

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)		
23rd Street Pizza Corp.		Patsy's Pizzeria		
STREET ADDRESS		CROSS STREETS		
318 West 23rd Street, New York, NY		23rd Street between 8th and 9th Avenues.		
OWNER	NAME: Joanne Levantis	ATTORNEY	NAME: Kordas & Marinis, LLP	
	PHONE: 718-626-5900		PHONE: 718-392-8000	
	FAX: 718-626-2346		FAX: 718-482-9000	
MANAGER	NAME: Nick Bouras	LANDLORD	NAME: Chelsea London Co. LLC	
	PHONE: 646-486-7400		PHONE: 646-637-9021	
	FAX: 212-486-2300		FAX: 646-514-5969	
DESCRIPTION OF BUSINESS				
Establishment Type:		<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): Bar/Arcade		
Method of Operation:		<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade		
License Type:		<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
APPLICATION TYPE (check one)	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input checked="" type="radio"/> Transfer	What is the prior license #?	1103001	
		What is the expiration date on the prior license?	04/30/2015	
		Are you making any alterations or operational changes?	YES	<input checked="" type="radio"/> NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	
	Music	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	10 am - 12am	
Kitchen	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm	12 pm - 11pm		
OCCUPANCY	INDOOR				BAR			OUTDOOR		
	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 Bars	Number of Seats	Number of Tables	
	100	100	21	84	0	1	8	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	Ground level		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A			
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A			
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will the security plan submitted be implemented?					YES	<input checked="" type="radio"/> NO	N/A			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	<input checked="" type="radio"/> NO	N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A	Already in operation		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	<input type="radio"/> NO	N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	<input checked="" type="radio"/> NO	N/A			
If you plan to have music, what type(s)?				<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ				
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A			
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 type="radio"/> NO	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A			

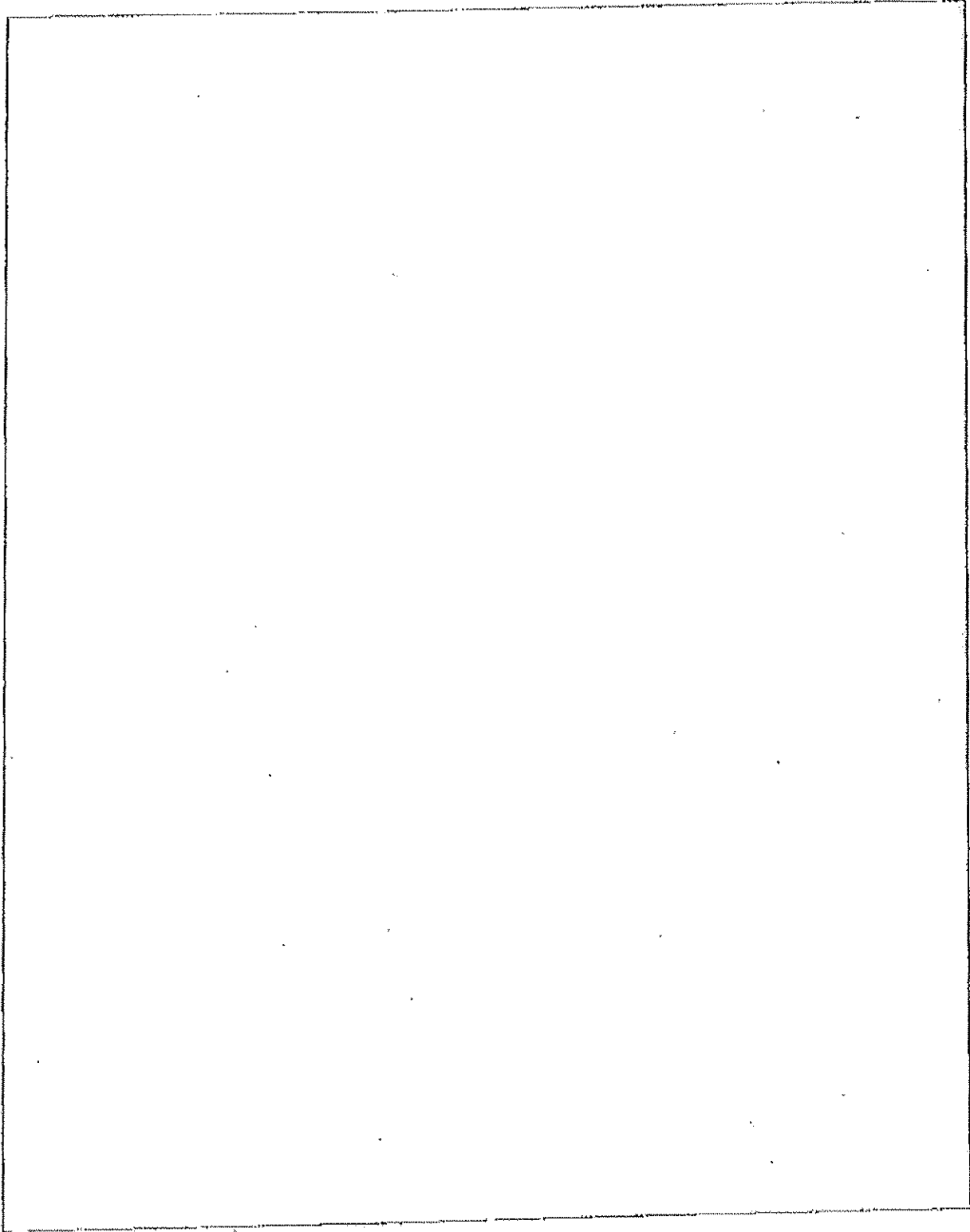
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="radio"/> N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING			
Primary Zoning District:		Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Manhattan Community Board 4	
	# 2		
	# 3		

