

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)				
The Cafe Grind 477 LLC		The Cafe Grind				
STREET ADDRESS		CROSS STREETS				
477 10th Avenue		36th St & 37th St.				
OWNER	NAME:	Janelyn O'Brien	ATTORNEY NAME:	Arthur Levine		
	PHONE:	(732) 742-3376	ATTORNEY PHONE:	(212) 808-4270		
	FAX:	(212) 695-1806	ATTORNEY FAX:	(212) 687-6856		
MANAGER	NAME:	Cathal O'Brian	LANDLORD NAME:	500 West 37th St., Corp.		
	PHONE:	(917) 499-1525		LANDLORD PHONE:	(212) 465-3851	
	FAX:			LANDLORD FAX:	(973) 773-6477	
DESCRIPTION OF BUSINESS						
Establishment Type:		<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): Bar/Arcade				
Method of Operation:		<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade				
License Type:		<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer				
APPLICATION TYPE (check one)		<input checked="" type="radio"/> New				
		Has applicant owned or managed a similar business?		YES	<input checked="" type="radio"/> NO	
		What is/was the name of establishment?				
		What is/was the address of the establishment?				
		What were the dates the applicant was involved with this former premise?				
		<input type="radio"/> Transfer		What is the prior license #?		
				What is the expiration date on the prior license?		
				Are you making any alterations or operational changes?		YES
		<input type="radio"/> Alteration		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
				What is the current license #?		
What is the expiration date on the current license?						
		<i>Please describe the nature of the alterations and attach the plans</i>				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	
	Music	None	None	None	None	None	None	None	None	
Kitchen	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am	11:30am to 2:00am		
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	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 Bars	Number of Seats	Number of Tables	
	40	35	11	26	1	0	0	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	1		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A	No		
Will applicant have bottle service?					YES	NO	N/A	No		
Will you be hosting private parties and promotional events?					YES	NO	N/A	No		
Will outside promoters be used?					YES	NO	N/A	No		
Will the security plan submitted be implemented?					YES	NO	N/A	N/A		
Will State certified security personnel be used?					YES	NO	N/A	N/A		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A	Yes		
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A	No		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A	No		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A	No		
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A	Yes		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	NO	N/A	Yes		
If you plan to have music, what type(s)?					BACKGROUND	LIVE MUSIC	DJ			
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	NO	N/A	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	N/A		
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	N/A	Yes		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	No
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A	N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	N/A	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A	Yes
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	N/A

