

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)	
HUDSON Market 303, LLC		HUDSON Market	
STREET ADDRESS		CROSS STREETS	
303 10 th Avenue, NY, NY 10001			
OWNER	NAME:	CHAN KYU PARK	ATTORNEY
	PHONE:	646.468.1681	
	FAX:	646.349.3049	
MANAGER	NAME:	PENDING	LANDLORD
	PHONE:		
	FAX:		
		NAME:	Samuel Ahne, Esq.
		PHONE:	212.594.1035
		FAX:	212.967.1112
		NAME:	23rd Street, LLC
		PHONE:	212.674.2918
		FAX:	
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 type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input checked="" type="radio"/> Other (Explain): Bar/Arcade DELI & Food Market		
Method of Operation:	<input 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 checked="" type="radio"/> Other (Explain): Bar/Arcade DELI & FOOD MARKET		
License Type:	<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES <input type="radio"/> NO
		What is/was the name of establishment?	TPHG 419 LTD
		What is/was the address of the establishment?	419 PARK AVE S NY, NY 10016
		What were the dates the applicant was involved with this former premise?	1.18.2011
	<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?	<input type="radio"/> YES <input type="radio"/> NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>	
	<input type="radio"/> Alteration	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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS	Operation	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm
	Music	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm
	Kitchen	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm	6am-10pm

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
	199	45	8	30	N/A	N/A	N/A	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+	ONE
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
Will applicant have bottle service?	YES	<input checked="" type="radio"/> NO	N/A	
Will you be hosting private parties and promotional events?	YES	<input checked="" type="radio"/> NO	N/A	
Will outside promoters be used?	YES	<input checked="" type="radio"/> NO	N/A	
Will the security plan submitted be implemented?	YES	<input checked="" type="radio"/> NO	N/A	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO	N/A	
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	<input checked="" type="radio"/> NO	N/A	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	<input checked="" type="radio"/> YES	NO	N/A	
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	N/A	
If you plan to have music, what type(s)?	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> YES	NO	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 checked="" type="radio"/> NO	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.)	<input checked="" type="radio"/> YES	NO	N/A

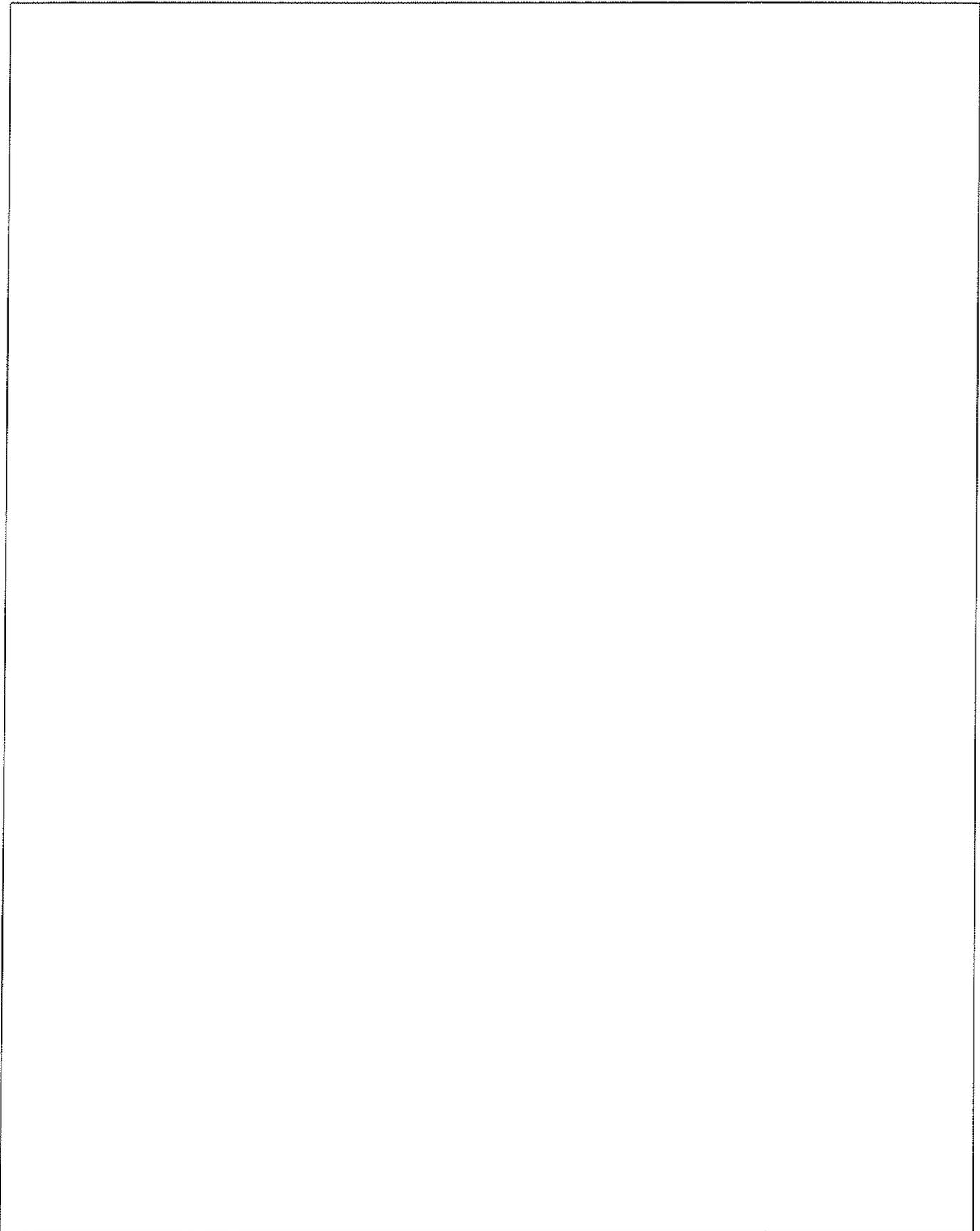
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING			
Primary Zoning District:	Mixed Use		Overlay (If Applicable):
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A
Is the 500 Foot Rule or 200 Foot Rule Triggerred? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Manhattan Community Board # 4	
	# 2	PENDING	
	# 3	PENDING	

