

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> Casa Events Bar LLC		<b>DOING BUSINESS AS (DBA)</b>			
<b>STREET ADDRESS</b> 625 West 51st Street, 2nd Floor		<b>CROSS STREETS</b> 11th and 12th Avenues		<b>ZIP CODE</b> 10019	
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Camille Cabrera	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Mark B. Stumer & Associates, PC		
	<b>PHONE:</b> (917) 559-1779		<b>PHONE:</b> (212) 633-2225		
	<b>EMAIL:</b> stopevents@sol.com		<b>EMAIL:</b> mbstumer@gmail.com		
<b>MANAGER</b>	<b>NAME:</b>	<b>LANDLORD</b>	<b>NAME:</b> 51st Street Realty Inc		
	<b>PHONE:</b>		<b>PHONE:</b> (212) 957-9200		
	<b>EMAIL:</b>		<b>EMAIL:</b> srmedallion@yahoo.com		
<b>APPLICATION TYPE (Check One)</b>					
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
	What is/was the name and address of establishment?				
	What were the dates applicant was involved with this former premise?				
<input type="checkbox"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?				
	Is applicant making any alterations or operational changes?		<b>YES</b>	<b>NO</b>	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>				
<input type="checkbox"/> <b>Alteration</b>	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>					
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider				
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input checked="" type="checkbox"/> Catering Establishment <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?		<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	<b>Immediately after CB Meeting</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.		<input checked="" type="radio"/> <b>YES</b>	<b>NO</b>		
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<b>YES</b>	<input checked="" type="radio"/> <b>NO</b>		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> <b>YES</b>	<b>NO</b>		



**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	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
	Kitchen	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
	Music	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND    
  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>	40	225	TBD as per event	TBD as per event	1	1	TBD as per event
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	0	0	0	0	0	0	0
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?     1 floor; 40 people capacity but applicant will be applying for new Cert. of Occupancy for 225 people

How frequently will the owner(s) be at the establishment?     During all hours of operation

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES	<input 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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Only when certain events require security
Will security plan be implemented?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input 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	N/A
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="radio"/> YES	<input type="radio"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Will be required for applicant's use
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Filings havent been made yet

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 via email to kathleentreat123@gmail.com	
	# 2	West 46th Street Block Association; Steven Fanto via email to stephenfanto@gmail.com	
	# 3	50/51st Street Block Association; Steve Belida via email to HK5051@gmail.com	
	# 4	West 55th Street Block Association; Chritine Gorman via email to west55ba@gmail.com	
	# 5	Oasis Gardens II; Gary Dipasquale via email to gdclay@att.net	
	Please provide dates when applicant met with the groups listed above.		TBD
Who was your contact person at each group you met with?		TBD	
When did applicant post the notice that was provided?		November 1, 2017	
Where did applicant post the notice that was provided?		Street poles on all four corners on 51st b/w 11th and 12th Ave and one in front of premises	
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	<input type="radio"/> NO (917) 559-1779
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	<input type="radio"/> NO



BUILDING DESIGN			
State the name and type of business previously located in the space.	Office Building		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" 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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	<input checked="" type="radio"/> 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 checked="" type="radio"/> YES	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?	<input checked="" type="radio"/> YES	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="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	NO	If necessary
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	HVAC system; located on roof		
When was the air conditioner installed?	About 1996		



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



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

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

- Recommendation is conditioned on applicant obtaining a valid certificate of occupancy with the capacity sought in this application
- The space will operate for private events with no outside promoters. Events will be open to invited guest only, and not the general public
- Applicant agrees to plant at least three trees in front of the premises under Clinton Special District Zoning
- Hours of Operation: 12 p.m.- 2 a.m. Monday - Wednesday, 12 p.m. - 4 a.m. Thursday - Sunday

