

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME 161 8th Avenue Restaurant LLC		DOING BUSINESS AS (DBA) Seamore's	
STREET ADDRESS 161 8th Avenue		CROSS STREETS Corner of 18th Street	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Michael Chernow	ATTORNEY/ REPRESENTATIVE	NAME: Elke A. Hofmann Esq.
	PHONE: (917) 640-8008		PHONE: (212) 487-9100
	EMAIL: michael@seamores.com		EMAIL: elke@eahlaw.com
MANAGER	NAME: Arikka Rin	LANDLORD	NAME: Sidney Rubell Company LC
	PHONE: (347) 616-5955		PHONE: (212) 243-2370
	EMAIL: arikka@seamores.com		EMAIL: rubellco@aol.com
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> 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?	6 Locations of the Meatball Shop & Seamore's Restaurant in Little Italy	
	What were the dates applicant was involved with this former premise?	First Restaurant opened in 2009	
<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 type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input 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 type="checkbox"/> YES	<input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> YES	<input 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.	<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* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation			Sunday - Wednesday 11:00am - 11:00pm	Thursday - Sunday 11:00am - 12:00am			
	Kitchen			Sunday - Wednesday 11:00am - 11:00pm	Thursday - Sunday 11:00am - 12:00am			
	Music			ALL HOURS OF OPERATION				
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	TBD	137	27	96	0	2	19	
OUTSIDE (Other than sidewalk café)								
SIDEWALK CAFÉ		max 36	18	36				
How many floors are there? What is the capacity for each floor?					2 floors (capacity to be determined)			
How frequently will the owner(s) be at the establishment?					Will be at restaurant 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="checkbox"/>		
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="checkbox"/>		
Will you be hosting private; promotional or corporate events?					<input checked="" type="checkbox"/>	NO		
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/>		
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="checkbox"/>		
Will security plan be implemented?					YES	<input checked="" type="checkbox"/>		
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/>		
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	<input checked="" type="checkbox"/>	N/A	
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/>		
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	Third party delivery service will be used	
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 checked="" type="checkbox"/> NO	
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 checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> 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	All listed block associations were notified	
	# 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?		10/04/2016	
Where did applicant post the notice that was provided?		Onsite and in all residential buildings within a 1 block radius	
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
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	Brooklyn Industries clothing store		
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="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/>	NO	Opening up wall on 18th street
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/>	NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/>	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="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/>	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?	YES	<input checked="" type="checkbox"/>	Music will be background only
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/>	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	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="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/>	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	Existing is located on rooftop		
When was the air conditioner installed?	Unknown		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ - N/A			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
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	

OUTDOOR ITEMS – SIDEWALK CAFÉ		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO
Will applicant be applying for a sidewalk café now or in the future?	YES	NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO
Will applicant use umbrellas?	YES	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?	YES	NO

ADDITIONAL STIPULATIONS: (Office Use Only)

- Any storm enclosure will extend no more than 18" from the building facade
- No amplified soundr from restaurant will be audible on sidewalk

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*

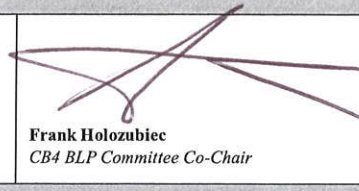
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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.

