

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

| | | | |
|---|---|--------------------------------------|---|
| CORPORATION NAME | | DOING BUSINESS AS (DBA) | |
| Blokes Retail LLC | | | |
| STREET ADDRESS | | CROSS STREETS | ZIP CODE |
| 696 9th Avenue | | 9th Ave & W 48th Street | 10036 |
| OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small> | NAME: Spiro Geroulanos | ATTORNEY/ REPRESENTATIVE | NAME: Joseph Levey |
| | PHONE: 347-885-7933 | | PHONE: 212-219-1193 |
| | EMAIL: spiro@tridentdevelopers.com | | EMAIL: Patty@helbraunlevey.com |
| MANAGER | NAME: Robert Sellers (co-owner) | LANDLORD | NAME: 696 9th Avenue Realty, LLC |
| | PHONE: 917-364-0613 | | PHONE: |
| | EMAIL: jeffsellers43@gmail.com | | EMAIL: |
| APPLICATION TYPE (Check One) | | | |
| <input checked="" type="checkbox"/> New | Has applicant owned or managed a similar business? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| | What is/was the name and address of establishment? | G-Studio in Pheonix AZ | |
| | What were the dates applicant was involved with this former premise? | 2004-2010 | |
| <input type="checkbox"/> Transfer | What is the prior license # and expiration date? | | |
| | Is applicant making any alterations or operational changes? | <input type="radio"/> YES | <input type="radio"/> 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 checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer | | |
| ESTABLISHMENT TYPE | <input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment Barber Shop <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> 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="radio"/> YES | <input checked="" type="radio"/> NO | After the community board meeting |
| 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="radio"/> YES | <input type="radio"/> 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="radio"/> YES | <input checked="" type="radio"/> NO | |
| Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |

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

| HOURS* <i>(Indoor Only)</i> | | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY | |
|--------------------------------|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| | Operation | 10am-12am | 10am-8pm |
| | Kitchen | 10am-12am | 10am-8pm |
| | Music | 10am-12am | 10am-8pm |

| | | | | | |
|---|-------------------|-------------------|-----------|-----------------|----------------|
| 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 | <75 | ~30 | 4 counters | 21 | 0 | 1 | 12 |
| OUTSIDE <i>(Other than sidewalk café)</i> | | 15 | 12 | 20 | 0 | 0 | 0 |
| SIDEWALK CAFÉ | N/A | N/A | N/A | N/A | N/A | | |

How many floors are there? What is the capacity for each floor? 2 floors, only one floor used for guest with <75 CofO

How frequently will the owner(s) be at the establishment? Six days per week

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? 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? YES 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 | Special Clinton District |
| 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 checked="" type="radio"/> YES | <input type="radio"/> 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 | See attachment of block associations in separate email | |
| | # 2 | Applicants also canvassed area to speak with local residents | |
| | # 3 | | |
| | # 4 | | |
| | # 5 | | |
| Please provide dates when applicant met with the groups listed above. | | PENDING | |
| Who was your contact person at each group you met with? | | PENDING | |
| When did applicant post the notice that was provided? | | Tuesday, July 19th | |
| Where did applicant post the notice that was provided? | | On front door, also distributed to block associations & residents | |
| 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 347-885-7933 |
| 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. | Restaurant | | |
| 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="radio"/> NO | |
| Do you plan any changes to the existing façade? If yes, please describe. | <input checked="" type="radio"/> YES | NO | Paint & windows |
| Will applicant have a vestibule within the establishment? | YES | <input checked="" type="radio"/> NO | |
| Will applicant use a storm enclosure? | <input checked="" type="radio"/> YES | 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) | <input checked="" type="checkbox"/> FRENCH DOORS | <input type="checkbox"/> GARAGE DOORS | <input checked="" 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 | |
| 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 | |
| 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="radio"/> YES | NO | |
| Will the kitchen exhaust system extend to the roof? | YES | <input checked="" type="radio"/> NO | |
| Will the establishment have an illuminated sign? | <input checked="" type="radio"/> YES | NO | Not a neon sign |
| 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? | air conditioner currently installed | | |
| When was the air conditioner installed? | same location as existing | | |

