

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME <i>Vintner Cafe Inc</i>		DOING BUSINESS AS (DBA) <i>Vintner Wine Market</i>	
STREET ADDRESS <i>677 Ninth Ave</i>		CROSS STREETS <i>46 & 47</i>	ZIP CODE <i>10036</i>
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: <i>Mitchel Cohen</i>	ATTORNEY/ REPRESENTAIVE	NAME: <i>Francis R. Buscemi</i>
	PHONE: <i>917-848-8815</i>		PHONE: <i>212-962-4688</i>
	EMAIL: <i>Mitch@VINTNER</i>		EMAIL: <i>FRBUSCEMI@AOL.COM</i>
MANAGER	NAME: <i>Mitchel Cohen</i>	LANDLORD	NAME: <i>Lesaga LLC</i>
	PHONE: <i>917-848-8815</i>		PHONE: <i>212-496-7322</i>
	EMAIL:		EMAIL:

APPLICATION TYPE (Check One)

<input checked="" type="checkbox"/> New <i>removal</i>	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<i>Yes</i>
	What is/was the name and address of establishment?	<i>Vintner Cafe, Inc 677 Ninth Ave</i>		
	What were the dates applicant was involved with this former premise?	<i>2005 to present</i>		
<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	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="checkbox"/> 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 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"/> Adult Entertainment	<input checked="" type="checkbox"/> Wine Bar	<input type="checkbox"/> Dance Club
	<input type="checkbox"/> Hotel	<input checked="" type="checkbox"/> Bar/Tavern	<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 type="checkbox"/> NO	<i>on or about May 1</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.	<input type="checkbox"/> 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.	<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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	12-12	12-12	12-12	12-12	12-12	12-12	12-9
	Kitchen	12-12	12-12	12-12	12-12	12-12	12-12	12-9
	Music	12-12	12-12	12-12	12-12	12-12	12-12	12-9
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	40	8	30	0	1	5
OUTSIDE <i>(Other than sidewalk café)</i>	NO						
SIDEWALK CAFÉ	NO						

How many floors are there? What is the capacity for each floor?
 1st FL + Basement storage

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	<input checked="" type="radio"/> NO

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

Clinton

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	West 44 th St Assoc. Linda Ashley, Rudi Papirny
	# 2	West 46 th St Assoc Allibertupper
	# 3	West 47/48 th Assoc Larry Roberts, Kim Boyves, others
	# 4	West 50/51 st Assoc Steve Belida
	# 5	Manhattan Plaza Tenants Assoc.
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?		APRIL 20, 2016
Where did applicant post the notice that was provided?		677 Ninth Ave / Window
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input type="radio"/> YES	<input checked="" type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Deli		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Do not know
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?	YES	<input checked="" type="radio"/> NO	sandwich board
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)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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	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?	YES	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?	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?	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?	rear yard		
When was the air conditioner installed?	pre-existing		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ		
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

NA

NA

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)

Will abide by all applicable rules and regulations regarding sidewalk signs and sandwich boards

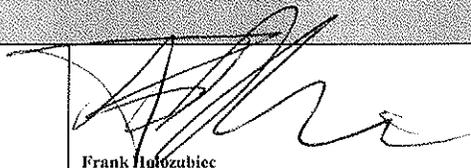
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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.

