Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)	
King Fish Int LLC	TBD	
STREET ADDRESS	**CROSS STREETS**	**ZIP CODE**
25 11th Avenue, Market 57, Kiosk 16	W. 15th Street / 11th Avenue	10011

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	**NAME:** Wanisa Tondreau	**ATTORNEY/ REPRESENTATIVE**	**NAME:** Bernstein Redo & Savitsky PC
	PHONE:		**PHONE:** 212-651-3100
	EMAIL: wtondreau28@gmail.com		**EMAIL:** ben@brpclaw.com
MANAGER	**NAME:** TBD	**LANDLORD**	**NAME:** Google LLC
	PHONE: TBD		**PHONE:** 646-588-1617
	EMAIL: TBD		**EMAIL:** Claire.Bernard@JamestownLP.com

APPLICATION TYPE (X *New York State Liquor License* ___ *Dept. of Transportation Dining Out)*

○ **New**	Has applicant owned or managed a similar business?	(YES)	NO	0340-26-132907
	What is/was the name and address of establishment?	King Fish Int / 40 E. 20th St, NY, NY 10003		
	What were the dates applicant was involved with this former premise?	2025 - Current		
○ **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)	August 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	See Attached
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	

Additional Licenses

0340-25-112305 / Fyah Jerk Chicken LLC / 75 9th Ave Ste 01A5F 01A5G, NY, NY 10011 | 2024-Current

0340-24-131971 / Maki A Mano Inc. / 75 9th Ave Ste 01D10, NY, NY 10011 | 2024-Current

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm
	Outdoors		***** NOT APPLICABLE *****					
	Kitchen	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm
	Music (indoors)	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm	8am-11pm

If yes, what type(s)? (Circle all that apply)	BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
	(BACKGROUND)				

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	1161 (Entire Hall)	1161	37	231	0	1	20	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*	N/A							
DOT Dining Out: Sidewalk Cafe								
DOT Dining Out: Roadway								

How frequently will the owner(s) be at the establishment?	Owners will regularly monitor premises and will be there twice a week.		
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	Very limited, with consultation with Pier57
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)	N/A - Pier57 has security for the food hall, including officers and CCTV.
Will security plan be implemented?	YES	NO	N/A
Will State certified security personnel be used?	YES	(NO)	
Will New York Nightlife Association and NYPD Best Practices be followed?	(YES)	NO	NYPD Best Practices (not NY Nightlife Assc)
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	TBD

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	TBD
Where will applicants' own delivery bicycles be parked when not making deliveries?	TBD		
If applicant is using third party delivery service, where will third party delivery bicycles park?	TBD		
Where will applicant store its garbage containers when not in use?	Garbage is stored inside a common trash room on the first floor		
Where will applicant lay out garbage containers and at what time?	Garbage is taken out between 11pm-Midnight, picked up at Midnight.		

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	C/O and PA Permit are for the entire food hall, not per individual kiosk.
Is a Public Assembly permit required?	(YES)	NO	C/O and PA Permit are for the entire food hall, not per individual kiosk.
Are your plans filed with DOB?	YES	NO	N/A
What is the zoning designation for this location?	M1-5		

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	[See Rider]
	# 2	
	# 3	
	# 4	
	# 5	

When did applicant post the notice that was provided?	08/02/2026		
Where did applicant post the notice that was provided?	At the Premises/Food Hall		
Please provide dates when applicant met with the groups listed above.	N/A - E-mail to Groups on 08/03/2026		
Who was your contact person at each group you met with?	See Attached E-mail		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	(YES)	NO	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	(YES)	NO	

Ben Savitsky

From: Ben Savitsky
Sent: Monday, August 3, 2026 8:31 AM
To: Ben Savitsky
Subject: New Liquor License Application: Pier57 (25 11th Avenue, Kiosk 16) King Fish Int LLC

Our office represents several licensees and applications that are part of the food hall inside the building at Pier 57 (25 11th Avenue). Our current application is for King Fish Int LLC's liquor license. The license application will be before Manhattan Community Board Four's Business Licenses & Permits Committee on August 11, 2026. The Community Board has requested that we provide notice to you or your group as part of the application process.

