

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Z Live Inc.		DOING BUSINESS AS (DBA) Z Live, Stage 48, Z Bar, and Cantina Rooftop		
STREET ADDRESS 605 West 48th Street		CROSS STREETS Btwn. 11th Ave. and 12th Ave.		ZIP CODE 10036
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Pedro Zamora	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein	
	PHONE: (212) 957-1800		PHONE: (212) 486-6000	
	EMAIL: pedro@zamoraus.com		EMAIL: dbernstein@victorbernstein.com	
MANAGER	NAME: Steve Steckel	LANDLORD	NAME: 605 West 48th Street, LLC	
	PHONE: (917) 405-6905		PHONE: (212) 921-0600	
	EMAIL: steve@stage48.com		EMAIL:	
APPLICATION TYPE (Check One)				
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input type="radio"/> Transfer	What is the prior license # and expiration date?			
	Is applicant making any alterations or operational changes?		YES	NO
	If alterations or operational changes are being made, please describe/list all changes.			
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		1264892, 1264893, 1264894, 1264895, 1264896, 1264897	
	Please list/describe the nature of all the changes and attach the plans: addition of service bar to ground floor; addition of stage and removal of 7 tables/14 seats to third floor; and, addition of a service bar, removal of 3 tables/6 seats, and extension of stand-up bar to fourth floor/roof.			
METHOD OF OPERATION				
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input checked="" type="radio"/> Cabaret <input checked="" type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input checked="" type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)			
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input checked="" type="radio"/> YES	<input type="radio"/> NO	Already licensed. Alteration Application to be filed.
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12pm - 4am						
	Kitchen	12pm - 4am						
	Music	12pm - 4am						
If you plan to have music, what type(s)? (Circle all that apply)			BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY
*The table/seating numbers below include lounge/cocktail tables and seats.

	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 Stand-Up Bar
INSIDE	1003 (per Place of Assembly Certificates)	1003	Approx. 81	Approx. 290	1	5	59 (or less)
OUTSIDE <i>(Other than sidewalk café)</i>	163 (per Place of Assembly)	163	Approx. 21	Approx. 128	1	1	11

The fourth floor/rooftop has a retractable enclosure.

SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A		
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How many floors are there? What is the capacity for each floor? 4 Floors. 1st: 513. 2nd: 288. 3rd: 202. 4th: 163

How frequently will the owner(s) be at the establishment? Approx. 3 times per week.

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO Already have a Cabaret License.

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO Will have PR/Advertising but Licensee will be in control of premises at all times.

Will you have a security plan? If, yes please attach. YES NO Previously provided.

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO N/A now, but yes if delivery bikes are used in future.

Where will delivery bicycles be stored during the day when not in use? N/A

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Manhattan Community Board 4	
	# 2	Public Notice Postings	
	# 3	West 46th Street Block Association: Allison Tupper, allisontupper@verizon.net	
	# 4	West 47th/48th Street Block Associations: Elke Fears, aefearshk@earthlink.net; Larry Roberts, larrymichaelroberts@gmail.com; Jim Bagues, Jamesbagues@gmail.com; Chuck Vassallo, chasmv@hotmail.com; Steven Riedl, chluderemvc@yahoo.com; Nancy S. Roylance, nancyroylance@ymail.com)	
	# 5	Midtown North Pct. Council: J.D. Noland, jeandaniel@aol.com	
Please provide dates when applicant met with the groups listed above.		Email sent on July 2. Steve Steckel (GM) appeared at the West 47th/48th Street Block Associations' monthly meeting on July 7 and contacted the Ink Hotel.	
Who was your contact person at each group you met with?		See above.	
When did applicant post the notice that was provided?		Posted on or before July 7, 2015, see photographs attached.	
Where did applicant post the notice that was provided?		Posted at premises and at four closest street corners.	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Z Live Inc., eating/drinking and nightlife venue		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Existing applicant-licensee
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Except use of barricades for queuing on event nights. This practice is encouraged by NYPD.
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Previously provided - see attached.
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Existing
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	At time of original build out (approx. 3 years ago).		

