

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)		
Rosieraes Inc		Walters Cottage		
STREET ADDRESS		CROSS STREETS		
500 West 43rd Street		B/n W. 42nd & W. 43rd Sts		
OWNER	NAME	Tony Ferber	ATTORNEY	
	PHONE	(917) 886-8425	NAME	
	FAX		PHONE	
MANAGER	NAME	Patrick Foley	NAME	
	PHONE	(732) 337-3644	PHONE	
	FAX		FAX	
DESCRIPTION OF BUSINESS				
<input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Restaurant				
Establishment Type:		<input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only)		
Method of Operation:		<input type="radio"/> Other (Explain): Bar/Arcade		
License Type:		<input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input checked="" type="radio"/> Cafe		
APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES <input type="radio"/> NO	
		What is/was the name of establishment?	Walters Bar Inc / Horsebox Inc	
		What is/was the address of the establishment?	389 8th Ave NYC / 218 Ave A NYC, NY	
		What were the dates the applicant was involved with this former premise?	2000 - now / 2010 - now	
	<input checked="" type="radio"/> Transfer	What is the prior license #?	1253953	
		What is the expiration date on the prior license?	9-30-15	
		Are you making any alterations or operational changes?	<input checked="" type="radio"/> YES <input type="radio"/> NO	
		If alterations or operational changes are being made, please attach the plans to this form. Cuisine enhanced		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS	Operation	10 ^{am} - 4 ^{am}	10 ^{am} - 4 ^{am}	10 - 4 ^{am}	10 ^{am} - 4 ^{am}	10 - 4 ^{am}	10 ^{am} - 4 ^{am}	12 ^{am} - 4 ^{am}
	Music	10 ^{am} - 4 ^{am}	12 ^{am} - 4 ^{am}	12 ^{am} - 4 ^{am}				
	Kitchen	10 ^{am} - 4 ^{am}	12 ^{am} - 4 ^{am}					

OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Gross) of Occupancy	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seating	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seating	Number of Tables
	74	60	10	23	-0-	1	13		

How many floors are there? What is the capacity for each floor? (please respond in space provided) YES NO N/A **Ground floor + 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 **occasional**

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

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

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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	<input checked="" type="radio"/> NO	N/A

