

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME <b>BKUK 8 Corp.</b>		DOING BUSINESS AS (DBA) <b>See Anta</b>	
STREET ADDRESS <b>111 West 17th Street, NY, NY</b>		CROSS STREETS <b>6th + 7th Avenues</b>	ZIP CODE <b>10011</b>
OWNER <small>(Attach a list of all the people that will be associated/invested with the license)</small>	NAME: <b>Besim Kukaj</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Rosa M Sanchez</b>
	PHONE: <b>201-962-0270</b>		PHONE: <b>646-619-1166</b>
	EMAIL: <b>BesimKukaj@yahoo.com</b>		EMAIL: <b>rosa@rosamsanchez.com</b>
MANAGER	NAME: <b>TBD</b>	LANDLORD	NAME: <b>Pajoet + Otter LLC</b>
	PHONE:		PHONE: <b>212-754-1212</b>
	EMAIL:		EMAIL:
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 <b>See attached rider</b>
	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
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="radio"/> 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 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 checked="" 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	<b>Attku CB meeting</b>
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	

Rider to Besim KUKAJ Personal Questionnalre

Active Licenses

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

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

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

BKUK Corporation  
Cara Mia  
654 9<sup>th</sup> Avenue  
New York, New York 10036  
Serial# 1273661

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

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

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

Inactive Licenses

BKUK 7 Corp  
TBD  
1 7<sup>th</sup> Avenue South  
New York, NY 10014  
Serial# 1292544

**OPERATIONAL DETAILS (\*Closing time will be when establishment is vacated of all patrons)**

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	11am-11pm	11-11pm	11-11pm	11-12am	11-12am	11-12am	11-11pm
	<b>Kitchen</b>	↓	↓	↓	↓	↓	↓	↓
	<b>Music</b>	↓	↓	↓	↓	↓	↓	↓

*AMS*

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>	74	74	25	50	0	1	14
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>			3	6			
<b>SIDEWALK CAFÉ</b>	0						

How many floors are there? What is the capacity for each floor?

*ground floor + 1st floor*

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

*hours will vary between location - will be at premises daily*

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	NO <input checked="" type="checkbox"/>
Will applicant have bottle or table service for beverage alcohol?	YES	NO <input checked="" type="checkbox"/>
Will you be hosting private, promotional or corporate events?	YES	NO <input checked="" type="checkbox"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO <input checked="" type="checkbox"/>
Will you have a security plan? If, yes please attach.	YES	NO <input checked="" type="checkbox"/>
Will security plan be implemented?	YES	NO <input checked="" type="checkbox"/>
Will State certified security personnel be used?	YES	NO <input checked="" type="checkbox"/>
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> 1-2
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="checkbox"/> YES	NO <input type="checkbox"/>

Where will delivery bicycles be stored during the day when not in use?

*inside & premises*

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	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	NO
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO
Are your plans filed with DOB?	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	see attached rider
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	all block were emailed	
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO

BKUK 8 Corp Block Associations Rider

- 200 West 16th Street Block Association: Will Rogers at [willrogers@gmail.com](mailto:willrogers@gmail.com)
- 100 West 17th/18th Streets Block Association: Craig Slutzkin at [craig.slutzkin@outlook.com](mailto:craig.slutzkin@outlook.com)
- 100 West 17th/18th Streets Block Association: Judy Klein at [jakmail@earthlink.net](mailto:jakmail@earthlink.net)
- 100 West 19th/10th/21st/22nd Streets Block Association: Sally Greenspan at [sallyqmg@gmail.com](mailto:sallyqmg@gmail.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Karen Bell at [klbphoto@gmail.com](mailto:klbphoto@gmail.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Bill Borock at [wborock@hotmail.com](mailto:wborock@hotmail.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Diane Nichols at [beacon195@aol.com](mailto:beacon195@aol.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Gerald Germany at [germanygerald@aol.com](mailto:germanygerald@aol.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Melissa Stern at [m@melissa-stern.com](mailto:m@melissa-stern.com)
- 100 West 19th/10th/21st/22nd Streets Block Association: Michael Walsh at [mwalshny@yahoo.com](mailto:mwalshny@yahoo.com)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at [pamela@angel.net](mailto:pamela@angel.net)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Dottie Francoure at [dfranco243@earthlink.net](mailto:dfranco243@earthlink.net)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pat Cooke at [fcmtg@me.com](mailto:fcmtg@me.com)
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Merle Lister at [merle.levine@gmail.com](mailto:merle.levine@gmail.com)

BUILDING DESIGN			
State the name and type of business previously located in the space.	Crema		
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"/>	NO <input type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
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="checkbox"/>	NO <input type="checkbox"/>	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS <input checked="" type="checkbox"/>	GARAGE DOORS <input type="checkbox"/>	WINDOWS THAT CAN BE OPENED <input type="checkbox"/>
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"/>	NO <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	n/a
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will the establishment have an illuminated sign?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	Roof		
When was the air conditioner installed?	unknown		