Retractable enclosure over fourth floor/roof.

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	NO	Roof (with retractable enclosure)
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	NO	With respect to unenclosed rooftop space.
Will the service and consumption of alcohol in any outdoor space ^{primarily} only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	In accordance with 2014 Acoustilog report.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ N/A - No sidewalk cafe.

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

As per the agreed upon 2014 stipulations:

1. No live music on roof at any time (whether open or enclosed)
2. All use of unenclosed rooftop space will cease at 11p.m. on Friday and Saturday and at 10p.m. on all other nights.
3. All recommendations of Acoutilog report dated 2/25/2014 will be implemented and followed.
4. Will continue to respond promptly to all concerns or issues raised by Inc Hotel and any other neighbor.

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

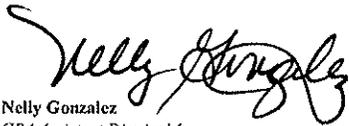
ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

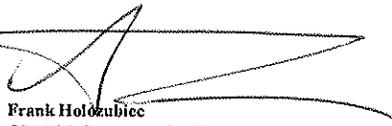
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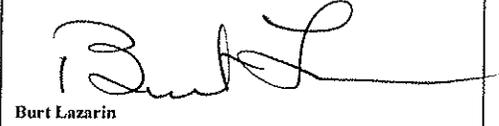
Manhattan Community Board 4 (MCB4) recommends:

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation
 Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holóubiec
CB4 BLP Committee Co-Chair


Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Steve Stechel
Z Live Inc.
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

