

Valerie S. Mason
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

September 19, 2024

Robert Benedetto
Deputy Commissioner
State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210-8002

**RE: Pineapple Hospitality Consulting LLC., dba Cafe Commerce, 964 Lexington Avenue
(Between East 70th Street and East 71st Street) - 30 Day Waiver for a New Application for
Liquor, Wine, Beer, and Cider**

Dear Deputy Commissioner Benedetto,

Please be advised that Community Board 8 Manhattan received notice on September 17, 2024 for the above-referenced establishment's New application of a Liquor, Wine, Beer, and Cider license. A copy of their 30-day advance notice is attached.

We agree to this one-time waiver of the 30-day notice on the condition that the applicant appears at the October 1, 2024 Street Life Committee meeting so the public has the opportunity to comment on the application. If the applicant fails to appear at the October 1, 2024 Street Life Committee meeting, the waiver will be revoked.

Please advise this office of any action taken regarding this matter.

Sincerely,

Will Brightbill

Will Brightbill
District Manager

DUNNINGTON
BARTHOLOW & MILLER LLP

ATTORNEYS AT LAW

230 Park Avenue | 21st Floor | New York, NY 10169 | Direct Dial: 212-349-2800 | www.dunnington.com | rswetnick@dunnington.com

September 17, 2024

By Email (jonathan@cb8m.com)

Mr. Jon Kraus
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, New York 10022

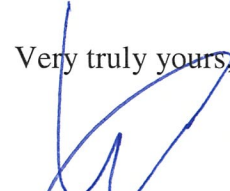
RE: Pineapple Hospitality Consulting LLC
d/b/a Cafe Commerce
964 Lexington Avenue, New York, New York 10021

Dear Mr. Kraus:

Pursuant to your email of September 17, 2024, this is to confirm that the applicant understands and appreciates that it is requesting a one-time waiver of the 30-day notice. The applicant previously notified the Community Board that it was seeking an on-premises license and did not request a waiver at that time and its application was approved by the Community Board. However, the State Liquor Authority has still not processed the application and granted the license, and the applicant is ready to open and operate and would like to do as soon as possible. The original notice to the Community Board did not indicate that the establishment may use recorded background music, nor that it was going to seek a temporary permit. The applicant appreciates any and all stipulations relating to the license also apply to the temporary permit. Harold Moore, representative of the application, will attend the Street Life Committee Meeting via Zoom on October 1, 2024 at 6:30 p.m. in order to answer any further questions.

Thank you for your consideration and attention.

Very truly yours,


Robert N. Swetnick
Partner

RNS:sb

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September 6, 2024

Via Certified Mail, Return Receipt Requested

Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, New York 10022

RECEIVED

SEP 12 2024

BY COMMUNITY BOARD 8

RE: Pineapple Hospitality Consulting LLC
d/b/a Cafe Commerce
964 Lexington Avenue, New York, New York 10021

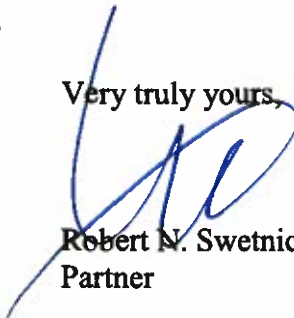
To Whom It May Concern:

This office represents Pineapple Hospitality Consulting LLC. Notice was previously given to Community Board 8 of its OP Application and the application was filed with the New York State Liquor Authority (SLA) on February 5, 2024.

The SLA is requesting that we renotify you to advise you of the addition of recorded music in the method of operation; annexed please find an Amended Community Board Notice reflecting same. In light of the significant delay in the SLA's processing of our client's application, we would appreciate your waiving the 30-day waiting period for this amended notice and providing a letter to that effect.

Thank you for your consideration and attention.

Very truly yours,


Robert N. Swetnick
Partner

RNS:sb
Enclosure



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Amended

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

- New Application
- Removal
- Class Change

For premises in the City of New York:

- New Application
- New Application and Temporary Retail Permit
- Temporary Retail Permit
- Removal
- Class Change
- Method of Operation
- Corporate Change
- Renewal
- Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board:

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: , NY Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

- Seasonal Establishment
- Juke Box
- Disc Jockey
- Recorded Music
- Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

- Patron Dancing
- Employee Dancing
- Exotic Dancing
- Topless Entertainment

- Video/Arcade Games
- Third Party Promoters
- Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure Sidewalk Cafe Other (specify): _____

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND FLOOR AND BASEMENT**

17. List the room number(s) the establishment is located in within the building, if appropriate: _____

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: **JUDSONR REALTY LLC**

23. Building Owner's Street Address: **131 EAST 70TH STREET**

24. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10021**

25. Business Telephone Number of Building Owner: **212-974-1900**

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: **ROBERT N. SWETNICK, ESQ., DUNNINGTON BARTHOLOW & MILLER LLP**

27. Representative/Attorney's Street Address: **230 PARK AVENUE, 21ST FLOOR**

28. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10169**

29. Business Telephone Number of Representative/Attorney: **212-349-2800**

30. Business E-mail Address of Representative/Attorney: **RSWETNICK@DUNNINGTON.COM**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: **HAROLD MOORE** Title: **PRINCIPAL**

Principal Signature: 