.

Three Dips\$8.99
Pick 3 of our 4 dips: Melitzano, Tyrokafteri, Fava or Tzatziki.

Four Dips\$10.49
Enjoy all four!

GRILLED

Saganaki\$8.99
An ancient Greek tradition: grilled aged cheese.

Kalamari Skaras.....\$18.99
Chargrilled, fresh squid with authentic Greek seasonings, drizzled with olive oil and lemon.

SOUPA

SOUPS

Tomato Basil.....\$5.99
An old family recipe: Prepared with fresh basil, garlic, parsley, and thyme.

Chicken Avgolemono.....\$5.99
A bright, lemony, and hearty Greek chicken and rice soup.

SANDWICHES

Traditional.....\$9.99
Freshly carved, tender, Greek-style, marinated fresh pork with tomato, onion, tzatziki and fries, rolled in fresh pita.

Chicken\$9.99
Marinated chicken with fresh tomato, onion, tzatziki sauce and fries, rolled in fresh pita.

Beef-Lamb.....\$9.99
Thinly sliced layers of blended beef and lamb. Served with tomato, onion, tzatziki and fries, rolled in fresh pita.

Veggie\$8.99
Lettuce, tomato, cucumber, onion, roasted red pepper, tzatziki, and fries, rolled in fresh pita. Topped with goat cheese and our balsamic dressing.

PLATTERS

Traditional Platter\$16.99
Delicious pork Gyro meat, served with fries, pita bread, and tzatziki.

Chicken Gyro Platter.....\$16.99
Expertly marinated and cooked to perfection. Served with fries, pita bread and tzatziki sauce.

Beef-Lamb Platter\$16.99
Tender strips of blended beef and lamb, seasoned with garlic, onion and Greek spices. Served with fries, pita bread, and tzatziki.



AUTHENTIC GREEK SPECIALTIES

Served with a bowl of soup or a small side salad.

Lamb Chops\$32.99
5 baby lamb chops marinated and grilled. Served on a bed of orzo.

Steak Kebab\$28.99
Filet mignon grilled with tomato, green peppers, zucchini, and onions. Served with orzo.

Lamb Kebab.....\$28.99
Delicately marinated in rosemary, oregano, garlic, olive oil and lemon. Grilled with tomatoes, green peppers, zucchini, and onions. Served with orzo.

Chicken Kebab.....\$21.99
Tasty chicken kebabs grilled with green peppers, fresh cherry tomatoes, zucchini, and onions. Served with orzo.

Shrimp Kebab\$28.99
Succulent shrimp sautéed in lemon, garlic and olive oil. Served with grilled tomatoes, green peppers, zucchini, onions and orzo.

Moussaka\$23.99
Deliciously layered roasted eggplant, seasoned ground beef, and potatoes, topped with our bechamel sauce.

Specialty Greek Pasta.....\$18.99
Pan-tossed with olive oil, roasted garlic, feta cheese, oregano, capers, Kalamata olives, and our signature tomato-basil sauce. Add two Greek meatballs \$7.99

Greek Vegetarian Platter\$18.99
A platter of delight! Spanakopita, dolmades, melitzano salata, fava bean dip, and tzatziki.



DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY No. 21266 1936

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York May 14, 1936

THIS CERTIFIES that the building located on Block 770, Lot 36

known as 170 Seventh Avenue-201-3 West 20th Street

under a permit, Application No. 2194 Alt of 1935, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is ~~nonfireproof~~ construction within the meaning of the building code and may be used and occupied as a ~~business and residence~~ building as hereinafter qualified, in an ~~unrestricted~~ district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Storage
1st Story	120			10	Store
2nd "	75			5	Office
3rd "	40				Dwelling, One Family
4th "	40				Dwelling, One Family

This certificate is issued to

Abraham Grossman, Architect
375 Eighth Avenue, City, for the owner or owners.



