

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME 203 WEST 19 TAVERN INC		DOING BUSINESS AS (DBA) CITY HOPS	
STREET ADDRESS 203 WEST 19TH STREET		CROSS STREETS 19TH ST & 7TH AVENUE	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: CHA KYUNG YOON	ATTORNEY/ REPRESENTATIVE	NAME: CHARLES B. LINN
	PHONE: 917 459-1200		PHONE: 914 949-4200
	EMAIL: CHAKYUNG YOON@GMAIL.COM		EMAIL: CHARLES@CHARLESLINN.COM
MANAGER	NAME:	LANDLORD	NAME: 152 SEVENTH AVE REALTY LLC
	PHONE: TO BE DETERMINED		PHONE: 271 MADISON AVE, 18TH FLOOR NEW YORK, NY 10016
	EMAIL:		EMAIL: 212 750-6565
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		CITY HOPS 114.5 SECOND AVE (60TH ST)
	What were the dates applicant was involved with this former premise?		2015 TO DATE
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> 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	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input 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 checked="" type="radio"/> ^{BEER} 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?	YES	<input checked="" type="checkbox"/> NO	AFTER FULLY VETTED BY CBS # 4
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.	YES	<input checked="" type="checkbox"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

AMENDED 5/23/2017

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12PM-10PM	12PM-10PM	12PM-10PM	12PM-11PM	12PM-12AM	12PM-12AM	12PM-10PM
	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	15	15	0	0	0	1	8
OUTSIDE <i>(Other than sidewalk café)</i>	NOT	APPLICABLE					
SIDEWALK CAFÉ	NOT	APPLICABLE					

How many floors are there? What is the capacity for each floor? 2

GROUND FLOOR - CAPACITY 15
BASEMENT - STORAGE

How frequently will the owner(s) be at the establishment?
2-4 HOURS PER WEEK

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

CRAFT BEERS / WINE AND CIDER

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 NO

Will you 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

Will applicant be using delivery bicycles? If yes, how many?

YES NO

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

N/A

Where will delivery bicycles be stored during the day when not in use?

N/A

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

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	FORM LETTER SENT BY EMAIL TO ADDRESSES LISTED BY CD#4
	#2	
	#3	
	#4	
	#5	
Please provide dates when applicant met with the groups listed above.	AS OF MAY 20 TH NO RESPONSES	
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?	POSTED WEEKEND OF 5/23 AND 5/14	
Where did applicant post the notice that was provided?	DOOR OF PREMISE; DELIVERED TO ALL RESIDENTS AT BUILDING BY PERSONAL DELIVERY OR SLIPPING UNDER*	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO

* DOOR; POSTING ON POLES, TELEPHONE OR LIGHT POLES ON THE CORNERS OF 6TH, 7TH AND 8TH AVENUES AND IN A THREE (3) BLOCK RADIUS OF THE PREMISES.
 ALL RESIDENTIAL UNITS WITH A 3 BLOCK RADIUS OF APPLICANT.



View Mail

Go To Page... ▾

[Next](#) | [Sent](#)

[Reply](#) [Reply All](#) [Forward](#) [Delete](#) [Move message to...](#) ▾

- [In-Rox](#)
- [Compose](#)
- [Addresses](#)
- [Folders](#)
- [Search](#)
- [Options](#)
- [Help](#)
- [Logout](#)

[Show Full Headers](#) | [Printer View](#) | [Add Sender To Address Book](#)

From: "" <charles@charleslinn.com>
Reply-To: <charles@charleslinn.com>
To: <pamela@angel.net>,
 <dfranco243@earthlink.net>,
 <fcmat@me.com>,<merle.levine@gmail.com>
Subject: 203 West 19th Street
Date: Mon 05/15/17 01:10 PM

Attachments

Name	Type	Save View
Part 1	text/html	Save
Public Notice.pdf	application/pdf	Save View

[CALENDAR](#)

[SIGN UP TO RECEIVE THIS MAIL](#)

I am the attorney for 203 WEST 19 TAVEN, INC., D/B/A CITY HOPS, which is an applicant for a TAVERN WINE liquor license and has filed its notice with Community Board #4. The tavern wine is for beer/wine/cider only. Limited food menu. The operation involves basically craft beers on tap; bottles on shelves plus grower fills. Bottles of beer, wine and cider can be taken off premises. Same owner and operation as CITY HOPS at 1145 Second Avenue 60th Street). Store has expanded to 400 sq. ft. retail on ground floor; occupancy 15. It will have a bar for seating of 8. Bar for craft beer tastings approximately 12' long. This is part of our attempt to reach out to the community.