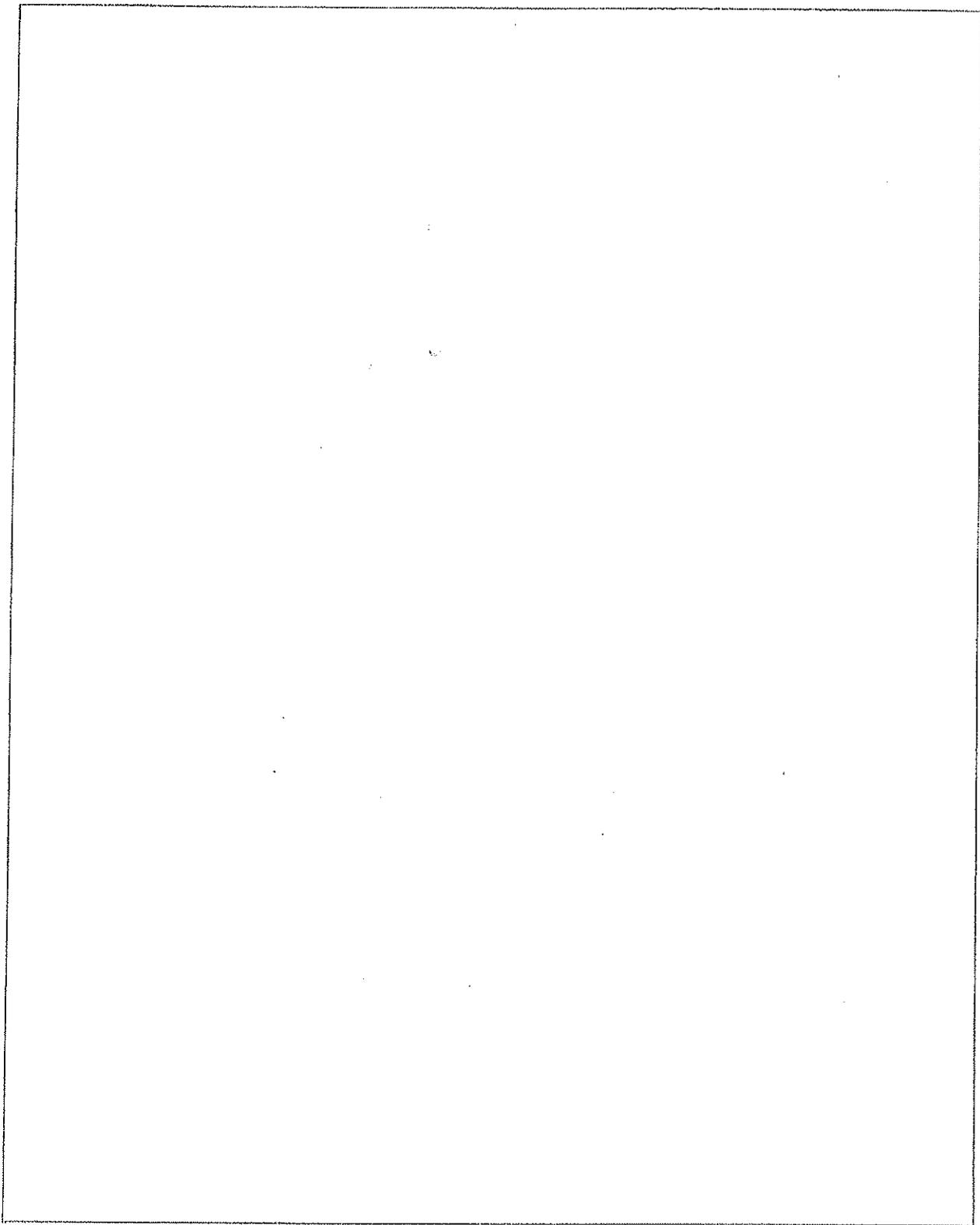
LOCATION & ZONING				
Primary Zoning District:	Commercial		Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A	Yes, Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	Yes
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	Yes
Is a Public Assembly permit required?	YES	NO	N/A	No
Are your plans filed with DOB?	YES	NO	N/A	No
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
Adjacent Buildings	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	36th Street Block Association		
	# 2			
	# 3			

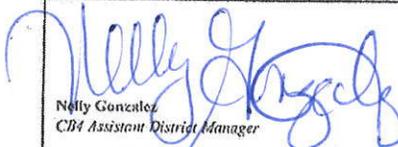
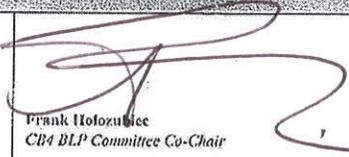
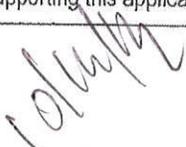
ADDITIONAL INFORMATION: (Applicant Use)