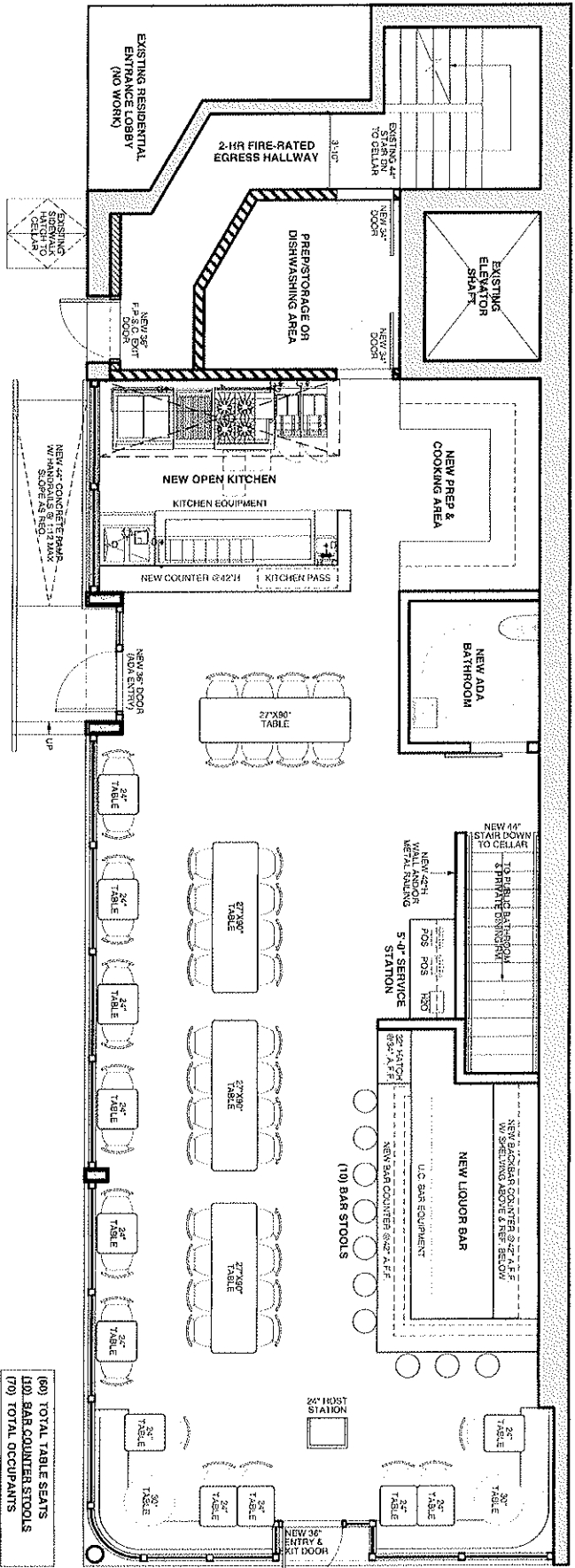
SIGN HERE →

Michael Chernow
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

10-18-16
DATE

161 8TH AVENUE
SEAMORE'S / LOCATION NO. 2



(60) TOTAL TABLE SEATS
(10) BAR COUNTER SEATS
(70) TOTAL OCCUPANTS

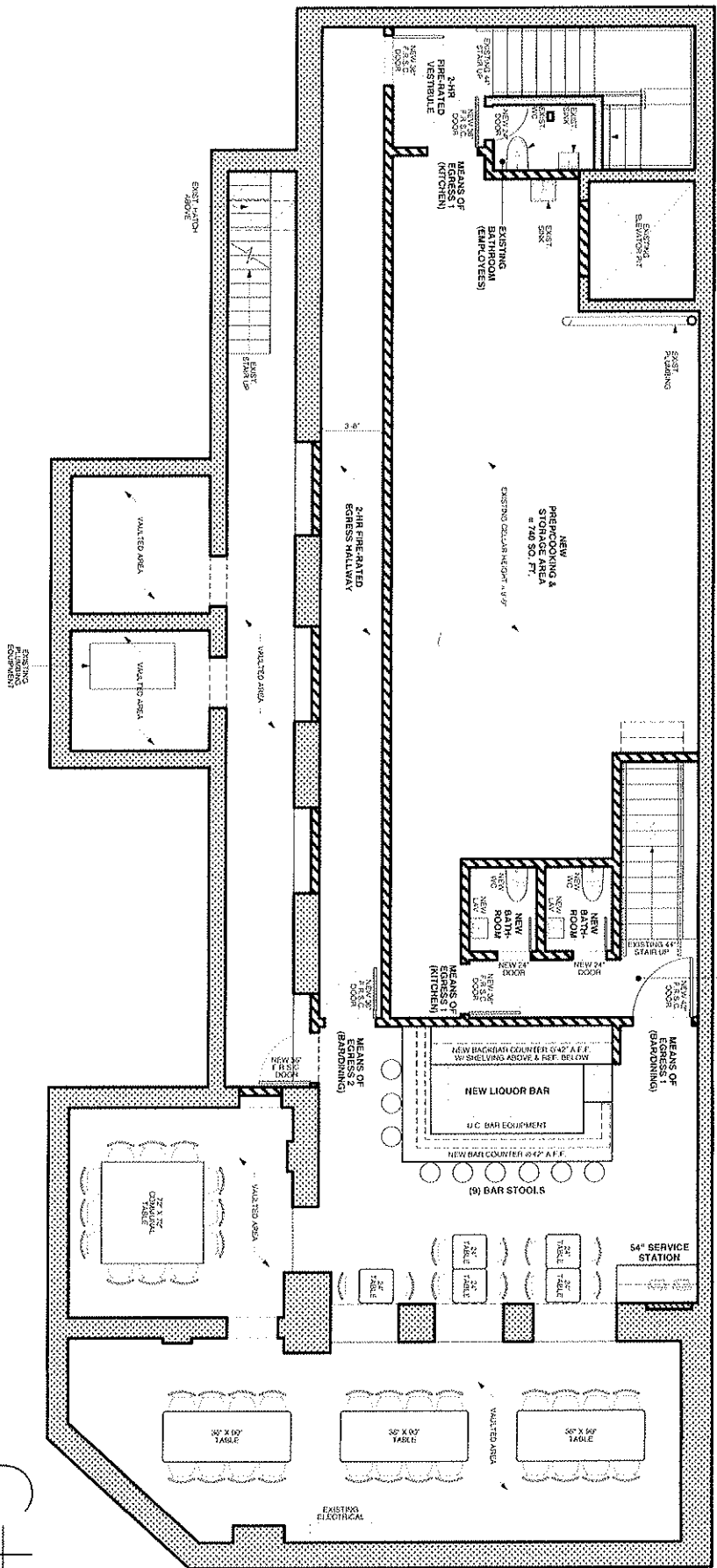
FIRST FLOOR / FF&E PLAN
SCALE: 3/16" = 1'-0"
DATE: 10/04/2016

CARPENTER + MASON
ARCHITECTURAL FIRM, P.C.
1000 10th Street, Suite 100
New York, NY 10011
Tel: (212) 691-1000
Fax: (212) 691-1001
www.carpentermason.com



161 8TH AVENUE

SEAMORES / LOCATION NO. 2



CELLAR / FF&E PLAN
SCALE: NTS DATE: 10/04/2016

CAREY + MASON
ARCHITECTS
1000 15th Street, NW
Washington, DC 20004
Tel: 202.462.3600
Fax: 202.462.3601
www.careymason.com



FOR THE CREW
SHARED PLATES

GUACAMOLE \$9

BLISTERED SHISHITO PEPPERS
SEA SALT, LEMON \$9

POKE
PONZU, PEANUT, AVOCADO \$16

CURRY MUSSELS
