

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)		
WESTSIDE HOSPITALITY INC		CLARKE & MOORE BAR AND KITCHEN		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
201 8th Ave		20th & 21st	10011	
Applicant (Attach a list of all individuals that will be listed/associated with the license)	NAME:	Conor O'Higgins	ATTORNEY/ REPRESENTATIVE	
	PHONE:	917.355.2141		
	EMAIL:	conor@d6hospitality.com		
MANAGER	NAME:	SAME AS ABOVE	LANDLORD	
	PHONE:	SAME AS ABOVE		
	EMAIL:	SAME AS ABOVE		
		NAME:	ROBERT W. ROMANO	
		PHONE:	917-500-3196	
		EMAIL:	romanolaw@gmail.com	
		NAME:	Kapi Holdings NYC, LLC and Theo Equities LLC	
		PHONE:	347-709-2265	
		EMAIL:	jvattes@velioscapital.com	
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?		Grove Street Social, 61 Grove St, NYC Grand Street Social 155 Grand St, NYC	
	What were the dates applicant was involved with this former premise?		8/19/23 8/21/24	
☐ Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		n/a	
	Is applicant making any alterations or operational changes?		☐ YES ☐ NO ☐ n/a	
	If alterations or operational changes are being made, please describe/list all changes. N/A			
☐ Alteration	What is the current license # and expiration date?		n/a	
	Please list/describe the nature of all the changes and attach the plans: N/A			
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	MAY 2026	
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	N/A	
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-12am	11am-12am	11am-12am	11am-2AM	11am-2AM	10am-2AM	10am-12am
	Outdoors							
	Kitchen	Food will be available all open hours, per SLA requirements						
	Music (indoors)	11am-12am	11am-12am	11am-12am	11am-2AM	11am-2AM	10am-2AM	10am-12am
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	PENDING	est 125 per approval	27	74	1	1	11	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	n/a							
DOT Dining Out: Sidewalk Cafe			n/a					
DOT Dining Out: Roadway			n/a					
How frequently will the owner(s) be at the establishment?					Daily			
Will there be dancing?					YES	☒ NO		
Will applicant have bottle or table service for alcohol beverages other than wine?					YES	☒ NO		
Will applicant be hosting private promotional or corporate events?					☒ YES	NO		
Will outside promoters be used on a regular basis? If yes, please describe.					YES	☒ NO		
Will applicant have a security plan? If yes, please attach.					☒ YES	NO		
Will security plan be implemented?					☒ YES	NO		
Will State certified security personnel be used?					YES	☒ NO		
Will New York Nightlife Association and NYPD Best Practices be followed?					☒ YES	NO		
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					☒ YES	NO		
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?					YES	☒ NO		

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	NO	n/a
Where will applicants' own delivery bicycles be parked when not making deliveries?	n/a		
If applicant is using third party delivery service, where will third party delivery bicycles park?	directly at restaurant door		
Where will applicant store its garbage containers when not in use?	Basement		
Where will applicant lay out garbage containers and at what time?	We will liase accordingly with waste provider and follow all rules and requirements		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	Will apply for LNO if required
Is a Public Assembly permit required?	YES	NO	
Are your plans filed with DOB?	YES	NO	will file any required plans
What is the zoning designation for this location?	C1-6A		

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	See attached list. We also reached out via email to all contacts on	
	# 2	the list provided by CB4	
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	4/28/26		
Where did applicant post the notice that was provided?	20th & 8th, 21st & 8th, front of establishment		
Please provide dates when applicant met with the groups listed above.	4/29/26		
Who was your contact person at each group you met with?	See attached list		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	917-355-2141
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
1	Main floor consisting of the bar in the front upon entry. Further back there will be low comfortable sofa seating as well as 2 tops and group tables	est 65	listed above	11	38	0	1 bar 11 seats	Background, occasional live music
2	Second floor used mainly for private parties or as overflow on specifically busy days.	est 60	listed above	16	74	1	0	Background, occasional live music

BUILDING DESIGN			
State the name and type of business previously located in the space.	Olde City Cheesesteaks & Brew, Sports Bar		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	☒ YES	☐ NO	OC 8TH AVENUE LLC
Do you plan any changes to the existing façade? If yes, please describe.	☒ YES	☐ NO	Painting and signage replacement. see attached rendering
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	☒ YES	☐ NO	
Is the entrance ADA Compliant?	☒ YES	☐ NO	I believe so
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 DOOR	☐ 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 manage sound so as not to disturb neighbors
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	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	☒ YES	☐ NO	Our partner Nick is a sound engineer from NYU, and we will follow all requirements for sound management
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	We hope to have a sign with either warm backlights or downlighters directly on it. Neither of these options will be obtrusive or offensive. Happy to provide renderings
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?	Full ceiling-mounted HVAC		
When was the air conditioner installed?	Unsure		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

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		
Will there be no amplified music, as per the law?		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		
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (e.g., soundproofing 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	
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 trees?	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 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 closest 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	
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 bike lane zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roadway?	YES	NO	
Will applicant dismantle and dispose of a shed that is not a permanent structure, along with its furniture?	YES		
Will there be no music or amplified sound in any outdoor seating area as per law?		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 by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES		
Will the Outdoor Dining Sidewalk & Roadway have no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol on 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 10pm nightly