***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.***

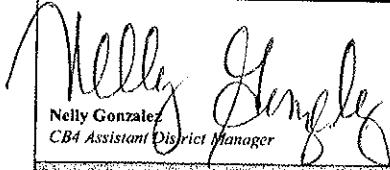


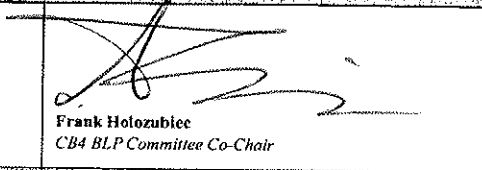


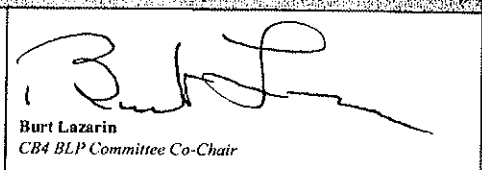
Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
12/6/17 full board meeting, with 4.5 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 0 present but not eligible)

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 Holozubiec  
 CB4 BLP Committee Co-Chair

  
 Burt Lazarin  
 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** →

Camille Cabrera

PRINT NAME OF APPLICANT

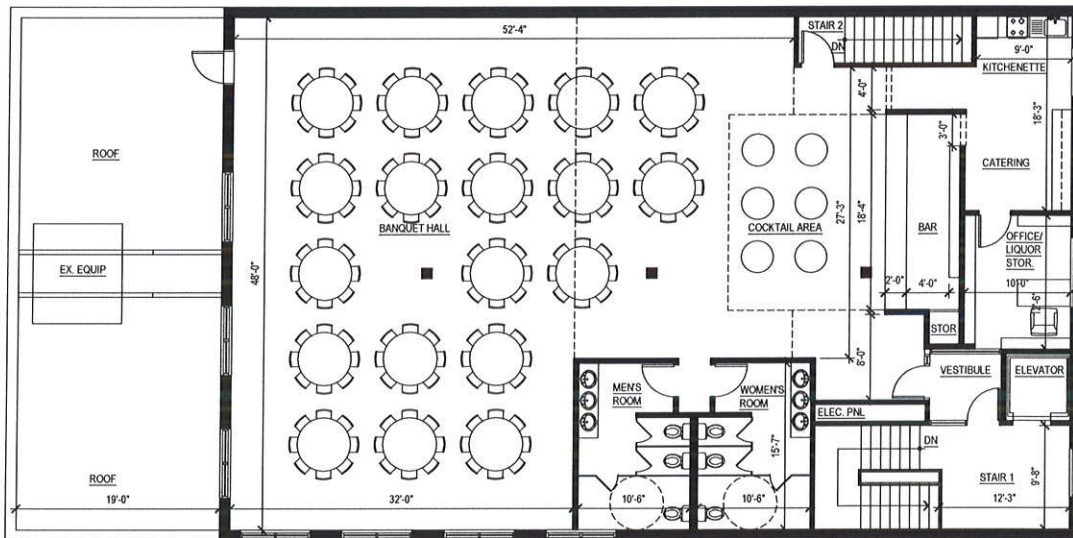


SIGNATURE OF APPLICANT

11/11/17

DATE

 11/14/17



POSTED OCCUPANCY 225

625 W 51ST STREET, NEW YORK  
 PLAN - 2ND FLOOR

# Google Maps 622 W 51st St

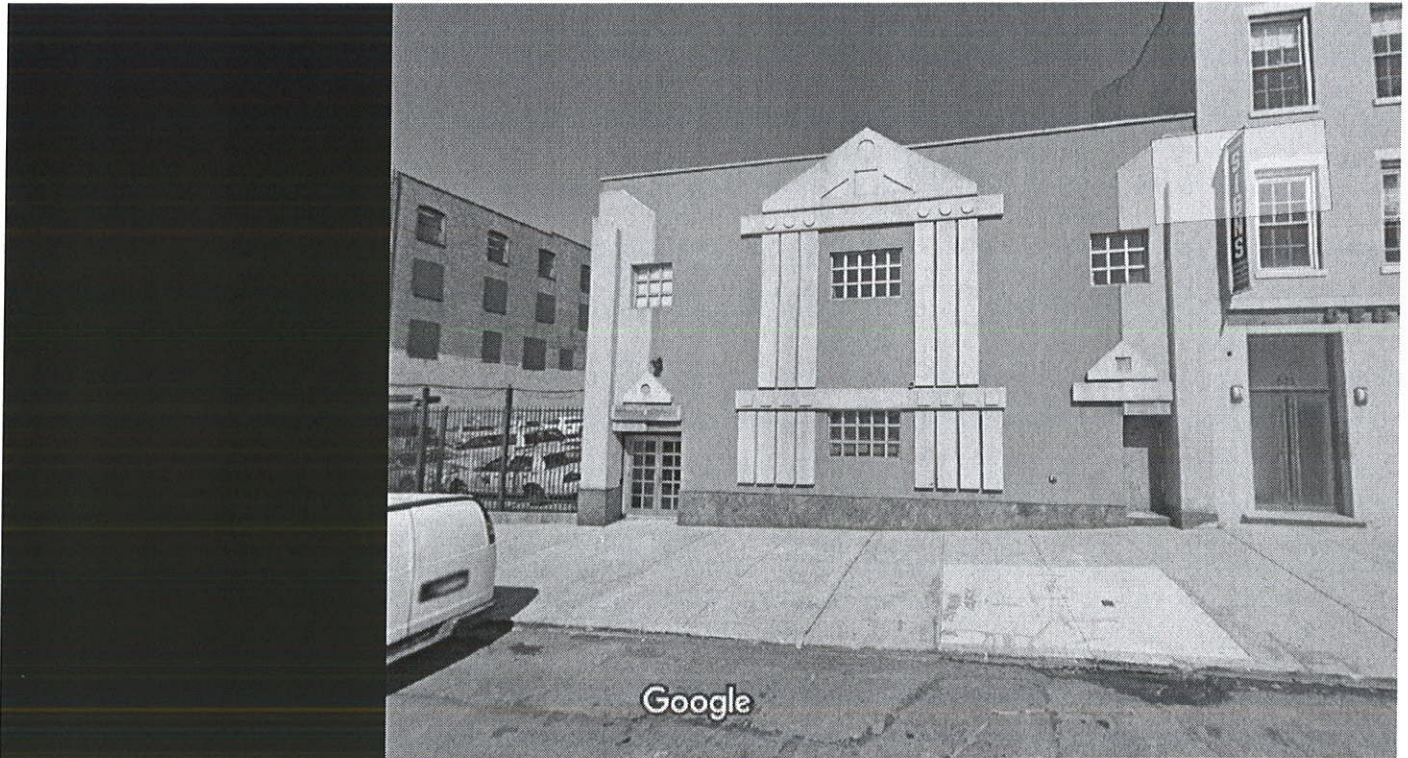


Image capture: Sep 2016 © 2017 Google

New York



Street View - Sep 2016





*Casa*  
EVENT HALL CATERING

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PASSED D'OEUVRES

Vegetarian

**Parmesan and Mushroom Tarts v**

**Black Bean Sliders v**

Brioche Buns, Jalapeno

**Corn and Oaxaca Cheese Quesadilla v**

Green tomatillo Sauce

**Mini Corn Bread Cupcakes**

Honey Butter

**Ricotta and Fig Crostini v**

Beef/Lamb/Pork

**Cochinita Pibil Sliders**

Slowly Braised Pork, Cabbage, Pickled Onions, Rajas

**Pastrami Bites**

Beef Short Rib, Red cabbage Puree, Mustard Seeds, Pumpernickel

**Pimenton Meatball**

Manchego Cheese

**Lamb Taco**

Queso Fresco, Cream, Pickled Onions, Cilantro

**Mini Grilled Lamb Ribs**

Greek Mint Sauce Dip

Poultry

**Buttermilk Chicken and Waffles**

Rum, Maple Butter

**Chicken Lollipops**

Sweet Chile Sauce

**Mini Duck Confit Sliders**

**Chicken Roulades on Stick**

Sesame Kale Dip

**Chicken Liver Pate on Crouton**

Bacon, Onion, Brandy