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)



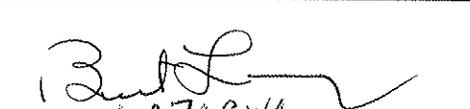
Manhattan Community Board 4 (MCB4) recommends:

Denial unless all agreed to by applicant is part of the method of operation
 Denial Approval

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair

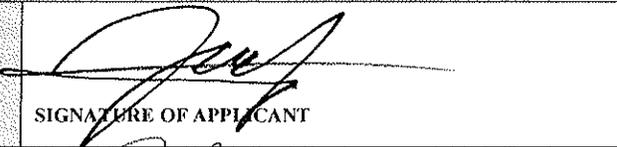

Paul Gores
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

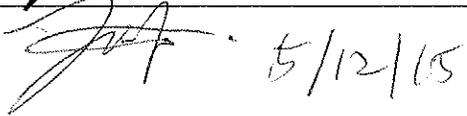
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE




SIGNATURE OF APPLICANT

5.1.15
DATE


5/12/15

BREAKFAST! AM SPECIALTIES

COOL

EDIBLE KITCHEN HAND-MADE GRANOLA \$9.50
 Made with fresh organic dried apples, walnuts, almonds, and other natural ingredients. No added sugar.

GREEK YOGURT PARFAIT \$9.50
 Creamy yogurt topped with fresh fruit, honey, and a drizzle of olive oil.

OFFICE TRAIL MIX \$8.50
 Assorted nuts, seeds, and dried fruit.

SEASONAL CUT FRUIT \$7.50

SMOKED SCOTTISH SALMON & BAGEL SANDWICH \$9.50
 Smoked salmon on a bagel with cream cheese and dill.

WARM

CREAMY STEEL-CUT OATMEAL \$6.50
 Creamy oatmeal with fresh fruit and honey.

ORANGE SCENTED PANCAKES \$7.50
 Fluffy pancakes with orange zest and maple syrup.

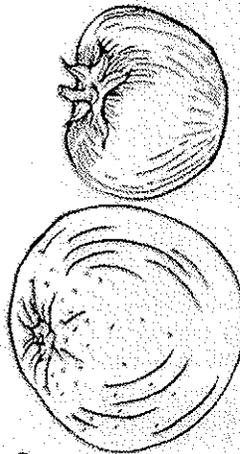
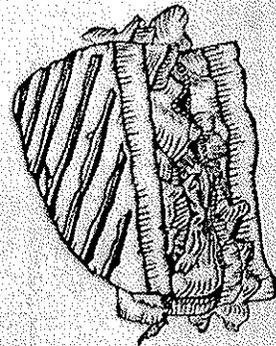
TINY BELGIUM WAFFLES \$8.50
 Small waffles with fresh fruit and maple syrup.

