



BOROUGH OF WEST CHESTER
PENNSYLVANIA

PUBLIC HEARING

**Request for Approval of An
Economic Development Restaurant Liquor License
For Use in the Borough of West Chester**

**For Property Located At: 9 North Church Street
West Chester, PA 19382**

**June 20, 2017: 6:00 PM
Borough Council Chambers, Municipal Building**

ATTACHMENT A

**APPLICATION LETTER:
ALFREDO AND
BARBARA
GIANNACCARI –**

**FOR: 9 NORTH CHURCH
STREET**

April 26, 2017

Michael A. Cotter, Manager
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

**Re: Alfredo Giannaccari and Barbara Giannaccari Application for Approval
of an Economic Development Liquor License (Restaurant Liquor)**

Dear Michael:

Enclosed please find the following submitted on behalf of Alfredo Giannaccari and Barbara Giannaccari:

- The Application fee of \$1,000.00;
- The Application for Approval of an Economic Development Liquor License; and
- List of names and address of all adjoining property owners and all property owners within 500 feet.

Please let me know if you require anything further to schedule a hearing on this matter. Kindly let me know the date of any meetings where the application will be reviewed or considered. Thank you for your consideration.

Very truly yours,



Brian L. Nagle

/cfg
Enclosures

Check #110648 rec'd 6/9/17.
\$1,000.00 Application Fee for EDL License

ATTACHMENT B

ECONOMIC DEVELOPMENT LIQUOR LICENSE APPLICATION

BEFORE WEST CHESTER BOROUGH COUNCIL

**APPLICATION FOR APPROVAL OF AN ECONOMIC DEVELOPMENT LIQUOR LICENSE
(RESTAURANT LIQUOR)**

APPLICANTS: ALFREDO GIANNACCARI AND BARBARA GIANNACCARI

A. *The applicants' full name, address, telephone number, facsimile number and e-mail address:* **Alfredo Giannaccari and Barbara Giannaccari, 33 West Market Street, West Chester, PA 19382; phone: 267-240-1592; email: agiannaccari@gmail.com**

B. *The name of the applicant's counsel and his or her address, telephone number, facsimile number and e-mail address:* **Brian L. Nagle, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381; phone: 610-436-0100; facsimile: 610-430-8245; email: bnagle@macelree.com**

C. *The business name and address of the establishment where the liquor license is proposed to be located within the Borough of West Chester;* **9 North Church Street, West Chester, PA 19382.**

D. *The type of operation proposed: a restaurant (R license);* **Applicant intends to file for an EDR License (Economic Development, Restaurant Liquor License)**

E. *The name and address of the transferor licensee;* **n/a**

F. *The license number and LID number of the license which is proposed to be transferred into the Borough;* **n/a**

G. *Information about the following operating details:*

- (1) *Amusement permit: Yes or no; if yes, type of entertainment.* **NO**
- (2) *Extended hours food permit: Yes or no.* **NO**
- (3) *Sunday sales permit: Yes or no.* **YES**
- (4) *Days of operation.* **Monday - Sunday**
- (5) *Hours of operation.* **Monday – Thursday: 11:00 AM to 10:30 PM
Friday – Sunday: 11:00 AM to 12 AM**
- (6) *Projected seating capacity:* **30-40**
 - (a) *At bar.* **8-10**
 - (b) *At tables/chairs.* **22-30**
- (7) *Characteristic of neighborhood (within 500 feet):*

(a) *Percent residential.* **Unknown***

(b) *Percent commercial.* **Unknown***

***The main use in the surrounding 500 feet is ground floor commercial, and 2nd and 3rd floor apartments located over commercial (including apartments over the subject property)**

(c) *Percent rural.* **0**

(8) *Restrictive institutions (within 200 feet):* **Yes or no. NO**

(9) *Other licenses (existing within 200 feet):* **Mercato Ristorante and Bar; Fifty One; New Haven Pizza**

(10) *Protesters:* **Yes or no. Unknown**

(11) *Supporters:* **Yes or no. YES**

(12) *Type of Menu:* **small plates; farm-to-table**

(a) *Breakfast, lunch and/or dinner.* **Lunch & Dinner**

(b) *Meal price range.* **\$20-25**

H. *The names, addresses and telephone numbers of all parties who have or propose to have a financial interest or ownership in the business where the proposed liquor license will be located;* **Alfredo Giannaccari and Barbara Giannaccari, 33 West Market Street, West Chester, PA 19382.**