The Market57 food hall is currently operating with many vendors and kiosks that focus on different cuisines. Market57 currently has modern Japanese comfort food by Bessou, and dumplings from Nom Wah. This application is for **King Fish Int LLC**, an applicant which will serve comfort Thai food. King Fish Int LLC is now applying for a license to sell liquor, beer and wine throughout the day.

The food hall and this kiosk for King Fish Int LLC may be open daily from 8:00am (at the earliest) to 10:00pm (at the latest). Food will be available at all hours of operation. The food hall and this kiosk will only utilize recorded background music as part of providing atmosphere for patrons. Patrons will have seating available at the King Fish Int LLC kiosk or at a communal seating area. There is no outdoor space associated with this application. The food hall intends to be a warm and welcoming place for a quick bite for the entire neighborhood and its families.

Additional information about this food hall and the individual kiosks will be provided to Manhattan Community Board Four at a public meeting to be held on August 11, 2026. In the interim, any member of the public interested in learning more about this application can reach out to Ben at Bernstein Redo & Savitsky P.C. at (212) 651-3100 or ben@bprclaw.com.

Benjamin Savitsky | Partner
Bernstein Redo & Savitsky P.C.
1177 Avenue of the Americas – 5th Fl.
New York, New York 10036
Office: 212.651.3100 | **Direct:** 917.620.3255
ben@brpclaw.com | www.brpclaw.com

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Benjamin Savitsky | Partner
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1177 Avenue of the Americas—5th Fl.



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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	Food Hall	1161 (Entire Hall)	8:00am - 10:00am	37	231	0	1	Recorded Background
Caisson	Storage	0	N/A	0	0	0	0	N/A

BUILDING DESIGN			
State the name and type of business previously located in the space.	Sahadi's Food Kiosk		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	(YES)	NO	0267-24-119565 / Sahadi's Pier 57 LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	(NO)	N/A - no facade. Kiosk name will change.
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)	N/A - no facade. Kiosk name will change.
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	N/A - no sidewalk access.
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 - no French doors or garage doors.
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 - no windows that open, but space will be closed by 10:00pm.
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	N/A
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?	Mammoth water cooled air handler / mechanical room.		
When was the air conditioner installed?	2022		

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	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 TRANSPORATION 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 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 TRANSPORATION 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 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)

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* 9/2/26 *full board meeting, with* 37 *members voting in favor of the recommendation,* 0 *members opposed,* 0 *members abstaining and* 0 *present but not eligible)*	☒ Denial unless all stipulations agreed to by applicant/owner are part of the method of operation ○ Denial ○ Approval

MCB4 REPRESENTATIVES

Nelly Gonzalez *MCB4 Assistant District Manager*	**Frank Holozubiec** *MCB4 BLP Committee Co-Chair*	**Wendy Gonzalez** *MCB4 BLP Committee Co-Chair*