EGG DISH

CHOOSE 1	CHOOSE 2	CHOOSE 3	CHOOSE 4
EGGS FRIED	COUNTRY HAM	AMERICAN CHEESE	SOFT ROLL
SCRAMBLED	HUMAN APPLE	CHEDDAR CHEESE	BAGEL
	WOLFS SMOKED BACON	SWISS CHEESE	
	NYMAN BREAKFAST SAUSAGE		

TRUFFLED EGG SANDWICH \$8.50
 Truffled eggs on a sandwich with cheddar and tomato.

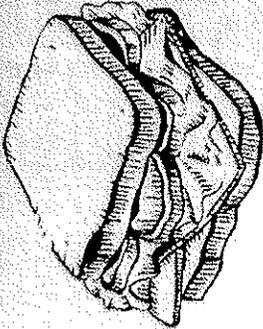
POTATO AND STEWED PEPPERS \$9.50
 Potatoes and peppers in a rich sauce.



INDIVIDUAL COUNTRY FRITTATA \$9.50
 Individual frittata with cheese and vegetables.

CHORIZO & EGG TORTA \$8.50
 Torta with chorizo and eggs.

SALAD STATION COMPOSED SALADS



CLASSIC CAESAR \$7.50
 Crisp romaine, shaved parmesan, garlic, anchovies, caesar dressing.

TEX MEX CAESAR \$8.50
 Crisp romaine, tomatoes, jalapeños, queso fresco, ranch dressing.

GREEN MARKET SALAD \$8.50
 Local seasonal greens, tomatoes, cucumbers, vinaigrette.

COBB SALAD \$7.50
 Hearty mix of greens, tomatoes, chicken, blue cheese dressing.

COUNTRY MIXED GREENS \$8.50
 Hearty mix of greens, tomatoes, cucumbers, vinaigrette.

ASIAN CHOP SALAD \$8.50
 Fresh, crunchy, spicy, sesame dressing, edamame, carrots.

THYME ROASTED SEASONAL VEGETABLE SALAD \$8.50
 Hearty mix of greens, tomatoes, cucumbers, vinaigrette.

SOUTHWESTERN POSOLE SALAD \$8.50
 Hearty mix of greens, tomatoes, cucumbers, vinaigrette.

SPINACH SALAD \$8.50
 Fresh spinach, tomatoes, cucumbers, vinaigrette.

YOUR WAY

GREENS

ROMAINE
 BUTTER LETTUCE
 FRUITEE
 BABY SPINACH
 LOCAL GREENS

DRESSINGS

CLASSIC CAESAR
 BUTTERMILK-RANCH
 CHIPOTLE CAESAR
 WHITE BALSAMIC
 SWEET SESAME
 BLACK OLIVE
 CHILI-LIME
 BLUE CHEESE
 PRESERVED LEMON CITRINETTE

DELI STATION LUNCH & DINNER
COOL SANDWICHES

HERBED CHICKEN SALAD \$8.50
 with a mix of chicken, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

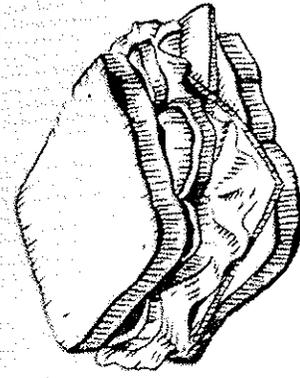
FREE-RANGE TURKEY BREAST \$9.50
 with a mix of turkey, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

FREE-RANGE TURKEY BREAST \$9.50
 with a mix of turkey, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

NIMAN RANCH SALAMI \$9.50
 with a mix of salami, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SAFFRON SHRIMP ROLL \$9.50
 with a mix of saffron, shrimp, and a light vinaigrette dressing. Served on a whole wheat roll.

