

1 **Business License & Permits Committee**

Item #: 01

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: 58<sup>th</sup> Street Bar Company LLC & Hudson Leaseco LLC**  
12 **d/b/a Hudson Common; Private Park; Hudson Bar; Library**  
13 *353 W. 57<sup>th</sup> Street (8/9)*  
14 *Corporate Change to an On-Premise Liquor License*

15  
16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a Corporate Change to an On-Premise  
19 Liquor License application for 58<sup>th</sup> Street Bar Company LLC & Hudson Leaseco LLC d/b/a Hudson  
20 Common; Private Park; Hudson Bar; Library – 353 W. 57<sup>th</sup> Street (8/9), **unless** the attached stipulations,  
21 agreed to and signed by the applicant, are part of the method of operation for this establishment with  
22 hours of operation 6:30a.m. – 4a.m. seven days a week, capacity of 334, 49 tables, 299 seats, 3 stand-up  
23 bars with 36 seats and a private park with capacity of 200, 32 tables, 128 seats and 2 service-only bars.

24  
25 Sincerely,

26  
27  
28 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

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# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> 58th Street Bar Company LLC & Hudson Leaseco LLC		<b>DOING BUSINESS AS (DBA)</b> Hudson Common; Private Park; Hudson Bar; Library		
<b>STREET ADDRESS</b> 353 West 57th Street		<b>CROSS STREETS</b> 8th & 9th Avenues		<b>ZIP CODE</b> 10036
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Richard Szymanski, CFO	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Donald M. Bernstein Victor & Bernstein, PC	
	<b>PHONE:</b> 212-377-4178		<b>PHONE:</b> 212-486-6000	
	<b>EMAIL:</b>		<b>EMAIL:</b> dbernstein@victorbernstein.com	
<b>MANAGER</b>	<b>NAME:</b> John Beier	<b>LANDLORD</b>	<b>NAME:</b> Henry Hudson Holdings LLC	
	<b>PHONE:</b> 212-554-6400		<b>PHONE:</b> 212-277-4200	
	<b>EMAIL:</b> john.beier@mhgc.com		<b>EMAIL:</b>	
<b>APPLICATION TYPE (Check One) CORPORATE CHANGE APPLICATION</b>				
<input type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input type="radio"/> <b>Transfer</b>	What is the prior license # and expiration date?			
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?			
	Please list/describe the nature of all the changes and attach the plans:			
<b>METHOD OF OPERATION</b>				
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer			
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)			
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - on or about 9/14/2016
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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	Operation	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM
	Kitchen	same	same	same	same	same	same	same
	Music	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ**	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		

**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 Stand-Up Bar
<b>INSIDE</b>	334	334	49	299	0	3	36
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	200	200	32	128	2	0	0
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	1 (lobby level/2nd floor)	
How frequently will the owner(s) be at the establishment?	As needed	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/> No
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> Yes
Will you be hosting private, promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> Yes
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/> Any outside promoters will be limited to marketing services
Will you have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> Covered by hotel security
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> Covered by hotel security
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> Covered by hotel security
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/> 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 <input type="checkbox"/>	NO <input type="checkbox"/> N/A
Where will delivery bicycles be stored during the day when not in use?	N/A	

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

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> 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	See attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		08/29/2016	
Where did applicant post the notice that was provided?		58th Street and 57th Street entrances to hotel	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	817-658-6458
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

## COMMUNITY NOTIFICATION/RELATIONS

West 55<sup>th</sup> Street Block Association

Contact: Christine Gorman

[West55ba@gmail.com](mailto:West55ba@gmail.com)

[cgormanhealth@gmail.com](mailto:cgormanhealth@gmail.com)

Date email sent: 8/29/2016

300 West 55<sup>th</sup> Street Block Association

Contact: Paul Loeb

[Plueb315@aol.com](mailto:Plueb315@aol.com)

Date email sent: 8/29/2016

Hudson Hotel Residents

Contact: Raúl Larios

[rrlarios@hotmail.com](mailto:rrlarios@hotmail.com)

Date email sent: 8/29/2016

Westmore Organization 333 W. 57<sup>th</sup> Street

Contact: Amanda Cernitz

[acernitz@gmail.com](mailto:acernitz@gmail.com)

Date email sent: 8/29/2016

Parc Vendome Organization 430 W. 57<sup>th</sup> Street

Contact: Anita McDonagh

[awm3333@me.com](mailto:awm3333@me.com)

Date email sent: 8/29/2016

Colonnade Organization 347 W. 57<sup>th</sup> Street

Contact: Jesse Bondy

[jessbondy@aol.com](mailto:jessbondy@aol.com)

Date email sent: 8/29/2016

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	No change - application is for corporate change only		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Do you plan any changes to the existing façade? If yes, please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant have a vestibule within the establishment?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A
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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have an illuminated sign?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Where will the air conditioner be located? What type is it?	N/A - existing establishment		
When was the air conditioner installed?	N/A - existing establishment		

<b>OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
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="checkbox"/> YES	<input type="checkbox"/> NO	Yes - private park
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A - application is for corporate change only
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - see prior stipulations
Will the service and consumption of alcohol in any outdoor space only be via sealed food service?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

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

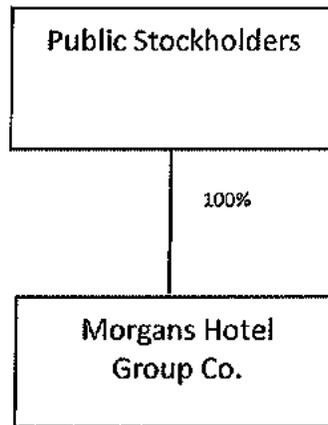
**ADDITIONAL STIPULATIONS: (Office Use Only)**

All prior stipulations remain in effect.

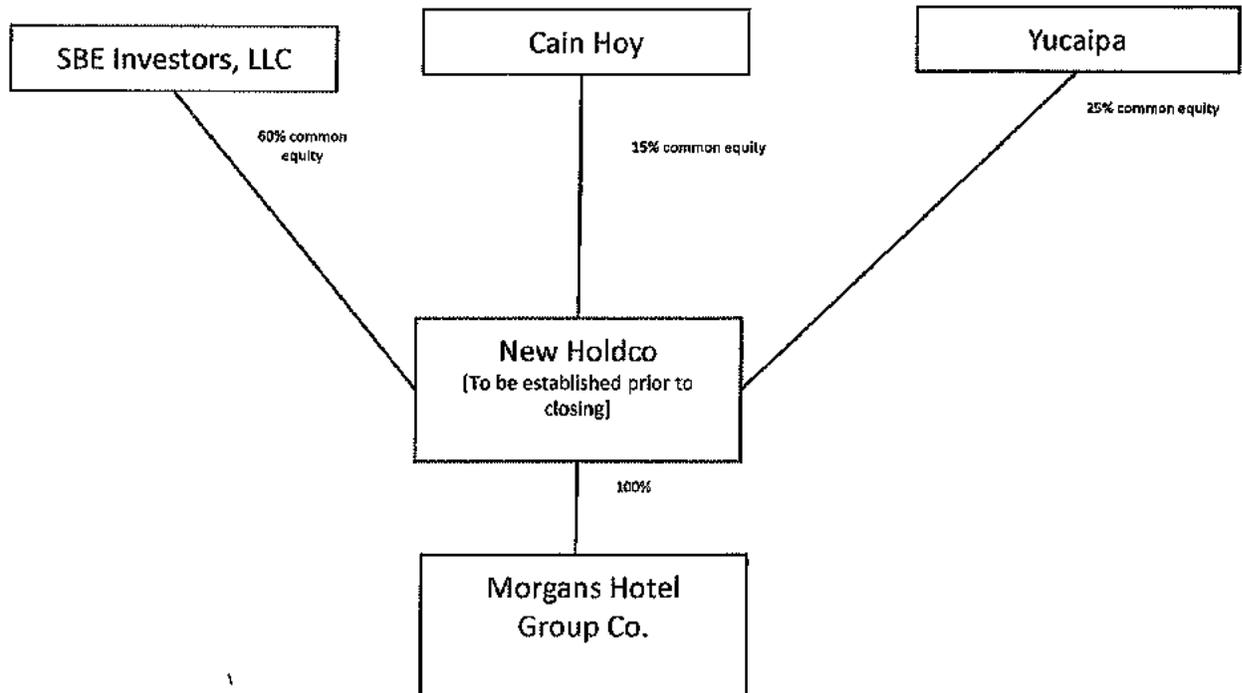
*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

