Business License & Permits Committee **Item #: 9**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Anemacore LLC
184 Eighth Avenue aka 263 W. 19th Street (19/20)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a corporate change to an On-Premise Liquor License for Anemacore LLC – 184 8th Avenue aka 263 W. 19th Street (19/20), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 144 people, with 30 tables with 75 seats, 2 stand-up bars with 32 seats and 4 outdoor tables with 8 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet Chair	Paul Seres Co-Chair Business License & Permits Committee	Frank Holozubiec Co-Chair Business License & Permits Committee

DRAFT

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)	
Anemacore LLC		T.B.D.	
STREET ADDRESS		**CROSS STREETS**	
184 8th Ave a/k/a 263 W. 19th Street		B/n 19th & 20th Streets	
OWNER NAME:	Don Greenbaum	**ATTORNEY** NAME:	Frank Polilo
PHONE:	(917) 843-9881	PHONE:	212-227-1640
FAX:		FAX:	212-349-1724
MANAGER NAME:	Don Greenbaum	**LANDLORD** NAME:	Eighth-19th G LLC
PHONE:	(917) 843-9881	PHONE:	(212) 278-9100
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?		
	What is/was the address of the establishment?		
	What were the dates the applicant was involved with this former premise?		
✱ Transfer Corporate change	What is the prior license #?	1233479	1233480
	What is the expiration date on the prior license?	7/31/14	8/31/14
	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	11:00 am midnight	11:00 am midnight	11:00 am midnight	11:00 am midnight	11:00 am 2:00 am	11:00 am 2:00 am	11:00 am midnight
	Music		SAME AS ABOVE					
	Kitchen	11:00 am midnight						

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
	144	120	30	75	-0-	2	32	8	4

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	
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	
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	4 tables; 8 Seats
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	(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:		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		
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	Community Board # 4			
	# 2				
	# 3				

Business License & Permits Committee **Item #: 10**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Brickhouse Saloon Corp
d/b/a Meemo Tapas Sport
735 Tenth Avenue (50)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration to an On-Premise Liquor License for Brickhouse Saloon Corp d/b/a Meemo Tapas Sport – 735 10th Avenue (50), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 180 people, with 50 tables with 146 seats, 1 stand-up bar with 10 seats and 12 outdoor tables with 24 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet	Paul Seres	Frank Holozubiec
Chair	Co-Chair	Co-Chair
	Business License & Permits	Business License & Permits
	Committee	Committee

DRAFT

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT	DOING BUSINESS AS (DBA)
BrickHouse Saloon Corp.	Meemo Tapas Sport
STREET ADDRESS	**CROSS STREETS**
735 10th Avneue	W 50th Street

OWNER	NAME:	Jon Karger	ATTORNEY	NAME:	
	PHONE:	646-385-0075		PHONE:	
	FAX:			FAX:	
MANAGER	NAME:	Jon Karger	LANDLORD	NAME:	Pickadilly Hotel
	PHONE:	646-385-0075		PHONE:	212-586-3400 (Donna)
	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?		
	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 #?	1256(e50	
	What is the expiration date on the current license?	9/30/15	
	Please describe the nature of the alterations and attach the plans Change the hours of operation & to include the sidewalk café		

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.
	Music	Rec.	Rec.	Rec.	Rec./live	Rec/live	Rec./Live	Rec.
	Kitchen	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 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
	180	150	50	146	0	1	10	24	12

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	
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	Have 12 tables 24 seats License #: 2186-2013-ASNC
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)	Background music most time.

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	Already installed sound proof Street rack
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)	HAS VESTIBULE

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:	Commercial Use Group 9	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	Hotel / Restaurant
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	**HK 50/51 Block Association**
	# 2	
	# 3	

ADDITIONAL INFORMATION: (Applicant Use)

October 9, 2012:

Only wants to add live music to the method of operation on Thursday, Friday & Saturday, no other changes

March 11, 2014:

Wants to change the hours of operation from 630 a.m. – 2 a.m. to 630 a.m. – 4 a.m., and include the unenclosed sidewalk café to the liquor license

ADDITIONAL NOTES: (Office Use Only)

October 9, 2012:

- Applicant will not charge admission unless for a not or profit or political fundraiser
- Applicant will move sandwich board from sidewalk to lean against the building
- Applicant will have no more than 4 piece band

ADDITIONAL STIPULATIONS: (Office Use Only)

- SIDEWALK CAFE ~~[illegible]~~ WILL BE CLOSED & VACATED BY ~~[illegible]~~ 11 P.M. ON FRIDAY/SAT, AND 10:00 P.M. ALL OTHER NIGHTS
- TABLES & CHAIRS ~~[illegible]~~ OF SIDEWALK CAFE WILL BE REMOVED & STORED INSIDE NIGHTLY.
- ALL PREMISES WILL BE CLOSED & VACATED BY ~~[illegible]~~ 4:00 A.M. ON FRI/SAT AND 2:00 A.M ALL OTHER NIGHTS.

