

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT: KQT LLC		DOING BUSINESS AS (DBA): CO BA 53	
STREET ADDRESS: 401 W 53RD ST, NY NY 10019		CROSS STREETS: 9th AND 10th AVES.	
OWNER:	NAME: KIEN TRUONG	ATTORNEY:	NAME: SABRINA LEE
	PHONE: 646-321-2046		PHONE: 212-608-8100
	FAX: NONE		FAX: 212-608-8181
MANAGER:	NAME: KIEN TRUONG	LANDLORD:	NAME: 801-803 LLC
	PHONE: 646-321-2046		PHONE: c/o SR GROUP PROPERTY MGMT 732-301-2833
	FAX: NONE		FAX: 888-689-3043
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 checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input 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 the name of establishment?	Co BA
		What is the address of the establishment?	110 9th AVE, NYC 10011
		What were the dates the applicant was involved with this former premise?	2010 To 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	11AM-2:30P 5:30P-11P	11AM-2:30P 5:30P-11P	11AM-2:30P 5:30P-11P	11AM-2:30P 5:30P-11P	11AM-2:30P 5:30P-12A	11AM-2:30P 5:30P-12A	11AM-2:30P 5:30P-11P		
	Music	BACKGROUND SAME HOURS								
	Kitchen	SAME HOURS								
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	
	7250	50	13	44	NONE	ONE	6	NONE	NONE	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	GROUND FLOOR ONLY (BASEMENT FOR STORAGE)		
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	NO		
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A	NO		
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A	NO		
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A	NO		
Will the security plan submitted be implemented?					YES	<input checked="" type="radio"/> NO	N/A	NO		
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO	N/A	NO		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	<input checked="" type="radio"/> N/A	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 checked="" type="radio"/> YES	NO	N/A	OPERATION OF RESTAURANT IS SMALL; ONE BICYCLE IS ANTICIPATED; HAVE NOT APPLIED FOR RACK		
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	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 checked="" type="radio"/> N/A	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?					YES	NO	N/A	PROBABLY NOT. WILL NOT HAVE HYPERLINK, ETC		
If you plan to have music, what type(s)?					<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> 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	WILL COMPLY WITH RULES OF CB4		
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	DO NOT EXPECT NOISE DISTURBANCE. BUT WILL COMPLY IF NEED ARISES		
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		

