



Plant Based Restaurant East 4th LLC
87 East Fourth Street/ New York, New York 10003

Questionnaire for an On-Premise Liquor License

1. Floor Plans and Tasting Menus
2. Photographs
3. Area Survey with List of Measurements together with NYC Department of Buildings Property Profile Page and Certificate of Occupancy

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THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting: December 10, 2018

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: November 30, 2018

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No* Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Previously a restaurant with a liquor license

Corporation and trade name of current license: _____

*The restaurant closed on September 24, 2018.

APPLICANT:

Premise address: 87 East Fourth Street

Cross streets: Second Avenue and The Bowery

Name of applicant and all principals: Plant Based Restaurant East 4th LLC

See attached list

Trade name (DBA): To be determined

PREMISE:

Type of building and number of floors: Six story residential with ground floor commercial space

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? 57

Do you plan to apply for Public Assembly permit? Yes No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):
R7A Commercial Overlay: C2-5

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: The enclosed sidewalk cafe will be turned into an upscale flower boutique

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sunday to Wednesday 12:00PM to 11:00PM and Thursday to Saturday 12:00PM to 1:00AM

Number of tables? 17 Total number of seats? 47

How many stand-up bars/ bar seats are located on the premise? None

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 2' -6" Service bar in front of kitchen

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu
Plant based including margarita pizza, smashed avocado, salads and mushroom vegetable burger

What are the hours kitchen will be open? All hours of operation

Will a manager or principal always be on site? Yes No If yes, which? Manager

How many employees will there be? 10

Do you have or plan to install French doors* accordion doors or windows?

***For the flower boutique**

LOCATION:

How many licensed establishments are within 1 block? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 23

Is premise within 200 feet of any school or place of worship? Yes* No

***Not on the same street or avenue.**

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I will operate a full-service restaurant, specifically a (type of restaurant) Plant Based with a tasting menu, with a kitchen open and serving food during all hours of operation OR I have less than full-service kitchen but will serve food all hours of operation.
2. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ___ DJs / promoted events per ___, more than 2 private parties per month.
4. I will play ambient recorded background music only.
5. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. I will not participate in pub crawls or have party buses come to my establishment.
8. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
9. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

List of Owners for Plant Based Restaurant East 4th LLC

Plant Based Holdings LLC (Matthew Kenney)

MK Global (Magdalena Keck)

Alex Bartuli

Garo Armen

Animal Liberation Private Foundation (Sebastiano Cossia Castiglioni)

Laki Papadopoulos

Ark Management, Ltd. (Khaled bin Alwaleed)

Blue Horizon

List of Closed Locations for Matthew Kenney

Culinary Adventures Management Inc
dba Matthew's Restaurant
1030 Third Avenue
New York, New York 10021
1993 to 2002 / Community Board No. 8

New York Food Company LLC
dba Monzu
575 Broadway
New York, New York 10012
1997 to 2000 / Community Board No. 2

12 East 22nd Street Café LLC
dba Commune
New York, New York 10003
2000 to 2004 / Community Board No. 5

Background

Matthew Kenney is one of the world's first leading chefs at the forefront of plant-based cuisine, an author of 12 cookbooks and a best-selling memoir, a culinary educator and CEO of Matthew Kenney Cuisine, a multifaceted company specializing in plant-based living throughout several unique markets.

Matthew Kenney graduated from the French Culinary Institute and has worked in upscale New York City kitchens. He has earned several awards, including being named one of America's Best New Chefs by Food and Wine Magazine and was twice nominated as a Rising Star Chef in America by the James Beard Foundation. Kenney has appeared on numerous food and talk shows, and regularly lectures on the subject of food and health, including a highly watched TEDx talk in 2011.

Having grown up on the coast of Maine and being an avid outdoorsman, Kenney's success lies within his innate understanding of seasonal and local ingredients, his classical culinary training and extensive travel background. As a raw food chef, Kenney's application of contemporary methods and techniques, along with a firm commitment to innovative recipes and food aesthetics, has continued to bring plant-based cuisine to the mainstream.

In 2009, Kenney founded the world's first classically structured raw food culinary academy. Matthew Kenney Academy has graduated students from over 30 countries, opening several global pop-up locations and an online program. The school, known as PlantLab as of 2017, still continues to operate globally and educate students in raw food culinary around the world. Matthew has also made numerous global travels this past year throughout Australia, Europe and South America to promote his plant-based philosophy at culinary events, chef conferences and wellness retreats. His extensive travels have enabled him to develop many strategic partnerships with like-minded entrepreneurs around the world and expand into new hospitality and consumer product markets.

