

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Chelsea Hospitality Partners LLC		Avenue	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
116 10th Avenue, New York, NY 10011		Between West 17th & 18th Streets	10011
<b>OWNER *</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Noah Tepperberg	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Thomas J McCafflen Esq
	<b>PHONE:</b> 212 420-9420		<b>PHONE:</b> 212 732-3640
	<b>EMAIL:</b> noah@taogroup.com		<b>EMAIL:</b> sla@carrerasmccallen.com
<b>MANAGER</b>	<b>NAME:</b> Michael Garten	<b>LANDLORD</b>	<b>NAME:</b> Neil Wainland
	<b>PHONE:</b> 646 957-1815		<b>PHONE:</b> 718 204-7945
	<b>EMAIL:</b> michael.garten@taogroup.com		<b>EMAIL:</b> neil@wainlands.com
<b>APPLICATION TYPE (Check One) *Additional Owners: Jason Strauss &amp; Danny Abeckaser</b>			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes</i>		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	1221455 - 06/30/2017	
<i>Please list/describe the nature of all the changes and attach the plans.</i> Re-design of space in accordance with attached 1st & 2nd Floor Plans			
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input checked="" type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input 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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Current license since 07/01/2009
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="checkbox"/> YES	<input type="checkbox"/> NO	Diagram and Statement are attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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	

**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	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am
	Kitchen	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am
	Music	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-4am	10pm-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>	299	299	17	50	1	1	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?

One (1) Floor with Mezzanine (Capacity: 299)

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

Principals will frequent establishment on weekly basis

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?

YES  NO

Will applicant have bottle or table service for beverage alcohol?

YES  NO

Will you be hosting private, promotional or corporate events?

YES  NO

Will outside promoters be used on a regular basis? If yes please describe.

~~YES~~  NO

Will you have a security plan? If, yes please attach.

YES  NO

Will security plan be implemented?

YES  NO

Will State certified security personnel be used?

YES  NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES  NO

Will applicant be using delivery bicycles? If yes, how many?

YES  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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	West Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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		eMails were forwarded to appropriate entities/groups that provide notice for this application pursuant to Manhattan Community Board # 4 guidelines
	# 3		
	# 4		
	# 5		
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?		06/23/2017	
Where did applicant post the notice that was provided?		8th to 11th Avenues and West 16th to West 18th Streets	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 917 680-0153
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Chelsea Hospitality Partners LLC d/b/a Avenue		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Chelsea Hospitality Partners LLC d/b/a Avenue
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Minor changes to facade
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	TBD
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="checkbox"/> YES	<input type="checkbox"/> NO	Applicant will comply with applicable law
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Obtained relative to initial NYSLA application filed
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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	HVAC located on roof		
When was the air conditioner installed?	Same HVAC system - No changes		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
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	Applicant will comply with applicable law
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	
Will applicant agree to train staff to encourage a peaceful environment?	✓YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	✓YES	NO	
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?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	Alteration does not include a sidewalk cafe
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="checkbox"/> 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 café?	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	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.*



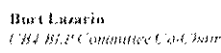
**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

*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:	<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="checkbox"/> Denial <input type="checkbox"/> Approval
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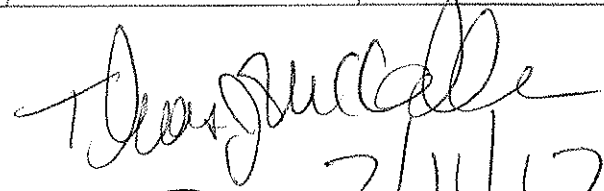
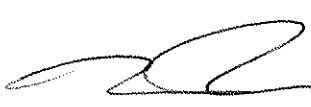
**CB4 REPRESENTATIVES**

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Bart Luzzatto <i>CB4 BLP Committee Co-Chair</i>
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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.