APPLICANT AGREEMENT WITH THE COMMUNITY

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

X **SIGN HERE** →	**PRINT NAME OF APPLICANT**	**SIGNATURE OF APPLICANT**	**DATE**

1. Menus

THE GUEST SHIFT & CHICKEN DEPARTMENT

MENU

CHICKEN $18

served with garlic rice, chicken broth

FRESH ROLLS $9

basil, tofu, rice paper, rice noodles

ICE CREAM $15

Mango & sticky rice cream, pandan sago,

JUICE $9

Orange, carrot, ginger, Tumeric

Green, Cucumber, Apple, kale

BEER $9

Singha

WINE $16

champagne

sav blanc

pinto noir

COCKTAILS $18

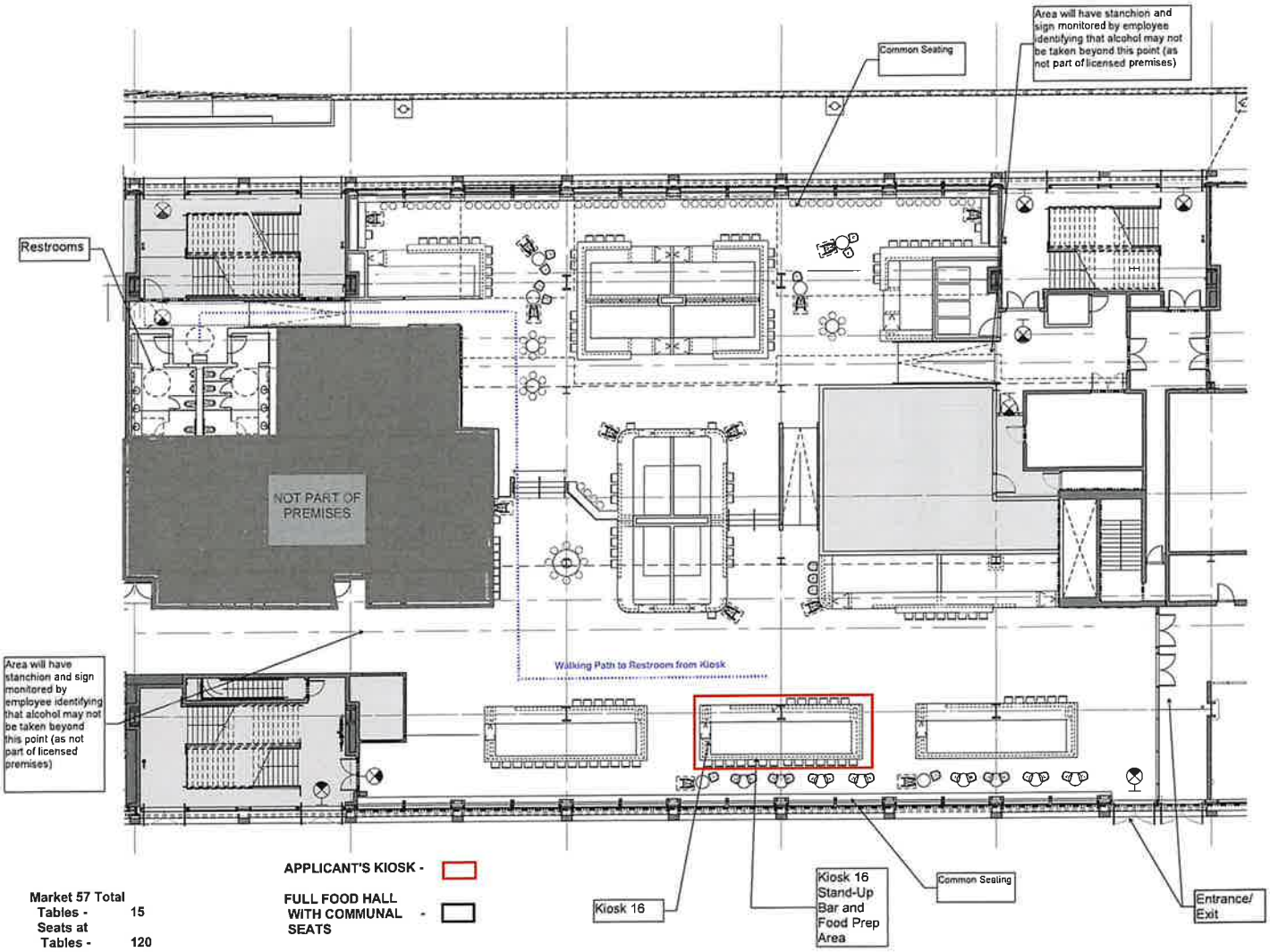
Tomatotini

Pineapple Negroni

Pandan highball

Guava highball

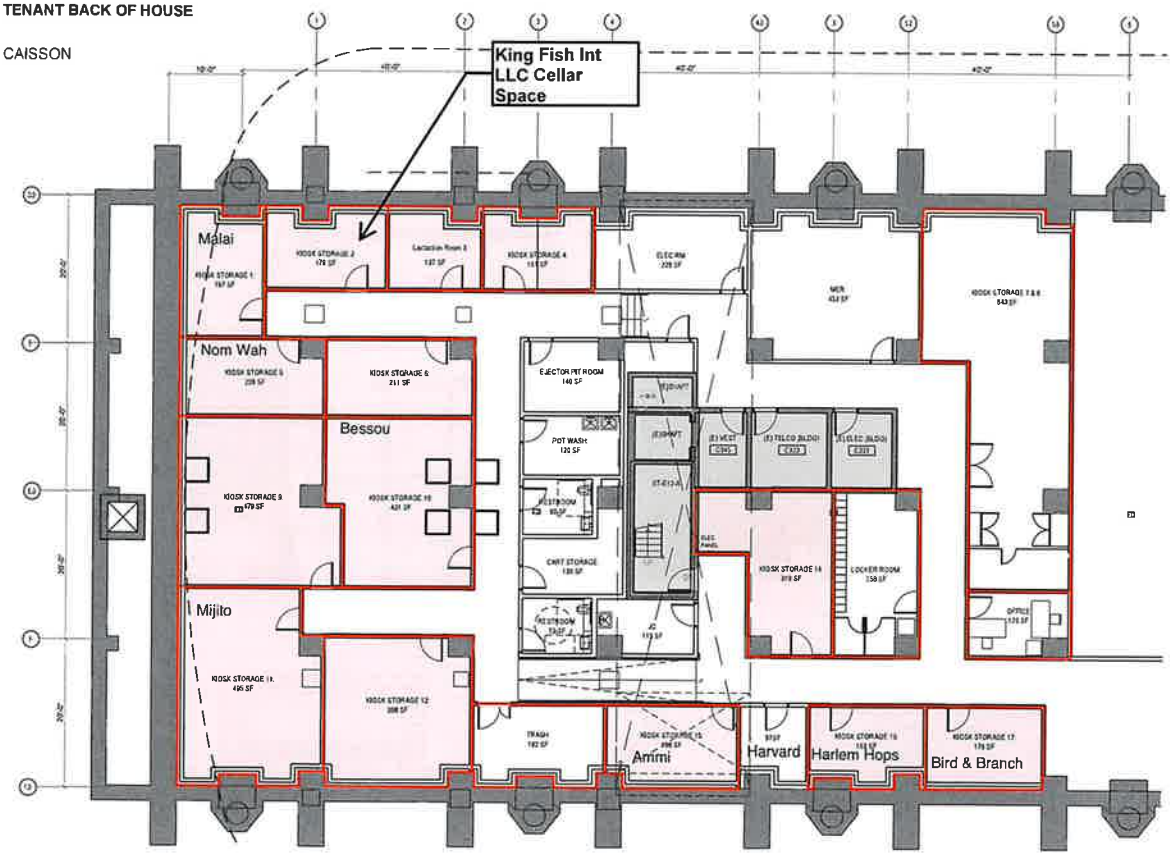
2. Floor Plans



Market 57 Total
Tables - 15
Seats at Tables - 120
Seats at Bar/Counter - 110

CAISSON LAYOUT - **ENLARGED TENANT BACK OF HOUSE**

SUB-TENANT STORAGE, CAISSON



3. Photographs

King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16
New York, New York 10011



Re: King Fish Notice for Liquor

MK Malone, Kevin <Kevin.Malone@JamestownLP.com>
To Bernard, Claire; Nichols, Simon; Ben Sevitsky

IMG_9090.jpeg 3 MB
IMG_9091.jpeg 4 MB

Reply Reply All Forward

Hi Ben,

This is posted at the north entrance of Pier 57.

King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16
New York, New York 10011



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
630 9th Avenue, Suite 208 New York NY 10036
tel: 212-736-4536
https://cbmanhattan.cityofnewyork.us/cb4/

LESLIE BOGHOSIAN MURPHY
Chair

NELLY GONZALEZ
Acting District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

King Fish Int LLC.
25 11th Avenue, Market 57, Kiosk 16

A New Liquor, Wine, Beer & Cider Licenses Application for a
Restaurant Establishment with Recorded Music

DATE: **Tuesday, August 11, 2026**

TIME: **6:30 PM**

PLACE: **Hybrid Meeting:**

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

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, August 10th 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.

