Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT	DOING BUSINESS AS (DBA)
Ushiwakamaru Corp.	None
STREET ADDRESS	**CROSS STREETS**
362 West 23rd Street, New York, NY 10011	9th Avenue and 23rd Street

OWNER	NAME:	Hideo Kuribara	ATTORNEY	NAME:	Gen Harris from Rezzonator Services (Representative)
	PHONE:	Pending. Number Change Alt. 917.721.5138 Victor Nezu ESQ		PHONE:	212.340.8006 or 347.642.5077
	FAX:	888.502.5620		FAX:	888.502.5620 email info@rezzonatorservices.com
MANAGER	NAME:	Management by Owner	LANDLORD	NAME:	Elaine Gorlechen
	PHONE:			PHONE:	(212) 243-2370
	FAX:			FAX:	None

DESCRIPTION OF BUSINESS

Establishment Type:	○ Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ⊗ Restaurant ⊗ Catering Establishment ○ Club (Fraternal Organization – Members Only) Will offer catering service; but will not operate specifically as a catering facility. ○ Other (Explain):Bar/Arcade
Method of Operation:	⊗ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ○ Other (Explain):Bar/Arcade
License Type:	○ On-Premise ○ Wine ○ Beer ⊗ Wine & Beer

APPLICATION TYPE
(check one)

○ New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name of establishment?		
	What is/was the address of the establishment?		
	What were the dates the applicant was involved with this former premise?		
○ Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
⊗ Alteration	What is the current license #?	1140903	
	What is the expiration date on the current license?	06/30/2015	
	Please describe the nature of the alterations and attach the plans		

Removal Application to be filed with SLA

We are currently located at 136 W Houston St, New York, NY 10012, we are moving to 362 W 23rd St, New York, NY 10011

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM
	Music	None	None	None	None	None	None	None
	Kitchen	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM	12PM-2AM

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
	100	50	10	45	1	1	6	0	0

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	3-4	5+	4 floors total- 1st-100, 2nd-60, 3rd-40, 4th-40
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	NO	N/A	N/A-Not Applicable
Will applicant have bottle service?	YES	NO	N/A	No
Will you be hosting private parties and promotional events?	YES	NO	N/A	Private Parties occasionally. Not part of main operation
Will outside promoters be used?	YES	NO	N/A	No
Will the security plan submitted be implemented?	YES	NO	N/A	Yes. Security Cameras in place supervision by owner and employees
Will State certified security personnel be used?	YES	NO	N/A	No
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	N/A	Yes
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	NO	N/A	Possibly. Not yet decided. If yes, all permits will be obtained in compliance with DCA & DOT
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	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	N/A	N/A-Not Applicable
Will applicant provide contact information to neighbors and respond to complaints that arise?	YES	NO	N/A	Yes
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	YES	NO	N/A	Yes. If available
If you plan to have music, what type(s)?	BACKGROUND	LIVE MUSIC	DJ	None

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	NO	N/A	No amplified music to be played. Doors and windows can be closed. Restaurant plans to operate until 2am if permitted
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?	YES	NO	N/A	Applicant will not have music
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	NO	N/A	Applicant will not use a storm enclosure

OUTDOOR ITEMS This Applicant will NOT license any outdoor area				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	N/A-Not Applicable
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	N/A	N/A-Not Applicable
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	N/A	N/A-Not Applicable
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	N/A-Not Applicable
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	N/A	N/A-Not Applicable
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	N/A	N/A-Not Applicable
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	N/A-Not Applicable

LOCATION & ZONING					
Primary Zoning District:	C1-6A	Overlay (If Applicable):			None
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?		YES	NO	N/A	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?		YES	NO	N/A	Yes-Certificate of Occupancy
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.		YES	NO	N/A	Yes-500 Foot Rule ONLY
Is a Public Assembly permit required?		YES	NO	N/A	N/A Seating for 50 persons only
Are your plans filed with DOB?		YES	NO	N/A	In Process.
Building Type	○ Residential ○ Commercial ⊗ Mixed Use ○ Other, describe:				
Adjacent Buildings	○ Residential ○ Commercial ⊗ Mixed Use ○ Other, describe: _____				

NOTIFICATION: What organizations / community groups have you notified regarding your application?		
	# 1	300 West 21/22/23 Streets Block Association,
	# 2	Residences in the area notified via posting in streets and in surrounding areas
	# 3	

et New York, NY 10011

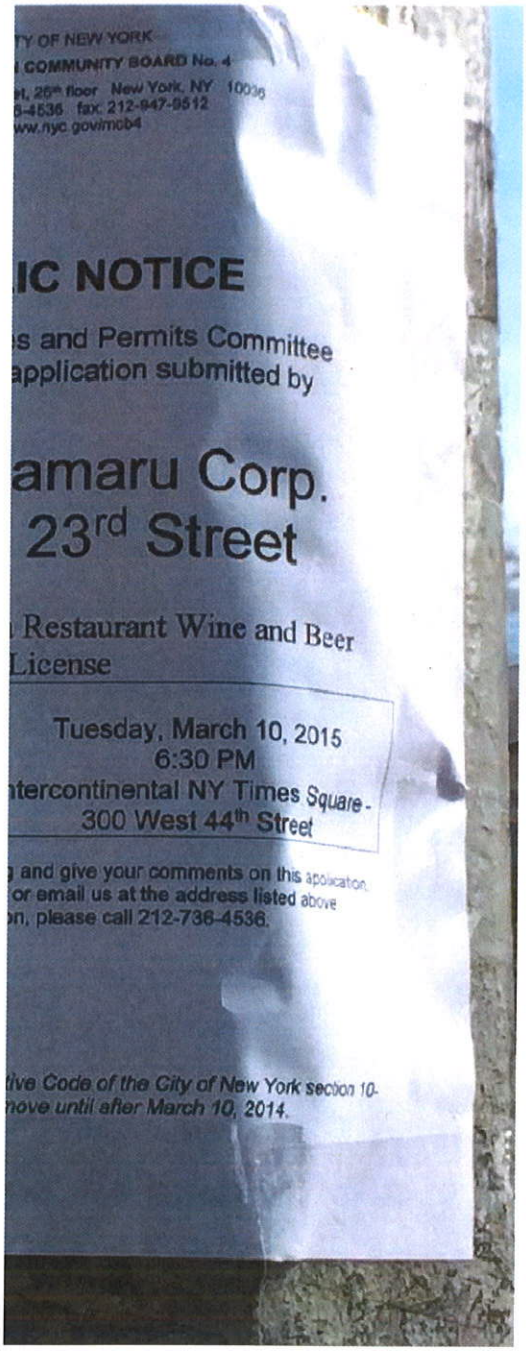
Proof of Notice Posted
At Premises & Surrounding Areas

et New York, NY 10011

Proof of Notice Posted
At Premises & Surrounding Areas

et New York, NY 10011

Proof of Notice Posted
At Premises & Surrounding Areas



The exterior currently shows the previous owners sign. This will be changed upon SLA transfer approval

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011

Menu

Appetizers

茶豆	Boiled Edamame Soybeans	5
酢の物	White Fish and Shell Fish w/ Vinegar Sauce	12
鮃薄造り	Thin Sliced Fluke Sashimi w/Ponzu Sauce	15
茄子鴨炊き	Egg Plant in Dashi Brouth w/ Bonito Flakes	8
天ぷら	Deep Fried Shrimp and Vegetables Tempura	15
銀鱈西京焼き	Broiled Black Cod Marinated in Miso Paste	12
野菜炊き合わせ	Simmered Vegetables in Bonito Broth	10
さざえ壺焼き	Cooked Turban Shell Clam in Dashi-Broth	15
焼き帆立	Cooked Scallop in Dashi-Broth	12
かぶと煮	Simmered Fish Head	15

Soup & SALAD

お味噌汁	White Miso w/ Shrimp Broth	3.5
赤出し	Red Miso Soup	4.5
蛤お吸い物	Top Neck Clam Clear Soup	4.5
グリーンサラダ	Green Salad w/ Homemade Dressing	6
海藻サラダ	4 Kinds of Seaweed Salad w/ Homemade Dressing	7

Rolls

かんぴょう	Kanpyo - Dried Gourd Shavings	5
納豆	Natto – Fermented Soybeans	5
うなぎ	Eel	7
カリフォルニア	California Roll	6
サーモン	Salmon	6
ねぎはまち	Yellowtail w/ Scallion	9
スパイシー帆立	Spicy Scallop	10
スパイシーツナ*	Spicy Tuna	10
天ぷら*	Shrimp Tempura	12
スパイダー*	Soft Shell Crab	16
スパイシーサーモン*	Spicy Salmon	9
スパイシーはまち*	Spicy Yellowtail	10
スパイシー間八*	Spicy Amber Jack	10
ねぎとろ	Fatty Tuna w/ Scallion	15

*Inside out rolls

Sushi or Sashimi

4

鮭	Salmon
玉子	Egg Omlette
小柱	Orange Clam Scallop
青柳	Orange Clam
はまぐり	Top Neck Clam
鰻	Fresh Water Eel
鮃	Fluke
帆立	Scallop
やりいか	Spear Squid

5

牡丹海老	Spot Shrimp
小肌	Gizzard Shad
鮪	Tuna
鯖	Mackerel From Japan
間八	Amber Jack
鮃　昆布〆	Kelp Cured Fluke
鰯	Sardine
サッカイサーモン	Wild Sockeye Salmon

6

鯵	Horse Mackerel
いくら	Salmon Roe
真鯛	Red Snapper
漬けまぐろ	Soy Cured Tuna
縞鯵	Striped Jack
穴子	Sea Eel

7

雲丹(カリフォルニア産)	Sea Urchin From CA
子持昆布	Herring Roe w/ Seaweed
水蛸	Fresh Water Octopus
白海老	White Shrimp

10

アカムツ	Rosy Seabass
金目鯛	Big Eye Red Snapper
雲丹(日本産)	Sea Urchin From Japan

12

中トロ	Medium Fatty Tuna
大トロ	Fatty Tuna
キャビア	Caviar

15

和牛	Wagyu Beef
炙りトロ	Seared Fatty Tuna

ENTRÉE

Omakase

Daily Chef's Choice

M/P

*Includes Daily Special that consists of fresh fish and seasonal fish.

You are welcome to make any requests.

Nigiri

40

(Served w/ Miso Soup or Small Salad)

Sushi – Fatty Tuna, Salmon, Spot Shrimp, White Fish, Tuna, Sea Urchin, Salmon Roe, Eel, Egg Custard, and Half Roll

Otsukuri

42

(Served w/ Miso Soup or Small Salad)

Sashimi – Fatty Tuna, White Fish, Shiny Fish, and Shell Fish

Sushi and Sashimi Combination

58

(Served w/ Miso Soup or Small Salad)

Sashimi – Tuna, White Fish, Shiny Fish, and Shell Fish

Sushi – Fatty Tuna, Spot Shrimp, White Fish, Salmon, Sea Urchin, Salmon Roe, Eel, and Egg Custard

*WE will NOT accept substitution request to the above Nigiri, Otsukuri, and Sushi and Sashimi Combination.

We appreciate your understanding.

All menu items are subject to change without notice.

Dessert

アイスクリーム Ice Cream

バニラ	Vanilla	6
抹茶	Green Tea Maccha	6
黒胡麻	Black Sesame	6

グレープフルーツゼリー	Grapefruits Jelly	6
ぜんざい	Azuki Red Beans	6
自家製あんみつ	Homemade Anmitsu	8
あんみつアイス	Anmitsu w/ Ice Cream	9

"Lady M"ミルククレープ(抹茶 or イチゴ)

Milk Crape from "Lady M" (Green Tea or Strawberry) 10

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011
200' and 500' Data

Dear Community Board Members,

Please note that the applicant premises is a Beer & Wine Applicant only so they ***do not*** trigger the 200 and 500 foot rules at this time, but we have submitted the maps for your reference.

Nearby Churches & Schools

No churches or schools found within 200ft of 362 West 23rd Street, New York, NY 10011

On Premises Liquor Licenses within 500'

1. Name: Lilly Coogans Inc **(On-Premises)**
   DBA: Westside Tavern
   Serial #: 1024917
   Address: 360 West 23rd Street, New York, NY 10011
   Distance: 33.124 Feet

2. Name: Tequila Chito's Mexican Grill Inc **(On-Premises)**
   DBA: Tequila Chito's Mexican Grill
   Serial #: 1195124
   Address: 358 West 23rd Street, B/N 8th & 9th Avenues, New York, NY 10011
   Distance: 53.957 Feet

3. Name: 23rd & 9th Restaurant Corp **(On-Premises)** DBA: Chelsea Square Restaurant
   Serial #: 1125334
   Address: 368 West 23rd Street, New York, NY 10011 **(Zip code is wrong on Lamp system)**
   Distance: 69.938 Feet

4. Name: 23rd & 8th LLC **(On-Premises)** DBA: Dallas BBQ
   Serial #: 1117135
   Address: 261 8th Avenue, 23rd & 24th, New York, NY 10011
   Distance: 445.194 Feet

5. Name: Golden Beach Inc **(On-Premises)** DBA: 1 Asuka Sushi
   Serial #: 1255021
   Address: 300 W 23rd Street, New York, NY 10011
   Distance: 449.679 Feet

This document was prepared by Rezzonator Services.
Please contact Gen Harris at info@rezzonatorservices with any questions or concerns

On Premises Liquor Licenses within 500' Continued

6. Name: Tuam New York Inc **(On-Premises)**
   DBA: Jake's Saloon
   Serial #: 1205700
   Address: 202 9th Avenue, West 22nd & W 23rd Streets, New York, NY 10011
   Distance: 450.793 Feet

7. Name: 400 West 23rd Street Rest Corp **(On-Premises)**
   DBA: Moonstruck Diner
   Serial #: 1024098
   Address: 400 West 23rd Street, New York, NY 10011
   Distance: 469.798 Feet

8. Name: 200 Ninth Restaurant LLC **(On-Premises)**
   DBA: The Meatball Shop
   Serial #: 1265101
   Address: 200 9th Avenue, New York, NY 10011
   Distance: 487.771 Feet

9. Name: Chelsea Rest Inc **(On-Premises)**
   DBA: New Venus Restaurant
   Serial #: 1149014
   Address: 250 252 8th Avenue, New York, NY 10011
   Distance: 487.366 Feet

10. Name: The Fifth Pine Inc **(On-Premises)**
    DBA: El Quinto Pino
    Serial #: 1189579
    Address: 401 W 24th Street, Corner of 9th Ave, New York, NY 10011
    Distance: 552.067 Feet

11. Name: Spice Corner 236 Inc **(On-Premises)**
    DBA: Spice
    Serial #: 1227055
    Address: 263 8th Ave, W 22nd & 23rd Streets, New York, NY 10011
    Distance: 554.981 Feet

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011
200' and 500' Data

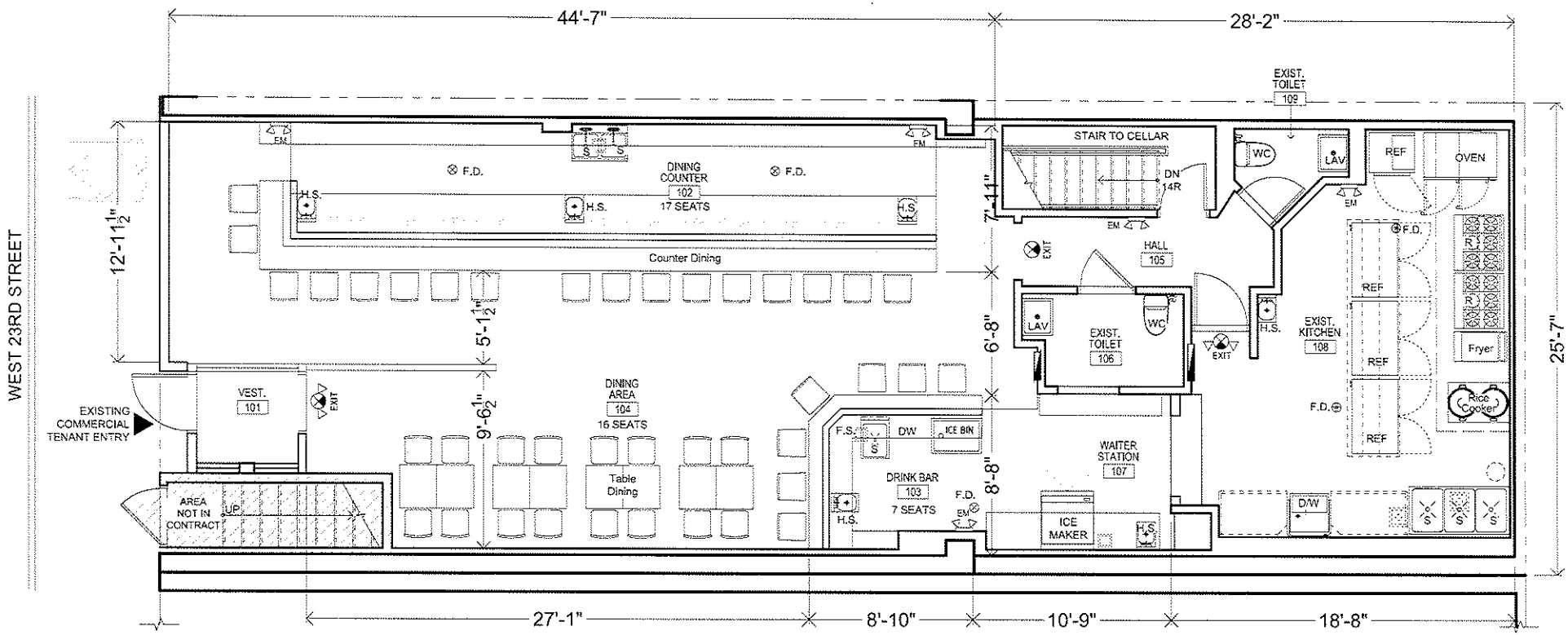
500 Foot Map Red Circles Represent On Premises Licenses

NYS LAMP System

This document was prepared by Rezzonator Services.
Please contact Gen Harris at info@rezzonatorservices with any questions or concerns

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011

Interior Diagram (First Floor)