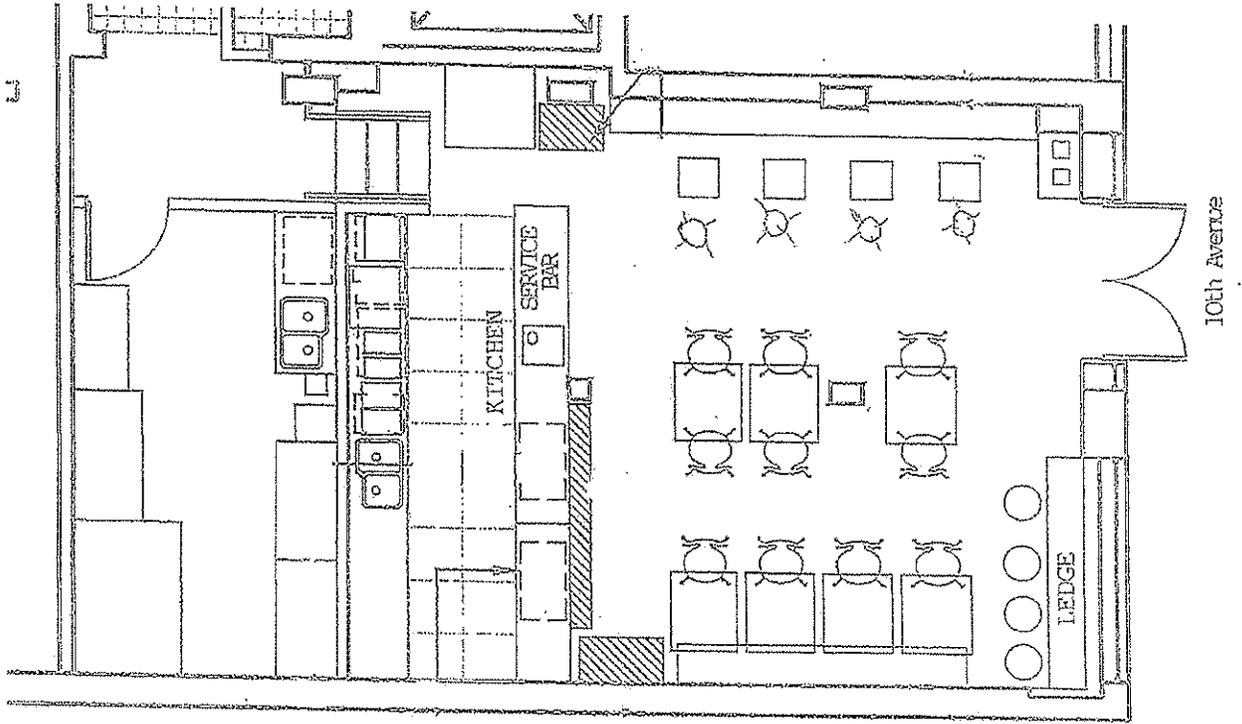
ADDITIONAL NOTES: (Office Use Only)

MUSIC WILL BE ONLY
BACKGROUND OR UNAMPLIFIED
ACOUSTIC MUSIC.

ADDITIONAL STIPULATIONS: (Office Use Only)



Manhattan Community Board 4 (MCB4) recommends:		<input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
CB4 REPRESENTATIVES		
 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Hlozuziliec <i>CB4 BLP Committee Co-Chair</i>	 Paul Seres <i>CB4 BLP Committee Co-Chair</i>
APPLICANT AGREEMENT WITH THE COMMUNITY		
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.		
SIGN HERE →	SIGNATURE OF APPLICANT 	DATE 



CAFE GRIND
FLOOR PLAN

No. Tables	11
Seats at Tables	22
Ledge Seats	4
Total Seats	<u>26</u>

Proximity Report for Location:

June 16, 2014

Latitude: -73.997943188846, Longitude: 40.7562037219342

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
ODYSSEY WINE & SPIRITS INC	490 10TH AVE	225 ft
MEENA SAMANI CORPORATION	460 W 34TH ST	725 ft
474 9TH AVE INC	474 9TH AVENUE	915 ft
SHILORI INC	486 9TH AVENUE	930 ft
39TH STREET WINE INC	354 W 39TH ST	1440 ft
42 & 10TH SPIRITS LTD	507 W 42ND STREET	1450 ft
589 NINTH AVENUE CORP	589 9TH AVENUE	1675 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CAFE GRIND LLC, THE	477 10TH AVE <i>Alpena</i>	5 ft
ARTISANAL CHEESE LLC	483 TENTH AVENUE 2ND FLR	110 ft
CLYDE ARK LLC	505 W 37TH ST	155 ft
ROCKY'S BAR & RESTAURANT INC	460 W 34TH ST	725 ft
THREE BROTHERS BAKING INC	451 W 39TH ST	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
505 EVENT SPACES INC	517 W 37TH ST	280 ft
505 EVENT SPACES INC	518 W 38TH ST	420 ft
MANHATTAN FARE CORP	431 W 37TH ST	450 ft

