

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Blue Ribbon Fried Chicken Manhattan II, LLC		Blue Ribbon Fried Chicken	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
749 9th Avenue New York City, NY		51st & 9th Ave.	10019
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Donna Lachman	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Leonard M. Fogelman
	<b>PHONE:</b> 212-229-0404		<b>PHONE:</b> 212-370-1530
	<b>EMAIL:</b> donna@blueribbonrestaurants.com		<b>EMAIL:</b> lmf@fogelmanlawfirm.com
<b>MANAGER</b>	<b>NAME:</b> Rob Andersen	<b>LANDLORD</b>	<b>NAME:</b> Kamran Hakim
	<b>PHONE:</b> 212-229-0404		<b>PHONE:</b>
	<b>EMAIL:</b> rob@blueribbonrestaurants.com		<b>EMAIL:</b>
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Yes
	What is/was the name and address of establishment?		Blue Ribbon Fried Chicken, 28 E 1st Sreet, NYC 10003
	What were the dates applicant was involved with this former premise?		2013 Opening to present day
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the 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"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<del>Liquor/Wine/Beer &amp; Cider</del>	<del>Beer &amp; Cider</del>	<input checked="" type="radio"/> Wine/Beer & Cider <span style="float: right;">(with initials)</span>
<b>ESTABLISHMENT TYPE</b>	<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?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Yes, November 1, 2017
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	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	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	Yes

**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	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM
	Kitchen	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM
	Music	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM	11-2AM
If you plan to have music, what type(s)? (Circle all that apply)		<del>XXX</del> KGROUND		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
<b>INSIDE</b>	52	52	7	46	0	0	0
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	N/A						
<b>SIDEWALK CAFÉ</b>	N/A						

How many floors are there? What is the capacity for each floor? 2 floors, basement kitchen, ground flr dining 46

How frequently will the owner(s) be at the establishment? 50% or more

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<del>XXX</del>	NO
Will applicant have bottle or table service for beverage alcohol?	YES	<del>XXX</del>	NO
Will you be hosting private; promotional or corporate events?	YES	<del>XXX</del>	NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<del>XXX</del>	NO
Will you have a security plan? If, yes please attach.	YES	<del>XXX</del>	NO
Will security plan be implemented?	YES	<del>XXX</del>	NO
Will State certified security personnel be used?	YES	<del>XXX</del>	NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<del>XXX</del>	NO	YES
Will applicant be using delivery bicycles? If yes, how many?	YES	<del>XXX</del>	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	<del>XXX</del>	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?	YES	<del>XX</del>	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<del>XXS</del>	NO	Yes
Is a Public Assembly permit required?	YES	<del>XX</del>	No
Are your plans filed with DOB?	XXES	NO	Yes

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	HKNA, Kathleen Treat	
	# 2	West 36th Street, Frank Strock	
	# 3	West 43rd Street (b. 9th /10th) Eduardo Zeiger	
	# 4	West 44 Street (b 9th/10th) Renee & Gordon Stanley	
	# 5	West 45th (b 9th/12th) Chana Widawski	
Please provide dates when applicant met with the groups listed above.		November 1, 2017	
Who was your contact person at each group you met with?		Noted in lines above 1,2,3,4,5	
When did applicant post the notice that was provided?		October 18, 2017	
Where did applicant post the notice that was provided?		749 9th Ave POSTED ON CENTER FRONT WINDOW	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES <del>XX</del>	NO Yes, Rob Andersen (203) 733-6293
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<del>XX</del>	NO Yes