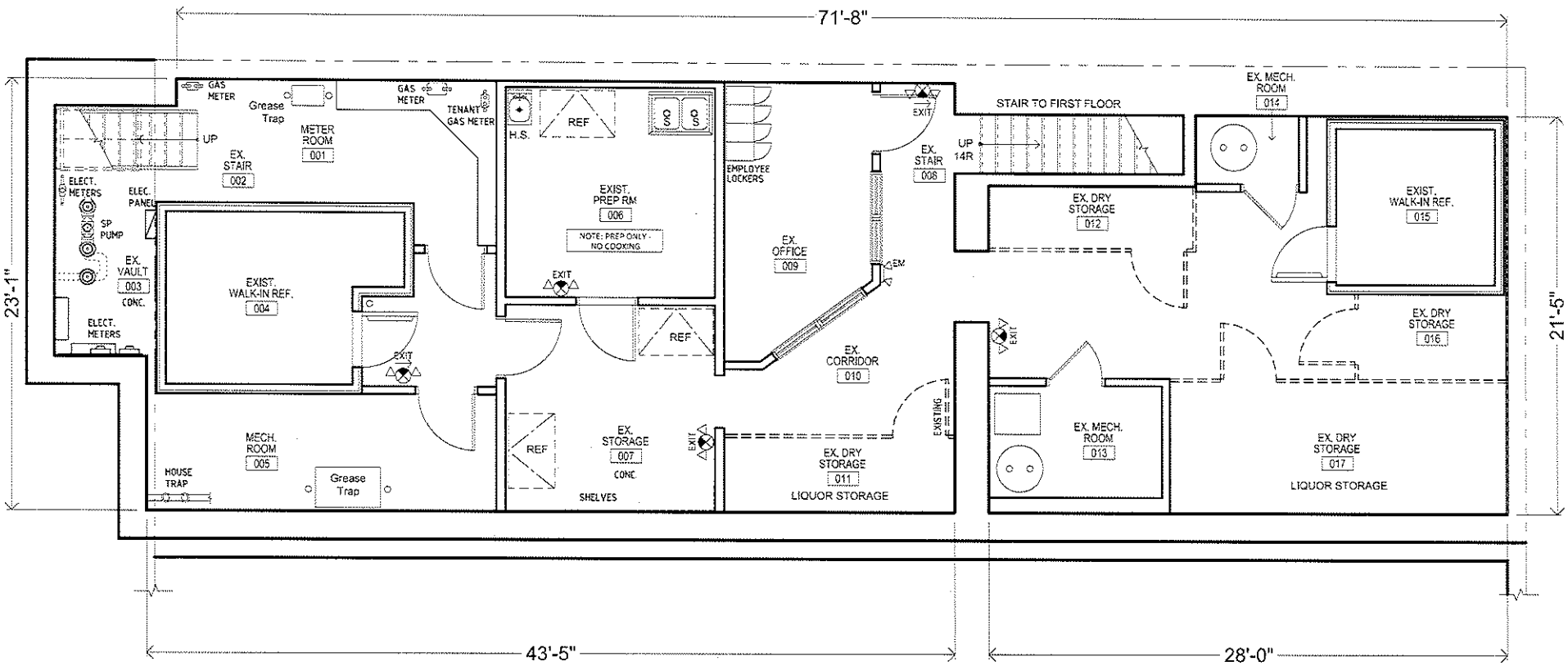


2. FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011

Basement Diagram



1. CELLAR FLOOR PLAN

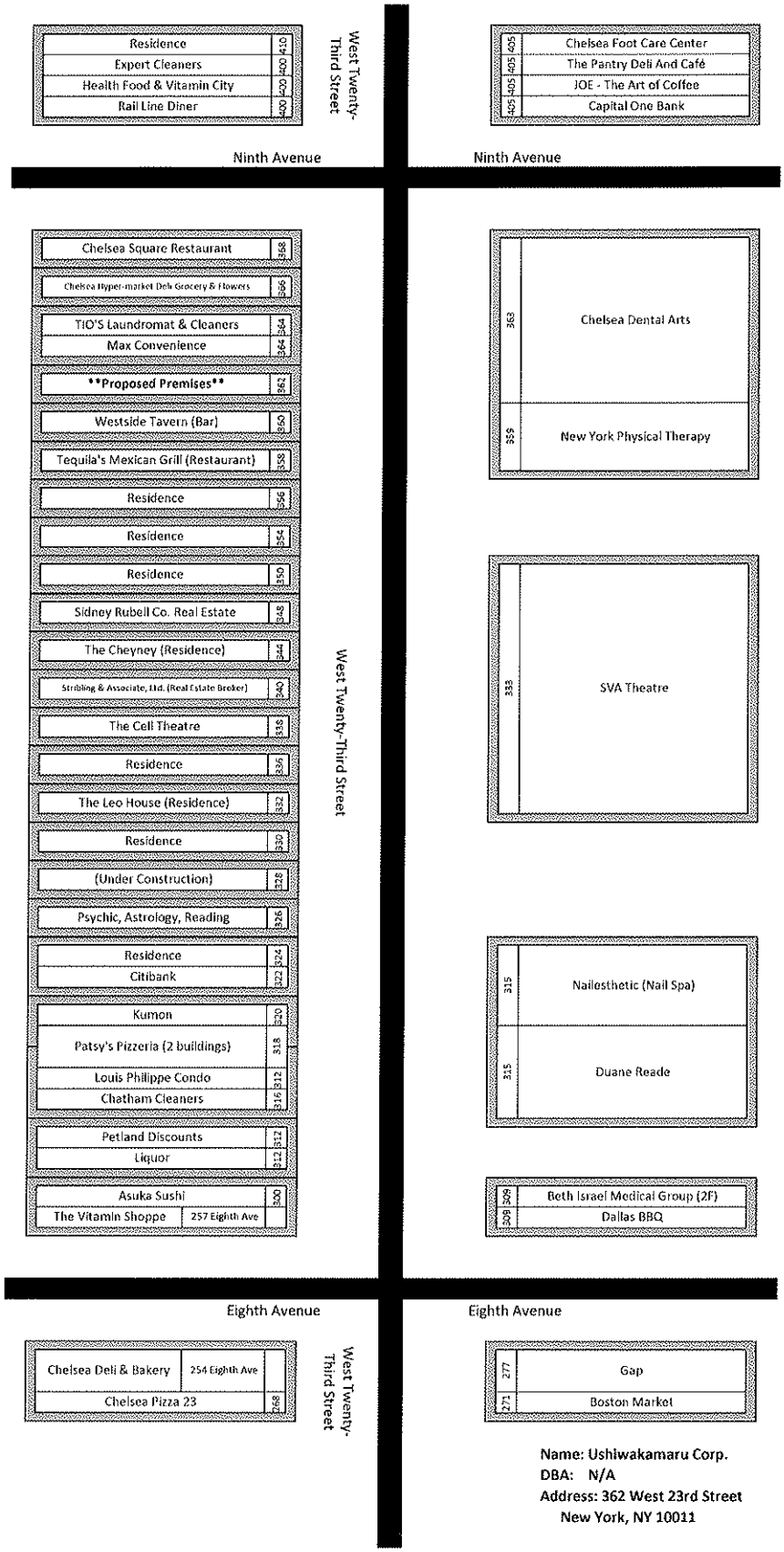
SCALE : 1/8" = 1'-0"

Ushiwakamaru Corp.
362 West 23rd Street, New York, NY 10011

Area Diagram

OFFICE USE ONLY
○ Original ○ Amended Date _____

BLOCK PLOT DIAGRAM - ACTUAL STORE NAMES
(New York/Chelsea)



Name: Ushiwakamaru Corp.
DBA: N/A
Address: 362 West 23rd Street
New York, NY 10011

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
BB 57 LLC	BAREBURGER
STREET ADDRESS	**CROSS STREETS**
313 W 57TH ST	8TH AVE

OWNER	NAME:	NIKOLAOS MAROLACHAKIS	ATTORNEY	NAME:	MATTHEW KOUSKALIS
	PHONE:	516-578-4258		PHONE:	631-944-1220
	FAX:			FAX:	
MANAGER	NAME:	NIKOLAOS GALANIS	LANDLORD	NAME:	313 WEST 57TH STREET LLC C/O AJ CLARKE REAL ESTATE
	PHONE:	516 445-6515		PHONE:	1881 BROADWAY NY NY.
	FAX:			FAX:	

DESCRIPTION OF BUSINESS

Establishment Type:	○ Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ☒ Restaurant ○ Catering Establishment ○ Club (Fraternal Organization – Members Only) ○ Other (Explain): Bar/Arcade
Method of Operation:	☒ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ○ Other (Explain): Bar/Arcade
License Type:	☒ On-Premise ○ Wine ○ Beer ○ Wine & Beer

APPLICATION TYPE *(check one)*

◉ New	Has applicant owned or managed a similar business?	YES (circled)	NO
	What is/was the name of establishment?	BAREBURGER	
	What is/was the address of the establishment?	366 W 46TH ST	
	What were the dates the applicant was involved with this former premise?	1 YEAR AND A HALF	
○ Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
○ 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-1AM	11AM-11PM	11AM-1AM	11AM 11PM	11AM-MIDNIGHT	11AM-MID.	11AM 1AM
Music							
Kitchen	11AM 11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-MIDNIGHT	11AM MID.	11AM-11PM

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
	120	80	20	70	1	1	10		

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	3-4	5+	1st 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	(NO)	N/A	NO
Will applicant have bottle service?	YES	NO	N/A	NO
Will you be hosting private parties and promotional events?	YES	NO	N/A	NO
Will outside promoters be used?	YES	NO	N/A	NO
Will the security plan submitted be implemented?	YES	NO	N/A	NO
Will State certified security personnel be used?	YES	NO	N/A	NO
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	N/A	NO
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	NO	N/A	NO
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	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	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	YES	NO	N/A	YES
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	YES	NO	N/A	YES

If you plan to have music, what type(s)?	BACKGROUND	LIVE MUSIC	DJ

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	NO	N/A	YES
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?	YES	NO	N/A	NO
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	NO	N/A	YES

OUTDOOR ITEMS

Will applicant use the rooftop, rear yard or any outdoor space?	YES	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	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	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	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	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	N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	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?	YES	NO	N/A	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	
Is a Public Assembly permit required?	YES	NO	N/A	YES
Are your plans filed with DOB?	YES	NO	N/A	YES

Building Type	○ Residential ○ Commercial ☒ Mixed Use ○ Other, describe:
Adjacent Buildings	○ Residential ○ Commercial ☒ Mixed Use ○ Other, describe:

NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	NONE
	# 2	
	# 3	

B FORM 54 (Rev. 11/79) 20M-828004-16(82) 346

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN DATE MAY 2 1983 NO. 83627

ZONING DISTRICT C 6-4

This certificate supersedes C.O. No. 40951

THIS CERTIFIES that the new—altered—existing—building—premises located at Block 1048 Lot 25

313 West 57th Street

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	LIVE 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	O.G.	-	-	-	-	-	Boiler room and storage
1st	120	120	-	-	6	Comm.	Restaurant, Use Group #6
2nd	60	-	2	5	2	Res.	Two (2) Class "A" apartments
3rd	40	-	4	5	2	Res.	Four (4) Class "A" apartments
4th	40	-	4	5	2	Res.	Four (4) Class "A" apartments
5th	40	-	4	5	2	Res.	Four (4) Class "A" apartments
6th	40	-	3	5	2	Res.	Three (3) Class "A" apartments

TOTAL: Class "A" Multiple Dwelling and Restaurant

Old-Code

Note: Fuel Oil Installation approved by Fire Department April 7, 1952.

Sprinkler System approved by Fire Department March 18, 1953.

OPEN SPACE USES _____ (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY—DEPARTMENT OF BUILDINGS ☐ COPY

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

BEGINNING at a point on the North side of West 57th Street feet from the corner formed by the intersection of 175' 8th Avenue and West 57th Street

running thence west 25' feet; thence north 100.5' feet;

then east 25' feet; thence south 100.5' feet;

then ..... feet; thence ..... feet;

thence ..... feet; thence ..... feet;

to the point or place of beginning.

NEW or ALT. No. 360/81 DATE OF COMPLETION 2/4/83 CONSTRUCTION CLASSIFICATION Brick Class 3

BUILDING OCCUPANCY GROUP CLASSIFICATION Class "A" Multiple Dwelling and Restaurant HEIGHT 6 STORIES, 55' 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	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
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. —

OTHERS:

Circle West
Diner & Café
313
212.397.313

EST. 2009

GREENS

QUAPO CHOP ☞
little gems romaine, queso fresco, pickled jalapeños, pickled red onions, spicy pico de gallo, guacamole, tortilla chips, avocado basil dressing 470-790 11.95 | 15.95

THE HUDSON ☞
baby spinach, amish blue, duck bacon, sunny side egg, hass avocado, grape tomatoes, red onions, buttermilk ranch 520-850 12.75 | 16.75

CALI FRESH v ☞
baby kale, cauliflower hummus, red quinoa, grape tomatoes, watermelon radish, red onions, alfalfa, lemon tahini dressing 500-650 12.40 | 16.40

BERRY BLUE v ☞
baby spinach, amish blue, dried blueberries, toasted almonds, apple cider vinaigrette 700-1400 10.85 | 14.85

ROMAN HEARTS
little gems romaine, manchego, watermelon radish, croutons, caesar dressing 950-970 9.35 | 13.35

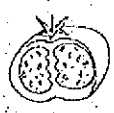
"say no to pesticides, herbicides + ammonia"

SWEET GRAZIN' v ☞
baby kale & spinach, candied pecans, apples, watermelon radish, lemon poppy seed dressing 500-520 11.75 | 15.75

salad protein 170-350

beef +3.65	grilled lemon chicken +3.65
turkey +3.65	panko chicken +3.65
elk +4.75	buttermilk fried chicken +3.65
wild boar +4.75	black bean v +3.65
duck +4.75	farmers quinoa v +3.65
bison +5.80	sweet potato & wild rice v ☞ +3.65

"this menu is recycled + recyclable"



WICHES

BUTTERMILK BUFFALO
9.90
buffalo fried chicken, amish blue, buttermilk ranch, green leaf, brioche bun 670

HOT HONEY CHICKEN
9.90
buttermilk fried chicken, wasabi carrot slaw, pineapple relish, crispy lotus root, hot honey, sprout bun 570

PICKLE FRIED CHICKEN
9.90
buttermilk fried chicken, sweet pickles, green leaf, horseradish remoulade, brioche bun 700

BACKYARD BRISKET
11.15
brisket, pepper jack, pickled green tomatoes, creamy slaw, brioche bun 710

"the early bird gets the worm and we don't interfere, a hen with a natural diet lays more delicious, nutrient-rich eggs"

DUCK DUCK GOUDA
8.80
duck bacon, gouda, fried egg, tomato fig jam, brioche bun 490

BARE SHARES

french fries v ☞
special sauce, curry ginger ketchup 1300-1500 5.85

sweet fries v ☞
special sauce, buttermilk ranch 1150-1320 7.85

onion rings
paprika mayo, smoke sauce 1000-1210 8.95

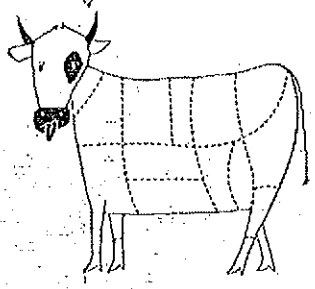
rings & fries
smoke sauce, special sauce, habanero mayo, curry ginger ketchup 1610-1810 8.95

rings & sweet fries
smoke sauce, special sauce, habanero mayo, curry ginger ketchup 1140-1420 9.95

pickles & slaws v ☞
dill pickles, spicy pickles, sweet pickles, creamy slaw, wasabi carrot slaw 15-370 11.85

chicken tenders
buttermilk ranch, smoke sauce, horseradish remoulade 1160-1420 9.85

I ♥ GRASS



CUBBY FARE

served with apples

1- Choose Your Meal

GRIZZLY
kids cheeseburger (beef, turkey, sweet potato & wild rice v ☞), colby, brioche bun 700-1000
7.95

PANDA
chicken tenders (3), buttermilk ranch 850-1170
7.95

POLAR
colby cheese sandwich, brioche bun 650-1000
7.95

KOALA
uncured beef hot dog 600-1010
7.95

2- choose your munchies w/ salad, french fries, sweet fries +1.00
3- choose your sippies apple juice, fruit punch, milk, chocolate milk

BE MY BURGER

BARE BURGER

all red meats are cooked medium, unless specified

CHOOSE YOUR PATTY

"We have tried over 30 different beef blends + grinds before we decided to go with this one."

8.90 170-590
beef
bison +2.15
elk +1.10
wild boar +1.10
duck +1.10
turkey
grilled lemon chicken
sweet potato & wild rice
black bean v
farmers quinoa v

CHOOSE YOUR BUN

110-310
brioche bun
sprout bun v
hemp milk bun +1.65
wrapped in collard green v

CHOOSE YOUR CHEESE

+1.40
colby
aged cheddar
pepper jack
manchego
queso fresco
gouda
pimento
amish blue
vegan cheddar +2.20

CHOOSE YOUR BACON

country bacon +1.65
duck bacon +3.15
brisket +3.85

CHOOSE YOUR VEGGIES

+0.75
alfalfa
green leaf
spinach
red onions
tomatoes
dill pickles
spicy pickles
pickled jalapeños
chickpea onions
stout onions
pickled red onions
sweet pickles
pickled green tomatoes
wild mushrooms

CHOOSE YOUR SAUCE

+0.55
mayo
ketchup
buffalo sauce
stone mustard
special sauce
habanero mayo
paprika mayo
horseradish remoulade
curry ginger ketchup
smoke sauce
butt milk ranch

CHOOSE YOUR SPREAD

+1.75 15-50
spicy pico de gallo
piquanté relish
pineapple relish
tomato fig jam
guacamole

SOCAL
turkey, aged cheddar, pickled red onions, alfalfa, guacamole, sprout bun 710 — 10.85

COUNTY FAIR
bison, aged cheddar, dill pickles, red onions, tomatoes, green leaf, mayo, brioche bun 820 — 12.75

GRINDHOUSE
elk, manchego, country bacon, piquanté relish, green leaf, paprika mayo, brioche bun 820 — 12.90

WIKI WIKI
wild boar, gouda, duck bacon, chickpea onions, pineapple relish, brioche bun 820 — 11.90

BLUE ELK
elk, amish blue, country bacon, stout onions, tomato fig jam, sprout bun 710 — 12.65

EL MATADOR
bison*, queso fresco, pickled jalapeños, guacamole, green leaf, spicy pico de gallo, brioche bun 760 — 12.65

HOG WILD
wild boar, pimento cheese, fried egg, chickpea onions, pickled green tomatoes, brioche bun [illegible] — 11.20

FIRE QUACKER
duck, pepper jack, habanero mayo, pickled jalapeños, red onions, spinach, tomatoes, brioche bun 760 — 11.95

THE STANDARD
beef, colby, stout onions, dill pickles, special sauce, brioche bun 740 — 10.85

FARMSTEAD v
sweet potato & wild rice, cauliflower hummus, tomatoes, baby kale, wrapped in collard green 270 — 9.65

GUADALUPE v
black bean, pickled red onions, tomatoes, alfalfa, guacamole, sprout bun 570 — 9.65

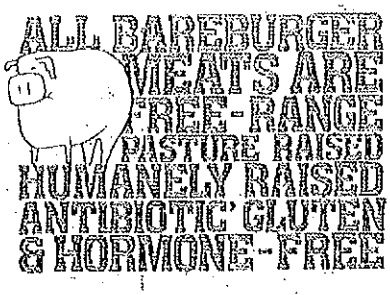
BUCKAROO
beef, aged cheddar, brisket, wild mushrooms, smoke sauce, brioche bun 1070 — 13.25

SUPREME
beef, colby, country bacon, green leaf, onion rings, chopped fries, special sauce, brioche bun 1060 — 11.80

SOUTHERN CAVIAR
bison, pimento cheese, country bacon, stout onions, horseradish remoulade, brioche bun 850 — 12.85

SIDES

french fries 160 v gf	**rings & fries** 710	**onion rings** 730
3.25	4.95	4.50
sweet fries 420 v gf	**rings & sweet fries** 760	**baby green salad** 95 v gf
4.25	5.95	4.25
100 year old family recipe	**creamy slaw** 190 v gf	**wasabi carrot slaw** 8. v gf
	3.85	3.85
dill pickles 15 v gf	**sweet pickles** 30 v gf	**spicy pickles** 25 v gf
3.25	3.65	3.25



BEVERAGES

Iced Tea 20oz
ginger green, white peach, black tea raspberry 20 — 2.85

Lemonades 20oz
classic, strawberry, rosemary limeade 110-170 — 2.95

All Natural Sodas 20oz
cola, diet cola, root beer, diet root beer, ginger brew, ginger ale, lemon lime, mandarin orange, sarsaparilla, blueberry 0-160 — 2.85

"Maine Root's let truck runs on used French fry oil"

Root Beer Float 20oz
vanilla ice cream, root beer, chocolate sauce 570 — 6.95

Bottled Water 0 — 1.50

"less acidic with more caffeine"

Cold Brewed Iced Coffee 12oz 0 — 3.95

Hot Coffee, Hot Tea 5 — 2.25

Shakes 12oz-16oz
mix your flavors
vanilla, chocolate, peanut butter 8, banana, strawberry, raspberry 720-1060 — 4.95 | 6.95

"Blue Marble is NYC's only certified organic ice cream plant"

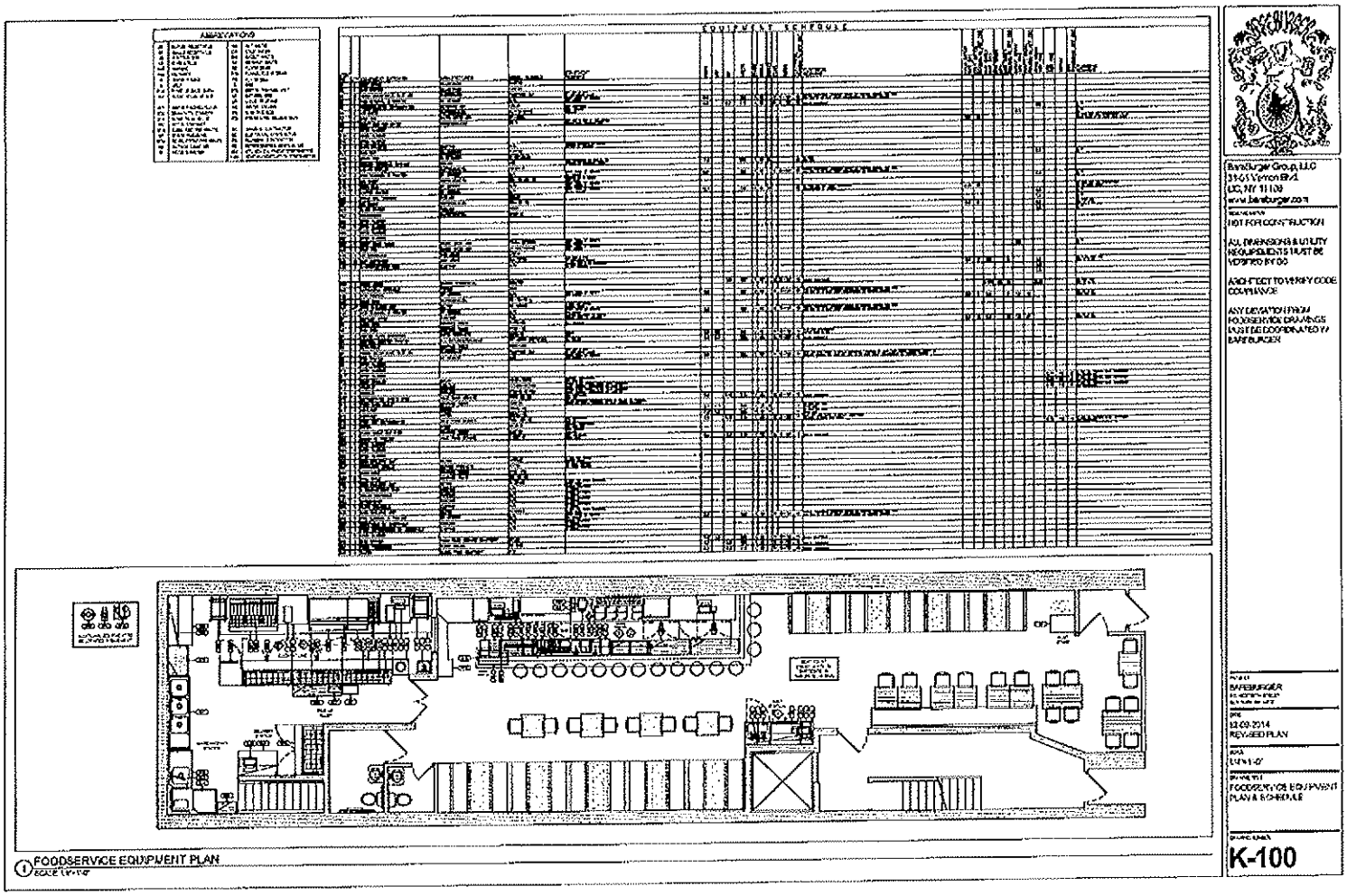
Banana Foster Milkshake
vanilla ice cream, bananas, caramel sauce 470-1120 — 5.95 | 7.95

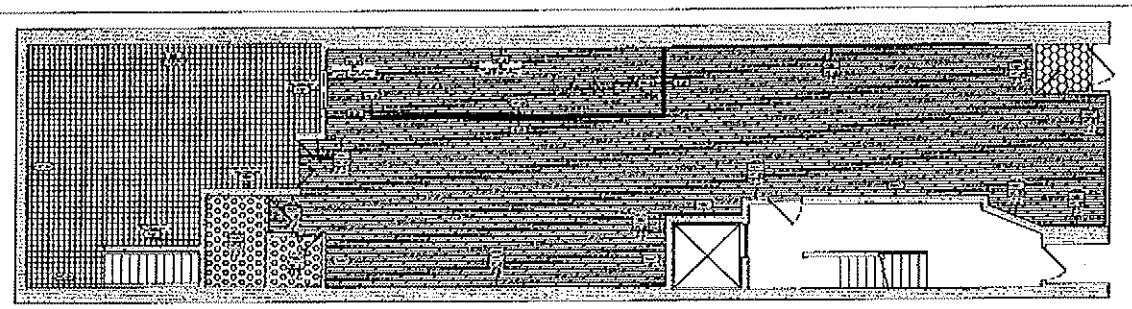
Hot Honey Milkshake
vanilla ice cream, hot honey [illegible] — 5.95 | 7.95

V = Vegan
GF = Gluten-Free
N = Nuts

* All fried items cooked in 100% Non-GMO Canola Oil
* All meat is cooked medium unless specified. Consuming raw or undercooked meat, poultry & eggs may increase your risk of food-borne illness. Please inform our staff if you have any food allergies.

