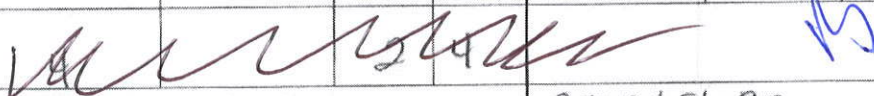


Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME <i>BKUK I Corporation</i>		DOING BUSINESS AS (DBA) <i>TBD</i>	
STREET ADDRESS <i>197 7th Avenue - Store #4</i>		CROSS STREETS <i>W 21st & W 20th St</i>	ZIP CODE <i>10011</i>
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: <i>Besim Kukaj</i>	ATTORNEY/ REPRESENTATIVE	NAME: <i>Rosa M Ruiz</i>
	PHONE: <i>201 962 0270</i>		PHONE: <i>212 484 2290</i>
	EMAIL: <i>BKUK group@yahoo.com</i>		EMAIL: <i>Rosa @ Rosa M Ruiz . com</i>
MANAGER	NAME: <i>TBD</i>	LANDLORD	NAME:
	PHONE:		PHONE:
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	<i>Please see attached</i>	
	What were the dates applicant was involved with this former premise?		
<input type="checkbox"/> 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
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<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 <i>Pizzeria</i> <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?	YES	<input checked="" type="checkbox"/> NO	<i>After CB meeting</i>
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	
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	
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* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am
	Kitchen	11am-11pm	11pm	11pm	11pm	11pm	11pm	11pm	
	Music	12am	12am	12am	12am	12am	12am	12am	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	30	30	6	16	0	0	0		
OUTSIDE (Other than sidewalk café)	N/A								
SIDEWALK CAFE									
How many floors are there? What is the capacity for each floor?					Ground Fl-30 Basement-0				
How frequently will the owner(s) be at the establishment?					1-2 times per week				
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?					<input checked="" type="radio"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					<input checked="" type="radio"/> 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?					<input checked="" type="radio"/> YES	NO			
Where will delivery bicycles be stored during the day when not in use?					Basement				

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

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	Please see attached
	# 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?		6/27/17
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 201 962 0270
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.	Peccorino (pizzeria)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	ULK
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?	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	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	N/A
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?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
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?	Above the front door		
When was the air conditioner installed?	A few months ago		

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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input 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 type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> 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 type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

NYC SIDEWALK CAFE APPLICATION
 ON TRY

OUTDOOR ITEMS – SIDEWALK CAFE		
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

will apply w/ NYC DCA in Sept/Oct.

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any sidewalk cafe

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
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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 →



Besim KUKAJ
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

7/11/12
DATE

Organization	First Name	Last Name	Email
Council Chelsea Block Association (include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@chelsea.org
100/200 West 16 Street	Stanley	Bulback	letters@bulback.com
100/200 West 16 Street	Robert	Boddington	rboddington@gmail.com
300 West 15th Street	Jim	Jasper	jjasper@ccny.edu
100 West 16th Street	Paul	Groncki	paul@groncki.com
100 West 16th Street	Eric	Bonze	eric.bonze@gmail.com
100 West 16th Street	Elizabeth	Zechella	rezzyella@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fullon House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Accevedo	accevedoassociates@gmail.com
100 West 17th/18th Street	Craig	Shuzkin	craig.shuzkin@outlook.com, craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jklein@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Elhan	Felson	Elhan.Felson@news11.com
300 West 18th/19th Street	Gloria	Lowe	gloriain@aol.com
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallygre@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	bracn195@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanyger@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m@melissa-stern.com
100 West 19th/20th/21st/22nd/23rd Street	Michael	Walsh	mwalsh@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@angol.net
200 West 19th/20th/21st/22nd/23rd Street	Dorrie	Francure	dfranco243@aol.com
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	frnd@me.com
500 West 19th Street	Maria	Lister	mede.lyster@gmail.com
300 West 20th Street	Neil	Salkirk	neil@neilsalkirk.com
300 West 20th Street	Carol	Cot	cot@nyc.fr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	leslie@doyel.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@auried.com
300 West 21st/22nd/23rd Street	Andria	Gabelle	302wbs@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylliswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazel@loven.com
400 West 21st/22nd/23rd Street	Mary	Swerz	ms@nyc.com
400 West 21st/22nd/23rd Street	Eileen	McElduff	epmc3@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jean@chobchob.com
400 West 21st/22nd/23rd Street	Karon	Jacob	w400b@aol.com
100 West 26th Street	Susan	Buttenwieser	sbutsab101@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdentburner@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Walters	dwalterns@aol.com
Penn South (W 23rd to W 26th Street) from 8th/9th Avenue	Marlo	Mazzoni	education@remsouth.com
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reimib	education@remsouth.com
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Anny	Humm	ann@humm@aol.com
Hotel Americano	Scott	Hope	
Highline537	Donna	Langman	donna@scottshelton.com
Donna Langman Costumes			

Rider to Besim KUKAJ Personal Questionnaire

Active Licenses

9th Avenue Lime Jungle Inc
803 9th Avenue
53rd & 54th Street
New York, NY 10019
Serial# 1195004

Zucca Trattoria Inc
Gallo Nero
95 7th Avenue South
Barrow St & Grove Street
New York, NY 10014
Serial# 1223197

B&R Sorrento Corp
Intermezzo
202 8th Avenue
New York, NY 10011
Serial# 1258239

BKUK Corporation
Cara Mia
654 9th Avenue
New York, New York 10036
Serial# 1273661

