

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

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Chelsea Retail Partners, LLC & Co-Licensee		DOING BUSINESS AS (DBA) Black Barn Kitchen	
STREET ADDRESS 75 9th Avenue - Retail A, New York, NY 10011		CROSS STREETS West 15th & West 16th Streets	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: John Doherty Mark Zeff & Kristen Zeff	ATTORNEY/ REPRESENTATIVE	NAME: Elke A. Hofmann, Esq.
	PHONE: 917-828-3233		PHONE: 212-487-9100
	EMAIL: jdoherty@blackbarnrestaurant.com		EMAIL: elke@eahlaw.com
MANAGER	NAME:	LANDLORD	NAME: Jamestown Premier Chelsea Market L.P.
	PHONE:		PHONE:
	EMAIL:		EMAIL:
<b>APPLICATION TYPE (Check One)</b>			
<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?	Madison Park Acquisitions, LLC 19 E. 26th Street, New York, NY 10010	
	What were the dates applicant was involved with this former premise?	03/2015 - Present	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?	1285054 - Expiration date: 06/30/2019	
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list 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>		
<b>METHOD OF OPERATION</b>			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input checked="" type="checkbox"/> Cafe <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> 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	
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="checkbox"/> YES	<input 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	

**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
	<b>Operation</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
	<b>Kitchen</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
	<b>Music</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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
<b>INSIDE</b>	TBD	TBD	18	66	0	1	12
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	<hr/>						
<b>SIDEWALK CAFÉ</b>	<hr/>						

How many floors are there? What is the capacity for each floor?	1	
How frequently will the owner(s) be at the establishment?	During hours of operation	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO
Will you be hosting private, promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> NO
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?	<input checked="" type="checkbox"/> YES	NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	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		
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
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="checkbox"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Manhattan Fruit Exchange		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Unknown
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES <input checked="" type="checkbox"/>	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?	YES <input checked="" type="checkbox"/>	NO	
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?	YES <input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/> NO	
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?	Water cooling system in Mechanical room in the retail space		
When was the air conditioner installed?	July 2017		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>		
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	<input checked="" type="checkbox"/> NO
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	<input checked="" type="checkbox"/> NO
Are the floorplans for the outdoor space(s) included?	YES	<input checked="" type="checkbox"/> NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	<input checked="" type="checkbox"/> NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input checked="" type="checkbox"/> NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="checkbox"/> YES	NO
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	<input checked="" type="checkbox"/> NO
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	<input checked="" type="checkbox"/> NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	<input checked="" type="checkbox"/> NO

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

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

- Any storm enclosure will extend no further than 18" from the building facade
- All alcohol service and consumption will be limited to cafe space
- Applicant will submit revised floorplan reflecting only licensed premise to CB4 office no later than 9/25/17

*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.*





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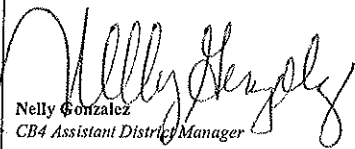
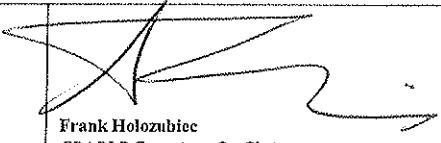

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**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***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:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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**CB4 REPRESENTATIVES**

