

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>Parky's Salvation Corp</b>		DOING BUSINESS AS (DBA) <b>TBD</b>	
STREET ADDRESS <b>496 Ninth Avenue</b>		CROSS STREETS <b>B/n 37th &amp; 38th Sts</b>	ZIP CODE <b>10018</b>
OWNER <small>(Attach a list of all the people that will be associated/linked with the license)</small>	NAME: <b>Nicholas Accordi</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Frank W. Palillo</b>
	PHONE: <b>(917) 597-4030</b>		PHONE: <b>(212) 227-1640</b>
	EMAIL: <b>Cola148@aol.com</b>		EMAIL: <b>fwpalillo@aol.com</b>
MANAGER	NAME: <b>Same as above</b>	LANDLORD	NAME: <b>Esposito Beauty, LLC</b>
	PHONE:		PHONE: <b>(917) 214-4111</b>
	EMAIL:		EMAIL:
APPLICATION TYPE <i>(Check One)</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	<b>Zoccola LLC - 488 9th Ave, NY, NY</b> <b>Colas Restaurant Corp 148 8th Ave, NY, NY</b>	
	What were the dates applicant was involved with this former premise?	<b>Zoccola 2012 - Present</b> <b>Colas - 2013 - 2015</b>	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans.</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization -- Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11 AM - 12 AM	11 AM - 12 AM	11 AM - 12 AM	11 AM - 1 AM	11 AM - 1 AM	1 AM - 1 AM	11 AM - 12 AM
	Kitchen	↓	↓	↓	↓	↓	↓	↓
	Music	↓	↓	↓	↓	↓	↓	↓

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND     LIVE MUSIC     DJ     JUKE BOX     KARAOKE

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (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	74	74	20	40	-0-	1	14
OUTSIDE (Other than sidewalk cafe)	N/A						
SIDEWALK CAFE	N/A						

How many floors are there? What is the capacity for each floor?      2 - Ground floor + Basement

How frequently will the owner(s) be at the establishment?      daily

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private, promotional or corporate events?	YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	NO	TBA
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	if used, yes
Where will delivery bicycles be stored during the day when not in use?	if used, inside the premises		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Cholsaa or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	LNO
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	in process
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		in process
Who was your contact person at each group you met with?		"
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES <input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Faro Corp - Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Faro Corp aka Ovina
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	new storefront
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> 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?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	currently exists
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input type="radio"/> NO	TBD
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	TBD
Where will the air conditioner be located? What type is it?	currently exists		
When was the air conditioner installed?	unknown		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	N/A
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or 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 11PM on Friday & Saturday and 10 PM 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 not allow standing space for patrons to drink or smoke 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	

OUTDOOR ITEMS – SIDEWALK CAFE			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	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	NO	

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

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

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

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*



Manhattan Community Board 4 (MCB4) recommends:

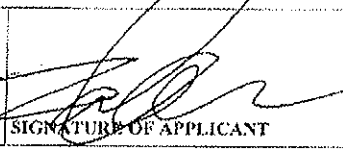
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation  
 Denial  Approval


**CB4 REPRESENTATIVES**

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozublec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
--	---	--