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

| | | | |
|--|--------------------------------------|--------------------------|--|
| 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 | |

OUTDOOR ITEMS – SIDEWALK CAFÉ

| | | | |
|--|--------------------------------------|--------------------------|---------------|
| 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 | In the future |
| Is applicant in this application seeking to include a sidewalk café in its liquor license? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| 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 type="radio"/> NO | N/A |
| Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will applicant mark the perimeter of the café on the sidewalk? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will the service and consumption of alcohol in the sidewalk café only be via seated food service? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will the sidewalk café not provide standing space for drinking or smoking? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| 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 type="radio"/> NO | N/A |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| Will applicant use umbrellas? | <input type="radio"/> YES | <input type="radio"/> NO | N/A |
| 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 type="radio"/> YES | <input type="radio"/> NO | N/A |

ADDITIONAL STIPULATIONS: (Office Use Only)

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 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 |
|--|--|

CB4 REPRESENTATIVES

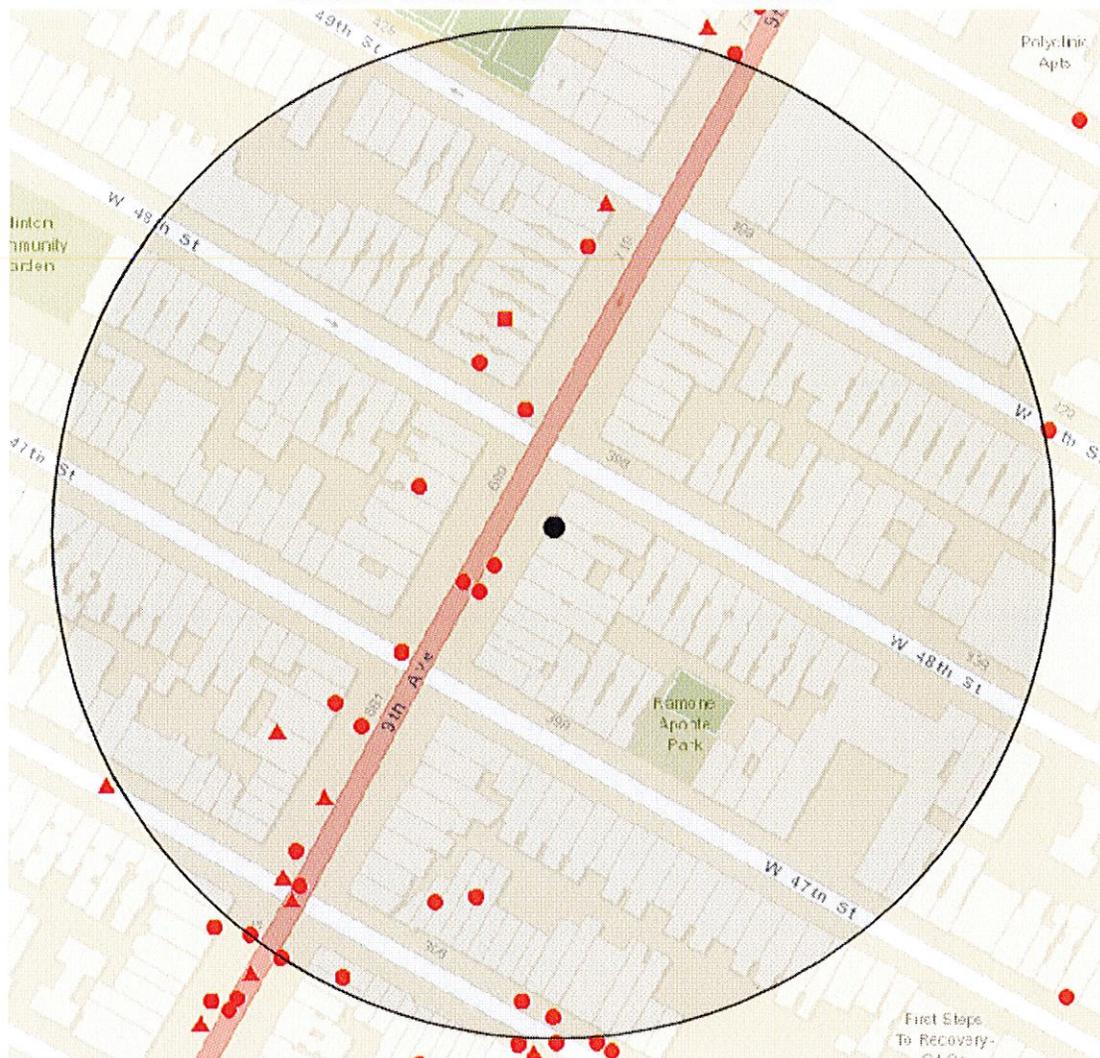
| | | |
|--|--|--|
| Nelly Gonzalez <i>CB4 Assistant District Manager</i> | Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i> | Burt Lazarin <i>CB4 BLP Committee Co-Chair</i> |
|--|--|--|