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 checked="" type="radio"/> YES	<input type="radio"/> NO
Are the floorplans for the outdoor space(s) included?	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

*will be provided*

*NA*

OUTDOOR ITEMS – SIDEWALK CAFÉ <i>N/A</i>		
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 <sup>st</sup> and March 21 <sup>st</sup> , 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 closest obstruction including construction barricades?	YES	NO

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

- There will be no more than 3 tables with 6 seats all located within the building's property line and NOT on the public sidewalk
- No tables, chairs, planters, signs, sandwich boards, or other sidewalk obstructions will be placed on any public sidewalk space
- There will be no use of the rear yard by any customers or staff at any time. Any doors and windows to the rear yard will be kept closed at all times
- Floor plan reflecting front yard tables to be submitted by 5/27

***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***

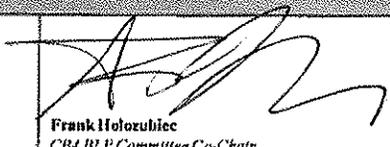
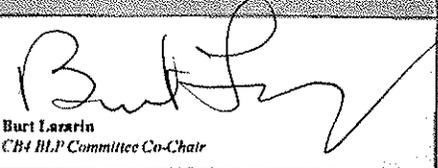
*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

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**

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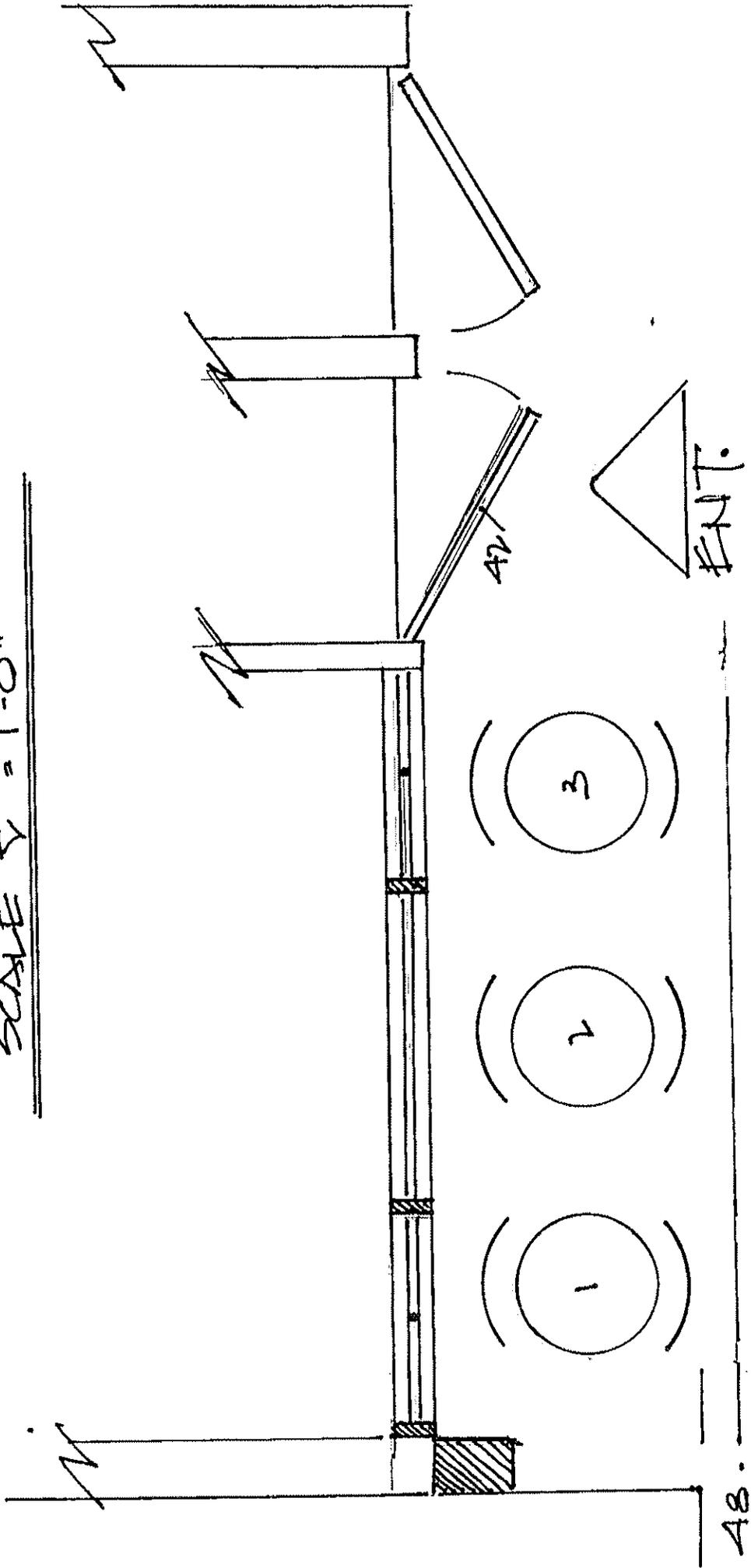
**APPLICANT AGREEMENT WITH THE COMMUNITY**

