



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

August 5, 2013

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Gastro Market Ltd.
315-317 10th Avenue (28/29)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a new On-Premise Liquor License for Gastro Market Ltd. At 315-317 10th Avenue (28/29) unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of less than 74 people, with 11 tables with 49 seats at 315 10th Ave and 11 tables with 38 seats at 317 10th Ave, 1 service bar with 13 seats, and 12 tables outside with 36 seats within building property line.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Corey Johnson
Chair

[signed 7/31/13]
Paul Seres
Co-Chair
Business License & Permits
Committee

[signed 7/31/13]
Lisa Daglian
Co-Chair
Business License & Permits
Committee

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Gastro Market Ltd.		DOING BUSINESS AS (DBA)	
STREET ADDRESS 315 - 317 10th Ave, NYC, NY 10001		CROSS STREETS Btw 28th and 29th street	
OWNER	NAME: Michael Tzezaolidis	ATTORNEY	NAME: Nehal Trivedi
	PHONE: 631-682-1827		PHONE: 516 470 1379
	FAX:		FAX: 516 470 1382
MANAGER	NAME:	LANDLORD	NAME: Pradera Realty Corp.
	PHONE:		PHONE: 917-796-8474
	FAX:		FAX:

DESCRIPTION OF BUSINESS

Establishment Type: Bar/Tavern Bed & Breakfast Eating Place Beer Cabaret Night Club Hotel Restaurant
 Catering Establishment Club (Fraternal Organization - Members Only)
 Other (Explain): _____

Method of Operation: Restaurant Dance Club Sports Bar Adult Entertainment Wine Bar Pizzeria Cafe
 Other (Explain): _____

License Type: On-Premise Wine Beer Wine & Beer

APPLICATION TYPE <i>(check one)</i>	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<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?	YES	NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input checked="" type="radio"/> Alteration	What is the current license #?	1259862	
		What is the expiration date on the current license?	2/28/2014	
<i>Please describe the nature of the alterations and attach the plans</i> - On premise brewing license and extend the premises				

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11-12	11-12	11-12	11-12	11-12	11-12	11-12
	Music	11-12	11-12	11-12	11-12	11-12	11-12	11-12
	Kitchen	11-12	11-12	11-12	11-12	11-12	11-12	11-12

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
	140	81 94	20	70	1	0	15	32	12

How many floors are there? What is the capacity for each floor? (please respond in space provided)	<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	1	75-80
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 type="radio"/> NO	N/A	NO	
Will applicant have bottle service?	YES	<input type="radio"/> NO	N/A	NO	
Will you be hosting private parties and promotional events?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A	Yes	
Will outside promoters be used?	YES	<input type="radio"/> NO	N/A	NO	
Will the security plan submitted be implemented?	YES	NO	<input type="radio"/> N/A	N/A	
Will State certified security personnel be used?	YES	NO	<input type="radio"/> N/A	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO	N/A	Yes	
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 type="radio"/> NO	N/A	NO	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	<input type="radio"/> NO	N/A	NO	
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	YES	NO	<input type="radio"/> N/A	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	YES	NO	N/A	Yes	
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	YES	<input type="radio"/> NO	N/A	NO	

If you plan to have music, what type(s)? BACKGROUND LIVE MUSIC DJ Background

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	Yes
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	N/A	Yes.
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	Yes

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="radio"/> YES	NO	N/A	yes
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.	<input checked="" type="radio"/> YES	NO	N/A	yes
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.	<input checked="" type="radio"/> YES	NO	N/A	yes.
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="radio"/> YES	NO	N/A	yes.
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.).	<input checked="" type="radio"/> YES	NO	N/A	yes.
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	N/A	yes
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	yes

LOCATION & ZONING

Primary Zoning District:		Overlay (If Applicable):			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A		
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	yes	
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	NO	N/A	yes	
Is a Public Assembly permit required?	YES	NO	N/A	NO	
Are your plans filed with DOB?	YES	NO	<input checked="" type="radio"/> N/A	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: _____

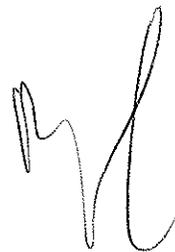
NOTIFICATION: What organizations / community groups have you notified regarding your application? <i>None.</i>	# 1	
	# 2	
	# 3	

ADDITIONAL INFORMATION: (Applicant Use)

Crast's market is an upscale establishment providing quality food and beverage. We have artisan menu and our destination will help continue the trend of making this neighborhood busier, healthier, safer and more attractive.

ADDITIONAL NOTES: (Office Use Only)

- Brew pub license
- extend to 317 10th Ave as part of license (w 315 10th Ave)
- no other change of Method of Operation
- 87 total inside seating
- will get plans & correct counts before full board.



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

<p>Nelly Gonzalez <i>CB4 Community Associate</i></p>	<p> Lisa Daglian <i>CB4 BLP Committee Co-Chair</i></p>	<p> Paul Seres <i>CB4 BLP Committee Co-Chair</i></p>
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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.

<p>SIGN HERE →</p>	<p> SIGNATURE OF APPLICANT</p>	<p>DATE</p>
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