

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Sullivan Country Corporation		DOING BUSINESS AS (DBA)	
STREET ADDRESS 230 9TH AVE		CROSS STREETS W24TH & W25TH STS.	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated listed with the license)</i>	NAME: James Lahey	ATTORNEY/ REPRESENTATIVE	NAME: Michael Kelly
	PHONE:		PHONE: (914) 632 6036
	EMAIL:		EMAIL: KELLYMLK136@gmail.com
MANAGER	NAME: Kate Sanzin	LANDLORD	NAME: MUTUAL REDEVELOPMENT HOUSES INC
	PHONE: (646) 361-4247		PHONE: (212) 675-3200
	EMAIL: KATE@SULLIVANSTREETBAKERY.COM		EMAIL:
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 Same location
	What is/was the name and address of establishment?	ONE OF THE CURRENT OWNERS	
	What were the dates applicant was involved with this former premise?	IS TAKING OVER ALONE	
<input checked="" type="radio"/> Transfer	What is the prior license # and expiration date?	1208123	9/30/17
	is applicant making any alterations or operational changes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" 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 checked="" type="radio"/> NO	
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="radio"/> 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="radio"/> NO	
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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am
	Kitchen	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm	7am-11pm
	Music	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am	7am-12am

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
INSIDE	74 (LUB)	74	13	54	0	1	5
OUTSIDE (Other than sidewalk café)	PRIVATE PROPERTY	18	9	18	0	0	0
SIDEWALK CAFE		6	6	6			

How many floors are there? What is the capacity for each floor?

2 | 59 on 1st, none in Basement

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

Daily

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?	YES	<input checked="" 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	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?	YES	<input checked="" type="radio"/> NO
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 <i>Has a LNO</i>
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Community Notification/Relations		
NOTIFICATION: 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	<input type="radio"/> 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	<input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	RESTAURANT		
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	WINE LIQUOR
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?	YES	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> 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	<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?	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?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	EXISTING		
When was the air conditioner installed?			

NO

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE		
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)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Private Property in front of restaurant

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
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 type="radio"/> YES	<input checked="" 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 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant use umbrellas?	<input type="radio"/> YES	<input checked="" 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

EXISTING

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.

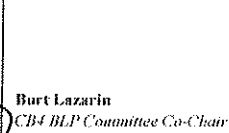
Manhattan Community Board 4 (MCB4) recommends:

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 →

KATE SANZIN



7/11/17

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE

Basement

STORAGE

STORAGE

WALK-IN
walk-in

WALK-IN

LOCKERS

OVEN

ICE

WALK-IN

STORAGE
STORAGE
ROOM

Prep

SINK

OFFICE

BASEMENT

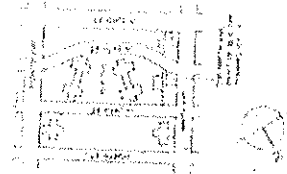
exit hallway

720 AMPLIA



APPLICATION FOR A LICENSE AND A
 REVOCABLE CONSENT TO DEMONSTRATE
 UNENCLOSED SIDEWALK CAFE

LOCATION: 270 NINTH AVENUE
 NEW YORK, NY 10001
 COMMUNITY DISTRICT 4
 NORTH SIDE OF MANHATTAN



FORWARDED TO: DEPT. OF HEALTH AND HUMAN SERVICES
 COMMUNITY PLANNING
 BY: BALAJAN RESTAURANT, LLC
 ONE CO. JAMES LANE, WELDER
 PREPARED BY: CHARLES SMITH, ESQ.
 201 E. 10TH STREET
 NEW YORK, NY 10003



DATE: 7/1/2011
 APPROVED: [Signature]
 PREPARED BY: [Signature]
 TITLE: [Signature]
 REVISIONS: [Signature]