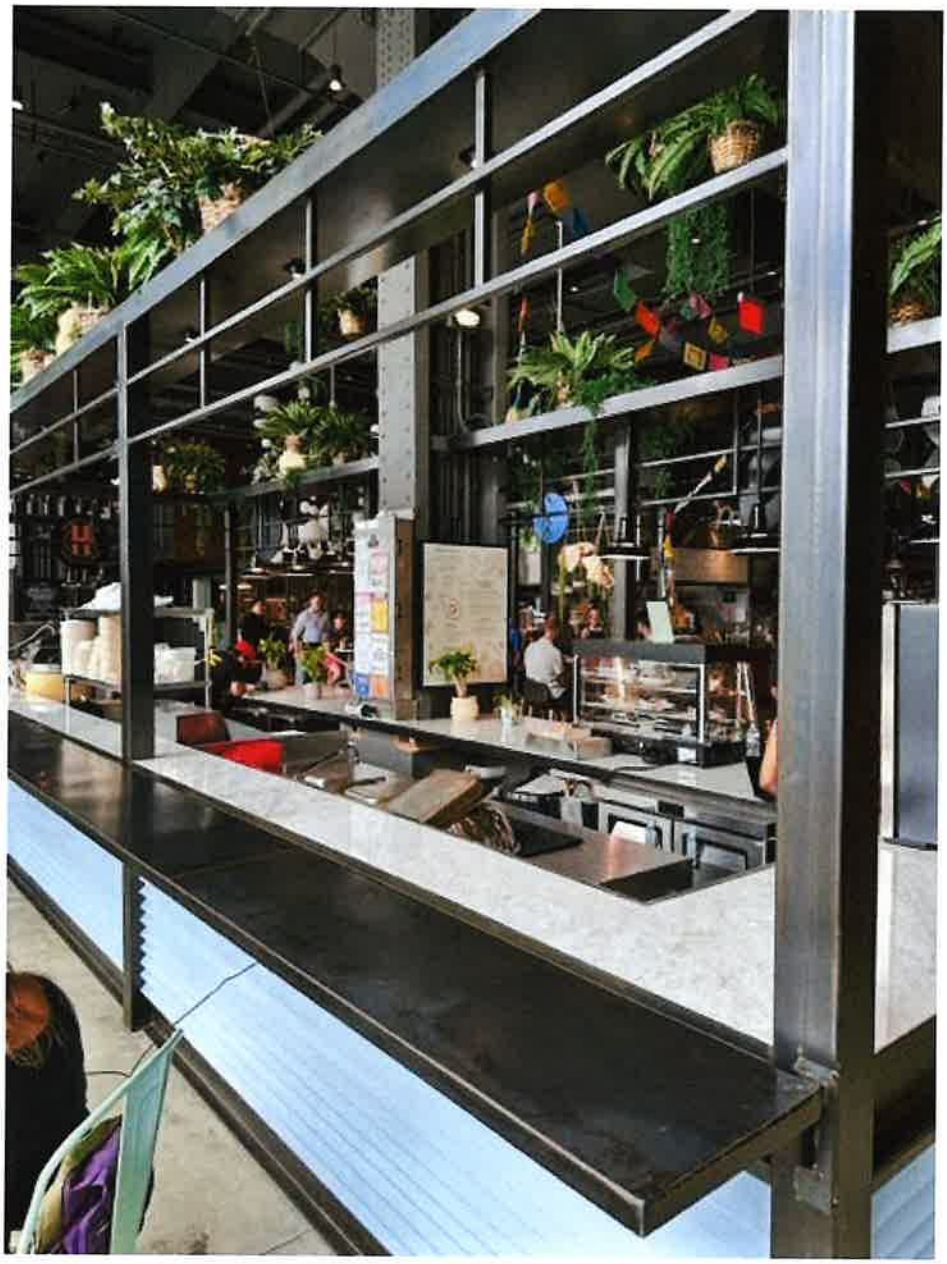
King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16
New York, New York 10011

Main Entrance



King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16
New York, New York 10011

Kiosk



King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16
New York, New York 10011

Kiosk



4. Area Survey

9A
West St
West St
11th Ave
W 16th St
W 15th St
11th Ave
10th Ave
W 14th St
9A

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	**25 11th Ave, New York, New York, 10011**
Geocode	**Latitude: 40.74322** **longitude: -74.00905**
Report Generated On	**7/31/2026**

