

# Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

<b>APPLICANT</b> Pocket Bar 455 W 48th Corp		<b>DOING BUSINESS AS (DBA)</b> Pocket Bar NYC	
<b>STREET ADDRESS</b> 455 W 48th St. NY, NY 10036		<b>CROSS STREETS</b> W 48th St + 10th Ave	
<b>OWNER</b>	<b>NAME:</b> SUZANNE DARLING	<b>ATTORNEY</b>	<b>NAME:</b> WARREN PESETSKY
	<b>PHONE:</b> 917-690-1224		<b>PHONE:</b> 212-513-1988
	<b>FAX:</b>		<b>FAX:</b> 212-385-0564
<b>MANAGER</b>	<b>NAME:</b> JOSEPH WITHAM	<b>LANDLORD</b>	<b>NAME:</b> 1086 Tenth Tenants IN COMMON
	<b>PHONE:</b> 917-648-8378		<b>PHONE:</b> 212-532-4902
	<b>FAX:</b>		<b>FAX:</b>

**DESCRIPTION OF BUSINESS**

Establishment Type:  Bar/Lavern  Bed & Breakfast  Eating Place Beer  Cabaret  Night Club  Hotel  Restaurant  
 Catering Establishment  Club (Fraternal Organization - Members Only)  
 Other (Explain): \_\_\_\_\_

Method of Operation:  Restaurant  Dance Club  Sports Bar  Adult Entertainment  Wine Bar  Pizzeria  Cafe  
 Other (Explain): craft spirits, cocktail menu, micro-brews

License Type:  On-Premise  Wine  Beer  Wine & Beer

<b>APPLICATION TYPE</b> (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> 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?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	<input type="radio"/> NO
		If alterations or operational changes are being made, please attach the plans to this form		
	<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											
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY			
	Operation	4-12	4-12	4-12	4-12	4-12	4-12	4-12	4-12		
	Music	"	"	"	"	"	"	"	"		
	Kitchen	"	"	"	"	"	"	"	"		
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		
		22	2	20	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+				
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 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	2 total staff			
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				
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	DJ	Acoustic Only					
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	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> 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.).	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> YES	NO	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	N/A

## LOCATION & ZONING

Primary Zoning District:	Clinton		Overlay (If Applicable):	SEE ZONING MAP
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?	YES	<input checked="" type="radio"/> NO	N/A	LNO to be obtained
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	NO	N/A	
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	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 type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Community Board # 4, 30 Day Notice		
	# 2	W 47-48 Street Block Association		
	# 3	Open House, April 1, 2013, 455 W 48th		

**ADDITIONAL INFORMATION: (Applicant Use)**

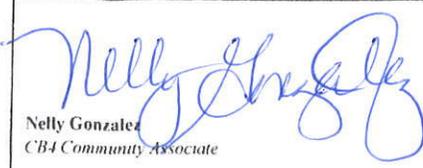
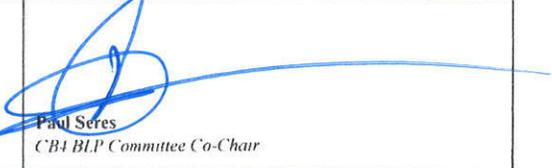
**ADDITIONAL NOTES: (Office Use Only)**

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

Manhattan Community Board 4 (MCB4) recommends:

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

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Community Associate	 Lisa Daglian CB4 BLP Committee Co-Chair	 Paul Seres CB4 BLP Committee Co-Chair
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**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**