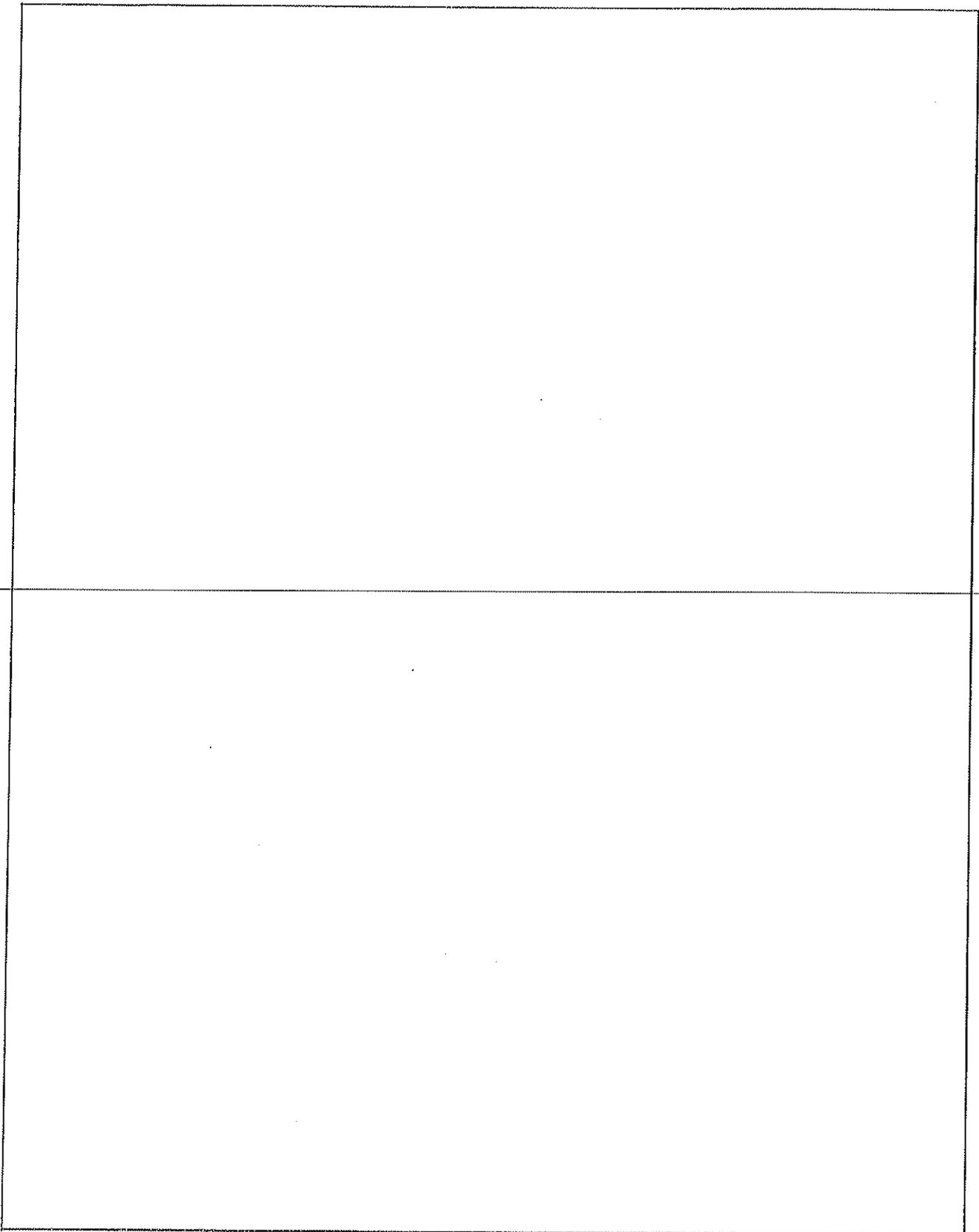
LOCATION & ZONING			
Primary Zoning District:	C 6-4		Overlay (If Applicable):
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	N/A 500' rule
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	<input checked="" type="radio"/> N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
Adjacent Buildings	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1		
	# 2		
	# 3		

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

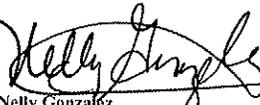
1. Noise emanating from the establishment will be controlled; there is to be no loud music; patrons will not be permitted to congregate in front of the adjacent commercial operations and/or the condominium's garden
2. Smoking by patron will be restricted to the area immediately in front of the establishment; but receptacle(s) will be placed outside when they open up and will be brought inside at closing
3. the sidewalk is to be kept swept clean; after closing every night, the sidewalk and tree pits in front of the establishment and immediately adjacent sidewalks will be policed: all waste, cigarette butts and other detritus is to be cleaned up;
4. The grease trap will be cleaned sufficiently frequently to prevent blockage and overflow
5. Garbage, securely contained and wrapped as required by applicable New York City regulations, will not be placed outside for pickup before 10:00p.m., at the earliest, Sunday through Friday nights. There is no pick by their contracted carter on Saturdays so no garbage will be placed outside on that night
6. In all other matters, the establishment will be operated in compliance with applicable rules, regulations and ordinances, the objective being to carry on business as a respectable and respectful good neighbor
7. Will contact Manhattan Plaza Tenant Association and Condo Board of 500 W. 43rd Street (The Stand) and will meet with the organizations if requested
8. BLP vote is conditioned on no concerns being raised by Manhattan Plaza Tenant Association and The Stand.
9. If concerns are raised, applicant will return to 7/14/15 BLP Committee meeting.
10. Applicant will arrange for 500 Foot Hearing to occur after Full Board Meeting on 7/22/15.