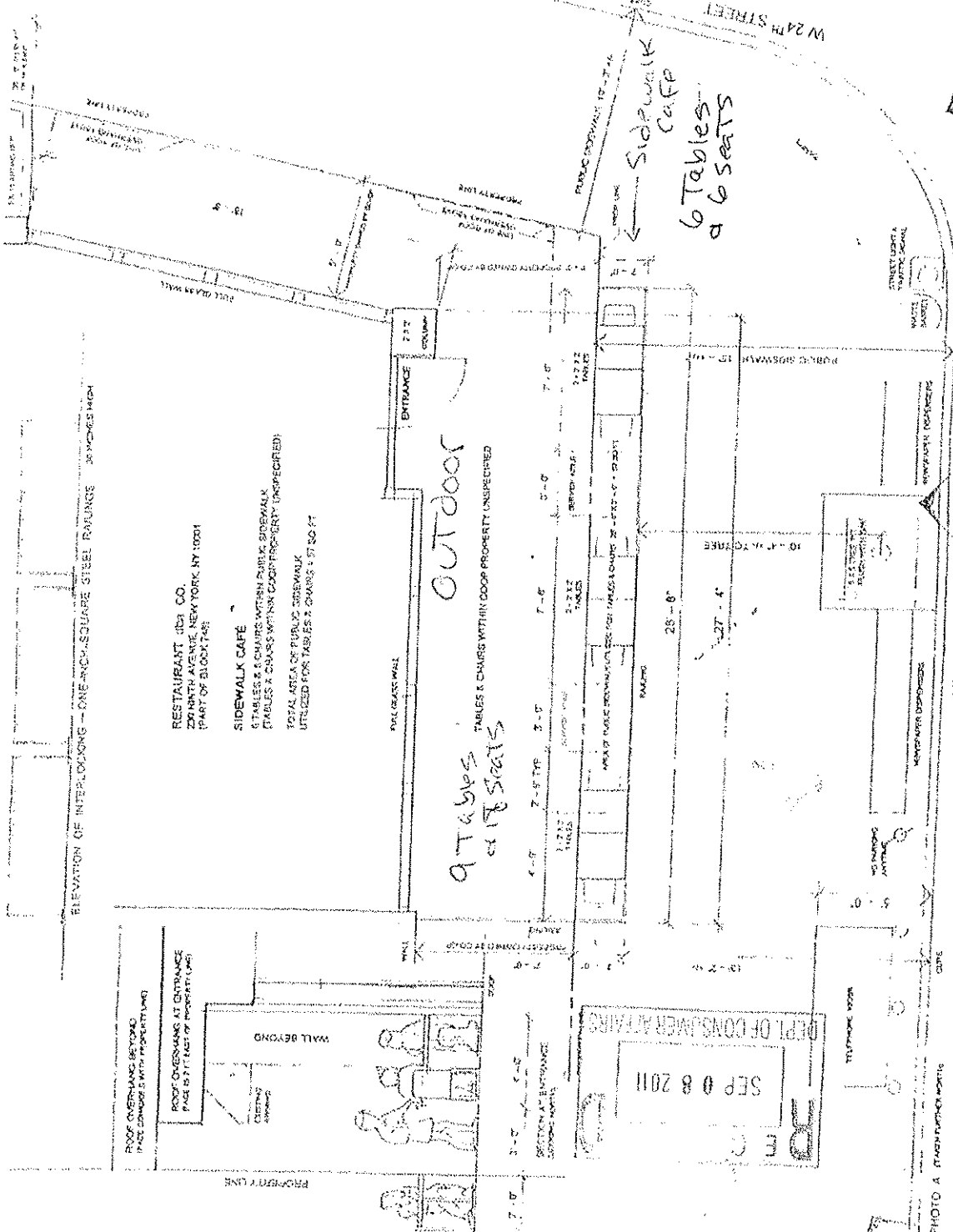


PHOTO 8

NINTH AVENUE, PHOTO 8

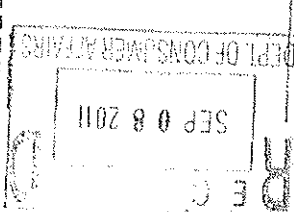
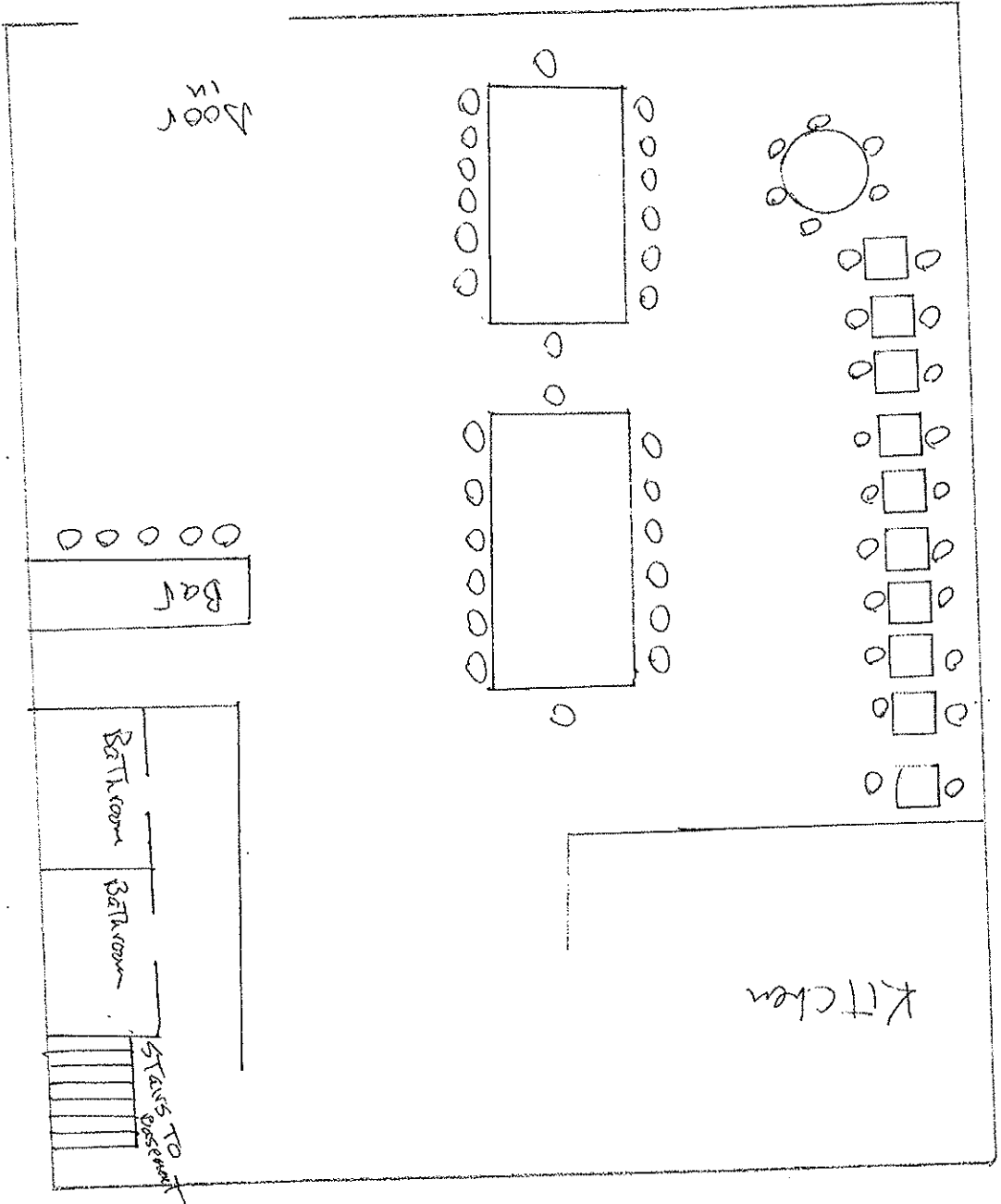


PHOTO A (FRONT VIEW) WORKS

1st Floor



PIES

Margheria 18 tomato, mozzarella, basil parmesan	Popeye 19 pecorino, gruyère, mozzarella spinach, garlic
Meathall 23 tomato, mozzarella, veal meatballs, caramelized onions olives, aged-pecorino, oregano	Ham & Cheese 21 pecorino, gruyère, mozzarella prosciutto, caraway
Boscaldia 22 tomato, mozzarella, pork sausage, mushroom, onion chili	Flambe 21 béchamel, parmesan, mozzarella caramelized onions, bacon
Straciatella 21 crushed tomato, straciatella arugula, black pepper	Siltake 20 caramelized onion-walnut purée mushrooms, olive oil rosemary
Rosa 12 crushed tomato, garlic fresh oregano, chili	Amatriciana 22 guanciale, tomato, pecorino, red onion, chili, parsley