**APPLICANT AGREEMENT WITH THE COMMUNITY**

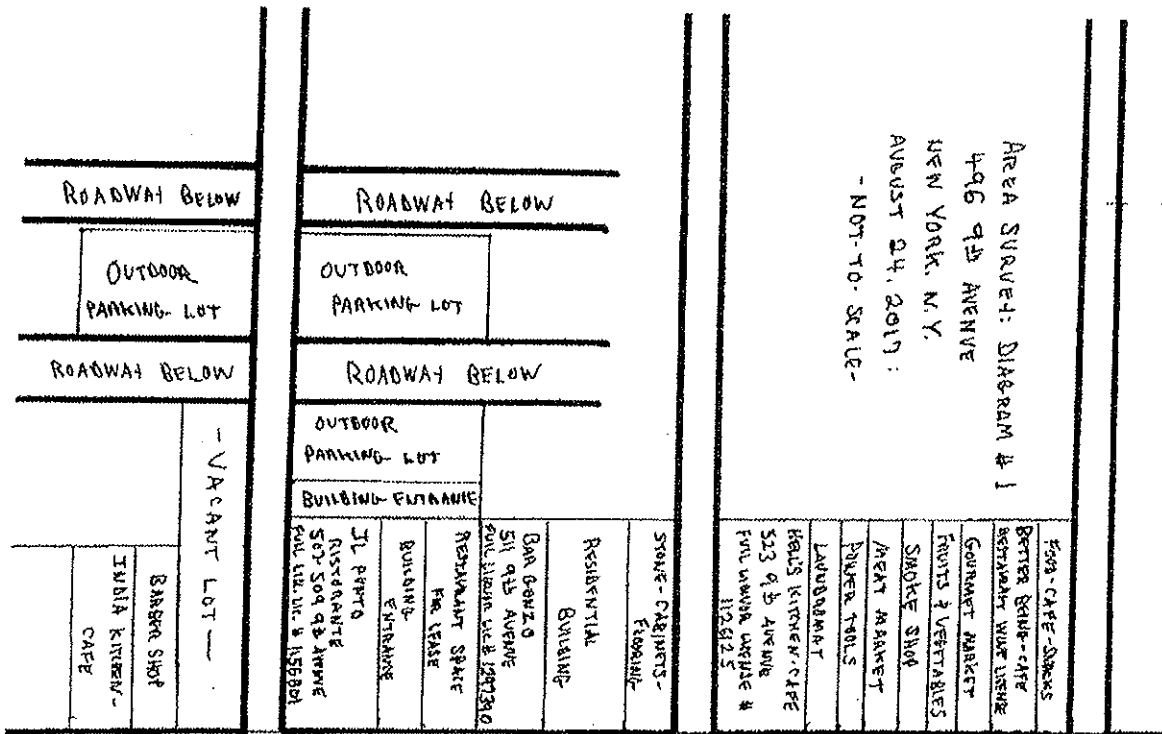
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>Nicholas Accardi</p>		<p>8/25/17</p>
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE

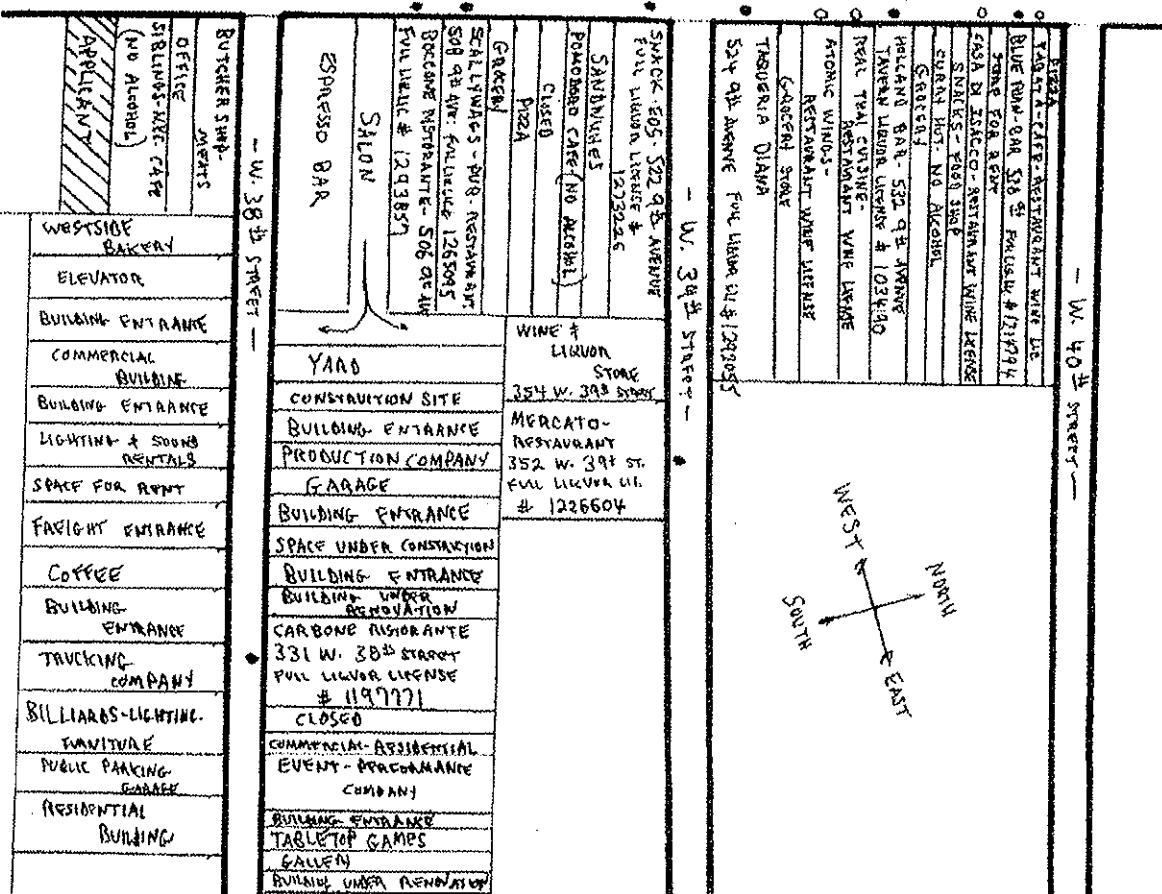
 9/12/2017

<sup>1</sup> Any Manhattan Community Board 4 (MCB4) recommendation on an application for a liquor license, whether for or against, should not be construed as an endorsement of, or precedent for, any group use that is not consistent with Board's preferred zoning. For example, 1). MCB4 supports R8, R8A and R9 zoning, and the underlining group uses associated with those zones, in the area bounded by Eleventh and Twelfth Avenues, and West 43rd and West 55th Streets. 2). MCB4 supports a text amendment to the Special Clinton District, Preservation Area, that limits group use for any vacant ground floor to Use Group 6.

AREA SURVEY: DIAGRAM # 1  
 496 9th AVENUE  
 NEW YORK, N.Y.  
 AUGUST 24, 2017  
 - NOT-TO-SCALE -

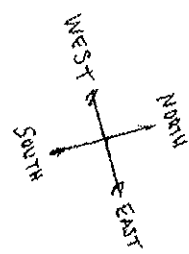


— 9th AVENUE —



— W. 40th STREET —

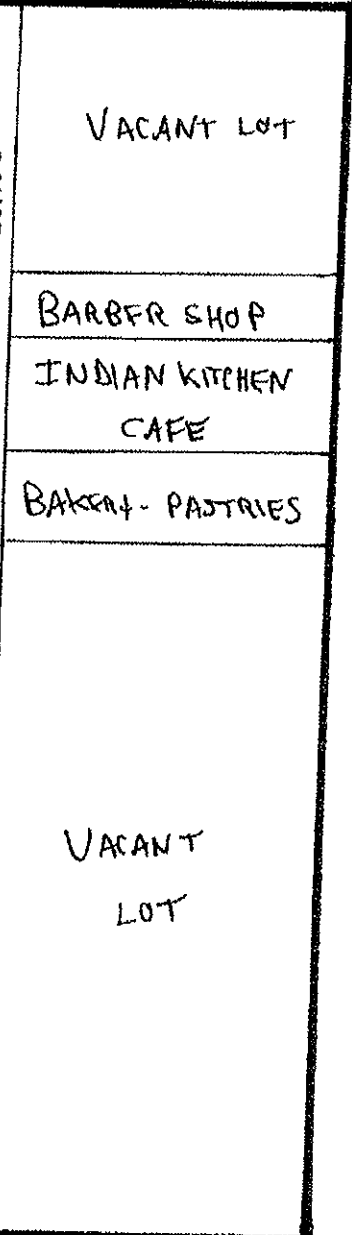
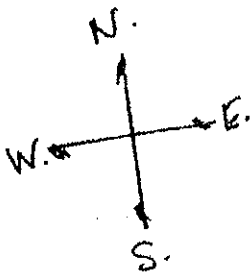
— W. 39th STREET —



