

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

*Sidewalk Cafe*  
Liquor License Stipulations Application

CORPORATION NAME <b>161 8TH AVE RESTAURANT INC</b>		DOING BUSINESS AS (DBA) <b>Seamore's</b>	
STREET ADDRESS <b>161 8TH AVE</b>		CROSS STREETS <b>W 18TH (corner of) W 19TH</b>	ZIP CODE <b>10011</b>
OWNER <small>(Attach a list of all the people that will be associated/linked with the license)</small>	NAME: <b>Michael Chernow</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Michael Kelly</b>
	PHONE: <b>(917) 640 8008</b>		PHONE: <b>(914) 632-6036</b>
	EMAIL: <b>MichaelPChernow@gmail.com</b>		EMAIL: <b>KELLYMLK136@gmail.com</b>
MANAGER	NAME: <b>ARIKKA RIN</b>	LANDLORD	NAME: <b>Sidney Ruben Company LLC</b>
	PHONE: <b>(347) 616-5955</b>		PHONE: <b>(212) 243-2370</b>
	EMAIL: <b>ARIKKA@SEAMORES.COM</b>		EMAIL: <b>Rubenco@aol.com</b>
APPLICATION TYPE (Check One)			
<input 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>6 meatball shops + SEAMORE'S RESTAURANT in Little Italy</b>	
	What were the dates applicant was involved with this former premise?	<b>2009 - Present</b>	
<input type="radio"/> Transfer	What is the prior 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/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>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
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?	yes	<input type="radio"/> NO	<b>N/A</b>
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 type="radio"/> NO	<b>N/A</b>
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 type="radio"/> NO	<b>N/A</b>
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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am - 11pm	11am - 11pm	11am - 11pm	11am - 12am	11am - 12am	11am - 12am	11am - 11pm
	Kitchen	ll	ll	ll	ll	ll	ll	ll
	Music	ll	ll	ll	ll	ll	ll	ll
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
INSIDE	TBD	137	27	96	0	2	19
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	43 <del>43</del>	43 <del>43</del>	21	43	21		

How many floors are there? What is the capacity for each floor?  
 15 (NE) 2 (Capacity to be determined)

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

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?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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 type="radio"/> NO
Where will delivery bicycles be stored during the day when not in use?	3rd Party Delivery service	

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

**BUILDING DESIGN**

State the name and type of business previously located in the space.			
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	Applicant has a pending application opening up wall on 18th St
Do you plan any changes to the existing façade? if yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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)	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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Background music only
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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing on rooftop		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
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	N/A
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
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	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
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	N/A

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

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

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

- Will submit revised sidewalk cafe plan to CB4 no later than 3/29/17
- Will eliminate 6 tables and 12 seats per marked up diagram

***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*  
Nelly Gonzalez  
CB4 Assistant District Manager

*Frank Holozubiec*  
Frank Holozubiec  
CB4 BLP Committee Co-Chair

*Burt Lavarin*  
Burt Lavarin  
CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

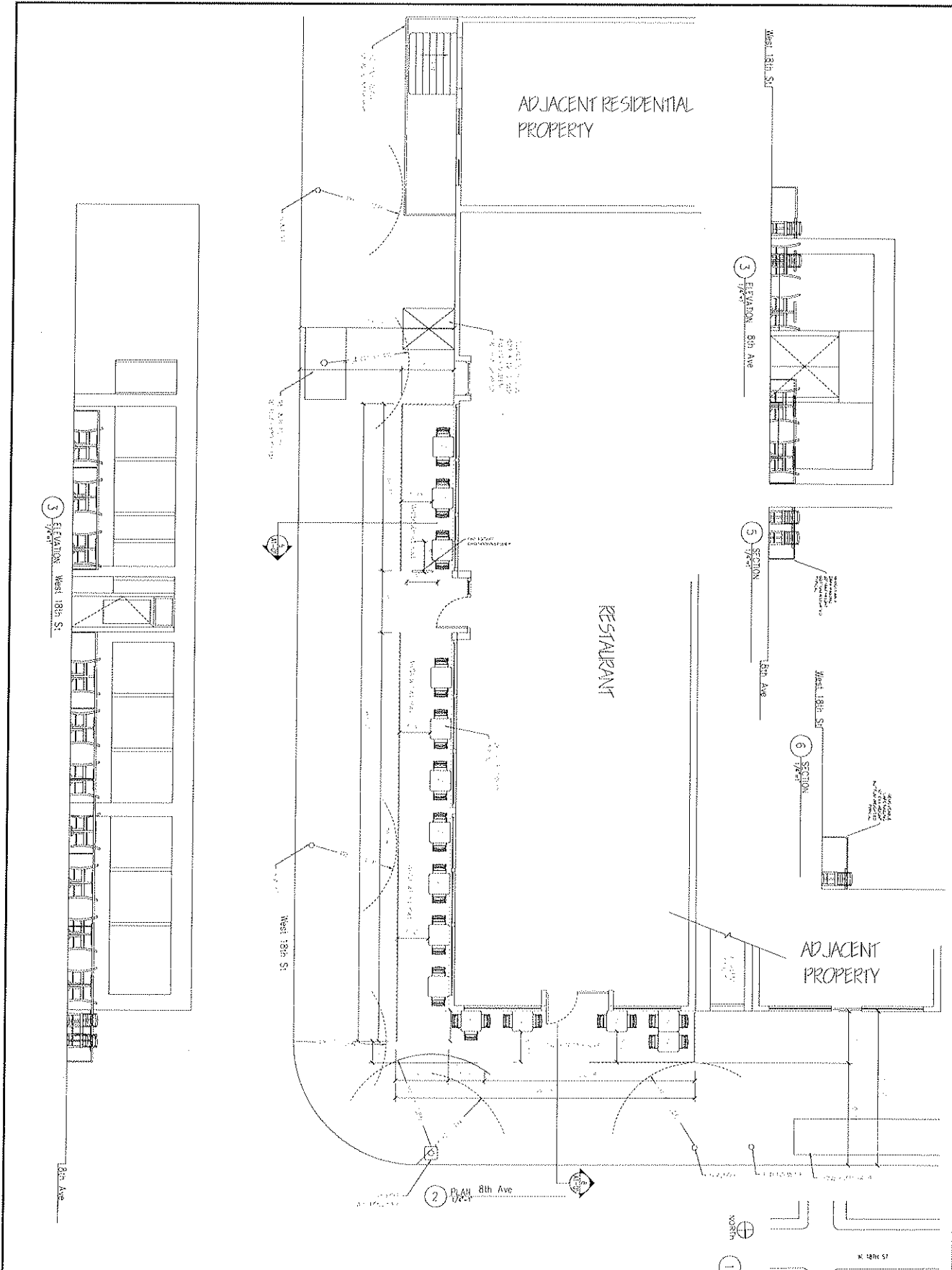
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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 →