# Organizational Chart

## Pre-Closing



## Post-Closing



## METHOD OF OPERATIONS

License #	Date exp.	Area covered	indoor or outdoor	occupancy	bars	music	hours	Sipulations
1126521 Hudson Common, Henry, Library, Private Park,	5/31/2018	Hudson Common, Henry, Library, Private park,	indoor and outdoor	534 occupancy - 334 indoor and 200 outdoors	3 full bars inside with 35 stools and 2 service bars outside	various	various	all previous stipulations remain in place
		Hudson Common	indoor	25 tables - 100 chairs	1 stand up - 18 stools	background and occasional DJ	MO-SU 6:30 to 4:00am	
		library	indoor	7 tables and 114 seats	1 stand up bar	background	MO-SU 6:30 to 4:00am	
		Henry Hudson bar	indoor	85 lounge seats	1 stand up - 18 stools	background and DJ	MO-SU 6:30 to 4:00am	
		Private Park	outdoor	32 table s- 128 chairs	2 service bars	Background music only SU -WE music until 10 PM TH-SA music until 11pm - music at 45 DB	MO-SU 6:30 to 11PM	



CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD FOUR

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

JOHN WEIS  
Chair

ROBERT J. BENFATTO, JR., ESQ.  
District Manager

February 19, 2010

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

Re: **58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall**  
**353 West 57<sup>th</sup> Street (8<sup>th</sup> /9<sup>th</sup>) (actual listing 356 West 58<sup>th</sup> Street)**

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration of a full operating liquor license for 58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- This application covers the restaurant portion within the Hudson Hotel only. The operator of the hotel (applicant) is taking over operation of the restaurant (Hudson Cafeteria) that was previously operated by a separate company and will operate it under the management of the hotel.
- Hours of operation will be 6:30 am to 4:00 am, 7 days per week. The outdoor space will be closed at midnight every night.
- There will be use of outdoor spaces on the mezzanine rooftop for food service to the 32 tables/128 seated patrons of the 'private park.'
- The operator is not applying for a cabaret license.

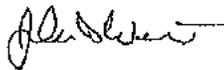
The following are agreements the applicant entered into with the community:

- The operator will not use outside promoters but the establishment will be available for private parties.
- The applicant stated they will have background music playing inside the restaurant. No amplified sound/music will be played outside. Applicant agreed to remove all outdoor speakers that currently exist.
- There will be no French doors or windows that open to the 'private park.'

- Kitchen exhaust will not change. Applicant stated the exhaust exits through ventilation above the highest floor of surrounding buildings and is constructed in a manner to not disturb neighboring residents or offices. Applicant stated it is compliant with NY DOB code.
- Applicant agreed to work with CB4 to resolve noise complaints that may arise from neighbors. Applicant has provided 24 hour telephone numbers for the general manager to CB4 office.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for a restaurant with one bar that will seat 18 patrons and 25 dining tables that seat 100 patrons inside. The 'private park' outdoor mezzanine will seat 128 patrons at 32 tables. Total capacity of all hotel restaurant space and bars is 515.

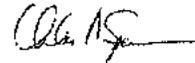
Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4



John Owens  
Co-Chair  
Business License & Permits  
Committee - North



Chuck Spence  
Co-Chair  
Business License & Permits  
Committee - North

Community Board 4: Business Licenses & Permits

(350 W. 58th Street Actual Listing)

APPLICANT 58th Street <sup>Bar</sup> Company LLC		ADDRESS 353-361 W 57th Street			TYPE OF LICENSE Allegation - OP			
DOING BUSINESS AS (DBA) Hudson Hall		CROSSSTREETS 8/9						
DESCRIPTION OF APPLICATION To incorporate into 58th Street Bar Co				OWNER REPRESENTATIVE Simon Mais - General Manager		LAWYER Donald Bernstein		
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4
	Music	"	"	"	"	"	"	"
	Kitchen	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12
SEATING & TABLES		INDOOR			BAR		OUTSIDE	
		CAPACITY 515	SEATS 515	TABLES 82	SEATS	TABLES	SEATS	TABLES
<b>OPERATIONAL ISSUES</b>								
Will you be applying or intending to apply for a cabaret license?				YES	<input checked="" type="radio"/> NO	N/A		
Will you be hosting private parties and promotional events?				<input checked="" type="radio"/> YES	NO	N/A		
Will outside promoters be used?				YES	<input checked="" type="radio"/> NO	N/A		
Will the security plan submitted be implemented?				YES	NO	<input checked="" type="radio"/> N/A		
Will State certified security personnel(s) be used?				YES	NO	<input checked="" type="radio"/> N/A		
Will New York Nightlife Association recommendations be followed?				YES	NO	<input checked="" type="radio"/> N/A		
Will the applicant be using delivery bicycles?				YES	NO	<input checked="" type="radio"/> N/A		
Will applicant have music?				<input checked="" type="radio"/> YES	NO	N/A		
If you plan to have music, what type(s)?				BACKGROUND	LIVE MUSIC	DJ		
<b>BUILDING DESIGN</b>								
French doors and sliding windows will be closed when any amplified music is played (per law) 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	<input checked="" type="radio"/> N/A		
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants?				<input checked="" type="radio"/> YES	NO	N/A <i>Already existing</i>		
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance in the neighboring residents and buildings, including placing speakers on the floor of the establishment?				YES	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A		
If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will resappear before CB4 to describe these alterations.				<input checked="" type="radio"/> YES	NO	N/A		

OUTDOOR ITEMS			
Will applicant use the rooftop or rear yard?	YES	NO	N/A
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
Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A
Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

NA - existing establishment  
 runs to 12:00 @ night for outdoor space....

OTHER / NOTES:	Tables	Chairs	Bar stools
Hudson Hall	25	100	18
Library lounge	7	114	0 → main
Hudson Bar	18	148	12 → main
Private Park	32	128	0

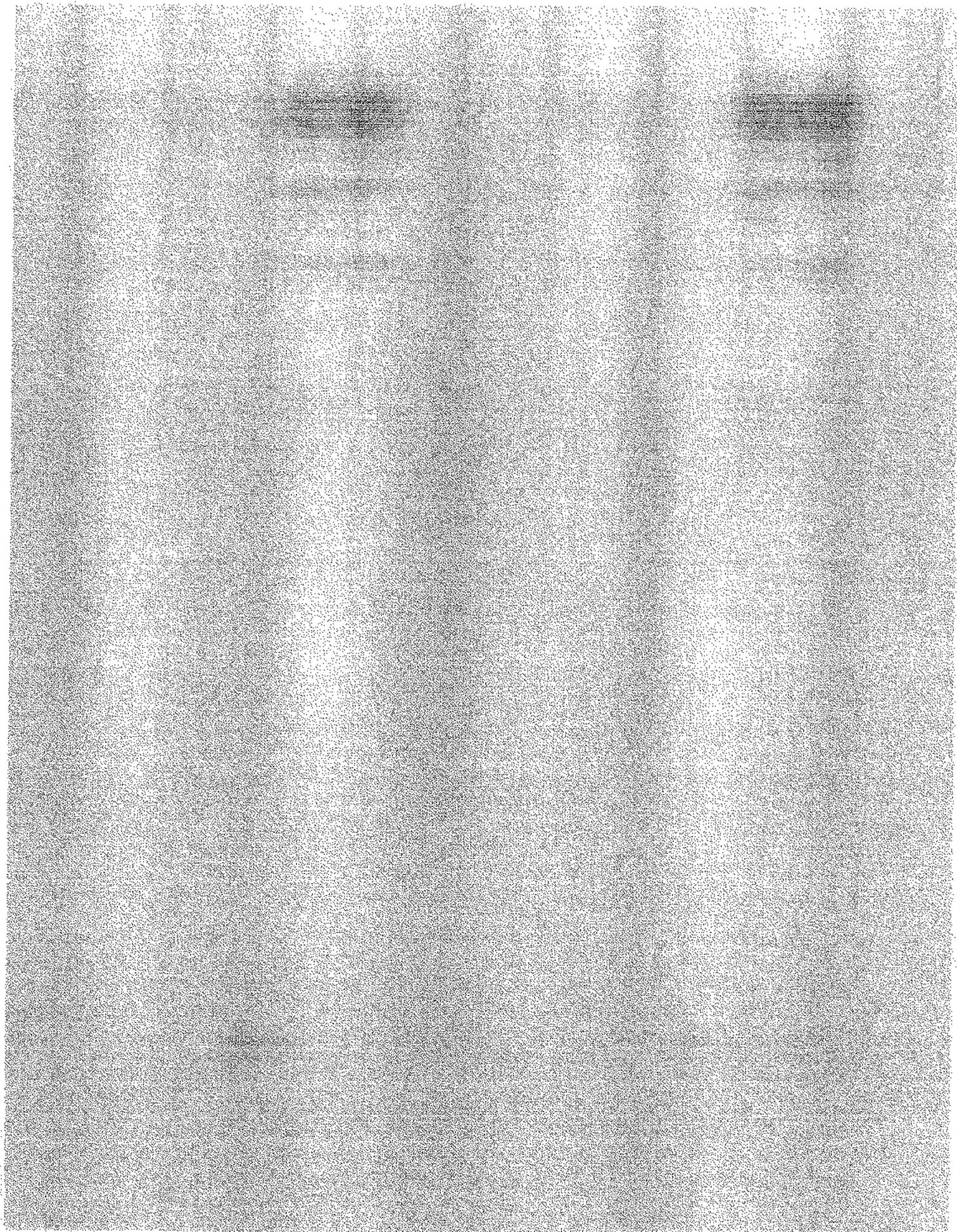
each have own license

\* Not hotel's license. The restaurant license → that restaurant is closing down. So they are taking that license into the hotel operation.  
 SEND Amplified sound - on outside

AGREEMENT: 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.