Buildings



Work Permit Department Of Buildings

Permit Number: **M01301043-S1-GC**

Permit Classification: **ALTERATION**

Address: **MANHATTAN 170 7 AVENUE**

Work on Floor(s): **CELLAR, FLOOR NUMBER(S) 1 THROUGH 2**

Total number of dwelling units at location: **9**

Number of dwelling units occupied during construction: **2**

Description: **NEW EATING AND DRINKING ESTABLISHMENT. NEW NON LOAD-BEARING PARTITIONS, INT. FINISHES, SOUNDPROOF CEILING, STOREFRONT FRAMING. NEW MECH & AIR CONDITIONING/VENTING. NEW TYPE 1 HOOD FOR KITCHEN ON 1ST FLOOR. NO CHANGE TO USE OR EGRESS.**

Issued: **04/03/2026**

Expires: **06/01/2026**

Issued To: **VALENTIN NADASAN**

Business: **GHCR, LLC**

License No: **GC-610804**



For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

May 28, 2026

Valentin Nadasan
GHCR LLC
245 Saw Mill River Road, Suite 106
Hawthorne, New York 10532

**Ref: 170 7th Avenue Restaurant
Acoustic Design Review
Trinity# 263310.0564**

Dear Valentin,

Trinity has reviewed the proposed floor-ceiling assembly separating the Gordian Knot GR Inc. restaurant, located on the 1st and 2nd floors at 170 7th Avenue, from the 3rd floor residential apartments above.

Based on recent correspondence, we understand the existing construction between the 2nd and 3rd floors consists of timber beams with no ceiling, mineral wool insulation between the beams, and a wood subfloor. The proposed finished construction is to consist of furring channels supporting a continuous gypsum board ceiling.

Building Code requires demising constructions to meet a minimum acoustic rating of STC 50; which we anticipate the proposed construction to meet. However, to maximize the acoustic performance through the floor-ceiling partitions, we recommend the following assembly, arranged from top (3rd floor) to bottom (2nd floor):

- Existing 3rd floor wood joists and batt insulation;
- Resilient isolation clips (Kinetics Noise Control Isomax, or equivalent) supporting 7/8" hat channels;
- Two layers 5/8" Type X gypsum board.

Reviewing acoustical test data for several similar constructions, we anticipate this assembly will result in a finished ceiling height approximately 3" below the bottom of the existing joists and an acoustic rating of approximately STC 55. Assuming a minimum background noise level of approximately NC 25 in the 3rd floor residences during the restaurant operating hours, this would likely result in normal voice levels within the restaurant above being mostly inaudible and raised voices potentially audible but unintelligible. We note that any additional improvements in acoustic performance would likely require addressing the floor-ceiling assembly from the top-side (3rd floor residences).

To maintain the anticipated acoustic ratings of the floor-ceiling assembly, any penetrations for ceiling-mounted devices, such as lights or sprinkler heads, should be sealed airtight using acoustical sealant or a similar non-hardening, ever resilient caulking compound. We recommend recessed light fixtures be IC-rated sealed housings. In-ceiling loudspeakers are not recommended; however, if provided, speakers should be enclosed with plywood or MDF back boxes.



This concludes our comments at this time. Please contact us with any questions or comments you may have.

Best Regards,

A handwritten signature in black ink, appearing to read "David Legenhausen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Legenhausen
Senior Associate

Petition to Support Proposed Liquor License

Date: 05/12/2026

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full Liquor License

to the following applicant/establishment (company and/or trade name) Gordian Knot GR Inc DBA Parea

Address of premises: 170 7th Ave

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be:

Mon-Thur: 11AM - 2AM, Fri-Sun: 9AM - 4AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Andrew Woods		201 W 20 th St. #3 NY, NY 10011
Grant Reed		
Cooper Nestor		

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	170 7th Ave, New York, New York, 10011
Geocode	Latitude: 40.74242 longitude: -73.99709
Report Generated On	4/20/2026

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, New York 10011	175 ft
LANDMARK WINE & SPIRITS INC License ID: 0100-23-126154 Legacy Serial No.: 1356279	208 W 23RD ST NEW YORK, New York 10011	712 ft
MANOR HOUSE CELLAR INC, THE License ID: 0100-22-116165 Legacy Serial No.: 1312554	676 6TH AVE NEW YORK, New York 10010	1,034 ft
SUEBOB LIQUOR INC License ID: 0100-21-114461 Legacy Serial No.: 1023574	312 W 23RD STREET NEW YORK, New York 10011	1,162 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	1,188 ft
WINE GALLERY INC,THE License ID: 0100-21-114481 Legacy Serial No.: 1023576	576 6TH AVENUE NEW YORK, New York 10011	1,378 ft
O&K WINE & LIQUOR INC License ID: 0100-23-124037 Legacy Serial No.: 1353670	292 8TH AVE NEW YORK, New York 10001	1,437 ft
LE GARREC NYC LLC License ID: 0100-23-126910 Legacy Serial No.: 1344355	61 W 23RD ST NEW YORK, New York 10010	1,453 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Third Cemetary Of The Spanish & Portuguese Synagogue	143 ft