Any input would be greatly appreciated and suggestions for further reach-out to the community. Our hearing before the Business Licenses and Permits Committee is set for Tuesday, June 13th as per attached notice.

CHARLES B. LINN, ESQ.
 901 North Broadway, Suite 22
 North White Plains, NY 10603

914 949 4200
 914 949 6897 FAX

Attachment: Save View
Name: Public Notice.pdf
Type: application/pdf

[Reply](#) [Reply All](#) [Forward](#) [Delete](#) [Move message to...](#) ▾

[Next](#) | [Sent](#)

BUILDING DESIGN

State the name and type of business previously located in the space.	SUGAR COOKIES - CONFECTIONART STORE		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	APPROVED SIGN ONLY
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> 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 PM Friday and Saturday and 10 PM 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	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> YES	NO	IF REQUESTED
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	HVAC UNIT WALL UNIT		
When was the air conditioner installed?	NOT YET INSTALLED		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	NET APPLICABLE
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	NOT APPLICABLE
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM 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 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	NET APPLICABLE
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	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

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

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.

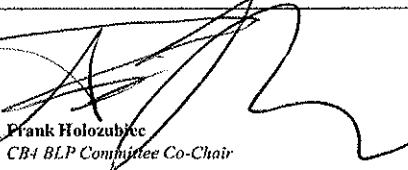
Manhattan Community Board 4 (MCB4) recommends:

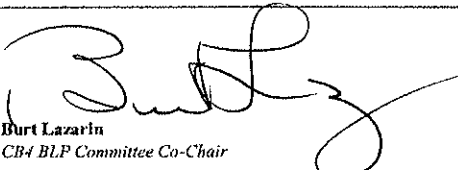
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


Burt Lazarin
CB4 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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE

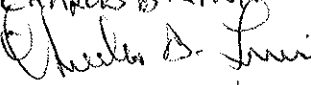


CHA KYUNG YOON

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE

CHARLES B. LINN

6/13/2017

APPLICANT: 203 WEST 19 TAVERN INC.