APPLICANT / ATTORNEY SIGNATURE	DATE 1-12-10
CB4 COMMUNITY ASSOCIATE, NELLY GONZALEZ	DATE
CB4 ELP COMMITTEE CO-CHAIR	DATE 01-12-10
CB4 ELP COMMITTEE CO-CHAIR	DATE

we received phone number of general manager for "The Hudson"



**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

<b>APPLICANT</b> 58 <sup>th</sup> Street Bar Company LLC & Hudson Leaseco LLC		<b>DOING BUSINESS AS (DBA)</b> Hudson Hall & Tequila Park		
<b>STREET ADDRESS</b> 353-361 W 57 <sup>th</sup> Street a/k/a 356 W 58 <sup>th</sup> Street		<b>CROSS STREETS</b> 8 <sup>th</sup> & 9 <sup>th</sup> Avenue		
<b>OWNER</b>	<b>NAME:</b> Richard Szymanski, CFO	<b>ATTORNEY</b>	<b>NAME:</b> Victor & Bernstein, P.C.	
	<b>PHONE:</b> 212-277-4178		<b>PHONE:</b> 212-486-6000	
	<b>FAX:</b> 212-277-4260		<b>FAX:</b> 212-486-8668	
<b>MANAGER</b>	<b>NAME:</b> Michael Walsh	<b>LANDLORD</b>	<b>NAME:</b> Henry Hudson Holdings LLC	
	<b>PHONE:</b> 646-510-0412		<b>PHONE:</b> 212-554-6400	
	<b>FAX:</b>		<b>FAX:</b> 212-554-6405	
<b>DESCRIPTION OF BUSINESS</b>				
<b>Establishment Type:</b>	<input type="radio"/> Bar/Tavern <input type="radio"/> Food & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Prudential Organization -- Members Only) <input type="radio"/> Other (Specify): _____			
<b>Method of Operation:</b>	<input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Two Lounges & Outdoor Private Park			
<b>License Type:</b>	<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
<b>APPLICATION TYPE</b> (check one)	<input type="radio"/> 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 premises?		
	<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	NO
<i>If alterations or operational changes are being made, please attach the plans to this form.</i>				
<input type="radio"/> Alteration	What is the current license #?	1126521		
	What is the expiration date on the current license?	May 31, 2014		
	Please describe the nature of the alterations and attach the plans	See attached		

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.					
	Music	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.					
	Kitchen	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.					
OCCUPANCY	Capacity (Certificate of Occupancy)	515	515	49	299	2	3	35	128	32
	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)									
How many floors are there? What is the capacity for each floor? (please respond in space provided)								1 + kitchen on mezzanine		
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			
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 Cafe 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	Occasional DJ otherwise piped in recorded music				
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 residences 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 RULES			
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	<input checked="" type="checkbox"/> 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

REGULATION ZONING			
Primary Zoning District:	Mixed	Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> 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	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: Transient Hotel		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1		
	# 2		
	# 3		

AMERICAN CIVIL LIBERTIES UNION (ACLU) (Asilanti)

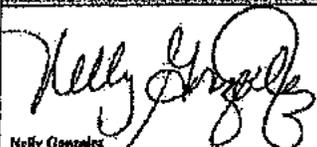
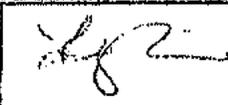
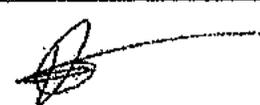
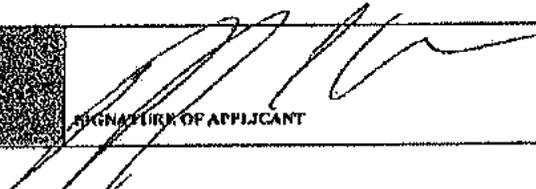
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AMERICAN CIVIL LIBERTIES UNION (ACLU) (Asilanti)

[Redacted content]

**ADDITIONAL STIPULATIONS (OPTIONAL)**

- Applicant will implement sound report dated May 10, 2010 with additional installations
- Applicant will arrange meeting with tenants & acoustilog to discuss treatment and other alterations options
- Applicant will not use a DJ until sound report is issued and recommendations are enacted and implemented
- Applicant will install limiters with remote access only and omni directional speakers
- Noise mitigation for Hudson Private Park and Sky Terrace (see attachment and incorporate in stipulations)
- Applicant will not use a DJ until resolution at July 10, 2012 meeting
- Applicant will continue to meet with the tenants & HCC
- See attached HCC conditions & responses
- Attached signed agreement by Mike Walsh will be incorporated in the stipulations

Manhattan Community Board 4 (MCB4) recommends:		<input type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
COMMUNITY BOARD MEMBER SIGNATURES		
 Kelly Gonzalez <i>CHA Community Associate</i>	 Lisa Dogliani <i>CHA BLP Committee Co-Chair</i>	 Paul Beres <i>CHA BLP Committee Co-Chair</i>
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.		
SIGNATURE	 SIGNATURE OF APPLICANT	Wednesday, July 25, 2012 DATE



Corey Johnson, Chairman  
Manhattan Community Board 4  
390 West 42<sup>nd</sup> Street, 26<sup>th</sup> Floor  
New York, NY 10036

Dear Chairman Johnson,

Over the last six months Hudson has made significant nightlife operational changes and prepared/presented a sound attenuation plan developed by Alan Fierstein, Acoustflog, Inc. (see attached). We have also prepared/presented a hotel noise mitigation plan (see attached) in response to the concerns of the Hudson Hotel Tenants Association regarding noise complaints.

At the current time Hudson Hotel is permitted to operate its outdoor venues until midnight as per 2010 stipulations and as confirmed to us by CB4. The currently adopted outdoor closing hour guidelines do not apply to Hudson as it was approved before the guidelines were in place. In response to noise concerns raised during the Business, Permitting and Licensing Committee on July 10<sup>th</sup> 2012 the management of the Hudson Hotel is willing to offer the following concessions and operate under the following alterations and modifications in all outdoor venues as of July 25<sup>th</sup> 2012.

**A. Residence units 1545 & 2212 (families with children)**

1. Install sound proof windows in both units
2. Replace existing widow A/C units with new in wall PTAC units

**B. Hudson Private Park (interior courtyard)**

1. Operate outdoor space as follows:
  - a. Sunday --Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday -- Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.

**C. 24<sup>th</sup> Floor (Tent)**

1. Install sound attenuation material on entire penthouse floor in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

**HUDSON**

LOCATION: 360 WEST 68 STREET  
NEW YORK CITY NY 10018

PHONE: P 212 664 6000  
F 212 664 6001

WEB: MORGANHOTELGROUP.COM

2. Install noise mitigating glass and aluminum wall panels on remaining two sides of penthouse terrace in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

**D. Sky Terrace (16<sup>th</sup> Floor Garden)**

1. Operate outdoor space as follows:
2. Operate outdoor space as follows:
  - a. Sunday –Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday –Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.
3. Operate with background music only

In addition, the Hudson Hotel Tenant Association has raised concerns regarding electrical upgrades in the building. While these electrical upgrades are unrelated to the alteration application pending at C84, the Hudson as a landlord is committed to providing a satisfactory quality-of-life for its residents.

Therefore, as discussed with the Hudson Hotel Tenant Association, Hudson will perform the following electrical work to correct resident's complaints regarding circuit breakers that trip out on a constant basis.

1. Resident Floors 20,21,22 to be inspected by licensed electrician
2. Receive a proposal from licensed electrician that will solve the issue of electrical circuits that trip out.
3. Review proposal scope with tenant association to insure that concerns expressed by residence are taken into consideration.
4. Implement licensed electricians proposal by year end 2012.