ADDITIONAL INFORMATION: (Applicant Use)




ADDITIONAL NOTES (Officer Use Only)

ADDITIONAL STIPULATIONS (Office Use Only)




Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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CB4 REPRESENTATIVES

 Nell Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Paul Seres CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE →	 SIGNATURE OF APPLICANT	7-8-14 DATE
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Patsy's

Since 1933

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In the early 1900's, working in the Salumeria's of Little Italy, Patsy's Lunardi perfected "New York Style Pizza". In 1933, he opens the city's first Pizzeria Restaurant on 118th Street and First Avenue, establishing himself as New York's foremost pizza baker and inspiring scores of imitators.

Over 60 years later, Patsy's Pizzeria's still proudly serve his famous recipe "old world" style pizza throughout the city.

TAKE-OUT SERVICE AVAILABLE DURING RESTAURANT HOURS

SUN-THURS: 11:30 - 11 PM FRI & SAT: 11:30 - 12 PM

Minimum \$15.00

Delivery Hours: 11:30 - 10 PM

Visit us at www.PatsysPizzeria.us

LET US CATER YOUR NEXT EVENT OR OFFICE PARTY. PLEASE SPEAK TO THE RESTAURANT MANAGER FOR DETAILS.

318 West 23rd Street, New York, NY 10011
(Between 8th & 9th Ave.)

Tel: (646) 486-7400 Fax: (646) 486-2300

Credit Cards Accepted • Ask About Our Daily Specials

Pizza

13" ~ \$16 17" ~ \$19

White Pies (Ricotta & Mozzarella)
13" ~ \$16 17" ~ \$19

Toppings ~ 2.75 Each
(Same price on half or whole)

Mushrooms • Pepporoni • Sausage • Broccoli • Olives • Onions • Extra Mozzarella
Anchovies • Ricotta • Extra Tomato Sauce • Sun-Dried Tomatoes • Mixed Fresh Roasted Peppers
Garlic 1.00 • Prosciutto di Parma 3.75

Calzone

Calzone with Ricotta & Mozzarella ~ 17, Any Filling ~ 2.75 extra, Prosciutto ~ 3.75

Appetizers

Fried Zucchini & Eggplant with Garlic Yogurt Dip ~ 10.50
Portobello Mushroom with Field Greens and Artichoke ~ 9.95
Fried Calamari ~ 11.50

	Individual	Family (4-5)
Caprese..... <i>Fresh homemade mozzarella, vine ripened tomatoes, roasted peppers and fresh basil,</i>	9.45	25.95
Antipasti <i>Sapinsatto, roasted peppers, prosciutto, anchovies, olives, and aged parmesigiano</i>	10.75	25.95