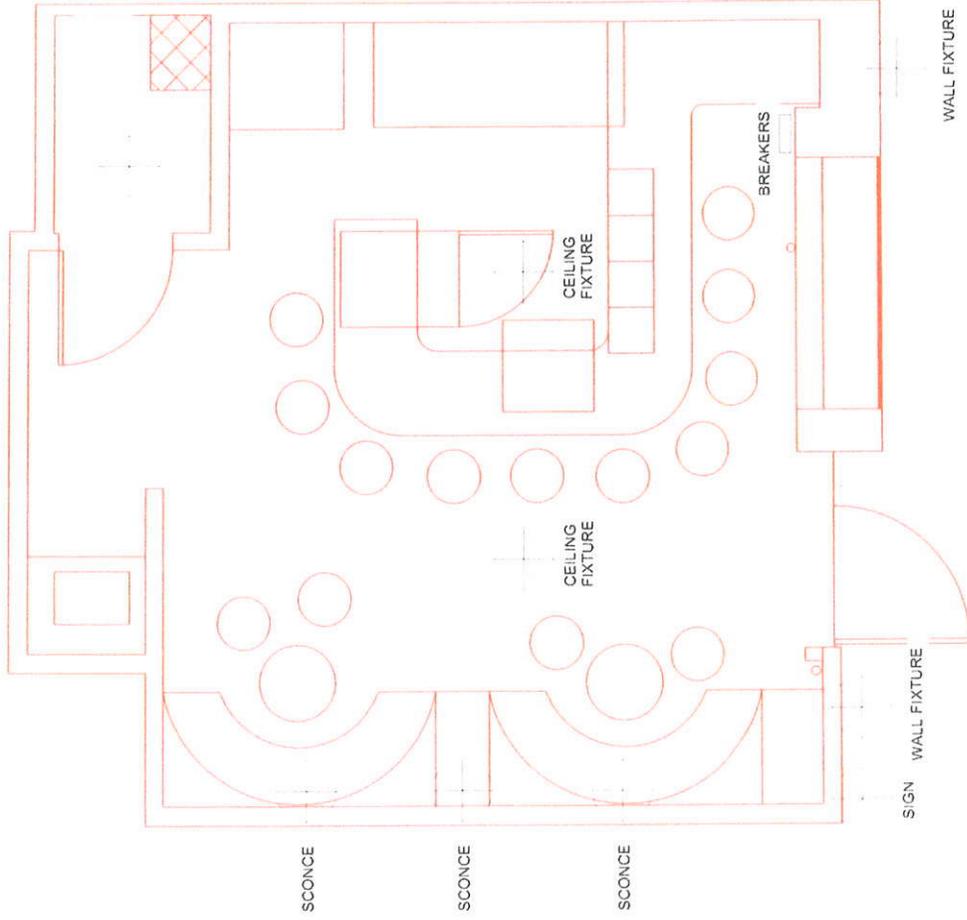
  
SIGNATURE OF APPLICANT

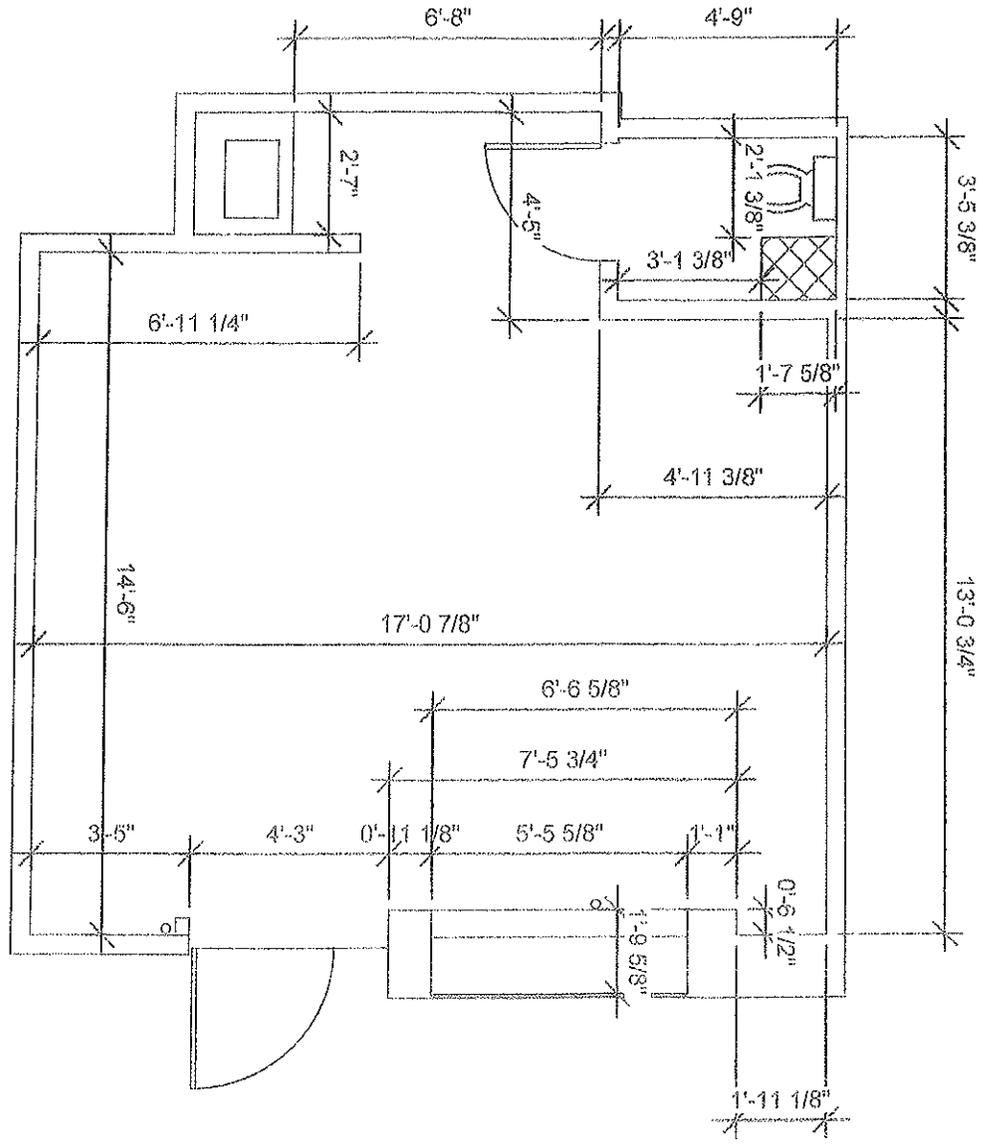
DATE ~~3.5.13~~  
4/9/13

**Is for  
Pocket Bar**



Joe Witham & Suzy Darling  
455 West 48th Street NYC







architecture and design, p.c.

4/4/13

To whom it may concern,

Please be advised that all measures will be taken to provide proper sound attenuation to mitigate any sound transmission to the 2<sup>nd</sup> floor tenant and outside the premises.

As per the enclosed copy of a portion the City Planning zoning map 8C and the New York City Department of Finance tax map the property is located in a C2-5 commercial district. Commercial uses are permitted in this district