I. *A detailed description of the proposed establishment where the liquor license will be used, including hours of operation and number of employees;*
The establishment will have a vintage theme and incorporate a farm-to-table concept, serving small plate orders that are prepared with local ingredients. The first floor and basement of the establishment are each approximately 1,000 square feet. The narrow width of the property makes it challenging to operate an alternative commercial use. The establishment will be open 11:00 AM to 10:30 PM Tuesday through Thursday and 11:00 AM to 12 AM Friday through Sunday.

J. *The owner of the property where the liquor license is proposed to be located;* **Alfredo Giannaccari and Barbara Giannaccari**

K. *The names, addresses and telephone numbers of all property owners within 500 feet of the proposed license location;* **See attached list.**

L. *The names, addresses and telephone numbers of all schools, churches and establishments that have a liquor license which are within 500 feet of the proposed license location;* **No Schools or Churches (to our knowledge)**

M. *A copy of the completed application submitted to the Pennsylvania Liquor Control Board for the transfer of a liquor license; and n/a (need Borough Approval before we can submit the LCB application.)*

N. *The names and location of other businesses with liquor licenses in which the applicant has an ownership interest. **33 W. Market Street, Inc., the principal of which is Alfredo Giannaccari, owns the "Mercato" Liquor License.***

Respectfully submitted,

MacELREE HARVEY, LTD.



Brian L. Nagle, Esquire
17 West Miner Street
P.O. Box 660
West Chester, PA 19381-0660
(610) 436-0100

Date: April 26, 2017

ATTACHMENT C

**PROPERTY OWNERS
NOTIFIED**

**Alfredo and Barbara Giannaccari
Liquor License Application
Property Owners within 500 feet**

11 North Church Street, LLC
521 Legion Drive
West Chester, PA 19380

15 North Church, LLC
P.O. Box 883
West Chester, PA 19381

First National Bank
of Chester County
c/o BB&T Property Tax Dept.
P.O. Box 167
Winston Salem, NC 21702

15-17 High Associates, LP
Attn: Eli Kahn
55 Country Club Drive, Suite 200
Downingtown, PA 19335

Joseph and Sandra Riper
23 North High Street
West Chester, PA 19380

Pulizzi Real Estate, LLC
c/o Giuseppe Anthony Pulizzi
4741 MacGregor Drive
Schwenksville, PA 19473

Eight East Gay Street, LLC
220 Price Street
West Chester, PA 1982

Side Bar & Restaurant, Inc.
10 East Gay Street
West Chester, PA 19380

John and Yvonne McFadden
940 West Strasburg Road
West Chester, PA 19382

High Street Ventures
27 South High Street
West Chester, PA 19382

Gina Promiscuo
Robert James King, Jr., et al.
322 Huntington Court
West Chester, PA 19380

KOV Partnership T/A
Ernest H. Krombolz, Jr., et al.
c/o E. Krombolz
1660 Fox Crossing
West Chester, PA 19380

Joseph F. Wusinich, III
185 Hadfield Road
Downingtown, PA 19335

Barnaby's High Street, Inc.
15 South High Street
West Chester, PA 19382

Number One, LP
29 South Walnut Street
West Chester, PA 19382

Nicholae Tupan
Vasilica Tupan
12 & 14 East Market Street
West Chester, PA 19382

Brooks West Chester Real Estate
16 East Market Street
West Chester, PA 19382

Smart Realty, LLC
401 Chrislena Lane
West Chester, PA 19380

Gay Street Development Co.
121 East Gay Street
West Chester, PA 19380

Gay Street Development Co.
P.O. Box 883
West Chester, PA 19381

Georgia George
145 West Gay Street, Rear
House
West Chester, PA 19380

Joseph D'Ambro
c/o Family Values Realty, Inc.
17 Winding Way
Malvern, PA 19355

Zukin Stanford & Elsa Properties
P.O. Box 883
West Chester, PA 19381

Michael and Marina Cugino
302 North Church Street
West Chester, PA 19380

Shim Je Chun and
Nancy Kyung Sun
502 Eagle Road
Wayne, PA 19087

John and Wendy Laurento
1228 Kay Circle
West Chester, PA 19382

Fetrik Associates, Inc.
P.O. Box 608
Paoli, PA 19301

George W. Reinas, Sr.
Donna L. Reinas
1098 Oak Creek Drive
West Chester, PA 19380