7/14/15
DATE

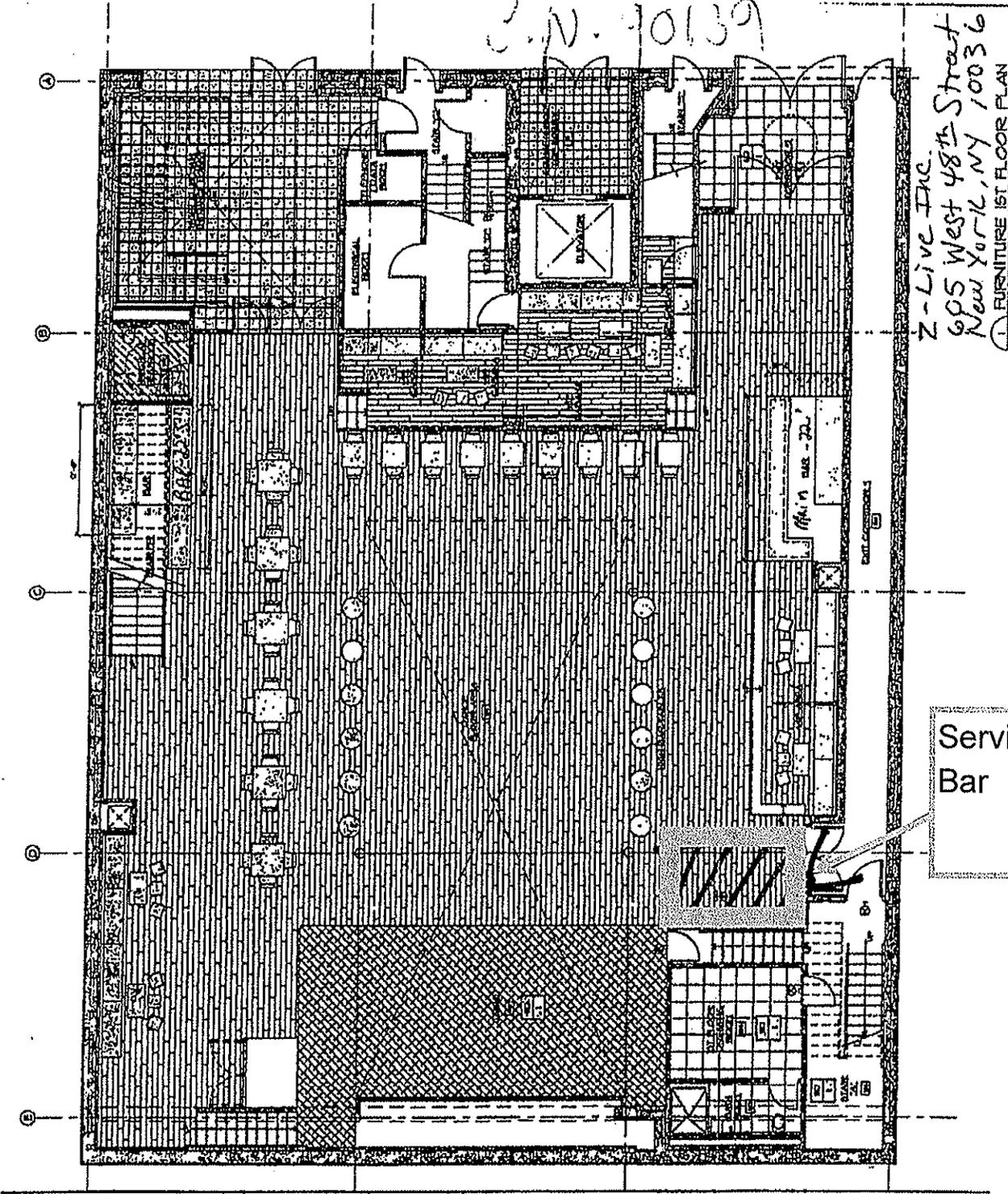
PROPOSED

Amendey

I.A.