Salads

	Individual	Family (4-5)
Insalata Mista <i>Spinach, tomatoes, carrots, olives, fennel, red wine vinegar and extra virgin olive oil</i>	8.00	20.95
Insalata Romana <i>Romaine lettuce with Caesar dressing and shaved parmesan cheese</i>	9.95	24.95
Organic Baby Greens with Beets..... <i>Goat cheese, walnuts, beets with a white balsamic vinaigrette dressing</i>	9.95	24.95
Insalata di Arugula..... <i>Arugula, endive, radicchio, sun-dried tomatoes with honey vinaigrette dressing & shaved parmesan cheese</i>	10.95	25.95
Insalata Siciliana..... <i>Green salad with mozzarella, black olives, capers, tomatoes, roasted peppers, carrots, anchovies, and artichokes with homemade Italian dressing</i>	14.95	32.95
Insalata di Campo..... <i>Fresh shrimp on a bed of radicchio & arugula with radishes. Tossed in our homemade citrus dressing</i>	9.00	18.00
Any Salad can be served with sliced grilled Chicken or Shrimp, additional.....	10.00	20.00
Any Salad can be served with sliced grilled Salmon, additional.....	10.00	20.00

Soups

Zuppa Del Giorno ~ 7.00
(Soup of the Day)

Pasta e Fagioli ~ 8.00
(Pasta, Beans, and Bacon)

Pasta

	Individual	Family (4-5)
Spaghetti al Pomodoro <i>Spaghetti with fresh spicy tomato sauce</i>	12	29.95
Baked Ziti <i>Served in a light tomato sauce with ricotta and topped with mozzarella</i>	15	35.95
Pettucine Alfredo o Pollo <i>White fettuccine with sliced chicken in alfredo sauce</i>	17	37.95
Pettucine Carbonara.....	15	35.95
<i>Pettucine with carbonara sauce, green peas, wild mushrooms and bacon</i>		
Pappardelle alla Toscana.....	16	37.95
<i>Fresh wide ribbon pasta with sun-dried tomatoes, wild mushrooms, marsala wine, aged parmigiano and pecorino cheese in cream sauce</i>		
Penne al Pileto di Pomodoro, Spinacchi e Formaggio.....	16	35.95
<i>Fresh plum tomato sauce with spinach, topped with fresh mozzarella</i>		
Rigatoni Con La Salsicce.....	16	37.95
<i>Sweet Italian sausage with spinach, broccoli, olive oil and garlic in wine sauce</i>		
Rigatoni alla Bolognese <i>Rigatoni with homemade zesty tomato meat sauce</i>	16	37.95
Penne alla Vodka <i>Penne in cream and tomato sauce with vodka & bacon</i>	16	37.95
Ravioli (spinach or cheese) <i>Homemade ravioli with pesto sauce or pomodoro sauce</i>	16	37.95
Spaghetti with Sausage and Peppers.....	16	37.95
<i>Hot and sweet Italian sausage with mushrooms, peppers and onions in light tomato sauce served over spaghetti</i>		
Spaghetti e Pollo Cacciatore.....	17	37.95
<i>Sliced chicken breast, onions, mushrooms, tomatoes, white wine and peppers in light tomato sauce</i>		
Spaghetti di Grano Duro con i Vegetali.....	16	37.95
<i>Whole wheat homemade pasta with vegetables, garlic, and olive oil</i>		
Gemelli Arregula e Pollo.....	17	37.95
<i>Tried pasta with sliced chicken breast and arregula in red tomato sauce</i>		
Linguine Scampignola.....	18	42.95
<i>Linguine with shiitake, garlic, olive oil and herbs in white wine or tomato sauce</i>		
Linguine alla Vongole <i>Linguine with clams, garlic in white wine or tomato sauce</i>	17	39.95
Linguine Fra Diavolo ai Frutti di Mare.....	18	42.95
<i>Linguine with calamari, scallops, shrimps, and clams in fresh spicy tomato sauce</i>		

Sides

Sautéed Broccoli, Garlic & Oil ~ 7 - Meatballs ~ 9

Sautéed Escarole and Artichokes ~ 7 - Sausage & Peppers ~ 8

Homemade Desserts ~ 8

Black & White Chocolate Mousse Cake
Cannoli • Tiramisu • Cheesecake
Tartufo ~ 8.50

Beverages

Coffee or Tea ~ 2.50 • Cappuccino ~ 4.50
Ice Cappuccino ~ 4.95 • Sodas 20 oz ~ 2.50
Bottle Water 20 oz ~ 2.25
Sparkling Water ~ med 4.00 / large 6.00

Prices subject to change without notice.