Respectfully,



Mike Walsh  
MHG Regional Vice President, Northeast

1 **Business License & Permits Committee**

Item #: 02

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Hudson Leaseco LLC**  
12 **d/b/a Hudson; Good Units**  
13 *353 W. 57<sup>th</sup> Street (8/9)*  
14 *Corporate Change to an On-Premise Liquor License*  
15

16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a Corporate Change to an On-Premise  
19 Liquor License application for Hudson Leaseco LLC d/b/a Hudson; Good Units – 353 W. 57<sup>th</sup> Street  
20 (8/9), **unless** the attached stipulations, agreed to and signed by the applicant, are part of the method of  
21 operation for this establishment with hours of operation 5p.m. - 2a.m. Monday – Wednesday, 5p.m. –  
22 4a.m. Thursday – Sunday; capacity of 675, 59 tables, 356 seats, 3 stand-up bar with no seats and a  
23 terrace on the 15<sup>th</sup> Floor with 20 tables and 65 seats and a 24<sup>th</sup> floor terrace with 12 tables and 125 seats.  
24

25 Sincerely,

26  
27  
28 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

29  
30

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Hudson Leaseco LLC		Hudson; Good Units	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
353 West 57th Street		8th & 9th Avenues	10036
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Richard Szymanski, CFO	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Donald M. Bernstein Victor & Bernstein, PC
	<b>PHONE:</b> 212-277-4178		<b>PHONE:</b> 212-486-6000
	<b>EMAIL:</b>		<b>EMAIL:</b> dbernstein@victorbernstein.com
<b>MANAGER</b>	<b>NAME:</b> John Beier	<b>LANDLORD</b>	<b>NAME:</b> Henry Hudson Holdings LLC
	<b>PHONE:</b> 212-554-6400		<b>PHONE:</b> 212-277-4200
	<b>EMAIL:</b> john.beier@mhgc.com		<b>EMAIL:</b>
<b>APPLICATION TYPE (Check One) CORPORATE CHANGE APPLICATION</b>			
<input type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Transfer</b>	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input checked="" type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	No - on or about 9/14/2016
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="checkbox"/> YES <input checked="" type="checkbox"/> NO	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="checkbox"/> YES <input checked="" type="checkbox"/> NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Yes

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

Hotel is 24 hrs daily		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Good Units HOURS* <i>(Indoor Only)</i>	Operation	5PM-2AM	5PM-2AM	5PM-2AM	5PM-4AM	5PM-4AM	5PM-4AM	5PM-4AM
	Kitchen	same	same	same	same	same	same	same
	Music	same	same	same	same	same	same	same
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

**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 Stand-Up Bar
<b>INSIDE</b>	675 (excluding guest rooms)	675 (excluding guest rooms)	59**	356**	0	3	0
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	15th Fl: 75	15th Fl: 75	15th Fl: 20	15th Fl: 65	0	0	0
	24th Fl: 125	24th Fl: 125	24th Fl: 12**	24th Fl: 125**			
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A	**Number of tables and seats varies by event		

How many floors are there? What is the capacity for each floor? Entire hotel except for hotel lobby/2nd floor  
restaurant spaces

How frequently will the owner(s) be at the establishment? As needed

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO N/A - cabaret license in place

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

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

Will outside promoters be used on a regular basis? If yes please describe. YES  NO No- Any outside promoters will be limited to  
marketing services

Will you have a security plan? If, yes please attach.  YES NO same as has been in place

Will security plan be implemented?  YES NO same as has been in place

Will State certified security personnel be used?  YES NO Yes

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

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

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="checkbox"/> YES	<input type="checkbox"/> NO	Yes - Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	See attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		08/29/2016	
Where did applicant post the notice that was provided?		58th Street and 57th Street entrances to hotel	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 817-658-6458
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

## COMMUNITY NOTIFICATION/RELATIONS

West 55<sup>th</sup> Street Block Association

Contact: Christine Gorman

[West55ba@gmail.com](mailto:West55ba@gmail.com)

[cgormanhealth@gmail.com](mailto:cgormanhealth@gmail.com)

Date email sent: 8/29/2016

300 West 55<sup>th</sup> Street Block Association

Contact: Paul Loeb

[Plueb315@aol.com](mailto:Plueb315@aol.com)

Date email sent: 8/29/2016

Hudson Hotel Residents

Contact: Raul Larios

[rrlarios@hotmail.com](mailto:rrlarios@hotmail.com)

Date email sent: 8/29/2016

Westmore Organization 333 W. 57<sup>th</sup> Street

Contact: Amanda Cernitz

[acernitz@gmail.com](mailto:acernitz@gmail.com)

Date email sent: 8/29/2016

Parc Vendome Organization 430 W. 57<sup>th</sup> Street

Contact: Anifa McDonagh

[awm3333@me.com](mailto:awm3333@me.com)

Date email sent: 8/29/2016

Colonnade Organization 347 W. 57<sup>th</sup> Street

Contact: Jesse Bondy

[jessbondy@aol.com](mailto:jessbondy@aol.com)

Date email sent: 8/29/2016

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	No change - application is for corporate change only		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	No change - application is for corporate change only
Do you plan any changes to the existing façade? If yes, please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant have a vestibule within the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A
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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have an illuminated sign?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Where will the air conditioner be located? What type is it?	N/A - existing establishment		
When was the air conditioner installed?	N/A - existing establishment		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
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="checkbox"/> YES	<input type="checkbox"/> NO	Yes - 15th floor and 24th floor terraces
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No change - application is for corporate change only
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

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

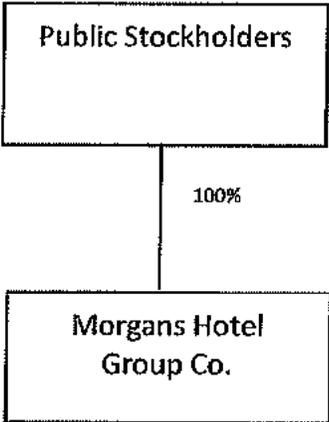
**ADDITIONAL STIPULATIONS: (Office Use Only)**

- Terms of Attachment A are agreed to stipulations and of this application
- All prior stipulations remain in effect

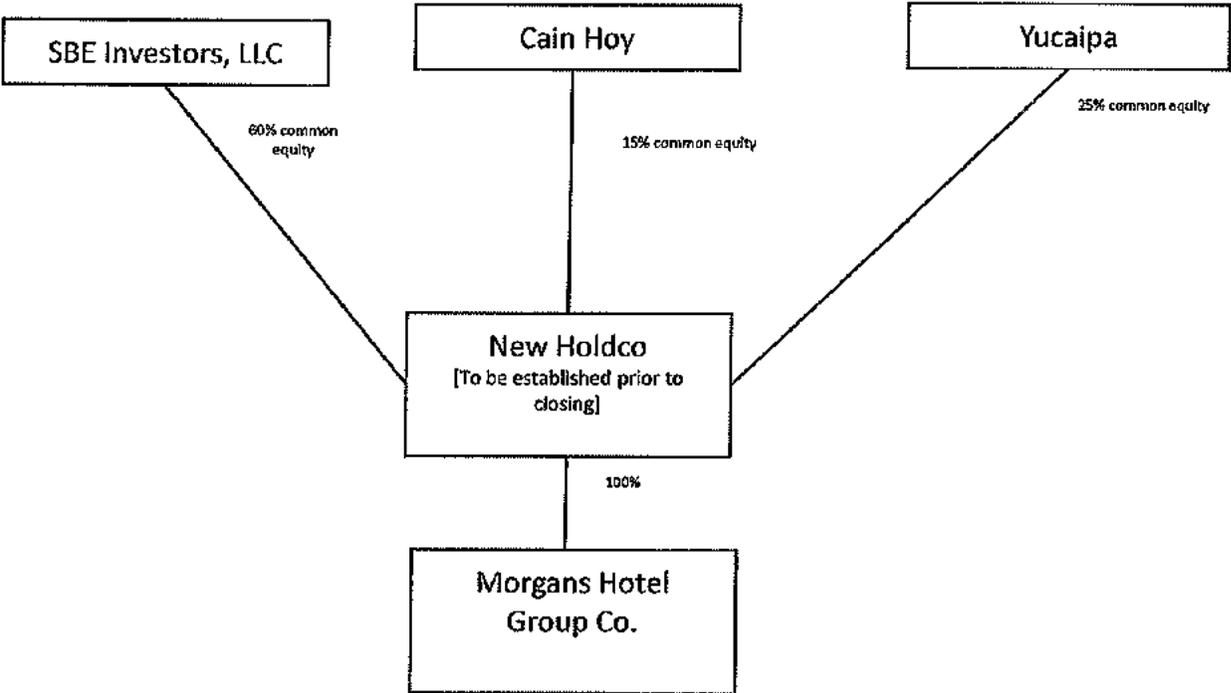
***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