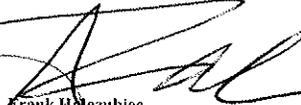


Manhattan Community Board 4 (MCB4) recommends:

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

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

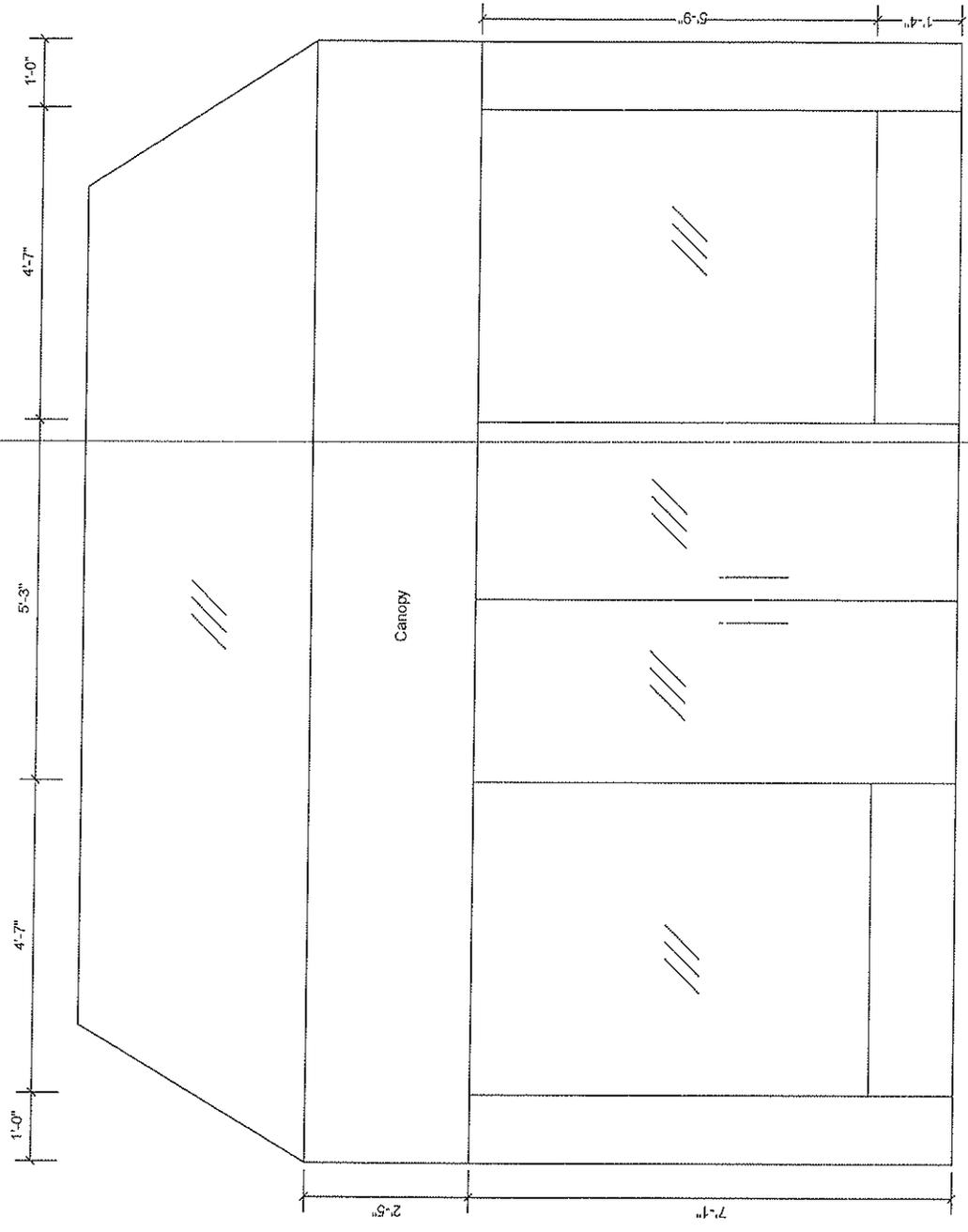
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE



