



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

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: Manhattan Fare Crop
d/b/a Brooklyn Fare
431 W. 37th Street

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a new On-Premise Liquor License for Brooklyn Fare at 431 W. 37th Street unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 65 people, with 7 tables, 35 seats, 6 tables outside with 24 seats within building property line.

- Will adhere to CB4 outdoor guidelines – closed and vacated by 10PM Sunday-Thursday and 11PM Friday & Saturday
- Will work with CB4 for jobs/applicants.

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		DOING BUSINESS AS (DBA)				
MANHATTAN FARE CORP.		BROOKLYN FARE				
STREET ADDRESS		CROSS STREETS				
431 West 37 th ST, UNIT B, NY NY 10036		Between 9 th + 10 th Avenues on 37 th ST.				
OWNER	NAME:	MONEER ISSA	ATTORNEY NAME:	ARTHUR A. HIRSCHLER		
	PHONE:	917-750-1055 (cell)	ATTORNEY PHONE:	212-301-6945		
	FAX:		ATTORNEY FAX:			
MANAGER	NAME:	MONEER ISSA	LANDLORD NAME:	WEST 37 th YVY LLC		
	PHONE:	917-750-1055 (cell)	LANDLORD PHONE:	212-766-9651		
	FAX:		LANDLORD 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 checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): _____				
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): _____				
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/was the name of establishment?		Brooklyn FARE Kitchen Corp		
		What is/was the address of the establishment?		200 Schermerhorn ST, Brooklyn		
		What were the dates the applicant was involved with this former premise?		Presently involved		
		<input type="radio"/> Transfer		What is the prior license #?		1258785
				What is the expiration date on the prior license?		11-30-13
				Are you making any alterations or operational changes?		<input checked="" type="radio"/> YES
		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		5PM - 11 PM	5PM - 11AM	5PM - 11PM	5AM - 11AM	5AM - 11PM	5AM - 11AM	5AM - 10 PM	(12C)
	Music		"	"	"	"	"	"	"	(12C)
Kitchen		8 AM - 10:30 PM	8 AM - 10:30 PM	8 AM - 10:30 PM	8 AM - 10:30 PM	8 AM - 10:30 PM	8:AM - 10:30 PM	8:AM - 9:30 AM		
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	
	65	65	7	35	0	0	0	24	6	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1/2	1/4	0+	ONE (1) FLOOR		
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?					<input checked="" type="radio"/> YES	NO	N/A			
Will you be hosting private parties and promotional events?					YES	NO	N/A	mayor		
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?					<input checked="" type="radio"/> YES	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	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	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	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	LIVE MUSIC	DJ	music inside only				
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.					YES	<input checked="" type="radio"/> NO	N/A	11 PM		
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 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.)					YES	<input checked="" type="radio"/> NO	<input checked="" type="radio"/> N/A	NECESSARY		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	rear yard (small)
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	<input checked="" type="radio"/> NO	<input type="radio"/> N/A	11 PM 
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	<input type="radio"/> NO	<input type="radio"/> N/A	Seating only 
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	<input type="radio"/> NO	<input type="radio"/> N/A	No Standing
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	<input type="radio"/> NO	<input 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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	

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

ADDITIONAL INFORMATION: (Applicant Use)

This will be a first class Restaurant similar to owner's other Restaurant by the name of Brooklyn Fare located at 200 Schermerhorn Street, Brooklyn, NY. There is NO BAR & PATRONS CANNOT DRINK unless they are also Dining. The Restaurant is presently under construction, so I am forwarding a Diagram of the SEATING & menus in his Brooklyn Restaurant.

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL SUPPLACTIONS: (Office Use Only)

- will adhere to CB4 outdoor guidelines
 - closed and vacated
 - by 10pm Sun - Thurs
 - 11pm Fri - Sat
- will work with CB for jobs/applicants

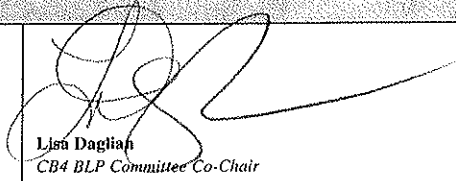
MS

Manhattan Community Board 4 (MCB4) recommends:

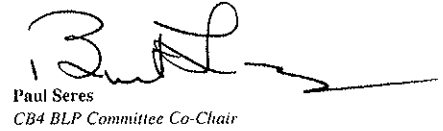
Approval Denial unless all agreed to by applicant is part of the method of
operation Denial

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Community Associate



Lisa Daglian
CB4 BLP Committee Co-Chair



Paul Seres
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

DATE