SIGN HERE →	NOAH TEPPERBERG PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	06/27/2017 DATE
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Thomas McCallen -  2/11/17  
 MICHAEL RBA  7/11/17



# Certificate of Occupancy

**CO Number: 120037888F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00715	<b>Certificate Type:</b> Final
	<b>Address:</b> 116 10TH AVENUE	<b>Lot Number(s):</b> 2	<b>Effective Date:</b> 10/14/2010
	<b>Building Identification Number (BIN):</b> 1012546		
	<b>Building Type:</b> Altered		

**This building is subject to this Building Code: 1968 Code**

*For zoning lot metes & bounds, please see BISWeb.*

<b>B.</b>	<b>Construction classification:</b> 3	(Prior to 1968 Code designation)
	<b>Building Occupancy Group classification:</b> A-2	(2008 Code)
	<b>Multiple Dwelling Law Classification:</b> None	
	<b>No. of stories:</b> 1	<b>Height in feet:</b> 28

**C. Fire Protection Equipment:**  
None associated with this filing.

**D. Type and number of open spaces:**  
None associated with this filing.

**E. This Certificate is issued with the following legal limitations:**  
None

**Borough Comments:** None



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 120037888F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ1	80	100	A-2		12	EATING AND DRINKING ESTABLISHMENT (CABARET)
MZ2	12	100	A-2		12	EATING AND DRINKING ESTABLISHMENT (CABARET)
001	207	OG	A-2		12	EATING AND DRINKING ESTABLISHMENT (CABARET)

EGRESS EASEMENT HAS BEEN DECLARED BETWEEN PREMISES 116TENTH AVENUE & 453 WEST 17TH STREET AND HAS BEEN RECORDED IN THE OFFICE OF THE CITY REGISTER UNDER DOCUMENT NUMBER 2003121500281001.

**END OF SECTION**



Borough Commissioner



Commissioner

END OF DOCUMENT

120037888F000 10/14/2010 3:22:45 PM

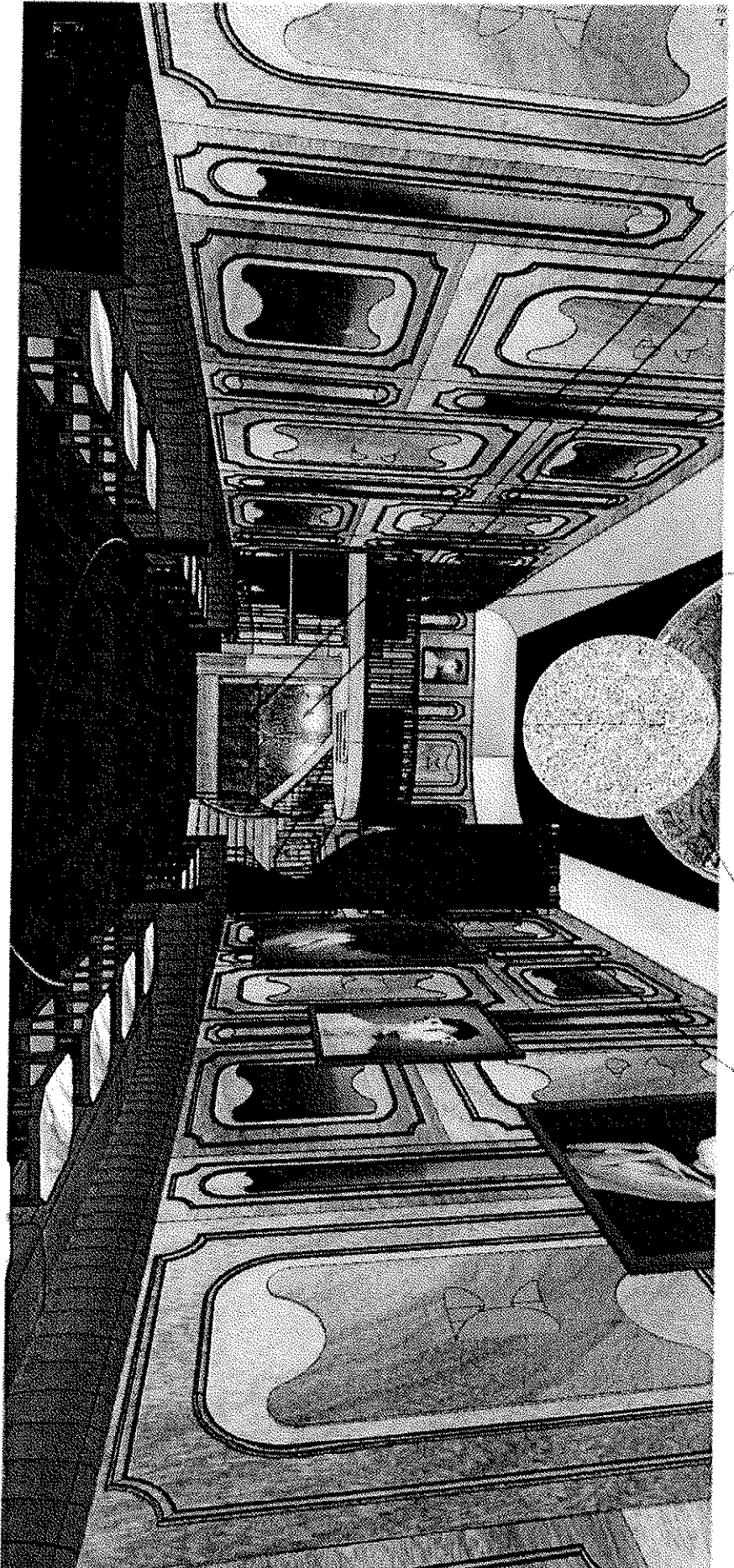
URTAIN BEHIND SCREEN WITH WALL ALIGNED CURTAIN ABOVE  
IMGS CURTAIN ACROSS WITHOUT BLOCKING VIEWS