Seafood

**Crispy Shrimp Cakes**

Spicy Siracha Aioli

**Salmon on Potato**

Horseradish Cream, Watercress, Pearl Onion

**Grilled Shrimp Skewers**

Mango Salsa

**Pescado Taquito**

Mahi Mahi, Spicy Chipotle, Salsa Verde and Cabbage

**Oysters**

Cucumber, Frisee, Gin



## EVENT HALL CATERING

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### Platters

#### **House Cured Nordic Gravlox**

Assortment of Condiments: Caraway Mustard, Crème Fraiche, Cucumber Jam, Toast

#### **Charcuterie Plate**

Locally Prepared Charcuterie, Mustard, Cornichons, Toasted Baguette

#### **Guacamole Fresco v**

Avocado, Onions, Cilantro, Tomatoes, Jalapeno, Limes

#### **Cheese Platters v**

Seasonal Cheese Selection with Nuts and Fruit

### Family Style/Buffer

#### **Chicken Tagine**

Onion, Saffron, olives, Roasted lemons, Gravy, Herbs

#### **Chicken Breast with Quinoa**

Poached Chicken Breast, Quinoa

#### **Grilled Smoked Pork Tenderloin**

#### **Skirt Steak with Chimichurri**

#### **Rib Roast with Black Currant Pork Glaze**

#### **Shrimp in Achiote Sauce, Yucatan Style**

Achiote, Pequin Chiles, Pickled Red Onions

#### **Pan Seared Market Fish**

#### **with Cannellini Beans and Squid**

Seared Fillets, Rosemary Cannellini Beans, Braised Squid Legs

#### **Poached Salmon with Yogurt Dill Sauce**

#### **Vegetarian Stuffed Poblanos v**

Brown Rice, Corn, Spinach

### Salads

#### **Classic Caesar v**

Parmesan Cheese, Croutons, Anchovies, Garlic, Romaine Lettuce

#### **Fennel and Herbs Salad v**

Shaved Fennel, Chives

#### **Kale Salad v**

Sesame and Mayo, Mirin and Soy, cucumbers, Green beans

#### **Endive salad v**

Green and Red endive, Blue cheese, Walnuts, Arugula, Roasted Shallot Dressing

#### **Beets and Baby Greens v**

Robiola Cheese, Mushrooms