Will Get a Bicycle Rack As needed Then DOT

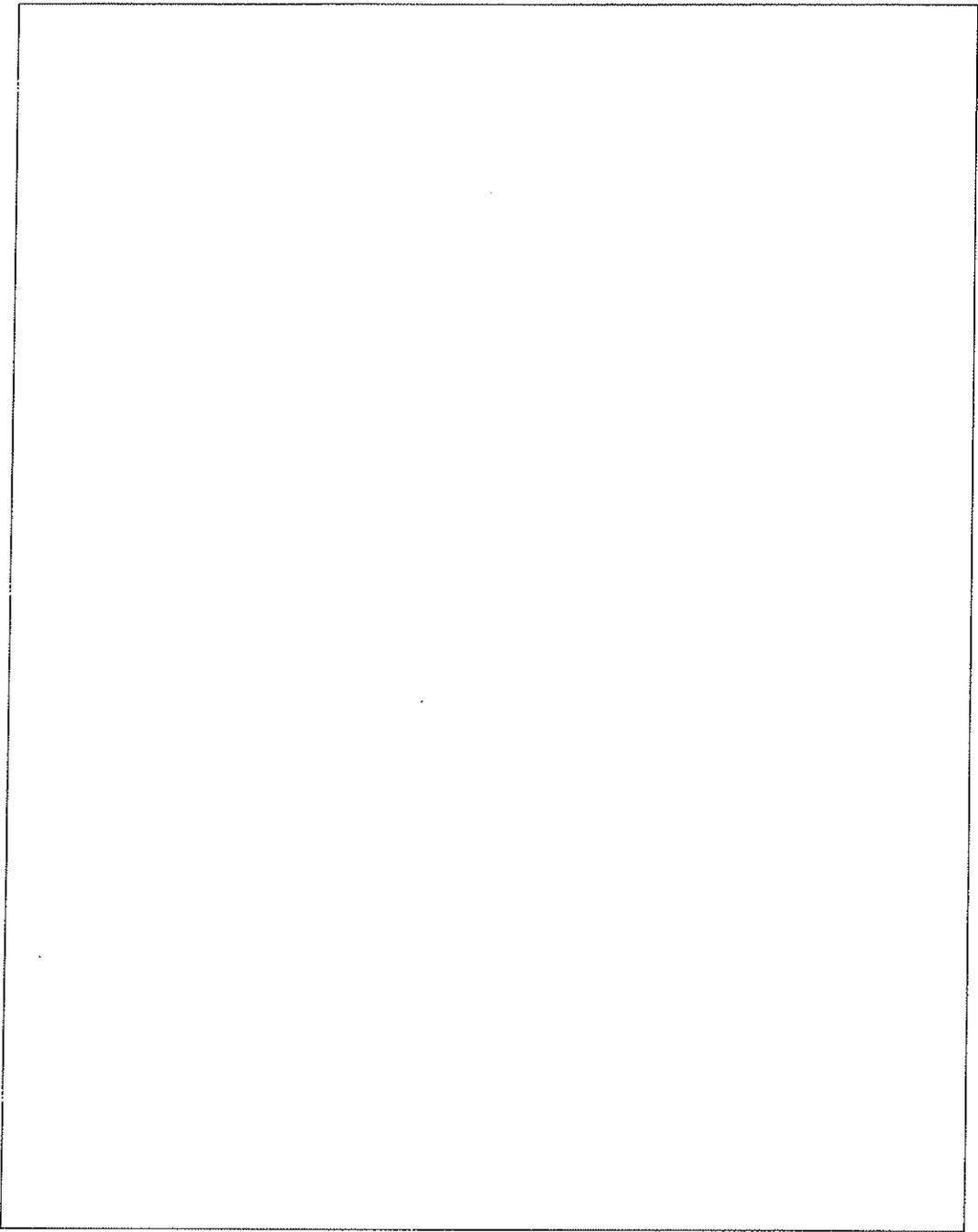
OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A	NO
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A	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	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	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	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	NO OUTDOOR SPACE
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	NO OUTDOOR SPACE

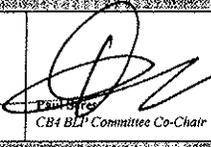
LOCATION & ZONING				
Primary Zoning District:	M1-6	Overlay (If Applicable):		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<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.	<input checked="" type="radio"/> YES	NO	N/A	DIAGRAM ATTACHED
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	N/A	NOT YET
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
Adjacent Buildings	<input checked="" type="radio"/> Residential <input checked="" 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	GARY DIPASQUALE (BLOCK ASSOCIATION) VIA EMAIL		
	# 2	WESTSIDE NEIGHBORHOOD ALLIANCE BY MAIL		
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