Very truly yours,

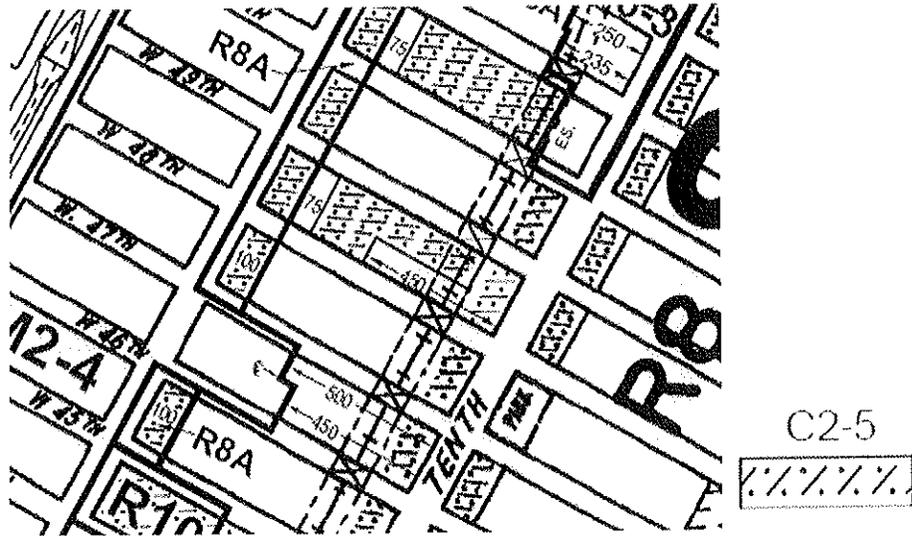
Christopher Carrano,

455 West 48<sup>th</sup> Street  
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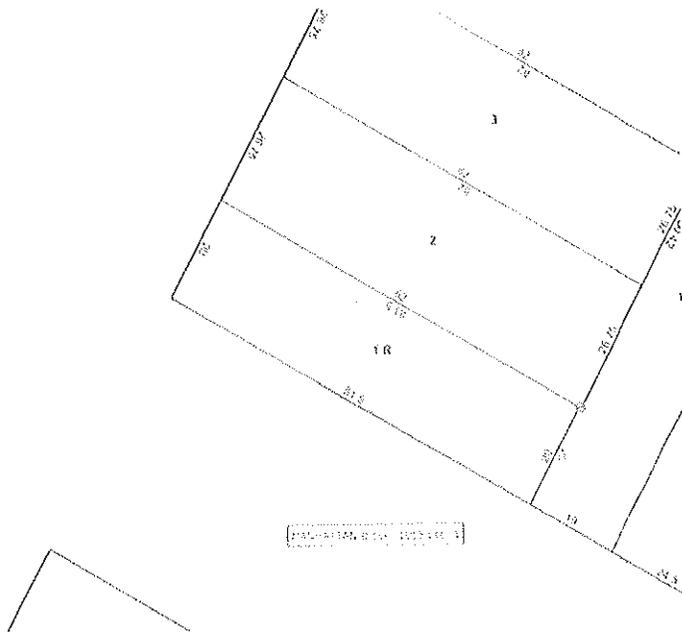


architecture and design, p.c.