*Michael Choseny*  
PRINT NAME OF APPLICANT

*Michael Choseny*  
SIGNATURE OF APPLICANT

*3/21/17*  
DATE



DRAWING NAME	
SITE AND PLAN VIEW OF	
UNENCLOSED SIDEWALK CAFE	
151 8th Ave Restaurant LLC	
151 8th Ave	
NEW YORK, NY 10011	
APPLICATOR DATA	
COMMUNITY BOARD # 4	LOT # 34
BLOCK # 742	# OF TABLES: 16 # OF SEATS: 33
CAFE AREA: 433 SQ. FT.	
DRAWING NUMBER	
A11	
SCALE	
1/8" = 1'-0"	
DATE	
PROJECT	
PREPARED BY	
CHECKED BY	
DATE	

**FOR THE CREW**  
SHARED PLATES

**GUACAMOLE** #9

**BLISTERED SHISHITO PEPPERS**  
SEA SALT, LEMON #9

**POKE**  
POHJU, PEANUT, AVOCADO #16

**CURRY MUSSELS**  
COCONUT MILK,  
CHARRED BREAD #14

**CRISPY SQUID**  
CITRUS AIOLI #12

**SALADS**

#14  
ADD FISH FROM THE BOARD: #8

**KALE + AVOCADO**  
WALNUTS, SWEET POTATO, QUINOA,  
HONEY-APPLE VINAIGRETTE

**ASPARAGUS + ENDIVE**  
SUMMER SQUASH, EGGPLANT CHIPS,  
ROMESCO

**SHRIMP + SPINACH**  
SHAVED CARROTS, GRILLED CORN, CILANTRO,  
CHARRED SCALLION VINAIGRETTE

SEAMORE'S



THE REEL DEAL

SERVED WITH 3 DAILY SIDES #23

**CHOOSE YOUR SEAFOOD FROM OUR DAILY LANDINGS**

**CHOOSE YOUR SAUCE**

LEMONGRASS AJI  
RED CURRY  
MISO BROWN BUTTER  
CHARRED SCALLION  
ROMESCO

**SIDES**

SOLO SIDE #6  
3 SIDES #16

**DAILY GREEN**  
**DAILY VEGGIE**  
**DAILY MASH OR GRAIN**

SIDE OF TORTILLAS #3

ALL OF OUR FISH IS SUSTAINABLY CAUGHT.  
OUR VEGGIES ARE SOURCED LOCALLY WHEREVER POSSIBLE.  
CONSUMING RAW OR UNDERCOOKED MEAT OR FISH  
MAY INCREASE YOUR RISK OF FOOD-BORN ILLNESS.  
WE USE NUTS IN MANY OF OUR DISHES.  
PLEASE NOTIFY US OF ANY ALLERGIES!