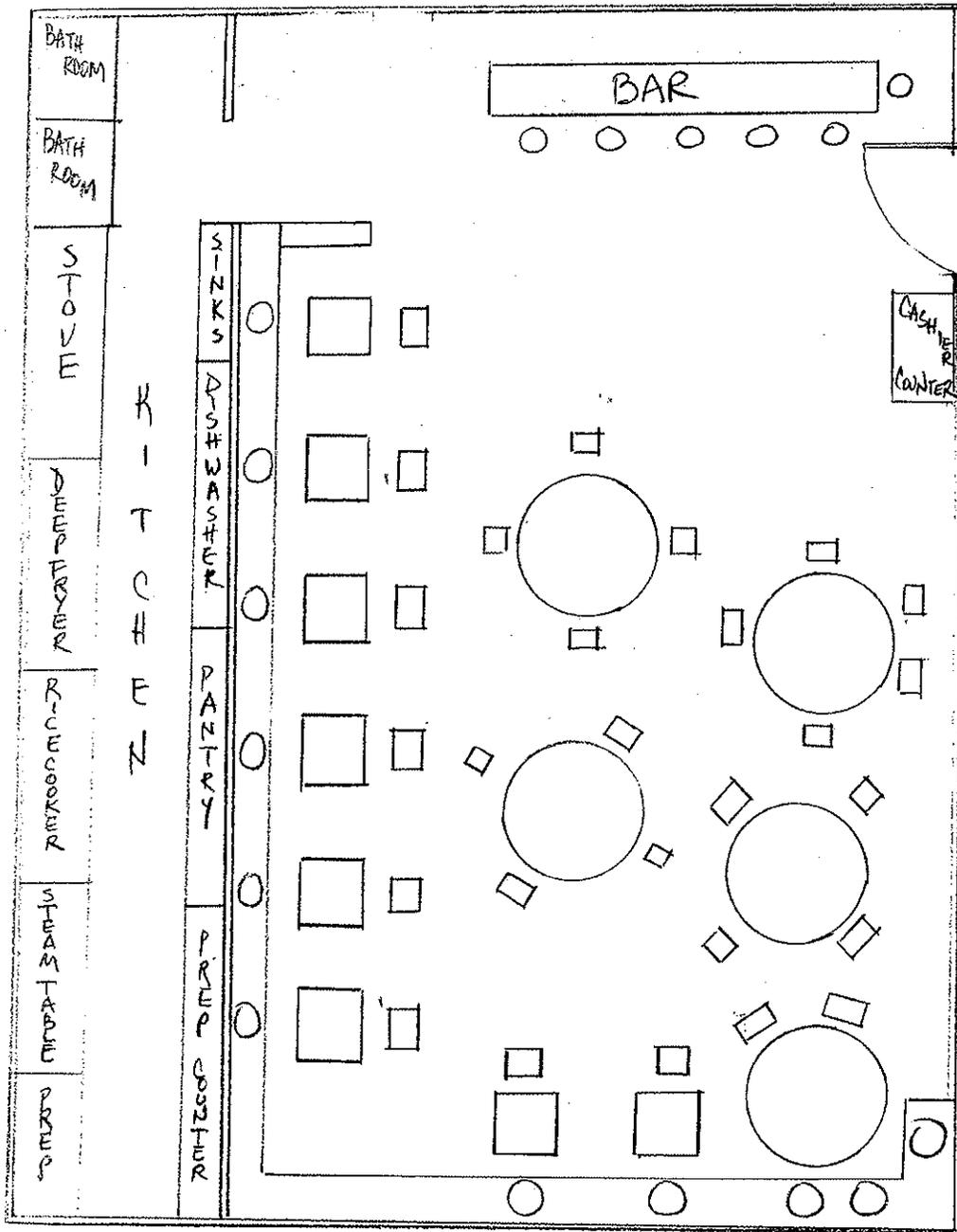
Blank area for additional stipulations.



Manhattan Community Board 4 (MCB4) recommends:		<input type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
CB4 REPRESENTATIVES		
Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Lisa D'Alban <i>CB4 BLP Committee Co-Chair</i>	 Lisa D'Alban <i>CB4 BLP Committee Co-Chair</i>
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	Oct 18, 2013 DATE