Business License & Permits Committee **Item #: 11**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Station House LLC
d/b/a Station House
315 W. 46th Street (8/9)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an On-Premise Liquor License for Station House LLC d/b/a Station House – 315 W. 46th Street (8/9), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 109 people on the ground floor and 40 people on the first floor, with 31 tables with 80 seats, 1 stand-up bar with 15 seats and 4 outdoor tables with 8 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet Chair	Paul Seres Co-Chair Business License & Permits Committee	Frank Holozubiec Co-Chair Business License & Permits Committee

DRAFT

anhattan Community Board 4

Liquor License Stipulations Application

All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
Station House, LLC	Station House
STREET ADDRESS	**CROSS STREETS**
315 West 46th Street, NY, NY 10036	Between 8th Ave and 9th Ave

OWNER	NAME:	Steve Barounis	ATTORNEY	NAME:	William B. Ife
	PHONE:	631-334-8600		PHONE:	516-739-6100
	FAX:	TBD		FAX:	516-739-6101
MANAGER	NAME:	Same as above	LANDLORD	NAME:	315 W46, LLC
	PHONE:			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
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?	Auction House	
	What is/was the address of the establishment?	300 E. 89th St.	
	What were the dates the applicant was involved with this former premise?	2000 – 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	11am-4am	→	→	→	→	→	→ 11
	Music	11am-4am	→	→	→	→	→	→ 11
	Kitchen	11am 4am	→	→	→	→	→	→ 11

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
	109 - GF 40 - 1st	100 35	31	80	0	1	15	8	4

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	3-4	5+	109 - Ground Floor 40 - 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	
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	2 - 1st Floor - Terrace 2 - Ground Floor Entrance
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	to be filed 4 tables - 8 seats
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	Ipod - Recorded Computer

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	Ground Floor-Front entrance 1st Floor - Terrace
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:	M1-6	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	
Are your plans filed with DOB?		YES	NO	N/A	to be filed
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	N.Y.P.D.
	# 2	St. Luke's Church
	# 3	W 46th Street Block Association.

Business License & Permits Committee **Item #: 12**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Z Live Inc.
d/b/a Z Live, Stage 48 and Z Bar
605 W. 48th Street (11/12)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration to an On-Premise Liquor License for Z Live Inc. d/b/a Z Live, Stage 48 and Z Bar – 605 W. 48th Street (11/12), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 1166 people, with 112 tables with 448 seats, 6 stand-up bars with 70 seats and 25 outdoor tables with 100 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet
Chair

Paul Seres
Co-Chair
Business License & Permits Committee

Frank Holozubiec
Co-Chair
Business License & Permits Committee

DRAFT

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
Z Live Inc.	Z Live, Stage 48 and Z Bar
STREET ADDRESS	**CROSS STREETS**
605 West 48th Street	Between 1th Avenue and 12th Avenue

OWNER	**NAME:**	Pedro Zamora	**ATTORNEY**	**NAME:**	Donald Bernstein, Victor & Bernstein, P.C.
	PHONE:	(212) 957-1800		**PHONE:**	(212) 486-6000
	FAX:	(212) 957-1802		**FAX:**	(212) 486-8668
MANAGER	**NAME:**	Steve Steckel	**LANDLORD**	**NAME:**	605 West 48th Street, LLC
	PHONE:	(917) 405-6905		**PHONE:**	(212) 921-0600
	FAX:			**FAX:**	(732-246-2742

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?		
	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 #?	1264892	
	What is the expiration date on the current license?	10/31/2014	
	Please describe the nature of the alterations and attach the plans Partial rooftop enclosure with a retractable roof.		