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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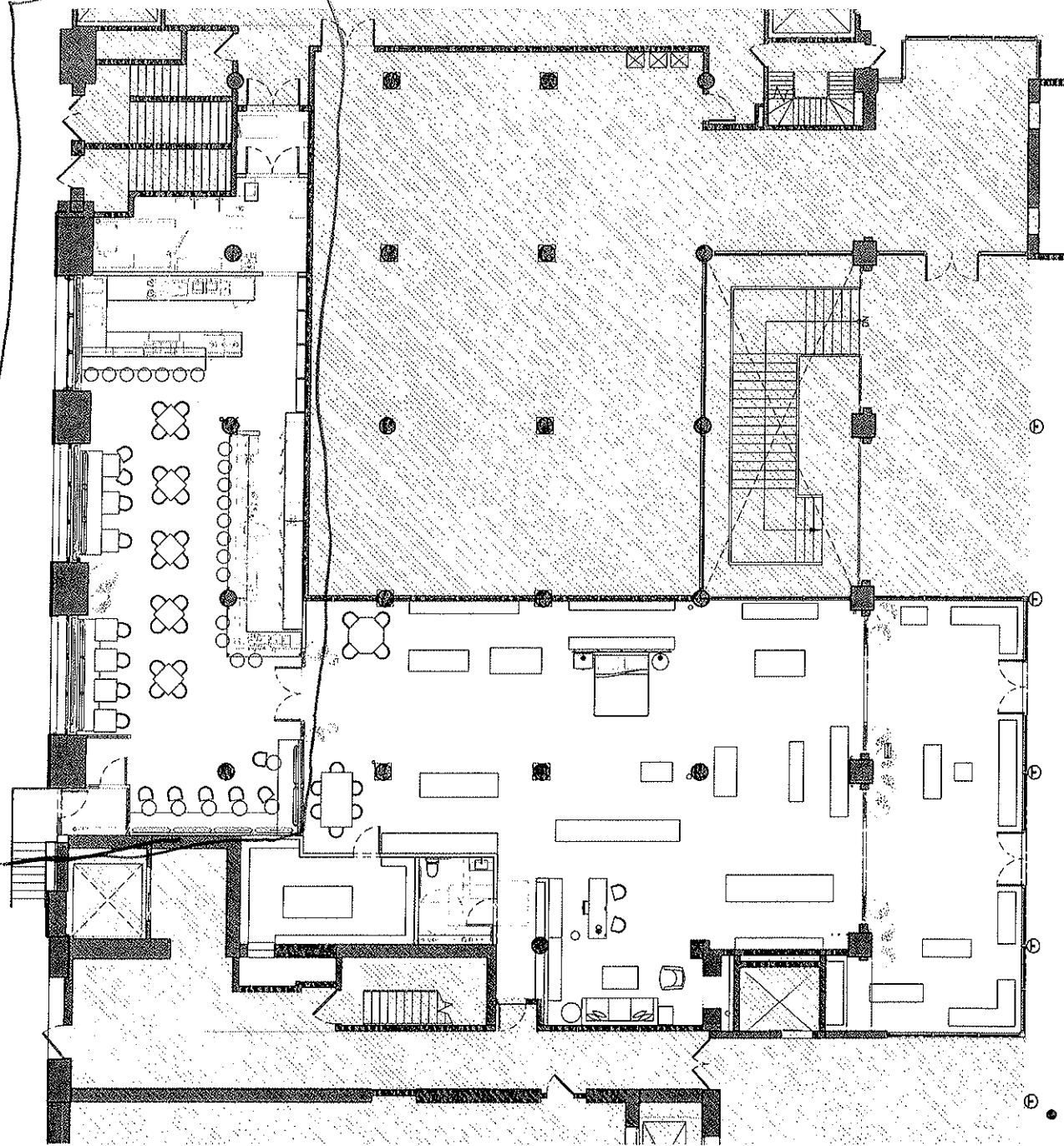
**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

<b>SIGN HERE</b> →	 <b>PRINT NAME OF APPLICANT</b>	 <b>SIGNATURE OF APPLICANT</b>	9.12.17 <b>DATE</b>
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<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.

Cafe  
SPACE



BLACKBARN CHELSEA MARKET

SCALE: 1/8" = 1'-0"



# BLACK BARN

@

Chelsea Market

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## APPETIZER

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**Foie Gras Terrine**  
quince, celery, toasted sourdough

**Maryland Crab**  
watermelon, cilantro lime dressing

**Avocado Toast**  
baked ricotta

**Ahi Tuna Tartar**  
avocado, mango, miso dressing

**Wild Mushroom Toast**  
robiola, talegio, parmesan

**Spring Pea Soup**  
lemon cream, pea shoots

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## SALAD

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-add on-

grilled chicken    seared salmon    grilled shrimp    grilled steak

**Roasted Cauliflower**  
caramelized onion, arugula, toasted pine nuts,  
parmesan dressing

**Roasted Eggplant**  
tomato, potato, basil,  
sherry vinaigrette

**Bibb-Roasted Beet**  
pistachio, orange, yogurt dressing

**Kale and Grilled Corn**  
buttermilk-jalapeno dressing

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## SANDWICH

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**Grilled Tuna Panini**  
arugula, pickled onions, lemon-caper aioli

**Chicken Milanese**  
mozzarella, tomato, arugula, pesto

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## FOR THE TABLE

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### Mangalitsa Charcuterie+

Lonza  
Coppa Calabrese  
Fennel Sopressata  
Mustard Rillettes  
Speck  
Pancetta  
'Nduja

### Cheese

Bent River  
Good Thunder  
Pawlet  
Bonne Bouche  
Anabasque  
Bayley Hazen Blue

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## DESSERT

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Rum Butterscotch Bread Pudding  
vanilla ice cream

Passion Fruit Mousse  
honeycomb candy, rice krispies

Fresh Berries  
whipped cream

Bourbon Maple Ice Cream Cake  
bacon bits, chocolate magic shell

**HAPPY HOUR**  
MONDAY THRU SATURDAY  
4-6 AND 9-11

**Certificate of Occupancy****CO Number: 104025706T037**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00713	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 75 9 AVENUE	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 07/13/2017
	<b>Building Identification Number (BIN):</b> 1012541		<b>Expiration Date:</b> 10/11/2017
		<b>Building Type:</b> Altered	

*For zoning lot metes & bounds, please see BISWeb.*

<b>B.</b>	<b>Construction classification:</b> 1	(Prior to 1968 Code)
	<b>Building Occupancy Group classification:</b> COM	(Prior to 1968 Code)
	<b>Multiple Dwelling Law Classification:</b> None	
	<b>No. of stories:</b> 7	<b>Height in feet:</b> 72

**C. Fire Protection Equipment:**  
None associated with this filing.

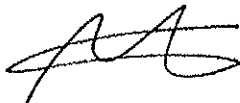
**D. Type and number of open spaces:**  
None associated with this filing.