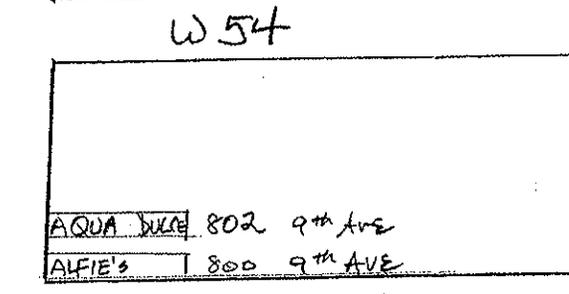
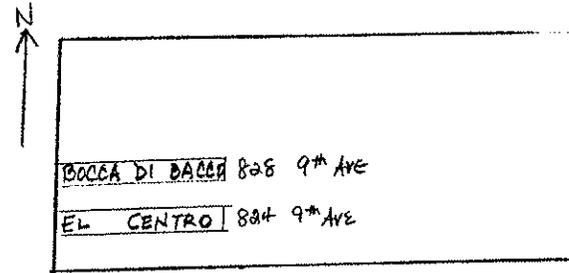
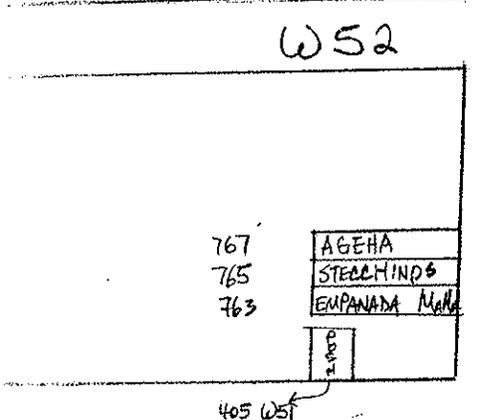
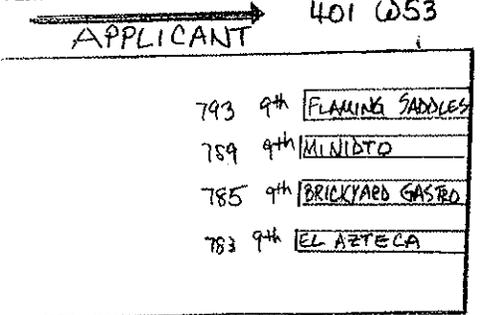
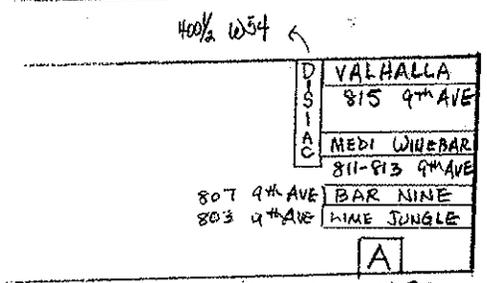
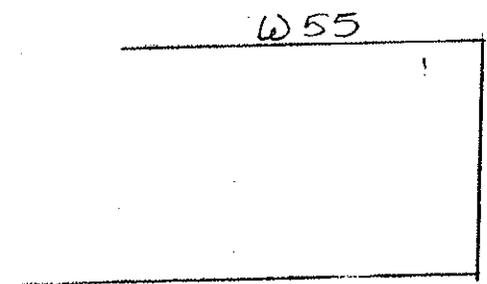

 12/10/13

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FLOOR PLAN

APPLICANT : KBT LLC DBA CO BA 53
PREMISES : 401 W53RD ST, NYC 10019



9th
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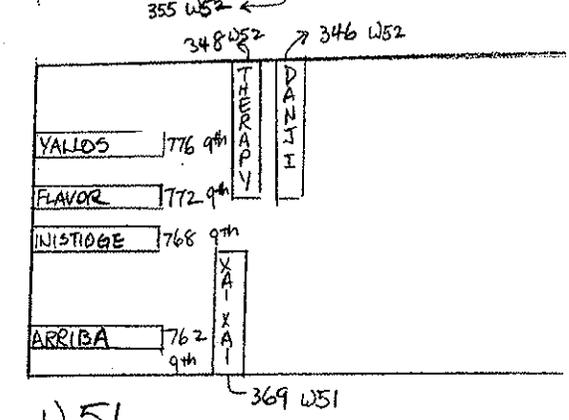
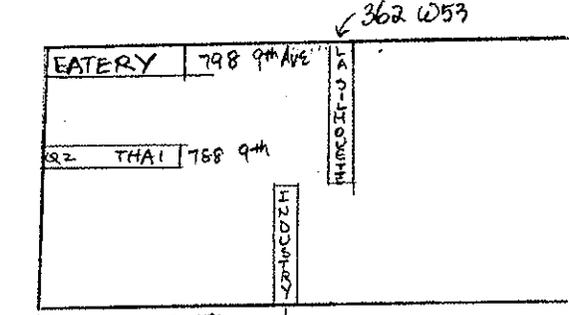