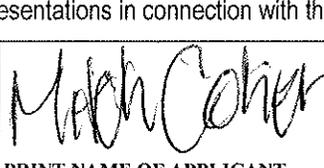
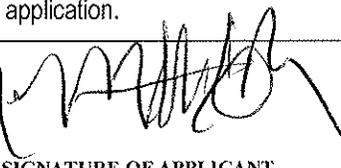
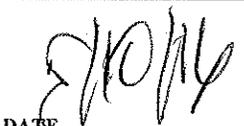
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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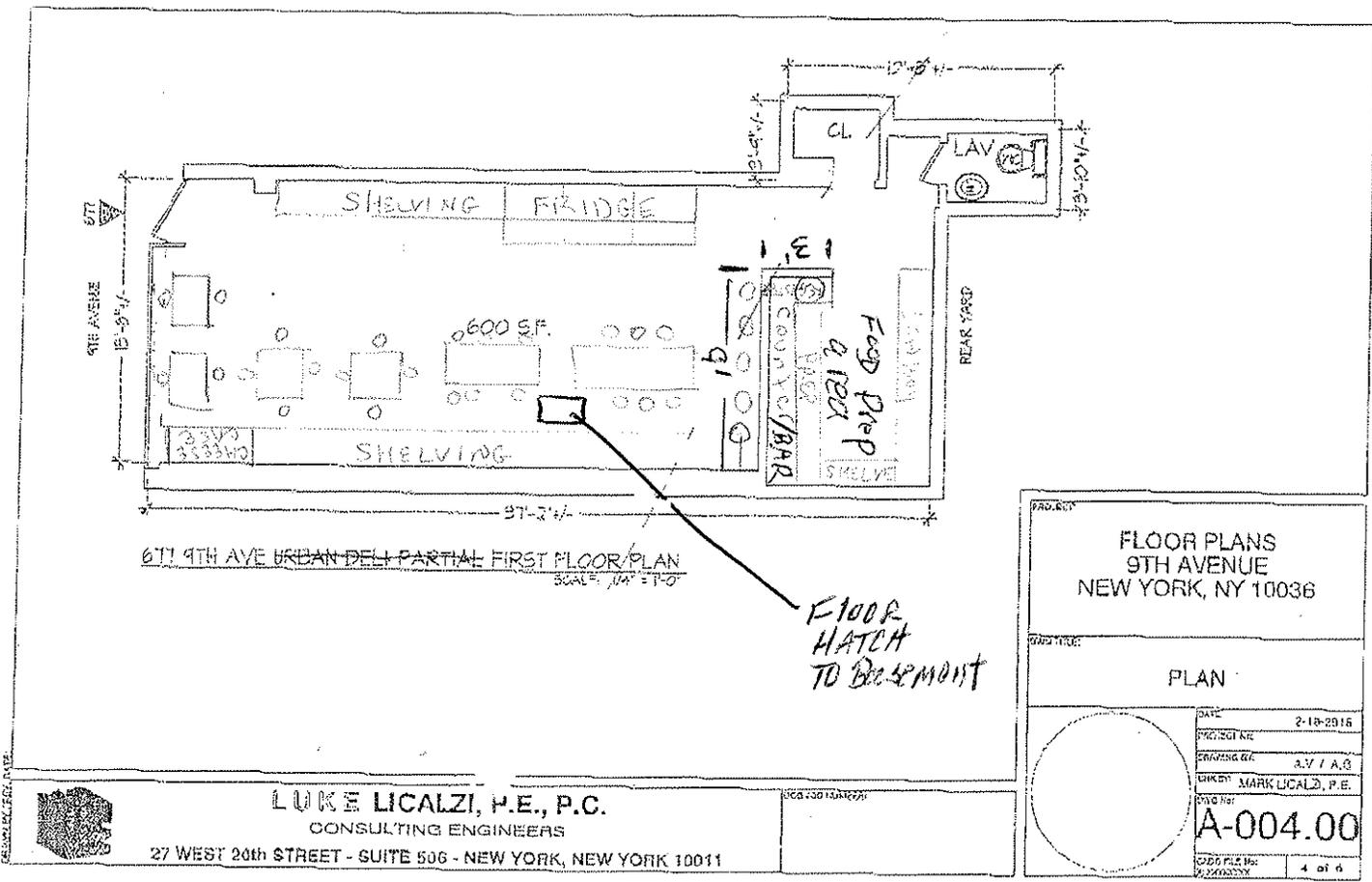
CB4 REPRESENTATIVES

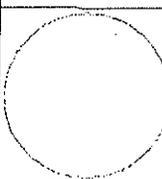
Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Hlozubic <i>CB4 BLP Committee Co-Chair</i>	Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

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 →	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	 DATE
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PROJECT		
FLOOR PLANS 9TH AVENUE NEW YORK, NY 10036		
DRAWING TITLE		
PLAN		
	DATE	2-18-2015
	PROJECT ARCH	
	DRAWING ARCH	A.V / A.B
	ENGINEER	MARK LICALZI, P.E.
	DWG NO	A-004.00
CADD FILE NO	4 of 6	

LUKE LICALZI, P.E., P.C.
 CONSULTING ENGINEERS
 27 WEST 20th STREET - SUITE 506 - NEW YORK, NEW YORK 10011

VINTNER CAFE (VWM)



ARTISANAL SANDWICHES

BREAKFAST-ALL-DAY SANDWICH

Three eggs with your choice of one meat & one cheese. Served on a baguette 9

Meat: bacon, ham OR chorizo

Cheese: goat fig jam, horseradish cheddar, gruyère, provolone, smoked gouda OR fresh mozzarella