EDIA (T80)

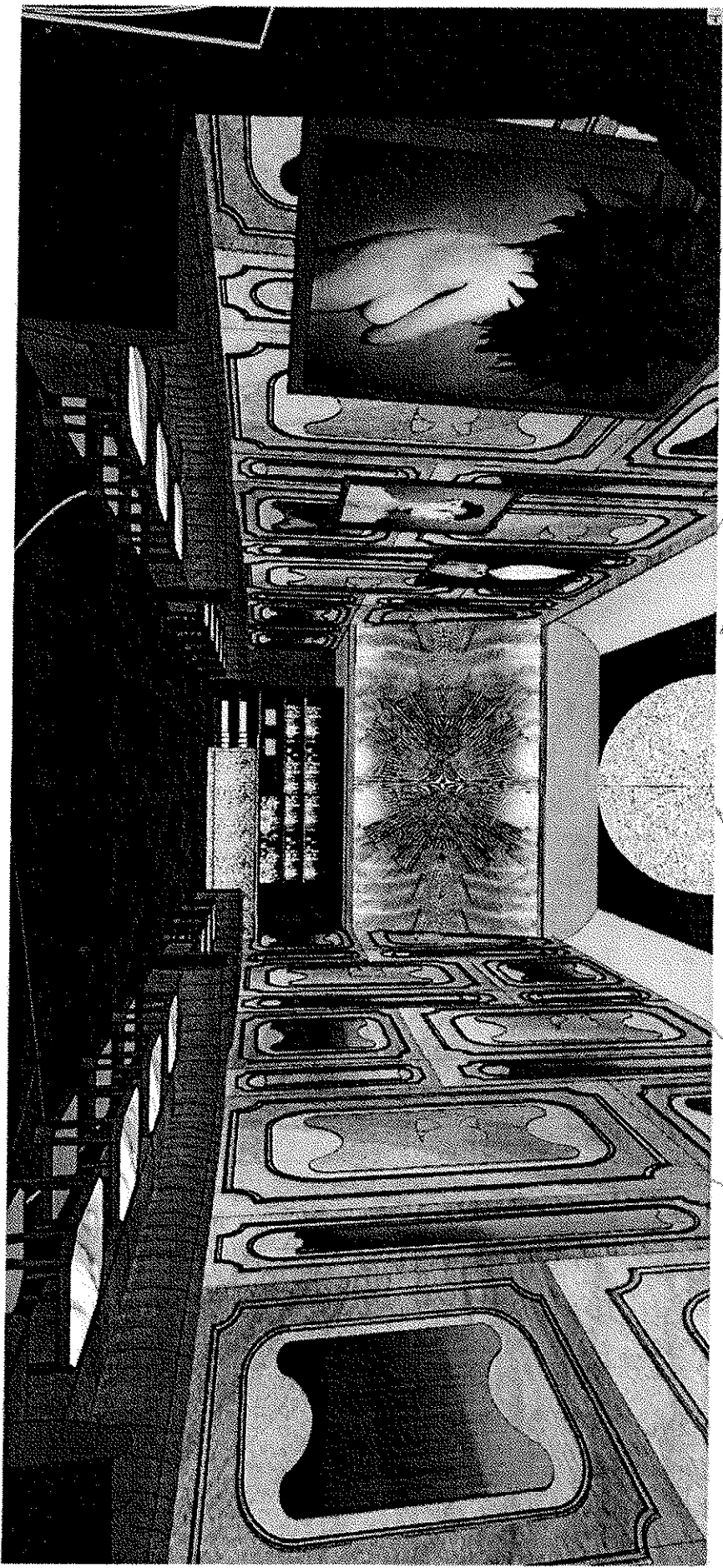
U BOOTH (T80)

