



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
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**COREY JOHNSON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

August 5, 2013

Dennis Rosen  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

Re: Morningside Terrace Corp.  
772 9<sup>th</sup> Avenue (51/52)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a transfer of an On-Premise Liquor License for Morningside Terrace Corp – 772 9<sup>th</sup> Avenue (51/52) unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of less than 75 people, 16 tables with 54 seats, 1 stand-up bar with 16 seats and 6 tables in the front with 12 seats and 4 tables in the yard with 16 seats within building property line.

- No amplified live music
- Windows and doors will be closed at 10PM Sunday-Thursday and 11PM Friday and Saturday and whenever amplified music is played
- Continue to attend block associations and MNN meeting
- Outdoor rear yard set up after 11AM and close at 8PM 7 days a week
- Reduce outdoor rear to 6 – two tops
- Rear door will be closed and locked at 8PM
- Seated food service in rear
- Sound absorbing material, umbrellas, bushes in rear
- Come back in 6 months regarding Rear yard
- Sidewalk café included in license: 10 seats, 5 tables

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,



Corey Johnson  
Chair

[signed 7/31/13]

Paul Seres  
Co-Chair  
Business License & Permits  
Committee

[signed 7/31/13]

Lisa Daglian  
Co-Chair  
Business License & Permits  
Committee

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>APPLICANT</b> MORNINGSIDE Terrace Corp		<b>DOING BUSINESS AS (DBA)</b> + b.d. (Mexican Restaurant)			
<b>STREET ADDRESS</b> 772 9th Avenue		<b>CROSS STREETS</b> 51 <sup>st</sup> + 52 <sup>nd</sup> Streets			
<b>OWNER</b>	<b>NAME:</b> Thomas Greco	<b>ATTORNEY</b>	<b>NAME:</b> George Karp		
	<b>PHONE:</b> 917-442-9004		<b>PHONE:</b> 646-732-1008		
	<b>FAX:</b>		<b>FAX:</b> georgekarp28@aol.com		
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> TING International Corp		
	<b>PHONE:</b>		<b>PHONE:</b>		
	<b>FAX:</b>		<b>FAX:</b>		
<b>DESCRIPTION OF BUSINESS</b>					
<b>Establishment Type:</b>	<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): _____				
<b>Method of Operation:</b>	<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): _____				
<b>License Type:</b>	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer				
<b>APPLICATION TYPE</b> (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 #?	1181614		
		What is the expiration date on the prior license?			
		Are you making any alterations or operational changes?	YES	<input checked="" type="radio"/> NO	
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>			
	<input type="radio"/> Alteration	What is the current license #?			
		What is the expiration date on the current license?			
<i>Please describe the nature of the alterations and attach the plans</i>					

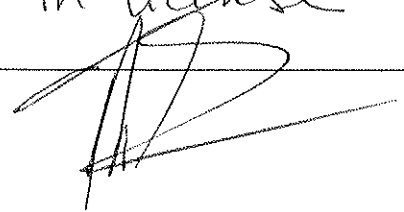
OPERATIONAL ISSUES									
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	←—————		Noon to	4 AM	—————→			
	Music	←—————		Noon to	4 AM	—————→			
	Kitchen	←—————		Noon to	4 AM	—————→			
OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons 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
	Under 75	under 75	16	54	0	1	16	12 front 16 back	6 4
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	1st - under 75 Basement 10	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A		
Will applicant have bottle service?					YES	NO	N/A		
Will you be hosting private parties and promotional events?					YES	NO	N/A	When requested	
Will outside promoters be used?					YES	NO	N/A		
Will the security plan submitted be implemented?					YES	NO	N/A		
Will State certified security personnel be used?					YES	NO	N/A		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	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)					YES	NO	N/A		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A	currently licensed	
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A	6 tables, 12 seats	
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	NO	N/A		
If you plan to have music, what type(s)?				BACKGROUND	LIVE MUSIC	DJ	Mariachi group, guitar		
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.					YES	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	NO	N/A	unless noise is raised as an issue	
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.)					YES	NO	N/A		

**ADDITIONAL INFORMATION: (Applicant Use)**

Attached Photos      Proof of letter of no objection  
Attached Sketches  
PRINCIPALS OF APPLICANT Thomas Greco and John Greco  
operate 4 restaurants/BARS in Board 4 Community  
Bamboo 52, The Ritz, Posh and 123, and all operate  
without serious complaints, and all <sup>alleged</sup> complaints have been  
properly addressed



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

- no amplified live music
- windows + doors will be closed at  
10PM Sun - Thurs : 11PM Fri + Sat.  
and whenever amplified music is played
- continue to attend block assoc + MNN meetings
- outdoor rear yard set up after 11AM and  
close at 8PM 7 days a week
- reduce outdoor rear to ~~6~~ - two tops
- will submit drawings of interior + rear yard  
space prior to 7/22 Exec. + sidewalk cafe
- rear door will be closed + locked at 8PM
- seated food service in rear
- sound absorbing material, umbrellas, bushes  
in rear
- come back in 6 months re rear yard
- sidewalk cafe - 10 seats, 5 tables  
↳ included in license



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

Nelly Gonzalez <i>CB4 Community Associate</i>	 Lisa Daglian <i>CB4 BLP Committee Co-Chair</i>	 Paul Seres <i>CB4 BLP Committee Co-Chair</i>
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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.

<b>SIGN HERE</b> →	 <b>SIGNATURE OF APPLICANT</b>	<b>DATE</b>
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