Pending On Premises Liquor Licenses within 750 feet

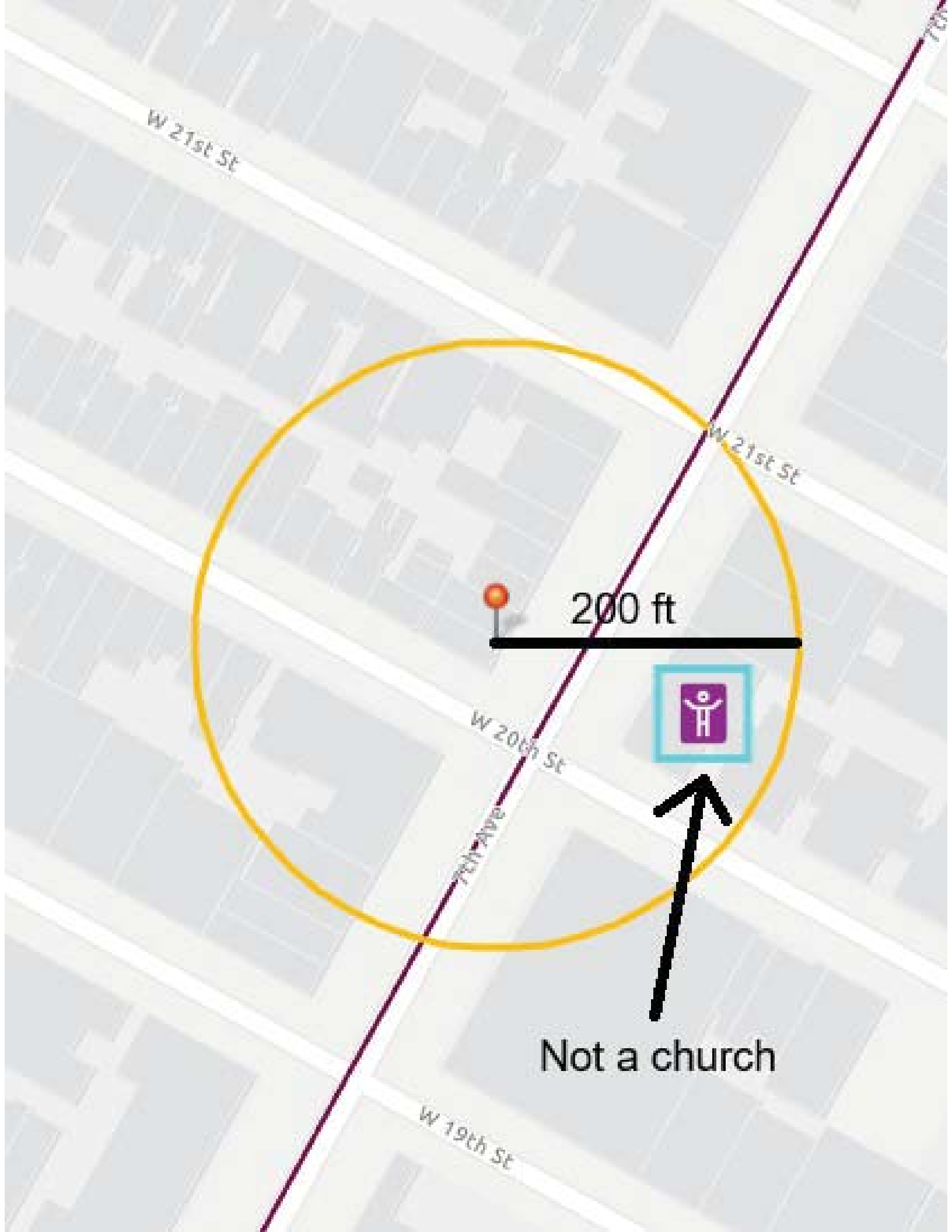
Name	Address	Distance
132 7th Ave Mgmt, LLC Application ID: NA-0340-25-139482	132 7th Ave New York, New York 10011	544 ft
132 7th Ave Mgmt, LLC Application ID: NA-0370-25-139130	132 7th Ave New York, New York 10011	592 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
MESTRE INC License ID: 0340-23-127607 Legacy Serial No.: 1024928	172 7TH AVENUE NEW YORK, New York 10011	36 ft
FT SEVENTH AVE LLC License ID: 0370-23-106084 Legacy Serial No.: 1149519	176 7TH AVENUE CHARLTON ST & VANDAM STREET NEW YORK, New York 10003	55 ft
190 SEVENTH AVENUE LLC License ID: 0340-23-135627 Legacy Serial No.: 1304323	190 7TH AVE NEW YORK, New York 10011	256 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	289 ft
HAKU GROUP LLC License ID: 0340-24-133854 Legacy Serial No.: 6042646	191 195 7TH AVE STORE #2 NEW YORK, New York 10011	356 ft
223 WEST CORP License ID: 0370-23-162512 Legacy Serial No.: 6004882	223 W 19TH ST NEW YORK, New York 10011	391 ft
DLK RESTAURANTS LLC License ID: 0340-22-113909 Legacy Serial No.: 1307300	206 7TH AVE NEW YORK, New York 10011	530 ft
MEJO LLC License ID: 0340-22-114100 Legacy Serial No.: 1264824	259 W 19TH ST NEW YORK, New York 10011	557 ft
COUNTER & BODEGA INC License ID: 0340-22-111935 Legacy Serial No.: 1337091	216 7TH AVE NEW YORK, New York 10011	570 ft
157 REST LLC License ID: 0340-25-100015 Legacy Serial No.: 6049408	157 W 18TH ST NEW YORK, New York 10011	580 ft
VALDEYAN CORP License ID: 0340-24-127245 Legacy Serial No.: 6035825	228 W 18th St New York, New York 10011	692 ft
BONPRE EVENTS CORP License ID: 0346-22-117219 Legacy Serial No.: 1340063	135 W 18TH ST NEW YORK, New York 10011	700 ft
BALLYMONEY NEW YORK INC License ID: 0340-23-131899 Legacy Serial No.: 1160836	206 WEST 23RD STREET 7TH AVENUE & 8TH AVENUE NEW YORK, New York 10011	709 ft
CMR COMEDY LLC License ID: 0370-23-134609 Legacy Serial No.: 1162890	208 W 23RD ST STORE #1 7TH & 8TH AVENUES NEW YORK, New York 10011	710 ft
CHELSEA HOTEL F&B LLC/NOTORIOUS FAT CAT LLC License ID: 0343-22-126807 Legacy Serial No.: 1309727	222 W 23RD ST NEW YORK, New York 10011	729 ft
SEKI INC License ID: 0340-21-119462 Legacy Serial No.: 1272001	208 W 23RD ST NEW YORK, New York 10011	730 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
119 7TH AVENUE CAFETERIA LLC License ID: 0340-21-116266 Legacy Serial No.: 1024994	119 121 1/2 7TH AVE NEW YORK, New York 10011	738 ft
CKBA LLC License ID: 0370-24-134862 Legacy Serial No.: 6043667	263 W 19TH ST NEW YORK, New York 10011	748 ft