* Bareburger foods that are labeled GLUTEN-FREE are prepared in a common kitchen with the risk of gluten exposure. Therefore, Bareburger DOES NOT recommend these items for guests with celiac disease. Guests with gluten sensitivities should exercise judgment in consuming those foods.


EQUIPMENT SCHEDULE
BARBURGER Group, LLC
33-01 Vernon Blvd.
LIC, NY 11106
www.barburger.com
NOT FOR CONSTRUCTION
ALL DIMENSIONS & UTILITY REQUIREMENTS MUST BE VERIFIED BY GC
ARCHITECT TO VERIFY CODE COMPLIANCE
ANY DEVIATION FROM FOODSERVICE DRAWINGS MUST BE COORDINATED W/ BARBURGER
BARBURGER
12-09-2014
REVISED PLAN
FOODSERVICE EQUIPMENT PLAN & SCHEDULE
K-100
FOODSERVICE EQUIPMENT PLAN



1 FOODSERVICE FINISH PLAN

BardBurger Group, LLC
34-01 Vernon Blvd.
LIC, NY 11106
www.bardburger.com

NOT FOR CONSTRUCTION

ALL DIMENSIONS & UTILITY REQUIREMENTS MUST BE VERIFIED BY GC

ARCHITECT TO VERIFY CODE COMPLIANCE

ANY DEVIATION FROM FOODSERVICE DRAWINGS MUST BE COORDINATED W/ BARDBURGER

BARDBURGER

12-09-2014
REVISED PLAN

01"=1'-0"

FOODSERVICE FINISH PLAN

K-200

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
P62 LLC	Merchants Biergarten
STREET ADDRESS	**CROSS STREETS**
Pier 62 @ West 22nd St, NY,NY 10011	West 22nd and West Street

OWNER	NAME:	Abraham Merchant	ATTORNEY	NAME:	Richard Cohn
	PHONE:	(212) 871-4000		PHONE:	(212)945-0555
	FAX:	(212)945-0559		FAX:	(212)945-0559
MANAGER	NAME:	TBD	LANDLORD	NAME:	Hudson River Park Trust
	PHONE:			PHONE:	(212) 627-2020
	FAX:			FAX:	(212)627-2021

DESCRIPTION OF BUSINESS

Establishment Type:	○ Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ○ Restaurant ○ Catering Establishment ○ Club (Fraternal Organization – Members Only) ☑ Other (Explain):Bar/Arcade Outdoor Seasonal Biergarten
Method of Operation:	○ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ☑ Other (Explain):Bar/Arcade Outdoor Seasonal Biergarten
License Type:	☑ On-Premise ○ Wine ○ Beer ○ Wine & Beer

APPLICATION TYPE (check one)				
☑ New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name of establishment?	P15 LLC dba Watermark Bar	
	What is/was the address of the establishment?	78 South St., NY, NY, 10002	
	What were the dates the applicant was involved with this former premise?	2011-Present	
○ Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
○ 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	SEE RIDER						
	Music							
	Kitchen				SEE RIDER			

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

	1-2	3-4	5+	
How many floors are there? What is the capacity for each floor? (please respond in space provided)				1
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	NO	N/A	
Will applicant have bottle service?	YES	NO	N/A	
Will you be hosting private parties and promotional events?	YES	NO	N/A	
Will outside promoters be used?	YES	NO	N/A	
Will the security plan submitted be implemented?	YES	NO	N/A	
Will State certified security personnel be used?	YES	NO	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	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	NO	N/A	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	NO	N/A	Outdoor Pier, No Public Sidewalk
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	YES	NO	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	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	

If you plan to have music, what type(s)?	BACKGROUND	LIVE MUSIC	DJ	See Rider

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	NO	N/A	Outdoor Pier
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?	YES	NO	N/A	Outdoor Pier
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	NO	N/A	Outdoor Pier

OUTDOOR ITEMS

Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	Outdoor Pier
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	N/A	See Rider
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	N/A	Outdoor Pier
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	Outdoor Pier
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	N/A	Outdoor Pier
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	N/A	Outdoor Pier
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	Outdoor Pier

LOCATION & ZONING

Primary Zoning District:	8B	Overlay (If Applicable):			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?		YES	NO	N/A	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?		YES	NO	N/A	Outdoor Pier
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.		YES	NO	N/A	
Is a Public Assembly permit required?		YES	NO	N/A	Outdoor Pier
Are your plans filed with DOB?		YES	NO	N/A	Pending

Building Type	○ Residential ○ Commercial ○ Mixed Use ☑ Other, describe: Outdoor Pier
Adjacent Buildings	○ Residential ○ Commercial ○ Mixed Use ○ Other, describe: None

NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Landlord- Hudson River Park Trust
	# 2	
	# 3	

Manhattan Community Board 4

Unenclosed Sidewalk Café Stipulations Application

APPLICANT	ADDRESS
P62 LLC	Pier 62 @ West 22nd Street, New York, NY 10011

DOING BUSINESS AS (DBA)	CROSS STREETS	OWNER
Merchants Biergarten	West 22nd and West Street	Abraham Merchant

DESCRIPTION OF APPLICATION

An outdoor seasonal Biergarten on an outdoor pier. There is no public sidewalk involved.

LAWYER

Richard Cohn

ON SITE CONTACT: (Name, position & phone number):

LICENSE NUMBER:

Side-walk café hours of Operation	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DCA Hours Allowed	8-12	8-12	8-12	8-12	8-1	8-1	12-12

SEATING & TABLES	DESCRIPTION		NOTES
	SEATS	TABLES	
	N/A	N/A	The location will be used as an outdoor seasonal Biergarten. There is no public sidewalk that will be used.

OPERATIONAL ISSUES

Will you follow the rule prohibiting speakers for music in the outdoor space?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Will you close all French doors and sliding windows when any interior amplified music is played (per law)?	YES	NO	N/A	Outdoor pier, no French doors or sliding windows
The sidewalk café will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A	Outdoor pier, not a public sidewalk
Will you be serving alcohol on the sidewalk? If so, will you have waiter service as required by DCA?	YES	NO	N/A	Outdoor pier, not a public sidewalk
The service and consumption of alcohol on the sidewalk café will be only via seated food service.	YES	NO	N/A	Outdoor pier, not a public sidewalk
The sidewalk café will not provide standing space for drinking or smoking.	YES	NO	N/A	Outdoor pier, not a public sidewalk
Will the outdoor furniture be removed when not in use?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Will the applicant be using delivery bicycles? If so, explain where you will store them since you'll have a sidewalk café.	YES	NO	N/A	
Do you intend to use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	

OTHER / NOTES:

SOUND ISSUES				
Will applicant 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	N/A	Outdoor pier, not a public sidewalk
Will applicant 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	N/A	Outdoor pier, not a public sidewalk
CAFÉ DESIGN				
Is the sidewalk a minimum of 12 feet? Subtracting the width of the proposed sidewalk café from the width of the entire sidewalk, do you at least leave 8 feet of clearance?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Is there a minimum clearance of 8 feet between the sidewalk café and all sidewalk obstructions including parking meters, traffic signs and installed City-sanctioned street furniture (current DCA regs exempt those items)?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Is there a minimum clearance of 8 feet between the sidewalk café and the tree trunk of a tree with a flush grate (regs exempt trees with flush grates)?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Is there a minimum clearance of 4 feet between the sidewalk café and subway grating to be consistent with ADA standards (regs require 3 ft)	YES	NO	N/A	Outdoor pier, not a public sidewalk
Is there a minimum clearance of 3 feet between a sidewalk café and a residential building entrance (regs do not apply to residences)?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Is there a minimum 3 feet wait service aisle to ensure no public space is used by the café to service its clientele?	YES	NO	N/A	Outdoor pier, not a public sidewalk
Are the sidewalk-café outer boundaries marked on the sidewalk as requested by DCA regulations?	YES	NO	N/A	Outdoor pier, not a public sidewalk
If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations.	YES	NO	N/A	Outdoor pier, not a public sidewalk

ADDITIONAL INFORMATION: (Applicant Use)

RIDER TO MANHATTAN COMMUNITY BOARD 4

LIQUOR LICENSE APPLICATION FOR P62 LLC

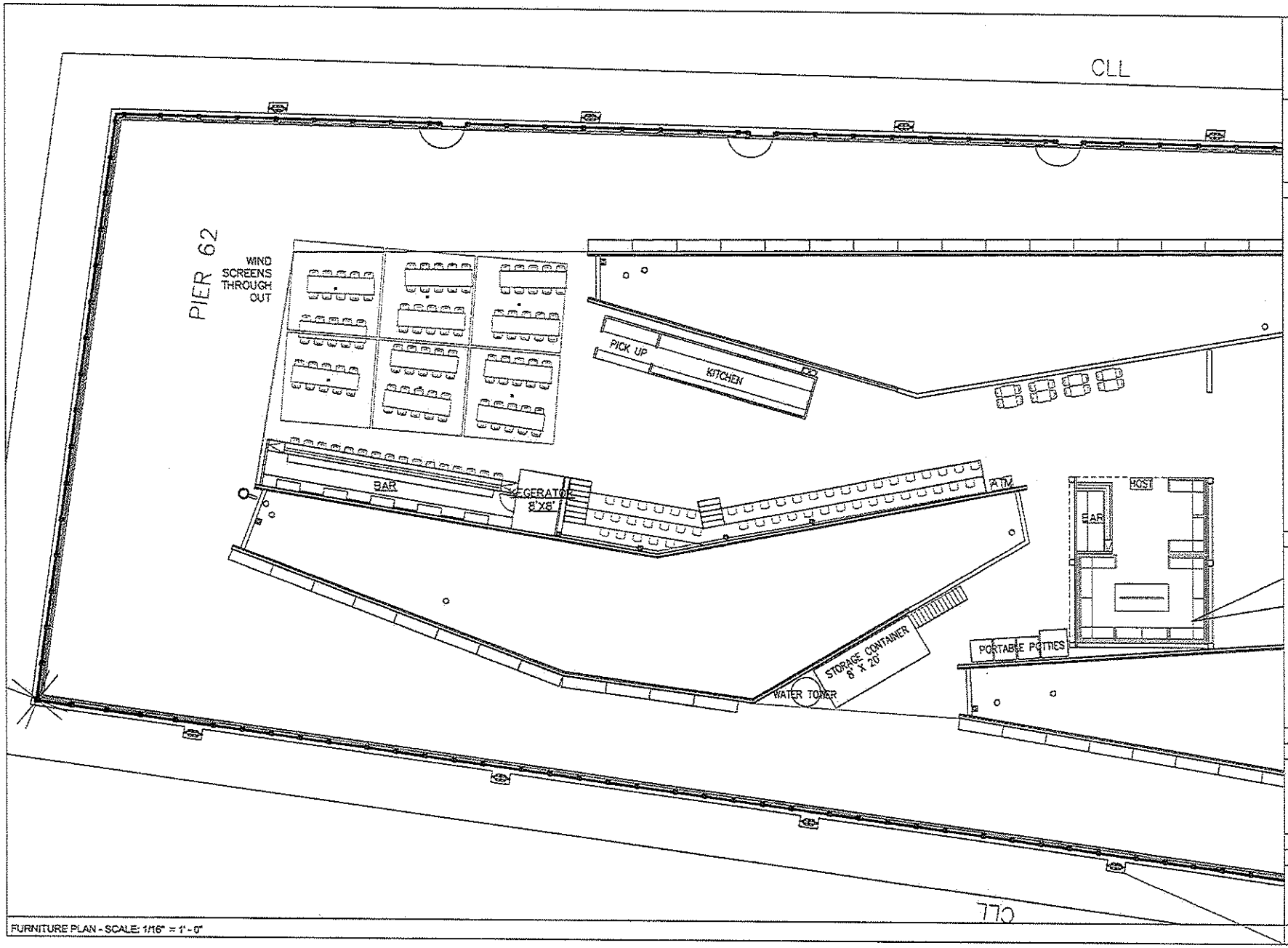
Description

- The space is approximately 6,000 foot space at the Western end of Pier 62 directly across the intersection of West 22nd Street and West Street, New York, NY 10011. It will be used for a seasonal waterside outdoor restaurant and beer garden which will be serving craft beers and specialty foods. The location will use a movable kitchen and other furniture. The space occupies no public sidewalk space.

Operational Items

- Hours Pursuant to its Lease Agreement: Weather permitting, the Beer Garden shall be open for service to the public from May 1 through October 31 (the "Operating Period"). During spring and fall (May 1 – May 15 and September 15 – October 31) the Beer Garden will operate, at a minimum, from 11:00 am –10:00 pm, seven days/week. The Beer Garden shall be open for service to the public in the summer (May 16 – September 14) at a minimum from 11:00 am - 12:00 am, seven days/week.

- If you plan to have music, what type(s)? Background, Live Music or DJ
    - The Biergarten will be using background music a majority of the time. However, on occasion there will also be a DJ and/or Live Music at the location as well.



FURNITURE PLAN - SCALE: 1/16" = 1' - 0"

MERCHANTS HOSPITALITY
111 Broadway, Suite 1202
New York, NY 10006
212 871 5601
212 871 5845

PIER 62
MERCHANTS BIERGARTEN
NEW YORK | NEW YORK

NOTES

SEAL & SIGNATURE

SCALE AS NOTED

DRAWING TITLE

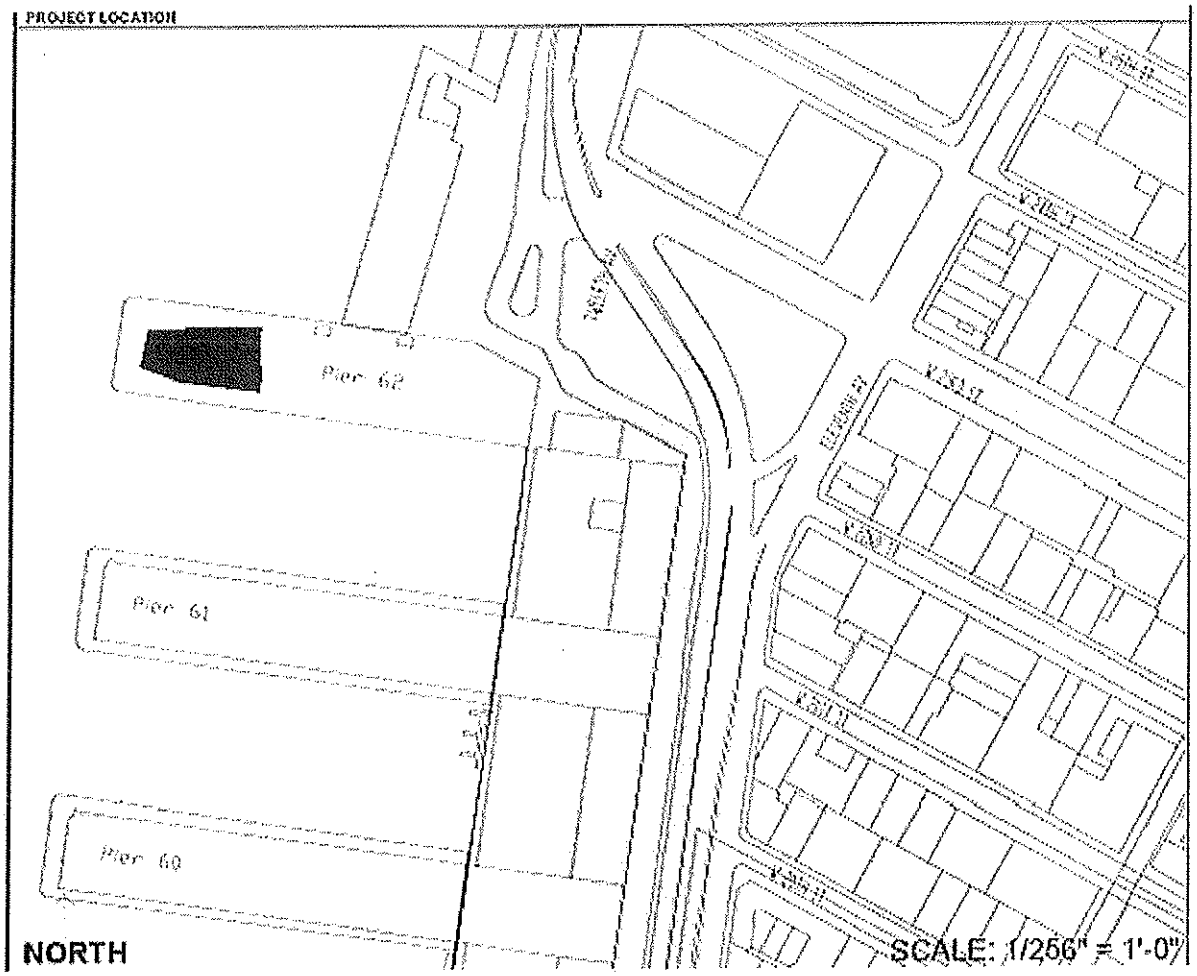
PROPOSED FURNITURE PLAN

DATE: 11-07-2013

DRAWING NUMBER

A-101.00

PROJECT LOCATION



Small Plates

Honey and Sriracha Glazed Chicken Lollipops
8

Queso + Tortilla = Quesadilla
pico de gallo/cilantro/lime
9

Baja Fish Tacos|Carnitas Pork Tacos
pickled red onion/cucumber radish/cilantro/salsa verde
9

Niman Ranch Pork Sliders
homemade coleslaw/pickle
9

Guacamole (made to order)
fresh crispy corn tortillas
7

Potato and Caramelized Onion Perogies
spicy brown mustard
7

Soups, Salad, Sandwiches

Chilled Heirloom Tomato Gazpacho
6

Manhattan Little Neck Clam Chowder
7

Market Greens Salad
cranberry/walnut/blue
8

Caesar Salad
foccacia crumbs/caper dressing
9

Summer Watermelon Salad
feta cheese/oregano/olives mint/red wine vinegar
9

Grilled Chicken Sandwich
roasted tomato/avocado/pesto cobb smoked bacon/ciabatta
13

Roasted Summer Vegetable Wrap
quinoa/red pepper/kale/hummus
11

Muenster Melt on Brioche
dijon mustard/tomato/arugula
10

Seafood

Jumbo Shrimp Cocktail
12

East Coast Oysters
9

Fried Little Neck Clams/Calamari
9

Red Snapper Ceviche
10

Jumbo Lump Crab Cake
11

Steamed Mussels
12

Maine Lobster Roll
18

Fish and Chips
12

Pier 62 Clam Bake
lobster/clams/sweet corn/potato
18

Broiler

All Beef Frankfurter
diced onion/mustard
5

Pier 62 Char Grilled Burger
Caramelized onions/cob smoked bacon/gorgonzola/arugula
9