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  | Spiro Geroulanos PRINT NAME OF APPLICANT | SIGNATURE OF APPLICANT | 7/27/2016 DATE |
|--|--|---|--------------------------|

Blokes Retail LLC: 696 9th Avenue



On-Premise Licenses within 750 Feet

| Name | Address | Approx. Distance |
|-----------------------------|------------------------------|------------------|
| NAHM INC. | 690 9TH AVENUE | 70 ft |
| SETA RESTAURANT CORP | 686 688 NINTH AVENUE | 95 ft |
| 689 JING RESTAURANT INC | 689 9TH AVE | 105 ft |
| GAF WEST LTD | 401 W 48TH STREET | 120 ft |
| LDS LIZARDOS INC | 693 9TH AVE | 140 ft |
| 701 RESTAURANT LLC | 701 9TH AVE | 180 ft |
| 683 NINTH AVENUE INC | 683 NINTH AVE AKA 401 W 47TH | 195 ft |
| CORNER 47TH RESTAURANT CORP | 683 9TH AVENUE | 195 ft |
| 675 VENTURES LLC | 675A 9TH AVE | 275 ft |
| JPDT REST INC | 675B 9TH AVE | 275 ft |
| PARADISO 679 INC | 679 9TH AVE | 280 ft |
| NINE AVENUE THAI INC | 717 9TH AVE | 285 ft |
| 365 SEKI INC | 365 367 W 46TH ST | 375 ft |
| TRES MOSQUETEROS CORP | 371 W 46TH ST | 390 ft |
| 667 9TH AVE REST CORP | 667 9TH AVE | 415 ft |
| NINTH AVE KITCHEN CORP | 662 9TH AVE | 440 ft |
| BETTI BAR INC | 373 W 46TH STREET | 475 ft |
| G CUBED CORP | 369 W 46TH ST | 490 ft |
| 658 THAI CORP | 658 9TH AVE | 500 ft |