OPERATIONAL ISSUES **Except on New Years Eve when licensee may apply for an all night permit.*

HOURS*		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am
	Music	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am
	Kitchen	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 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
	1166	1166	112	448	0	6	70	100	25

How many floors are there? What is the capacity for each floor? (please respond in space provided)	1-2	(3-4)	5+	1st: 513 2nd: 288 3rd: 202 4th: 163
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)	Licensee has a Cabaret License.
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 have PR/Advertising but Licensee will be in control of the premises at all times.
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	Not at this time.
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)	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	Except when rooftop enclosure is in operation.
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be ~~only~~ primarily 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:	M1-5 (Commercial / Office Building)	Overlay (If Applicable):			None
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)	Premises is already licensed.
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	Community Board 4
	# 2	Public Notice Postings
**To be posted/contacted prior to March meeting*	# 3	West 47/48 Street Block Association, Elke Fears (aefearshk@earthlink.net); Larry Roberts (larrymichaelroberts@gmail.com); Jim Bogues (jamesbogues@gmail.com); Chuck Vassallo (chasmv@hotmail.com); Stefan Riedl (chluderernyc@yahoo.com); nancyroylance@ymail.com

ADDITIONAL STIPULATIONS: (Office Use Only)

- NO LIVE MUSIC ON ROOF AT ANY TIME (WHETHER OPEN OR ENCLOSED).
- ALL USE OF (UNENCLOSED) OUTDOOR SPACE WILL CEASE AT 11:00 P.M. FRI/SAT AND 10:00 P.M. ON ALL OTHER NIGHTS.
- ALL RECOMMENDATIONS OF ACOUSTICAL REPORT DATED 2/25/14 WILL BE IMPLEMENTED AND FOLLOWED.
- WILL CONTINUE TO RESPOND PROMPTLY TO ALL CONCERNS & ISSUES RAISED BY INN KEEPER AND ANY OTHER NEIGHBORS.

Business License & Permits Committee **Item #: 18**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Bar Suzette, LLC
d/b/a Bar Suzette
425 W. 15th Street aka 75 9th Avenue (10/11)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a Restaurant Wine and Beer License for Bar Suzette LLC d/b/a Bar Suzette – 425 W. 15th Street aka 75 9th Avenue (10/11), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 100+ people within Chelsea Market, with 10 seats (food/counter), and 1 stand-up bar with 10 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet Chair	Paul Seres Co-Chair Business License & Permits Committee	Frank Holozubiec Co-Chair Business License & Permits Committee

DRAFT

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT	DOING BUSINESS AS (DBA)
Bar Suzette LLC	Bar Suzette
STREET ADDRESS	**CROSS STREETS**
425 West 15th Street (a/k/a 75 Ninth Avenue), Kiosk #6	Between 10th Avenue & 11th Avenue (in Chelsea Market)

OWNER	NAME:	Troi Lughod & Peter Tondreau	ATTORNEY	NAME:	Alexander Victor, Victor & Bernstein, P.C.
	PHONE:	(917) 207-7552		PHONE:	(212) 486-6000
	FAX:	N/A		FAX:	(212) 486-8668
MANAGER	NAME:	Bashir Abu Amr	LANDLORD	NAME:	Jamestown Premier Chelsea Market, L.P.
	PHONE:	(917) 745-2605		PHONE:	(770) 805-1000
	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~~ Food counter/eatery serving crepes
Method of Operation:	○ Restaurant ○ Dance Club ○ Sports Bar ○ Adult Entertainment ○ Wine Bar ○ Pizzeria ○ Cafe ◉ Other (Explain): ~~Bar/Arcade~~ Food counter/eatery serving crepes
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 #?			
	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	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm
	Music	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm
	Kitchen	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm

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
	1000+ (within Chelsea Market)	10	0	10 (food counter/	0	1	10	0	0

How many floors are there? What is the capacity for each floor? (please respond in space provided)	(1-2)	3-4	5+	Ground 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	
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	
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	Recorded, small stereo/played from iPod or similar

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 doors/windows to the outside. Premises closed before those times.
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 **No Outdoor Space**				
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:	M1-5 (Commercial/Office Building)	Overlay (If Applicable):		N/A
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)	This is an application for beer and wine only.
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:	Premises is within Chelsea Market, an 8-story commercial retail and office building.
Adjacent Buildings	◉ Residential ◉ Commercial ◉ Mixed Use ◉ Other, describe:	Premises is within Chelsea Market which occupies the entire block, the buildings in the area are commercial, industrial or mixed use.