Grass Fed Angus Beef Burger
Bibb lettuce/heirloom tomato/red onion
8

German Brautwurst
Sauerkraut and Spatzle
14

Spit Roasted Free Range Chicken
14

Churrasco Skirt Steak
chimichurri sauce
16

St. Louis Style Spare Ribs
18

Sides $ 4

bavarian soft pretzel
rosemary parm french fries
German potato salad
buttery chive spatzle
apple cole slaw
brown sugar baked beans
Tijuana Street Corn

Dessert $ 5

"Melt Bakery Minis"
Ice Cream Sandwich

Italian Ice Cups
lemon/cherry/chocolate

Gelato
Hazelnut/espresso/mint chip

Vanilla/Chocolate Shake

Cinnamon Churros
chocolate sauce

Belgium Waffles and Dinges
dulce de leche/speculoos
warm chocolate sauce
bananas/strawberries/ walnuts

Beverages $3

Craft Sodas
Summer Brewed Ice Tea
Arnold Palmer
Strawberry Mint Lemonade

Pier 62 Kids

Free Range Crispy Chicken Tenders
7

Gooey Grilled Cheese
6

All Beef Frankfurter
5

Grass Fed Hamburger
Add cheese
7

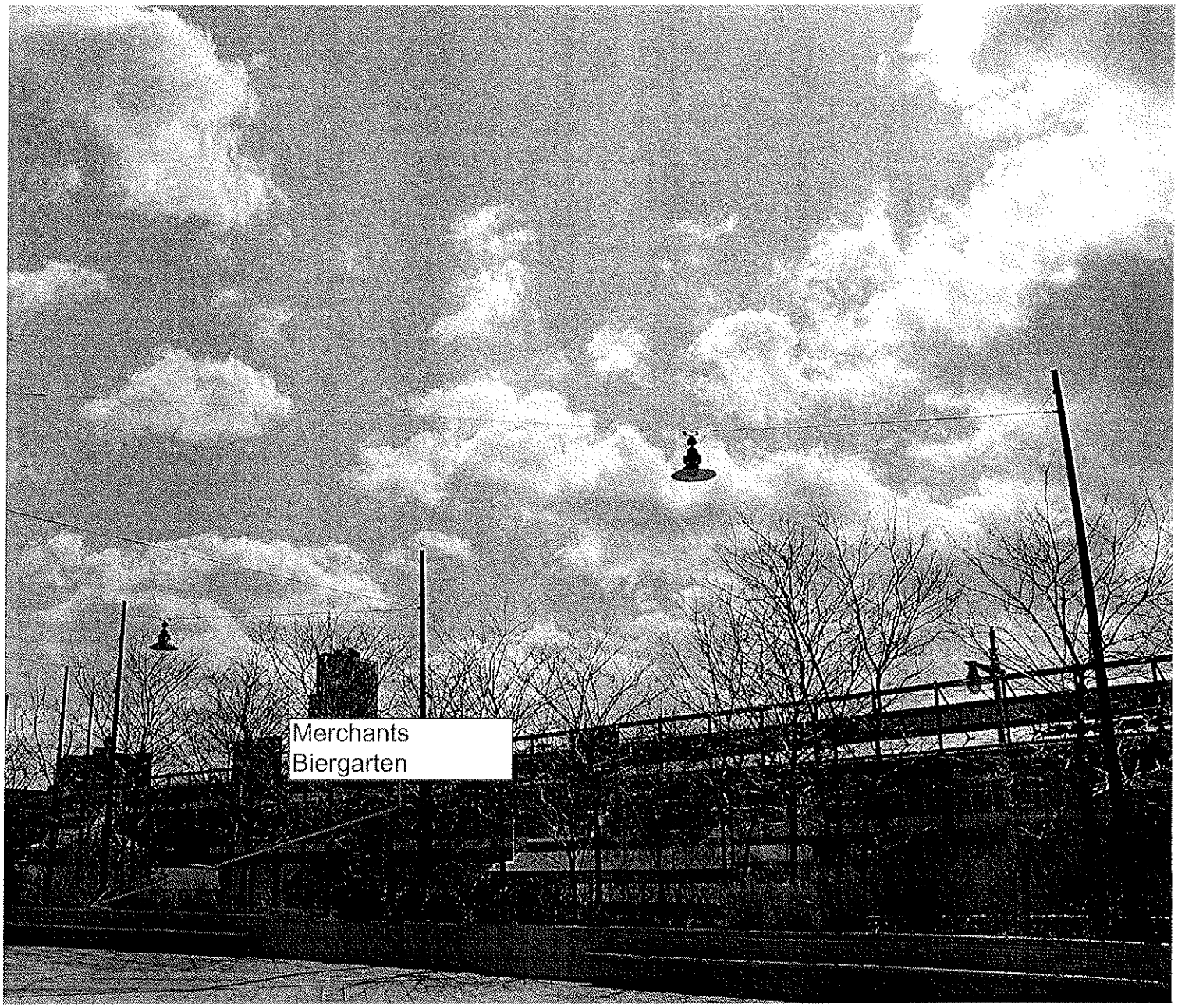
Queso+Tortilla=Quesadilla
Add Chicken 1.50
6

All Natural Peanut Butter and Apples
4

Merchants Biergarten

Merchants
Biergarten

Merchants
Biergarten


Merchants
Biergarten

Merchants
Biergarten

Merchants
Biergarten

Merchants
Biergarten

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
At the Bar LLC	Esquire NYC
STREET ADDRESS	**CROSS STREETS**
622 W. 47th Street New York, NY 10036	

OWNER	NAME: Andrew Impagliazzo	ATTORNEY	NAME: Neil M. Visoky, Esq.
	PHONE: 718 344-7732		PHONE: (718) 720-7600
	FAX:		FAX: (347) 273-1432
MANAGER	NAME:	LANDLORD	NAME: Andrew Impagliazzo
	PHONE:		PHONE: 718 344-7732
	FAX:		FAX:

DESCRIPTION OF BUSINESS

Establishment Type:	● Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ● Restaurant ○ Catering Establishment ○ Club (Fraternal Organization – Members Only) ○ Other (Explain):Bar/Arcade
Method of Operation:	● Restaurant ○ Dance Club ○ Sports Bar ● Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ○ Other (Explain):Bar/Arcade
License Type:	● On-Premise ○ Wine ○ Beer ○ Wine & Beer

APPLICATION TYPE (check one)				
	● New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?	(see attached)	
		What is/was the address of the establishment?	(see Attached)	
		What were the dates the applicant was involved with this former premise?	(see Attached)	
	○ Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	○ 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	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM
Music	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM
Kitchen	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM

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
	310	310	52	142	0	3	27	4	16

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	3-4	(5+)	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	(YES)	NO	N/A	Adult Entertainment
Will applicant have bottle service?	(YES)	NO	N/A	
Will you be hosting private parties and promotional events?	(YES)	NO	N/A	
Will outside promoters be used?		(NO)	N/A	All Advertising by In house employees
Will the security plan submitted be implemented?	(YES)	NO	N/A	
Will State certified security personnel be used?	(YES)	NO	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	(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	(NO)	N/A	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	(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	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	(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	
If you plan to have music, what type(s)?	(BACKGROUND)	(LIVE MUSIC)	(DJ)	

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)	NO	N/A	
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?	(YES)	NO	N/A	Interior walls are all insulated.
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)	NO	N/A	

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	Terrace on 3rd Floor
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	N/A	No Residences on 46th st Bet. 11 and 12 Ave.
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	N/A	And All Commercial Establishments on 47th Street.
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	Yes	NO	N/A	*see Area survey
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	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	N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	

LOCATION & ZONING				
Primary Zoning District:	M2-4	Overlay (If Applicable):		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A	Unknown
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	
Is a Public Assembly permit required?	YES	NO	N/A	
Are your plans filed with DOB?	YES	NO	N/A	

Building Type	○ Residential ● Commercial ○ Mixed Use ○ Other, describe:
Adjacent Buildings	○ Residential ● Commercial ○ Mixed Use ○ Other, describe:

NOTIFICATION: What organizations / community groups have you notified regarding your application?		
	#1	West 46th Street Block Association.
	#2	West 47th / 48th Streets Block Association.
	#3	

COMMUNITY

We are presenting an application for liquor license at the March 10th Community Board meeting and have been advised that we should "reach out" to the local block association members. Please allow this correspondence to act as the requisite notice of liquor license application for the premises at 622 West 47th Street. Some of you may know me, I am Andy Impagliazzo, the owner of the premises at 622 West 47th Street under the name 622 W47 LLC. The premises are leased to 622 West 47th LLC, of which I am also a member.

Over the past fifteen (15) months we have expended a large sum of money to rehabilitate the building and it is now a steel and concrete structure and completely fireproof. It is our intention to operate the premises on all five (5) floors. The first, second and fourth floor will be operated as a Gentleman's Club, the third floor will be operated as a Cigar Club and the fifth floor will be operated as high end steak and lobster restaurant. All five (5) floors will be serviced individually by elevator, as well as by stairs.

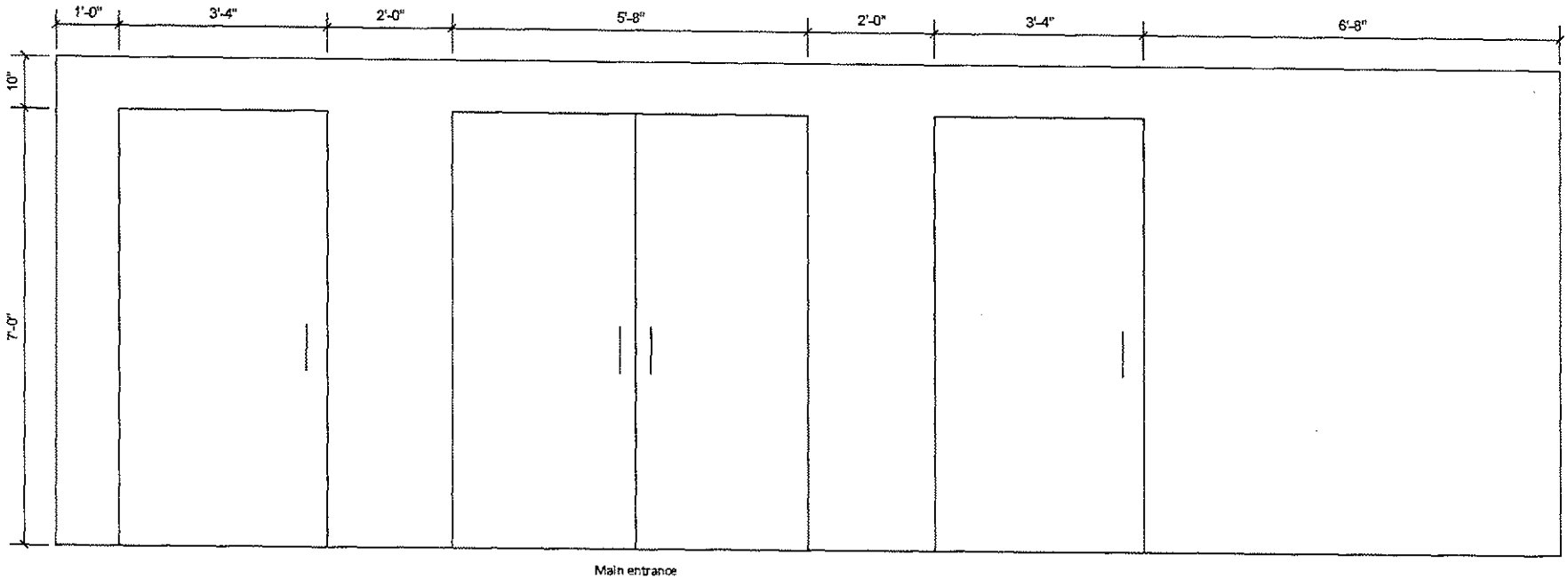
It is our hope to have three (3) bars, one to be situated on the first floor of the gentleman's club; a second on the cigar level and a third on the restaurant floor. We also intend to use a small deck on the the setback of the third floor for cigar smoking. We anticipate a maximum occupancy on each floor to be less than 75 people.

It is our hope to win approval and I would welcome your thoughts and concerns, if any, so we may address them prior to the March 10, 2015 meeting.

I look forward to hearing from you.

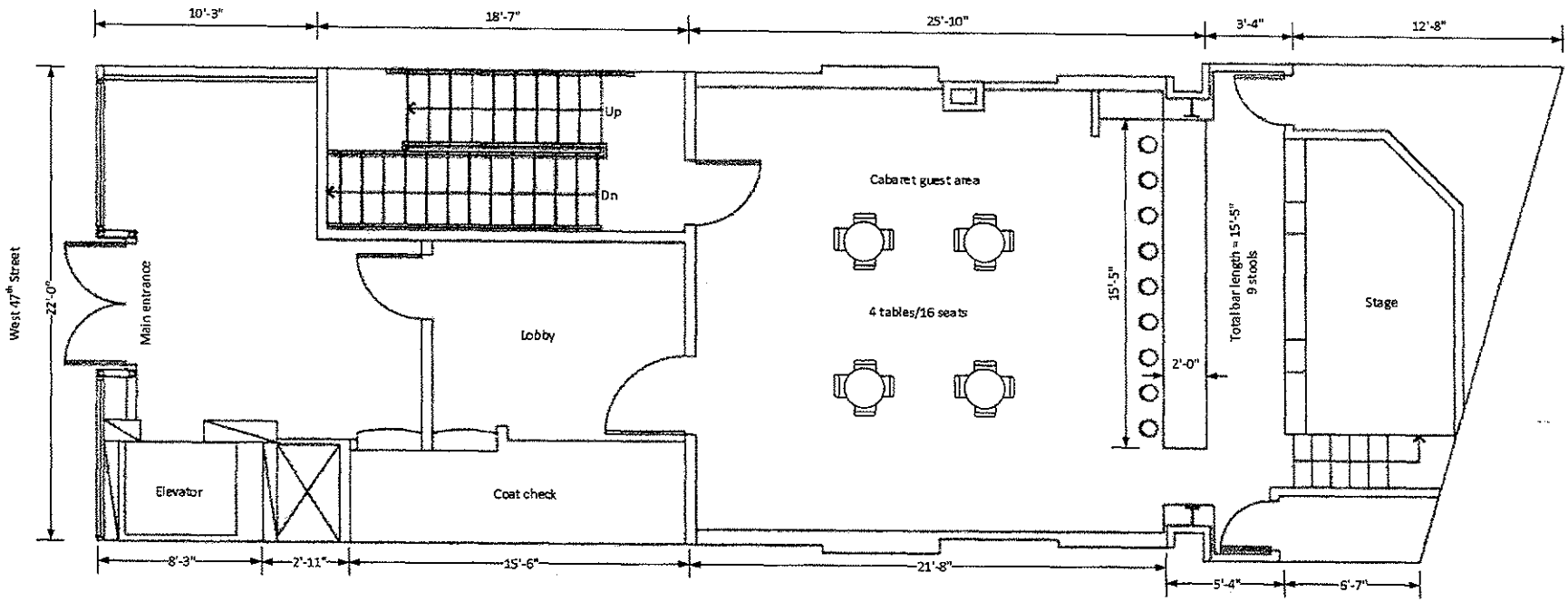
Thank you,

Andy Impagliazzo



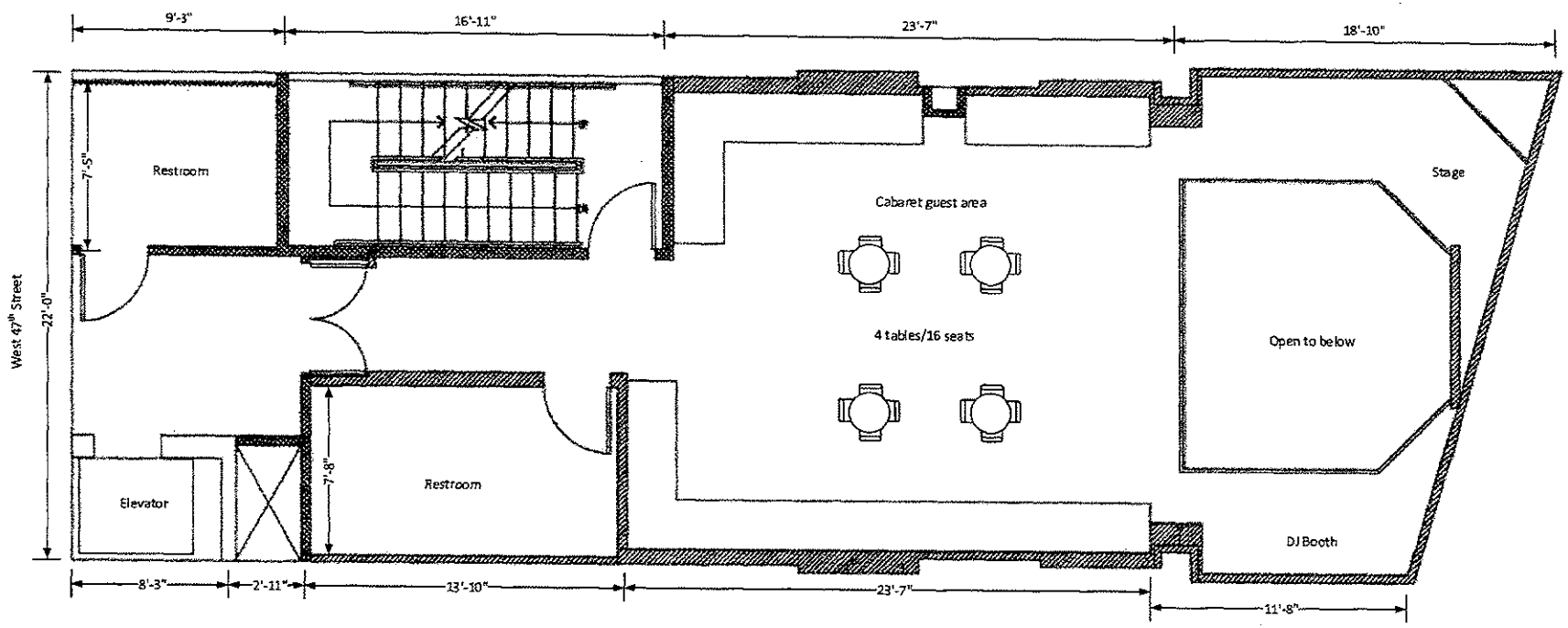
FRONT ELEVATION
(proposed)
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



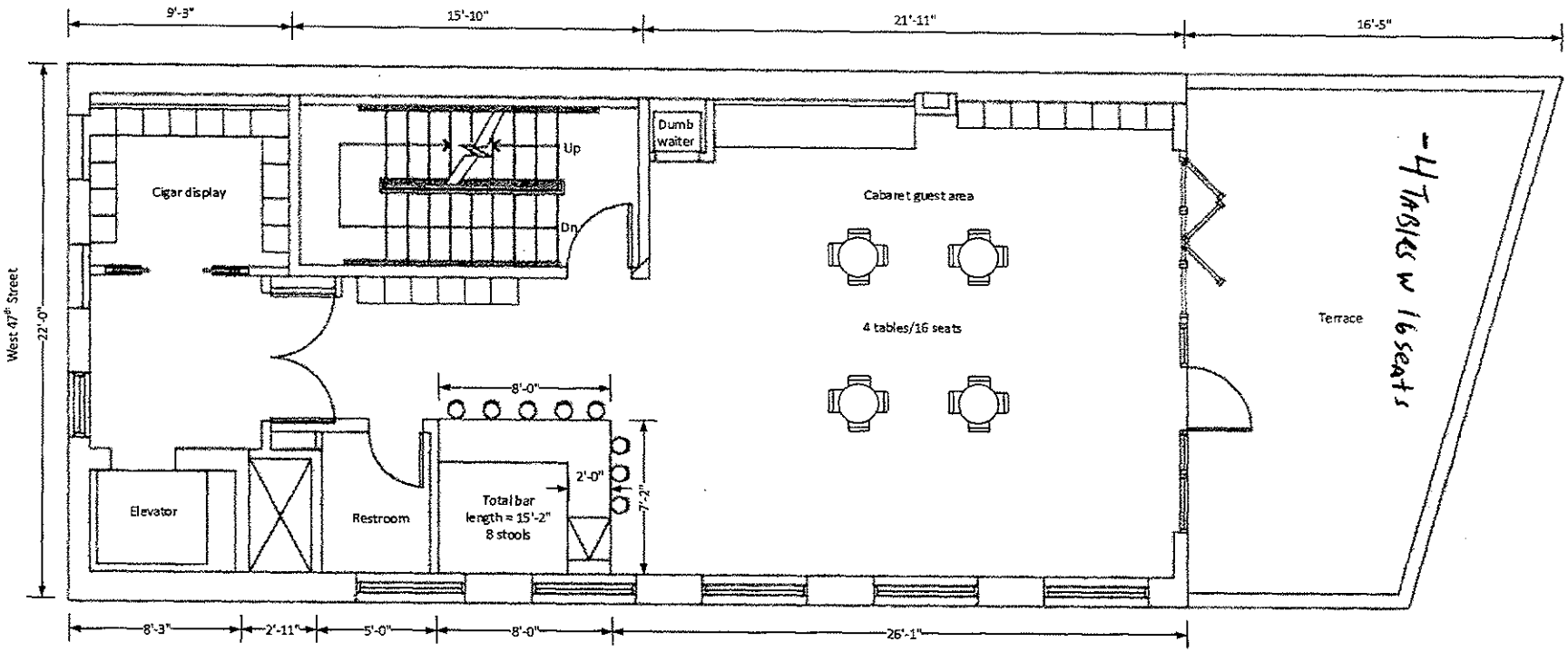
INTERIOR DIAGRAM – First Floor
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