BUTCHER SHOP MEATS  
 OFFICE  
 STRIPES-HOT CAFE (NO ALCOHOL)  
 APPLIANCE  
 WESTSIDE BAKERY  
 ELEVATOR  
 BUILDING ENTRANCE  
 COMMERCIAL BUILDING  
 BUILDING ENTRANCE  
 LIGHTING & SOUND RENTALS  
 SPACE FOR RENT  
 FREIGHT ENTRANCE  
 COFFEE  
 BUILDING ENTRANCE  
 TRUCKING COMPANY  
 BILLIARDS-LIGHTING-FURNITURE  
 PUBLIC PARKING GARAGE  
 RESIDENTIAL BUILDING  
 SALON  
 ESPRESSO BAR  
 YARD  
 CONSTRUCTION SITE  
 BUILDING ENTRANCE  
 PRODUCTION COMPANY  
 GARAGE  
 BUILDING ENTRANCE  
 SPACE UNDER CONSTRUCTION  
 BUILDING ENTRANCE  
 BUILDING UNDER RENOVATION  
 CARBONE RISTORANTE  
 331 W. 38th STREET  
 FULL LICENSE # 1197771  
 CLOSED  
 COMMERCIAL-RESIDENTIAL  
 EVENT-PERFORMANCE COMPANY  
 BUILDING ENTRANCE  
 TABLETOP GAMES GALLERY  
 BUILDING UNDER RENOVATION  
 SHACK-EGG-522 9th AVENUE  
 FULL LICENSE # 1275226  
 SANDWICHES  
 POMOBBIO CAFE (NO ALCOHOL)  
 CLOSED  
 PIZZA  
 GRACKEN  
 SAL LYONS - BORG-RESTAURANT  
 508 9th AVE. FULL LICENSE 1265095  
 BUCKING RESTAURANT-506 9th AVE  
 FULL LICENSE # 1293857  
 WINE & LIQUOR STORE  
 354 W. 39th STREET  
 MERCATO-RESTAURANT  
 352 W. 39th ST.  
 FULL LICENSE # 1226604  
 BLUE BIRD-GAR 518 9th AVENUE # 1212974  
 FINE EGG REST  
 CASA DI ESSECO-RESTAURANT WINE LICENSE  
 SWALES-FOOD SHOP  
 CORAL HOT NO ALCOHOL  
 GREENEY  
 HELLAND BAR-522 9th AVENUE  
 TAVERN LUNCH LICENSE # 103440  
 REAL TAIL RESTAURANT WINE LICENSE  
 MTRIC WINDS-RESTAURANT WINE LICENSE  
 GARDEN STORE  
 TARDONIA DIANA  
 544 9th AVENUE FULL LICENSE # 1292095

