

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)		
Better Being Inc.		Better Being		
STREET ADDRESS		CROSS STREETS		
537 9 th Avenue		Between 39 th & 40 th Streets		
OWNER	NAME:	M.K. Washko + Shari Drewett	ATTORNEY NAME:	Joseph Levey
	PHONE:	212-353-1986	PHONE:	212-219-1193
	FAX:	212-475-7450	FAX:	212-226-7554
MANAGER	NAME:	M.K. Washko + Shari Drewett	LANDLORD NAME:	Chris Meskouris
	PHONE:	212-353-1986	PHONE:	516-616-4491
	FAX:	212-475-7450	FAX:	N/A
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 type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
APPLICATION TYPE (check one)	<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?	Better Being Inc. (this applicant)	
		What is/was the address of the establishment?	537 9 th Ave	
		What were the dates the applicant was involved with this former premise?	4/2012 - Present	
	<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	
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES									
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	11 AM - 11 PM	11 AM - 11 PM	
	Music	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	11 AM - 11 PM	11 AM - 11 PM	
	Kitchen	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	8 AM - 11 PM	11 AM - 11 PM	11 AM - 11 PM	
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
	less than 74	less than 74	10	24	0	1	0	N/A	N/A
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	less than 74	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A		
Will applicant have bottle service?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A		
Will you be hosting private parties and promotional events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	occasional private parties	
Will outside promoters be used?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A		
Will the security plan submitted be implemented?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will State certified security personnel be used?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A		
Will the applicant be applying for a Sidewalk Cafe now or in the future? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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 type="radio"/> NO	<input type="radio"/> N/A		
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> 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	<input type="radio"/> NO	<input type="radio"/> 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?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> 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	<input type="radio"/> NO	<input type="radio"/> N/A		

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	<input type="radio"/> 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	<input type="radio"/> 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 sealed food service.	YES	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> NO	<input checked="" type="radio"/> N/A

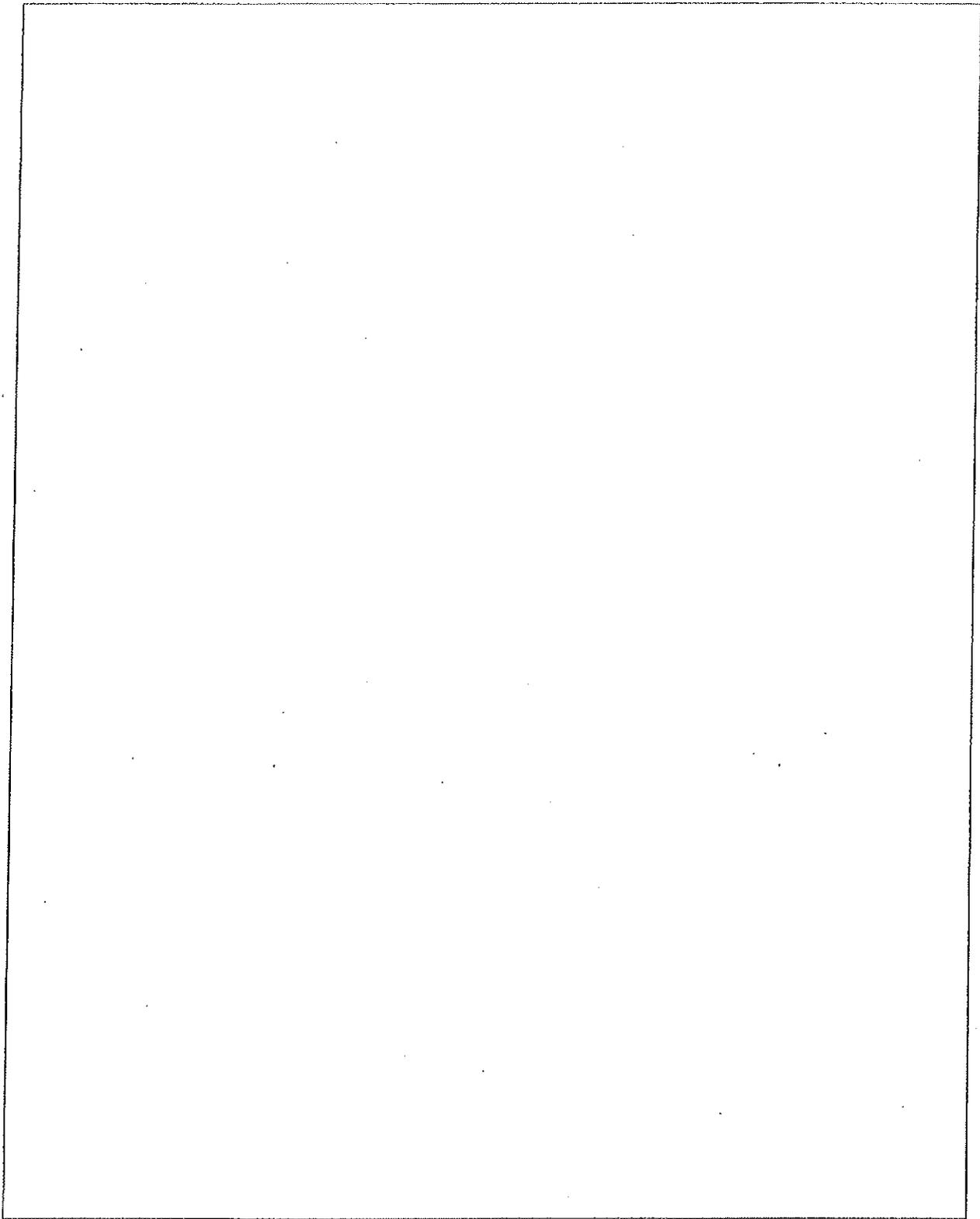
LOCATION & ZONING			
Primary Zoning District:	C1-7A	Overlay (If Applicable):	N/A
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A
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	<input checked="" type="radio"/> N/A
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A
Are your plans filed with DOB?	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	Raushenbusch Foundation	
	# 2	Clinton Housing	
	# 3	Max Fisher Fitness	