NOTIFICATION:		
What organizations / community groups have you notified regarding your application?	# 1	Community Board 4
	# 2	Public Notice Postings
To be contacted prior to the March 11, 2014 community board meeting	# 3	John David Young, 300 West 15th Street Block Association (jyoung@planning.nyc.gov)

Business License & Permits Committee **Item #: 19**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Mokbar LLC
d/b/a Mokbar
75 Ninth Avenue (15/16)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a Restaurant Wine and Beer License for Mokbar LLC d/b/a Mokbar – 75 9th Avenue (15/16), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 30 people, with 2 eating counters with 8 seats, and 1 stand-up bar with 7 seats.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet Chair	Paul Seres Co-Chair Business License & Permits Committee	Frank Holozubiec Co-Chair Business License & Permits Committee

DRAFT

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)	
Mokbar LLC		Mokbar	
STREET ADDRESS		**CROSS STREETS**	
75 9th Avenue		15th & 16th Streets	
OWNER NAME:	Esther Choi	**ATTORNEY** NAME:	Joseph Levey
PHONE:	917-842-4862	PHONE:	212-219-1193
FAX:	646-964-5963	FAX:	212-226-7554
MANAGER NAME:	Wesley Han	**LANDLORD** NAME:	Jamestown Premier Chelsea Market, L.P.
PHONE:	858-405-5671	PHONE:	212-652-2111
FAX:	646-964-5963	FAX:	212-366-4618

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?	N/A	
	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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS	Operation	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM
	Music	↓	↓	↓	↓	↓	↓	↓
	Kitchen	↓	↓	↓	↓	↓	↓	↓

	INDOOR				BAR			OUTSIDE	
OCCUPANCY	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
		30	2 seating counters	8	0	1	7	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+
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
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	(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:	8B	Overlay (If Applicable):			N/A
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	
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	16th Street Ad Hoc Block Association
	# 2	
	# 3	

Business License & Permits Committee **Item #: 20**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Sekais' Tuck Co., LTD
d/b/a MOCU-MOCU
746 Tenth Avenue (50/51)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of a Restaurant Wine and Beer License for Sekais' Tuck Co., LTD d/b/a MOCU-MOCU – 746 10th Avenue (50/51), unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment with a capacity of 10 people, with 5 tables with 10 seats, and 1 service bar.

A signed copy of the questionnaire and stipulations are enclosed.

Sincerely,

Christine Berthet Chair	Paul Seres Co-Chair Business License & Permits Committee	Frank Holozubiec Co-Chair Business License & Permits Committee

DRAFT

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT	DOING BUSINESS AS (DBA)
SEKAIS' TUCK CO., LTD.	MOCU-MOCU
STREET ADDRESS	**CROSS STREETS**
746 Tenth Avenue, New York, New York, 10019	Between 50th and 51st Streets

OWNER	NAME:	Sekais' Tuck Co., Ltd.	ATTORNEY	NAME:	Megan J. Muoio, Allyn & Fortuna LLP
	PHONE:	646-599-9150		PHONE:	212-213-8844
	FAX:	none		FAX:	212-213-3318
MANAGER	NAME:	Soon Suh	LANDLORD	NAME:	East West Renovating Co., LP
	PHONE:	646-599-9150/917-520-9694 (cell)		PHONE:	646-619-9117
	FAX:	none		FAX:	212-595-5646

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?	
		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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS	Operation	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm
	Music	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Kitchen	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm

	INDOOR				BAR			OUTSIDE	
OCCUPANCY	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
	10	10	5	10	1	0	0	0	0

How many floors are there? What is the capacity for each floor? (please respond in space provided)	(1-2)	3-4	5+	All occupancy on 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	
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	
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	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)	
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	
Is a Public Assembly permit required?		YES	NO	N/A	
Are your plans filed with DOB?		(YES)	NO	N/A	For interior renovations
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 47th/48th Street Block Association
	# 2	West 50th/51st Street Block Association
	# 3	Clinton Special District Coalition

ADDITIONAL INFORMATION: (Applicant Use)

Additional Information for Operational Issues/Hours Section:

The restaurant will be open from 8:30am-10:30am Tuesday through Friday for to-go food service only. On those days, the restaurant will be closed from 10:30am-11:30am and will reopen at 11:30am for sit-down restaurant service until closing. There will be no to-go service on Saturday or Sunday. The restaurant will be completely closed on Monday.

ADDITIONAL NOTES: (Office Use Only)

- ALL KITCHEN VENTING WILL COMPLY WITH DOS + FDNY REGULATIONS + REQUIREMENTS.