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Ouzaria, Greek Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<del>YES</del>	NO	Yes, Ouzaria Restaurant
Do you plan any changes to the existing façade? If yes, please describe.	YES	<del>NO</del>	No
Will applicant have a vestibule within the establishment?	<del>YES</del>	NO	Yes
Will applicant use a storm enclosure?	YES	<del>NO</del>	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?	YES	<del>NO</del>	No
Will applicant comply with the NYC noise code?	<del>YES</del>	NO	Yes
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?	<del>YES</del>	NO	Yes, indoor 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?	<del>YES</del>	NO	Yes, indoor only
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<del>YES</del>	NO	Yes
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?	<del>YES</del>	NO	Yes
Will the kitchen exhaust system extend to the roof?	<del>YES</del>	NO	Yes
Will the establishment have an illuminated sign?	<del>YES</del>	NO	Yes
Will the establishment have a canopy extending over the sidewalk?	<del>YES</del>	NO	Yes
Where will the air conditioner be located? What type is it?	Central HVAC		
When was the air conditioner installed?	est. 2010		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<del>YES</del>	NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	<del>NO</del>	No
Are the floorplans for the outdoor space(s) included?	YES	<del>NO</del>	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	<del>NO</del>	No
Will there be no amplified music, as per the law?	YES	<del>NO</del>	No
If amplified sound is played inside the establishment, will windows and doors be closed?	<del>YES</del> XX	NO	Yes
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<del>YES</del> XS	NO	Yes
Will applicant agree to train staff to encourage a peaceful environment?	<del>YES</del> XS	NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<del>YES</del> XS	NO	Yes
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?	<del>YES</del>	NO	Yes
Will applicant be applying for a sidewalk café now or in the future?	YES	<del>NO</del>	No
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<del>NO</del>	No
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 cafe?	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	<del>NO</del>	No N/A
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 <sup>st</sup> and March 21 <sup>st</sup> , 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***



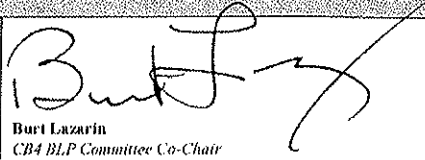
***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its 12/6/17 full  
 board meeting, with 45 members voting in favor of the recommendation,  
 0 members opposed, 0 members abstaining and 0 present but not eligible)


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 Holozuhlec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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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.

<p><b>SIGN HERE</b> →</p>	<p>ERIC E FROWBERG          PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>11/14          DATE</p>
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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.