CHEESES

artisanal cheeses served with toast & local honey
6 each or five for 25
Imbieno Vermont Shepard VT (raw sheep and cow)
Kobel Road Calflys Creamery PA (cow)
Cabot Colbyton Cheddar Jasper Hill Farms VT (cow)
Bayley Blue Jasper Hill Farm MA (raw cow)
Grilling Cheese Morningside Creamery RI (cow)

*Our pies are not always round. Please, no substitutions
 June 2017*

APPETIZERS

Mixed Olives 6 alfonso, piccholine, castelvetrano gailia, garlic, rosemary	Green Salad 12 shaved asparagus, avocado, mint olive oil, lime
Pizza Bianca 7 olive oil, rosemary with ricotta 10	Willow Wisp Farm Arugula 13 local strawberries, toasted almonds almond vinaigrette
Ribollita 9 tomato broth-based soup cabbage, kale, cannellini beans prosciutto, croutons	Escarole Salad 10 capers, anchovy, dill, parsley, lemon olive oil, bread crumbs
Ricotta & Nduja Toast 8 ricotta, salumi, herbs, honey	Campo Rosso Red Lettuce 14 valdón blue cheese, radish, bread crumbs, lemon and olive oil
Cannellini Beans with Toast 9 olive oil-poached beans prosciutto, anchovy	

WOOD-FIRED VEGETABLES

Roasted Carrots 12 chickpea puree, pistachio garlic scape pesto	Coal Roasted Beets 12 toasted pinnuts, dill, chives chive-fennel yogurt vinaigrette
Charred Cauliflower 11 preserved lemon, capers, chili flakes, breadcrumbs	Five Roasted Eggplant 11 eggplant, ginger, dill, sun-dried tomato, olive oil

ENTREES

Meatballs 16 veal, tomato sauce, parmesan & basil served with truccione savé & butter
Wild Hive Polenta 19 roasted zucchini, mushrooms, tarragon
Roasted Poussin 23 wood-fired ¼ poussin chicken, farro, cherry tomato, basil

*Please inform your server of any food allergies and/or dietary restrictions.
 Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs
 may increase your risk of foodborne illness.*

WINES BY THE GLASS

SPARKLING	
Prosecco Rose' - NV - Giall 'Jaso Quèrè' Veneto, Italy	11/40
Prosecco Superiore - NV - Borgolube Veneto, Italy	13/48
WHITE	
Vinho Verde - 2016 - Vaca Das Cordes Ponte de Lima, Portugal	10/34
Garganega - 2014 - Gantine Buglioni 'Il Disperato' Veneto, Italy	11/40
Albariño - 2016 - Terra Santa 'Madia de San Campar' Rias Baixas, Spain	12/44
Sancerre - 2015 - Gilles Lesimple Loire Valley, France	15/60
ROSE	
Nebbiolo/Barbera - 2015 - Azienda Agricola Baccardo 'Langhe Rosato' Piedmont, Italy	11/40
Pied Noir - 2016 - Stephen Bass Edna Valley, California	15/55
RED	
Pied Noir - 2013 - L'Umami Willamette Valley, Oregon	13/49
Barbera - 2014 - Giacomo Borgogno e Figli 'Garbera d'Alba' Piedmont, Italy	12/45
Merlot - 2014 - Whitehall Lane Napa Valley, California	15/60
Malbec - 2014 - Manos Negras Mendoza, Argentina	14/52
Cabernet Sauvignon - 2014 - Matthew Fritz California	10/34

BEER, CIDER, AND COCKTAILS

Smuttynose Summer IPA PA 8	Summertime Sangria 12 white wine, strawberry, basil Alta Barco Vermouth, prosecco
Skipoint Sweet Aclita Blonde Ale NY 8	El Glásico 10 P. Quéas Vermonta Robo, splash soda, castelverano olive, orange twist
Victory Summer Love Pale Ale PA 8	Cocchi-Ocho 10 red cochis americano, coca-cola maraschino cherry
Highway Manor Mr. Blueberry Sour Ale PA 9 (12oz.)	
Wolffer No. 109 Dry Rose Cider (bottle) NY 9	
BEVERAGES	
Housemade Sodas 6 passion fruit, strawberry, tamarind, or ginger-yuzu	Green or Black Iced Tea 4
Lemonade 5	Coca-Cola, Diet Coke 4
Strawberry Lemonade 6	Bottled Water 6