63

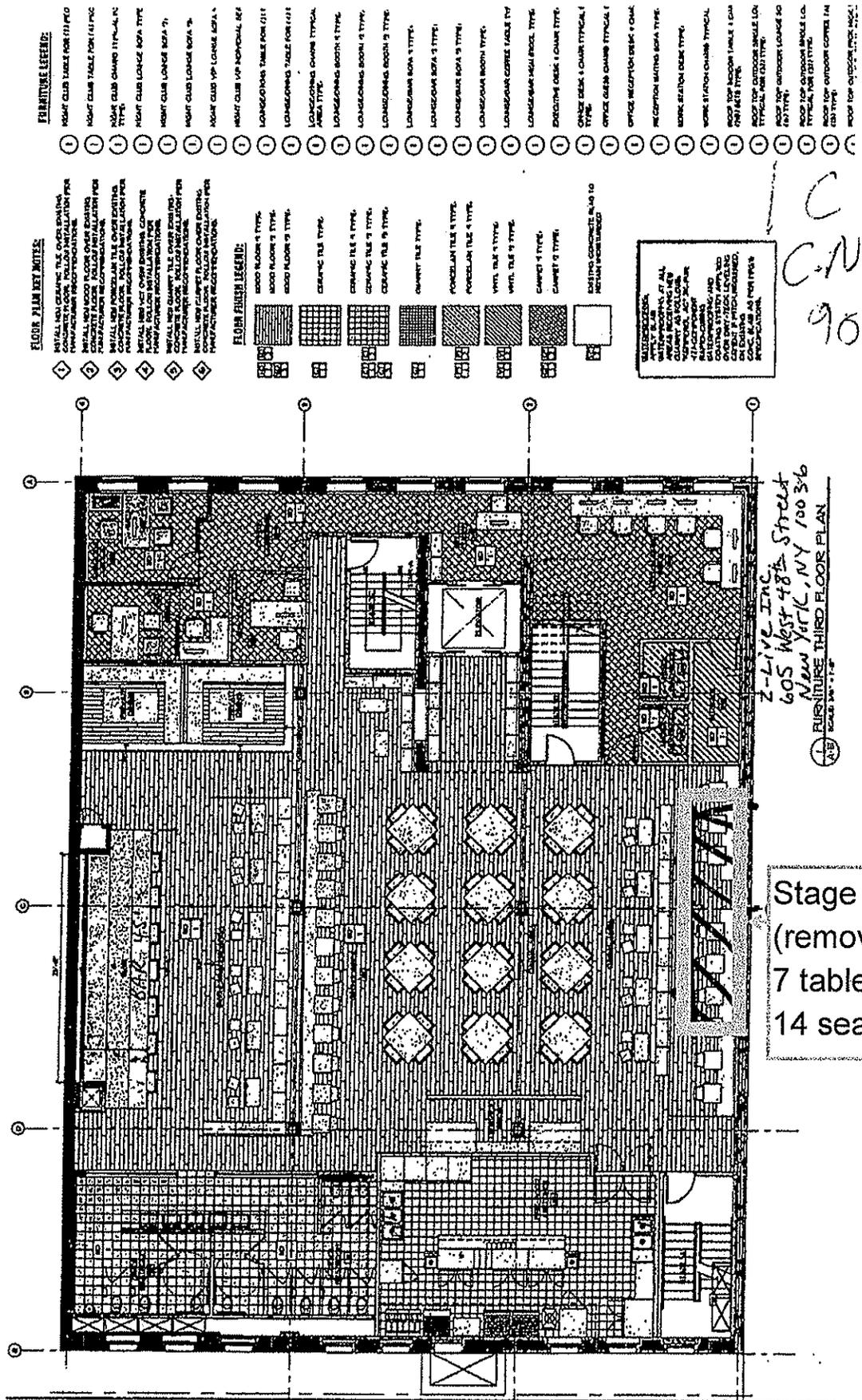
P.N. 90139



Z-LIVE INC.
605 West 48th Street
New York, NY 10036
FURNITURE 1ST FLOOR PLAN

Service Bar

PROPOSED



FLOOR FINISH LEGEND:

- 1 METALLIC GRANITE TILE OVER POLYURETHANE CONCRETE FLOOR, FOLLOW INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- 2 METALLIC GRANITE TILE OVER POLYURETHANE CONCRETE FLOOR, FOLLOW INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- 3 METALLIC GRANITE TILE OVER EXISTING POLYURETHANE CONCRETE FLOOR, FOLLOW INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
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- 5 METALLIC GRANITE TILE OVER EXISTING POLYURETHANE CONCRETE FLOOR, FOLLOW INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- 6 METALLIC GRANITE TILE OVER EXISTING POLYURETHANE CONCRETE FLOOR, FOLLOW INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

FLOOR FINISH LEGEND:

- 1 WOOD FLOOR 4 TYPE
- 2 WOOD FLOOR 3 TYPE
- 3 WOOD FLOOR 2 TYPE
- 4 CERAMIC TILE TYPE
- 5 CERAMIC TILE 4 TYPE
- 6 CERAMIC TILE 3 TYPE
- 7 CERAMIC TILE 2 TYPE
- 8 QUARRY TILE TYPE
- 9 PORCELAIN TILE 4 TYPE
- 10 PORCELAIN TILE 3 TYPE
- 11 VINYL TILE 4 TYPE
- 12 VINYL TILE 3 TYPE
- 13 CARPET 4 TYPE
- 14 CARPET 3 TYPE
- 15 EXISTING CONCRETE SLAB TO REMAIN UNFINISHED