Organizational Chart

Pre-Closing



Post-Closing



## METHOD OF OPERATIONS

License #	Date exp.	Area covered	indoor or outdoor	occupancy	bars	music	hours	Sipulations
1110264 (Hudson Hotel including two basement levels )	1/31/2017	Hotel, cellar , sub cellar , 15th & 24th Floor and all hotel rooms for room service and mini bars	both	625 (excluding hotel rooms)	2 stand up bars, one per basement level - NO rolling bar	various	various	all previous stipulations remain in place
		hotel Cellar and Sub cellar	Inside ( no use of other outdoor space for alcohol consumption )	425	2 stand up bars, one per level - NO rolling bar	Live, background and DJ	TH-SU 5:00pm-4:00am MO-WE 5:00pm- 2:00am could open earlier if special event	
		24th floor	outdoor tent	125	no bar	Background music only no DJ SU -WE music until 10 PM TH-SA music until 11pm - music at 45 DB	MO-SU 6:30 to 11PM	
		15th Floor sky terrace	indoor and outdoor	75	no bar	Background music only no DJ SU -WE music until 10 PM TH-SA music until 11pm - music at 45 DB	MO-SU 6:30 to 11PM	



CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD FOUR

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

JOHN WEIS  
Chair

ROBERT J. BENFATTO, JR., ESQ.  
District Manager

February 19, 2010

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

Re: 58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall  
353 West 57<sup>th</sup> Street (8<sup>th</sup>/9<sup>th</sup>) (actual listing 356 West 58<sup>th</sup> Street)

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration of a full operating liquor license for 58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- This application covers the restaurant portion within the Hudson Hotel only. The operator of the hotel (applicant) is taking over operation of the restaurant (Hudson Cafeteria) that was previously operated by a separate company and will operate it under the management of the hotel.
- Hours of operation will be 6:30 am to 4:00 am, 7 days per week. The outdoor space will be closed at midnight every night.
- There will be use of outdoor spaces on the mezzanine rooftop for food service to the 32 tables/128 seated patrons of the 'private park.'
- The operator is not applying for a cabaret license.

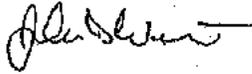
The following are agreements the applicant entered into with the community:

- The operator will not use outside promoters but the establishment will be available for private parties.
- The applicant stated they will have background music playing inside the restaurant. No amplified sound/music will be played outside. Applicant agreed to remove all outdoor speakers that currently exist.
- There will be no French doors or windows that open to the 'private park.'

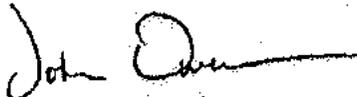
- Kitchen exhaust will not change. Applicant stated the exhaust exits through ventilation above the highest floor of surrounding buildings and is constructed in a manner to not disturb neighboring residents or offices. Applicant stated it is compliant with NY DOB code.
- Applicant agreed to work with CB4 to resolve noise complaints that may arise from neighbors. Applicant has provided 24 hour telephone numbers for the general manager to CB4 office.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for a restaurant with one bar that will seat 18 patrons and 25 dining tables that seat 100 patrons inside. The 'private park' outdoor mezzanine will seat 128 patrons at 32 tables. Total capacity of all hotel restaurant space and bars is 515.

Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4



John Owens  
Co-Chair  
Business License & Permits  
Committee - North



Chuck Spence  
Co-Chair  
Business License & Permits  
Committee - North

Community Board 4: Business Licenses & Permits

350 W. 58th Street Actual Listing

APPLICANT 58th Street <sup>Bar</sup> Company LLC		ADDRESS 353-361 W 57th Street			TYPE OF LICENSE Alteration - OP			
DOING BUSINESS AS (DBA) Hudson Hall		CROSS STREETS 8/9						
DESCRIPTION OF APPLICATION To incorporate into 58th Street Bar Co				OWNER REPRESENTATIVE Simon Mais - General Manager		LAWYER Donald Bernstein		
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4
	Music	"	"	"	"	"	"	"
	Kitchen	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12
SEATING & TABLES		INDOOR			BAR		OUTSIDE	
		CAPACITY 515	SEATS 515	TABLES 82	SEATS	TABLES	SEATS	TABLES
<b>OPERATIONAL ISSUES</b>								
Will you be applying or intending to apply for a cabaret license?				YES	<input checked="" type="radio"/> NO	N/A		
Will you be hosting private parties and promotional events?				<input checked="" type="radio"/> YES	NO	N/A		
Will outside promoters be used?				YES	<input checked="" type="radio"/> NO	N/A		
Will the security plan submitted be implemented?				YES	NO	<input checked="" type="radio"/> N/A		
Will State certified security personnel(s) be used?				YES	NO	<input checked="" type="radio"/> N/A		
Will New York Nightlife Association recommendations be followed?				YES	NO	<input checked="" type="radio"/> N/A		
Will the applicant be using delivery bicycles?				YES	NO	<input checked="" type="radio"/> N/A		
Will applicant have music?				<input checked="" type="radio"/> YES	NO	N/A		
If you plan to have music, what type(s)?				BACKGROUND	LIVE MUSIC	DJ		
<b>BUILDING DESIGN</b>								
French doors and sliding windows will be closed when any amplified music is played (per law) 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	<input checked="" type="radio"/> N/A		
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants?				<input checked="" type="radio"/> YES	NO	N/A <i>Already existing</i>		
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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A		
If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations.				<input checked="" type="radio"/> YES	NO	N/A		

**OUTDOOR ITEMS**

Will applicant use the rooftop or rear yard?	YES	NO	N/A	
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 <sup>yard</sup> or 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	
Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	N/A - existing establishment ↓ runs to 12:00 @ night for outdoor space....
Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	

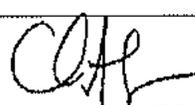
**OTHER / NOTES:**

	<u>Tables</u>	<u>Chairs</u>	<u>Bar Stools</u>	
Hudson Hall	29	100	18	
Library lounge	7	114	0	→ main
Hudson Bar	18	143	12	→ main
Private Park	22	128	0	

each have own license

\* Not hotel's license. The restaurant license → that restaurant is closing down. So they are taking that license into the hotel operation.  
 SEND Amplified sound on outside

**AGREEMENT:** 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.

APPLICANT / ATTORNEY SIGNATURE 	DATE 1-12-10
CB4 COMMUNITY ASSOCIATE, NELLY GONZALEZ	DATE
 CB4 BLP COMMITTEE CO-CHAIR	DATE 01-12-10
 CB4 BLP COMMITTEE CO-CHAIR	DATE

we received phone number of general manager for "The Hudson"

Community Board 4: Business Licenses & Permits

(350 W. 58th Street Actual Listing)

APPLICANT 58th Street <sup>Bar</sup> Company LLC		ADDRESS 353-361 W 57th Street			TYPE OF LICENSE Alteration - OP			
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DESCRIPTION OF APPLICATION To incorporate into 58th Street Bar Co				OWNER REPRESENTATIVE Simon Mais - General Manager		LAWYER Donald Bernstein		
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	Music	"	"	"	"	"	"	"
	Kitchen	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12
SEATING & TABLES		INDOOR			BAR		OUTSIDE	
		CAPACITY	SEATS	TABLES	SEATS	TABLES	SEATS	TABLES
		515	515	82				
<b>OPERATIONAL ISSUES</b>								
Will you be applying or intending to apply for a cabaret license?				YES	<input checked="" type="radio"/> NO	N/A		
Will you be hosting private parties and promotional events?				<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A		
Will outside promoters be used?				<input type="radio"/> YES	<input checked="" type="radio"/> NO	N/A		
Will the security plan submitted be implemented?				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will State certified security personnel(s) be used?				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will New York Nightlife Association recommendations be followed?				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will the applicant be using delivery bicycles?				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will applicant have music?				<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A		
If you plan to have music, what type(s)?				BACKGROUND	LIVE MUSIC	DJ		
<b>BUILDING DESIGN</b>								
French doors and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants?				<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A <i>Already existing</i>		
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 type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> 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.)				<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A		
If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations.				<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A		

**OUTDOOR ITEMS**

Will applicant use the rooftop or rear yard?	YES	NO	N/A
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 <sup>yard</sup> <del>yard</del> , 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
Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A
Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

N/A - existing establishment  
 ↓  
 runs to 12:00 @ night for outdoor space....

**OTHER / NOTES:**

	<u>Tables</u>	<u>Chairs</u>	<u>Bar Stools</u>
Hudson Hall	25	100	18
Library lounge	7	114	0 → main
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each have own license

\* Not hotel's license. The restaurant license → that restaurant is closing down. So they are taking that license into the hotel operation.  
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**AGREEMENT:** 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.

APPLICANT / ATTORNEY SIGNATURE		DATE	1-12-10
CB4 COMMUNITY ASSOCIATE, NELLY GONZALEZ		DATE	
CB4 BLP COMMITTEE CO-CHAIR		DATE	01-12-10
CB4 BLP COMMITTEE CO-CHAIR		DATE	1-12-10

We received phone number of general manager for "The Hudson."