Matthew Kenney Cuisine is an integrated, California-based lifestyle company. The brand provides innovative, high quality products and services in the culinary art and wellness markets through its six business segments: hospitality, education, media, products, wellness and services. We currently operate in more than 10 major cities internationally.

The foundation of our work is based on proprietary techniques and creative thinking applied to prepare minimally processed, plant-based cuisine that is both refined and healthful. When it comes to what we eat, we see things differently than others. Aligned with a world rapidly embracing the need for a healthier diet and an increase in plant-based food consumption, we are crafting the future of food.

Matthew Kenney has also recently become involved in the consumer product industry. Ntidote, a plant-based food product line focused on nutrient-dense and functional foods, was formed in partnership with celebrated Dr. Amir Marashi.

Matthew Kenney Cuisine also offers a variety of other services, including catering and events, speaking engagements, wellness retreats and chef placement. Kenney also engages in extensive consulting services that lead to his most recent project, PLANTMINDED, an institutional meal program designed to provide healthy, plant-based meals to schools, universities and hospitals nationwide.

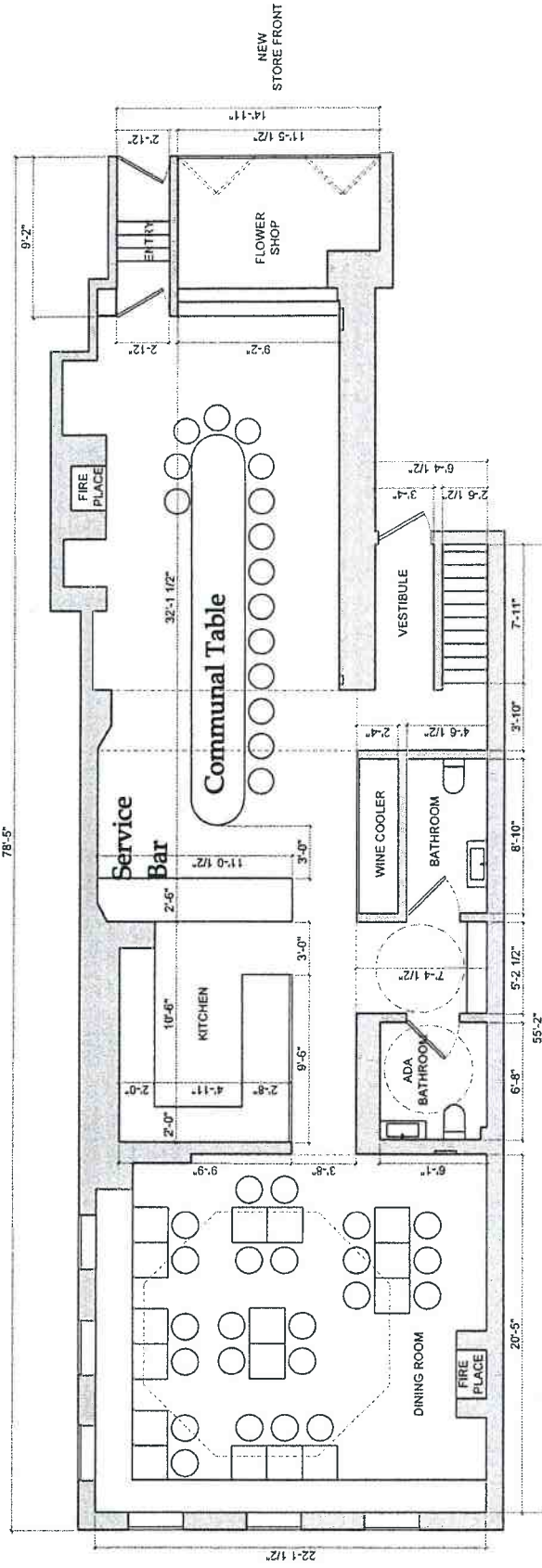


Floor Plans and Tasting Menus

Plant Based Restaurant East 4th LLC / 87 East 4th Street / New York, New York 10003