BLUE RIBBON  
FRIED CHICKEN @  
749 9TH AVE, NY NY

Asfour  
Gandy

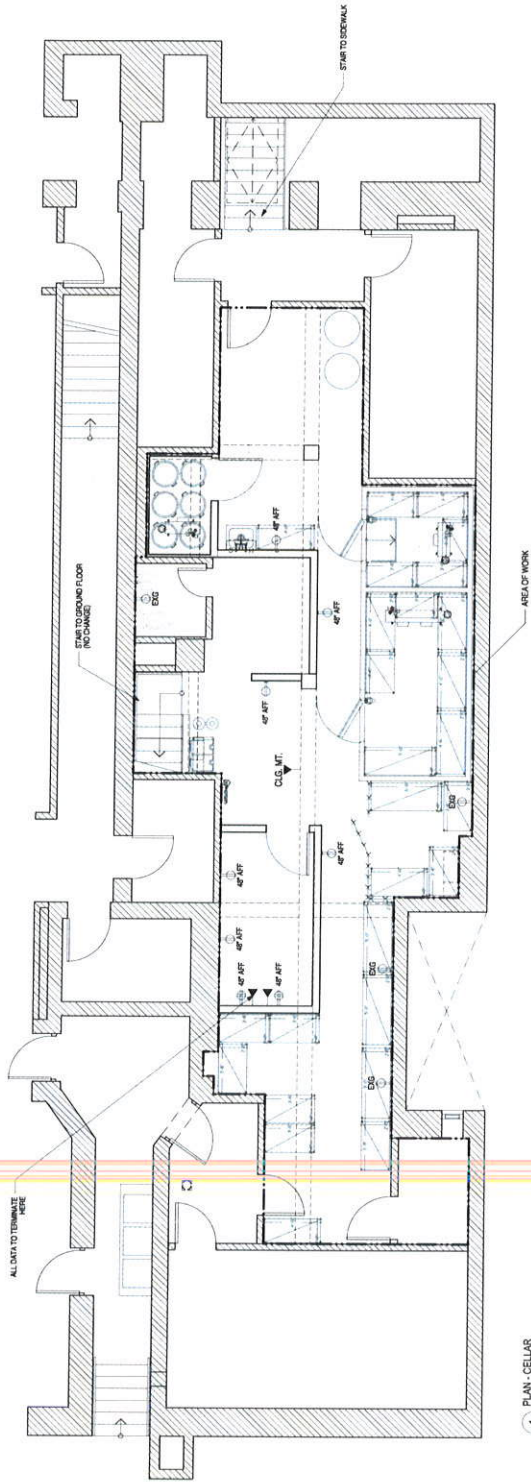
PROJECT NO.  
1004 CD

NO.  
06/25/2017

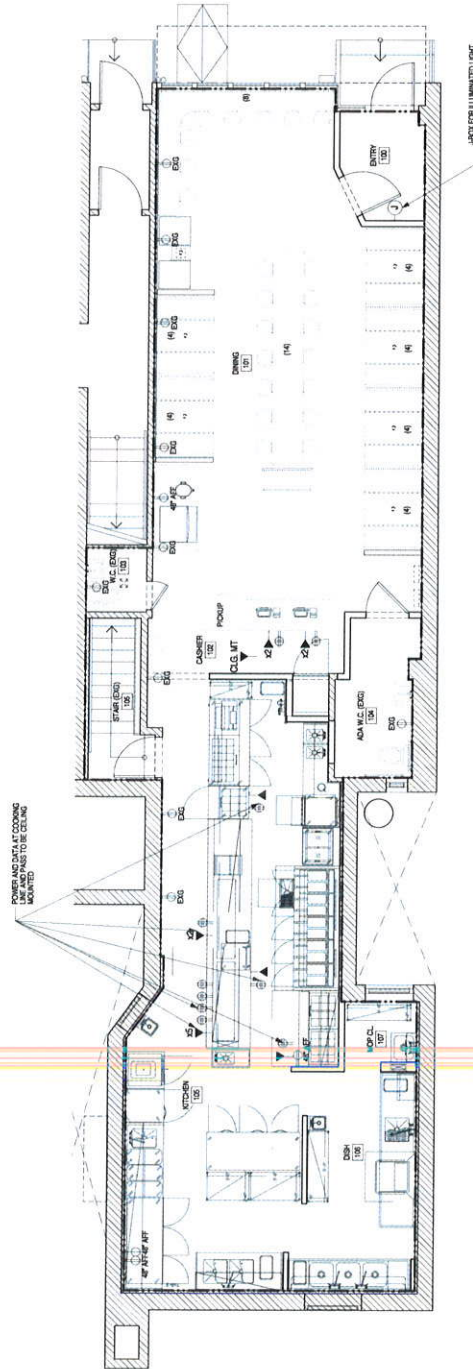
TITLE  
POWER PLANS

A-12

LEGEND	
EXISTING OUTLET	(Symbol)
NEW OUTLET	(Symbol)
DOUBLE OUTLET	(Symbol)
JUNCTION BOX	(Symbol)
C.E.L.M.T.	(Symbol)
CEILING MOUNT DATA (PORT)	(Symbol)
DATA MULTIPLE PORTS (SET TAG)	(Symbol)
DATA (1 PORT)	(Symbol)



1 PLAN - CELLAR  
1/4" = 1'-0"



2 PLAN - GROUND FLOOR  
1/4" = 1'-0"







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# NEW YORK CITY EAST VILLAGE