JOHN WEIS  
Chair

ROBERT J. BENFATTO, JR., ESQ.  
District Manager

June 10, 2010

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

Jonathan Mintz  
Commissioner  
City of New York  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

Re: **Hudson Leaseco LLC d/b/a Good Units**  
*333 West 57<sup>th</sup> Street (8<sup>th</sup>/9<sup>th</sup>) aka 368 West 58<sup>th</sup> Street*

Dear Chairman Rosen and Commissioner Mintz:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration to a full liquor license and cabaret license for Hudson Leaseco LLC d/b/a Good Units, unless the following stipulations, agreed to by the applicant, are part of their method of operation; this application only applies to the cellar and subcellar of the hotel known as 'Good Units'.

- 1) Hours of operation of Good Units will be no earlier than 5:00 p.m. and no later than 4:00 a.m., Thursday through Sunday and no earlier than 5:00 p.m. and no later than 2:00 a.m. Monday through Wednesday. An earlier start time can occur if a 'convention' type event is arranged within the hotel, but will always abide by the laws of the NY SLA concerning the sale and consumption of alcohol and the stipulations that follow.
- 2) The establishment will have a total capacity of no more than 425 in the cellar and subcellar. Table and chair arrangements and numbers will be dependent upon the event but will never exceed capacity of 425.
- 3) There will be no more than one permanent stand up bar in the cellar and one permanent stand up bar in the sub-cellar. This will be the arrangement in lieu of

the current 'rolling bar' that they are permitted to use under their current license.

- 4) The applicant will retain all control and responsibility for operation and security of the establishment. If any outside promoter is used, their role will be limited to marketing.
- 5) The applicant will not distribute advertisement fliers around the exterior of the establishment.
- 6) The applicant agrees to employ two New York licensed guards outside of the Hudson Hotel on West 58<sup>th</sup> Street to monitor noise levels from guests and disburse crowds and traffic as needed during Good Units events as well as all other large events in other areas of the hotel. Additionally the applicant will provide dedicated and licensed security posted inside the West 57<sup>th</sup> Street doors to ensure they are not used as a guest entrance/exit or a temporary exit to allow for smoking. The total number of security guards employed on lounge and nightclub detail, dependent upon the size of the crowd of the venue, will comply with the New York Nightlife Association best practices of one security guard per 75 patrons.
- 7) The applicant agrees to follow the best practices as outlined by the New York Nightlife Association which was developed in cooperation with the New York City Police Department.
- 8) A certified soundproofing engineer will recommend and implement soundproofing on all indoor and outdoor facilities, including but not limited to the 'Private Park' on the 2<sup>nd</sup> floor, the Sky Terrace on the 15<sup>th</sup> Floor and the two 'Penthouse' units on the 24<sup>th</sup> Floor. The recommendations of the sound engineer include, but are not limited to, decibel restrictors/controls and sound absorbing material. A copy of the full report will be submitted with the application and is attached to this letter. A double door entry way is currently employed to minimize sound escaping from the establishment.
- 9) To ensure that neighbors are not negatively impacted by sound emanating from the sidewalk in front of the establishment due to the gathering of people upon closing, the applicant's security personnel will monitor the area and encourage patrons to either enter the establishment or leave the area. Security personnel will be reassigned from the building interior to the street to assist in monitoring noise levels and assisting in the management of taxis at the conclusion of an event.
- 10) The applicant intends to have live, background and DJ music in the Good Units. Applicant has stated they will advise MCB4 and the Midtown North Police Precinct of the NYPD as to ongoing schedule of public events in advance of the date. The calendar of events will be available online to neighboring residents.
- 11) There will be no French doors or windows that open to the street front.

- 12) Kitchen exhaust will exit through ventilation above the highest floor of surrounding buildings and be constructed in a manner to not disturb neighboring residents or offices. Additionally it will be compliant with NY DOB code.
- 13) Applicant will never install a storm vestibule enclosure as they have the double door 'soundtrap' vestibule.
- 14) The applicant will proactively clean the sidewalk and area immediately outside of the establishment and Good Units related trash on immediate neighboring properties.
- 15) No outdoor sidewalk space will be used for queuing of patrons waiting to enter the establishment. Applicant stated cueing will occur inside in the 'reservoir space' on the first floor of the hotel so there will be no outdoor velvet rope lines.
- 16) Applicant will provide 24 hour contact details to CB4 and pertinent community representatives.
- 17) Applicant will arrange for representatives to regularly attend Precinct Council, Block Association and Community Board meetings to address and resolve any community problems that may arise from this establishment. The hotel and community associations will report progress and/or issues back to MCB4 regularly by email, writing or in person.
- 18) There will be no use of any outdoor spaces (rooftop, patio or sidewalk café) at this time for the sale or consumption of alcoholic beverages related to the Good Units cellar and subcellar.
- 19) Hudson Hotel (including Good Units) agrees to make every reasonable effort to restrict all smoking on the street from all venues/bars/restaurants located on premises and instead direct them to the designated smoking areas in the 'Private Park' section of the hotel on the 2<sup>nd</sup> floor.
- 20) The applicant is simultaneously applying to the NYC DCA to obtain a cabaret license which will be incorporated into their method of operation of the liquor license. The cabaret license will only permit dancing in the 'Good Units' cellar and subcellar of the establishment. There is no other dancing permitted within the Hudson Hotel property.

Hudson Leaseco LLC has determined the name of this establishment to be 'Good Units' and is located in the cellar and subcellar of the Hudson Hotel. The restaurant, Hudson Bar, Library Bar and 'Private Park' are controlled by a separate liquor license and located on the mezzanine level of the Hudson Hotel. The applicant has stated they will limit the use of the 'sky terrace' located outside on the 15<sup>th</sup> floor to be used under their hotel liquor license and will employ sound limiting measures when in use.

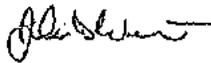
Entrance to the 'Good Units' cellar and subcellar will only be on West 58<sup>th</sup> Street mainly through the hotel's entrance just to the West of the main hotel entrance door,

but occasionally through the main hotel entrance door. The entrance located on West 57<sup>th</sup> Street will only be used for emergency access and egress only.

It should also be noted that the applicant did attend a meeting conducted by City Councilmember Gale Brewer as well as appropriate city agencies, MCB4 and community representatives to devise a method to relieve vehicular traffic congestion on West 58<sup>th</sup> Street as it applies to the Hudson Hotel. The recommendations were approved by MCB4 and we await implementation by NYC DOT. The applicant agreed to work with all agencies on an ongoing basis to effect changes required to facilitate a more organized flow of traffic. A copy of MCB4's letter pertaining to these recommendations is enclosed.

A signed copy of the stipulations agreed to by the applicant is enclosed on the MCB4 form as well as the independent list of stipulations prepared by the applicant themselves. Also enclosed is a copy of the security plan submitted by the applicant.

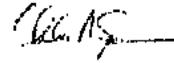
Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4



John Owens  
Co-Chair  
Business License & Permits  
Committee - North



Chuck Spence  
Co-Chair  
Business License & Permits  
Committee - North



Corey Johnson, Chairman  
Manhattan Community Board 4  
390 West 42<sup>nd</sup> Street, 26<sup>th</sup> Floor  
New York, NY 10036

Dear Chairman Johnson,

Over the last six months Hudson has made significant nightlife operational changes and prepared/presented a sound attenuation plan developed by Alan Fierstein, Acoustilog, Inc. (see attached). We have also prepared/presented a hotel noise mitigation plan (see attached) in response to the concerns of the Hudson Hotel Tenants Association regarding noise complaints.

At the current time Hudson Hotel is permitted to operate its outdoor venues until midnight as per 2010 stipulations and as confirmed to us by CBA. The currently adopted outdoor closing hour guidelines do not apply to Hudson as it was approved before the guidelines were in place. In response to noise concerns raised during the Business, Permitting and Licensing Committee on July 10<sup>th</sup> 2012 the management of the Hudson Hotel is willing to offer the following concessions and operate under the following alterations and modifications in all outdoor venues as of July 25<sup>th</sup> 2012.

**A. Residence units 1546 & 2212 (families with children)**

1. Install sound proof windows in both units
2. Replace existing window A/C units with new in wall PTAC units

**B. Hudson Private Park (interior courtyard)**

1. Operate outdoor space as follows:
  - a. Sunday – Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday – Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.