PL. ADD AVOCADO  
ANYTHING  
\$2.50

**BIG FISH TACOS**

SERVED ON CORN TORTILLAS  
TWO TACOS PER ORDER

**CRISPY FISH**  
CABBAGE, GUACAMOLE, CHIPOTLE MAYO #15

**GRILLED SQUID**  
CHARRED CORN, PESTO, TOASTED ALMONDS #14

**SEARED FISH**  
BLACK BEAN SAUCE, LETTUCE, PICO, AVOCADO, CREMA #15

**CHARRED BROCCOLI (VEGAN)**  
TOFU CREAM, CHILI GLAZE, PICKLED DAIKON #13

**SANDWICHES**

SERVED WITH LETTUCE AND TOMATO  
CHOOSE SEAMORE'S GREENS  
OR SWEET POTATO FRIES #17

**OH-BOY**  
CRISP SKATE, PEPPER RELISH, SPECIAL SAUCE

**BLACKENED CATFISH**  
AVOCADO, CITRUS AIOLI

**BEEF-MUSHROOM-KALE BURGER**  
AVOCADO, CHIA, HARISSA CASHEW SAUCE

**GRASS FED BEEF BURGER**  
BACON, CHEDDAR, SPECIAL SAUCE  
(STAYED MEDIUM RARE)



**ODD FELLOWS**  
**SOFT SERVE**  
**WITH**  
**TOPPINGS**  
CONE OR CUP #6

## FOR THE CREW

SHARED PLATES

**GUACAMOLE** \*9

**POKE**

PONZU, PEANUT, AVOCADO \*16

**CRISPY SQUID**

CITRUS AIOLI \*12

## SALADS

\*14

ADD FISH FROM THE BOARD: \*8

**KALE + AVOCADO**

WALNUTS, SWEET POTATO, QUINOA,  
HONEY-APPLE VINAIGRETTE

**SHRIMP + SPINACH**

SHAVED CARROTS, GRILLED CORN,  
CHARRED SCALLION VINAIGRETTE



## TACOS

TACOS COME TWO PER ORDER.

**CRISPY FISH TACO**

CABBAGE, GUACAMOLE, CHIPOTLE MAYO \*15

**SEARED FISH TACO**

BLACK BEAN SAUCE, LETTUCE, PICO,  
AVOCADO, CREMA \*15

ADD AVOCADO  
TO ANYTHING  
\$2.50

SEAMORE'S



# BRUNCH

**BREAKFAST BURRITO**

ADDED SQUID, KALE SCRAMBLE  
+ CHORIZO HASH  
(SERVED WITH SWEET POTATO FRIES OR SALAD) \*15

**HUEVOS RANCHEROS**

FRIED EGG, RED CHILI SAUCE,  
COTIJA CHEESE \*19

**SHRIMP & GRITS**

FRA DIAVOLA SAUCE \*19

**FISH CAKE BENNIES**

FRIED FISH CAKES, POACHED EGGS,  
HOLLANDAISE SAUCE  
(SERVED WITH SWEET POTATO FRIES OR SALAD) \*15

## SIDES

\*6

**BACON**

**FRIED EGGS**

**SWEET POTATO FRIES**

**SIDE SALAD**

ALL OF OUR FISH IS SUSTAINABLY CAUGHT.  
OUR VEGGIES ARE SOURCED LOCALLY WHENEVER POSSIBLE.  
CONSUMING RAW OR UNDERCOOKED MEAT OR FISH  
MAY INCREASE YOUR RISK OF FOOD BORN ILLNESS.  
WE USE NUTS IN MANY OF OUR DISHES.  
PLEASE NOTIFY US OF ANY ALLERGY!

## BAGEL STACKS

SERVED ON RUSS + DAUGHTERS BAGELS. CHOOSE  
SEAMORE'S GREENS OR SWEET POTATO FRIES

**AVOCADO TOAST**

EVERYTHING BAGEL, ROASTED TOMATOES,  
POACHED EGG, CHILI FLAKES \*15

**#BACONEGGANDCHEESE**

SESAME BAGEL, APPLEWOOD SMOKED  
BACON, POACHED EGG, BECHAMEL \*15

**THE R.A.D.**

PUMPERNICKEL BAGEL, RUSS + DAUGHTERS  
SMOKED WHITEFISH SPREAD, POACHED EGG,  
ROASTED PEPPERS \*16

## SANDWICHES

CHOOSE SEAMORE'S GREENS  
OR SWEET POTATO FRIES

**OH-BOY**

CRISPY SKATE, PEPPER RELISH, SPECIAL SAUCE \*17

**BEET-MUSHROOM-KALE  
BURGER**

AVOCADO, CHIA, HARISSA CASHW SAUCE \*17

**GRASS FED BEEF BURGER**

BACON, CHEDDAR, SPECIAL SAUCE \*17

## BRUNCH COCKTAILS

**BLOODY MARY** \*12

**MIMOSA** \*12

**COOL MINT KICK** \*14

GRADY'S COLD BREW COFFEE,  
SPICED RUM, ALLSPICE + MINT



**ODD FELLOWS**

SOFT SERVE

WITH

TOPPINGS

COME IN CUP \*6

ADD 4  
\$3.00  
FRIED EGG