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

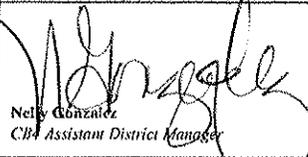
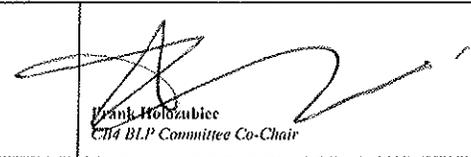
Applicant will keep SIDEWALK
Free & Clear of w/in Property line

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
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CB4 REPRESENTATIVES

 Nely Gonzalez CB4 Assistant District Manager	 Frank Holczubiec CB4 BLP Committee Co-Chair	 Paul Seres CB4 BLP Committee Co-Chair
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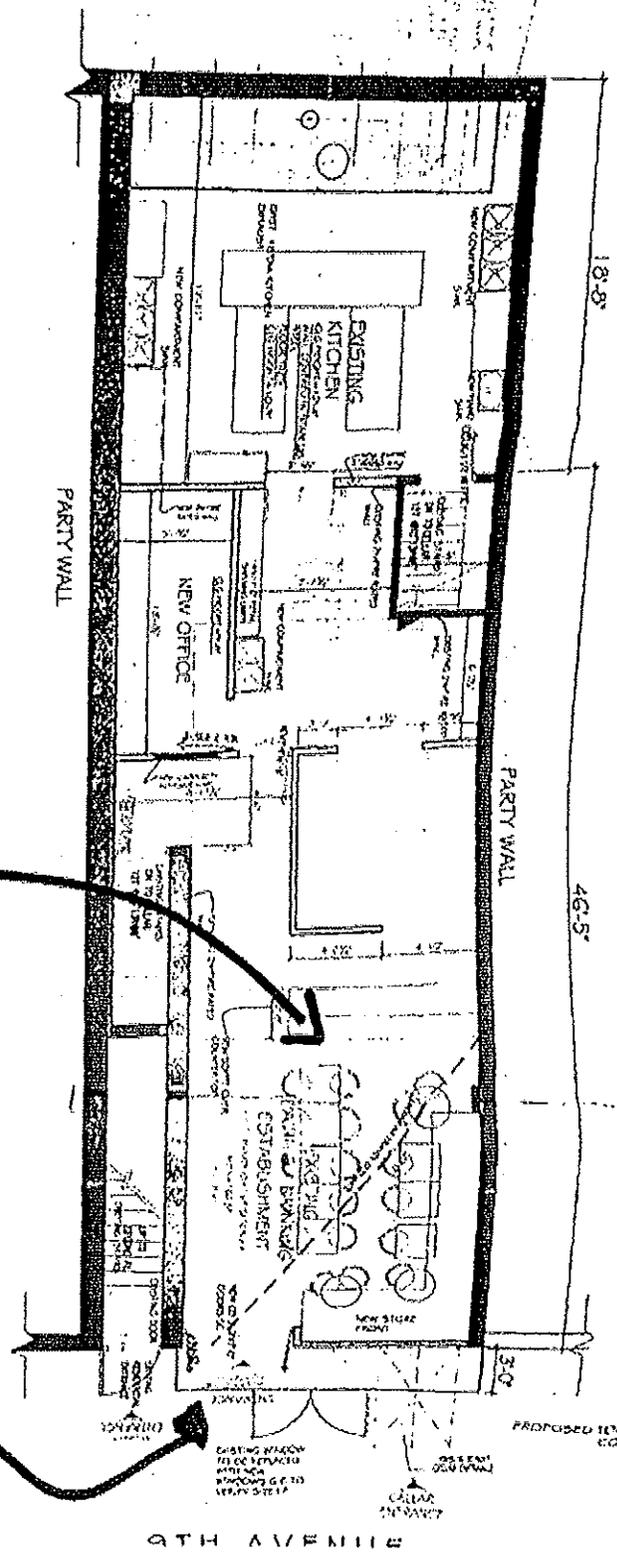
APPLICANT AGREEMENT WITH THE COMMUNITY