DIAGRAM OF ESTABLISHMENTS
THAT TRIGGER THE 500 FOOT RULE
FOR APPLICANT KQT LLC DBA CO BA 53

MON NHAU/SMALL PLATES**Cha gio**

Shrimp, pork, and vegetable spring rolls, served with lettuce, fresh herbs, and a lime dipping sauce 7

Tom cuon

Grilled prawns in soft rice paper w/rice noodles, basil and lettuce, and a peanut dipping sauce 7.50

Bo bia

Julienne of jicama, carrot, chayote, mushrooms and basil wrapped in soft rice paper with a sweet bean dipping sauce 6

Goi du du

Green papaya w/basil, shrimp, coconut juice braised pork belly, peanuts, spicy lime dressing 7

Salad tron

Mixed greens with tomatoes, onion in sesame soy dressing 6

Muc chien don

Lightly fried chili-pepper calamari with a tamarind-lemongrass dipping sauce 7.50

Chim cut roti

Pan roasted five-spice quail served with short grain rice cakes and toasted sesame seeds 7

Suon nuong

Grilled lemongrass baby back ribs, topped with crushed peanuts and served with short grain rice cakes 8

Tofu chien

Lemongrass crusted tofu with green papaya relish and ponzu sauce 5

Rau nuong

Grilled eggplant with shiitake mushrooms, and okra topped w/basil, scallion oil, and a ginger-lime sauce 6.50

Banh duc man

Steamed shrimp coconut rice cakes topped with ground pork, jicama, wood-ear mushrooms, scallion oil, and shallot crisps, with lime sauce 6.50

Goi vit

Ginger poached duck with cabbage salad topped with basil, shallot crisps in a lime ginger dressing, served with shrimp cracker 8

Ca bam

Wok-seared lemongrass curry monkfish with basil, chili, onions, peanuts, served w/toasted sesame cracker 9

BANH MI/VIETNAMESE SANDWICH**Banh mi thit**

Assorted cold cuts, chicken liver pate, house-made pickles, cilantro, jalapenos, on a French baguette 8

Banh mi ga

Grilled chicken breast, mayo, house-made pickles, jalapenos, and cilantro on a French baguette 8.50

Banh mi cha ca

Hanoi-style fish with fresh dill, onion, mayo, jalapenos and house-made pickles on a French baguette 9

Banh mi thit kho

Caramelized pork belly braised in coconut juice with pickled bean sprouts, cilantro, and jalapenos on a French baguette 9

Banh mi bo

Grilled five-spice beef with watercress, house-made-pickles, onion, and jalapenos on a French baguette 9

Banh mi chay

Sweet soy-lemongrass tofu, shiitake mushrooms, onions, house-made pickles, mayo, and jalapenos on a French baguette 8.50

BUN/NOODLES

Pho Bo

Rice sticks in oxtail broth served with sliced sirloin, bean sprouts and fresh herbs Sm/7 Lgr/9.50

Bun Co Ba

Crispy spring rolls with grilled tiger shrimp, and honey plum-glazed pork served over rice vermicelli salad, with fresh herbs, served with a chili- lime dressing and peanuts 15.50

Banh uot thit nuong

Grilled honey plum-glazed pork with julienne of Vietnamese country ham served over house-made rice ravioli, with basil, cilantro, cucumber, bean sprouts, shallot crisps, and a chile-lime sauce 15.50

Bun cha ca Hanoi

Pan-seared turmeric and dill marinated white fish served with a rice vermicelli salad, peanuts, and a chile-lime sauce 15.50