319 West 51st Street Rest Inc
Maria Pia
319 West 51st Street
New York, New York 10019
Serial# 1119055

Caswell Pearson Enterprises LTD & BKUK3
Corporation as Mgr
La Carbonara
202 West 14th Street
New York, New York 10013
Serial# 1140242

BKUK 6 Corp
Gallo Nero
400-402 W 44th Street
New York, NY 10036
Serial# 1293813

BKUK 7 Corp
Gallo Nero
1 7th Avenue South
New York, NY 10014
Serial# 1292544

BKUK 8 Corp
Seranta
111 W 17th Street
New York, NY 10011
Serial# 1292720

BKUK 9 Corp
Lime Jungle Empanadas
197 7th Avenue, Store #3
New York, NY 10011
Serial# 1295025

As to 5C
Pio Restaurant LLC
Luna Piena
243 E 53rd Street
New York, NY 10022
Serial# 1205912
Corporate Change Filed



PIZZA CALZONE & PANINIS

PIES 11

MARGHERITA

Tomato, Mozzarella, Basil

DIAVOLA

Tomato, Spicy Salami, Mozzarella

QUATTRO FORMAGGI

Parmesan, Ricotta, Gorgonzola, Pecorino

PECORINO

Artichoke, Pecorino, Mozzarella

POLPETTE

Tomato, Mozzarella

MERCATO

Tomato, Zucchini, Peppers, Eggplant, Mozzarella

PANINIS 11

ITALIANO

Grilled chicken, tomato slices, fresh mozzarella cheese with pesto sauce

SICILIAN

Hot Sopressata, prosciutto, fresh mozzarella cheese and sun-dried tomatoes

CHICKEN PARMIGIANA

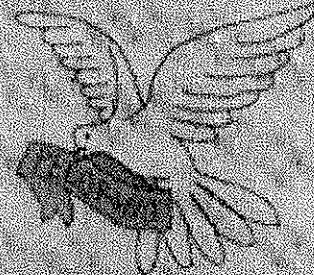
Breaded chicken cutlet topped with marinara sauce and mozzarella cheese

VERDURA

Breaded eggplant, roasted peppers, sun-dried tomatoes and fresh mozzarella

OUR CALZONE 2.50

Half-moon shaped pocket of dough stuffed with mozzarella and ricotta cheese baked



pecorinonyc.com



"IN CREDIT WE TRUST"

APPETIZERS

GARLIC BREAD 3

Topped with melted mozzarella cheese

PECORINO'S GARLIC ROLLS 6

Fresh garlic, olive oil and mozzarella cheese wrapped in our homemade dough and served with marinara sauce for dipping

SICILIAN WINGS HALF 7.25/FULL 13

Our chicken wings are tossed with crushed red pepper, fresh garlic and rosemary served with real bleu cheese dressing

FRIED CALAMARI 12.75

Fried calamari served with marinara sauce

MOZZARELLA WEDGES 9

Homemade breaded mozzarella wedges fried golden brown and served with marinara sauce

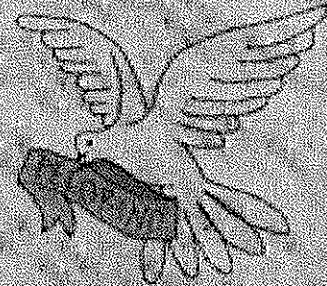
SALADS

OUR HOUSE SALAD 6.50

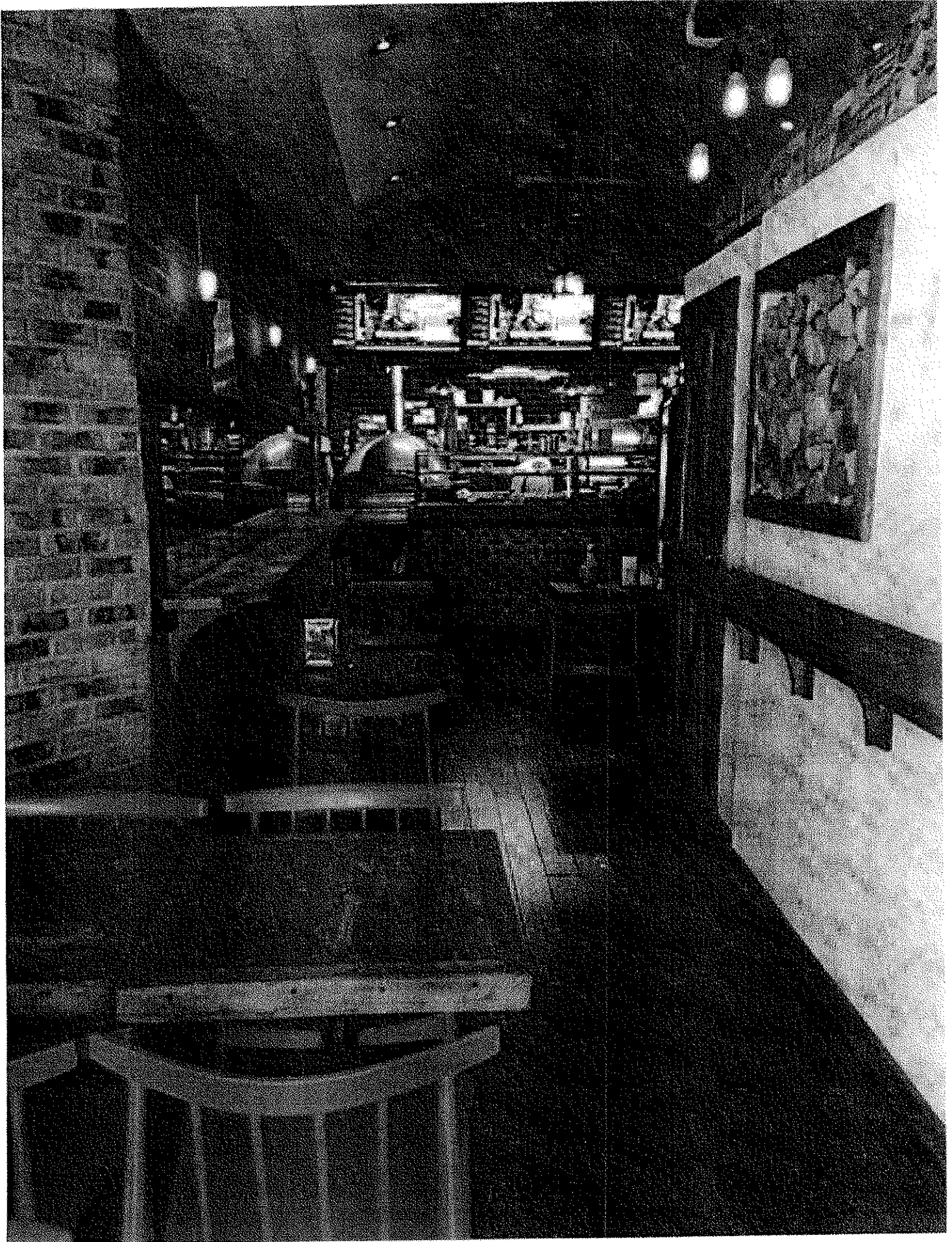
Fresh crisp romaine lettuce topped with mushrooms, tomatoes, red onions and Pecorino's homemade vinaigrette dressing