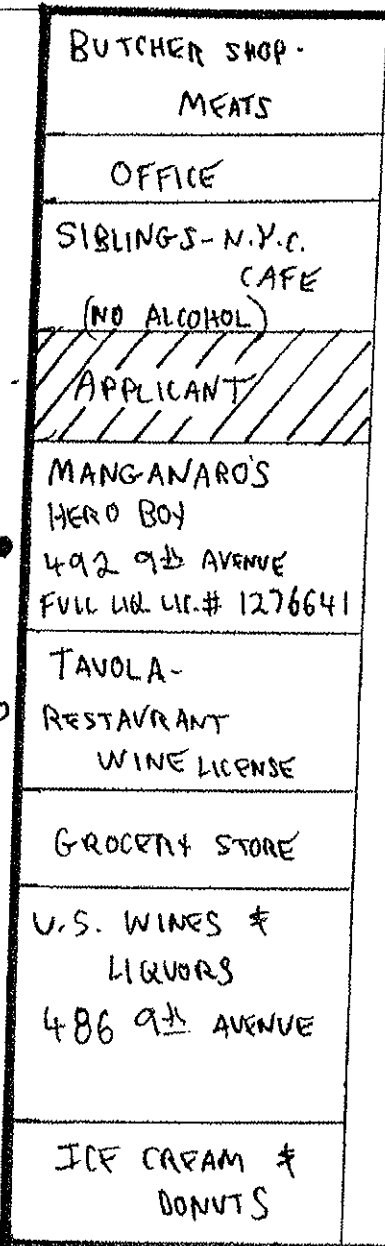


BLOCK PLOT DIAGRAM  
496 9<sup>th</sup> AVENUE  
NEW YORK, N.Y.  
AUGUST 24, 2017:  
- NOT TO SCALE -



9<sup>th</sup> AVENUE

W. 38<sup>th</sup> STREET



W. 37<sup>th</sup> STREET

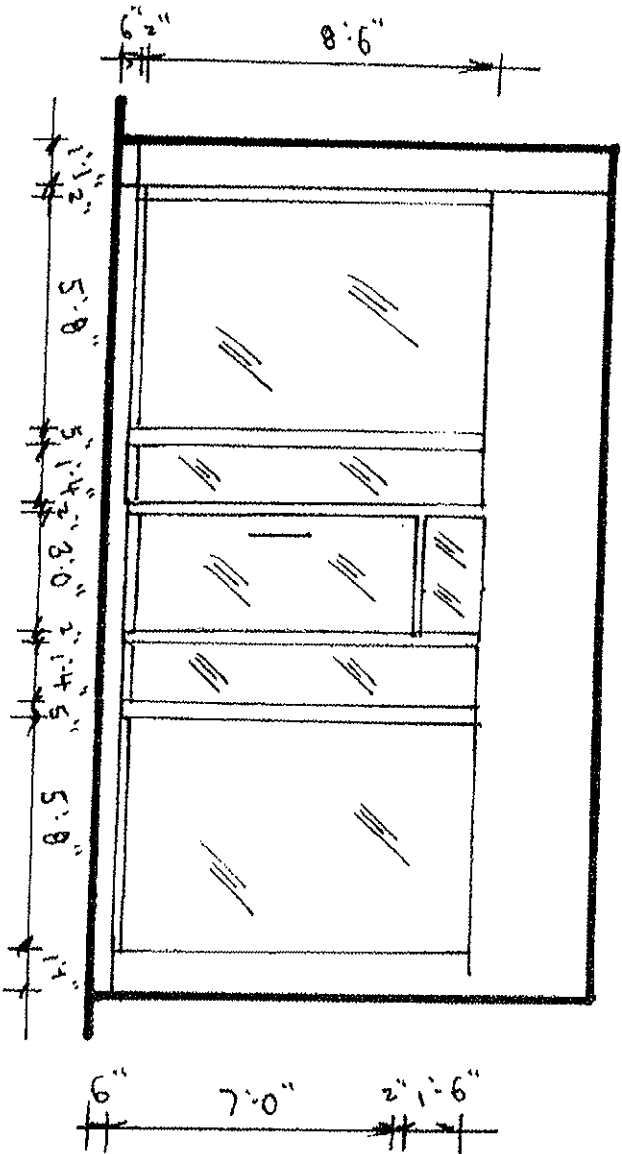
FRONT ELEVATION

496 9TH AVENUE

NEW YORK, N. Y.

AUGUST 24, 2017:

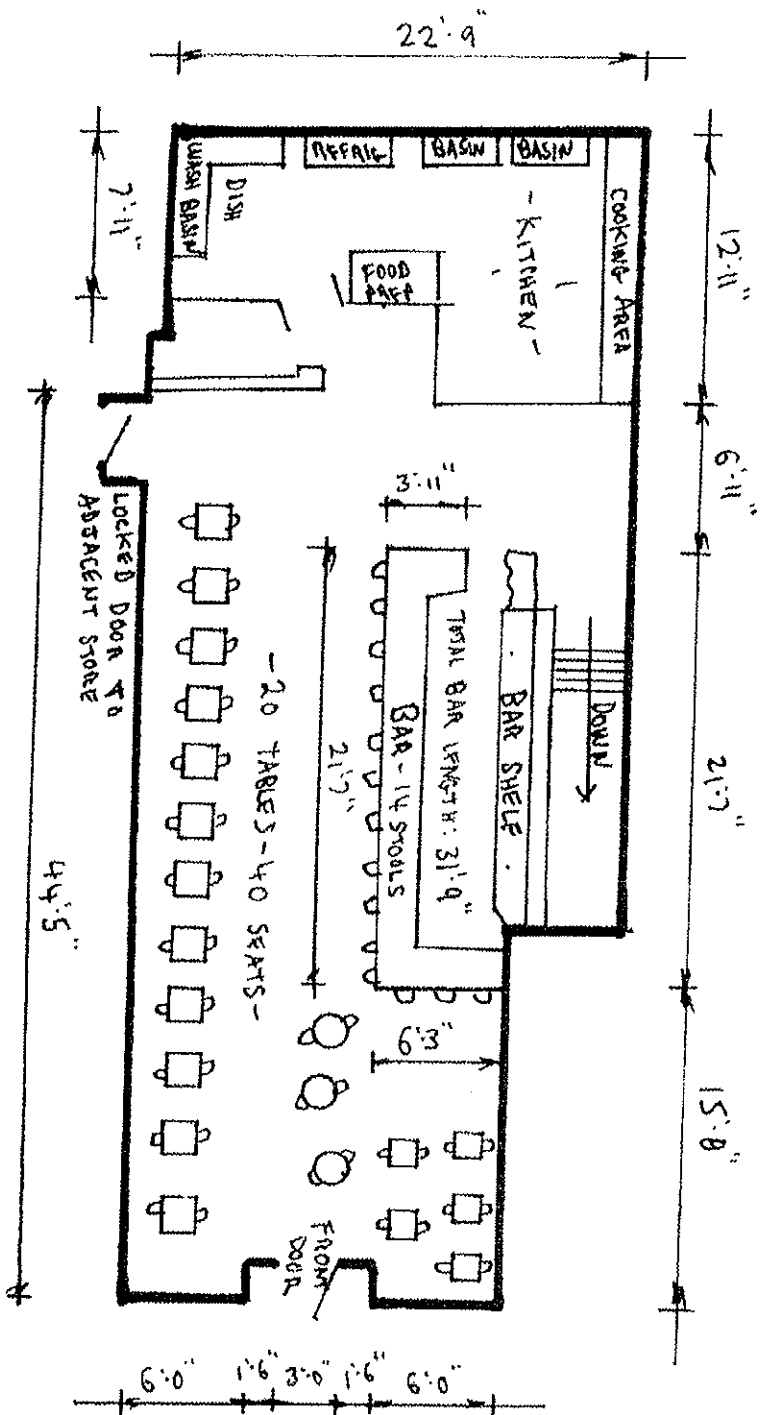
SCALE : 1/4" = 1'-0"