UTURE HANGING FROM CENTRAL SUSPENDED COVE

GRAND CURTAIN SEPARATE SEATING FROM STAIRS



OPEN CEILING PAINTED BLACK  
(SPEAKERS, LIGHTS AND SPRINKLERS)  
CEILING COVE W/ LIGHT SHELF  
ART OR MEDIA?



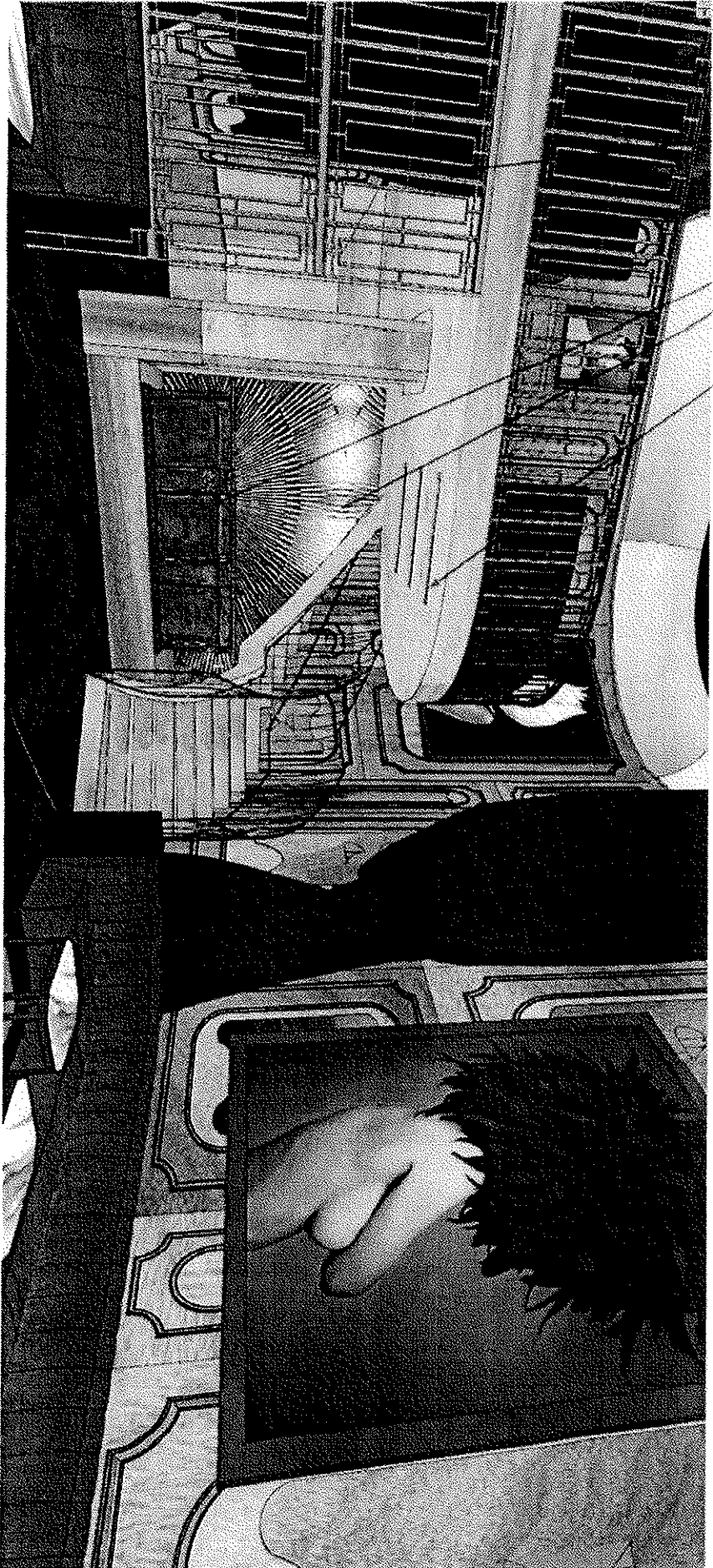
SINGLE OVERSIZED LIGHT FIXTURE  
MEDIA WALL  
(PROPOSAL: BLACKENED MIRROR WITH  
INLAY MEDIA ANGLED AS SHOWN TO  
REFLECT CROWD BELOW)  
BLACKENED MIRROR INLAY OR MEDIA