**E. This Certificate is issued with the following legal limitations:**  
None

**Outstanding requirements for obtaining Final Certificate of Occupancy:**

There are 17 outstanding requirements. Please refer to BISWeb for further detail.

**Borough Comments:** None



Borough Commissioner



Commissioner

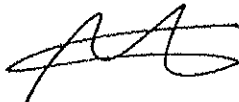
*Certificate of Occupancy*

CO Number: 104025706T037

**Permissible Use and Occupancy**

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	5		B-2		6	RETAIL STORAGE
CEL	63		C		6	RETAIL SPACE A2
CEL	15		D-2 B-2 C		6	KITCHEN, OFFICE, STORAGE, MECHANICAL ROOM ACCESSORY TO RETAIL (430)
CEL	10	OG	B-2		6	STORAGE
CEL	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	2		E		6	ACCESSORY OFFICE
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT(WEST)
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
CEL	63	OG	C		6	RETAIL SPACE A1
CEL	21		C		6	RETAIL KIOSKS
CEL	143		F-4		6	RESTAURANT EAST #2



Borough Commissioner



Commissioner



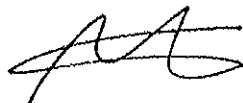
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CEL	136	OG	F-4		6	RESTAURANT CENTRAL
CEL			D-2		6	MECHANICAL, ELECTRICAL AND GAS ROOMS
CEL	10	OG	B-2		6	STORAGE
CEL	47		F-4		6	RESTAURANT EAST #1
CEL	1		B-2		6	ACCESSORY OFFICE
CEL	20		D-2		6	PREP KITCHEN, ACCESSORY STORAGE AND MECHANICAL ROOM
001	40		C		6	RETAIL SPACE
001	98		C		6	RETAIL D
001	43		C		6	KIOSK RETAIL SPACE
001	35		C		6	RETAIL E1
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	200		F-1B		6	WAITING AREA
001	25	300	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES



Borough Commissioner



Commissioner

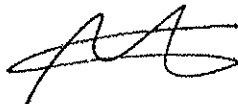
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001		150	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	7		E		6	ACCESSORY OFFICE
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	50	150	E		6	KIOSK DINING
001	4		D-2		6	KIOSK KITCHEN
001	33		C		6	RETAIL C1
001	38		C		6	RETAIL D1
001	209		F-4		6	RESTAURANT CENTRAL
001	4		B-2		6	LOADING DOCK (455)
001	2		E		6	ACCESSORY OFFICE
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	153		C		6	RETAIL (455)



Borough Commissioner



Commissioner

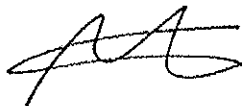
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001	62		C D-2 E		6	RETAIL KIOSK, ACCESSORY KITCHEN AND DINING AREA (419)
001	127		C		6	RETAIL (419)
001	5		B-2		6	LOADING DOCK (419)
001	161		C D-2 E		6	RETAIL, ACCESSORY KITCHEN AND DINING AREA, ACCESSORY STORAGE (430)
001	147		C		6	RETAIL C
001	144		C		6	RETAIL B
003	400		E		6	OFFICES
003	230	150	F-4 F-1B E		6, 9	BANQUET ROOM, LECTURE HALL, OFFICE AND RETAIL SPACE (MULTI-PURPOSE NON SIMULTANEOUS USE) (OCCUPANCY GROUP C)
003	420	150	B-2		6	SHIPPING AND RECEIVING
STANDPIPE AND SPRINKLER APPROVED BY FIRE DEPARTMENT MARCH 19, 1948 FIRE ALARM APPROVED BY FIRE DEPARTMENT MARCH 23, 1948 GARAGE USE APPROVED BY FIRE DEPARTMENT MARCH 23, 1948						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner

**END OF DOCUMENT**

Chelsea Retail Partners, LLC & Co-Licensee  
75 9th Avenue  
New York, NY 10011

**Statement of Public Interest:**

**Chelsea Retail Partners, LLC**

The issuance of an on-premises liquor license to Chelsea Retail Partners, LLC would be in the interest of the community for the following reasons:

The principals, John Doherty, Mark Zeff and Kristen Zeff, each have experience in the hospitality industry and are planning to open a home furnishing retail store with a café in Chelsea Market. The proposed establishment will focus on small plates, with a bar serving wine, beer and spirits. Mr. Doherty is the Chef/Owner of Black Barn restaurant on 26<sup>th</sup> Street and will take an active role in the day-to-day operations of the restaurant. The principals hope to combine their experience in the food and hospitality industry to create a welcoming café with a price point that appeals to local residents.

The premises will have ambient background music only, so that the restaurant will not have any negative impact on noise; and as the premises are located close to subway and bus lines, the location will not have any negative effect on vehicular traffic.

Therefore, the issuance of an on-premises liquor license to Chelsea Retail Partners, LLC is in the public interest.