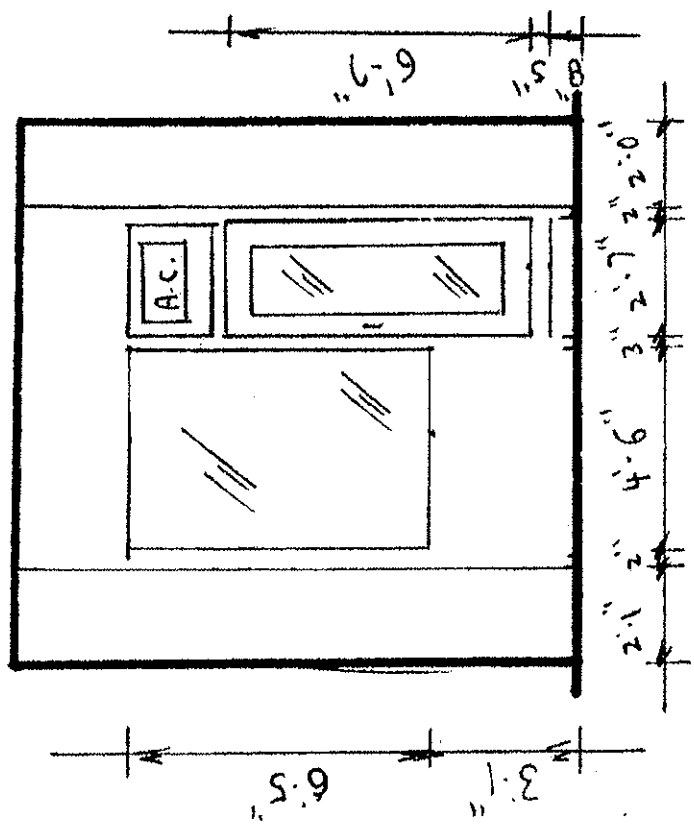
FRONT ELEVATION

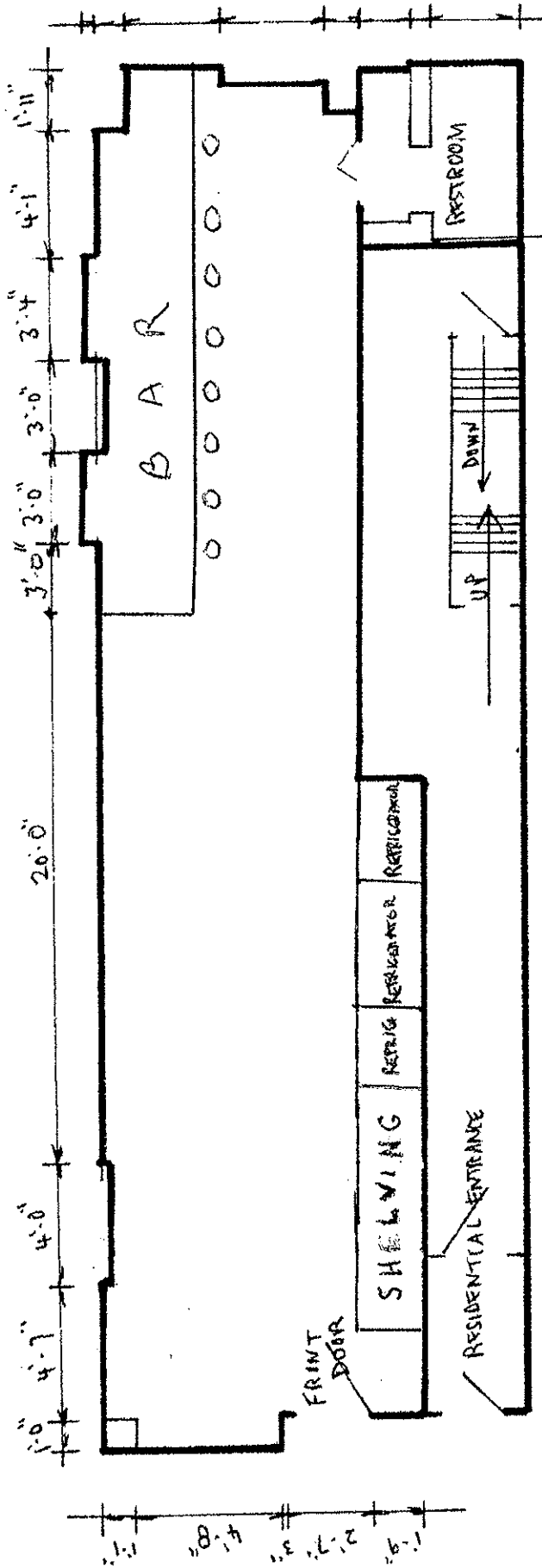
203 W. 19th STREET

NEW YORK, N.Y.

MAY 13, 2017: SCALE:

1/4" = 1'-0"