**C. 24<sup>th</sup> Floor (Tent)**

1. Install sound attenuation material on entire penthouse floor in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

HUDSON

LOCATION: 300 WEST 68 STREET  
NEW YORK CITY NY 10019

CONTACT: P 212 661 6000  
F 212 664 8001

WEB: MOKSIANSHOTELGROUP.COM

2. Install noise mitigating glass and aluminum wall panels on remaining two sides of penthouse terrace in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

**D. Sky Terrace (15<sup>th</sup> Floor Garden)**

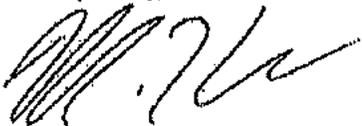
1. Operate outdoor space as follows:
2. Operate outdoor space as follows:
  - a. Sunday - Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday - Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.
3. Operate with background music only

In addition, the Hudson Hotel Tenant Association has raised concerns regarding electrical upgrades in the building. While these electrical upgrades are unrelated to the alteration application pending at CB4, the Hudson as a landlord is committed to providing a satisfactory quality-of-life for its residents.

Therefore, as discussed with the Hudson Hotel Tenant Association, Hudson will perform the following electrical work to correct resident's complaints regarding circuit breakers that trip out on a constant basis.

1. Resident Floors 20,21,22 to be inspected by licensed electrician
2. Receive a proposal from licensed electrician that will solve the issue of electrical circuits that trip out.
3. Review proposal scope with tenant association to insure that concerns expressed by residence are taken into consideration.
4. Implement licensed electricians proposal by year end 2012.

Respectfully,



Mike Walsh  
MHG Regional Vice President, Northeast

1 **Business License & Permits Committee**

Item #: 03

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Saint Neot LLC**  
12 **d/b/a Gloria Restaurant**  
13 *401 W. 53<sup>rd</sup> Street (9/10)*  
14 *Transfer On-Premise Liquor License*  
15

16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a Transfer On-Premise Liquor License  
19 application for Saint Neot LLC d/b/a Gloria Restaurant – 401 W. 53<sup>rd</sup> Street (9/10), **unless** the attached  
20 stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
21 establishment with hours of operation 5:30p.m. – 11:30p.m. Sunday and Tuesday – Thursday, 5:30p.m.  
22 – 12:30a.m. Friday – Saturday, Closed Mondays; capacity of 74, 17 tables, 44 seats, and 1 stand-up bar  
23 with 8 seats.  
24

25 Sincerely,

26  
27  
28 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

29  
30

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> Saint Neot LLC		<b>DOING BUSINESS AS (DBA)</b> Gloria Restaurant	
<b>STREET ADDRESS</b> 401 West 53rd Street		<b>CROSS STREETS</b> 53rd St. b/w 9th and 10th Aves	<b>ZIP CODE</b> 10019
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Phil Johnson and Leland Meibeyer	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Elke A. Hofmann, Esq.
	<b>PHONE:</b> (347) 2015-5146		<b>PHONE:</b> (212) 487-9100
	<b>EMAIL:</b> phil@gloria-nyc.com/lelandmeibeyer@gmail.com		<b>EMAIL:</b> elke@eahlaw.com
<b>MANAGER</b>	<b>NAME:</b> Owners will serve as managers	<b>LANDLORD</b>	<b>NAME:</b> 801-803, LLC c/o Tenth Avenue Holdings
	<b>PHONE:</b>		<b>PHONE:</b> (212) 273-4920
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE (Check One)</b>			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Transfer	What is the prior license # and expiration date?	KQT LLC Serial No. 1275723, Exp. 4/30/18	
	Is applicant making any alterations or operational changes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<b>YES</b>	<input checked="" type="checkbox"/>	Immediately following CB meeting
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.	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	Closed	5:30 pm -11:30 pm	5:30 pm -11:30 pm	5:30 pm - 11:30 pm	5:30 pm - 12:30 am	5:30 pm - 12:30 am	5:30 pm -11:30 pm
	<b>Kitchen</b>	Closed	all hours of operation					
	<b>Music</b>	Closed	all hours of operation					
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> KARAOKE	

**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 Stand-Up Bar
<b>INSIDE</b>	74	74	16	44	0	1	6
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A						
<b>SIDEWALK CAFÉ</b>	N/A						

How many floors are there? What is the capacity for each floor?  
Ground floor - 74, Basement - storage

How frequently will the owner(s) be at the establishment?  
At all times

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="radio"/>	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/>	
Will you be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/>	
Will outside promoters be used on a regular basis? if yes please describe.	YES	<input checked="" type="radio"/>	
Will you have a security plan? if, yes please attach.	YES	<input checked="" type="radio"/>	
Will security plan be implemented?	YES	<input type="radio"/> NO	N/A
Will State certified security personnel be used?	YES	<input checked="" type="radio"/>	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/>	<input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/>	
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	<input type="radio"/> NO	N/A
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?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	LNO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	Sent notice to all community associations provided in the email.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		No associations have requested a meeting.	
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?			
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	NO (347) 205-5146
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	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	KQT LLC d/b/a Co Ba 53		
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	KQT LCC d/b/a Co Ba 53
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" 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	
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) N/A	<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	<i>WMA LMA</i>
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	<i>WMA LMA</i>
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Will install acoustical sound padding and will only play background music.
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 type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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?	In dining room, on wall		
When was the air conditioner installed?	To be installed		

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE**

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

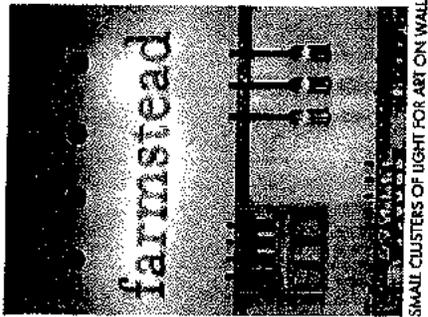
**OUTDOOR ITEMS – SIDEWALK CAFÉ**

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

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

- Following renovations, applicant will obtain an acoustical report from a licensed acoustician and submit to Board Office prior to opening
- 17 Tables, 44 seats and 1 Stand-Up bar with 8 seats

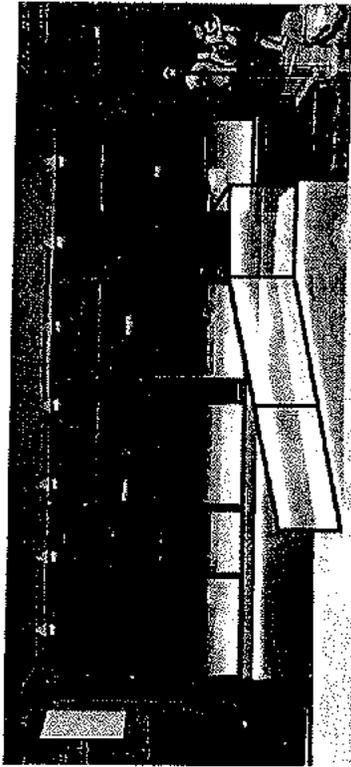
***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



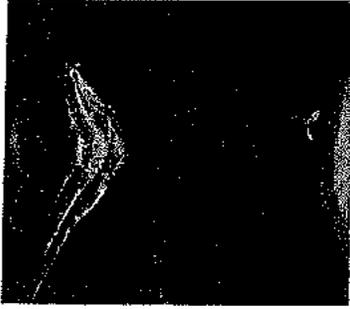
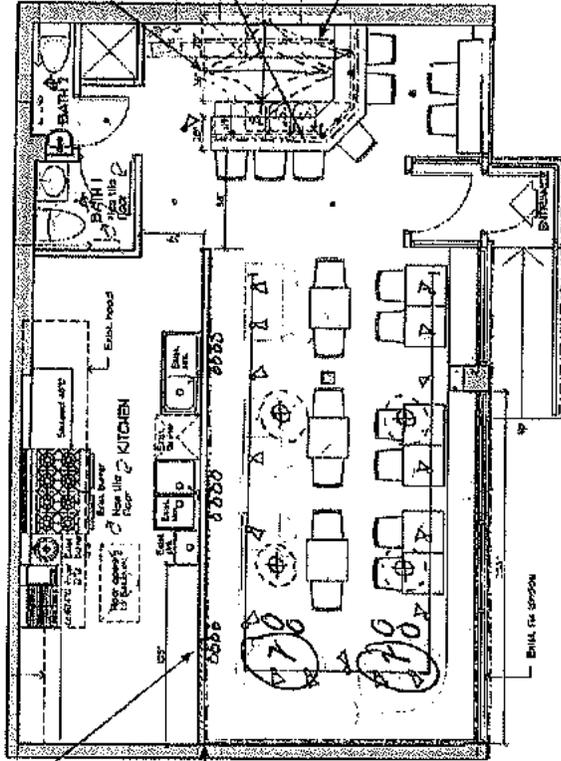
SMALL CLUSTERS OF LIGHT FOR ART ON WALL