COCONUT MILK,
CHARRED BREAD \$14

CRISPY SQUID
CITRUS AIOLI \$12

SALADS

\$14
ADD FISH FROM THE BOARD \$8

KALE + AVOCADO
WALNUTS, SWEET POTATO, QUINOA,
HONEY-APPLE VINAIGRETTE

ASPARAGUS + ENDIVE
SUMMER SQUASH, EGGPLANT CHIPS,
ROMESCO

SHRIMP + SPINACH
SHAVED CARROTS, GRILLED CORN, CILANTRO,
CHARRED SCALLION VINAIGRETTE

SEAMORE'S



THE **REEL DEAL**

SERVED WITH 3 DAILY SIDES \$23

CHOOSE YOUR SEAFOOD FROM OUR DAILY LANDINGS

CHOOSE YOUR SAUCE

LEMONGRASS AJI

RED CURRY

MISO BROWN BUTTER

CHARRED SCALLION

ROMESCO

SIDES

SOLO SIDE \$6

3 SIDES \$16

DAILY GREEN

DAILY VEGGIE

DAILY MASH OR GRAIN

SIDE OF TORTILLAS \$3

ALL OF OUR FISH IS SUSTAINABLY CAUGHT.
OUR VEGGIES ARE SOURCED LOCALLY WHENEVER POSSIBLE.
CONSUMING RAW OR UNDERCOOKED MEAT OR FISH
MAY INCREASE YOUR RISK OF FOOD BORN ILLNESS.
WE USE NUTS IN MANY OF OUR DISHES.
PLEASE NOTIFY US OF ANY ALLERGY!