686 9TH AVE.
NEW YORK, NY 10026

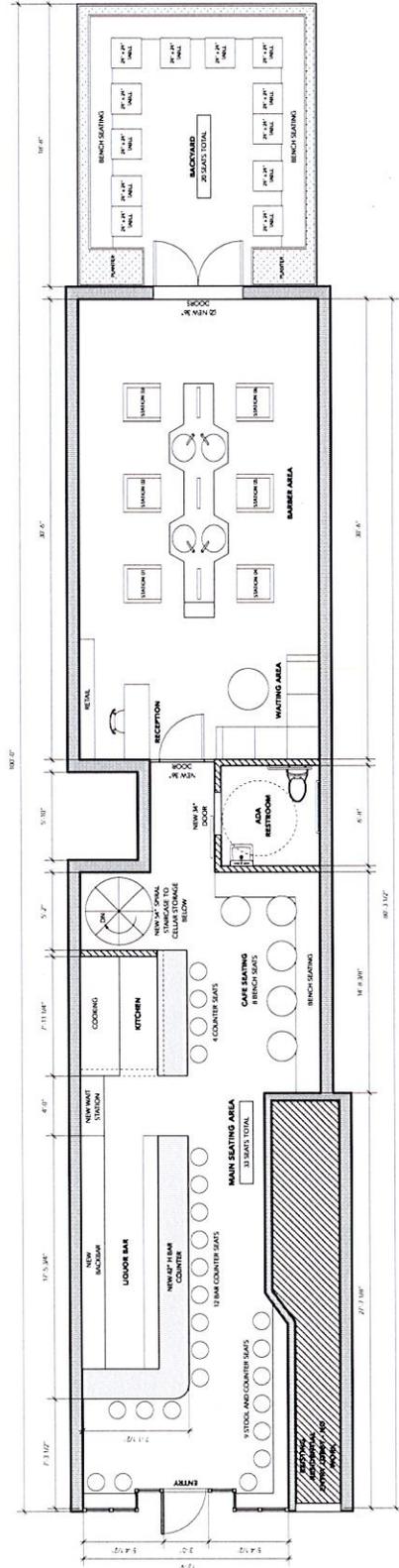
DESIGNER

C+M

CONSTRUCTION ADMINISTRATION
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
ENVIRONMENTAL DESIGN
ART DIRECTION
PHOTOGRAPHY
VIDEO PRODUCTION
PUBLICATION DESIGN

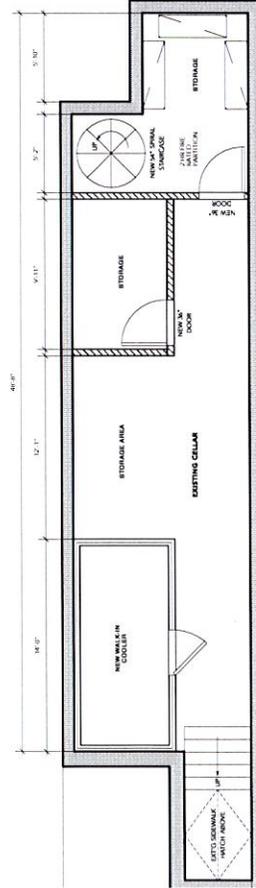
DRAWING TITLE
FIRST FLOOR AND
CELLAR PLANS

DATE: 03/20/2014
PROJECT: 10071010
SCALE: 1/8" = 1'-0"
1 OF 1



1 FIRST FLOOR FF&E PLAN

SCALE: 1/8" = 1'-0"