- PRIOR TO APRIL 2 BOARD Meeting, applicant, APPLICANT WILL MEET WITH RESIDENTS OF 746 TENTH AVENUE TO DISCUSS + RESOLVE ANY SOUND/ACOUSTICAL CONCERNS,

New Business **Item #: 21**

April 2, 2014

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

Re: Zonea Food & Beverage Inc.
d/b/a Bea
403 West 43rd Street (9th/10th Avenues)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration to the On-Premise Liquor License for Zonea Food & Beverage Inc. d/b/a Bea because the extended operating hours sought in the alteration application (from presently closing at 12:30/1:00 a.m. to a 3:00 a.m. closing nightly) would not serve, and would be contrary to, the public interest.

This establishment falls within the 500 foot rule as there are ***25 (twenty-five)*** OP liquor licenses within 500 feet of this address. This establishment is located on a very residential side-street block; Manhattan Plaza, a 3000 unit apartment complex with a large number of senior residents, is located directly across the street from this location. The rest of the housing stock is a mix of tenements and brownstones with old windows and poor noise isolation. There are no other establishments on this block open until the 3:00 a.m. nightly closing time sought in this application. To the best of our knowledge, no prior licensed establishment at this location or on this block has been open as late as 3:00 a.m. In our experience, the extended hours sought in the application present a serious risk of increased vehicular and pedestrian traffic and gatherings outside to smoke, generating excessive street noise in the early morning hours and causing significant disruption to surrounding residents.

This applicant first appeared before MCB4 in 201_, seeking its original OP license. At that time, the applicant sought to close at ____ a.m. nightly. This original application was strongly opposed by the community for reasons including those stated above: the establishment's location on a very residential side street, the fact that no prior establishment at the location had been open so late, and the threat of increased vehicular and pedestrian traffic and noise late at night. Had the applicant not stipulated to the more limited hours of its present OP license -- closing at 12:30 a.m. on Sunday through Wednesday and 1:00 a.m. on Thursday, Friday, and Saturday -- MCB4 likely would have recommended denial of the original application.

The services proposed by this establishment are not unique. As mentioned above, there is an overabundance of OP-licensed establishments within 500 feet -- with several of them, located on the primarily commercial Ninth Avenue, operating on the extended hours sought by the applicant here. This applicant's extended hours would add nothing to the community that is not readily available at nearby locations.

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At the March 11, 2013 meeting of MCB4's Business Licenses and Permits Committee, multiple community residents spoke against the application for extended hours, citing the concerns outlined above. No one (other than the applicant) spoke in favor of the application. Although the applicant did submit a petition with approximately 90 signatures supporting the alteration application, we note that approximately half of those signatures were from individuals ***not*** residing in the immediate vicinity of this location. Moreover, in our view, that petition is greatly outweighed by the views of the immediate neighbors in Manhattan Plaza, the 3000 unit apartment complex directly across the street from this location. At our March 11th meeting, a representative of the Manhattan Plaza Tenants Association informed us that the Tenants Association, and the 120 members of that association attending their recent meeting, unanimously opposed the extended hours sought in the present application.

It is the case that, at the applicant's urging at the time of its original application, the applicant's stipulations with MCB4 included a provision that MCB4 would re-evaluate the closing hours after four months of operation. The opposition of the community to late night hours was made very clear to the applicant at the time of its original application, however, and the current closing hours were an important condition of the original approval by MCB4.

In recent months, another applicant -- BK 19 Inc. at 400 West 43rd Street -- appeared before MCB4 in connection with a license for premises immediately across the street from the present applicant. BK 19 Inc. initially sought a full O/P license with late night hours, which met with extensive community opposition. After discussions with the community, BK 19 Inc. agreed to apply for a wine & beer (rather than a full OP) license and to close at midnight nightly. MCB4 recommended the approval of that application because of, and subject to, those stipulations.

MCB4 has re-evaluated the request for extended hours presented in the alteration application, but, particularly in light of growing concerns about noise, increased concentration of licensed establishments, and continued community opposition, adheres to its original conclusion that a late-night liquor license on this residential block is contrary to the public interest and the well-being of local residents. MCB4 accordingly urges denial of the present alteration application.

Thank you for your attention and cooperation with this application.

Sincerely,

Christine Berthet
Chair

Paul Seres
Co-Chair
Business License & Permits Committee

Frank Holozubiec
Co-Chair
Business License & Permits Committee

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