BIG FISH TACOS

SERVED ON CORN TORTILLAS
TWO TACOS PER ORDER

CRISPY FISH

CABBAGE, GUACAMOLE, CHIPOTLE MAYO \$15

GRILLED SQUID

CHARRED CORN, PESTO, TOASTED ALMONDS \$14

SEARED FISH

BLACK BEAN SAUCE, LETTUCE, PICO, AVOCADO, CREMA \$15

CHARRED BROCCOLI (VEGAN)

TOFU CREAM, CHILI GLAZE, PICKLED DAIKON \$13

SANDWICHES

SERVED WITH LETTUCE AND TOMATO
CHOOSE SEAMORE'S GREENS
OR SWEET POTATO FRIES \$17

OH-BOY

CRISPY SKATE, PEPPER RELISH, SPECIAL SAUCE

BLACKENED CATFISH

AVOCADO, CITRUS AIOLI

BEET-MUSHROOM-KALE BURGER

AVOCADO, CHIA, HARISSA CASHEW SAUCE

GRASS FED BEEF BURGER

BACON, CHEDDAR, SPECIAL SAUCE
(SERVED MEDIUM RARE)



ODD FELLOWS

SOFT SERVE

WITH

TOPPINGS

CONE OR CUP \$6

ADD AVOCADO
TO ANYTHING
\$2.58

FOR THE CREW

SHARED PLATES

GUACAMOLE \$9

POKE
PONZU, PEANUT, AVOCADO \$16

CRISPY SQUID
CITRUS AIOLI \$12

SALADS

\$14

ADD FISH FROM THE BOARD: \$8

KALE + AVOCADO
WALNUTS, SWEET POTATO, QUINOA,
HONEY-APPLE VINAIGRETTE

SHRIMP + SPINACH
SHAVED CARROTS, GRILLED CORN,
CHARRED SCALLION VINAIGRETTE



TACOS

TACOS COME TWO PER ORDER.

CRISPY FISH TACO
CABBAGE, GUACAMOLE, CHIPOTLE MAYO \$15

SEARED FISH TACO
BLACK BEAN SAUCE, LETTUCE, PICO,
AVOCADO, CREMA \$15

SEAMORE'S



BRUNCH

BREAKFAST BURRITO

ADOBO SQUID, KALE SCRAMBLE
+ CHORIZO HASH
(SERVED WITH SWEET POTATO FRIES OR SALAD) \$15

HUEVOS RANCHEROS

FRIED EGG, RED CHILI SAUCE,
COTIJA CHEESE \$14

SHRIMP & GRITS

FRA DIAVOLA SAUCE \$14

FISH CAKE BENNIES

FRIED FISH CAKES, POACHED EGGS,
HOLLANDAISE SAUCE
(SERVED WITH SWEET POTATO FRIES OR SALAD) \$15

SIDES

\$6

**BACON
FRIED EGGS
SWEET POTATO FRIES
SIDE SALAD**

ALL OF OUR FISH IS SUSTAINABLY CAUGHT.
OUR YEGGIES ARE SOURCED LOCALLY WHENEVER POSSIBLE.
CONSUMING RAW OR UNDERCOOKED MEAT OR FISH
MAY INCREASE YOUR RISK OF FOOD BORN ILLNESS.
WE USE NUTS IN MANY OF OUR DISHES.
PLEASE NOTIFY US OF ANY ALLERGY!

BAGEL STACKS

SERVED ON RUSS + DAUGHTERS BAGELS. CHOOSE
SEAMORE'S GREENS OR SWEET POTATO FRIES

AVOCADO TOAST

EVERYTHING BAGEL, ROASTED TOMATOES,
POACHED EGG, CHILI FLAKES \$15

#BACONEGGANDCHEESE

SESAME BAGEL, APPLEWOOD SMOKED
BACON, POACHED EGG, BECHAMEL \$15

THE R.A.D.