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

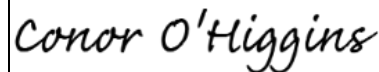
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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



Conor O'Higgins

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

5/1/2026

DATE

ADDITIONAL PRINCIPALS OF WESTSIDE HOSPITALITY INC

davedrink@gmail.com – David Drinkwater – 917.514.5860

clement.king@gmail.com – Clement King – 718.309.6195

Julianbennet@gmail.com – Julian Bennet - +447852170508

matthewasheffield@gmail.com – Matthew Sheffield – 609.468.4118

nickdemirjian@gmail.com – Nicholas Demirjian – 7738858211

Security plan

All servers will have ATAP training. Manager or Principal to supervise all open hours. Electronic ID scanner to be purchased upon issuance of license. Security camera system will be in place. All staff will be properly trained to identify if a person is visibly intoxicated and can no longer be served alcohol. If there ever was an altercation, we would ask the victim if they want medical assistance and if they would like us to contact the police.

Neighborhood outreach

646 448 4857 – 197 8th Ave Omar (201 658 6482)

347 420 7473 - Zack 206 8th Ave

201 724 3729 - German - El Covina

646 329 6514 - German - Fufu

924 204 4036 - Haddy 194 8th Ave

212 929 1924 - House of Cheese - Min

917 528 7143 - Sofari 188 8th Ave

251 217 9992 - Emma 184 8th Avenue

646 669 8162 - Maria -Zizi

646 892 3003 - Dean - Crown Alley 263 W19th st

917 969 9162 - David Clarke – 174 8th ave

300 w 21st The Chelsea building – Aaron

304 W 21st – Charles

306 W 21st – dropped info packet into building lobby

308 W21st - left info packet

205 8th Ave – Nur

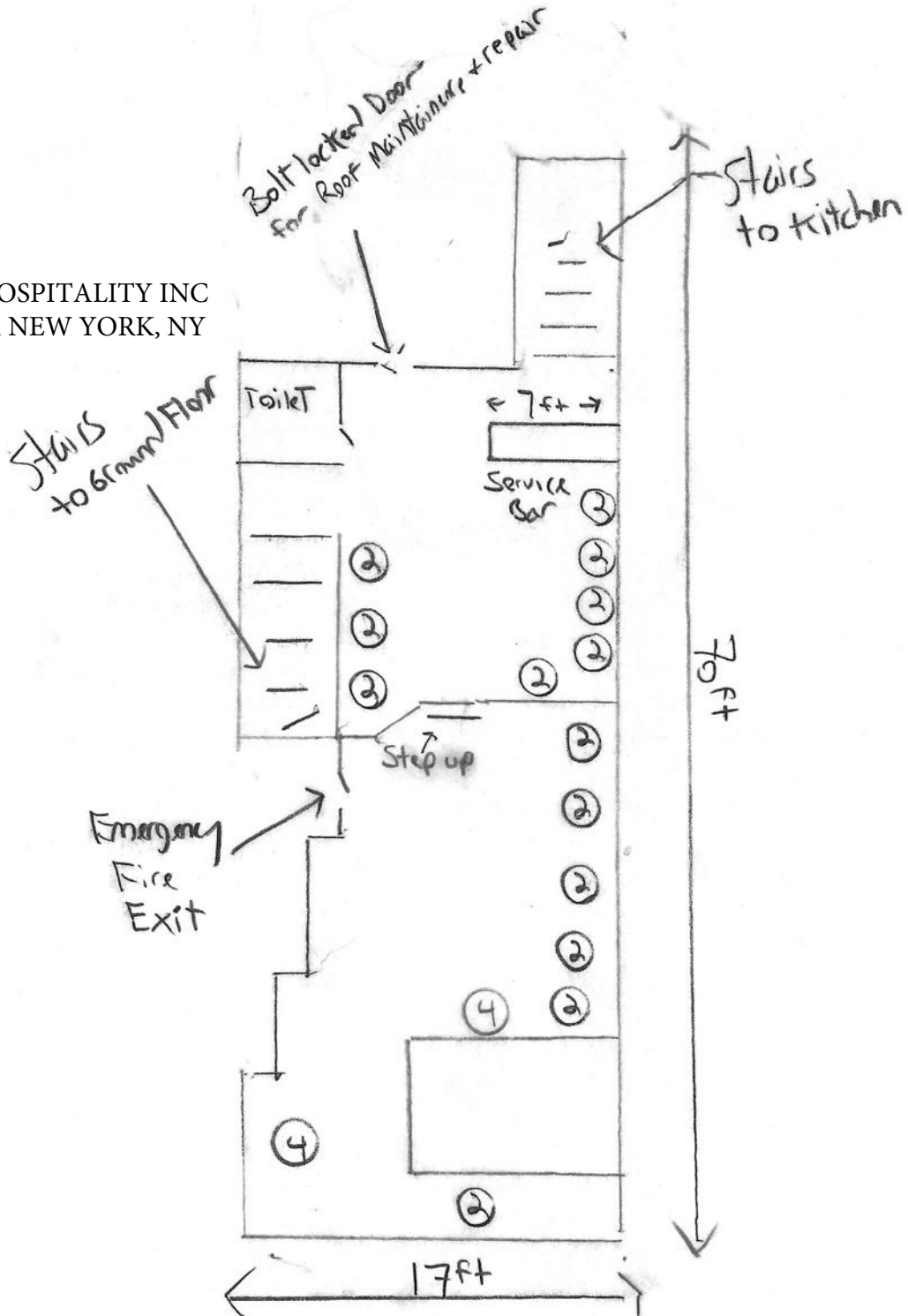
203 8th Ave – Tony

213 8th Ave – Farzona

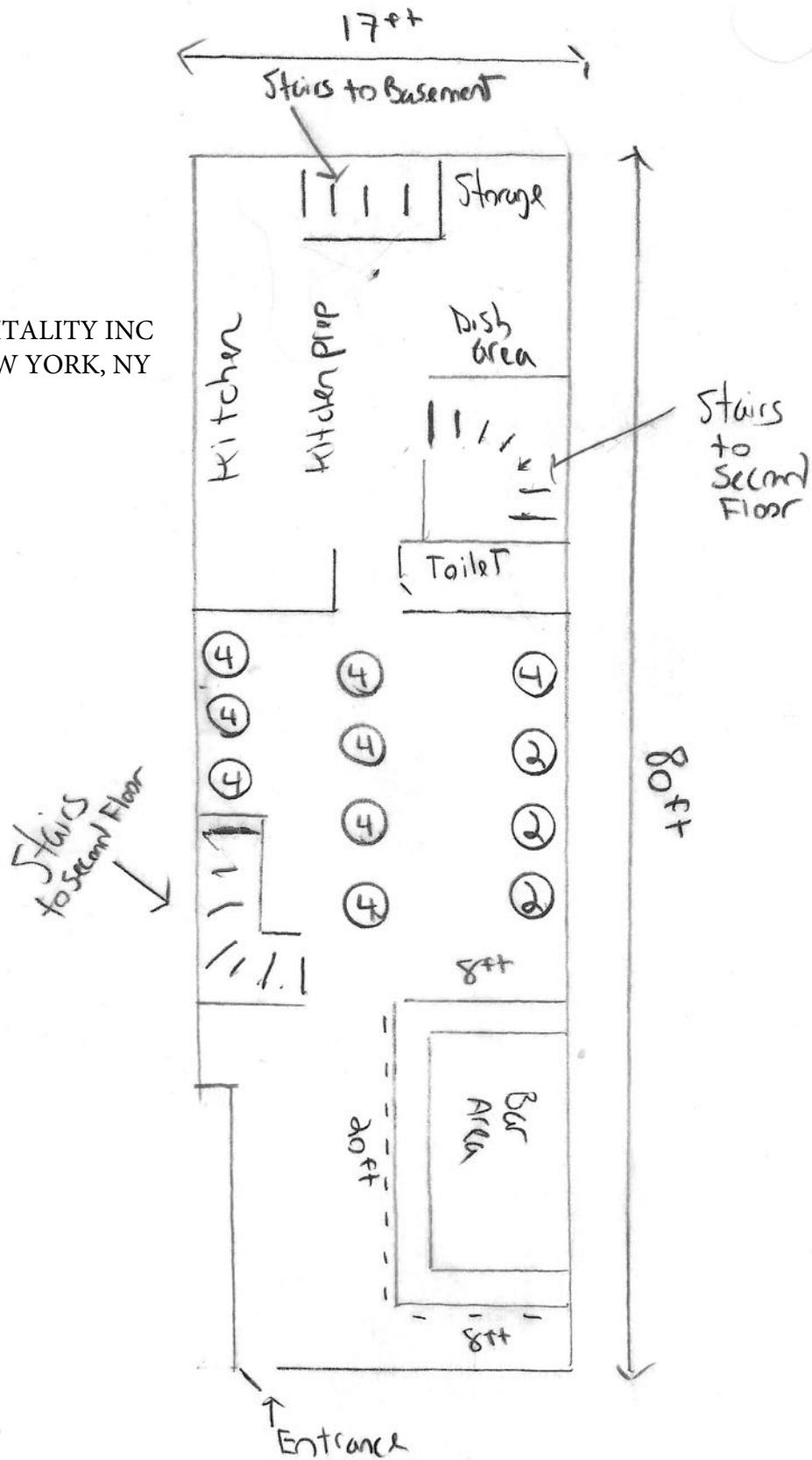
211 8th Ave – Mason

Second Floor

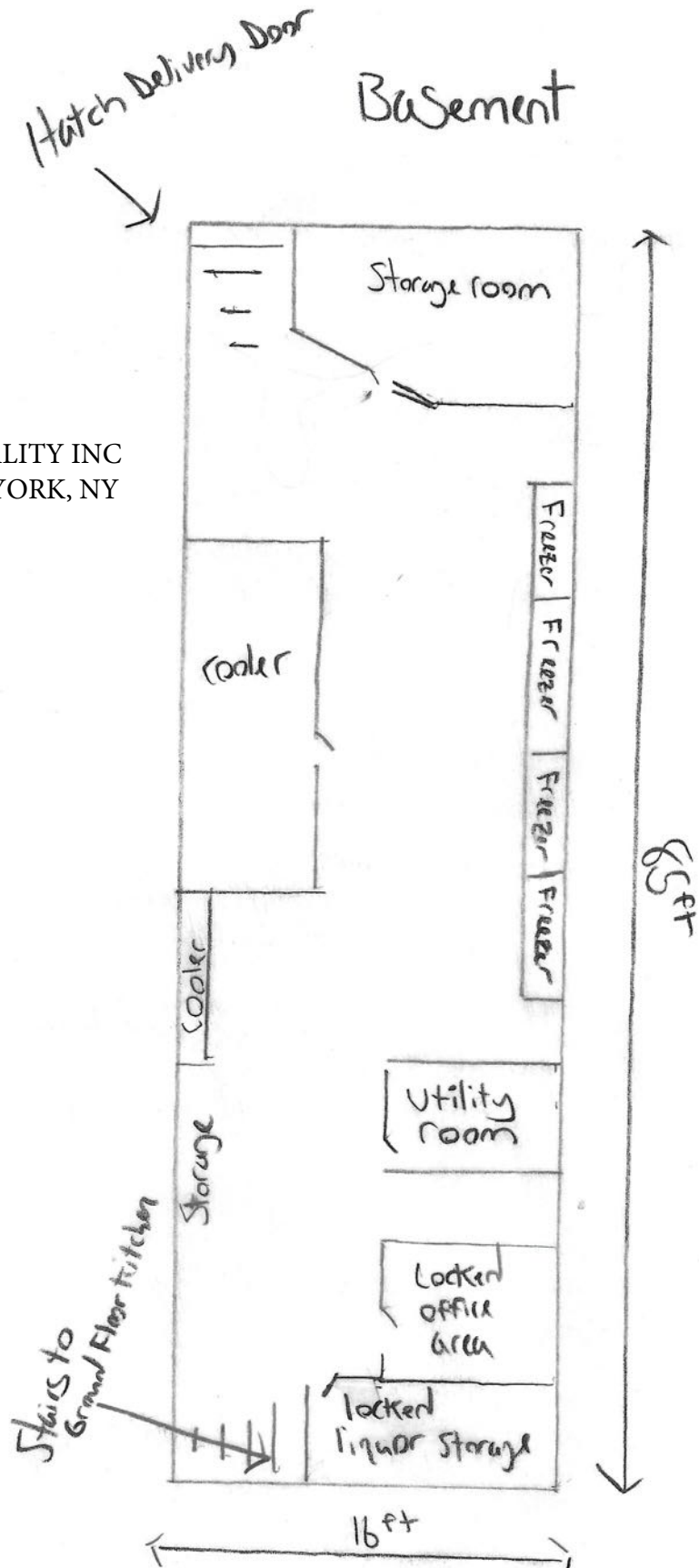
WESTSIDE HOSPITALITY INC
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10011



CLARKE & MOORE

BAR AND KITCHEN

CHELSEA • NEW YORK CITY

*Named for Major General Thomas Moore & his grandson Clement Clarke Moore,
poet, scholar, the soul of this neighborhood*

Our menu follows the seasons. Everything is made with intent.

SNACKS & STARTERS

1. **NDUJA ARANCINI** 16
saffron risotto, smoked scamorza,
Calabrian tomato fonduta, basil oil
2. **BEEF FAT FRIES &
BONE MARROW BUTTER** 15
Kennebec fries, whipped bone marrow butter,