ROAST TURKEY stuffing, cranberry spread and mixed greens 9

SMOKED TURKEY brie, lettuce, tomato and honey mustard 9

COUSIN VINNY grilled chicken with broccoli rabe, fontina cheese & chipotle mayo. Served on a ciabatta 10

PORTOBELLO MELT roasted portabello mushrooms, with a spinach artichoke spread, melted fontina cheese and roasted red peppers. Served on a ciabatta bread 11

THE GOODFELLA prosciutto, soppressata, ham, pepperoni and provolone cheese, with roasted red peppers. Served on a baguette 13

VEGGIE ITALIANO broccoli rabe with roasted red peppers, tomato & fresh mozzarella, with basil pesto mayo spread. Served on a baguette 10

SIGNATURE SANDWICHES

Served with olives, on a baguette from Amy's Bread & available pressed on request

BET bacon, lettuce, tomato & chipotle mayo 10

HAM smoked gouda, pears, mixed greens and balsamic vinaigrette 9

MOZZARELLA tomato and basil with mixed greens and olive oil 9 with prosciutto 12

ROAST BEEF horseradish cheddar, onions and mayonnaise 10

CRAB SALAD HECTOR'S WAY fresh crab meat salad over homemade pickles, topped with mixed greens 10

PROSCIUTTO fig jam & goat cheese spread 11

SERRANO HAM manchego, tomato & olive oil 11

THE CATTLEMAN USDA prime steak with a southwest dry rub, caramelized onions, roasted portabello mushrooms, with homemade steak sauce 15

PITA DIPS

hummus, homemade olive tapenade, tomato pesto and figs in brandy One dip 7 • Four dips 18

PANINI

Served with olives, on a ciabatta bread from Sullivan Street Bakery

SPANISH chorizo, manchego & quince paste 10

SWISS Emmenthaler, apples, asparagus, honey and almonds 10

UNCLE roast beef, smoked gouda, onions and chipotle mayo 11

CHAWIWI ham, fig jam, bacon, gorgonzola and mixed greens 11

VINTNERS turkey pastrami, manchego, onions and tomato pesto 10

RAFAEL pepperoni, mozzarella, basil & olive oil 10

GRILLED CHEESE brie, manchego, cheddar, basil and tomato 10

LITTLE PIGGY grilled Black Forest ham with broccoli rabe, honey mustard spread, topped with melted fontina cheese 11

TURKEY ITALIANO MELT organic, all-natural tender turkey breast, with Genoa salami, spicy pepperoni, melted fontina cheese, balsamic vinaigrette, lettuce & tomato 12

TUSCAN CHICKEN grilled chicken with fresh mozzarella, tomato & basil pesto 10

FRENCH DIP roast beef warmed au jus with melted cheddar and a side of extra sauce for dipping 11

THE CUBAN pulled pork, Blackforest ham, melted Swiss and roasted garlic aioli, topped with homemade pickles 12

CHEESE PLATES

Served with baguette from Amy's Bread

1 cheese for 9 • 3 cheeses for 18 • 6 cheeses for 29

COW Brie, Teleggio, Raclette, Aged Gouda

SHEEP Lamb Chopper, Manchego, Ewephoria

GOAT Drunken Goat, Boucheron, Goat Gouda

BLUE Stilton, Gorgonzola dolce, Bleu d'Auvergne

MEAT PLATES

Served with baguette & olives

1 meat for 9 • 3 meats for 18

CHOOSE FROM: prosciutto, chorizo and salami

SALADS

4C CAESAR SALAD four cheeses, romaine lettuce & homemade croutons 8 Add chicken 12

CAPRESE mozzarella, tomato, basil & olive oil 9

CHORIZO mixed greens, tomato, onions, cucumber, pecorino romano and balsamic vinaigrette 14

BOUCHERON SALAD goat cheese, mixed greens, tomato, almonds, red beets and balsamic vinaigrette 13

BABY CUPID apples, strawberries, romaine, gorgonzola, almonds & balsamic vinaigrette 14

AWESOME mixed greens, basil, cucumbers, chick peas, tomato & balsamic vinaigrette 10

VWM • 671 Ninth Avenue • NY, NY 10036 • 212-957-2500 • info@vintnerwinemarketny.com
Having a party? Call us. We'll deliver party platters and over 500 varieties of beer.