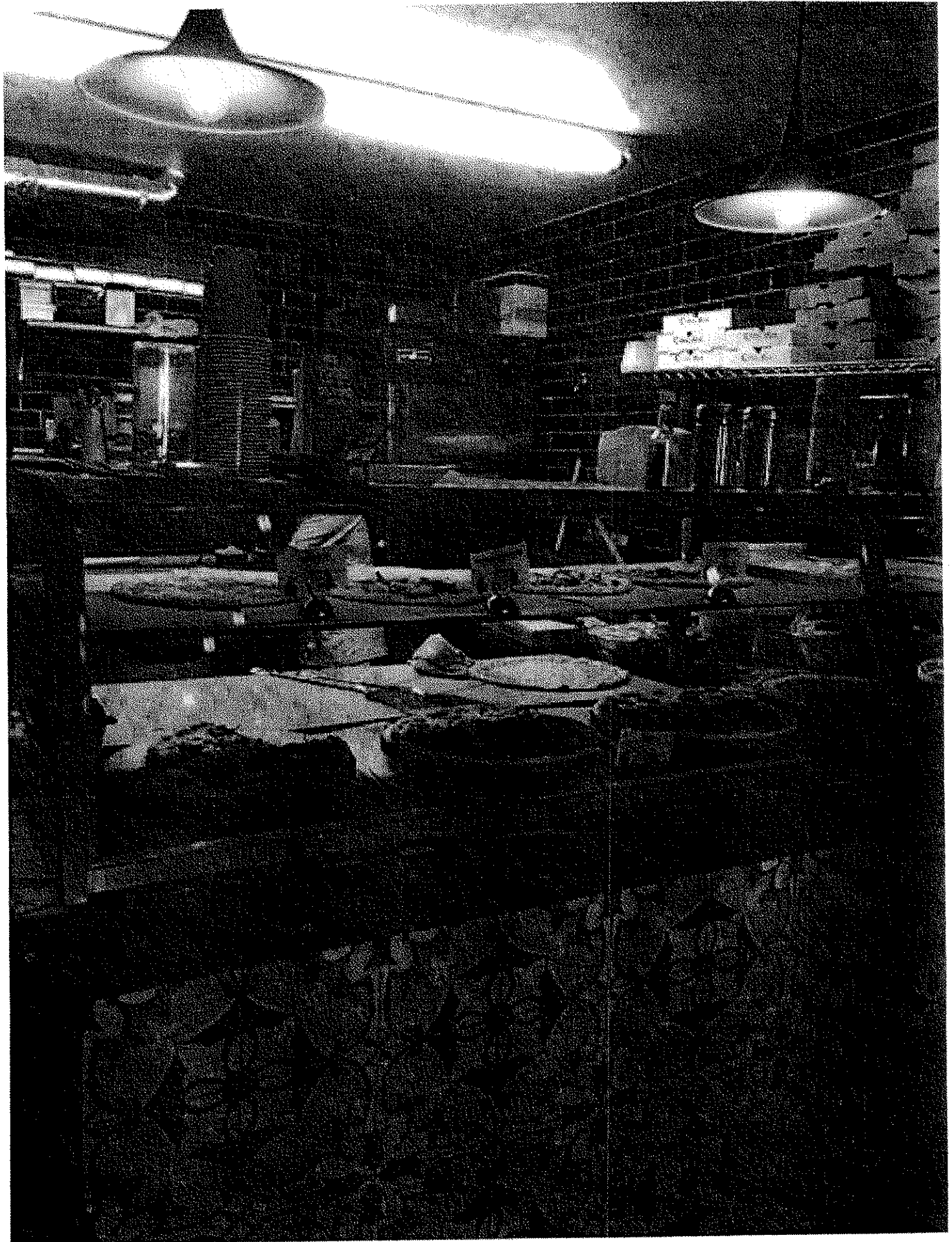
CAESAR SALAD 7.50

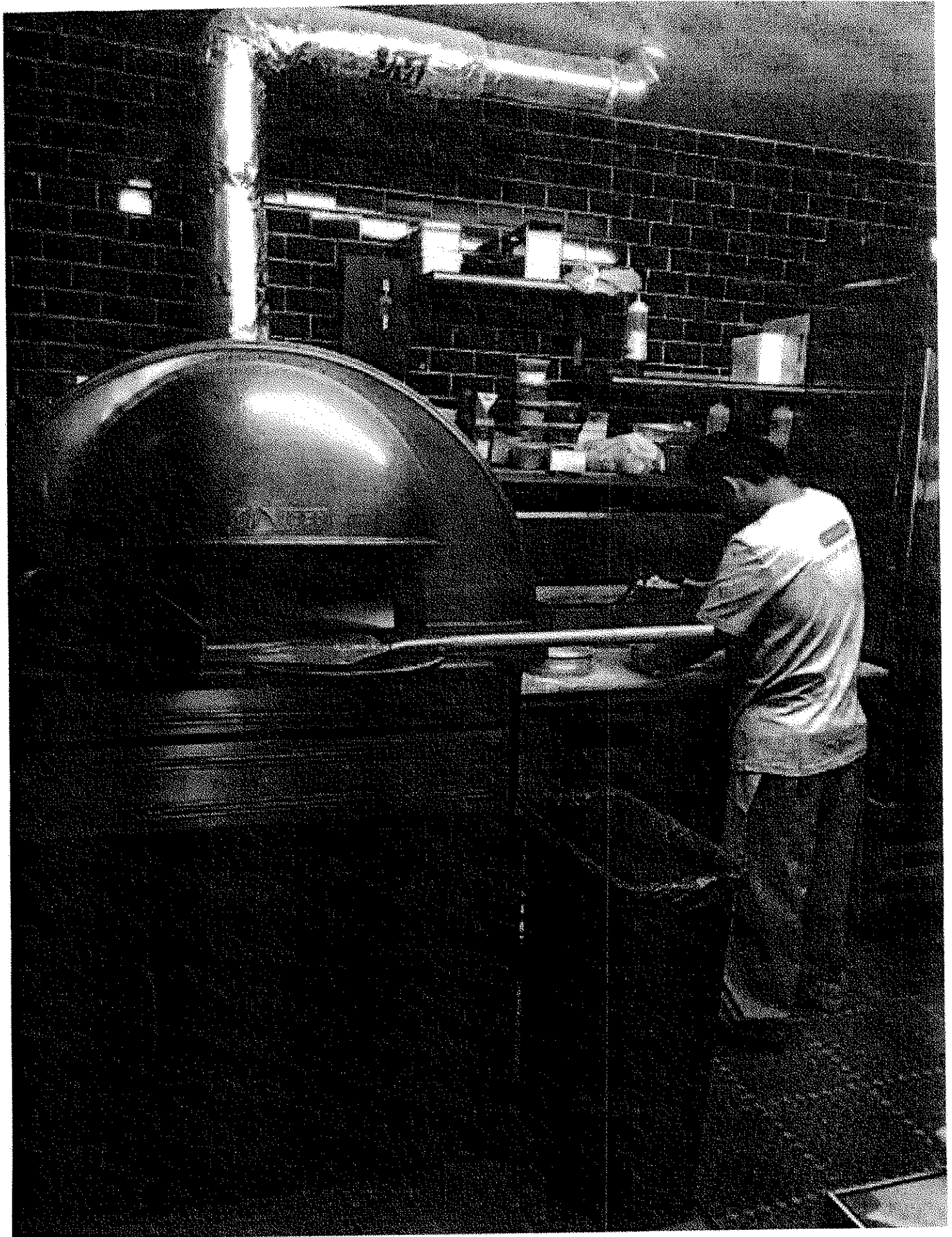
Fresh crisp romaine lettuce, shaved parmesan cheese, and croutons tossed in our own Caesar dressing