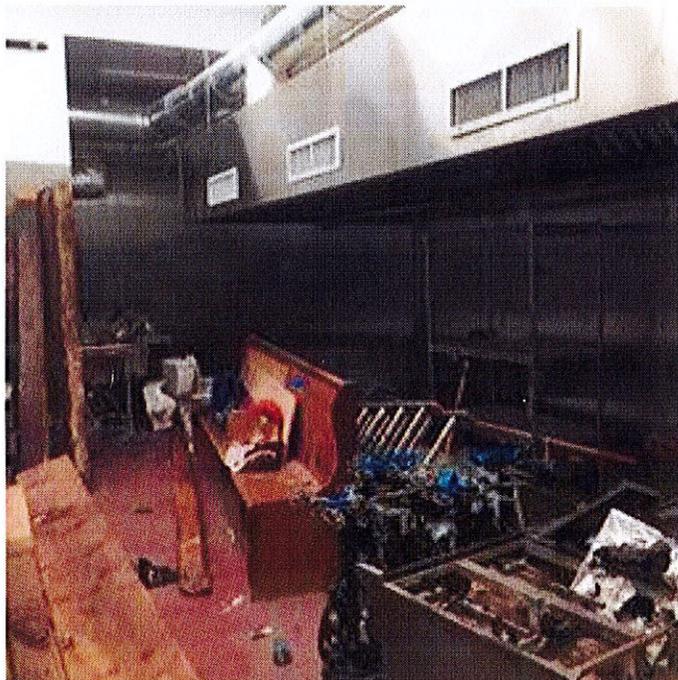
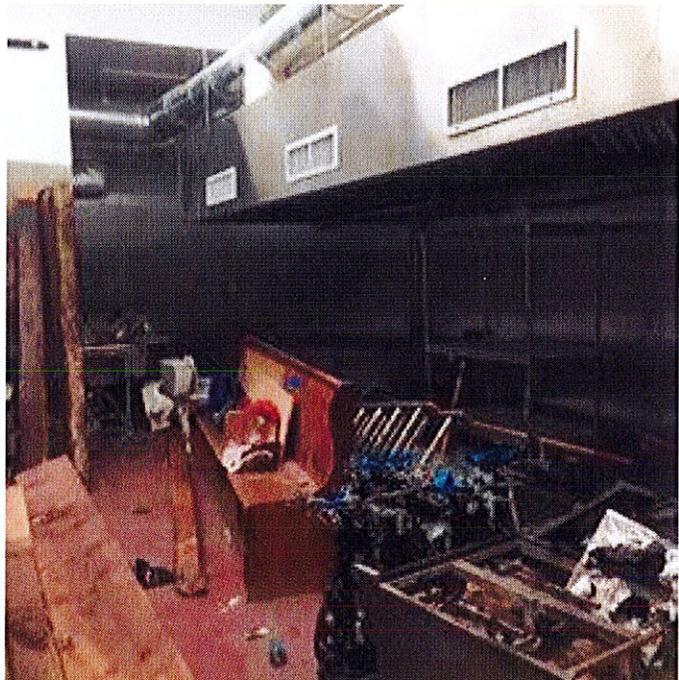
2 CELLAR FF&E PLAN

SCALE: 1/8" = 1'-0"