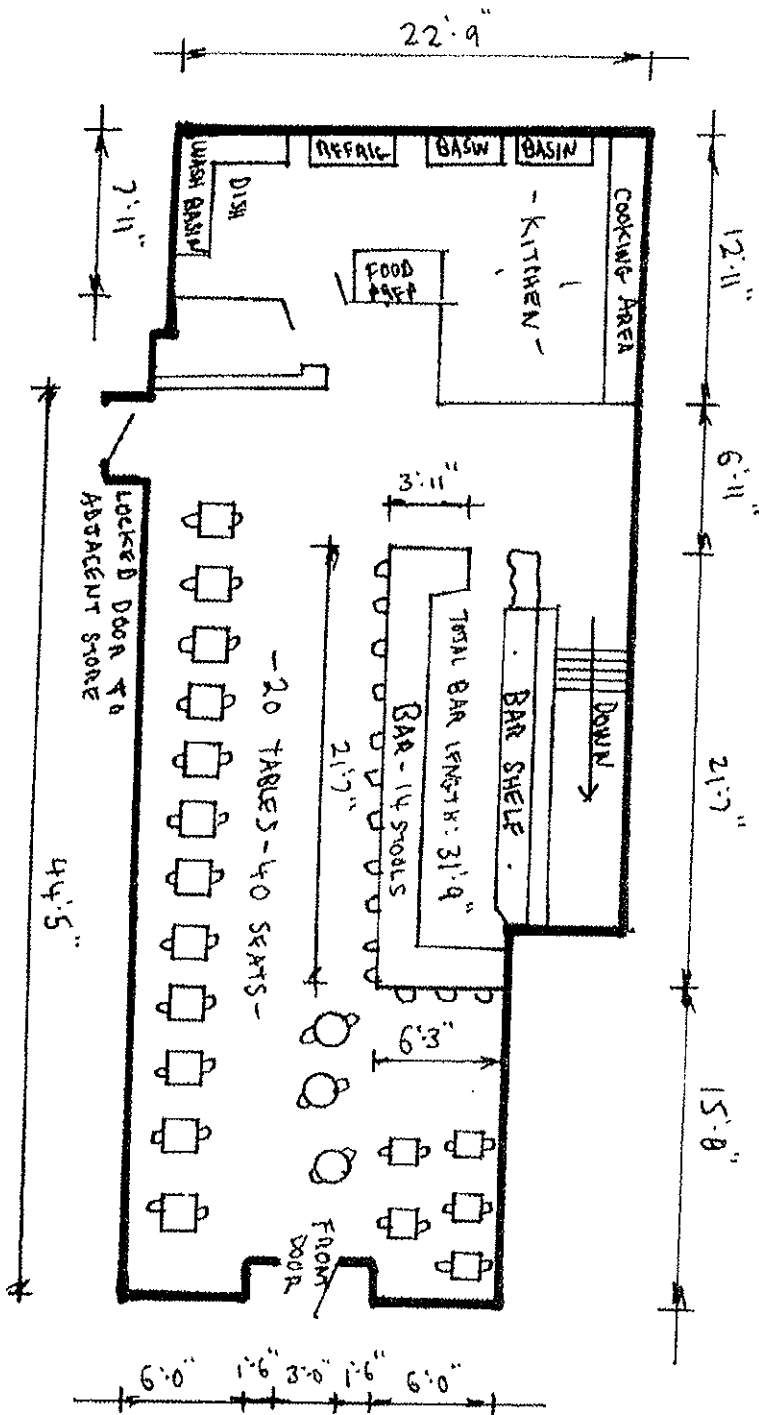
INTERIOR DIAGRAM: PROPOSED PLAN  
MAIN FLOOR