CT
CT
OP

Unmapped licenses within zipcode of report location

Name	Address
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* 500 Foot Trigger

the café grind

Fennel Cured Salmon and Burrata 13

Sour dough toast, caraway pickled beets

Roasted Eggplant Smoked Yogurt Dip 11

fingerling chips, Amy's crisps and sesame breadsticks

Hummus fried chickpeas, picholine olives, naan 10

Roasted Octopus glazed with orange & black 16

pepper, Warm miso and red potato salad, bacon fat aioli

Little Gems salad orange, spicy 12

almonds, citrus dressing, ricotta salata

Butchers Table Meatballs 11

crusty bread, Manchego

Coca-Spanish Olive Oil Flatbread 14

with Serrano ham, Salvatore Brooklyn smoked ricotta

dressed wild arugula, Manchego

Braised Duck Tacos Hudson Valley 13

duck, guacamatillo salsa, cabbage salad

Despana Chorizo sweet & sour 10

pork sausage with figs

**Application of the Café Grind 477 LLC
477 10th Avenue, New York, NY 10018**

500 FOOT RULE STATEMENT

It is submitted that a grant of this application would be in the public interest and convenience within the criteria of Section 64 (64a) of the Alcohol Beverage Law as follows:

1. The subject premises of this application is located at 477 10th Avenue, New York, NY between 36th and 37th Streets, which building is a 6 story commercial building mainly offices.

2. The Applicant's premises are located on the street level and is operated as a café type eating establishment selling specialty drinks of coffee and tea, foods prepared at the premises, consisting of salads, food platters, sandwiches, wraps, etc. The premises has an On-Premises Liquor License to provide catering services at the premises for corporate functions and social celebrations. The premises currently has seating for about 20 persons which is too small to operate for the permitted catering establishment.

3. Applicant proposes to renovate the premises and open a full service restaurant open for lunch and dinner, with seats for about 30 patrons, featuring a continental menu with sale of Liquor Wine and Beer.

4. The surrounding area of Applicant's premises is in midtown Manhattan, known as Hudson Yards, which is primarily commercial and industrial area.

5. It is submitted that this area is beginning to be improved with new construction including residential apartment buildings, hotels, shopping areas, which will follow the extension of the No. 7 subway line past Time Square, where it now terminates and will soon extend to the Javitz Center. It is foreseeable that the Javitz Center will also be enlarged and renovated to accommodate many more persons than at present.

6. The improvement in the general area will also create a demand for housing and places to feed, entertain to the tourists who will visit the area, and patronize the food and drink facilities, new stores and shopping areas that will follow.

7. The area currently only has a small number of eating and drinking places, which will only increase when full construction starts, opening jobs in construction opening retail stores, business establishments such as offices, as well as restaurants.

8. The Applicant is currently operating a food and drink establishment and anticipates growth and stability in the neighborhood to the benefit of people working and having business facilities in the area, which requires substantial investment by the Applicant.

9. There is no history of any violations against the premises, either Health Department, Fire Department, Building Department, or other agencies, and no reported criminal activity, and the premises will continue to be operated in compliance with all laws, rules and regulations applicable thereto.

It is submitted that the continued use of the subject premises as a restaurant would not have any adverse effect on the neighborhood where located, and upon the aforementioned facts and circumstances the State Liquor Authority find that it would serve public convenience and advantage and grant the application for an On-Premises Liquor License to the applicant.