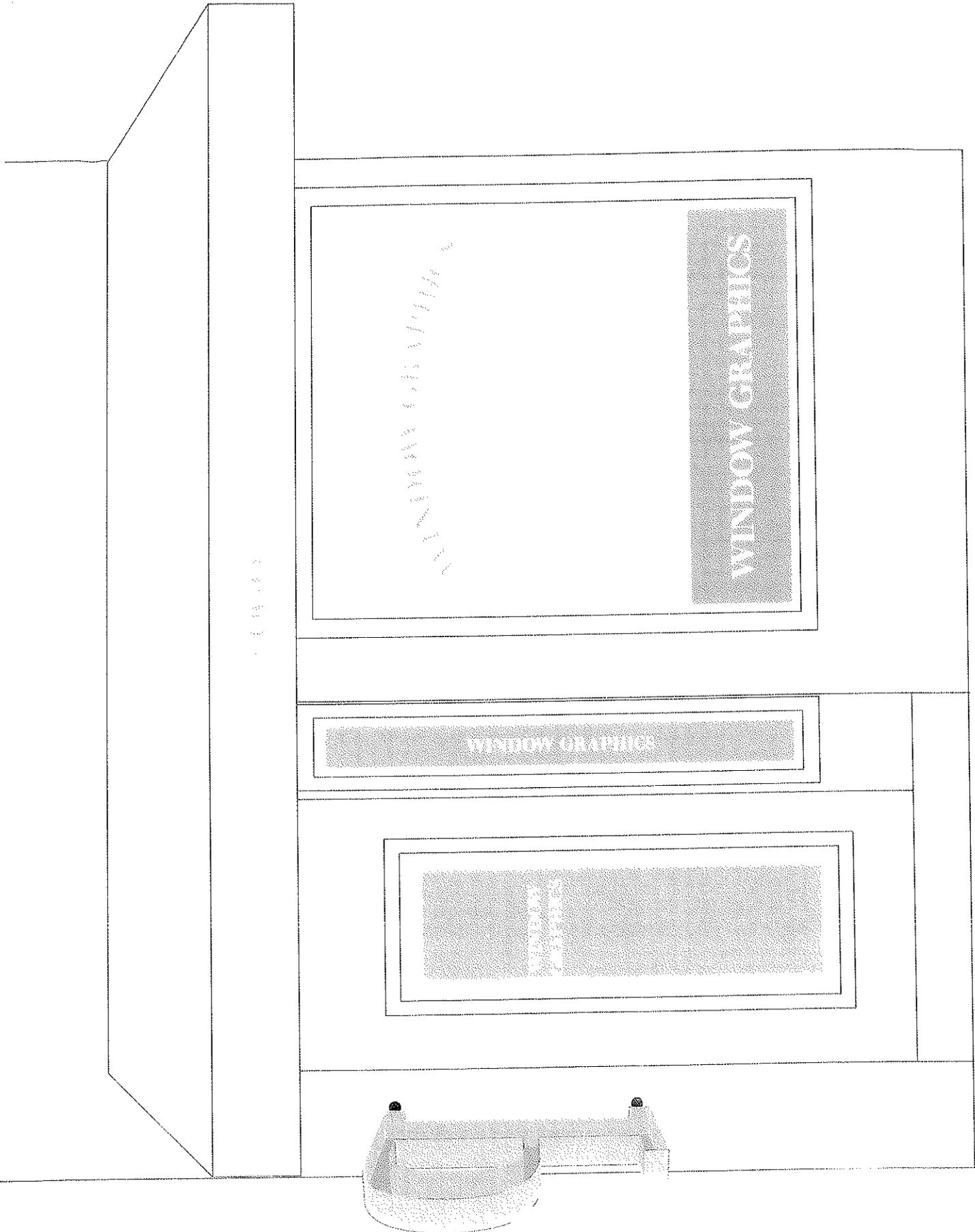
Zoning map 8C



Tax map



455 West 48<sup>th</sup> Street  
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Establishments within  
500' of proposed  
business: 445 W 48th

School or church within  
300'

Fairytail Lounge  
500 West 48th Street  
New York, NY 10036  
(646) 684-3897

Druids Bar & Restaurant  
736 10th Avenue  
New York, NY 10019  
(212) 307-6410

NONE

Closest:

Perdition  
692 10th Avenue  
Manhattan, NY 10019  
(212) 582-5660

Gossip Restaurant  
733 9th Avenue  
New York, NY 10019  
(212) 265-2720

394 ft

High School of Graphic  
Communication Arts  
439 West 49th Street  
New York, NY 10019  
(212) 245-5925

On the Rocks  
696 10th Avenue  
Manhattan, NY 10036  
(212) 247-2055

Hibernia Bar  
401 West 50th Street  
New York, NY 10019  
(212) 969-9703

Añejo  
668 10th Avenue  
New York, NY 10036  
(212) 920-4770

Bar-tini Ultra Lounge  
642 10th Avenue  
Manhattan, NY 10036  
(917) 388-2897

Fast Eddie's  
667 10th Avenue  
New York, NY 10036  
(646) 449-8604

Barrage  
401 West 47th Street  
Manhattan, NY 10036  
(212) 586-9390

Traffic  
701 9th Avenue  
New York, NY 10019  
(212) 837-2702

The Gaf  
401 West 48th Street  
New York, NY 10036  
(212) 307-7536

123 Burger Shot Beer  
738 10th Avenue  
New York, NY 10019  
(212) 315-0123

New Construction

W 48th Street