### Sides

#### **Marinated Roasted Peppers v**

Golden Raisins, Pine nuts, Parsley

#### **Garlic-Rosemary**

#### **Mashed Potatoes v**

#### **Baby Carrots v**

Greek Yogurt, Honey, Chili, Chives

#### **Broccoli Rabe Sauté v**

Garlic, Hot Crushed Peppers

#### **Green Onion-Bulgur Pilaf v**

#### **Roasted Asparagus v**

#### **Herb Root Gratin v**

Layers of Potatoes and Parsnip with Rosemary, Thyme and Sage

### Desserts

#### **Assortment Tea Cookies**

Poppy, Hazelnut, Espresso, Chocolate Chip, Peanut Butter, Oatmeal Raisin

#### **Mini Fruit Tarts**

Assortment of Fruit: Figs, Strawberries, Blueberries, Apricot, Banana

#### **Valrhona Fudge**

#### **Chocolate S'mores**

Crumble, Marshmallow Frosting

#### **White Chocolate Panna Cotta**

Strawberries, Lemon/Mint Syrup, White Chocolate Shavings

#### **Dulce de Leche Cupcakes**

#### **Blueberry Coconut Popsicles**

Blueberries, Lemon Honey

#### **Mango Lassi Rum Pops**

Mango, Rum, honey Yogurt

*Casa*   
EVENT HALL CATERING

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BREAKFAST / BRUNCH

**GRAINS & CEREALS**

Parfait - Greek Yogurt, Berries, Granola

Cereals Selection

Irish Steel Cut Oatmeal Slivered Almonds,  
Macerated Golden Raisins, Brown Sugar

**FRENCH TOAST AND PANCAKES**

Lemon Ricotta Pancakes

Feuillettine French Toast with  
Berries and Maple Syrup

**EGGS**

Spanish Frittata

Scrambled Eggs

Eggs Benedict

Omelet Selection

Deviled Eggs

Egg Tea Sandwiches

**WE LOVE POTATOES**

Home Fries

Hash Browns

Roasted Warm Potato Salad

American Baked Potato with fluffy Soufflé Filling

Potato Pancakes with  
Mackerel House Cured Gravad Lox

Swiss Rösti

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Potato Gratin with Herbs, Spinach, and Cheese