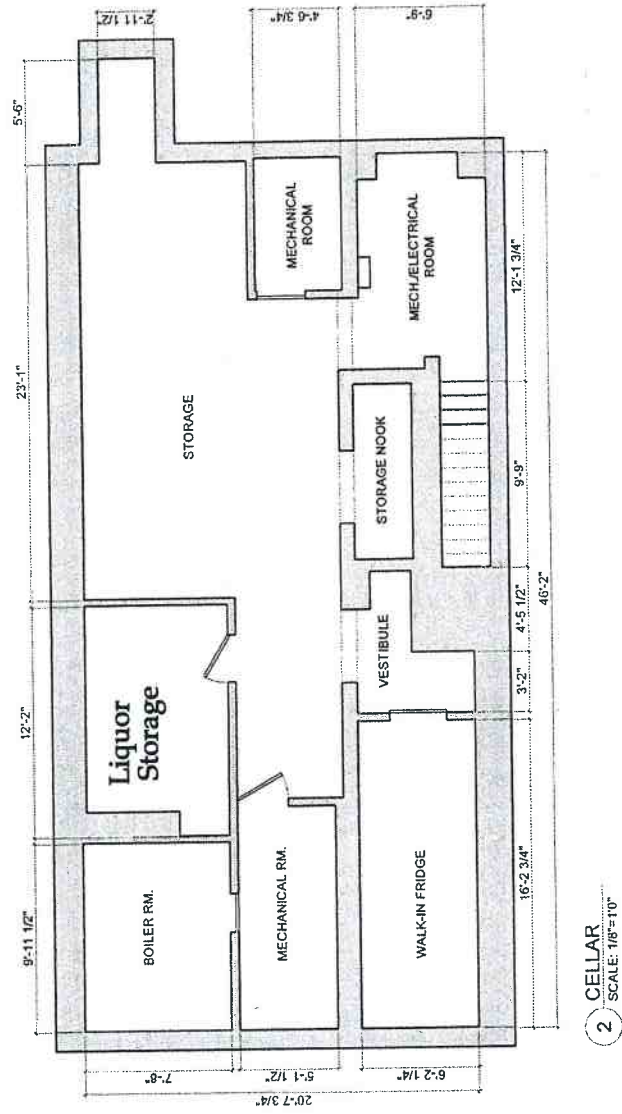
Basement Diagram: Tables= 17 and Seats= 47

No customer bar and one service bar



Plant Based Restaurant East 4th LLC / 87 East 4th Street / New York, New York 10003

Cellar Diagram



Proposed Tasting Menu

BREAD + CHEESE

CHEESE TASTING. BLACK TRUFFLE. JACK CHEDDAR. RED WINE. VEGETABLE ASH. FENNEL CRACKERS + CONDIMENTS.

CASHEW RACLETTE. CORNICHON. RADISH. HERB SALSA. GRILLED BREAD.

MARGHERITA PIZZA. HEIRLOOM TOMATO. CASHEW MOZZARELLA. BASIL. CHILI FLAKES.

SNACKS

KIMCHI DUMPLINGS. SESAME + GINGER FOAM. SMOKED HUMMUS. FRIED CHICKPEAS. HARISSA. ZA'ATAR LAVASH.

STEAMED BUNS. SMOKED OYSTER MUSHROOM.

CASHEW HOISIN. PICKLED CUCUMBER.

SMASHED AVOCADO. PRESERVED LEMON. PICHOLINE OLIVE. TINY TOMATO. SOURDOUGH TOAST.

VEGETABLES + LEAVES

LITTLE GEM CAESAR. SAMPHIRE. DULSE. SUNFLOWER SEED DRESSING.

HEARTS OF PALM CEVICHE. LECHE DE TIGRE.

AVOCADO. WATERMELON RADISH. AVOCADO. CHILI OIL.

KELP NOODLE CACIO E PEPE. SUGAR SNAP PEAS. PEA SPROUTS. CRISPY OIL CURED OLIVES.

HEIRLOOM TOMATO + ZUCCHINI LASAGNA. SUN
DRIED TOMATO MARINARA. MACADAMIA RICOTTA.
PISTACHIO PESTO.

VEGETABLES + GRAINS

GREEN HERB TACOS. BARBACOA MUSHROOMS. SALSA
VERDE. PEPITA CREAM.

POLENTA VERDE. KALE PESTO. ALMOND RICOTTA.
BLISTERED TOMATO. ROASTED FENNEL.
SPICY UDON. SICHUAN TEMPEH. SHIITAKE
MUSHROOM. RED MUSTARD. TOASTED CASHEW.
TOGARASHI.