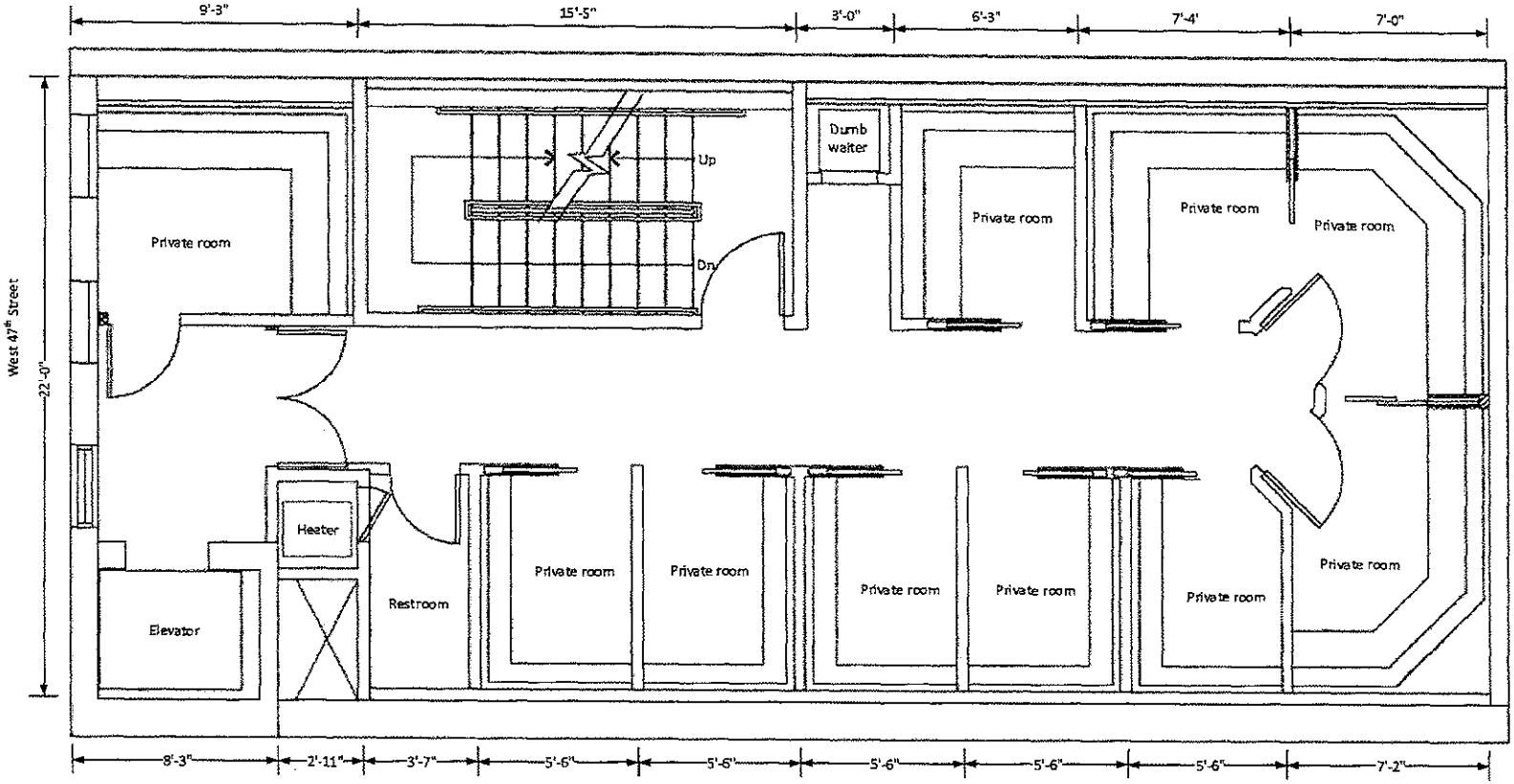
INTERIOR DIAGRAM – Second Floor
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



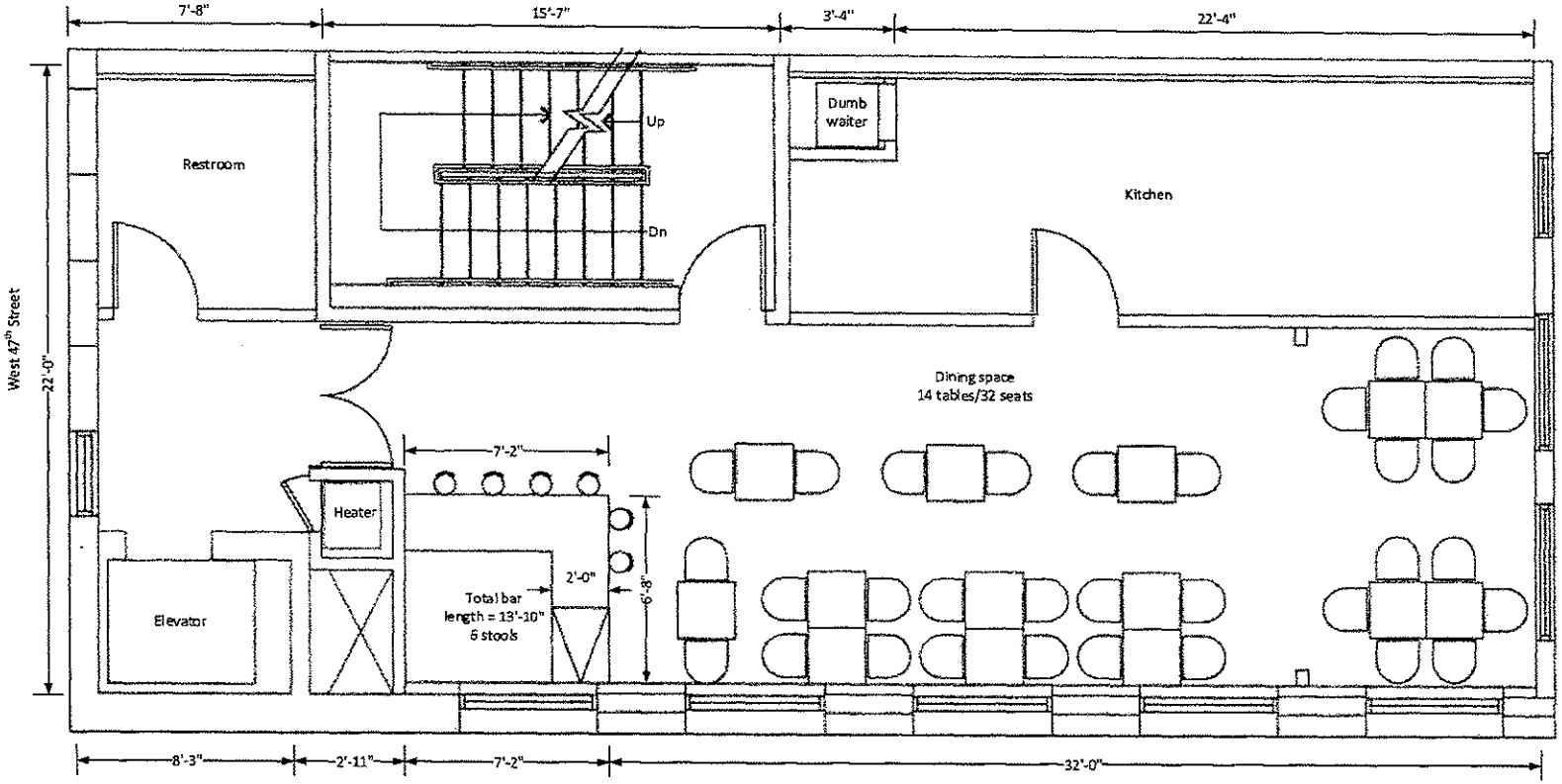
INTERIOR DIAGRAM – Third Floor
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



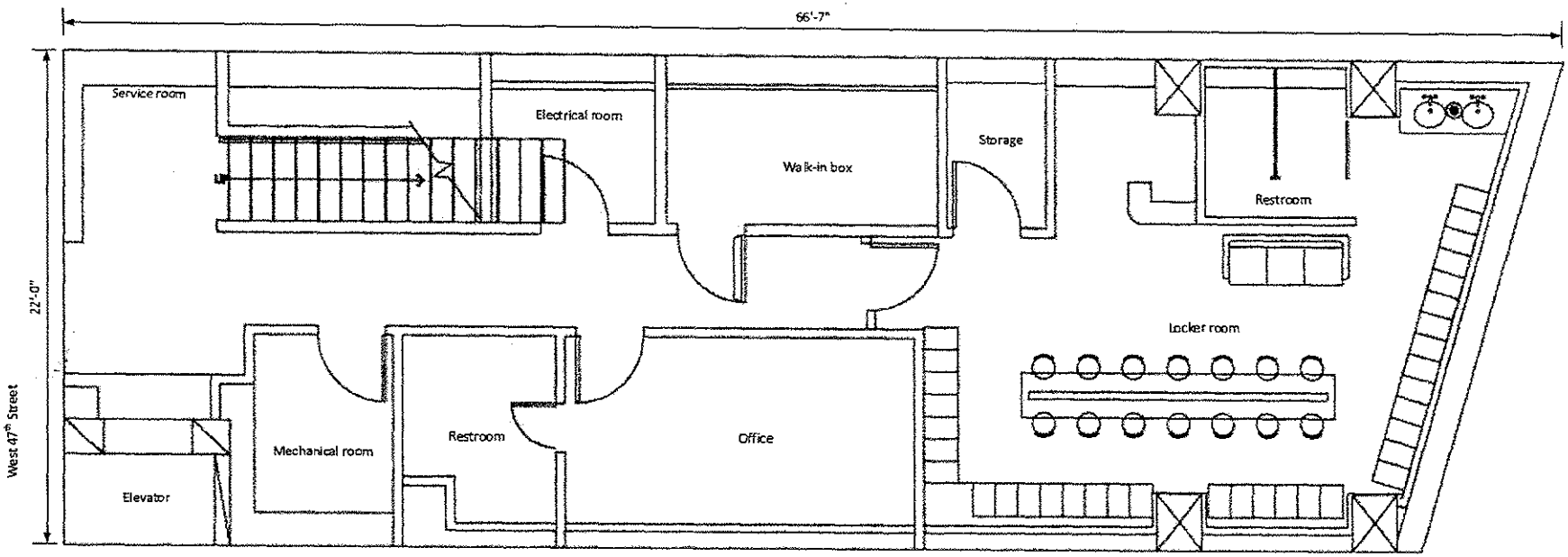
INTERIOR DIAGRAM – Fourth Floor
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



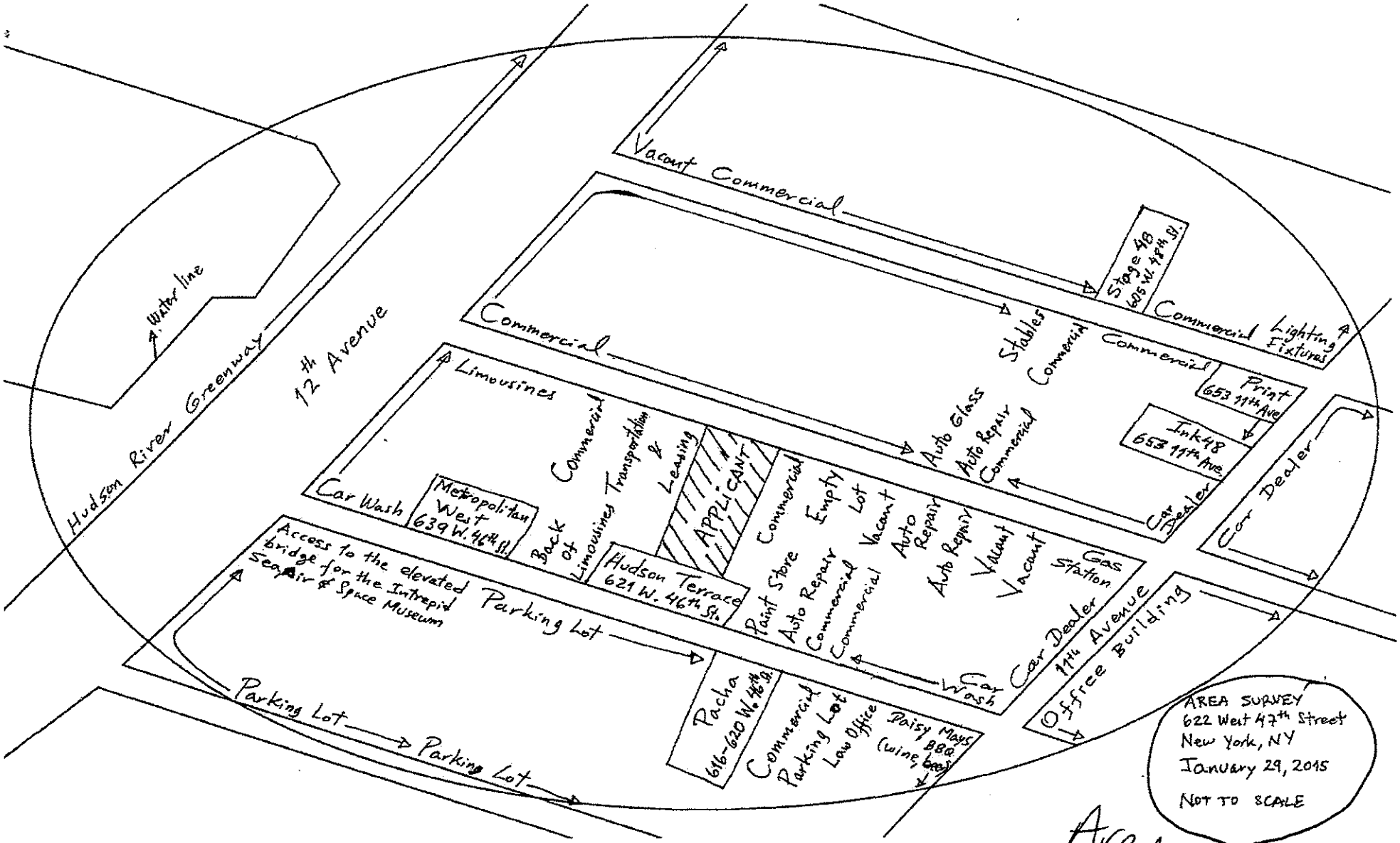
INTERIOR DIAGRAM – Fifth Floor
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE



INTERIOR DIAGRAM - Cellar
622 west 47th Street
New York, NY
January 29, 2015

NOT TO SCALE


Water line
Hudson River Greenway
12th Avenue
Vacant Commercial
Stage 48
605 W. 48th St.
Commercial
Commercial
Lighting Fixtures
Stables
Commercial
Commercial
Print
653 11th Ave
Ink48
653 11th Ave.
Car Dealer
Car Dealer
Limousines
Commercial
Back of Limousines
Transportation & Leasing
APPLICANT
Car Wash
Metropolitan West
639 W. 46th St.
Hudson Terrace
621 W. 46th St.
Commercial
Empty Lot
Vacant
Auto Repair
Auto Repair
Vacant
Vacant
Gas Station
Car Dealer
Car Wash
Paint Store
Auto Repair
Commercial
Commercial
11th Avenue
Office Building
Access to the elevated bridge for the Intrepid Sea, Air & Space Museum
Parking Lot
Parking Lot
Parking Lot
Pacha
616-620 W. 46th St.
Commercial
Parking Lot
Law Office
Daisy Mays BBQ
(wine, beer)
AREA SURVEY
622 West 47th Street
New York, NY
January 29, 2015
NOT TO SCALE

Area Survey

Tentative Menu

APPETIZERS & SALADS

CLASSIC SHRIMP COCKTAIL
With House Made Cocktail Sauce & Migonette Sauce

ANGRY LOBSTER ROLL
Maine Style on a Buttered Roll

OYSTERS ON THE HALF SHELL
By The Half Dozen With Migonette Sauce, House Made Cocktail Sauce & Horseradish

BEEF CARPACCI
Arugula Salad, Truffle Oil & Shaved Parmesan

CHEF'S SIGNATURE SOUP

CLASSIC CAESAR SALAD
Parmesan Croutons & Creamy Garlic Dressing

ANGRY LOBSTER SALAD
Lobster, Shrimp, French Green Beans & Tomatoes Tossed with Mango Citrus Dressing

FRIED CALAMARI
With Spicy Marinara Sauce

STEAKS

HAND CUT FILET MIGNON

Size...
8oz 12oz

NEW YORK STRIP

RIB EYE

T-BONE

ENHANCE YOUR STEAK SELECTION...

BUTTER POACHED LOBSTER TAIL
GRILLED SHRIMP

SAUCES/Your Choice...

CLASSIC BEARNAISE, BORDALAISE OR ANGRY LOBSTER STEAK SAUCE

ENTREES

STEAMED MAINE LOBSTER

ROASTED FREE RANGE ROSEMARY CHICKEN
With Lemon & Roasted Garlic

LOBSTER RISOTTO
With Asparagus and Parmesan

HERB & CAPER CRUSTED SALMON
With Beurre Blanc Sauce

ANGRY BURGER
With Angry Fries & Smoked Paprika Aioli Sauce

SIDES

CREAMED SPINACH

LOBSTER WHIPPED POTATOES

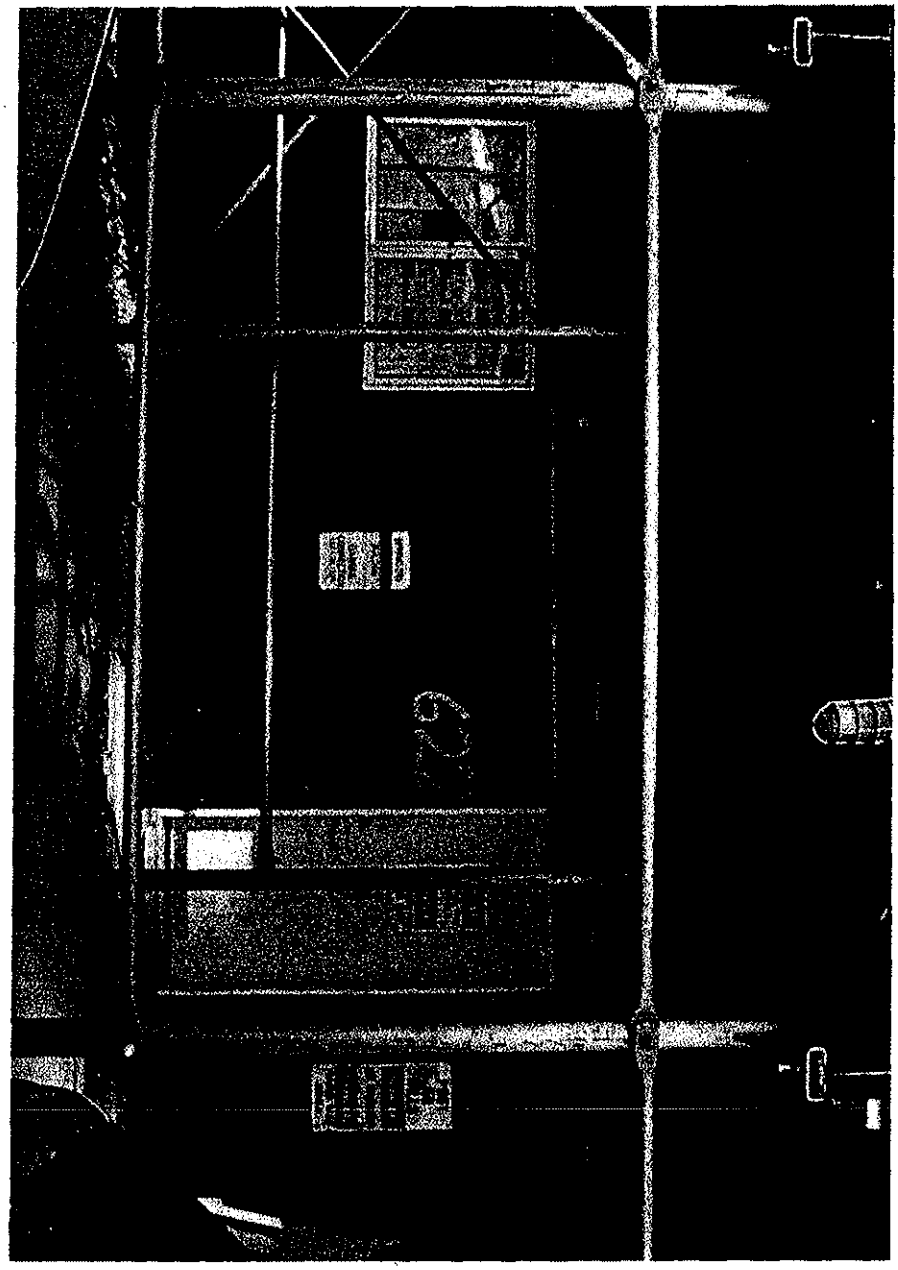
ANGRY FRIES WITH SMOKED PAPRIKA AIOLI SAUCE

SAUTEED WILD MUSHROOMS

SWEET POTATO FRIES WITH SMOKED PAPRIKA AIOLI SAUCE

STEAMED OR SAUTEED ASPARAGUS

DOUBLE SMOKED BACON



500 ft Rule Statement

We believe that the issuance of this license would be in the public interest because over the past 15 months we have expended a large sum of money to rehabilitate the building which is now a steel and concrete structure and completely fireproof. The owner/landlord of the building will be one of the applicants. The premises first, second and fourth floor will be operated as a Gentlemens Club, the third floor will be operated as a Cigar Club and the fifth floor will be operated as a high end steak and lobster restaurant. All five floors, will be serviced individually by elevator, as well as by stairs. It is our interest to provide a high end, safe and friendly environment for our customers. The fact that this club not only offers the Gentlemens Club but offers a Cigar Club and a high end restaurant welcoming a diversified customer base with the intention of becoming a place in the neighborhood for many people to enjoy. The method of operation at this location is unlike any other venue that is within 500 ft of the licensed premises.