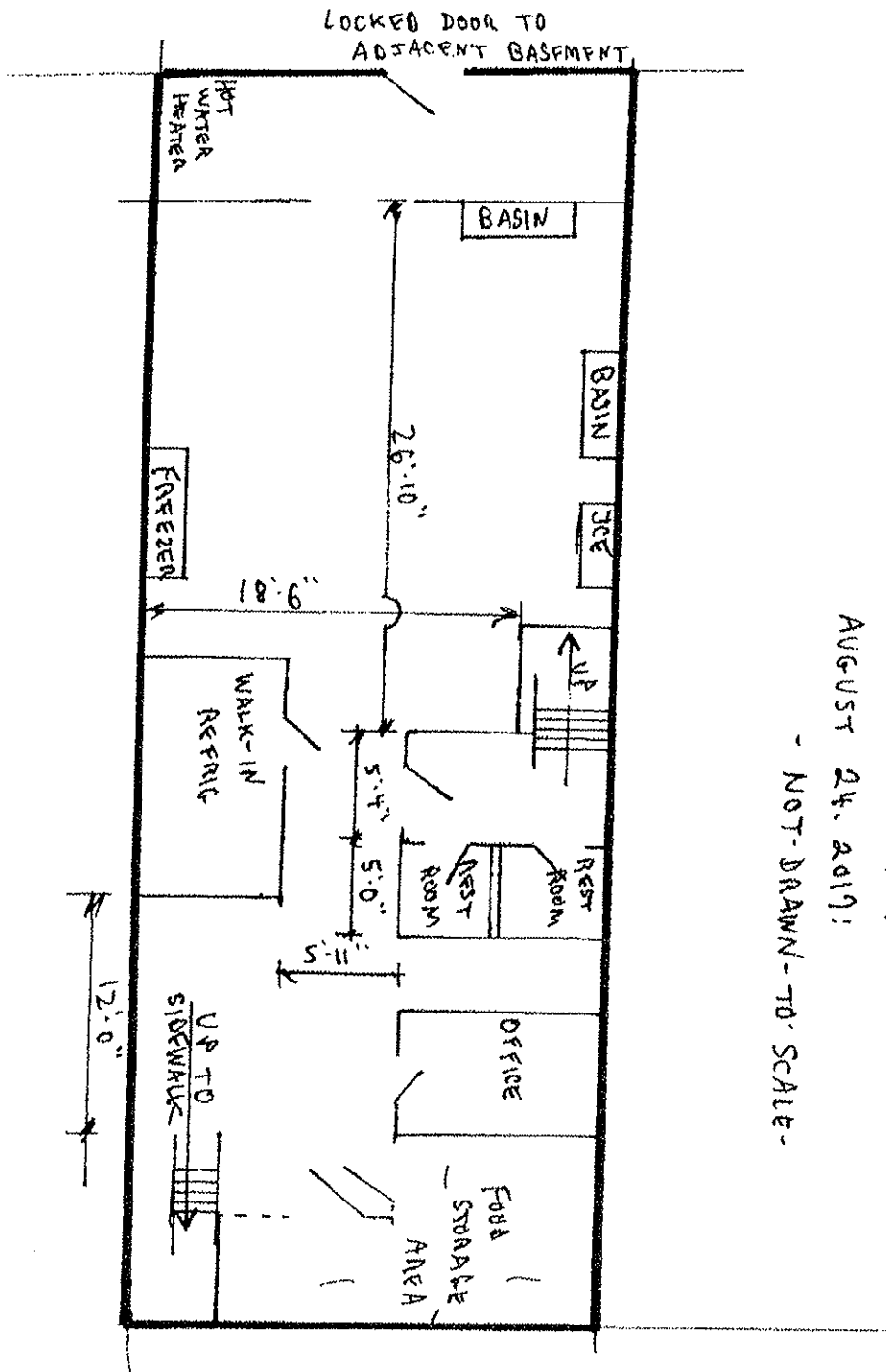
496 9th AVENUE  
NEW YORK, N.Y.

AUGUST 24, 2019; SCALE: 1/8" = 1'-0"



INTERIOR DIAGRAM: PROPOSED PLAN  
 MAIN FLOOR  
 496 9th AVENUE  
 NEW YORK, N.Y.  
 AUGUST 24, 2017: SCALE: 1/8" = 1'-0"





INTERIOR DIAGRAM: BASEMENT  
 496 9th AVENUE  
 NEW YORK, N. Y.  
 AUGUST 24, 1919;  
 - NOT DRAWN TO SCALE -



**P  
O  
R  
K  
Y  
,  
S  
SALVATION  
REAL WOOD PIT  
BAR-B-QUE  
&  
BURGERS**

**496 9<sup>th</sup> Ave  
New York, NY**

## **MENU**

MIXED GREEN SALAD  
CAESAR SALAD  
KOREAN STYLE WINGS  
CRAWFISH CAKES  
TRUFFLE MUSHROOM MAC & CHEESE  
BEEF CHILI EMPANADAS

BRISKET SANDWICH  
PULLED PORK SANDWICH  
FRIED PORK TENDERLOIN SANDWICH  
CRISPY CHICKEN SANDWICH

PORKY'S SIGNATURE BURGER  
WILD BOAR BURGER  
LAMB BURGER  
TURKEY BURGER

COLLARD GREENS  
COLE SLAW  
MAC & CHEESE  
MASHED POTATOES

PECAN PIE  
KEY LIME PIE  
CHOCOLATE MOUSSE  
BLUEBERRY LEMON POPPYSEED CAKE  
FRIED OREOS