horseradish creme fraiche, chive, beef salt
3. **BURRATA & HEIRLOOM TOMATO** 18
charred heirloom tomatoes, burrata,
basil, Calabrian chili crisp,
grilled sourdough, aged balsamic
4. **KOREAN FRIED CHICKEN WINGS** 18
double-fried wings, gochujang glaze,
toasted sesame, pickled daikon,
scallion, lime
5. **ROASTED BONE MARROW** 19
roasted split bone marrow,
chimichurri verde, caramelized shallot jam,
grilled sourdough
6. **SMOKED SALMON RILLETTES** 17
house cold-smoked salmon rillettes,
creme fraiche, capers, shallots, dill,
sourdough crisp
7. **SHISHITO PEPPERS** 13
blistered shishito peppers,
white miso-yuzu butter,
bonito flakes, sesame

SALADS

1. **LITTLE GEMS & CAESAR** 15
little gem lettuce, house Caesar
aged parmesan, white anchovy,
garlic crouton dust, soft-boiled egg
2. **ROASTED BEET & WHIPPED FETA** 15
roasted tricolor beets, whipped feta,
toasted pistachios, orange segments,
za'atar, honey oil
3. **THE CHELSEA CHOP** 16
radicchio, Belgian endive,
roasted chickpeas, aged pecorino,
Castelvetro olives, red wine vinaigrette
4. **GRILLED PEACH & BURRATA** 19
flame-grilled white peaches, fresh burrata,
prosciutto di Parma, candied walnuts,
white balsamic, micro basil