10th Ave

Downtime
On the Rocks
Sal's Pizza
New Food King Chinese
Perdition Pub
Perdition Pub
Westside Printing
Bodywork Station
Punjabi Tadka Indian
Casa Havana
21st Cnt Deli
21st Cnt Deli
<b>PROPOSED BAR</b>

W 48th Street

Hell's Kitchen Park
Hell's Kitchen Park

## Pocket Bar NYC

Wine & Whimsy



### *Wines from Gotham Project*

Sparkling Wine, 'Gazerra' 2011, Italy	\$9
Sauvignon Blanc, 'Elki' 2012, Chile	\$11
Pinot Grigio, 'Gazerra' 2011, Italy	\$12
Gruener Veltliner, 'Baumgartner' 2011, Austria	\$15
Cabernet Franc Rose, 'Schneider & Bieler' 2012 New York	\$11
Sangiovese, Emilia-Romagna, Italy 2010	\$12
Tempranillo, 'Karas' Rioja, Spain 2011	\$14



### *Sips & Sake*

Momokawa Ginjo Sake, Oregon	\$8
Teron Glacier Potato Vodka, Idaho	\$8-12
Aviation Gin, Oregon	\$9-13
Prichard's Crystal Rum, Tennessee	\$8-12
Don Nacho Blanco Tequila, Mexico	\$8-12
Whipper Snapper Whiskey, Oregon	\$10-14
McCarthy's Oregon Single Malt Whiskey, Oregon	\$12-15
Drinks in the moment . . .	MP



### *Nibbles & Neighbors*

Hot Pockets - Meat or Lean	\$4	
Island Burgers & Shakes - California Burger Joint	212.307.7934 til Midnight	MP
Tuitzingo - Mouth watering Mexican	212.397.6966 til Midnight	MP
Pam Real Thai Food - ItsThai!	212.333.7500 til 11 or 11:30	MP

*Please respect our neighbors when coming and going. Bring in your favorite dish for wine pairing!*