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	7/8/14 DATE
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FIRE SUPPRESSION SYSTEM APPROVED UNDER SEPARATE APPLICATION JOB #101038944

EXISTING STAINLESS STEEL HOOD ABOVE THE COOKING RANGE AND 1/2" DIA. EXHAUST DUCT TO BE 3'-0" AWAY FROM ANY WINDOW



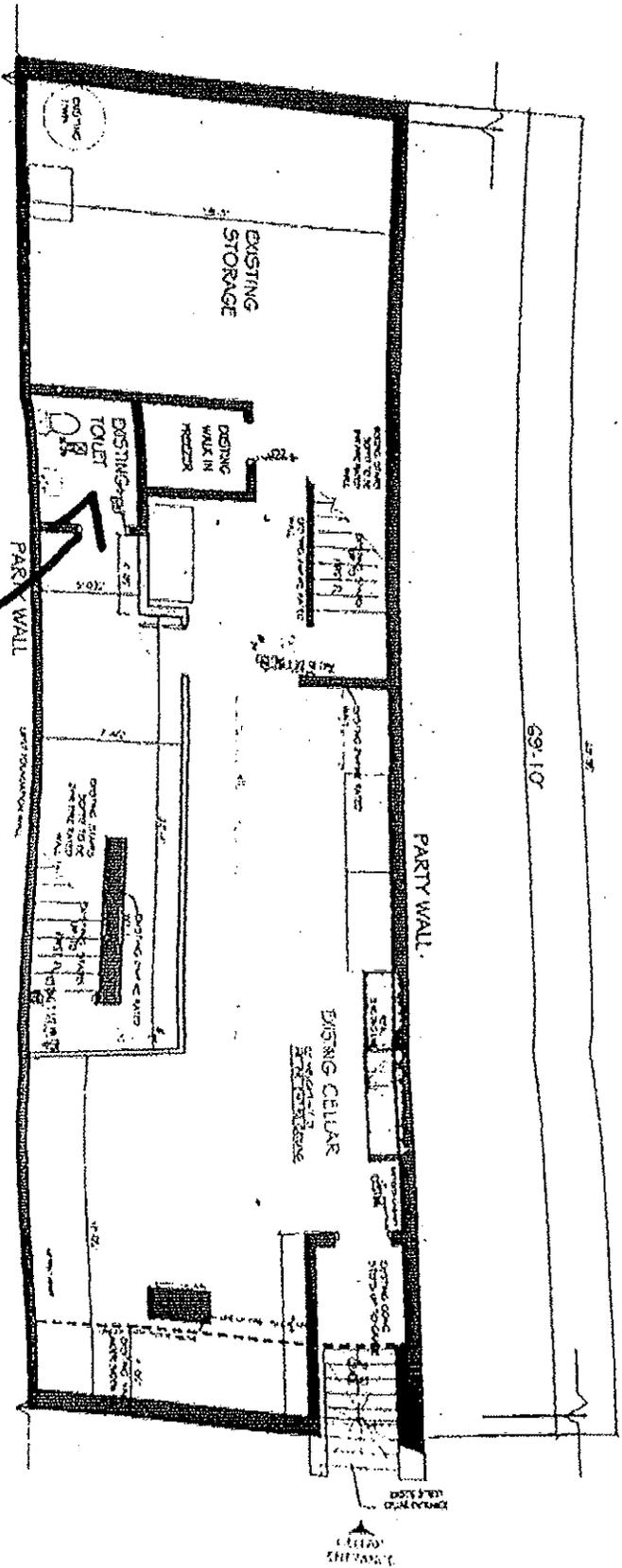
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Dining Area