ADD TO ANY SALAD

grilled chicken 8 shrimp 11 salmon 12

SANDWICHES & BURGERS

*All served with Clarke & Moore fries
or side salad • Sub beef fat fries +4*

1. **THE MOORE** 23
8oz short rib & brisket blend, aged cheddar,
onion marmalade, bread-and-butter pickles,
dijonnaise, arugula, bun
2. **THE CLARKE** 25
8oz short rib & brisket blend, Gruyère,
onion confit, whole grain Dijon,
thyme jus, brioche bun
3. **CRISPY CHICKEN SANDWICH** 21
buttermilk-brined thigh, pickled slaw,
dill pickles, hot honey, smoked
comeback sauce, brioche bun
4. **THE REUBEN** 21
house-brined corned beef, melted Swiss,
house sauerkraut, thousand island,
griddled rye
5. **MISO-GLAZED MUSHROOM BANH MI** 18
miso-glazed king oyster mushrooms,
pickled daikon & carrot, cucumber, jalapeño,
cilantro, sriracha mayo, house-baked baguette

ENTRÉES

1. **PAN-ROASTED SALMON** 29
crispy-skinned Atlantic salmon, smoky butter
beans, fennel soffritto, salsa verde,
charred lemon
2. **12-HOUR BRAISED SHORT RIB** 38
red wine braised boneless short rib,
celery root purée, crispy shallots,
gremolata, reduced jus
3. **ROAST HALF CHICKEN** 30
spatchcock half chicken, confit garlic jus,
charred scallion salsa verde,
crispy potato pavé
4. **CLARKE & MOORE STEAK FRITES** 39
10oz hanger steak, beef fat fries,
compound herb butter, watercrest,
shallot jus
5. **RIGATONI AL NDUJA** 26
house rigatoni, spicy Calabrian nduja,
San Marzano tomato, fresh burrata,
toasted bread crumbs, basil
6. **WHOLE ROASTED CAULIFLOWER** 23
chermoula, chickpea purée, wilted spinach,
pomegranate molasses, pine nuts,
crispy capers

THE BOURDAIN CORNER

*In tribute to curiosity, hunger
and the road well traveled.*

1. **FRENCH ONION SOUP** 16
beef broth, caramelized onion,
Gruyère, crouton
*Good food is very often,
even most often, simple food.*
2. **BEEF TARTARE — LES HALLES** 19 *GF option*
hand-chopped tenderloin, capers,
cornichons, shallot, Dijon,
egg yolk, fries
*Les Halles, the restaurant, was
pretty much created to serve this dish.*
3. **MORTADELLA MELT** 18
warm mortadella, provolone,
mustard, pickles, sesame herb
A beloved heap of consoling awesomeness.
4. **CACIO E PEPE** 20
tonnarelli, pecorino romano,
black pepper
*If I'm in Rome for only 48 hours,
I would consider it a sin against God
to not eat cacio e pepe.*
5. **BÁNH MÌ** 18
roast pork pâté, pickled daikon & carrot,
cucumber, jalapeño, cilantro, Maggi
*This is the way so many great meals
in my life have been enjoyed:
sitting in the street...*

BOURDAIN'S DRINKS all 19

Negroni • Caipirinha • Sazerac
Calvados — Neat • Bartender's Handshake

*Good food is very often,
even most often, simple food."*
— Anthony Bourdain

SIDES

1. **CLARKE & MOORE FRIES**
triple-fried, CBM salt, yuzu, ketchup*
2. **BEEF FAT FRIES**
Kennebec fries, beef tallow, chive aioli
3. **MAC & CHEESE GRATIN**
Gruyère, aged cheddar, mustard crumb
4. **CRISPY BRUSSELS SPROUTS**
chili honey, lime, crispy shallots
5. **CHARRED BROCCOLINI**
garlic confit, chili flakes, lemon, pecorino
6. **CELERY ROOT PURÉE**
brown butter, truffle salt, chives
7. **SEASONAL ROASTED VEG**
market vegetables, herb oil, flaky salt
8. **MISO CORN**
charred corn, white miso butter,
cotija, lime, Tajin

SIGNATURE COCKTAILS 19



1. **THE CHELSEA HOUSE MARTINI**
gin, dry vermouth, fines herbs,
orange bitters, lemon oil
Cold, aromatic, and precise.



4. **A VISIT FROM ST. NICHOLAS**
aged rum, orgeat, fresh lime,
cinnamon tincture, Angostura bitters,
grated nutmeg
Spiced, bright, and quietly festive.



7. **THE 1750 ORIGINAL**
aged Caribbean rum, demerara,
aromatic bitters, orange oil
Rich, spirit-forward, and composed.



2. **THE GENERAL'S RECALL**
rye whiskey, Amaro Montenegro,
black walnut bitters, orange peel
*Bitter, commanding,
and spirit-forward.*



5. **CHELSEA IRON WORKS**
blanco tequila, Italianus, cucumber shrub,
fresh lime, Thai basil, saline
Crisp, botanical, and a little dangerous.



8. **STILLWELL'S RESILIENCE**
Laird's Applejack, lemon,
ginger-honey, dry hard cider
*Bright, brisk, and
distinctly American.*



3. **EIGHT AVE NEGRONI**
blended Scotch, Carpano
Classico Antica, orange bitters
Dark, herbal, and unmistakably New York.



6. **THE POET'S NIGHTCAP**
Cognac VSOP, Benedictine,
Fernet-branca, egg white,
Peychaud's bitters
Silky, elegant, and made for after midnight.