Bun ga nuong

Grilled lemongrass marinated chicken breast served over a rice vermicelli salad with fresh herbs, peanuts, and a chile-lime sauce 13.50

Udon chay

Udon noodles sautéed with mixed vegetables, ginger-sesame soy sauce 14.50

CO BA BO BA MON/ CO BA BEEF THREE WAYS

- Wok-seared sweet soy-sake marinated sirloin served w/sliced tomato

- Grilled ground curry-lemongrass sirloin wrapped in betel leaf over rice vermicelli, mixed greens, and peanuts

- Grilled sesame 5-spice sirloin rolls, rice vermicelli, mixed greens, toasted sesame seeds, lime sauce 20

FISH OF THE DAY

Pan-seared filet of red snapper in a spicy lemongrass-pineapple sauce 21

NIEU DAT/CLAY-POT-MEALS

Com tho ga

Baked ginger chicken with shitake mushrooms and onions over chicken-flavored rice in clay-pot 14

Ga kho xa ot

Curry lemongrass chicken clay-pot with onions in a hot pepper and dried shrimp paste sauce 15

Thit ba roi kho

Caramelized pork belly braised in coconut juice with tofu, daikon radish, and quail eggs 16.50

Ca kho

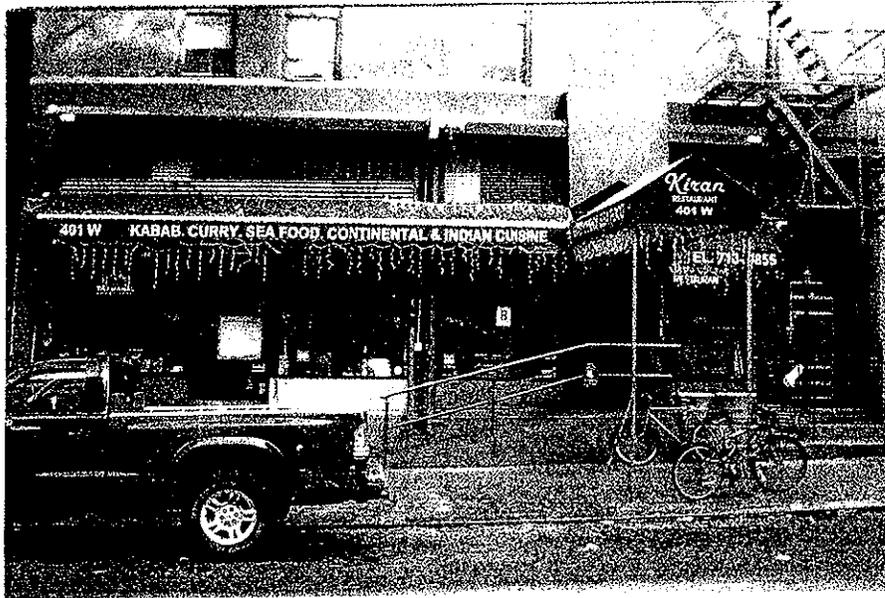
Clay-pot simmered salmon in a caramel-pepper sauce 17

SIDE

Steamed jasmine rice 1

Steamed brown rice 2

SAT & SUN BRUNCH (12:30PM- 2:30PM)



APPLICANT : K&T LLC
TRADE NAME : Co BA 53
PREMISES : 401 W 53RD ST.,
KY KY 10019

(ACTUAL PHOTO WILL BE PRESENTED AT THE MEETING
ON NOV 12, 2013)

Applicant: KQT LLC, dba Co Ba 53
Premises: 401 West 53rd Street, New York, NY

"500-Foot" Statement

Granting our application for an On-Premises Liquor License will be in the public interest because:

- (1) We will continue to provide vitality and energy in the Clinton/Hell Kitchen area which is establishing itself as a beacon for good food.
- (2) We will be providing a fine blend of traditional Vietnamese food with western sensibility.
- (3) The restaurant is located in a business friendly strip of West 53rd Street between 9th and 10th Avenues and its existence will provide culinary diversity in the area.