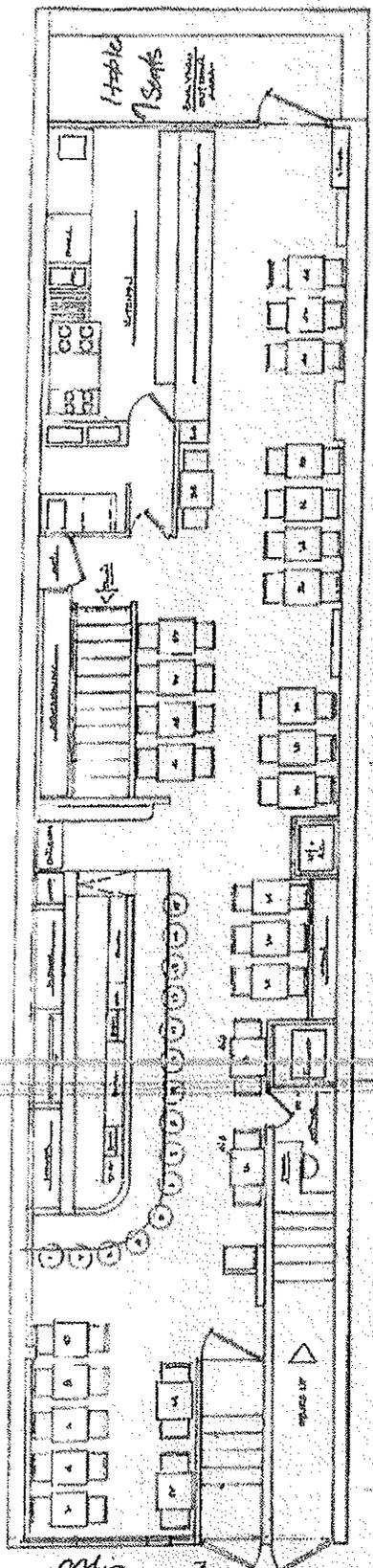
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of 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.

<p><b>SIGN HERE</b> →</p>	<p> PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>DATE</p>
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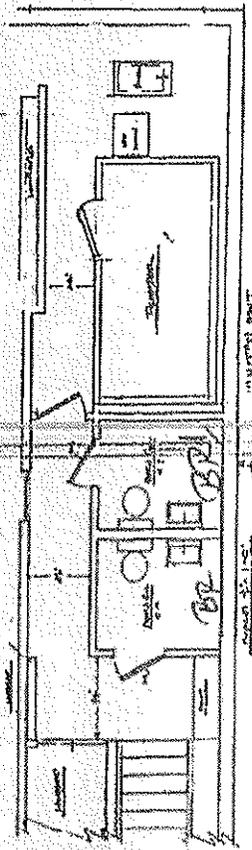
111 West 17th St. SHERIDAN