9. **THE GRID OF 1811**
rye whiskey, sweet vermouth,
maraschino, absinthe rinse
*Structured, tailored, and
unmistakably New York.*

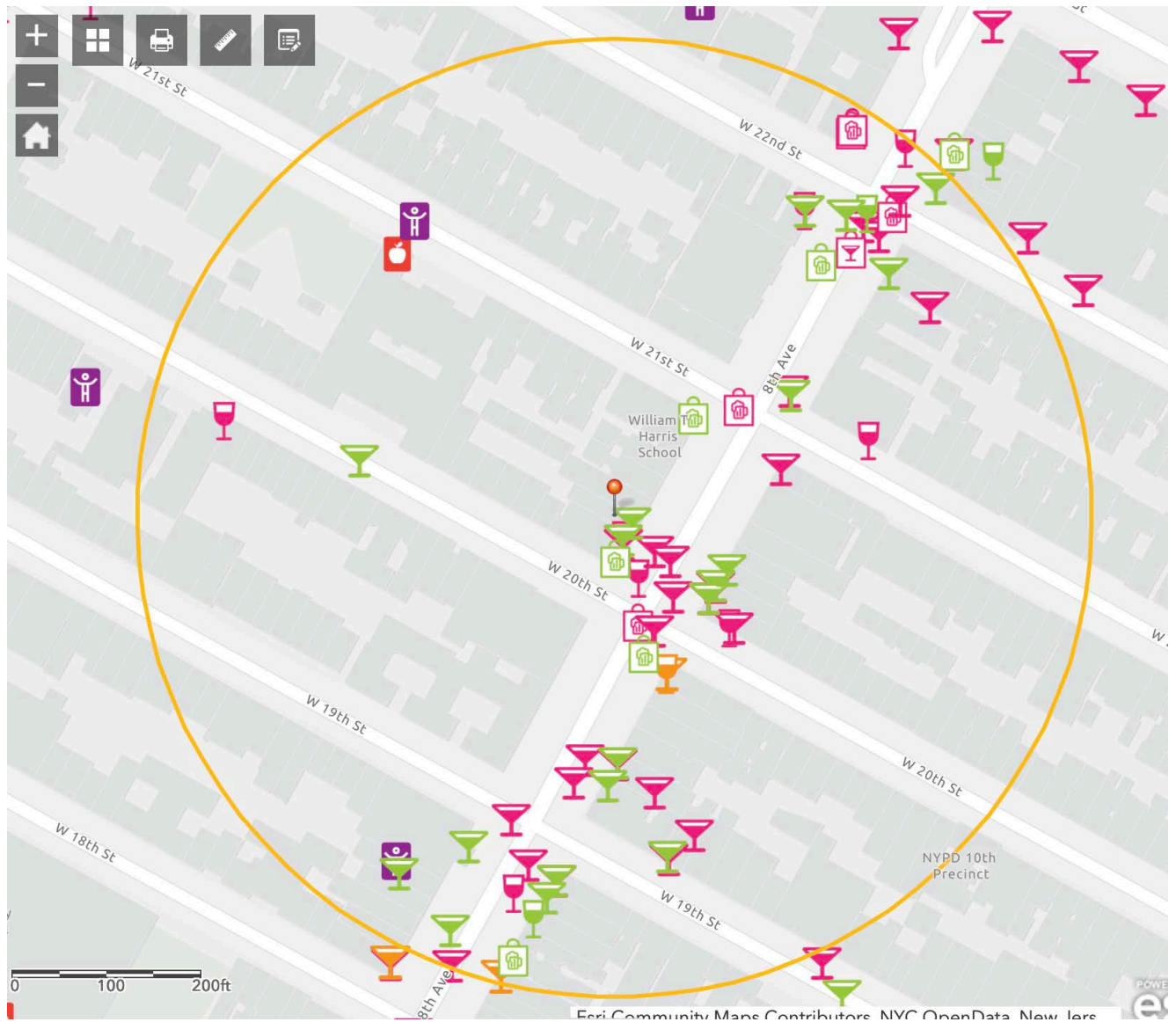
EAT WELL, DRINK BOLDLY, NO FEAR.



ON PREMISES LIQUOR LICENSES WITHIN 500'



= ACTIVE OP LIQUOR LICENSE



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	201 8th Ave, New York, New York, 10011
Geocode	Latitude: 40.74371 longitude: -73.99995
Report Generated On	4/28/2026

8 Closest Liquor Stores		
Name	Address	Distance
SUEBOB LIQUOR INC License ID: 0100-21-114461 Legacy Serial No.: 1023574	312 W 23RD STREET NEW YORK, New York 10011	679 ft
MIDTOWN SPIRITS INC License ID: 0100-21-113776 Legacy Serial No.: 1329094	191 9TH AVE NEW YORK, New York 10011	927 ft
CHELSEA WINE CELLAR INC License ID: 0100-22-118138 Legacy Serial No.: 1023564	200 W 21ST STREET NEW YORK, New York 10011	964 ft
LANDMARK WINE & SPIRITS INC License ID: 0100-23-126154 Legacy Serial No.: 1356279	208 W 23RD ST NEW YORK, New York 10011	1,117 ft
O&K WINE & LIQUOR INC License ID: 0100-23-124037 Legacy Serial No.: 1353670	292 8TH AVE NEW YORK, New York 10001	1,179 ft
ALGA WINES & SPIRITS LTD License ID: 0100-22-118286 Legacy Serial No.: 1023563	221 9TH AVENUE NEW YORK, New York 10011	1,213 ft
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	1,465 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	1,545 ft