Re: 622 West 47th Street

1. Stage 48 – 605 West 48th Street – (382')
2. Print – 653 11th Avenue – (427')
3. Ink 48 – 653 11th Avenue – (390')
4. Hudson Terrace – 621 West 46th Street – (207')
5. Metropolitan West – 639 West 46th Street – (256')
6. Pacha – 616-620 West 46th Street – (275')

School & Churches

1. City Knoll Middle School – 525 West 44 Street – (≈1,095')
2. St. Clement's Episcopal Church – 423 West 46th Street – (≈1,910')

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
FFJ Entertainment LLC	ADAM Lounge
STREET ADDRESS	**CROSS STREETS**
640-642 10th Ave	45th / 46th

OWNER	NAME:	Frank DiLuzio	ATTORNEY	NAME:	
	PHONE:	917-687-9960		PHONE:	
	FAX:			FAX:	
MANAGER	NAME:	Facundo Rodriguez	LANDLORD	NAME:	
	PHONE:	917-287-3230		PHONE:	
	FAX:			FAX:	

DESCRIPTION OF BUSINESS

Establishment Type:	☒ Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ○ Restaurant ○ Catering Establishment ○ Club (Fraternal Organization – Members Only) ○ Other (Explain):Bar/Arcade
Method of Operation:	○ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ☒ Other (Explain):Bar/Arcade Bar / Lounge
License Type:	☒ On-Premise ○ Wine ○ Beer ○ Wine & Beer

APPLICATION TYPE *(check one)*

☒ New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name of establishment?	G Lounge	
	What is/was the address of the establishment?	225 W. 19th St., NY	
	What were the dates the applicant was involved with this former premise?	May 2006 - May 2013	
○ Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
○ 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	4-4	4-4	4-4	4-4	4-4	4-4	4-4
	Music	"	"	"	"	"	"	"
	Kitchen	4-10	4-10	4-10	4-10	4-10	4-10	4-10

USE FREQUENCY	INDOOR				OUTDOOR				
	Capacity (# attendees at Occupancy)	Maximum # of Persons Live Entertainment Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Order Stations	Number of Wait-Up Stations	Number of Seats at Bars	Number of Seats	Number of Tables
	N/A	15	10	20	1	2	30	N/A	N/A

How many hours do they ? What is the capacity for each floor? (please attached in space provided)	YES	N/A	N/A
Will you be applying/or planning to apply for a national license? If yes, will there be dancing? (please list hours in space provided)	YES	NO	N/A
Will alcohol be served?	YES	NO	N/A
Will you be having private parties and/or national events?	YES	NO	N/A
Will outside provisions be used?	YES	NO	N/A
Will the kitchen plan to be open for breakfast?	YES	NO	N/A
Will State mandated health provisions be met?	YES	NO	N/A
Will the "Do's" and "Don'ts" of the Association and NYPD Best Practices be followed?	YES	NO	N/A
Will the applicant be using delivery services? If yes, have the agreed to DOT for loading zone? (Delivery businesses are to be clearly marked with the name of the restaurant and shall not exceed one hour, unless special permit is issued in advance provided)	YES	NO	N/A
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	NO	N/A
If yes to the above, application started and submitted to DOH? How many tentacles? (please respond in space provided)	YES	NO	N/A
Will applicant provide proper information to neighbors and respond to complaints in a timely manner?	YES	NO	N/A
Will you inform the Community Board office of your plans to open and before a liquor license is in place (post meeting)?	YES	NO	N/A
If open late at night, what time?	[illegible]	LATE HOURS	NO

BUILDING DESIGN

Doors and windows will be closed after any amplified music is played and in the event of an emergency, all to be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	NO	N/A	
Will applicant hire the recommendations of a qualified sound engineer to ensure sufficient noise abatement to the surrounding residents and business, including closing windows on the floor of the establishment?	YES	NO	N/A	
Do the signs comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but may not EXIT (open and close) 15 inches from the door frame.	YES	NO	N/A	No storm enclosures # be used

OUTDOOR ITEMS

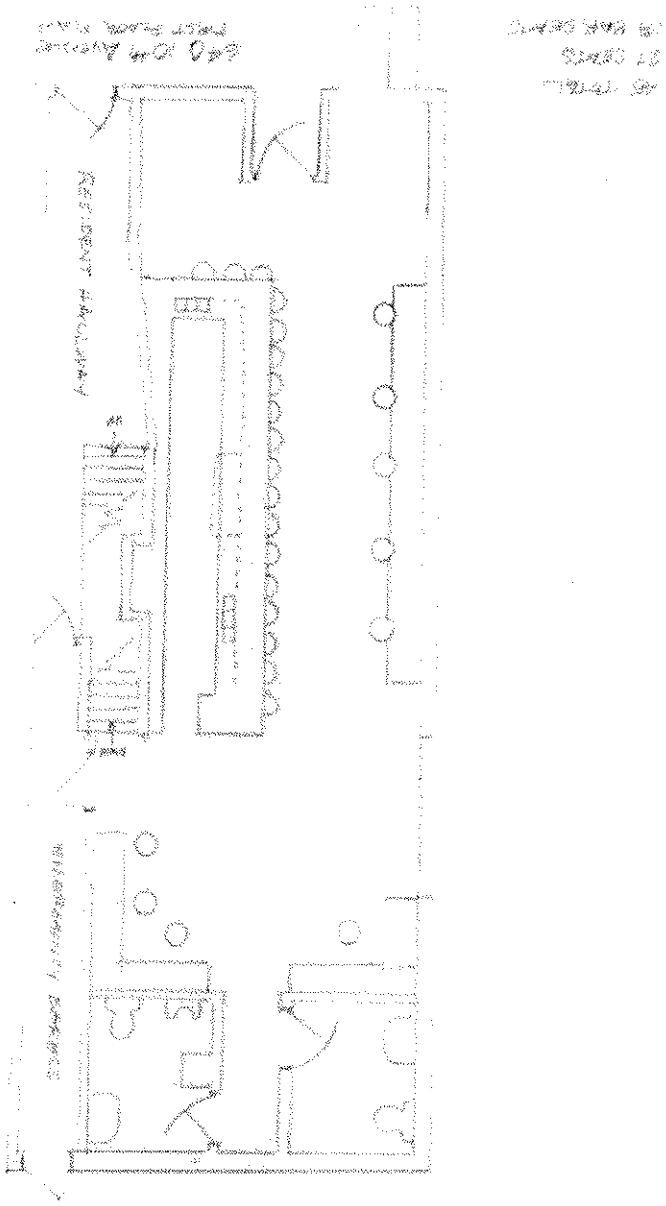
Will patrons use the patio, rear yard or an outdoor area?	YES	NO	N/A
If yes to the above, the rear yard, patio, and any outdoor spaces will be closed and vacated by 11:00 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A
The service area, dumpsters, and any other outdoor areas will not be used during hours of service, or delivery.	YES	NO	N/A
Applicant will comply with all laws pertaining to the use of an outdoor sound system or sound emanating from within the premises through windows, doors or other openings or vents, or from any other source, which provides complaints from the public by the Fire or Building Code regulations. This includes but is not limited to: loudspeakers, amplifiers, speakers, etc.	YES	NO	N/A
Applicant will conduct a quiet assessment of the outdoor spaces. At all times to reduce nuisance complaints, there will be no amplified music, as per the law, and patrons who come in groups will be only amplified voices shall be allowed. The applicant will make every effort possible to limit the noise emanating from guests by posting signs inviting and asking patrons to be mindful during the evening of the neighbors in proximity and nearby. The plan will also include a specific environmental concept that addresses these.	YES	NO	N/A
Applicant will have a lighting plan that will show the usage of the outdoor space without causing nuisance?	YES	NO	N/A

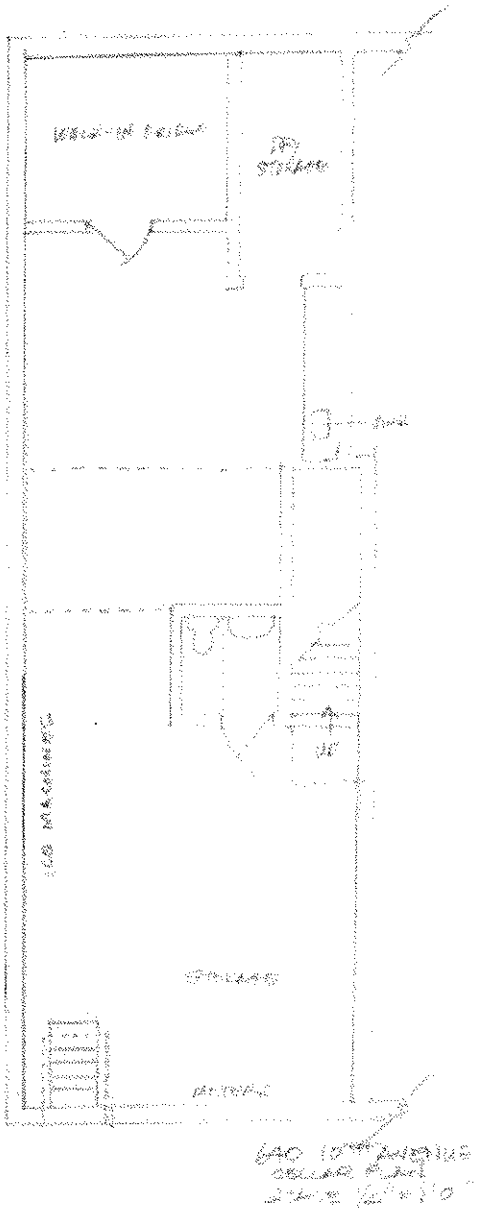
LOCATION & ZONING

Primary Zoning District: CBD/CLINTON	Overlay District:			
Is this a Special District? If yes, is it Clinton Street Overlay or Historic District?	YES	NO	N/A	Clinton
Does the building have a Certificate of Occupancy (C of O) for a bar/restaurant?	YES	NO	N/A	Letter of No Objection
Is the 300 Foot Rule or 700 Foot Rule triggered? If yes, which? Please attach a diagram of the additional hours that triggers the use.	YES	NO	N/A	
Is a Public Assembly permit required?	YES	NO	N/A	
Are your plans filed with DOB?	YES	NO	N/A	

Building Type:	○ Residential ○ Commercial X Mixed Use ○ Other (specify)
Allowed Zoning:	○ Residential ○ Commercial X Industrial ○ Other (specify)

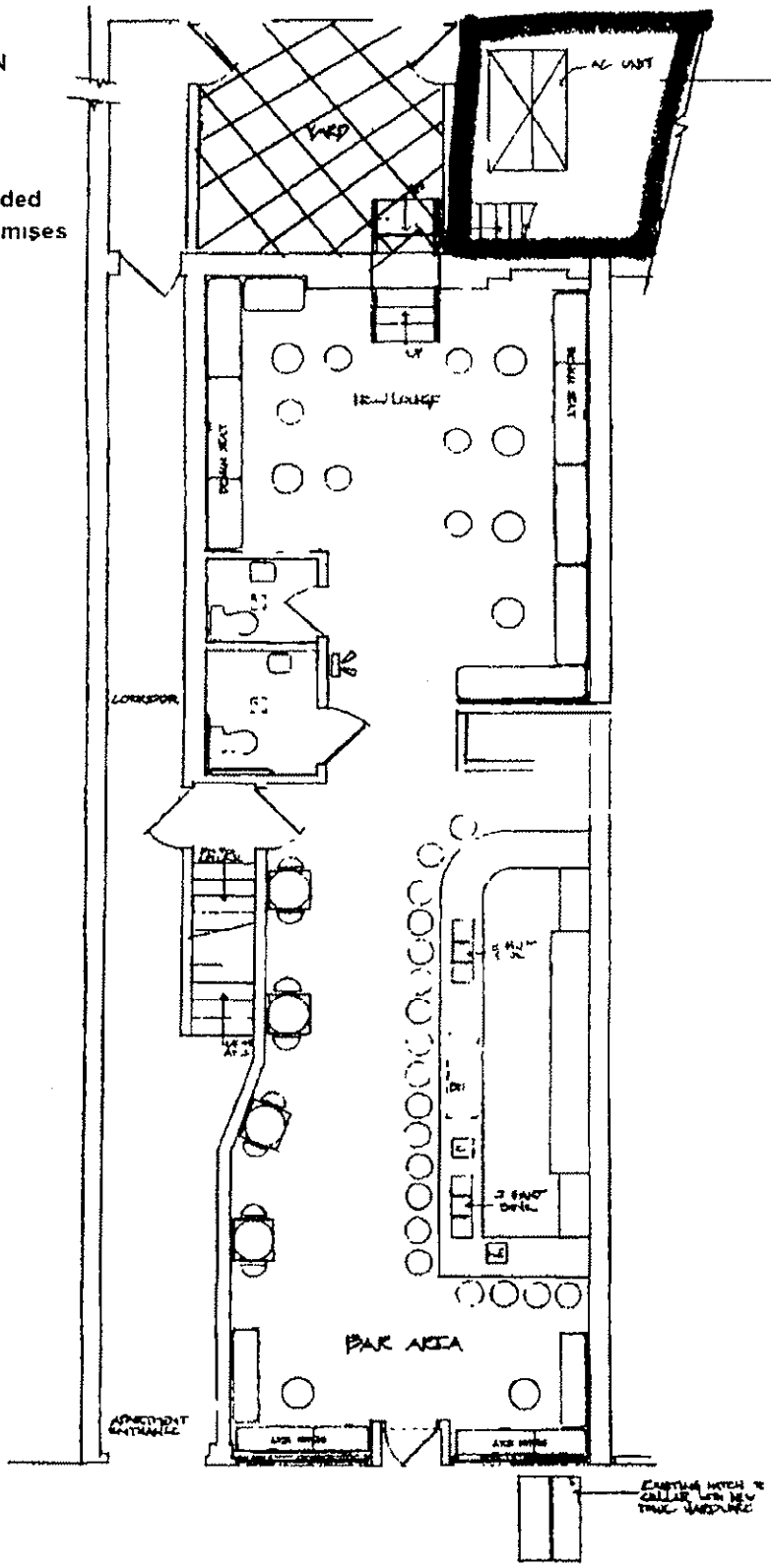
NOTIFICATION: List of organizations / community groups that you contacted regarding your application?	#1	W. 46th Street Block Assoc
	#2	W. 45th Street Block Assoc
	#3	W. 45th Street Block Assoc (Mon 9/11th)





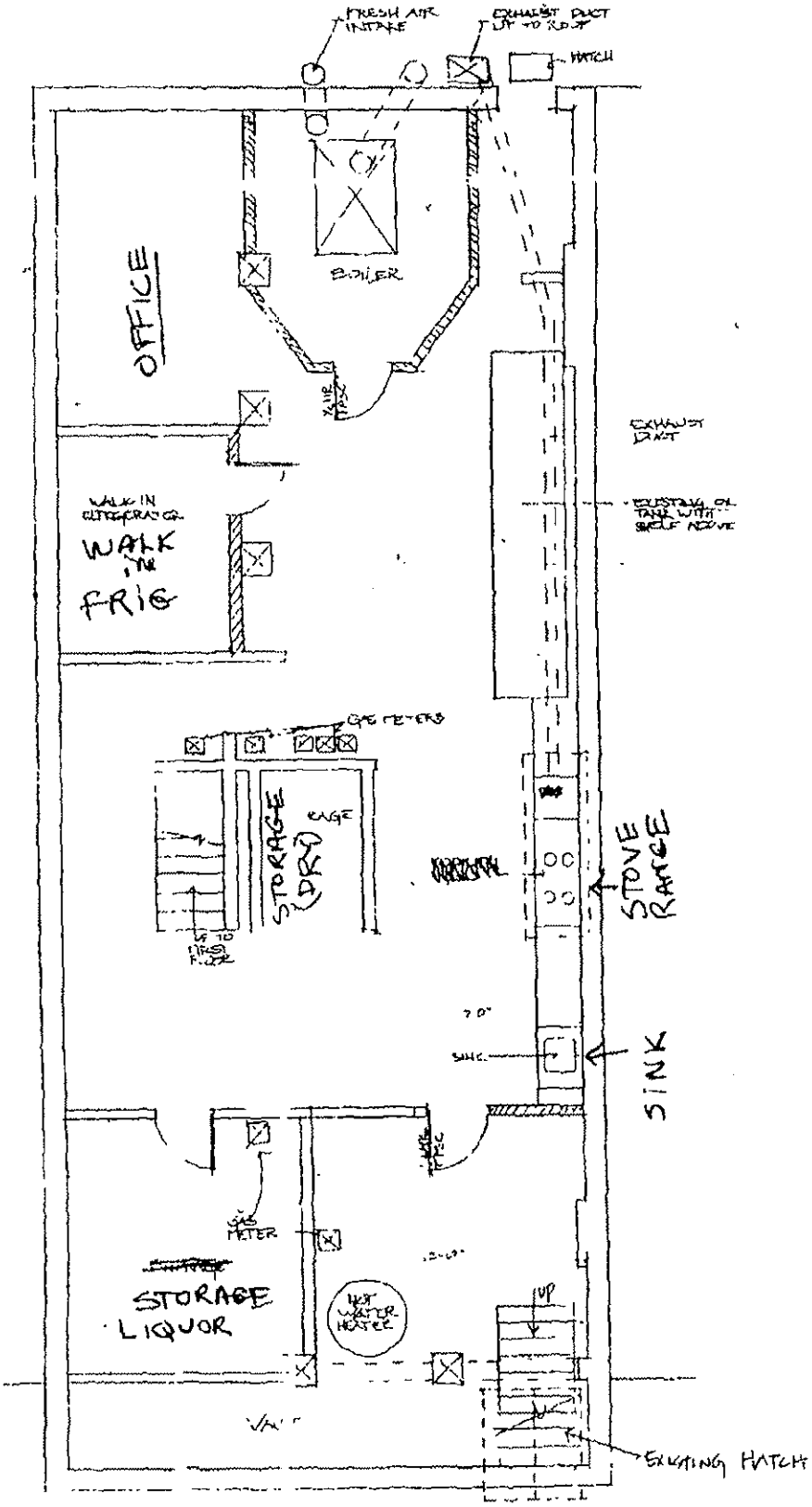
SERIAL #1224178
AMENDED APPLICATION
5/14/2009

Not to be included in licensed premises



10TH AVENUE

FIRST FLOOR PLAN



10TH AVENUE

CELLAR PLAN

Resident
640 10th Avenue
Apt
New York, NY 10036

February 24, 2015

RE: ADAM LOUNGE NYC (FFJ Entertainment LLC)

Dear Resident,

As some of you are aware from our in-person conversations, we are currently negotiating to come into the commercial space at 640-642 Tenth Avenue. Our concept is ADAM LOUNGE NYC, a classic bar/lounge experience, reminiscent of the old-school gay bars prior to the "loud and out" movement that has defined current HK establishments. We are looking to create a mature environment where the community can congregate to break bread over tapas and enjoy fine wine and libations. We have attached our food and drink menu for your review.

It is our understanding that there has been an ongoing history with noise control issues from the commercial property formerly operated as BARTINI. Should we take over the space, we have consulted with a sound engineer to assist in resolving these problems. We plan to remove the rear door of the building and adding sound proofing to the rear wall to prevent the sound from being transferred and escalated through the HVAC systems. We also plan on reinventing the façade so as to include sound proof glass and a multiple door entry with vestibules to create an even better sound barrier inside and out. We are willing to work with you to address your concerns and hope to create a tenant alliance where we can freely and openly discuss issues and concerns.

The partners of FFJ Entertainment LLC, Facudno Rodriguez, Jacob Blumer and I, would like to extend an invitation to attend the Community Board 4 Meeting on Tuesday, March 10, 2015 beginning at 6:30pm at the InterContinental Hotel at 300 W 44th Street to hear our presentation to the board and hopefully address any questions or concerns.

We look forward to being a productive part of the building and community and hope to have your support. In the meantime, if you should have any questions or concerns, please feel free to contact me directly.

Sincerely,

Franco DiLuzio
Operating Partner and GM

FFJ Entertainment LLC 442 W 57th Street, 7F, New York, NY 10019 917-687-9960

ADAM NYC Security Plan: 640-642 Tenth Avenue

Goals:

- To create a safe and secure environment within ADAM for all patrons
- To provide a level of control and safety for all arriving and departing guests of ADAM.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors by patrons upon entry or departure from ADAM.
- To diffuse all situations as they occur.
- The ADAM Security Staff will provide a strong presence by blending integrity and professionalism with advanced techniques of security, protection and detection. Current practices of the industry will be augmented with law enforcement strategies and tactics.