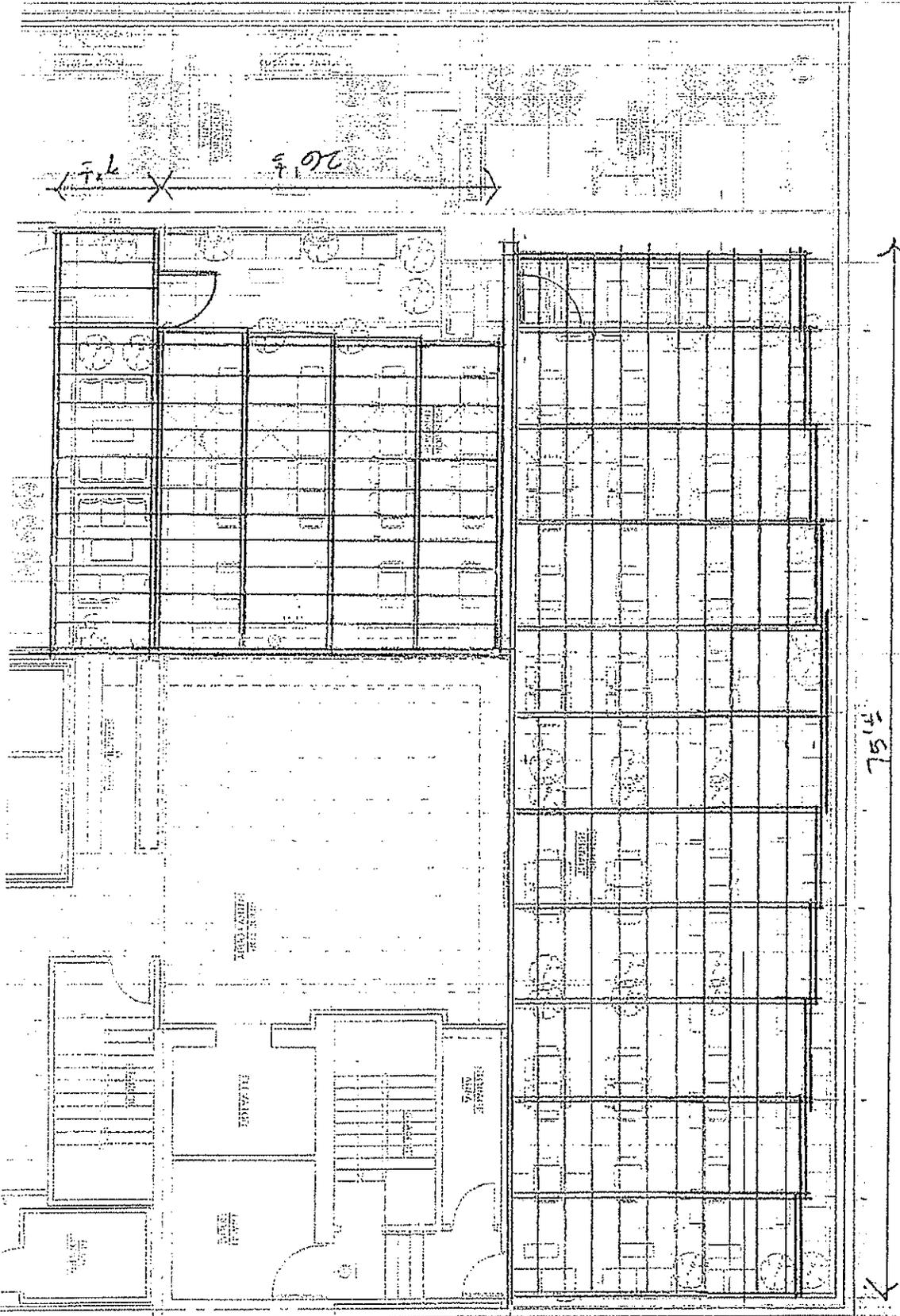
NOTE: ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

- ### FURNITURE LEGEND:
- 1 HOSPITAL CHAIR TABLE FOR 111 PICO
 - 2 HOSPITAL CHAIR TABLE FOR 141 PICO
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C.N.
90139

Z-Live, Inc.
605 West 48th Street
New York, NY 100 36
RUSHMORE THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Stage
(removal of
7 tables and
14 seats)