Schools within 500 feet

Name	Address	Distance
PS 11 SARAH J GARNETT ELEMENTARY SCHOOL (THE)	320 W 21ST ST NEW YORK, NY 10011	357 ft

Churches within 500 feet		
Name		Distance
New Frontier Church		374 ft
Congregation Beth Elohim		425 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Melting Pot NY LLC Application ID: NA-0370-25-132319	196 8th Ave New York, New York 10011	172 ft
Freshco USA Ltd Application ID: NA-0370-25-138999	166 8th Ave New York, New York 10011	493 ft
H 18 & 8th LLC Application ID: NA-0370-24-138993	161 8th Ave New York, NY 10011	520 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OC 8TH AVENUE LLC License ID: 0340-23-139112 Legacy Serial No.: 1341374	201 8TH AVE NEW YORK, New York 10011	19 ft
GREEN ROLL NYC INC, THE License ID: 0340-23-136024 Legacy Serial No.: 1347567	199 8TH AVE NEW YORK, New York 10011	26 ft
ARIYASAP INC License ID: 0340-24-100104 Legacy Serial No.: 6008011	200 8TH AVE NEW YORK, New York 10011	128 ft
8TH AVE RESTAURANT CORP License ID: 0340-22-114036 Legacy Serial No.: 1320440	202 8TH AVE NEW YORK, New York 10011	130 ft
198 8th Avenue Restaurant Group LLC License ID: 0340-25-117222 Legacy Serial No.: 6066907	198 8th Ave New York, New York 10011	130 ft
BAR 21 LTD License ID: 0340-23-130786 Legacy Serial No.: 1332047	218 8TH AVE STORE 3 AKA 261 W 21ST STREET NEW YORK, New York 10011	224 ft
FOUR PROVINCES LLC License ID: 0370-24-110991 Legacy Serial No.: 6019149	184 8TH AVE NEW YORK, New York 10011	257 ft

SWEET HOSPITALITY GROUP License ID: 0373-23-138436 Legacy Serial No.: 1271967	336 W 20TH ST ATLANTIC THEATER NEW YORK, New York 10011	273 ft
NEW HK 2 LLC License ID: 0340-21-120783 Legacy Serial No.: 1319713	182 8TH AVE NEW YORK, New York 10011	280 ft
CKBA LLC License ID: 0370-24-134862 Legacy Serial No.: 6043667	263 W 19TH ST NEW YORK, New York 10011	358 ft
ELGIN THEATRE FOUNDATION INC License ID: 0370-24-101627 Legacy Serial No.: 6009574	175 8TH AVE NEW YORK, New York 10011	375 ft
Fellini Chelsea Corp. License ID: 0370-25-119020 Legacy Serial No.: 6068725	231 8th Ave New York, New York 10011	377 ft
MVLH HOSPITALITY GROUP LLC License ID: 0340-22-114050 Legacy Serial No.: 1318652	176 8TH AVE NEW YORK, New York 10011	383 ft
JOY LOVE GROUP CORP License ID: 0340-22-108117 Legacy Serial No.: 1339878	232 8TH AVE NEW YORK, New York 10011	384 ft
MIM United Inc License ID: 0340-24-119940 Legacy Serial No.: 6028309	233 8th Ave New York, New York 10011	398 ft
174 EIGHTH REST CORP License ID: 0340-23-136825 Legacy Serial No.: 1310305	174 8TH AVE NEW YORK, New York 10011	403 ft
169 EIGHTH RESTAURANT CORP License ID: 0340-22-103045 Legacy Serial No.: 1279926	169 8TH AVE NEW YORK, New York 10011	435 ft
TEAM MWB LLC License ID: 0340-23-131850 Legacy Serial No.: 1161532	167 8TH AVENUE NEW YORK, New York 10001	464 ft
DIM SUM CHELSEA INC License ID: 0340-22-105223 Legacy Serial No.: 1325192	236 8TH AVE NEW YORK, New York 10011	480 ft
MEJO LLC License ID: 0340-22-114100 Legacy Serial No.: 1264824	259 W 19TH ST NEW YORK, New York 10011	553 ft
Andreas CH LLC License ID: 0340-24-124148 Legacy Serial No.: 6032648	160 8th Ave New York, New York 10011	621 ft
GOLDEN SEA BEACH INC License ID: 0340-22-111764 Legacy Serial No.: 1293028	300 W 23RD ST NEW YORK, New York 10011	648 ft
8BELLES LLC License ID: 0340-23-130306 Legacy Serial No.: 1332890	151 8TH AVE NEW YORK, New York 10011	658 ft

ERS RESTAURANT INC License ID: 0340-22-104373 Legacy Serial No.: 1292918	318 W 23RD ST 1ST FL - AKA 312 320 W 23RD ST NEW YORK, New York 10011	661 ft
MAD FOR CHICKEN CHELSEA LLC License ID: 0340-22-110939 Legacy Serial No.: 1339161	153 8TH AVE NEW YORK, New York 10011	667 ft
223 WEST CORP License ID: 0370-23-162512 Legacy Serial No.: 6004882	223 W 19TH ST NEW YORK, New York 10011	691 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC License ID: 0340-21-119529 Legacy Serial No.: 1221368	149 8TH AVE NEW YORK, New York 10011	718 ft



SLA Application Overview

201 8th Avenue | Between West 20th Street and West 21st Street

Community Board 4

About the Operators

Clarke & Moore will be owned and operated by Conor O'Higgins and his hospitality team, who have successfully operated two established neighborhood bars in Lower Manhattan for several years: Grove Street Social in the West Village and Grand Street Social in SoHo.