Policy:

- All ADAM Security Staff will be licensed and certified as per requirement.
- A policy of zero tolerance will be enacted against excessive noise, violence and narcotics and other contraband.
- Proactive measures will be in place to identify problems before they occur.
- A policy of full disclosure/full cooperation will be in effect with law enforcement personnel and other city officials.
- Additionally, full cooperation and coordination with neighboring businesses and block association will act as a force multiplier of security for the community, businesses, patrons and employees.

Structure:

Hours of Operation: 4pm to 4am, Monday through Sunday.

Security present from 8pm – closing all evenings. Bar Staff will be responsible for carding "age" requirements when serving before these hours.:

Sunday through Wednesday nights between the hours of 8pm- 4am ADAM will have a team of 2 security members working, one at the front door(s) and one securing the interior. One guard will stay on for a minimum of 30 minutes past venue close to mitigate noise and loitering.

Thursday through Saturday nights between the hours of 8pm- 4am ADAM will have a team of 4 security members working, two at the front door(s) and one in each lounge area. Two guards will stay on for a minimum of 30 minutes past venue close to mitigate noise and loitering.

Responsibilities:

Each staff member will be trained to set up and control flow to prevent loitering and noise at the front entrance. All Security shall maintain order within ADAM and its immediate surroundings and prevent any activity, which would interfere with the quiet enjoyment of their property by nearby residents. All staff will be knowledgeable to all security positions and the requirements each different position entails.

IT IS THE DUTY OF EVERY MEMBER OF THE ADAM TEAM TO PROTECT THE ESTABLISHMENT, ITS PATRONS, AND EMPLOYEES FROM ANY AND ALL PERCEIVED AND REAL THREATENING SITUATIONS.

Head of Security

Will act as a Roving Security Position - supervises general security.

- Responsible for all security and safety
- Roves entire venue during scheduled hours to ensure patron flow, keep fire exits and pathways clear.
- Liaison to state and city officials. Liaison between venue owners, and staff on all security requirements and issues
- Coordinates space configuration on a nightly basis
- Ensures proper requirement compliance of all security staff
- Maintains the contact information list of all security personnel working each and every shift. Provides law enforcement officials with this list upon their request and with proper government.
- Provides security walk out for departing employees-end of shift
- Maintains CPR certification

Door Security

Controls front door at all times, monitors the entry of all patrons.

- Controls access to the venue
- Checks for proper identification
- Enforces zero tolerance policy towards narcotics and contraband
- Counts all persons entering the club
- Controls Exit Count on Clicker-Fire Assemblage
- Maintains CPR certification
- Monitors noise and loitering

Stationary and Roving Security

Security for Bar / Lounge / Restrooms

- Monitors Front Bar / Lounge for Occupancy
- Maintains security for bar and lounge areas
- Maintains security presence in restroom and passage corridor
- Monitors patron traffic flow
- Maintains CPR certification

Communication:

Each security staff member will carry a hand held radio with ear piece for communication on Thursday – Saturday evenings.

Surveillance Cameras:

In addition to Security Staff, surveillance cameras will be utilized as warranted. Management and Security Head of ADAM will regularly monitor cameras.

ADAM

And man is free to eat of every tree in the garden, but forbidden to eat from the tree of knowledge of good and evil.
Genesis 2.9

Fig Leaf Purse
Individual bits of fig and mascarpone cheese baked in a delicate phyla dough wrap. Served with a caramelized black cherry dipping sauce. (5) $14

Temptation Platter
Mediterranean hummus, stuffed olives and fresh cut apple, served with a loaf of Chabatta bread and olive oil. $18

Lillith's Wedge
Fresh wedge of warm brie, topped with Mediterranean olive tapenades and a loaf of Chabtta bread. $18

Exodus Platter (The Meat Platter)
Cured salami, prosciutto and pancetta with cubes of Romano cheese and virgin olive oil served with a loaf of classic Chabatta bread $20

Grove of Life
Colorful blend of green, pink and black olives in a lively mix of Mediterranean spice and pepper cured in white wine. Served with a loaf of Chabatta bread. $20

Serpents Staff
Decadent cake pops covered in rich chocolate shells. One each of cherry cordial, crunchy toffee and dark chocolate (3) $12

Forbidden Fruit
Golden baked cinnamon apple empanada sprinkled with powdered sugar (3) $12

ADAM

In the garden, streams came up from the earth and watered the surface of the ground. Then the Lord God formed man
Genesis 2.7

MONOFARRO $16
Cocchi Americano, Triple Sec, Angostura Bitters, Champagne, Peychaud's Bitters

SIN $16
Averna, Vermouth Di Torino, Lime

SONS OF ANARCHY $16
Bourbon, Apple Brandy, Earl Grey, Luxardo Amaro Abano, Lemon, Black Pepper

RED LIGHT $16
Nicaraguan Rum, Aquavit, Campari, Velvet Falernum, Vanilla, Grapefruit, Lime, Wormwood Bitters

LET IT LOOSE $16
Cognac, Rye, Vermouth Di Torino, Amarao Montenegro, Maraschino Liquer, Mile Bitters

SATAN'S CIRCUS $16
Rye, Thai Bird Chii-InfusedAperol, Cherry Heering, Lemon

MEXICAN SOUR $16
Blanco Tequilla, Ramazzotti Amaro, Aperol, Lemon, Lime

SPECIALTY MARTINI MENU

FORBIDDEN APPLE $12
Grey Goose, Sour Apple Schnapps, Fresh Lemon

CARMEL APPLE $12
Grey Goose, Sour Apple Schnapps, Butterscotch Schnapps

DADDY's JUDGEMENT $12
Absolute Vanilla Vodka, Godiva Chocolate Liqueur, Bailey's

FIRST KISS $10
Absolute Citron, Chambord, Pineapple

GARDEN COSMO $10
Skyy Vodka, Cointreau, Cranberry Juice, Fresh Lime

JANSON + TSAI
DESIGN ASSOCIATES
ARCHITECTURE • ACOUSTIC DESIGN

Mr. Chai Chen Senior Designer
DFA
866 Avenue of the Americas 11th Floor
New York, NY 10001

Re: Acoustic Consulting 640-642 Tenth Avenue, Ground Floor Bar/Lounge

Dear Mr. Chen:

Thank you for the opportunity to submit our review for acoustic services for your project at 640-642 Tenth Avenue. This is a very interesting project from an acoustic design perspective and we look forward to the opportunity of working with you and DFA on it. Having provided acoustic design as well as design services for entertainment venues, recording studios, sound stages, post-production and performance spaces for the past 36 years, we are confident that we can help you with your project.

Our inspection of the space resolves that there has been a recent installation of sound proofing to the ceiling of both 640-642 Tenth Avenue. This seems to be adequate for the capacity of the music to be played at ADAM LOUNGE. However continued investigation determined that there are two main concerns with the design for the space. One is the actual sound transmission through the rear walls of 642 Tenth Avenue into the rear yard that is generated from within the space and the other is how sound escapes through the front of the façade when doors are open to the street.

Our suggestion is to remove the rear door of 642 Tenth Avenue that exists by the DJ booth. There is an alternate access door in the common hallway that leads to this area for servicing of the HVAC units that reside in the area. By removing this door, the opening can be sealed and sound insulation added across the rear of the space to prevent sound transfer and amplification through the HVAC.

The current single door façade makes it almost impossible to adhere to New York City specific noise codes. If the code is not met, it can lead to complicated issues for the tenants and adjacent spaces. As the door is opened for patrons to enter and exit, the sound escapes into the street. We suggest a reconfiguration of the entire façade, with a double door vestibule to act as a buffer for the interior sound. Double panel "shatter proof" glass will be used for windows and doors to assist in the containment of the sound within the space. The space within the vestibule will also act as a buffer for the sound.

Once you have completed the architectural drawings based on these suggestions, we will be able to provide an estimate for time and materials as well as the cost for us to oversee this part of the construction.

I hope that this meets with your approval and should you have any questions or comments, please do not hesitate to give me a call. I can be reached most times on my cell phone at 917 952 1115.

Sincerely,

Dennis C. Janson Principal

72 High Ridge Avenue, Ridgefield, CT 06877 ph 917 952 1115 www.jansontsaidesign.com

Introducing ADAM

NYC's newest premier gay lounge. Our design combines sexy seductive elements of raw industrial and organic materials with contemporary finishes to create a modern yet timeless experience. With attention to masculine detail in our décor, menu and staff, we will create a liberating and sexy venue destined to become an instant classic.

Concept. Our focus is on delivering basics—a great product, exceptional service and a unique and sexy experience including a masculine yet friendly staff, creative tapas plates and signature cocktails with a sexy and exciting vibe. ADAM marks the return of the private, 'speak easy' experience that has disappeared from gay nightlife. A mature and intimate experience where you can come with friends to "break bread" over tapas and cocktails during happy hour and then enjoy the night time vibe where the music is hot and the experience is hotter.

Vibe. Our vision is to bring back a sense of creativity and discovery in music, where in addition to the familiar, new and interesting things will be heard. Our DJs appreciate how to craft a night of music that can bring a room of people together to celebrate life, energy, and masculinity.

Scalability. While not a large venue (1500 square feet), capacity demands vary from night to night. ADAM features two distinct areas. On slower nights, the venue can be scaled to create intimacy (750 square feet).

Location. HK is NYC's gay neighborhood. The venue is on 10th Avenue and is within walking distance of several gay bars, nightclubs, restaurants and public transportation.

The Team

Our diverse team has over 45 years of combined experience in hospitality, bar operations, and event production along with decades of industry and community connections. With a finger on the pulse and a deep commitment to deliver, this team has the vision and talent to make ADAM a success.

Franco DiLuzio brings over 15 years of business, design, marketing, PR, and customer service experience. He's held sales/management positions with IBM and e-Commerce start-up Princeton eCom before receiving a Master's Certificate in Design from Philadelphia College of Textiles and Sciences. In New York Franco coordinated events before becoming the GM of G Lounge. Franco and partner Mark Lander also produce nightlife events for G Lounge, Hudson Terrace, Bartini and elsewhere.

Jacob Blumer has over 10 years of management and bar-tending experience. He brings a love for nightlife and its cultural and creative significance in the community. Jacob holds a M.F.A. from Yale School of Drama.

Facundo Rodriguez has more than fifteen years of industry experience, working , his way from the ground up, beginning as a barback in 1997. He eventually advanced to work as a cocktail server, bartender and eventually was promoted into management, as an inventory control supervisor. He has worked at infamous establishments such as ROXY (NYC), SCORE (Miami) and ALSINA and SITGES (Buenos Ares) while also maintaining a modeling career with Wilhemena Models (NYC). He continues to work as a bar tender for private high-end events.

Mark Lander runs a his own web and graphic design company which has provided the marketing for G Lounge since 2000. He has created successful branding and marketing campaigns for several bars and clubs in NYC. Along with Franco, Mark also produce nightlife events for G Lounge, Hudson Terrace, Bartini and elsewhere. Mark holds dual B.S. degrees from Drexel University in Engineering Science and Film and Video Production.

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT	DOING BUSINESS AS (DBA)
46 St Bar LLC	To be provided
STREET ADDRESS	**CROSS STREETS**
642 10th Avenue	45th Street and 46th Street

OWNER	NAME:	Francis Mee	ATTORNEY	NAME:	Daniel S. Szalkiewicz, Esq.
	PHONE:	917 589 2669		PHONE:	212 706 1007
	FAX:	N/A		FAX:	914 500 2315
MANAGER	NAME:	Stella Golia	LANDLORD	NAME:	UEI 640 Tenth LLC
	PHONE:	347 585 0147		PHONE:	UEI 642 Tenth LLC 646 825 3027
	FAX:	N/A		FAX:	212 202 6298

DESCRIPTION OF BUSINESS

Establishment Type:	○ Bar/Tavern ○ Bed & Breakfast ○ Eating Place Beer ○ Cabaret ○ Night Club ○ Hotel ○ Restaurant ○ Catering Establishment ○ Club (Fraternal Organization – Members Only) ⊗ ~~Other (Explain):Bar/Arcade~~ First Class Lounge
Method of Operation:	○ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ⊗ ~~Other (Explain):Bar/Arcade~~ First Class Lounge
License Type:	⊗ On-Premise ○ Wine ○ Beer ○ Wine & Beer

APPLICATION TYPE *(check one)*

⊗ New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name of establishment?	See Attached	
	What is/was the address of the establishment?		
	What were the dates the applicant was involved with this former premise?		
○ Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please attach the plans to this form.		
○ 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	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am
Music	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am
Kitchen	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 am	4:00 pm-2:00 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
	150	120	12 two tops 8 couches	24 24	0	2	27	n/a	n/a

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	3-4	5+	ground floor and basement
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	NO	N/A	
Will applicant have bottle service?	YES	NO	N/A	
Will you be hosting private parties and promotional events?	YES	NO	N/A	
Will outside promoters be used?	YES	NO	N/A	
Will the security plan submitted be implemented?	YES	NO	N/A	see attached
Will State certified security personnel be used?	YES	NO	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	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	NO	N/A	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	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	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	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	
If you plan to have music, what type(s)?	BACKGROUND	LIVE MUSIC	DJ	occasionally

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	NO	N/A	
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?	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	NO	N/A	

OUTDOOR ITEMS

Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	
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	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	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	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	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	N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	

LOCATION & ZONING

Primary Zoning District:	R8	Overlay (If Applicable):			C2-5
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?		YES	NO	N/A	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?		YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.		YES	NO	N/A	500' Rule
Is a Public Assembly permit required?		YES	NO	N/A	
Are your plans filed with DOB?		YES	NO	N/A	To be filed by landlord

Building Type	○ Residential ○ Commercial ⊗ Mixed Use ○ Other, describe:
Adjacent Buildings	○ Residential ○ Commercial ⊗ Mixed Use ○ Other, describe: _____

NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	45th Street Block Association
	# 2	46th Street Block Association
	# 3	Midtown North Precinct

46 St Bar LLC Security Plan

1. Hiring of licensed security guards

46 St Bar LLC understands the importance of sufficient security staffing not only for safety but crowd control. 46 St Bar LLC focus is to maintain a safe and enjoyable environment for patrons and neighbors. 46 St Bar LLC has entered into a contract with VFD Security and Consulting Inc. (see attached profile) to provide two (2) security guards for the premises.

VFD Security and Consulting Inc. has ensured they will have will have two (two) NYS certified security guard outside checking ID's and controlling loiters or smokers if need be. One (1) of the security guards will be roaming inside. There will not be queing of any lines outside. Additional security will be brought in if needed on any night.

Security staff shall regularly patrol both the women's and men's bathroom facilities. Hand- held counters shall be used by staff at the entrance at all times when open to monitor maximum occupancy.

46 St Bar LLC will also install digital surveillance cameras throughout the entire lounge. One will be installed outside the entrance to the restaurant. They will be IR illuminated and will have a clear shot of the entire front of the property day or night. Cameras will be accessible to owners and managers on a computer and mobile devices through a mobile app.

Tapes will be made available upon request to the local authorities. Security staff shall regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis.

Should there be an unruly patron, security will resolve the issue in an appropriate manner and the manager will immediately contact the police if needed.

Security will request proof of age from any and all customers, and will refuse entry and service to any customer who cannot produce adequate ID.

The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

2. Staff Security Measures

All of our employees will be TIPS certified. We will also look to hire only experienced individuals in the bar industry. Our staff will not sell, dispense, or give away alcohol to any person who is under the influence of alcoholic beverages, nor shall such a person be permitted on the premises. When a customer has been "cut off," the server will notify the other employees. Management will support the server's decision to terminate service to any

VFD
Security and Consulting Inc.

Corporate Profile

Our Services

VFD Security and Consulting Inc. is a full service licensed, insured, bonded professional security provider. We operate 24 hours a day, 7 days a week and provide the following services:

- Access Control Services
- Concierge Security
- Construction Site Security
- Corporate Security
- Education Security
- Event Security
- Greeters
- Healthcare Security
- Residential Security
- Retail/Loss Prevention
- Security Receptionists
- Trade Show/Convention Security

Our Clients

The management team at **VFD Security and Consulting Inc.** has provided security guard service for a variety of clientele, large and small. Our expertise in event security, trade show and convention security is unparalleled. We handle small contracts that require 2 officers for a few hours to those that require a staff of 80+ officers per shift, around the clock. Clients of **VFD** tout our professionalism, attention to detail and customer service.

Our Team

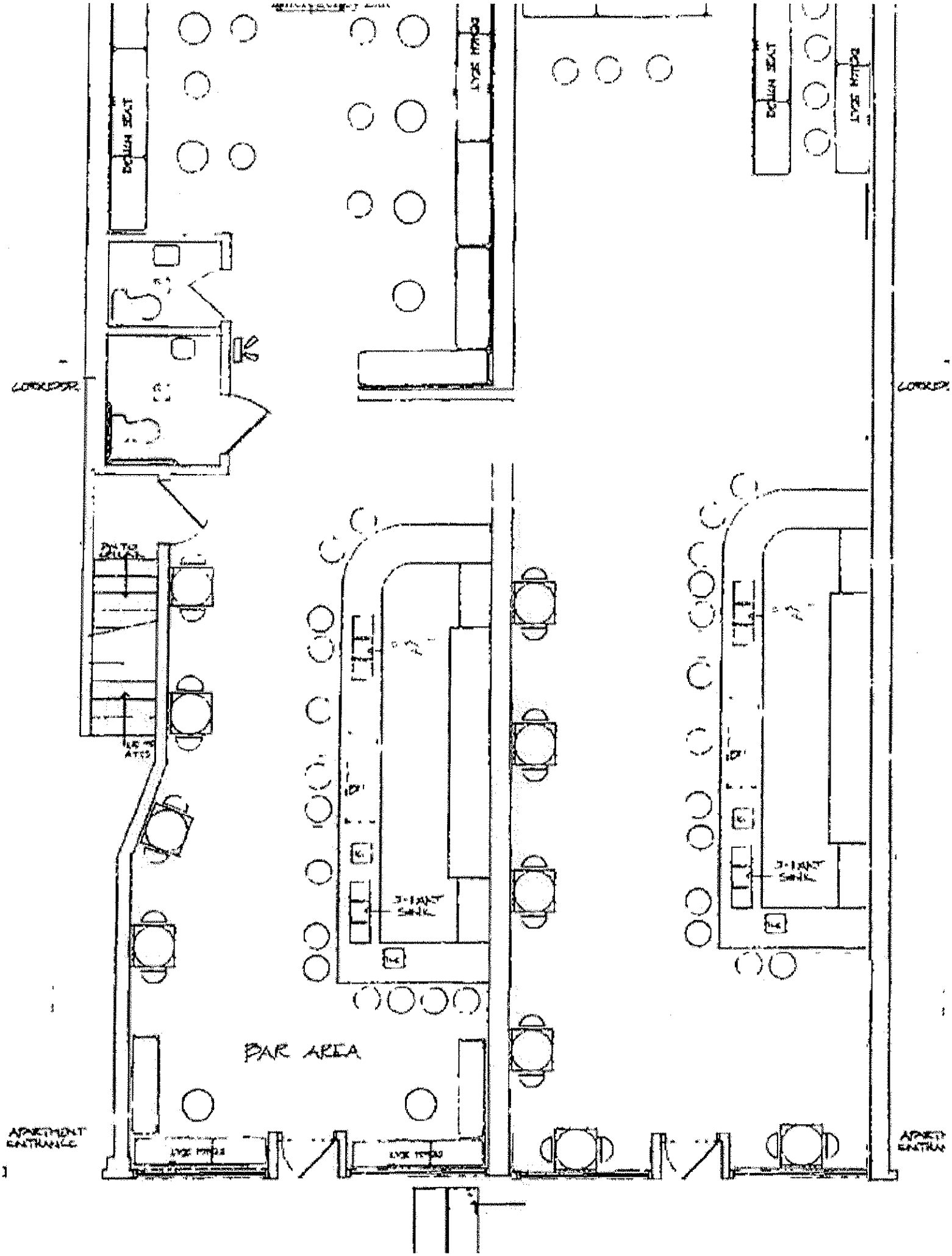
VFD Security and Consulting Inc. was founded in 2014. The principals have 30+ years of experience in the security business. Working their way up the corporate ladder from humble beginnings as security officers, members of the management team have experience servicing many clients at all levels, and are dedicated to providing exceptional customer service.