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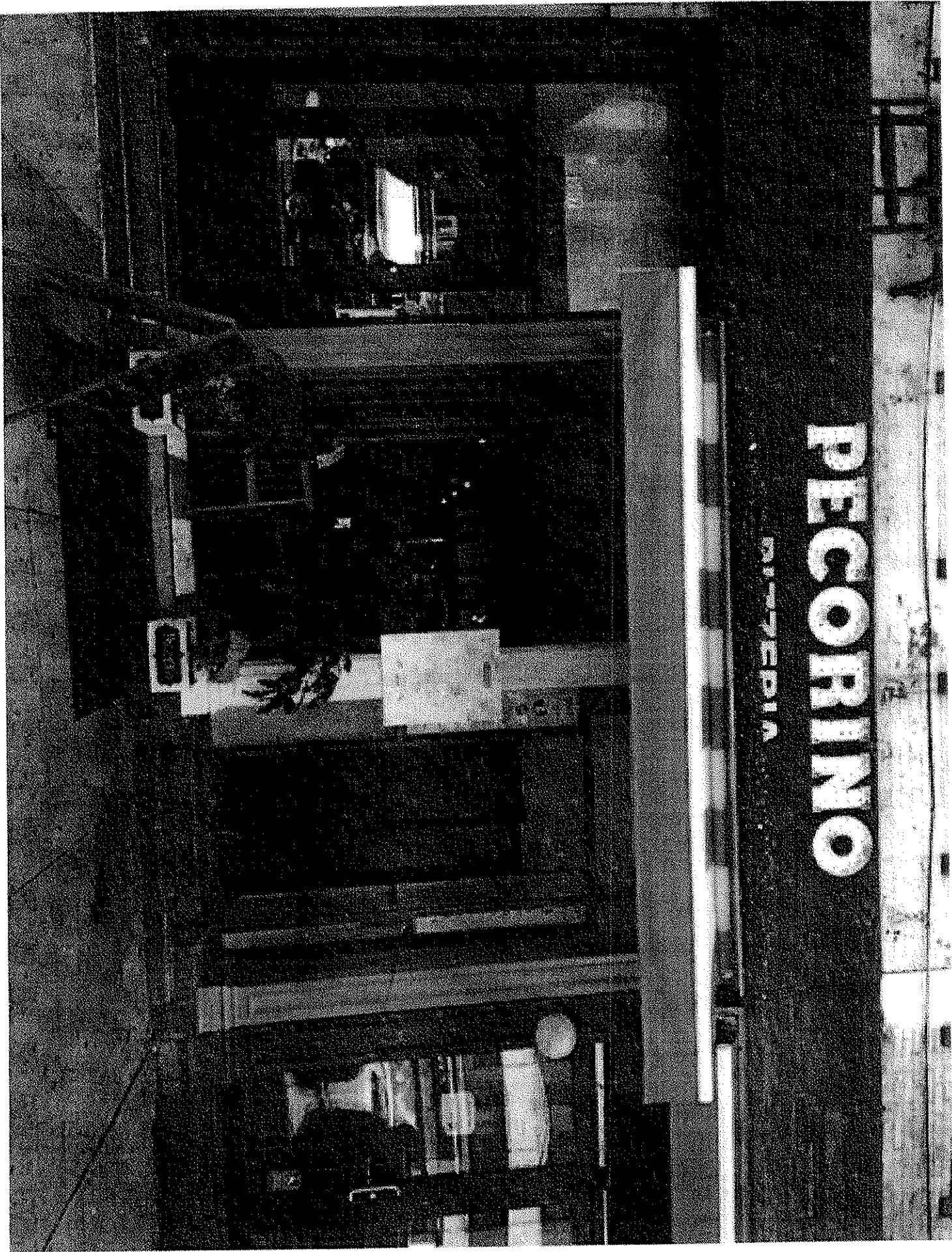