 5/9/15
SIGNATURE OF APPLICANT

5-21-15
DATE 6/9/15

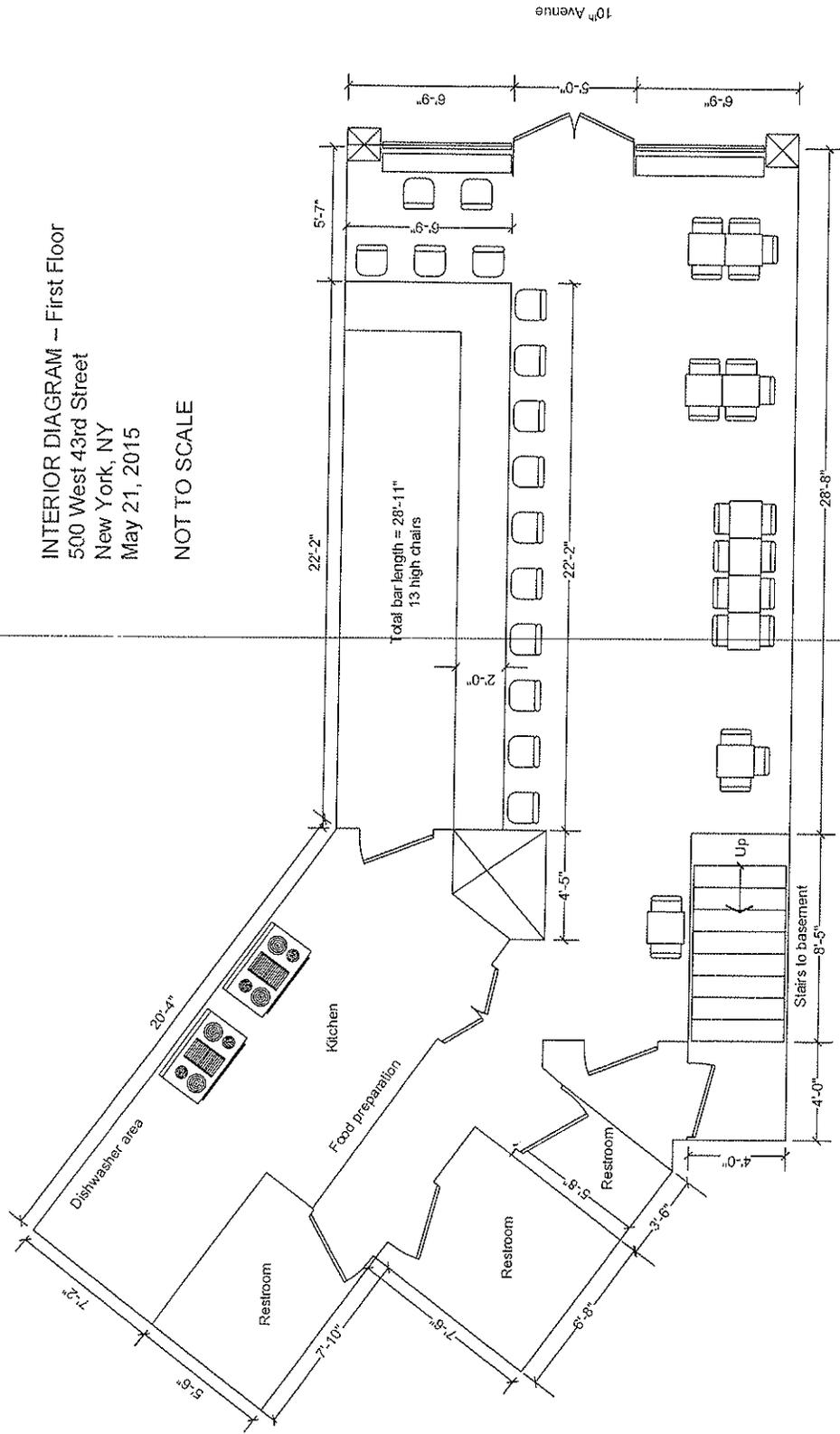


FRONT ELEVATION
 500 West 43rd Street
 New York, NY
 May 21, 2015

NOT TO SCALE

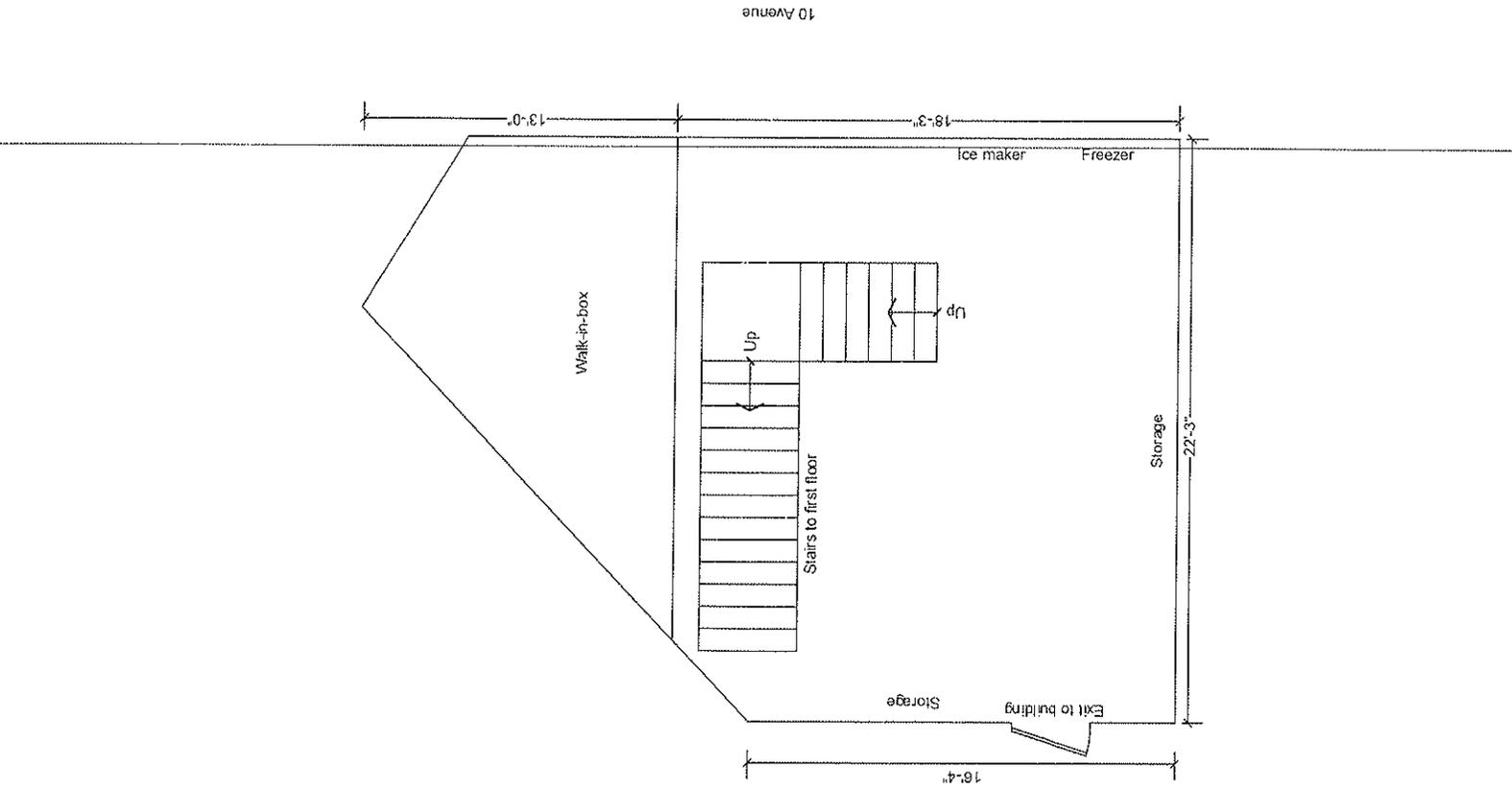
INTERIOR DIAGRAM -- First Floor
 500 West 43rd Street
 New York, NY
 May 21, 2015

NOT TO SCALE



10 tables/23 seats

INTERIOR DIAGRAM --- Basement
500 West 43rd Street
New York, NY
May 21, 2015
NOT TO SCALE



Walters Cottage Menu

Salads

Mixed green Salad - mescaline mix with balsamic vinegar and olive oil \$8

Caesar Salad- Romaine lettuce tossed with croutons, parmesan cheese and caesar dressing \$8

Starters

Buffalo Chicken Wings- served with blue cheese celery and carrots \$8

Chicken Fingers- Homemade served with our house honey mustard \$8

Mozzarella sticks- served with a hearty marinara sauce \$8

French Fries- Hand cut and seasoned to perfection \$6

Entrees

Grilled Chicken Sandwich- lettuce, tomato and chipotle mayo \$10

Kerryman Burger- Irish bacon, Dublin cheese and curry chips \$10

Foleys Beef stroganoff- hearty portion served over egg noodle pasta \$12

Quesadillas- chicken or beef served with monetary jack/cheddar mix. \$10

Irish Tacos- ask your server about this explosion of flavor \$10

Desert

Baileys Irish Cheesecake \$6