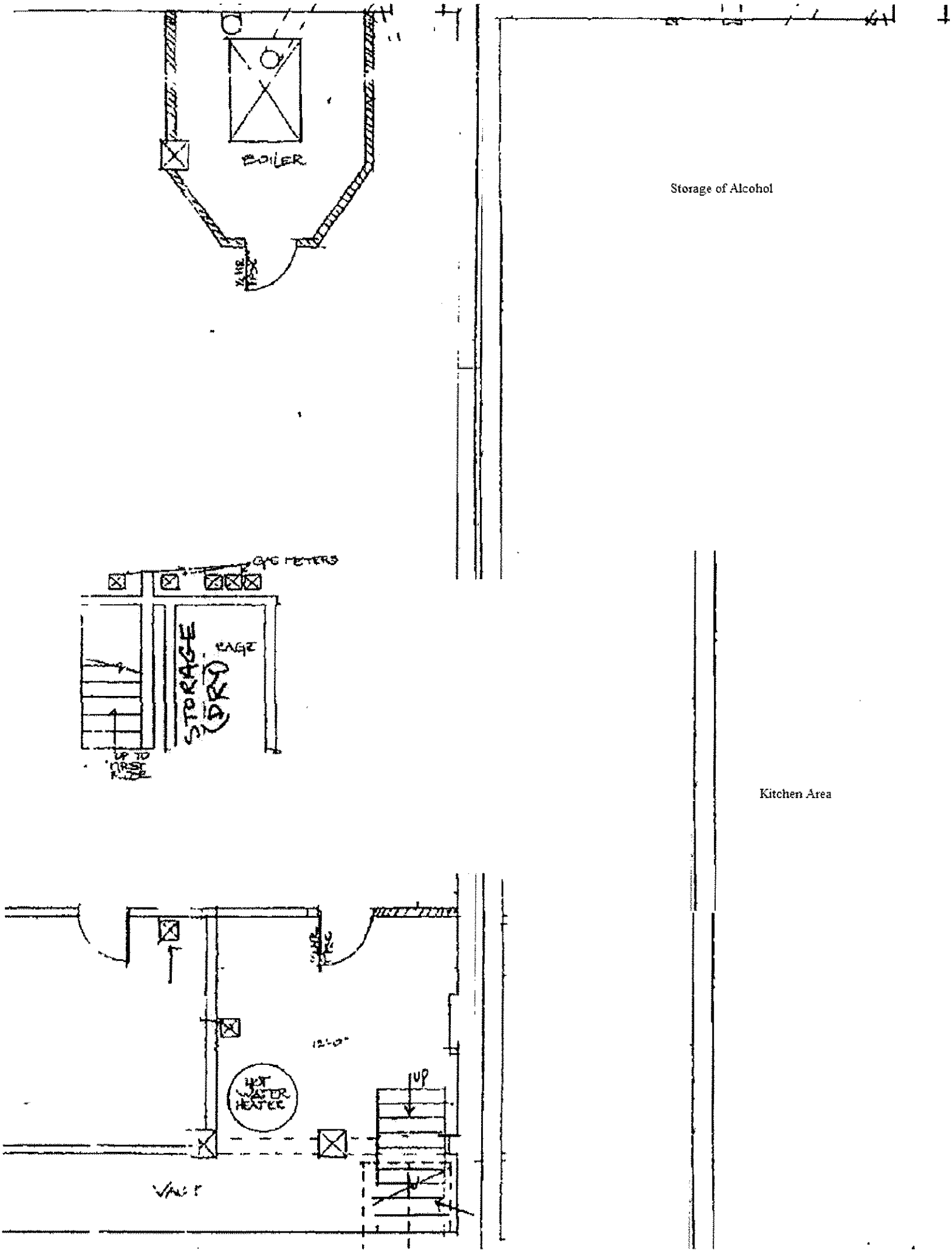
Mission Statement

At **VFD Security and Consulting Inc.** our mission is to partner with our clients, understand their needs, and provide the highest level of protection to person and property, thereby giving our clients peace of mind.

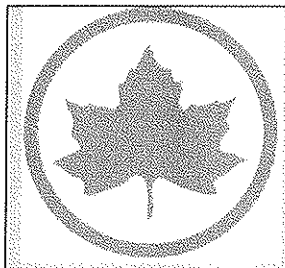
1115 Broadway, 12th Floor • New York, New York • 10010
o.212.710.2702 • f.212.710.2601

www.vfdsecurity.com

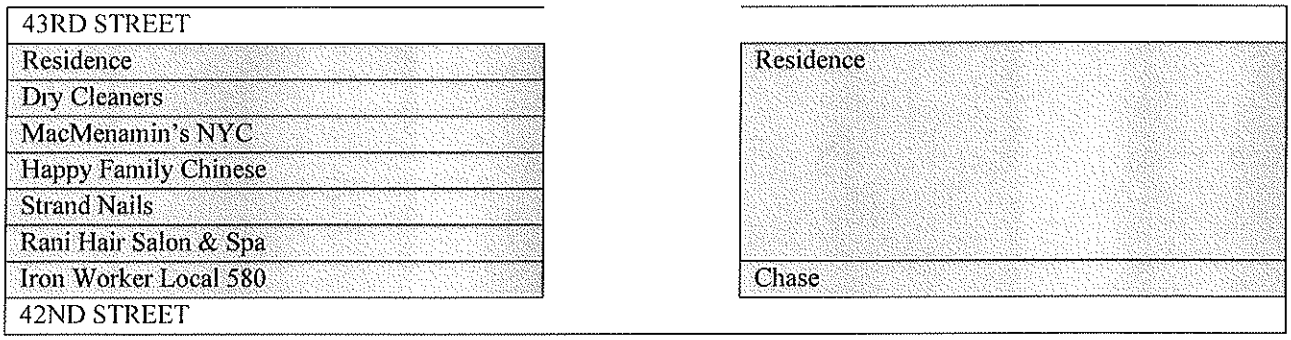

BOOTH SEAT
BOOTH SEAT
BOOTH SEAT
BOOTH SEAT
CORRIDOR
CORRIDOR
3-1 ANT SINK
3-1 ANT SINK
BAR AREA
APARTMENT ENTRANCE
APARTMENT ENTRANCE


BOILER
Storage of Alcohol
GAS METERS
STORAGE (DRY)
RAGE
UP TO FIRST FLOOR
Kitchen Area
HOT WATER HEATER
UP

46 St Bar LLC

48TH STREET		
Laundromat	1	
Valentin Hair Design	0	
Hardware Bar	T	
Quality Transportation	H	
Tehuitzingo Deli		
Al's Cycle Solutions	A	
5 Brothers Gourmet Market	V	Hell's Kitchen Park
47TH STREET		
DBL	E	Anejo
Bis Co. Latte	N	Hell's Kitchen Groom Room
Tulcingo Del Valle	U	10th Ave. Check Cashing
vacant	E	Hells Kitchen Dental
Stylish Ten Spa		Restore Rehab Physical Therapy
Mr. Zhang Grocery		Jadite Galleries
Westway Medallion Sales		Erik's Barber Shop
Metro Bicycles		Midtown Medical Associates
		Clothespin Laundromat
		Mud, Sweat & Tears Pottery
46TH STREET		
Ryan Center		**Vacant** Queen of Sheba Clinton Deli
Siri Thai		Thriftway Pharmacy
Hell's Chicken		**vacant**
Kiabacca		**vacant**
Pony Bar		**PROPOSED PREMISES**
45TH STREET		
Hess		A&A Market & Deli
		New Kam Wei
		Vacant
		Daisy Nails
		The Marshall
		44 ½
		Hallo Berlin
		44 & X
44TH STREET		
Riverside Deli		Grace Wines
Vacant Lot		Cleaners
Residence		Dunkin Donuts
		Pio Pio
Lansdowne Road		H&R Block
West Side Steakhouse		43 Street Deli
Pet Ark		Claudio Pizzeria
Deli		Mr. Biggs

46 St Bar LLC


43RD STREET
Residence
Dry Cleaners
MacMenamin's NYC
Happy Family Chinese
Strand Nails
Rani Hair Salon & Spa
Iron Worker Local 580
42ND STREET
Residence
Chase

Proximity Report for Location:

February 23, 2015

642 10TH AVE, New York, 10036

*** This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.**

Closest Liquor Stores

Name	Address	Approx. Distance
GRACE WINE & SPIRITS INC	610 10TH AVENUE	355 ft
VERITAS STUDIOS INC	527 W 45TH ST	455 ft
42 & 10TH SPIRITS LTD	507 W 42ND STREET	850 ft
NINTH AVENUE VINTNER LTD	669 9TH AVENUE	925 ft
ADRIATIC WINE & LIQUOR LLC	714 10TH AVENUE	995 ft
GRAND CRU WINE $ SPIRITS INC	560 11TH AVE	1190 ft
589 NINTH AVENUE CORP	589 9TH AVENUE	1230 ft

Churches within 500 Feet

Name	Approx. Distance

Schools within 500 Feet

Name	Address	Approx. Distance
PS/IS 51 ELIAS HOWE SCHOOL	520 W 45TH ST	175 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
LUX BAR & LOUNGE LLC	642 10TH AVENUE	20 ft
HELL'S CHICKEN LLC	641 10TH AVE	25 ft
SD HOSPITALITY CORP	637 10TH AVENUE	50 ft
SHEBA ETHIOPIAN RESTAURANT INC	650 10TH AVENUE	95 ft
KIABACCA REST CORP	639 10TH AVE	100 ft
WMW RESTAURANT GROUP LLC	628 10TH AVE	150 ft
KIWIS HISTORICAL BUILDING LTD	626B 10TH AVENUE	160 ft
10TH AVENUE GROUP INC	626 10TH AVE	175 ft
HELL'S KITCHEN CREAM & SUGAR INC	626A 10TH AVENUE, STORE C	175 ft
667 TENTH AVENUE CORP	667 10TH AVE	350 ft
PIO PIO OCHO INC	604 10TH AVE	450 ft
ANEJO LLC	668 10TH AVE	465 ft
599 TENTH AVENUE CORP	599 10TH AVE	490 ft
WEST SIDE STEAKHOUSE LLC	597 10TH AVENUE	520 ft
CANARD INC	503 W 43RD STREET	565 ft
NANO ENDEAVOR LLC	691 10TH AVE	570 ft
MR BIGGS BAR & GRILL INC	596 10TH AVE	575 ft

Name	Address	Approx. Distance
DIVISION ONE MANAGEMENT GROUP INC	500 W 43RD ST	600 ft
PHYSICAL ONION LLC	697 10TH AVE	630 ft
FAIRYTALES LOUNGE CORP	500 W 48TH STREET	710 ft

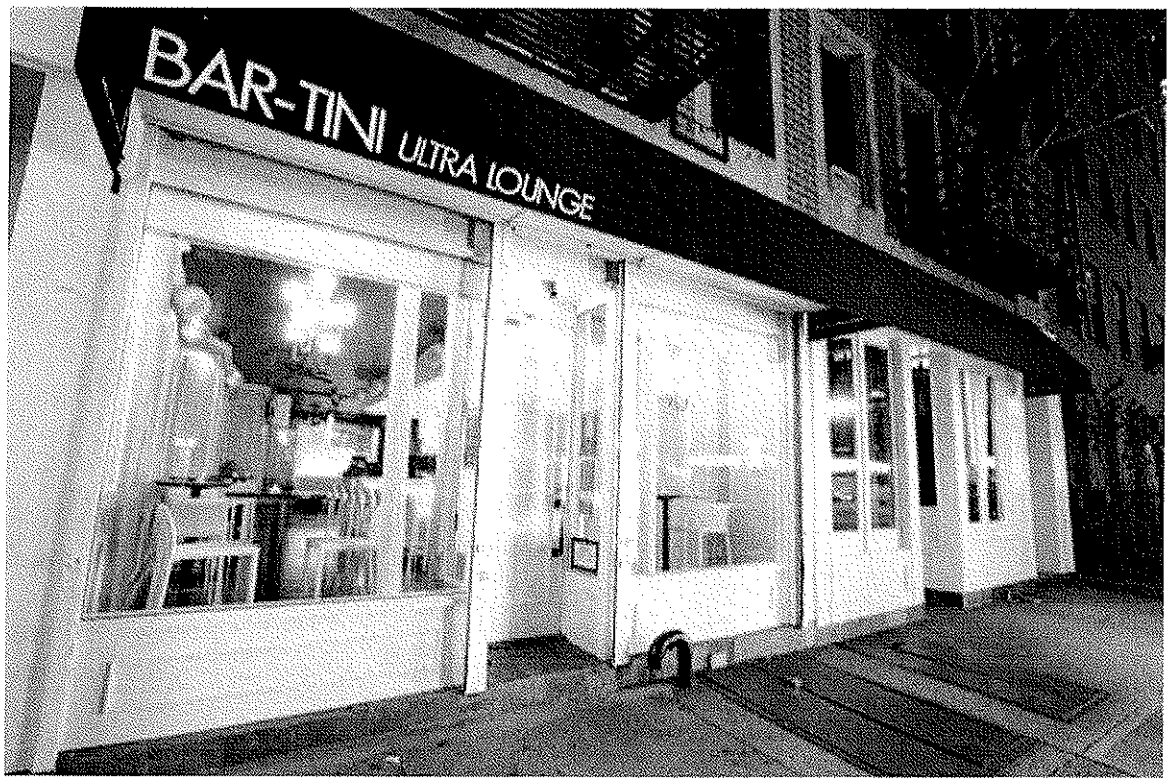
Pending Licenses within 750 Feet

Name	Address	Approx. Distance

Unmapped licenses within zipcode of report location

Name	Address
CLONMEL RESTAURANT CORP	W 44TH ST BLDG 557 12TH AVE
RAPERA LLC	MTRPLTN OPR HOUSE AKA 1540 BWY
WORLD YACHT LLC	41ST ST AT THE HUDSON RIVER

642
CHECK CASHING
BAR-TINI ULTRA LOUNGE


BAR-TINI ULTRA LOUNGE

Front Burner

1	Shrimp Cocktail m2 cocktail sauce ~ traditional	14
2	Gambas A La Salt gambas, fried polenta & gazpacho	16
3	Fried Calamari fried lemons & jalapeño with diavolo or traditional aioli	9
4	Tuna Tartare capers, scallions, hot sesame oil, lime zest, sesame seeds with potato chips	12
5	Zesty Ginger Edamame lime zest, garlic, chili & ginger essence	7
6	Polenta Napoleon mix mushrooms, tomato concasse & aged gorgonzola	15
7	Guacamole & Chips homemade corn tortilla chips, & fresh pico de gallo tomatillo sauce	8
8	Boom! Nacho's cheddar cheese, guacamole, jalapeno, red beans, seasoned ground beef, tomatoes & sour cream	11
9	Chicken or Beef Satay sesame or sriracha aioli	9
10	Spinach & Artichoke Dip parmesan cheese & fresh pita chips	8
11	Aged Mac & Cheese aged gruyere, white american, cheddar & Parmesan	7
12	Patatas Bravas paprika, dill aioli & chipotle mayo	7
13	Spicy Bacon Mac & Cheese sirracha, bacon & four cheese mix	8
31	Chef Davo's Sliders ~ 3 per order pancetta & fig jam, shoe string onion cheddar & bacon, spicy mayo & jalapenos	11
14	Four Season Flatbread mix mushrooms & chervil cheese, prosciutto & kalamata tapenade, aged manchego, fig jam, smoked salmon & dill cream cheese	15
15	Traditional or White Flatbread olive oil, garlic, italian tomatoes & oregano mozzarella, taleggio & corn meal	9
16	Charcuterie & Cheese Platter for Two [illegible]	16

SPECIALTY ROLLS

California Dreaming (5pcs) **$9.95**
Alaskan king crab, Shrimp, Spicy crab,
Avocado Cucumber, Maasago

Cherry Blossom (8pcs) **$14.95**
California roll topped with tuna and Avocado,
Spicy crab salad, crunchy, special sauce

Ruby Roll (8pcs) **$14.95**
Shrimp tempura, cucumber topped with tuna,
avocado, crunchy and special sauce

Buckeye (8pcs) **$11.95**
Spicy tuna, Avocado, Deep fried

Volcano (8pcs) **$14.95**
Spicy tuna, Cucumber, topped with Avocado,
Spicy crab salad, crunchy and special sauce

White Dragon (8pcs) **$14.95**
Shrimp Tempura Cucumber topped with super white tuna,
Avocado, Sesame seaweed

Roll of the Day $Market

PUBLIC INTEREST STATEMENT/ 500' RULE STATEMENT

The subject premises will be a lounge/bar intending to accommodate 74 people or less in the space that was once operated as "Bar-Tini." The premises is located on the east side of the block on Tenth Avenue between 45th and 46th Street. Diagonal from the premises is a Hess gas station that encompasses the entire block of Tenth Avenue between 44th and 45th Street.

46 St Bar LLC will be a venue dedicated to the people from the community, both residents and those who work in the area, and place a large emphasis on the LGBT community. Bar-Tini had a history of supporting the LGBT community, and 46 St Bar LLC intends to continue the philanthropic philosophy while placing a stronger emphasis on security and crowd control. 46 St Bar LLC will attempt to partner with charitable organizations such as The New York City Gay & Lesbian Anti-Violence Project, GLAAD, Housing Works, and NYC Pride, to name a few, which will benefit the local community.

The proposed premises will employee a manager who resides at is 758 10th Ave, less than six blocks away.

The proposed premises is only approximately 2,000 square feet (approximately 1,000 of basement space that will not be utilized) with a maximum occupancy of 150. The applicant agrees not to exceed occupancy of 120 individuals at any time.

There will also be recorded background music and an occasional DJ. The outdoor space will not be used. The premises will be open daily from 4:00 pm until 2:00 am.

The projected opening date of the premises will be in or around May or June 2015.

The following sub-sections of ABC Law §64 specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the application:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

The GIS Proximity report shows that there are 12 locations within 500 feet of the application that hold full liquor licenses and one pending license. However, one of the premises, Fast Eddies (374 ft away) is closed.

The closest premises is Hell's Chicken (25 ft) a Korean/Fried Chicken establishment offering craft beer, Soju, and wine. Next to Hell's Chicken is Pony Bar (66 ft), a craft beer establishment.

The third closest establishment (95ft) is Queen of Sheba, a traditional Ethiopian eatery. Next is Kiabacca Pizza & Beer (36ft), a new establishment owned by the same individuals as Pony Bar that also focuses on being a craft beer bar and pizza shop.

One block down is The Marshal (200ft), a "farm-to-table experience" focusing on locally grown ingredients. Adjacent to The Marshal is Hallo Berlin (226ft), a wurst restaurant serving German Pilsners, lagers, and schnapps.

On the corner of 44th Street is 44 & X Hell's Kitchen (220 ft), a restaurant featuring "reinvented American classics." Attached to 44 & X is 44 ½ Café (220 ft), another restaurant serving "contemporary American cuisine with seasonal ingredients sourced from many local farms."

Pio Pio (486ft) is a Chinese-Peruvian restaurant known for their Spanish/Peruvian food. Anejo (374ft) is a Mexican restaurant that offers a large selection of tequilas. Finally, Lansdowne Road (490 ft) classifies itself as an Irish sports bar.

There is also a public school on West 45th Street between 10th and 11th avenue, according to Google Maps is 449 ft away.

The applicant, 46 St Bar LLC, will be a welcome addition to this diverse area of Hell's Kitchen offering a unique needed first class lounge offering individuals an open environment focusing on the LGBT community, but welcoming to the straight community alike.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies.

The applicant will apply for all necessary licenses, permits and certifications, including but not limited to, a Department of Health and Mental Hygiene permit, a Fire Department inspection and a Certificate of Authority to Collect Sales Taxes together with Workers Compensation Insurance and Disability Insurance.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location.

The premises is located on a busy street of Tenth Avenue and was previously licensed. On the other side of the street are two premises that have already been licensed and therefore the issuance of a new liquor license will not negatively impact traffic patterns in and around the area.

The premises is easily accessible by mass transit and taxis. There is also a garage one block away at 415 West 45th Street.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises.

The premises was previously licensed, is located on the busy Tenth Avenue and the applicant agrees not to license the outdoor space. There is a major gas station the next block over that has heavy commuter traffic. Thus, the issuance of a new on-premises liquor license will not cause an unusual increase in noise levels in this area.

(e) The history of liquor violations and reported criminal activity at the proposed premises

On January 19, 2011 there was a violation for underage drinking, but upon information and belief, there is no known history of criminal activity at the premises or other violations. 46 St Bar LLC has already entered into a security agreement.

Issuance of the instant license will promote the public interest in that the establishment will be positively contributing to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

The business will foster competition within the industry. Competition will result in increased services to the community and competitive pricing. These are benefits to the community.

The project will have further positive effects on the community resulting from trickle down economic factors; increase purchased of materials, food products, liquor inventory etc.

Accordingly, we believe approval of this application and issuance of an on-premises liquor license will promote the public interest and convenience and we respectfully request that the Board find the same.

ABOUT THE OWNER/MANAGER

REGIS ANDROVIC (Owner)

Mr. Androvic 's roots in the restaurant business goes back three generations, when he worked in his family's restaurant in Yugoslavia. Mr. Androvic came to America after the Bosnian War and opened the successful restaurant in lower Manhattan called Regis Royal, specializing in traditional Italian food. Mr. Androvic next opened Medici 21 Ristorante & Bar is a traditional Italian cuisine restaurant with a modern flair.

FRANK MEE (Owner)

Over the past 20 years, Frank has provided accounting and legal advisory services to multinational corporations regarding the design and implementation of planning that aligns their business strategy and operations with tax strategy. He has led the design and implementation of this planning for several different industries, including media & entertainment, retail, manufacturing, financial services and health care, as part of their various corporate initiatives, including supply chain restructurings and post merger integrations. Additionally, over the past 6 years, Frank has been assisting the ownership of a downtown restaurant, Medici 21, with operations and financial matters, which were particularly critical with overcoming the challenges posed by Hurricane Sandy in 2012.

Frank resides in Bayside, NY but spent many years in the Republic of Ireland where his family is involved in the hospitality business, which has provided Frank with a heightened appreciation of what is required to run a successful hospitality business. Frank has been actively involved in various charitable organizations and Irish community programs.