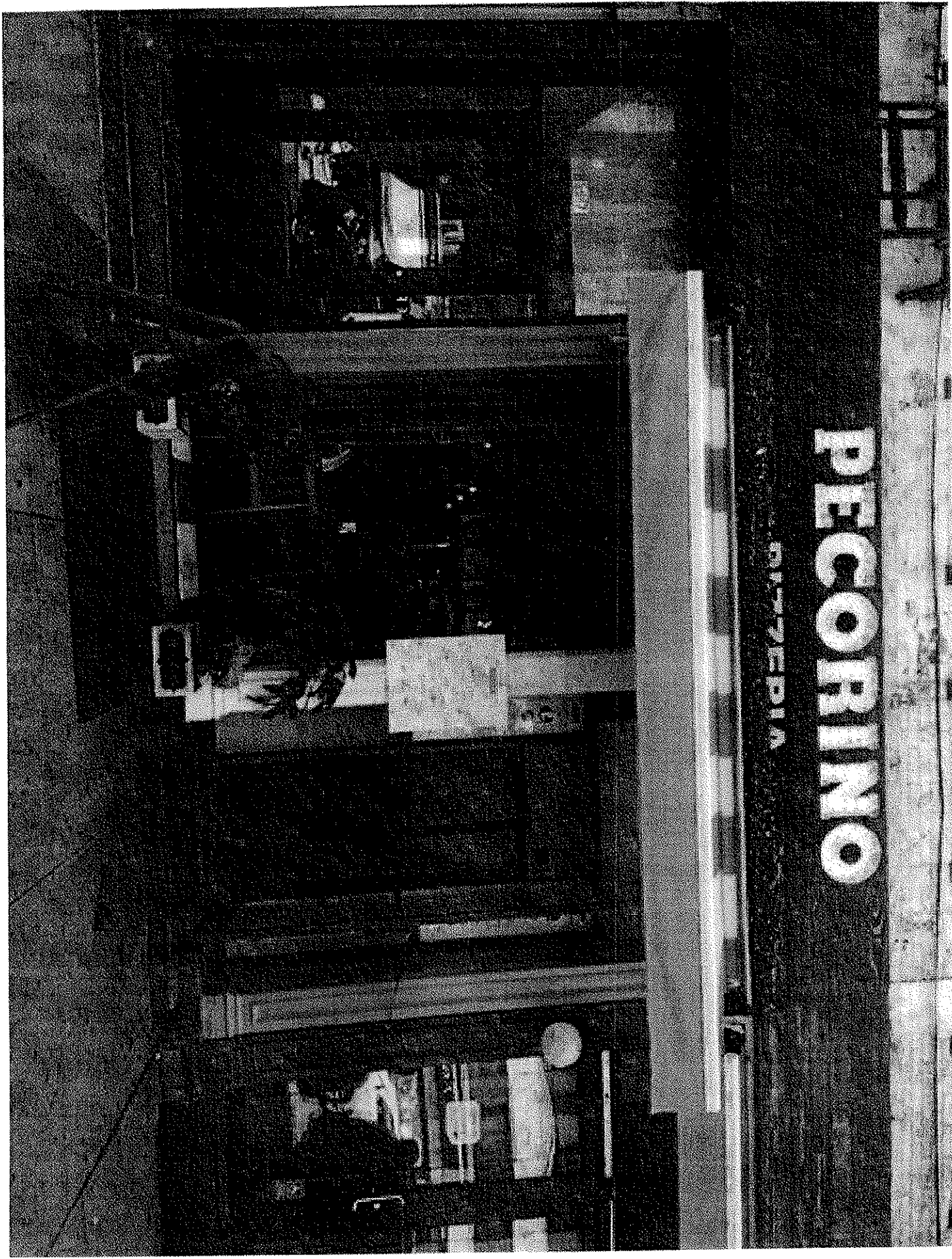
PECCORINO

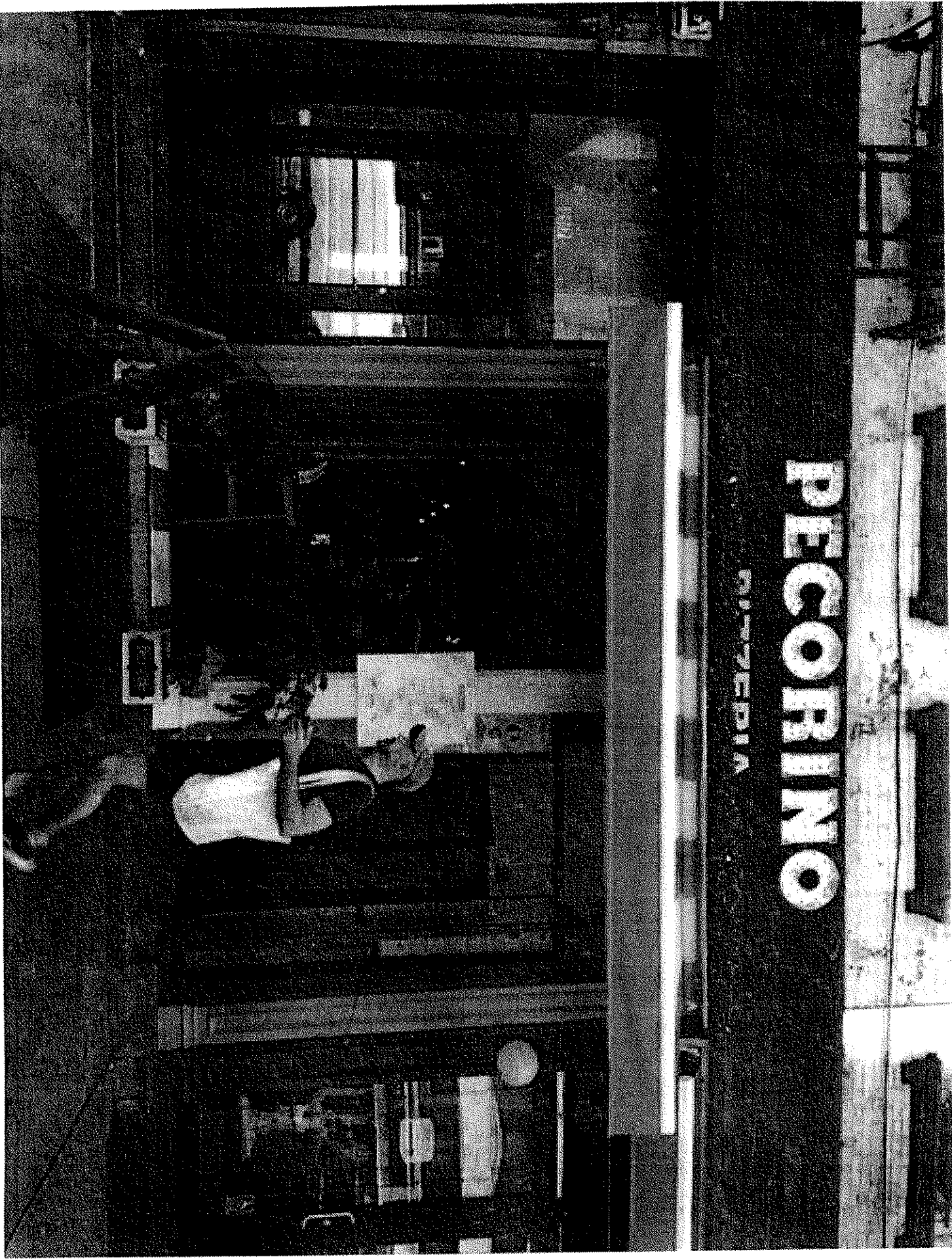
PIZZERIA



DECORINO

MUSEUM



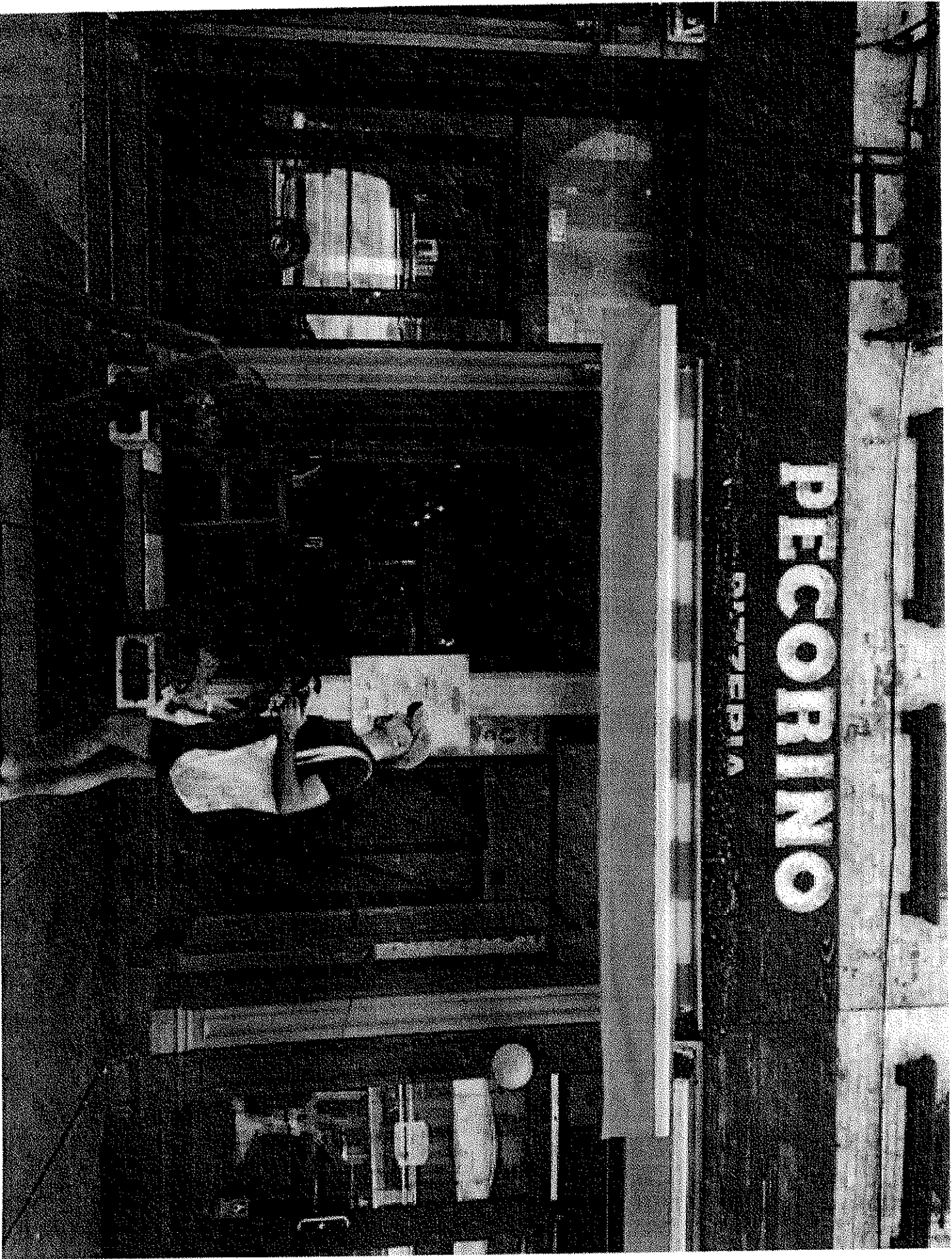


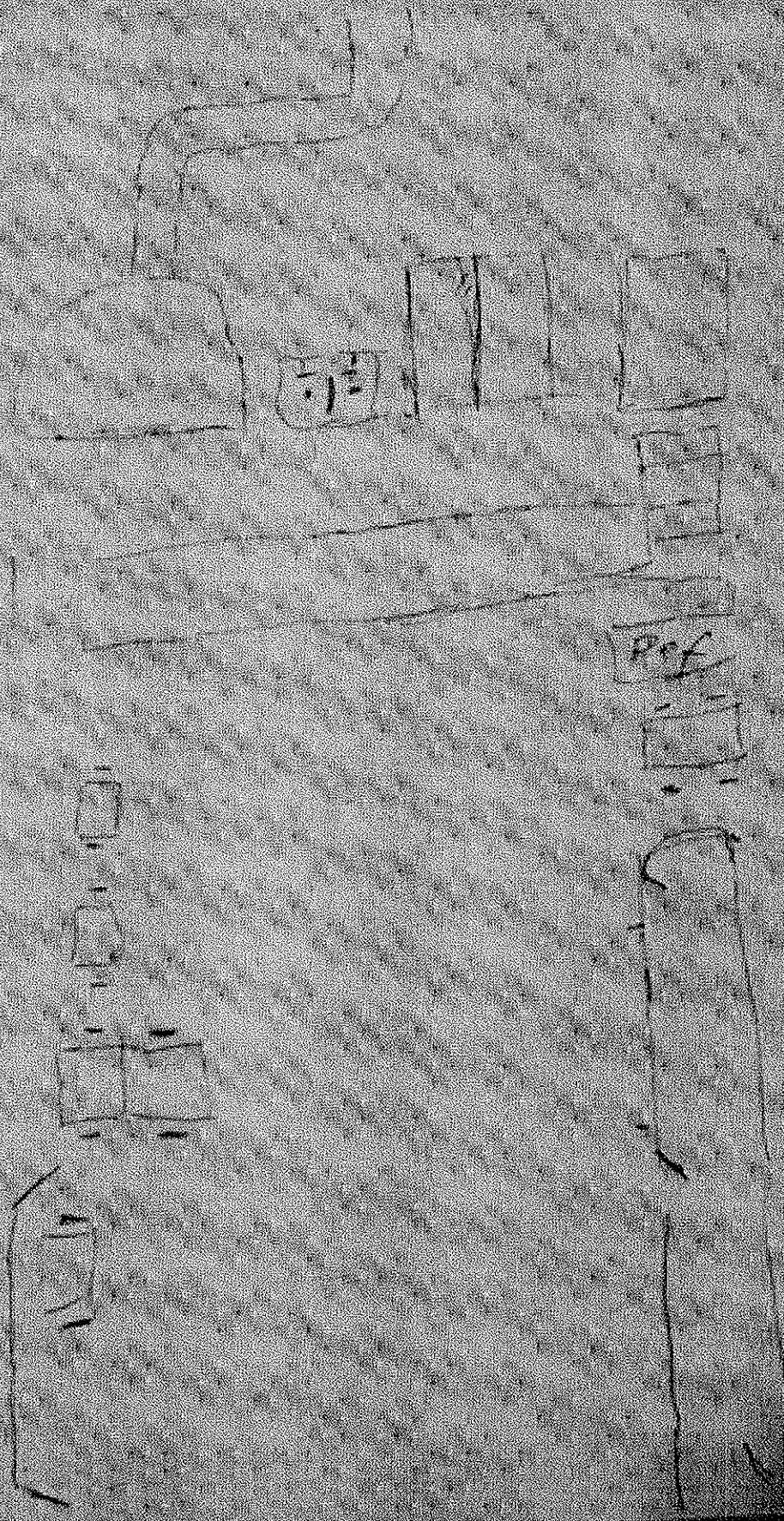
PECCORINO