Jay and Sylvia Shur
105 West Gay Street
West Chester, PA 19380

Singer Michael
2005 GST Exempt
Trust for Singer Jacob, et al.
1117 Spruce Street
Philadelphia, PA 19107

West Chester Executive Offices
c/o Geis Realty
996 Old Eagle School Rd., St. 117
Wayne, PA 19087

WC Market Street Dev. Co.
P.O. Box 883
West Chester, PA 19381

Thomas J. Comitta, Jr.
Carolyn T. Comitta
115 S. Brandywine Street
West Chester, PA 19382

Randell Spackman
1256 Thornbury Road
West Chester, PA 19382

High Street CCLP
115 West Miner Street
West Chester, PA 19382

1 West Gay Partners, LP
c/o Pearl Properties
110 S. 19th St., Suite 300
Philadelphia, PA 19103

Boodan Holdings, LLC
11 West Gay Street
West Chester, PA 19380

Chester County Bar Assoc.
15 West Gay Street, 2nd FL
West Chester, PA 19380

Atrium Partners, LP
c/o J. Loew Prop. Mgmt., Inc.
Downingtown, PA 19335

Salvatore Inzone, Sr.
Anna Maria Inzone
3285 Water Street Road
Collegeville, PA 19426

William G. Flood
Ashley Dafermo-Flood
131 Price Street
West Chester, PA 19382

Casmos Liquor, LLC
102 Rector Street
P.O. Box 55440
Philadelphia, PA 19127

Holly Brown
122 East Biddle Street
West Chester, PA 19380

Tondee Associates, LLP
503 Heather Road
Exton, PA 19341

Sara Blevins
226 Long Lane
West Chester, PA 19380

CFAA-WC, LLC
2798 Brinton Bridge Road
West Chester, PA 19382

GOT Investments, LLC
220 Price Street
West Chester, PA 19382

William L. Underwood, II
Patricia Ann Underwood
1310 Sonnet Lane
West Chester, PA 19382

111 North High Associates, LP
771 E. Lancaster Ave., Ste. 203
Villanova, PA 19085

Acts Non Verba, LLC
119 North High Street
West Chester, PA 19380

Darlington Commons, LP
115 West Miner Street
West Chester, PA 19382

Andraos Youssef S.
Andraos George, et al.
150 West Gay Street
West Chester, PA 19380

Andraos George S. & Wendy
Andraos, Georges a/k/a
25 Brookmont Drive
Malvern, PA 19355

Lee Forgang
146 West Gay Street
West Chester, PA 19380

Harold Moyers
570 Cann Road
West Chester, PA 19382

I&B Properties, LLC
202 Harbour Ridge Land
Downingtown, PA 19335

David and Kelly Faggioli
1255 Lisle Lane
Chester Springs, PA 19425

Longport Properties, Inc.
124 West Gay Street
West Chester, PA 19380

NCA Investments, LLC
103 Wooded Acres Lane
Downingtown, PA 19335

Leonard C. Giunta
797 E. Lancaster Ave., Ste. 17
Downingtown, PA 19335

Vivian Lasko
101 Clark Street
West Chester, PA 19380

Equity Trust Co.
Brian McFadden
115 West Miner Street
West Chester, PA 19382

Synchony Alliance, LLC
2 W. Market St. 6th FL
West Chester, PA 19382

Fatiri Enterprises, LLC
5 Paxon Circle
Broomall, PA 19008

Michael Rody
19 South High Street
West Chester, PA 19382

Headwaters Associates
c/o Bliss & Co., Ltd.
810 Downingtown Pike
West Chester, PA 19380

Ivan and Lisa Kaplan
111 West Market Street
West Chester, PA 19382

Patricia and Mark Brozyno
105 Lakewood Drive
Coatesville, PA 19320

Society Hill Clubs, LLC
Society Hill Club Mgmt., LLC
P.O. Box 883
West Chester, PA 19381

Lawrence and Darcie Goldberg
213 West Miner Street
West Chester, PA 19382

Wood Williams S. II
Young John C., et al.
120 West Market Street
West Chester, PA 19382