SCALE  $\frac{1}{4}'' = 1'-0''$

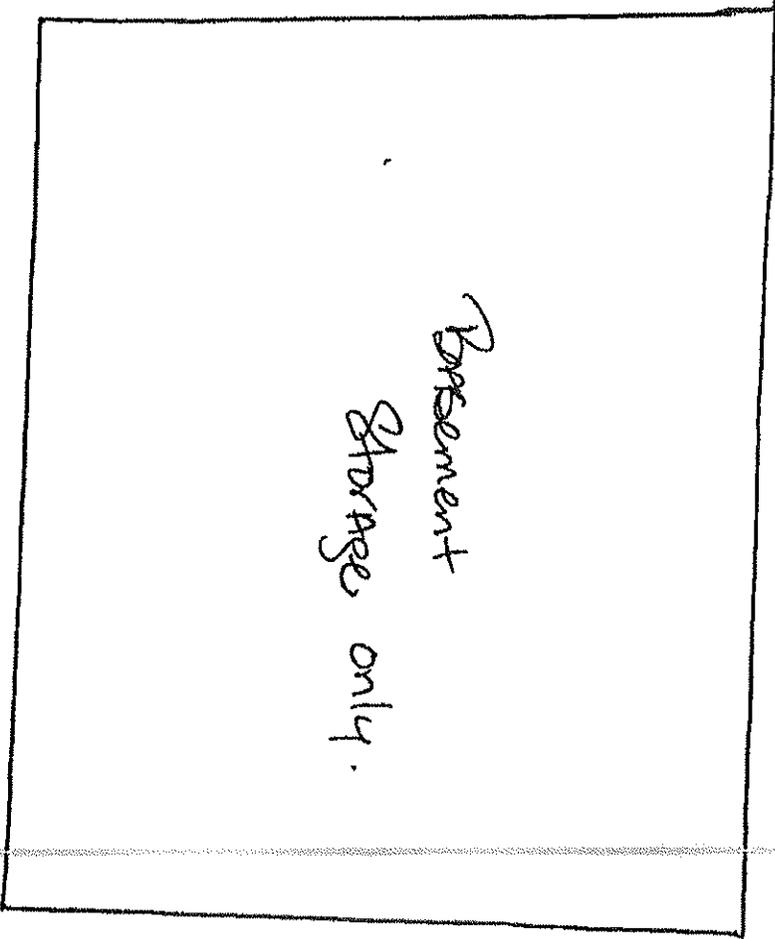




Soreville Restaurant III West 11th St  
 Scale 1/4" = 1'-0"



PATIO  
 3 tables  
 6 Seating



Basement  
Storage only.

PARA LA MESA

- Guacamole \$13
  - Traditional
  - Edamame \$3
  - Chorizo \$2
  - Bacon \$2
  - Camarón \$4
- Salsas
  - Chile tomate
  - Chile manzano

ANTOJITOS

- Queso Fundido \$12
  - Melted Chihuahua cheese, jalapeño, pico de gallo, corn tortillas
  - chorizo
  - vegetarian
- Soup of the day \$9
- Ensalada de Betabel \$12
  - Herb roasted beets, mesculin greens, toasted almonds, requeson, fresh corn, avocado, blood orange-beet dressing
- Ensalada del Desierto \$14
  - Grilled cactus, roasted corn, grilled cipollini onions, wild mushrooms, grape tomatoes, avocado, dry dates, cilantro/sabita vinaigrette, red & black lava/saffron salt
- Taqitos de Ropa Vieja (Beef) \$14
  - Slow cooked and shredded beef, olives, red bell peppers, guajillo chile sauce, Mexican cream
- Flautas de Pollo 12/22
  - Shredded chicken, black bean-pasilla chile sauce, queso fresco, romaine lettuce, pico de gallo

CEVICHE

- Pulpo \$15
  - Grilled Spanish octopus marinated in squid ink and lime juice, Mexican chorizo, pickled radishes, crispy garlic chips.
- Aguachile de camarón \$15
  - Roasted shrimp, serrano chiles, cucumber, avocado, cilantro, chile Anchoonime salt, spicy roasted chickpeas
- Pescado \$14
  - Mahi-Mahi marinated in lime juice, leche de tigre (Lime juice, celery, red onions, ginger, cilantro, habanero pepper), potato cream sauce, chile manzano aioli

TACOS

- Barbacoa de Pollo \$13/23
  - Shredded chicken, queso fresco, lettuce, salsa verde, Mexican radishes
- Carne Asada \$14/25
  - Flank steak, refried beans, avocado, caramelized onions, pico de gallo
- Pescado \$14/25
  - Baja-style sea bass, guacamole, jalapeno-tartare sauce, citrus coleslaw
- Camaron \$13/24
  - Blackened shrimp, pineapple/mango escabeche, guacamole, red pickled onions
- Vegetariano \$12/22
  - Grilled cactus, mushrooms, fresh corn, requeson, refried beans, avocado

**ESPECIALIDADES DE LA CASA**

**Ave en Salsa de Cacahuete y Ajonjolí \$23**

Grilled chicken breast, pipian rojo, sweet plantain puree, spicy toasted pumpkin seeds

**Carne Asada \$29**

Grilled Rib Eye, wild mushroom-truffle bread pudding, nopales chimichurri, chile ancho romesco sauce, black truffle butter

**Pescado a la Plancha \$25**

Sauteed Mahi-Mahi, chileatole, squash spaghetti, pumpkin pesto, pickled radishes

**Codillo de Puerco \$24**

Braised pork shank, tamal de queso, zucchini-corn hash, salsa verde con guaje beans

**Chilaquiles Rojos de Filete Mignon \$28**

Grilled Filet Mignon, baked tortilla casserole, guajillo salsa, Chihuahua cheese, Mexican cream, avocado, poached egg

**Chile Relleno de Mariscos \$25**

Roasted and stuffed poblano pepper (shrimp and jumbo lump crab, bay scallops, white rice, ritz crackers, applewood smoked bacon), salsa oaxaqueña

**ACOMPANAMIENTOS \$5**

\*Frijoles Refritos

refried black beans

\*Arroz

Mexican rice

\*Esquites

Mexican street corn salad

\*Plátanos Maduros

sweet fried plantains

**Chef de Cuisine: Angel Sanchez**