Entrance

EXIT

9TH AVENUE



PROPOSED CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"

Bathroom
Down Stairs

KARRY PLYWOOD ON
FR. PLATE

Menu

- Smokey Robinson *smoked short rib/sirloin burger w/tomato confit, thick cut bacon, charred red onions, cheddar, bb re-moulade, brioche*..... 14.99
- The Buffalo St. Luke *buttermilk battered chicken, buffalo hot sauce, celery, bleu cheese, toasted brioche bun*..... 9.99
- Chopped Chick Pea Salad *mixed greens, confit fingerling potatoes, haricot vert, tomatoes /bb ranch dressing*..... 10.99
- Salted Apple Crumb Bar..... 3.50

Today's Menu

- Fried Shishitos *w/tortillas and maldon salt*..... 6.99
- Cauliflower Gratin..... 6.99
- Spicy Noodles *w/tofu, broccolini & egg*..... 6.99
- Sauteed Spaghetti Squash *w/toasted pepitas*..... 6.99
- Seven Grain Avocado Toast *w/side salad*..... 9.99
- Hand Cut Fruit..... 4.99
- Green Chile Mac N Cheese..... 3.99 6.99
- Soup *carrot & ginger*..... 3.99 5.99
- 3 Bean & Beef Chili *w/tortilla strips*..... 4.99 6.99
- Tomato Basil..... 4.99 6.99

Salads

- Warm Moroccan Pulled Chicken *mixed greens, arugula, radish, grape tomatoe, lebneh*..... 11.99
- Grilled Salmon *greens, edamame, crispy shiitakes, pickled ginger vin*..... 14.50
- Sauteed Wild Mushrooms *spinach, garlic roasted tomatoes, parmesan*..... 12.99
- Marinated Kale *brussels sprouts, squash, walnuts, shallot vin*..... 10.99

Sandwiches

Includes A Bag Of Joe Chips

- The Fu Man Chew *grilled korean bbq murray's chicken, kimchi chi slaw, sriracha mayo, whole wheat square*..... 9.99
- The Caulibaba *roasted cauliflower, tahini, cabbage, lebanese pita*..... 9.99
- The Stumdog Millionaire *tandoori murray's chicken, spinach, curry mayo, naan*..... 9.99
- The Greenburger *herbed turkey burger, grilled tomatillo, crispy leeks, sweet potato shoestrings, basil mayo on a toasted english muffin*..... 10.99
- The St Luke *fried murray's chicken, pickles, and brioche bun w/ chipotle or rosemary horseradish mayo*..... 9.99
- The Nuyorican *sofrito braised chicken, plantain, peppercorn mayo, avo*..... 9.99
- The Squashbuckler *squash, manchego, red onions, kale, sour-dough*..... 10.99
- The 940 Club *chimichurri chicken blt w/avo*..... 10.99
- The Za'atar *moroccan bbq pulled chicken, lebneh, radishes, flat-bread*..... 9.99
- Carmelita *crispy eggplant, fresh tomato, mozzarella, basil pesto on pressed grandaisy bianca bread*..... 9.99
- The Jerk Fish *grilled tilapia, pepperonata, jerk habanero mayo, cress*..... 10.99

Sweets & Treats

- Sweet Potato Empanada..... 2.99
- Banana Cake *w/brown butter frosting*..... 3.75
- Chocolate Crinkle Cookies..... 3.99
- Peanut Butter Cookies *gluten free!*..... 3.99
- White Chocolate Cranberry Oatmeal Cookies..... 3.99
- Chocolate Truffle Cookies *w/walnuts (gluten free!)*..... 3.99