Blokes Retail LLC
696 9th Avenue
New York, NY 10019



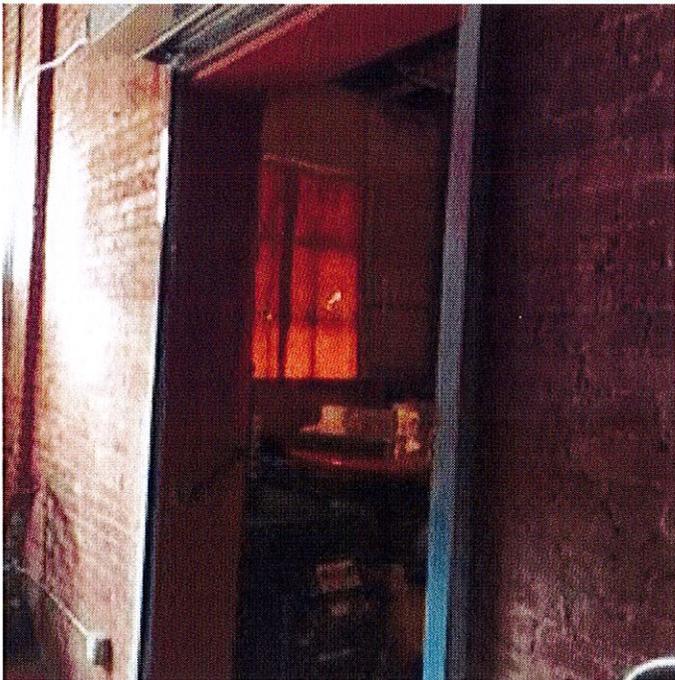
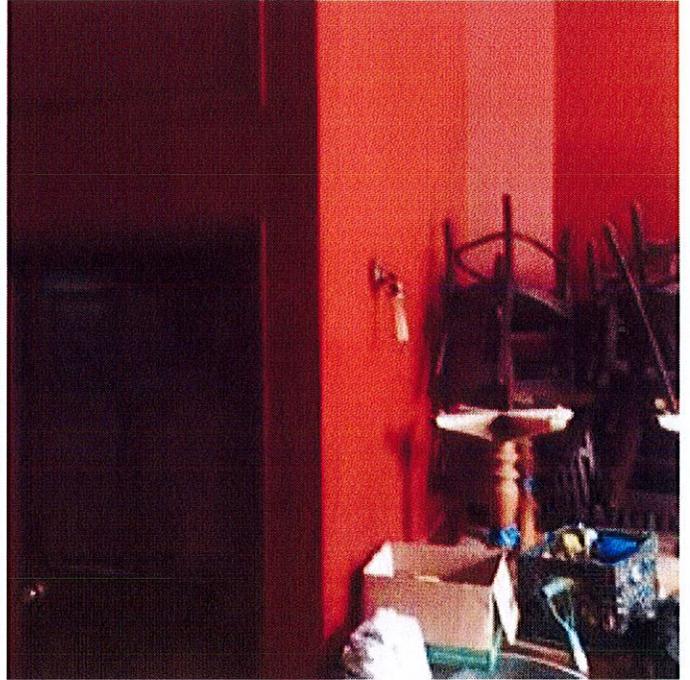
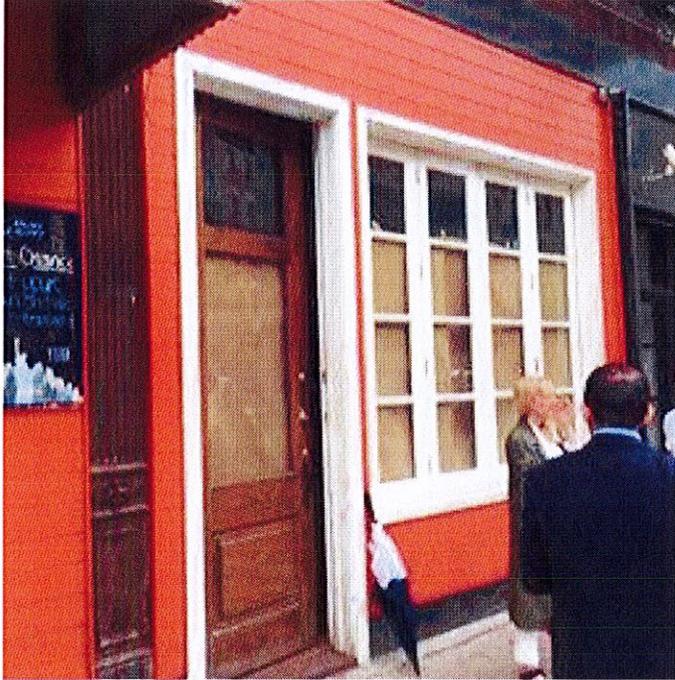
Blokes Retail LLC
696 9th Avenue
New York, NY 10019



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New York, NY 10019



Blokes Retail LLC
696 9th Avenue
New York, NY 10019



Proof of Notice Posting
696 9th Avenue



Security Plan

The establishment will be supervised and managed at all times by a principal, manger, or both. All staff members are TIPS-and/or ATAP-trained, and are also trained on responsibility and awareness practices. Additionally, this establishment will cater to customers who are looking to get a haircut, as it is mainly a barbershop that will hold high end products for their clients. This method of operation, along with early closing hours, will not attract or cater to a late night bar crowd.