PLANT BOWL. QUINOA. BLACK LENTIL. BUTTERNUT
SQUASH. MARINATED KALE. AVOCADO. PIQUILLO
ROMESCO. PRESERVED LEMON TAHINI.
MUSHROOM + VEGETABLE BURGER. SUNFLOWER
CHEDDAR. PICKLES. BEETROOT KETCHUP. SPELT
SESAME BUN.

DESSERTS

BANANA SPLIT. CHOCOLATE MACA. STRAWBERRY
GOJI. VANILLA HEMP. CANDIED FRUIT + NUTS.
COCONUT CREAM PIE. MACADAMIA CRUST.
BANANA.

TIRAMISU. FROZEEN ALMOND CHANTILLY. AERATED
ESPRESSO. CACAO CRISPS.

HIBISCUS STRAWBERRY CHEESECAKE. LIME CURD.
VANILLA SHORT BREAD. PISTACHIO. SORREL GEL.



Photographs

Plant Based Restaurant East 4th Street LLC
87 East 4th Street
New York, New York 10003



Plant Based Restaurant East 4th Street LLC

87 East 4th Street

New York, New York 10003



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87 East 4th Street
New York, New York 10003





Area Survey with List of Measurements together
with NYC Department of Buildings Property
Profile Page and Certificate of Occupancy



APPLICANT

AREA SURVEY
 87 East 4th Street
 New York, NY
 November 21, 2018
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 87 East 4th Street

1. Haveli - 100 2nd Avenue - (463') R
2. The Mermaid Inn - 96 2nd Avenue - (414') R
3. Local 92 - 92 2nd Avenue - (383') R
4. Queen Vic - 68 2nd Avenue - (191') B
5. Frank - 88 2nd Avenue - (342') R
6. The Kitchen Sink - 88 2nd Avenue - (312') B
7. The Boiler Room - 86 East 4th Street - (235') B
8. The Black Ant - 60 2nd Avenue - (242') R
9. Whiskey Town - 29 East 3rd Street - (245') B
- ~~10. La Contrada - 67 2nd Avenue - (95')~~
10. 11. Stillwater - 78-80 4th Street - (47') B
11. 12. Phebe's - 359-361 Bowery - (486') B
12. 13. The Gray Mare - 61 2nd Avenue - (158') B
13. 14. Bar Verde - 65 2nd Avenue - (145') R
14. 15. Red Room - 85 East 4th Street 3rd Floor - (59') B
15. 16. KGB Bar - 85 East 4th Street 2nd Floor - (49') B
16. 17. Cooper's - 87 2nd Avenue - (290') R
17. 18. The Cock - 93 2nd Avenue - (351') B
18. 19. Thailand Cafe - 95 2nd Avenue - (385') R
19. 20. Bricklane Curry House - 99 2nd Avenue - (432') R
20. 21. Fish Bar - 237 East 5th Street - (263') B
21. 22. The Scratchon Cafe - 209 East 5th Street - (470') B
22. 23. Bricklane Curry House - 79 2nd Avenue - (157') R
23. 24. New York Comedy Club - 85 East 4th Street - (33') B

Schools & Churches

1. Second Avenue Church - 76 2nd Avenue - (192')
2. East Side Church of Christ - 56 2nd Avenue - (278')
3. Church of the Nativity - 44 2nd Avenue - (407')

| |
|-----------------------------|
| Phebe's 359-361 Bowery |
| Residential |
| Residential |
| Hair Salon |
| Nail Salon |
| Cleaners |
| Food Store |
| Residential |
| Commercial |
| Residential |
| Clothing |
| Dance School |
| Residential |
| Ellen Stewart Theatre |
| Dance School |
| Commercial |
| Theatre Annex |
| Alley |
| Clothing |
| Stillwater 78-80 E. 4th St. |
| Commercial |
| Residential |
| La Contrada 67 2nd Ave. |

East 4th Street

NOT TO SCALE

Block Plot
87 East 4th Street
New York, NY
November 21, 2018

Bowery

| |
|------------------------------------|
| Senior Housing Services |
| Residential |
| Community Board |
| Residential |
| Fast Food |
| Chocolate Store |
| Copy Center |
| Fragrance Store |
| Guitar Store |
| Photo Gallery |
| Books & Maps |
| Residential |
| Guitars |
| Vacant |
| Ice Cream |
| Piccola Strada (Food only) |
| Gift Store |
| New York Theatre Workshop |
| KGB Bar 85 E. 4th St. 2nd Floor |
| Red Room 85 E. 4th St. 3rd Floor |
| New York Comedy Club 85 E. 4th St. |
| APPLICANT |
| Dokodemo (Food only) |
| Residential |
| Groceries |