APPLICANT: 203 WEST 19 TAVERN INC
 INTERIOR DIAGRAM - MAIN FLOOR

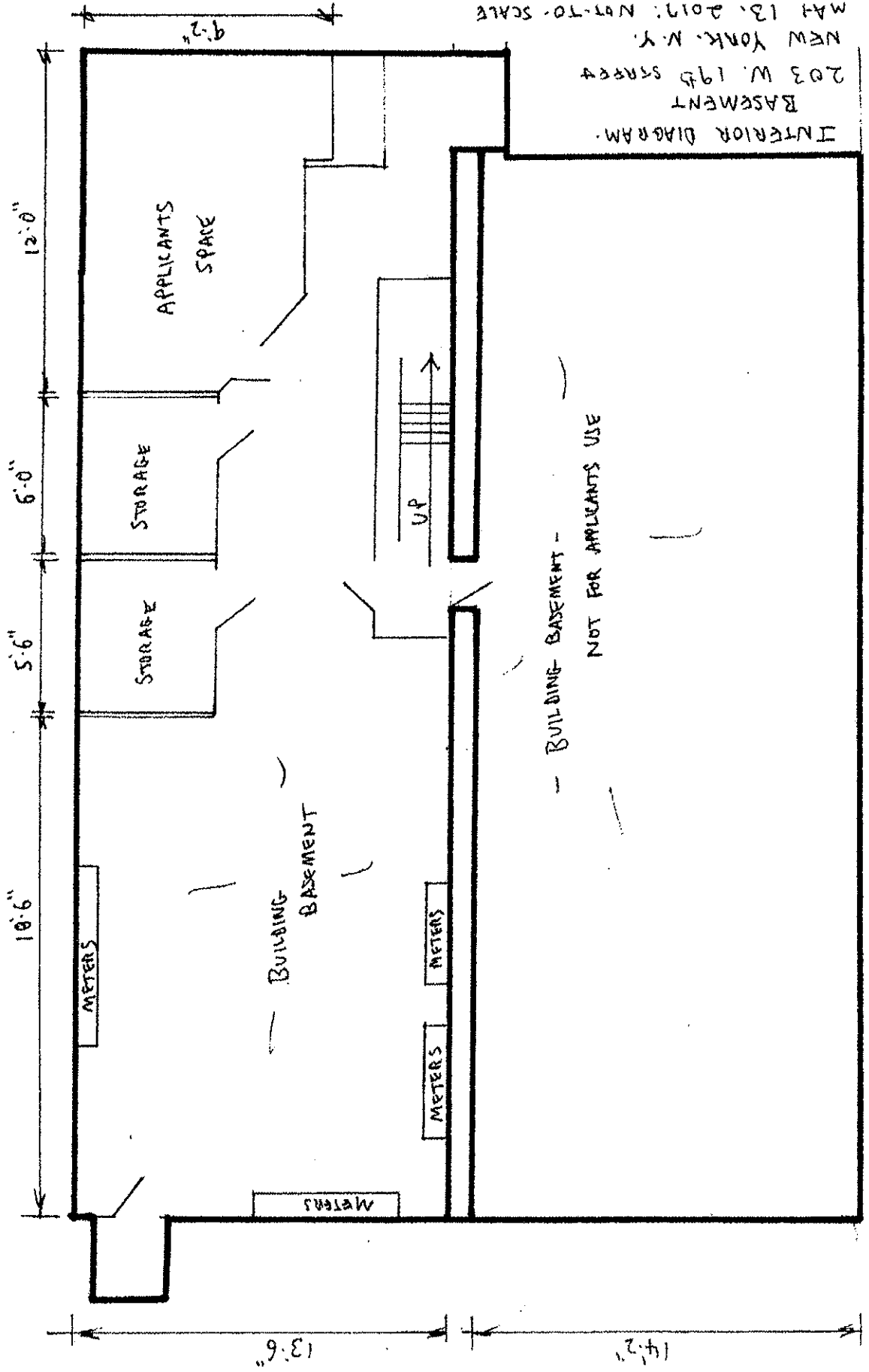
203 W. 19th STREET

NEW YORK, N.Y.

MAY 13, 2017:

- NOT-TO-SCALE -

APPLICANT: 203 WEST 19 TAVERN INC



PEANUTS
PRETZELS
POPCORN
EMPANADAS
ASSORTED
SANDWICHES/BAGELS

PRICES TBD



CITY HOPS
203 West 19th Street



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

500 FOOT LAW STATEMENT

**Applicants for on premises liquor licenses must complete this section
(Not required for on premises beer or wine application)**

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on-premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The Proposed Premises: Check the appropriate box below:

- IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500' RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993
- NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- NOT APPLICABLE - BEER, WINE and CIDER ONLY

IMPORTANT:

**YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS
LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES**

**For assistance use the "GIS Maps - LAMP" (Liquor Authority Mapping Project)
system, which is available on our website.**

If premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must, **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

Proximity Report for Location:

103

W 19 St, New York, NY, 10011

This report is for informational purposes only in aid of identifying establishments per to 500 and 200 foot rules. Distances are approximated using industry standard GIS do not reflect actual distances between points of entry. The NYS Liquor Authority represents as to the accuracy of the information and disclaims any liability for

Churches within 500 Feet

Name	Approx
------	--------

Schools within 500 Feet

Name	Address	Approx
------	---------	--------

On-Premise Licenses within 750 Feet

Name	Address	Approx
PETER MCMANUS CAFE INC	152 7TH AVE	80 ft
156 SEVENTH AVENUE GROUP LLC	156 7TH AVENUE	80 ft
160 BISTRO INC	160 7TH AVE	115 ft
223 WEST CORP	223 W 19TH ST	130 ft
MESTRE INC	172 7TH AVENUE	260 ft
132 7TH AVE REST LLC	132 7TH AVE	295 ft
FT SEVENTH AVE LLC	176 7TH AVENUE	315 ft
MEJO LLC	259 W 19TH ST	435 ft
119 7TH AVENUE CAFETERIA LLC	119 121 1/2 7TH AVE	485 ft
MANGARONI LLC	191 7TH AVENUE	500 ft
BKUK 9 CORP	197 7TH AVE	600 ft
MNY CHELSEA LLC	112 7TH AVENUE	625 ft
FILLIP'S CATERING INC	200 202 7TH AVE	640 ft
GUCKENHEIMER SERVICES LLC	245 249 W 17TH ST	675 ft
RUBY SLIPPERS HOSPITALITY CORP	135 W 18TH ST	720 ft