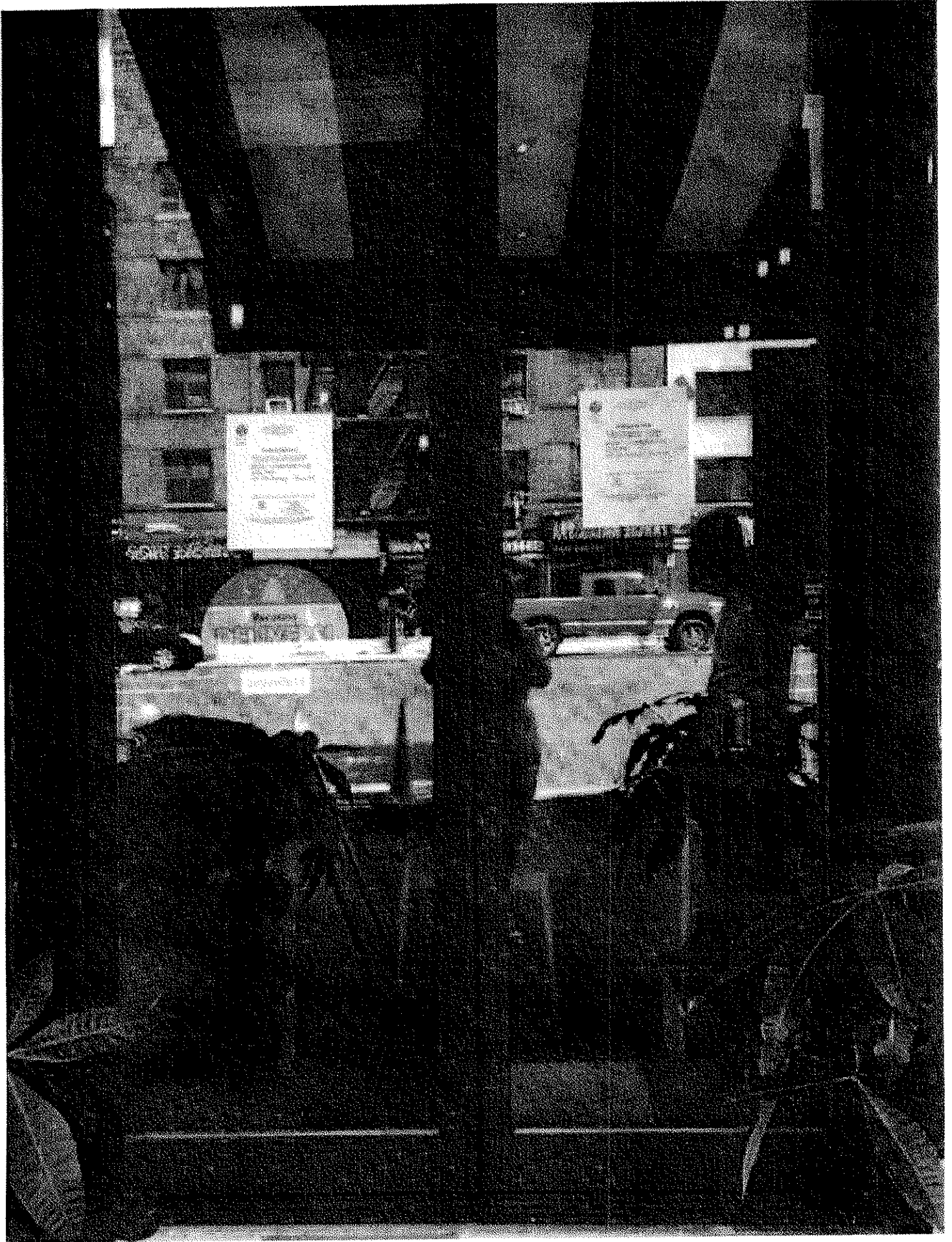
OSTERIA

PECORINO

ANTICHERIA











OFFICE OF THE COMPTROLLER OF THE CITY OF NEW YORK
100 NASSAU ST. 10TH FLOOR
NEW YORK, NY 10038
TEL: (212) 312-1234

PUBLIC NOTICE

Business Licenses and Permits Commission
will discuss an application submitted by

BKUK 1 CORPORATION
d/b/a TBD
197 7th Avenue - Store #4

Application for a food and drink service license will

DATE: Tuesday, July 13, 2010
TIME: 8:30 AM
PLACE: Court Room 100
100 107 Avenue 47 Floor
The Green Room

The public is invited to attend and give oral testimony at the above
hearings. For more information, please contact the Office of the
Comptroller at (212) 312-1234.

Pecorino
DELIVERS!
and more
seamless