PUMPERNICKEL BAGEL, RUSS + DAUGHTERS
SMOKED WHITEFISH SPREAD, POACHED EGG,
ROASTED PEPPERS \$16

SANDWICHES

CHOOSE SEAMORE'S GREENS
OR SWEET POTATO FRIES

OH-BOY

CRISPY SKATE, PEPPER RELISH, SPECIAL SAUCE \$17

BEET-MUSHROOM-KALE BURGER

AVOCADO, CHIA, HARISSA CASHEW SAUCE \$17

GRASS FED BEEF BURGER

BACON, CHEDDAR, SPECIAL SAUCE \$17

BRUNCH COCKTAILS

BLOODY MARY \$12

MIMOSA \$12

COOL MINT KICK \$14

GRADY'S COLD BREW COFFEE,
SPICED RUM, ALLSPICE + MINT



**ODD FELLOWS
SOFT SERVE
WITH
TOPPINGS**
CONE OR CUP \$6

ADD 4

\$3.00

FRIED EGG

ADD AVOCADO
TO
\$2.50
ANYTHING



Statement of Public Interest:

161 8th Avenue, New York, NY 10011

The issuance of an on-premises liquor license to 161 8th Avenue Restaurant, LLC would be in the best interest of the community for the following reasons:

The restaurant will be an affordable seafood restaurant, featuring sustainable local seafood from local fishing operations in New York – as the seafood varieties offered are lesser known and less sought after, the price point will be lower, and the restaurant will be more accessible, than a typical seafood restaurant.

The applicant's principal, Michael Chernow, has significant experience overseeing restaurant operations, having managed all locations of the Meatball Shop and the first location of Seamore's, throughout New York City, all of which are licensed to sell alcohol and have no adverse history.

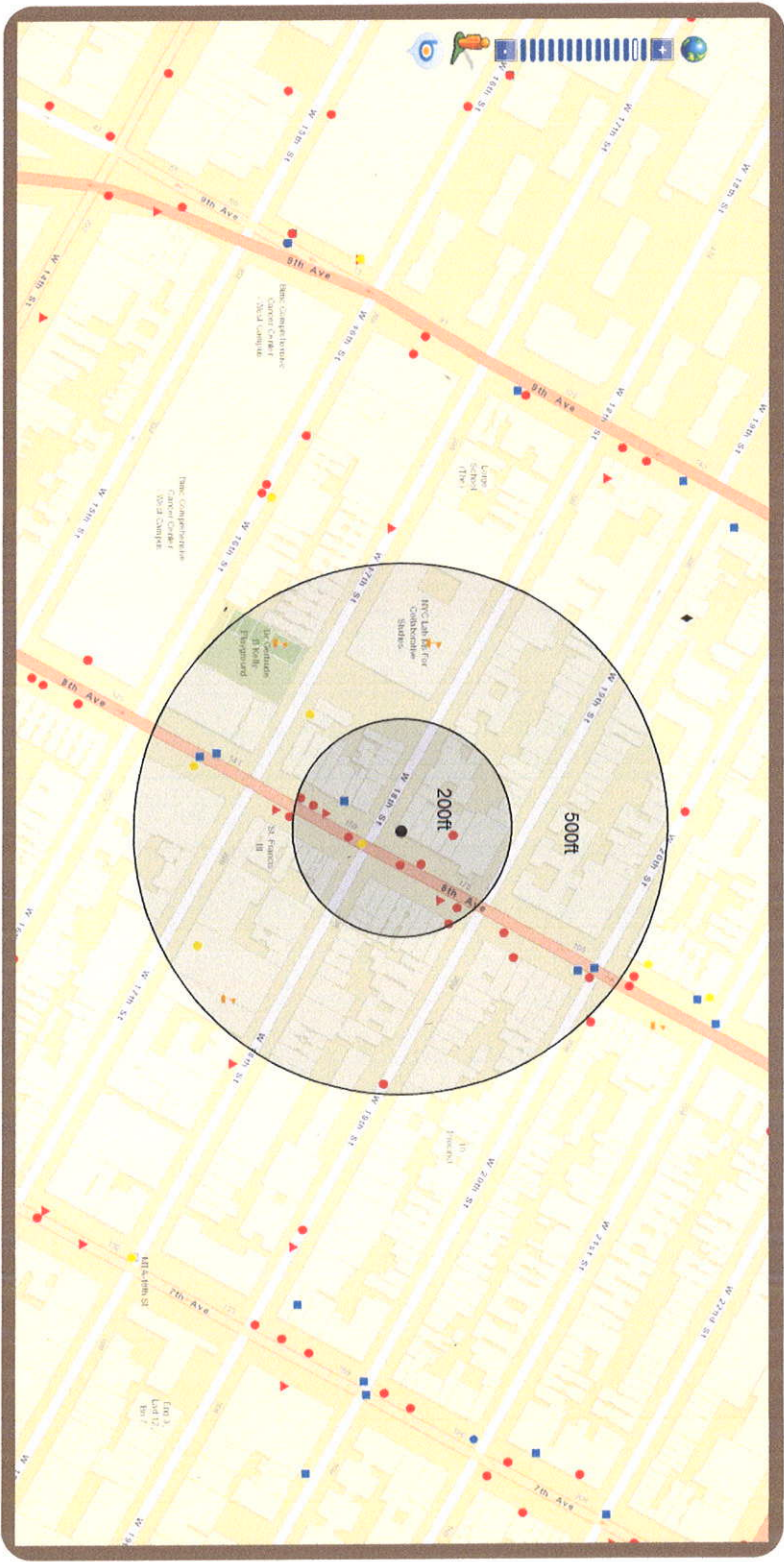
Since the only music will be ambient background music, the restaurant will not have any negative impact on noise or vehicular traffic in the immediate area.