Franco and Theresa Alvisi
2350 Miller Avenue
Coatesville, PA 19320

Bottos Eleftherios and Vasiliki
5 Paxon Circle
Broomall, PA 19008

136 W. Market Ntontos, LC
4 Paxon Circle
Broomall, PA 19008

Deborah and Timothy Rodgers
222 Caswallen Drive
West Chester, PA 19382

LAPA 2, LP
608 Coopertown Road
Haverford, PA 19041

David Kahn
23 Mystic Lane
Fraser, PA 19335

William S. Wood, II
120 West Market Street
West Chester, PA 19382

Mercner Richard G. and
Wood William S 2nd
120 West Market Street
West Chester, PA 19382

Knights of Columbus
110 West Market Street
West Chester, PA 19382

Manito Abstract Co., Inc.
100 West Market Street
West Chester, PA 19382

Masonic Assoc. of West Chester
10 South Church Street
West Chester, PA 19382

Robert Blasiotti
882 S. Matlack St., Ste. 108
West Chester, PA 19382

Cathedral Investments, LLC
227 South High Street
West Chester, PA 19380

Rosalyn and Neil Abrahams
702 Lenape Road
West Chester, PA 19382

Harold H. Wingerd, Jr.
Carol F. Wingerd
1178 Princeton Lane
West Chester, PA 19380

Church Street Partners
32 South Church Street
West Chester, PA 19380

Nicholas and Nancy Halladay
118 Windridge Drive
West Chester, PA 19380

Chester County Women's Services
P.O. Box 1224
Coatesville, PA 19320

Michael and Wendy Lehman
1189 Hamshire Place
West Chester, PA 19380

Manuel A. Velez
Ubel G. Velez
P.O. Box 3287
West Chester, PA 19381

Church Street Partners
31 South Church Street
West Chester, PA 19380

Alethia Charis Properties, LLC
1497 Washington Lane
West Chester, PA 19382

Charles C. Piola, Jr.
June W. Piola
1511 Unionville-Wawaset Road
West Chester, PA 19382

Republican Committee
of Chester County
15 South Church Street
West Chester, PA 19382

Matthew and Laurene Grabil
303 West Marshall Street
West Chester, PA 19382

Historic West Chester
Development Co.
P.O. Box 883
West Chester, PA 19381

James and Yona Pellini
11 south Church Street
West Chester, PA 19382

50 West Market Associates, LI
55 Country Club Drive, St. 20C
West Chester, PA 19335

Chester County
Community Foundation
28 West Market Street
West Chester, PA 19382

Jefferis Charles R. Living Trust
Jefferis Patricia S. Living Trust
P.O. Box 563
West Chester, PA 19381

Mary Wade Myers
William D. Myers
18 West Market Street
West Chester, PA 19382

KRUS LL, LLC
231 Twinings Way
Wayne, PA 19087

Guadagnini, LP
200 West Gay Street
West Chester, PA 19380

Joseph A. Carlini, Jr.
Lisa Carlini
910 Collins Drive
West Chester, PA 19380

Myles Land & Improvement Co.
P.O. Box 8051
West Grove, PA 19390

West Chester Borough
401 East Gay Street
West Chester, PA 19380

Spring Realty, LLC
P.O. Box 81
Mendenhall, PA 19357

Bruce C. Atkins, Jr.
Virginia Pinzon
201 West Barnard Street
West Chester, PA 19382

Jodibug, LLC
11263 Verona Gardens Road
Las Vegas, NJ 89141

33-35-37-39 W. Market St., LL
P.O. Box 883
West Chester, PA 19381

County of Chester
313 W. Market St., Ste. 4202
P.O. Box 2748
West Chester, PA 19380

LORFAM Assoc.
c/o Gary Lorgus
500 West Union Street
West Chester, PA 19382

Mayfield Investments, LLC
1107 Paper Mill Road
Erdenheim, PA 19038

Michael Rody
19 South High Street
West Chester, PA 19382

Gustavo and Rosemary Correa
135 West Union Street
West Chester, PA 19382

TJF Properties, LLC
18 West Gay Street
West Chester, PA 19380

D-Town Associates
55 Country Club Dr., Ste. 200
Downingtown, PA 19335