DU LIGHTING RECESSED

MEDIA WALL (TBD)

DJ BOOTH (TBD)

TRAIN BEHIND SCREEN  
V BE TIED BACK OR OPEN  
BLOCK VIEWS





19th St

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11th Ave

	Parking Lot
	Hauser & Worth

10th Ave

Story			
Steven Alan			
Lisson Gallery			
Closed Gallery	Par Excellence	Chelsea Modern	TREC
La Luncheonette			

9th Ave

18th St

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	Under Construction Parking Lot
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Star on 18	Petzel	Verizon	Prince Hardware
The Park			
Avenue			
Artihoko Pizza	1Oak	446	The Castle of Greyskull

17th St

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	Manhattan Mini Storage	99 10th Ave Government Building FBI / DEA
--	------------------------	---

Comme Garcons	KappoTotto	The Caledonia
Equinox		
Soul Cycle	Banchet Flowers	

16th St

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	Del Posto
Toro	Moet Hennessey

Morimoto	Buddahaken
Chelsea Market	
Anthropologie	

15th St

500' foot rule diagram



Chelsea Hospitality Partners LLC  
d/b/a Avenue  
116 10<sup>th</sup> Avenue  
New York, NY 10011

Manhattan Community Board # 4 – Alteration

### 500' Foot Rule Statement

The Applicant's Principals have extensive experience in the food and beverage industry and serving patrons in Manhattan.

The Applicant will continue to own and operate an on-premises retail establishment that will be re-designed as a grand, Parisian mansion that merges ornate, old world design, modern finishes, and state-of-the-art technology to create a layered, luxurious, and immersive environment.

The Applicant's establishment will promote convenience, advantage and the public's interest will be served in that its neighborhood patrons will continue to enjoy their favorite gourmet pizza pies with premium alcoholic beverages and mixed cocktails in a proposed stately, residential-inspired environment that will be unique when compared to other neighborhood establishments.

The Applicant's location is convenient to mass transportation and pedestrian traffic, and will not increase traffic in the neighborhood.

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# AVENUE

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## FOOD MENU

### **Artichoke Basille's Classic**

*Artichoke hearts, spinach, cream sauce, mozzarella & pecorino cheese*

50

### **Margherita**

*Olive oil, plum tomato, fresh basil & a blend of cheese*

50

### **Sicilian**

*Olive oil, plum tomato, fresh basil & a blend of cheese, twice baked in a pan*

50

### **Meatball Parm Pie**

*Homemade meatballs, cooked tomato sauce & mozzarella cheese*

50