Therefore, granting a license to 161 8th Avenue Restaurant LLC is in the public interest.

161 8th Avenue

Legend

- LEGEND**
- On-Premises Licenses
 - On-Premises Liquor
 - ▲ On-Premises Wine and Beer
 - On-Premises Beer
 - Off-Premises Licenses
 - Off-Premises Liquor
 - ▲ Off-Premises Wine
 - Off-Premises Beer
 - Wholesale Licenses
 - Wholesale Liquor
 - ▲ Wholesale Wine
 - Wholesale Beer
 - Pending Licenses
 - Pending Liquor
 - ▲ Pending Wine and Beer
 - Pending Beer
 - All Licenses
 - On-Premises Liquor
 - ▲ On-Premises Wine and Beer
 - On-Premises Beer
 - Off-Premises Liquor
 - ▲ Off-Premises Wine
 - Off-Premises Beer
 - Wholesale
 - ▲ Pending
 - Churches
 - ◆ Churches
 - Schools
 - ◆ Schools
 - Zones
 - Zones
 - Community Boards
 - Community Boards
 - Police Precincts
 - Police Precincts
 - Courts
 - Courts



List of Licenses within 500ft

Name	Address	Approx. Distance
RTC 18 CORP	166 8TH AVE	65 ft
TEAM MWB LLC	167 8TH AVENUE	70 ft
MAGNUMS IN PARIS LLC	158 8TH AVE	95 ft
169 EIGHT RESTAURANT CORP	169 8TH AVE	100 ft
151 ROYS REST INC	151 8TH AVENUE	170 ft
EL CID RESTAURANT INC	174 8TH AVE	180 ft
HARU CHELSEA CORP	176 8TH AVE	195 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	149 8TH AVE	195 ft
SILOM THAI INC	150 8TH AVE	210 ft
BUCKWHEAT & ALFALFA INC	182 8TH AVENUE	270 ft
TAVERN ON 8TH AVENUE CORP & BUNS 19TH STREET CORP		
EISEN & SON INC	196 8TH AVE AKA 258 W 20TH ST	445 ft
MEJO LLC	259 W 19TH ST	475 ft
BE TEMERARIO GROUP LLC	198 8TH AVE	505 ft
DISH RESTAURANT CORP	201 8TH AVENUE	515 ft
B & R SORRENTO CORP	202 8TH AVE	515 ft