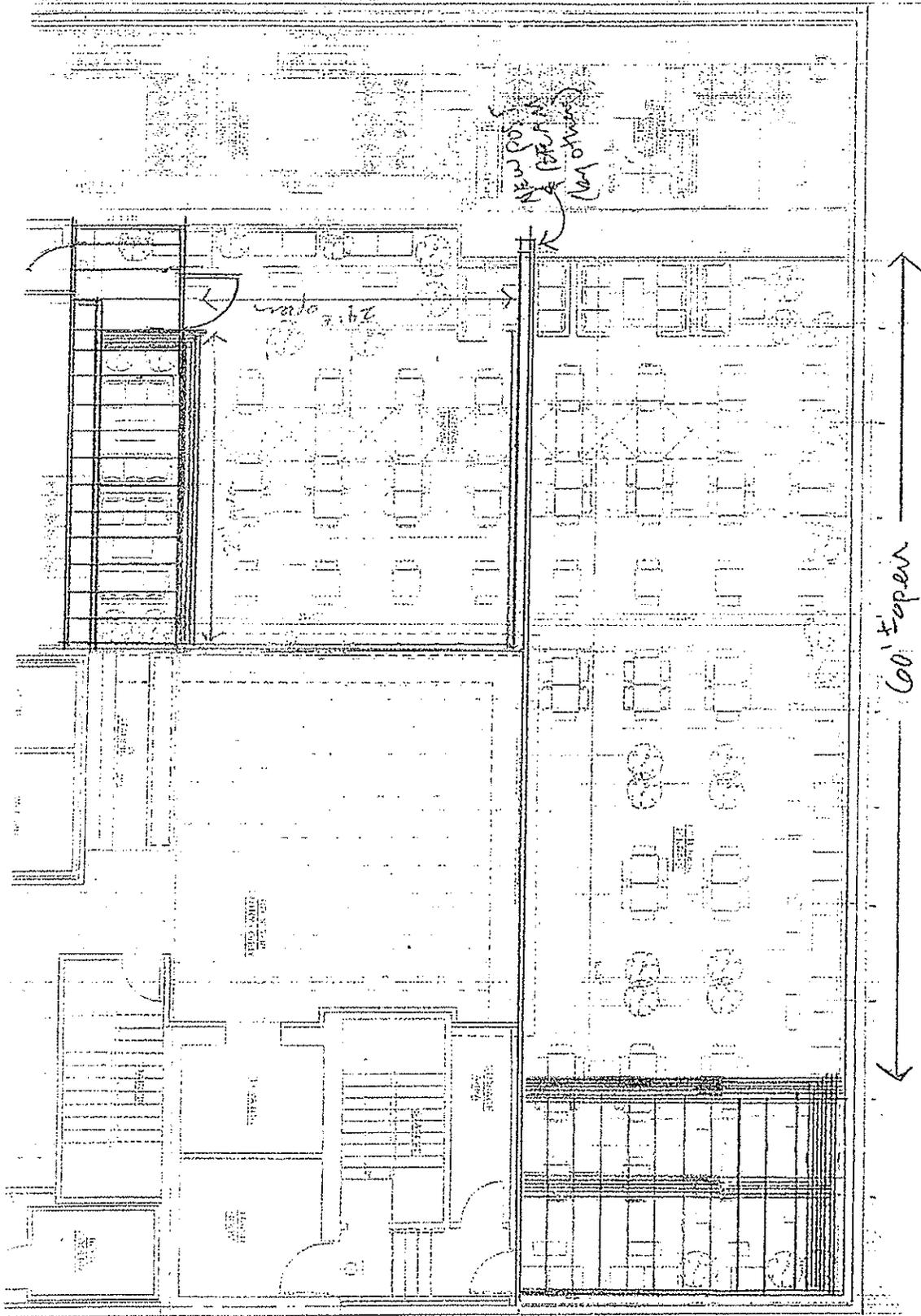
36 Sargent Dr., Bethany, CT 06524

PLAN VIEW / CLOSED

PRELIMINARY LEAN-TO DESIGN # 5
 FOR Z-BAR SKY LOUNGE, 605 W. 48th ST.