Our Signature Dishes



Individual Servings Only

- Meatballs with Spaghetti ~ 16
- Eggplant Parmigiana with Spaghetti ~ 16
- Chicken Parmigiana with Spaghetti ~ 18
- Chicken Marsala with Linguine ~ 18
- Grilled Chicken Breast with Mixed Greens & Portobello Mushroom ~ 17
- Lasagna di Casa ~ 17
- Herb Crusted Sole ~ 16
- Grilled Salmon with Spinach, Broccoli, Garlic & Oil ~ 18

Panini's & Hero's ~ 12

Served 11:30 AM - 4:00 PM

Monday - Friday

All of our sandwiches are served on a toasted ciabatta roll or fresh baked sesame seed bun and accompanied by a mixed green salad.

Milanese

Breaded Chicken Cutlet with Arugula, Tomato, and Patsy's dressing

Pollo alla Griglia

Grilled Chicken Cutlet with Arugula, Tomato, and Patsy's dressing

Caprese

Parma Prosciutto, Fresh Mozzarella, Roasted Peppers with Arugula and Tomato

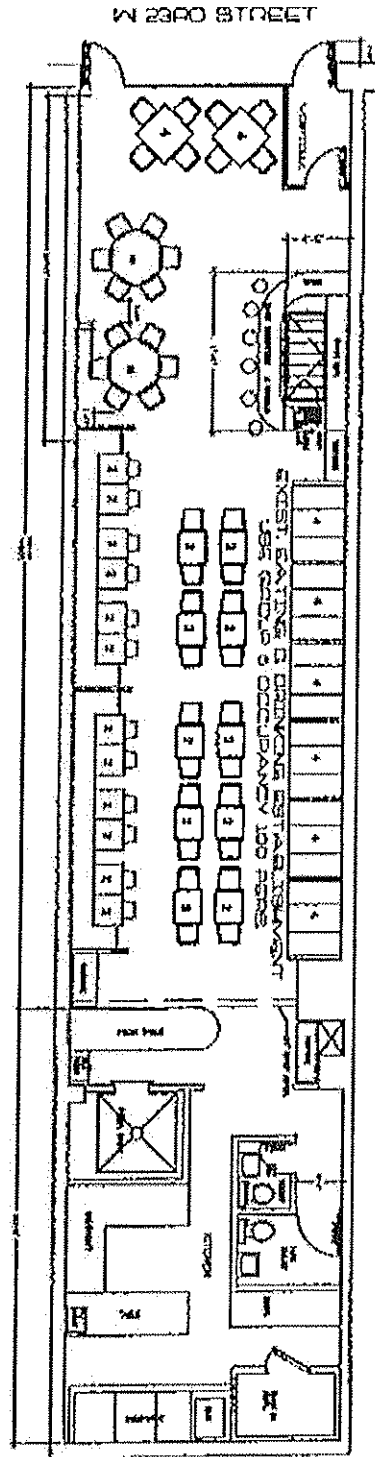
Rilòcchio con Polpetta

Patsy's Famous Meatballs and our Homemade Tomato Sauce

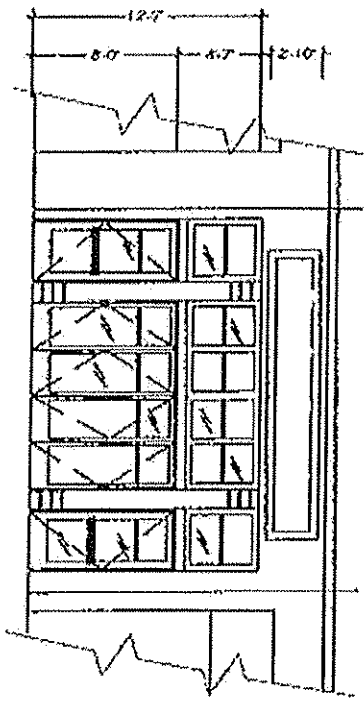
Rilòcchio con Pollo Parmigiana

The "Classic" Chicken Parmigiana hero

For Any Comments or Information please contact the store Manager at 646-486-7400



FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



STORE FRONT ELEVATION SCALE 1/8" = 1'-0"

318 WEST 23RD STREET,
NEW YORK, NY 10011