Block Associations Contacted

- West 45th Street Block Association: Tim Tanner at tangotanner@gmail.com
- West 45th Street Block Association (between 9th/11th Aves): Chana Widawsky at chanawid@gmail.com or west45thstreet@gmail.com
- West 46th Street Block Association: Allison Tupper at allisontupper@verizon.net
- West 46th Street Block Association: Steve Fanto at stephenfanto@gmail.com
- West 47th/48th Streets Block Association: Elke Fears at aefearshk@earthlink.net
 - West 47th/48th Streets Block Association: Larry Roberts at larrymichaelroberts@gmail.com
- West 47th/48th Streets Block Association: Kim Bogue at jamesbogue@gmail.com
- West 47th/48th Streets Block Association: Chuck Vassallo at chasmv@hotmail.com
- West 47th/48th Streets Block Association: Steven Riedl at chluderemyc@yahoo.com
- West 47th/48th Streets Block Association: Nancy Roylance at nancyroylance@ymail.com
- West 50th/51st Streets Block Association: Steve Belida at hk5051@gmail.com
 - Oasis Gardens I Association: Nancy Kyriacou at nkyriacou@yahoo.com
 - Oasis Gardens II Association: Gary DiPasquale at gdclay@att.net

Menu

Avocado Toast

Chili, lime and sunny-side up egg.

\$11.00+

Beverages

San Pellegrino Sparkling Soda

\$2.50

Fresh Squeezed Orange Juice

\$4.00

Red Jacket Juice

\$3.00

Soda

\$2.00

Kombrewcha

\$5.50

IQ Juice

\$4.50

Breakfast

The Classic Sandwich

Bacon, egg and Vermont cheddar cheese. Served with a side of home fries.

\$9.00+

The Cure Sandwich

\$10.00+

Pork sausage, bacon, American cheese, egg and homemade tomato relish. Served with a side of home fries.

The Health Nut Sandwich

\$10.00+

Egg whites, sharp white cheddar, kale and pesto. Served with home fries and a small side of berries.

Breakfast Burrito

\$9.00+

Egg, chorizo, jalapeno, avocado and pepper jack.

Greek Yogurt

\$8.00+

Fresh fruit, granola, honey and black sesame seeds.

Spinach Wrap

\$10.00+

Egg whites, turkey bacon, guacamole, Swiss cheese and roasted tomatoes.

Mushroom and Spinach Omelette

\$12.00+

Forest mushrooms, sharp white cheddar and spinach.

Steak and Eggs

\$16.00+

Caramelized onion and spinach.

Small Bites

Tomato Basil Soup

\$8.00+

Basil pesto and sesame croutons.

With sea salt, balsamic glaze and pesto. Served with choice of dip and side salad.

BBQ Chicken Grilled Cheese

\$12.00+

With smoked Gouda, jalapeno, mozzarella and pickled onion. Served with choice of dip and side salad.

Spinach Artichoke Dip Grilled Cheese

\$11.00+

With Parmesan and mozzarella. Served with choice of dip and side salad.

Bacon, Cheddar and Tomato Grilled Cheese

\$10.50+

Served with choice of dip and side salad.

Sweets

Dessert Grilled Cheese

\$8.00

Nutella, mascarpone, walnuts and strawberry.

Grilled Dough Doughnut Ice Cream Sandwich

\$8.00

Homemade Bread Pudding

\$4.00

Soup du Jour **\$8.00+**

Please contact the restaurant for today's selection.

Avocado Toast **\$11.00+**

Chili, lime and sunny-side up egg.

House Salad **\$8.00+**

Mixed greens and honey chive vinaigrette.

Kale Caesar Salad **\$11.00+**

Yogurt dressing, bacon, croutons and Parmesan.

Mushroom and Telligio Toast **\$11.00+**

Grilled Cheese

1. Double Cream Brie and Dates Grilled Cheese **\$12.00+**

With Parmesan, walnuts, honey and sea salt. Served with choice of dip and side salad.

2. Spanish Chorizo Grilled Cheese **\$12.00+**

With Iberico cheese, Manchego, quince and rosemary olive oil. Served with choice of dip and side salad.

3. Sharp White Cheddar, Manchego and Parmesan Grilled Cheese **\$10.00+**

With tomato chutney. Served with choice of dip and side salad.

Mozzarella and Cherry Tomato Grilled Cheese **\$12.00+**