11-21-13

sheet 1 of 3



36 Sargent Dr., Bethany, CT 06524

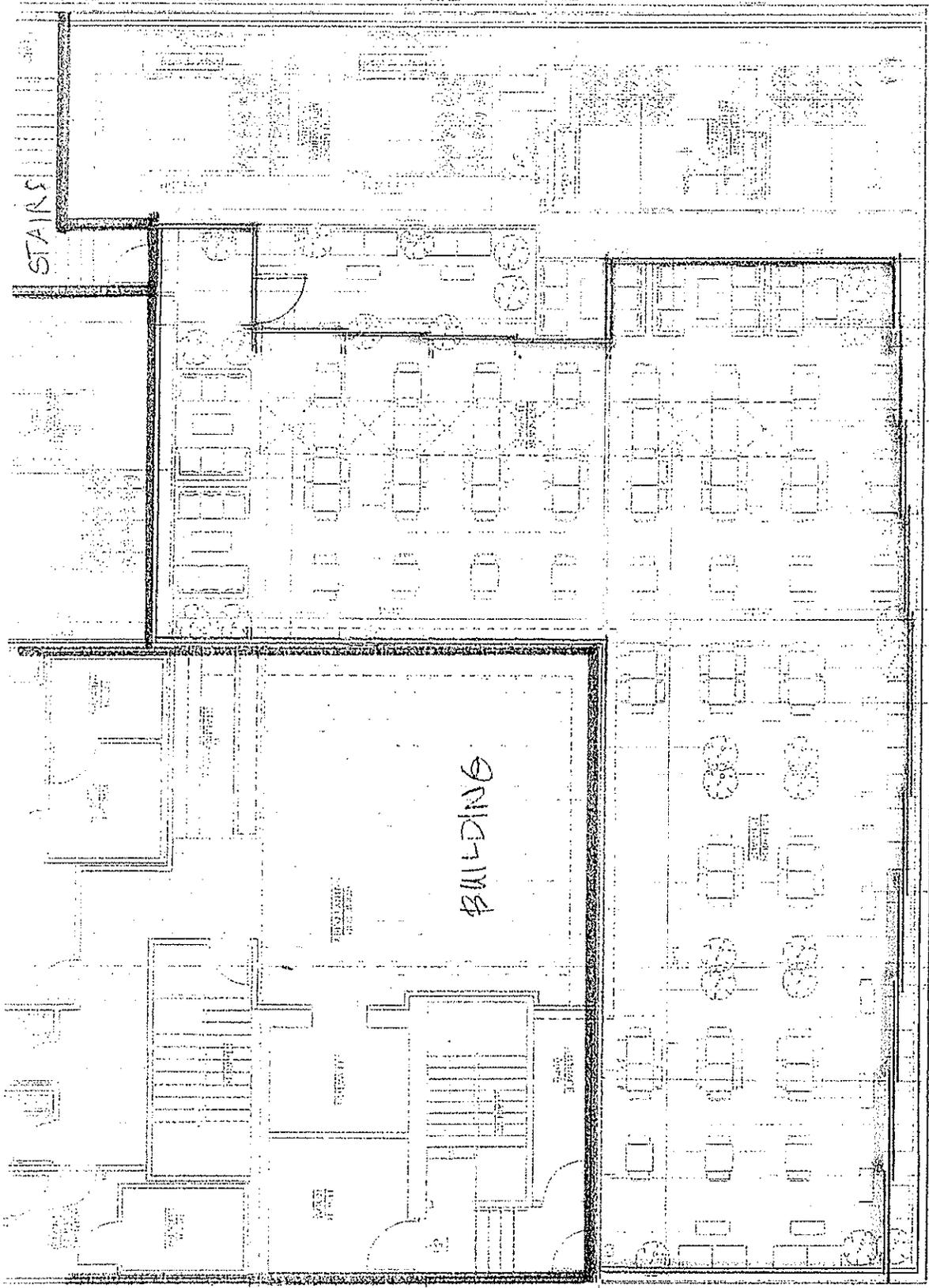
PLAN VIEW / opened

PRELIMINARY PLAN TO DESIGN # 5
 AN 2-BAR SKY LOUNGE, 605 W. 40th ST.