Golden Potato Biscuits with  
Parmesan and Pancetta



# Casa

## EVENT HALL CATERING

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### BAKERY

<p>Croissant</p> <p>Pain au Chocolat</p> <p>Almond Croissant</p> <p>Almond Pain au Chocolat</p> <p>Ham &amp; Cheese Croissant</p> <p>Plain Brioche</p> <p>Sweet Brioche</p> <p>Morning Roll</p> <p>Brioche Suisse (Laminated dough w/ pastry cream and choc. Chips)</p> <p>Raisin Roll</p> <p>Pistachio Roll</p> <p>Danish (Cream or Cream and Apricot)</p> <p>Donuts (Raspberry &amp; Vanilla Cream)</p> <p>Muffin (Banana-Walnut, Blueberry, Morning Glory)</p> <p>Scone (Wild Blueberries, Rhubarb, Oats-Corn-Dried Cherries)</p> <p>Gluten Free Scone (Apple-Cheddar)</p>	<p>Cheddar-Chives Biscuit</p> <p>Apple Turnover</p> <p>Feta, Spinach, Tomato Turnover</p> <p>Pear-Caramel Turnover</p> <p>Brownie</p> <p>Belgian Waffle</p> <p>American Cookie (Chocolate or Oatmeal Raisin)</p> <p>Palmier</p> <p>Speculoos</p> <p>Madeleine</p> <p>Financier (Coconut, Pistachio, Raspberry)</p> <p>Financier Chocolate</p> <p>Teddy Bear Financier</p> <p>Quiche Lorraine (Ham &amp; Cheese)</p> <p>Quiche Roasted Peppers &amp; Goat Cheese</p> <p>Quiche Bacon, Leeks &amp; Zucchini</p> <p>Quiche Goat Cheese &amp; Caramelized Onions</p>
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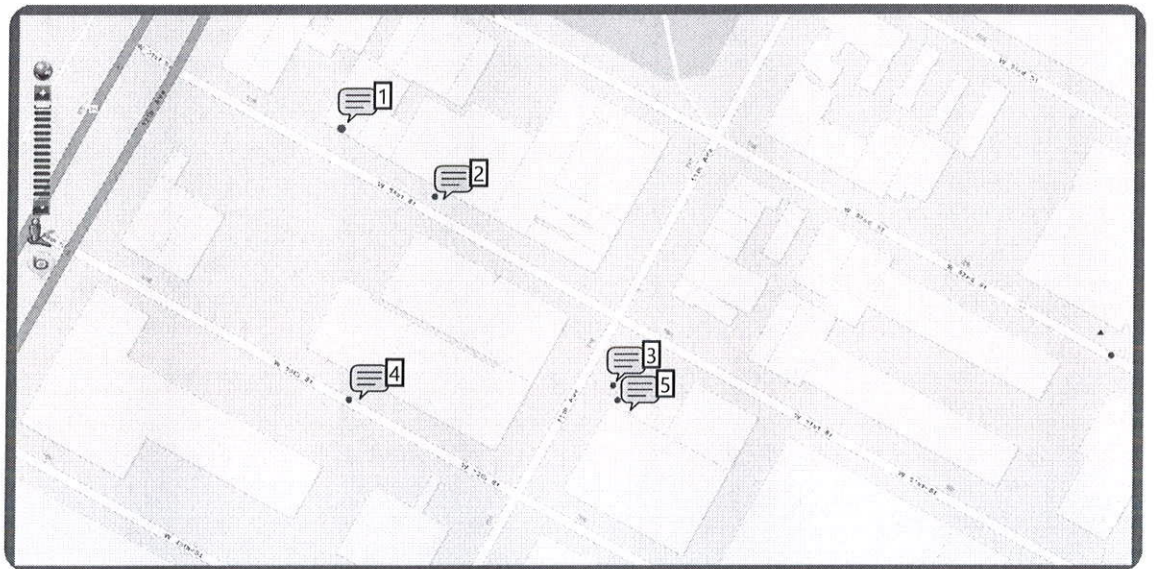
### MINIATURE

<p>French Items Unit Cost</p> <hr style="border: 1px solid yellow;"/> <p>Croissant</p> <p>Pain au Chocolat</p> <p>Almond Croissant</p> <p>Almond Pain au Chocolat</p> <p>Pain au Raisin</p> <p>Pistachio Roll</p>	<p>Scone: Blueberry, Rhubarb, Oat-corn</p> <p>Gluten Free Scone: Apple Cheddar</p> <hr style="border: 1px solid yellow;"/> <p>American Items Unit Cost</p> <p>Waffle</p> <p>Muffin</p> <p>Cheddar Chive Biscuit</p>
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### Legend