CHARRED PORTOBELLO MUSHROOM \$8.50
 with a mix of portobello, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

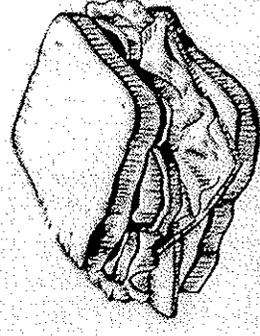


CREEKSTONE FARM'S ROASTED BEEF \$9.50
 with a mix of beef, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SMOKED SCOTTISH SALMON \$10.50
 with a mix of salmon, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

PORTOBELLO SANDWICH \$9.00
 with a mix of portobello, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

WARM SANDWICHES



FLASH SEARED AHI TUNA \$7.50
 with a mix of ahi tuna, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

NATURAL TURKEY MEATBALL \$9.50
 with a mix of turkey, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SEARED CHICKEN CLUB \$8.50
 with a mix of chicken, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SEARED CHICKEN BREAST \$7.50
 with a mix of chicken, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

FLASH SEARED AHI TUNA \$9.50
 with a mix of ahi tuna, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

JUMBO LUMP CRAB CAKE \$10.50
 with a mix of crab, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SLOW ROASTED AND PULLED PORK \$9.50
 with a mix of pork, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

NATURAL TURKEY MEATBALL \$9.00
 with a mix of turkey, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.



CREEKSTONE FARM'S ROASTED BEEF \$9.50
 with a mix of beef, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

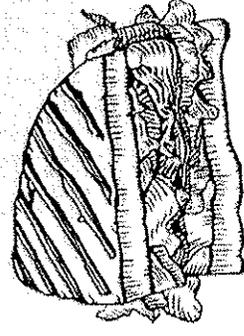
PANINO

OVOLINE MOZZARELLA \$8.50
 with a mix of mozzarella, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

PRESSED RUBEN \$9.50
 with a mix of ruben, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

PRESSED FREE-RANGE TURKEY RUBEN \$9.50
 with a mix of turkey, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

MELTED GRUYERE \$9.00
 with a mix of gruyere, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.



ARTISAN COUNTRY HAM \$9.50
 with a mix of ham, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SOUP

ESCAROLE & WHITE BEAN SOUP \$5.50
 with a mix of escarole, beans, and a light vinaigrette dressing. Served on a whole wheat roll.

INTENSE CHICKEN BROTH \$5.50
 with a mix of chicken, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

BLACK LENTIL SOUP \$4.50
 with a mix of lentils, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

CORN & LEMON GRASS SOUP \$6.50
 with a mix of corn, lemon, and a light vinaigrette dressing. Served on a whole wheat roll.

MUSHROOM SOUP \$4.50
 with a mix of mushrooms, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SPICY TORTILLA SOUP \$6.50
 with a mix of tortilla, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SIDE

GREEN MARKET PICKLES \$2.50
 with a mix of pickles, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

FINGERLING POTATO SALAD \$3.50
 with a mix of fingerling potatoes, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

NORTH FORK POTATO CHIPS \$4.50
 with a mix of potatoes, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

SEASONAL FRUIT SALAD \$4.50
 with a mix of seasonal fruits, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

CAPONATA \$3.50
 with a mix of caponata, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

TARBOUGH SALAD \$4.50
 with a mix of tarbough, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

PESTO DITALINI PASTA SALAD \$5.50
 with a mix of pesto, ditalini, and a light vinaigrette dressing. Served on a whole wheat roll.

MEDITERRANEAN TUNA SALAD \$4.50
 with a mix of tuna, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

HERBED CHICKEN SALAD \$4.50
 with a mix of chicken, herbs, and a light vinaigrette dressing. Served on a whole wheat roll.

EXTERIOR SIGNAGE

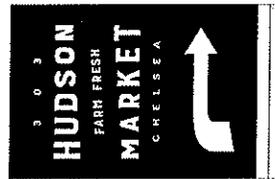
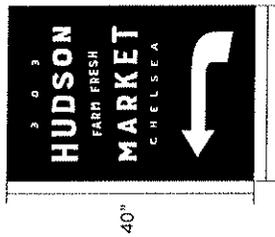
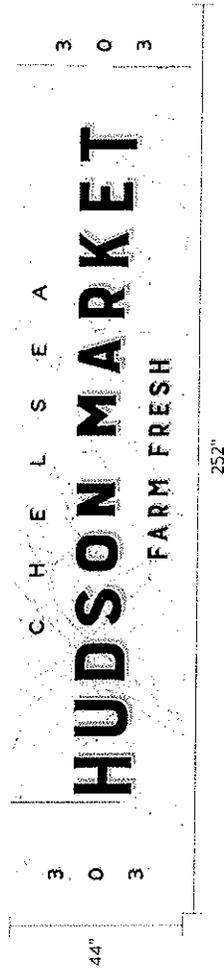


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