60' open

11-21-13

Sheet 2 of 3



GLASS
SOUND

11-21-13

Sheet 3 of 3

WALL LAYOUT
for 2-PAR DESIGN #5



36 Sargent Dr., Bethany, CT 06524

🌿 Guacamole

Made with Cilantro, Serrano Pepper, White Onions & Fresh Key Lime Juice

Cantina	Pico de Gallo, Queso Fresco	10
🌶️🌶️ El Diablo	Chile de Árbol Paste, Charred Habanero Mango Pico, Crispy Orégano	10
La Doña	Tropical Salsa Fresca, Crispy Pepitas	10
Trio	Cantina, El Diablo y La Doña	12

Served with Yellow, Blue Corn Tortillas & Plantain Chips.

Little Cravings

🌶️ Camarones Locos	Tequila Fire Gulf Shrimp, Chile De Arbol, Spicy Salt	12
Enchiladitas Poblanas	Stuffed Rolled Corn Tortilla with Pulled Confit Chicken, Grandma's Mole Negro, Cotija Cheese	10
Frijoles Borrachos	Braised Berkshire Pork Belly, Hoja Santa, Mezcal, Negra Modelo, Spicy Herbed Totopos	8
🌿 Elote de Mercado	Lime Aioli, Smoked Piquin Spicy Pepper, Cotija Cheese	5
Empanada Trio	Choriqueso Poblano Chile Huitlacoche Aged Chihuahua Cheese Braised Chicken Tinga	12
Tostaditas	Seared Ahi Tuna, Over Crispy Tortilla, Avocado Cilantro Sauce, Cabbage Curtido, Caviar Crema	14

🌿 Salads

Burrata	Cactus Relish, Fresh Corn Tortillas, Moicajete Salsa	12
Cantina	Red Watercress, Avocado, Jicama, Orange Supremes, Radishes, Mayer Lemon Vinaigrette	10
Oaxaqueña	Heirloom Tomato, Oaxaca Cheese, Sangrita Vinaigrette, Epazote Essence	14

🌶️ Spicy 🌿 Vegetarian

Ceviches

Cured Gulf Shrimp	Aguachile Mezcal, Jicama, Avocado, Cilantro, Citrus Juice	12
Hamachi & Tuna	Key Lime, Serrano, Heart Of Palm, Cilantro Oil, Avocado	16
Lobster	Coconut Ginger Foam, Habanero Essence, Mango Pico, Crispy Plantain	18
Oyster	Jalapeño Cucumber Pico, Frozen Sangrita	14

Taqueria

Shrimp Al Pastor	Grilled Pineapple Salsa, Purple Cabbage	12
Dry Aged Ribeye	Charred Poblano Rajas, Pico De Gallo	12
Los Cabos Tuna	Grilled Yellow Fin Tuna, Guacamole Salsa, Charred Mango Pico	14
Carnitas	Braised Berkshire Pork Belly, Cilantro, Tomatillo Relish	10
Mexican Sausage	Homemade Mexican Sausage, Cactus Relish, Grilled Scallions	12

Served with Habanero, Chile De Arbol & Moicajete Sauces, Escabeche Vegetables & Micro Cilantro

Entrees

Scottish Salmon a La Parrilla	Pipian Volute, Jicama Watermelon Relish	25
Halibut Pibil	Asparagus White Rice, Poached Lobster, Achote Americana Sauce, Curtido De Cebollin	30
🌶️ Pollo Campestre	Oven Roasted Free Range Chicken, Grandma's Mole Negro, Arroz Verde	25
Lamb Shank	Consomme, Guajillo Sauce, Comal Corn Tortillas	25
Black Angus Arrachera a La Parrilla	Ancho Chile Marinated Flank Steak, Crispy Potatoes And Poblano Rajas, Charred Asparagus	27
Mexican Bouillabaisse	Scallops, Shrimp, Halibut, Clams, Mussels, Lobster Broth, Saifron Poached Potato, Mirepoix	25

Sides

Arroz Verde	Drunken Beans	Papas con Rajas	Charred Jalapeño	Cactus Relish
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