W 21st St

W 21st St

W 20th St

W 19th St

200 ft



Not a church



ABC License <andy@abclicense.us>

Fwd: Gordian Knot GR Inc, SLA Liquor License + DOT Dining Out

Alexandros Grimpas <agrimpas@gmail.com>
To: "Andy@abclicense.us" <Andy@abclicense.us>

Tue, May 12, 2026 at 4:19 PM

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

From: **Valentin Nadasan** <info@ghcrnyc.com>

Date: Tue, May 12, 2026 at 3:20 PM

Subject: Re: Gordian Knot GR Inc, SLA Liquor License + DOT Dining Out

To: irestaurantmanagement <irestaurantmanagement@gmail.com>, Alexandros Grimpas <agrimpas@gmail.com>

Download full resolution images

Available until Jun 11, 2026

Hi Alex we are in the process to complete the soundproofing job. After we complete we gonna provide you with an acoustic engineer report , here is some pictures on progress
Thanks



Valentin N
GHCR LLC
245 Saw Mill River Rd Suite 106
Hawthorne NY , 10532
T.914.479.4751
F.646.861.2035
info@ghcrnyc.com
www.ghcrnyc.com

On May 6, 2026, at 06:06, irestaurantmanagement <irestaurantmanagement@gmail.com> wrote:

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

From: **ABC License** <Andy@abclicense.us>

Date: Mon, May 4, 2026 at 8:55 PM

Subject: Re: Gordian Knot GR Inc, SLA Liquor License + DOT Dining Out

To: irestaurantmanagement <iRestaurantManagement@gmail.com>









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11/11/11
Good luck and good morning
the best in the world
Good morning



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