Both locations have been built around the same operating philosophy: to create neighborhood-centric restaurants and bars for the people who live and work around us, while maintaining a level of food, beverage, service, and atmosphere that also attracts guests from other parts of the city.

Our experience and reputation are rooted in responsible, hands-on ownership and in operating venues that become part of the fabric of their neighborhoods.

The Concept at 201 8th Avenue

The Chelsea location will operate as **Clarke & Moore Bar and Kitchen**, built around the same proven template as our Grove Street and Grand Street locations.

The ground floor will be a sit-down bar and kitchen offering an elevated gastropub menu, a curated wine menu and a unique cocktail program, as well as a serious whiskey library. The intention is to create a warm, polished, welcoming neighborhood venue - the kind of place where residents can come for dinner, a drink after work, a date night, a casual gathering, or to watch a game in a comfortable setting without the atmosphere becoming a sports bar or nightlife venue.

The second floor will be primarily dedicated to private and corporate events, including retirement parties, neighborhood resident gatherings, corporate happy hours, birthday events, and small-scale celebrations. We believe this will serve the surrounding residential and commercial community, including nearby employers, cultural institutions, residential buildings, and local businesses.

Clarke & Moore Bar & Kitchen

201 8th Avenue | SLA Application Overview

Value to the Neighborhood

We believe Chelsea - and this block in particular - has a genuine gap for what we are proposing: a locally owned, neighborhood-focused gastropub that serves a wide spectrum of the community.

Our goal is to create a venue that works for many different uses: cocktails and bites with friends, a casual dinner, a family gathering, a date night, a small celebration, or a place to watch a game in a comfortable and well-managed environment.

There are a number of larger, louder, later-night options along Eighth Avenue. There are far fewer smaller, sit-down, locally rooted operators that residents can genuinely claim as their regular place. Our intention is to be that venue for this part of Chelsea, just as our Grove Street and Grand Street locations have become regular neighborhood spots in their respective communities.

Community Engagement

We treat community engagement as a core part of operating, not as a checkbox.

At our Grove Street location, we are active participants in the Grove Street Block Association's tree-bed and sidewalk maintenance program, we co-sponsor neighborhood events, and we have proudly sponsored the Greenwich Village Film Festival for three years running.

We are committed to taking the same approach in Chelsea. That includes joining the relevant block association, contributing to local upkeep efforts, maintaining a clean and orderly sidewalk and frontage, and providing residents and neighboring businesses with a direct line to ownership and management.

Our intent is to be accessible, accountable, and responsive neighbors.

Character References

We are pleased to offer Eric Weigle, President of the Grove Street Block Association, as a character reference who can speak to our operating practices, community engagement, and role within the Grove Street neighborhood.

We are also happy to provide Cliff Steinberg, our landlord at our SoHo location, as an additional reference regarding our operating history and professionalism. We would welcome the Board contacting either reference directly.

Closing Statement

We are excited about the opportunity to bring Clarke & Moore Bar & Kitchen to 201 8th Avenue and to become part of the Chelsea community for years to come.

Our goal is straightforward: to operate a responsible, polished, locally rooted bar and kitchen that serves the neighborhood, respects its residents, and contributes positively to the block.





Card Number FA0267932

Establishment Name OLDE CITY CHEESE STEAKS & BREW

Date Issued 3/16/2025

Inspection Date 3/16/2025

Address 201 8TH AVENUE

Borough MANHATTAN Zip Code 10011



For additional information
or a copy of an inspection
report, call 311 or visit
nyc.gov/health



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
630 9th Avenue, Suite 208 New York NY 10036
Tel: 212-784-4338
<https://comanhattan.cityofnewyork.us/cb4/>

LESLIE BOGDANSKI MURPHY
Chair

JESSE BOONE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Westside Hospitality Inc.
201 8th Avenue

A New Liquor, Wine, Beer & Cider License Application for a
Restaurant Establishment with Recorded Music, Live Music
(Acoustic) & Sidewalk Cafe

DATE: Tuesday, May 12, 2026

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/MCB4-BLP-COM>

NEW LOCATION

In-Person:
MCB4 Office
630 9th Avenue, Suite 208 (44/45)

Due to limited space, we encourage all
members of the public to participate remotely
via Zoom.

We invite you to attend this meeting and learn more about this application.
Alternately, you should email your comments by 12 p.m. Monday, May 11th or for
more information, to Assistant District Manager Nelly Gonzalez:
negonzalez@cb.nyc.gov

Posted according to the Administrative Code of the City of New York section 10-
119. Please do not remove until after the above meeting date.



CITY OF NEW YORK
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