NYC -  
MANHATTAN  
AN  
EAST  
VILLAGE

**28 East First  
Street**

New York, New  
York 10003

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Hours: 7 Days:  
11am-2am

212-  
228-  
0404

# EAST



# ★ MENU ★

**LUNCHBOX SPECIAL**  
MON-FRI 11AM-4PM

**3 WINGS** + + = **9 DOLLARS\***

\*FOR A LIMITED TIME

## COMBOS

SERVED WITH FRIES & COLES SLAW

<p><b>THE WING MAN</b> ..... 7.95 <small>2 whole wings</small></p> <p><b>DRUM LINE</b> ..... 9.95 <small>2 drumsticks</small></p> <p><b>2 PIECE TENDERS</b> .... 9.95 <small>2 boneless tenders</small></p>	<p><b>TENDER SUPREME</b> . 12.75 <small>3 boneless tenders</small></p> <p><b>THE WING SUPREME</b> ..... <small>4 whole wings</small> 12.95</p>
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- 2 PIECE DARK ..... 10.75  
Drumstick & thigh
- 2 PIECE WHITE ..... 11.95  
Breast & whole wing
- THE ROYAL WING ... 15.95  
6 whole wings
- 4 PIECE MIX ..... 17.95  
Breast, whole wing, thigh & drumstick
- KID-O COMBO ..... 5.25  
1 boneless tender or drumstick, mini fries, cucumber sticks & ranch dressing

**BY THE PIECE**

BREAST	THIGH	DRUMSTICK	WHOLE WING	TENDER
5.50	3.95	2.95	2.25	3.25

**CHEF'S CHOICE**

- BEAK TO BUTT ..... 8.95  
Crispy necks, backs, hearts & gizzards with hot sauce & pickled peppers
- LIVERS & ONIONS ..... 7.95  
Fried chicken livers & caramelized onions

**FAMILY STYLE**

Feeds up to 4

- THE BIRD ..... 39.95
- THE ROYAL .....

2 breasts, 2 whole wings, 2 drumsticks, 2 thighs with large fries & large cole slaw

# TENDERS

48.95

12 tenders with large fries & large cole slaw

## SANDWICHES

CRISPY CHICKEN WITH SHREDDED LETTUCE, TOMATO & PICKLED CUCUMBERS ON A TOASTED BUN

DOUBLE IT UP: Add more crispy chicken \$3  
KICK IT UP: Smoked Bacon \$1, Pineapple \$1, Red Onion 50¢, Pickled peppers 50¢  
CHEESE IT UP: Aged cheddar \$1, American \$1, Swiss \$1

**THE BLUE RIBBON ... 7.75**

Blue Ribbon Special Sauce

**CHEESY SUPREME .. 8.75**

Your choice of 2 cheeses & Blue Ribbon Special Sauce

**FIREBIRD ..... 8.75**

Pickled peppers & spicy chipotle mayo

**THE PIT ..... 9.75**

Aged cheddar, smoked bacon & BBQ Sauce

**KERRY'S CLASSIC .... 8.75**

Caramelized pineapple & Blue Ribbon Special Sauce

**THE RANCHER ..... 8.75**

Bacon & creamy ranch dressing

**THE BLUE BIRD ..... 8.75**

Blue cheese, red onion & smoked bacon

**THE NATURAL ..... 7.75**

Grilled chicken breast & Blue Ribbon Special Sauce

## SIDES

SMALL \$3.75 • LARGE \$7.95

PICKLED CUCUMBERS

SMOKED MAC & CHEESE

COLE SLAW

HUSH PUPPIES

SPICY SLAW

CORN & BACON



## FRIES

Small \$3.75 Large \$7.95

## SWEET POTATO FRIES

Small \$4.25 Large \$8.95

## FRIES WITH THE WORKS

Aged cheddar, smoked bacon & sour cream  
Small \$7.75 Large \$14.75



**BBQ PULLED CHICKEN SANDWICH** . 7.75

Hand pulled fried chicken with BBQ sauce and cole slaw

# SALADS

Choice of ranch, vinaigrette or lemon flax seed dressing

Add grilled or fried chicken \$3.00  
Double it up \$5.95  
Add Cheese \$.50  
Add Bacon \$.50