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
Restaurant Associates, LLC License ID: 0346-23-126206 Legacy Serial No.: 1347298	29 11TH AVE BASMENT FLRS 1-3 NEW YORK, New York 10011	74 ft
CITY WINERY NY - PIER 57, LLC License ID: 0340-25-114379 Legacy Serial No.: 6064025	25 11th Ave 5th Fl New York, New York 10011	102 ft
Great Performances/Artists as Waitresses, Inc. License ID: 0340-23-161919 Legacy Serial No.: 6004287	25 11TH AVE KIOSK #7 AND #8 NEW YORK, New York 10011	352 ft
Restaurant Associates, LLC License ID: 0346-23-124012 Legacy Serial No.: 1293795	85 10TH AVE FLR 11 NEW YORK, New York 10011	357 ft
Restaurant Associates, LLC License ID: 0346-22-115979 Legacy Serial No.: 1293794	85 10TH AVE FLR 4 NEW YORK, New York 10011	357 ft
10th Avenue Cultural Society Inc License ID: 0349-25-120361 Legacy Serial No.: 6070084	85 10th Ave Cellar New York, New York 10011	357 ft
VERDE NY LLC License ID: 0340-25-131355 Legacy Serial No.: 6081684	85 10th Ave New York, New York 10011	357 ft
85 TENTH RESTAURANTS LLC License ID: 0340-22-112252 Legacy Serial No.: 1337421	85 10TH AVE 1ST FLR NEW YORK, New York 10011	357 ft

5. Public Interest Statement

PUBLIC INTEREST STATEMENT – 500' RULE STATEMENT

Re: King Fish Int LLC
25 11th Avenue, Market 57, Kiosk 16, New York, New York 10011

This firm represents King Fish Int LLC (the "**Applicant**") in connection with its application for a full on-premises liquor license to be used for a restaurant.

The Applicant plans to open a restaurant at 25 11th Avenue in the Chelsea neighborhood of Manhattan. The restaurant will be located inside the pier 57 marketplace food hall and will have a basement for kitchen equipment and storage (for employees only). The restaurant will focus on Thai comfort food that has been perfected at an existing restaurant in the Flatiron neighborhood that is owned and operated by the Applicant. King Fish Int LLC's establishment will have approximately 5 tables with 10 seats, one stand-up bars with 20 bar stools, all for food service in its area. The customers will also have access to a larger food hall with an additional 225 seats and 32 tables. Proposed hours of operation are 8:00am to 10:00pm daily. Applicant will not have any outdoor space. The Applicant's restaurant will only use recorded background music.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are approximately eight establishments located within a 500-foot radius of the Applicant that hold full liquor licenses. The licensed premises currently within 500 feet are a mix of restaurants, catering facilities, and wineries. Of the licensed establishments, none are similar to the proposed operation of the Applicant's restaurant in that Applicant is offering a comfort Thai food. Concerning the licenses that are used for restaurants currently in the area, the Applicant's proposed method of operation will provide a different and affordable option for the neighborhood.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies

The proposed premises will obtain an updated Temporary Certificate of Occupancy or Certificate of Occupancy from the New York City Department of Buildings which allows for eating /drinking use of the space. The Applicant will apply for any and all necessary licenses, permits and certifications including, but not limited to, Workers Compensation and Disability Insurance, Certificate of Authority to Collect Sales Taxes, Certificate of Assumed Name and Department of Health and Mental Hygiene permit.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location

Applicant's restaurant is located on inside the Pier57 market food hall in a very busy area of the Chelsea neighborhood of Manhattan. It is anticipated that the majority of patrons will access the restaurant by foot, public transportation or taxi. Inasmuch as this space has been licensed with a beer and wine license for a tavern in the past with the same configuration and occupancy for, issuance of a new Liquor License will not negatively impact traffic patterns in and around the premises.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises

The Applicant is applying for an on-premises liquor license for a restaurant with entirely interior hospitality space in a location that has been licensed as a tavern for nearly several years. Applicant's programming is the same as all the existing operators in the food hall and only uses recorded background music. Further, Applicant's operations comport with the majority of recommendations and guidelines of the Community Board, has no outdoor space and no operable windows. As such, it is unlikely that Applicant will generate significant noise in the community and, importantly, will not result in an increase in noise beyond that generated by the previous licensee.

(e) The history of liquor violations and reported criminal activity at the proposed premises

There are no known violations or any history of criminal activity at the premises.

(f) Other considerations

Issuance of the instant on-premises liquor license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base. It will provide hospitality space for neighborhood residents in their neighborhood.