2nd Avenue



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
Property Profile Overview**

87 EAST 4 STREET

MANHATTAN 10003

BIN# 1006598

EAST 4 STREET 87 - 87

Health Area : 6500
 Census Tract : 38
 Community Board : 103
 Buildings on Lot : 1

Tax Block : 460
 Tax Lot : 43
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): BOWERY, 2 AVENUE
DOB Special Place Name:
DOB Building Remarks:
Landmark Status: L - LANDMARK **Special Status:** N/A
Local Law: NO **Loft Law:** NO
SRO Restricted: NO **TA Restricted:** NO
UB Restricted: NO
Environmental Restrictions: AIR **Grandfathered Sign:** NO
Legal Adult Use: NO **City Owned:** NO
Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

| | Total | Open | <u>Elevator Records</u> |
|--|--------------|-------------|--|
| <u>Complaints</u> | 9 | 0 | <u>Electrical Applications</u> |
| <u>Violations-DOB</u> | 20 | 10 | <u>Permits In-Process / Issued</u> |
| <u>Violations-ECB (DOB)</u> | 1 | 1 | <u>Illuminated Signs Annual Permits</u> |
| <u>Jobs/Filings</u> | 6 | | <u>Plumbing Inspections</u> |
| ARA / LAA Jobs | 0 | | <u>Open Plumbing Jobs / Work Types</u> |
| Total Jobs | 6 | | <u>Facades</u> |
| <u>Actions</u> | 25 | | <u>Marquee Annual Permits</u> |
| OR Enter Action Type: | | | <u>Boiler Records</u> |
| OR Select from List: <input type="text" value="Select..."/> | | | <u>DEP Boiler Information</u> |
| AND <input type="button" value="Show Actions"/> | | | <u>Crane Information</u> |
| | | | <u>After Hours Variance Permits</u> |

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

THE CITY OF NEW YORK

AMENDED



DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

10-332

BOROUGH MANHATTAN

DATE: JUN 15 1993 NO.

This certificate supersedes C.O. NO. T-94431 ZONING DISTRICT C6-1

THIS CERTIFIES that the ~~228~~ altered ~~65500~~ building premises located at
 67 EAST 4TH STREET 77' N/W OF 2ND AVENUE Block 460 Lot 43

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

| STORY | FLOOR LOAD LBS PER SQ FT | MAXIMUM NO. OF PERSONS PERMITTED | ZONING DWELLING OR ROOMING UNITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|---|--------------------------|----------------------------------|----------------------------------|-------------------------------|------------------|-------------------------------|---|
| CELLAR | | | | | | | BOILER ROOM AND STORAGE |
| BASEMENT | 40 | 57 | | | 6 | COMM F-4 | EATING & DRINKING AREA-INDOOR (27 PERS) & OUTDOOR (30 PERS) STOREROOM |
| 1ST | | | | | | | TWO (2) APARTMENTS |
| 2ND | | | | | | | TWO (2) APARTMENTS |
| 3RD | | | | | | | TWO (2) APARTMENTS |
| 4TH | | | | | | | TWO (2) APARTMENTS |
| RESIDENTIAL & COMMERCIAL OLD-CODE TOTAL EIGHT APARTMENT | | | | | | | |
| THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967. | | | | | | | |

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the NORTH side of EAST 4TH STREET
 distant 77 feet from the corner formed by the intersection of
 SECOND AVENUE and EAST 4TH STREET

running thence WEST 23' 6" feet; thence NORTH 72' feet;
 thence EAST 23' 6" feet; thence SOUTH 72" feet;
 thence to the point or place of beginning.

XXL ALT. No. 1095/88 DATE OF COMPLETION 6-3-93 CONSTRUCTION CLASSIFICATION CLASS 3 N.F.P.
 BUILDING OCCUPANCY GROUP CLASSIFICATION RES/COMM HEIGHT 4&B STORIES, 50' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

| | YES | NO | | YES | NO |
|--|-----|----|----------------------------|-----|----|
| STANDPIPE SYSTEM | | | AUTOMATIC SPRINKLER SYSTEM | | |
| YARD HYDRANT SYSTEM | | | | | |
| STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM | | | | | |
| SMOKE DETECTOR | X | | | | |
| FIRE ALARM AND SIGNAL SYSTEM | | | | | |

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____