#### LEGEND

- On Premise Licenses
  - On Premises Liquor
  - ▲ On Premises Wine and Beer
  - On Premises Beer
- Off-Premise Licenses
  - Off Premises Liquor
  - ▲ Off Premises Wine
  - Off Premises Beer
- Wholesale Licenses
  -
- Pending Licenses
  -
- Addresses
  - On Premises Liquor
  - ▲ On Premises Wine and Beer
  - On Premises Beer
  - Off Premises Liquor
  - ▲ Off Premises Wine
  - Off Premises Beer
  - Wholesale
  - Pending
- Checklist
  - ◆
- Schools
  - ✕
- Zones
  -
- Community Boards
  -
- Police Precincts
  -
- Courts
  -








Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

# Summary of Comments on MAP FOR DIAGRAM.pdf

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Page: 1

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 Number: 1	Author: MBS&ASSOCPC	Subject: Sticky Note	Date: 10/30/2017 5:19:21 PM
APPLICANTS PREMISES			
 Number: 2	Author: MBS&ASSOCPC	Subject: Sticky Note	Date: 10/30/2017 5:23:40 PM
HDV MANHATTAN LLC dba NULL			
 Number: 3	Author: MBS&ASSOCPC	Subject: Sticky Note	Date: 10/30/2017 5:20:27 PM
KIER HOOK WEST INC dba AMERICAN RETRO BAR & GRILL			
 Number: 4	Author: MBS&ASSOCPC	Subject: Sticky Note	Date: 10/30/2017 5:22:47 PM
EDEN BALLROOM LLC dba SPACE NY			
 Number: 5	Author: MBS&ASSOCPC	Subject: Sticky Note	Date: 10/30/2017 5:21:42 PM
KD 714 INC dba AMERICAN RETRO BAR & GRILL			

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**STATEMENT OF PUBLIC CONVENIENCE AND  
ADVANTAGE AND PUBLIC INTEREST**

**CASA EVENTS BAR, LLC (the "Applicant")**

Granting an On-Premise liquor license to the Applicant would be to the public convenience and advantage and in the public interest for the following reasons:

1. There are presently 4 On-Premise licenses within 500 feet of the Applicant's location. However, Applicant is applying for a Catering License and its Premises will be used for private events only.
2. All licenses required for the operation of the Applicant's business will be obtained by the appropriate government agencies prior to the Applicant opening it business to the public.
3. The Applicant has not retained a traffic expert but the Applicant believes that the granting of the license would not have any adverse effect on vehicular traffic as the majority of the patrons will arrive via mass transit. Other patrons will arrive by taxi which will simply pick up and drop off patrons without having to hold up traffic looking for parking spots.
4. The existing noise level at the location is presently unknown but we believe the issuance of the Applicants license will not have an adverse effect on the existing noise levels because the use of the premises will be on the second floor of the building which will be used for private events which will not be able to be heard outside of the establishment.
5. We are not aware of any liquor license violations at the proposed premises, nor is there any criminal activity that has been reported to have occurred there that the Applicant is aware of.
6. Other facts to be considered are: (a) The premises is located in predominantly commercial non-residential area; and (b) Applicant will be employing about 35 people to work at the premises and will generating a substantial amount of tax revenue for the city, state and federal governments.

Dated: October 31, 2017

CASA EVENTS BAR LLC



By: Camille Cabrera, LLC Manager

ADDITIONAL STIPULATIONS: (Office Use Only)

- RECOMMENDATION IS  
CONTINGENT ON APPLICANT  
OBTAINING A VALID  
CERTIFICATE OF OCCUPANCY  
WITH CAPACITY SUBJECT  
IN APPLICATION.

- SPACE WILL BE SET ASIDE FOR  
PRIVATE EVENTS WITH NO  
PUBLIC PROMOTION. ~~AND NOT~~  
~~OPEN TO~~ PROMOTE. EVENTS  
WILL BE OPEN ~~ONLY~~ TO  
INVITED GUESTS ONLY, AND  
NOT THE GENERAL PUBLIC

- APPLICANT AGREES TO PLANT  
AT LEAST THREE TREES IN  
FRONT OF PREMISES UNDER 96-51 CE

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.