**HOUSE SALAD** ..... 6.95

Iceberg, arugula, shredded carrots, red cabbage, sweet corn, diced cucumbers & cherry tomatoes

**KALE SALAD** ..... 7.95

Kale, arugula, cranberry, pumpkin seeds, flax seeds & cucumber

# FOUNTAIN DRINKS

**BOYLAN CREAM SODA** . 2.75

**BOYLAN BLACK CHERRY** . 2.75

**BOYLAN ROOT BEER** . 2.75

# BEER

ASK ABOUT BEER TO GO!

**PABST BLUE RIBBON** . 4.50

**BROOKLYN LAGER** ..... 5.50

**BROOKLYN IPA** ..... 5.50

**BROOKLYN SUMMER ALE** . 5.50

BOYLAN RED BIRCH BEER	2.75	KELSO PILSNER	5.50
BOYLAN GINGER ALE	2.75	KELSO NUT BROWN	5.50
BOYLAN LEMON LIME	2.75	SIXPOINT THE CRISP	5.50
BOYLAN CANE COLA	2.75	SIXPOINT SWEET ACTION	5.50
BOYLAN DIET CANE COLA	2.75	SIXPOINT SEASONAL SELECTION	5.50
ACKERSON FARMS LEMONADE	2.75	GUINNESS	6.50
UNSWEETENED ICE TEA	2.75	ANGRY ORCHARD	5.50
POLAND SPRING BOTTLED WATER	2.00	Hard cider	

**WINE BY THE GLASS**

Glass	.....
RED & WHITE	.....
	7.50

**MILKSHAKES**

VANILLA	.....	5.95
CHOCOLATE	.....	5.95

STRAWBERRY ..... 5.95

NUTELLA ..... 5.95

## PARTY PLATTERS

HAIL MARY ..... 159.00

25 whole wings, 25 tenders + one Sideline

WING PARTY PLATTER ..... \*

\*50 whole wings = 110.00, 75 whole wings = 165.00, 100 whole wings = 220.00

TENDER PARTY PLATTER ..... \*

\*50 tenders = 160.00, 75 tenders = 240.00, 100 tenders = 320.00

BIG DADDY ..... 499.00

100 Piece: 25 whole wings, 25 thighs, 25 drumsticks, 25 breasts, The Mega Works, two Sidelines & House Salad

THE MEGA WORKS ..... 44.00

Giant fries with smoked bacon, aged cheddar & sour cream

GAME DAY/PICNIC FRIES ... 56.00

Giant fries with BBQ chicken, smoked bacon, aged cheddar, sour cream & pickled peppers

## SIDELINES

\$30 EACH

PICKLED  
CUCUMBER  
S

Cucumbers, Spanish onion with vinegar

COLE SLAW

Cabbage & carrot

SPICY SLAW

Cabbage, chili peppers & onion

CORN &  
BACON

SMOKED  
MAC &  
CHEESE

FRIES

SWEET

# POTATO FRIES

Add \$5.00

# SALAD

HOUSE SALAD

KALE SALAD (add \$5)

Vinaigrette, ranch or lemon flax seed dressing on the side • Add grilled or fried chicken \$10.00



BLUE RIBBON FRIED CHICKEN

## CAREERS

WANT TO WORK FOR  
BRFC?

[APPLY](#)

## SIGN UP FOR NEWS

## GET IN TOUCH



## HOURS

NEW YORK CITY - EAST  
VILLAGE

7 DAYS: 11AM-2AM

LAS VEGAS - SUMMERLIN  
SUN-THURS: 11AM-9PM  
FRI-SAT: 11AM-10PM

LAS VEGAS - GRAND BAZAAR  
7 DAYS: 11AM-2AM