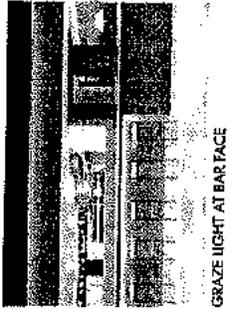
UPLIGHT BEHIND BANQUETTE



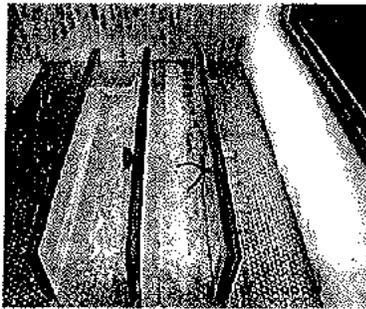
GRAZING LIGHT UP INSIDE WINDOWS AND DOWN AT EXTERIOR TILE WALLS



SUSPENDED CHAIN AND CRYSTAL NETTING ABOVE BAR



GRAZE LIGHT AT BAR FACE



RECESSED LINEAR LIGHTING AT SHELVING BEHIND BAR



Gloria Restaurant | New York, NY

249 WEST 34th STREET, SUITE 707 NEW YORK, NY 10001 T 212.366.4106 KGMlighting.com

STATEMENT PENDANT OPTIONS



GOTCHA (\$2.7K/EA)  
\*KGM PREFERRED

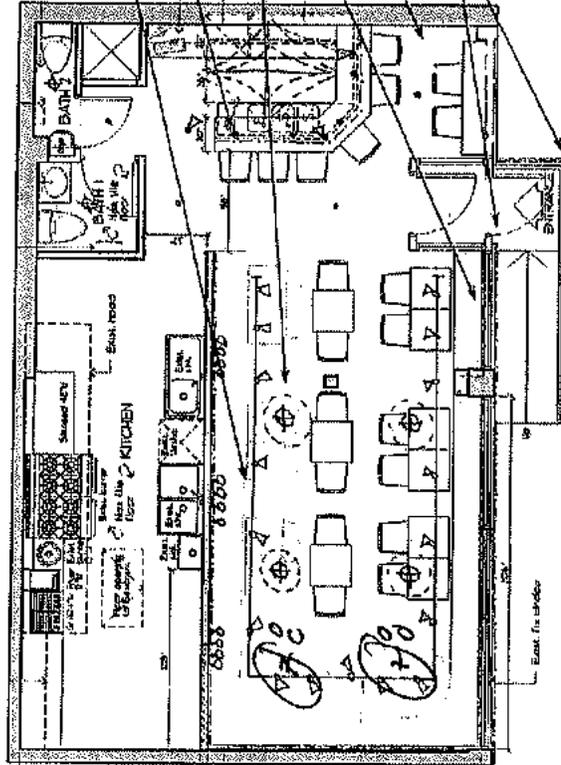
GEOS (\$5K/EA)  
\*KGM PREFERRED

SPECK (\$160)

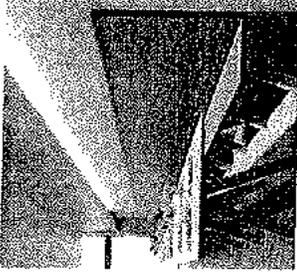
GRAIN (\$6.2K/EA)

PEQUENO (\$2K/EA)

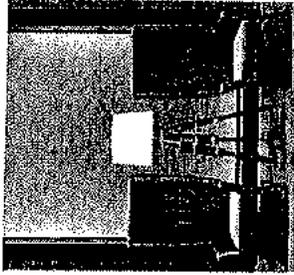
SATINE BLACK (\$2.6K/EA)



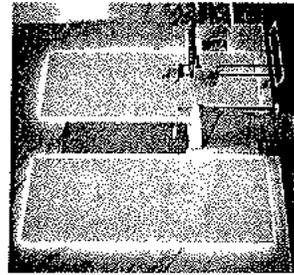
FOCAL WALL OPTIONS



OPTION 1: WALL GRAZE AROUND EDGES OF ENTIRE WALL



OPTION 2: FRAME OF LIGHT AT EACH BANQUETTE



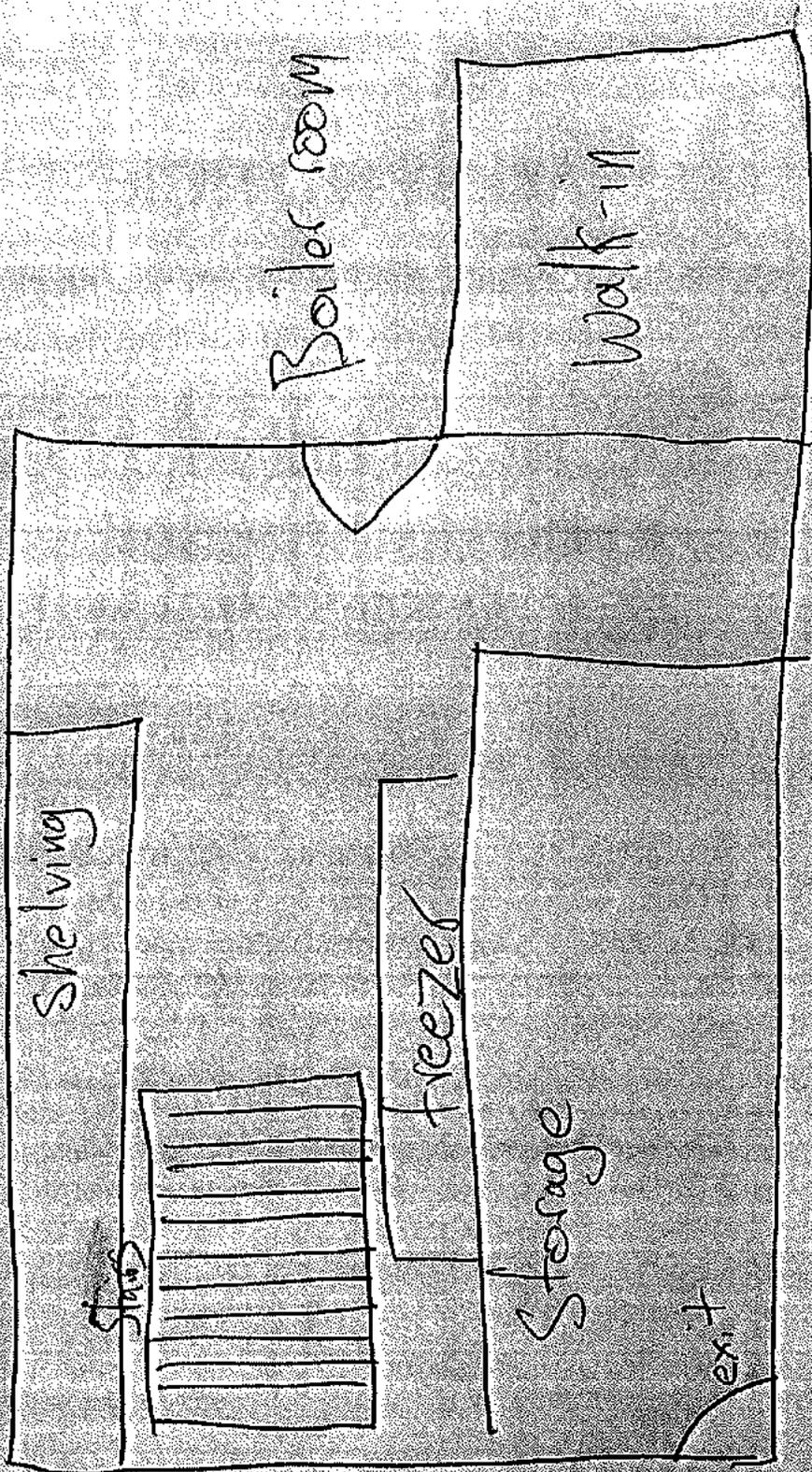
OPTION 3: BACKLIT MIRROR AT EACH BANQUETTE



Gloria Restaurant | New York, NY

249 WEST 34TH STREET, SUITE 707 NEW YORK, NY 10001 T 212.366.4106 KGMlighting.com

Basement 401 W 53<sup>rd</sup> St



SNACKS, ETC

pickled vegetable escabeche  
seasonal veggies 5

sardines & mussels  
fennel, cashew, raisins 8

sopes  
uni and black bean 9

very good farmstead cheeses 14 / 20  
3 or 5 with seasonal accompaniments

GREENMARKET

roasted beets  
carrots, yogurt, quinoa 11

summer beans  
tuna belly, radish 12

fairytale eggplant  
husk cherries, mustard greens 13

sweet corn  
lime, tomato, zucchini 11

SMALL DISHES

skate wing  
avocado, leeks, caviar 14

aguachile  
scallops, jalapeno, cucumber 13

clams  
broccoli, broth, garlic bread 12

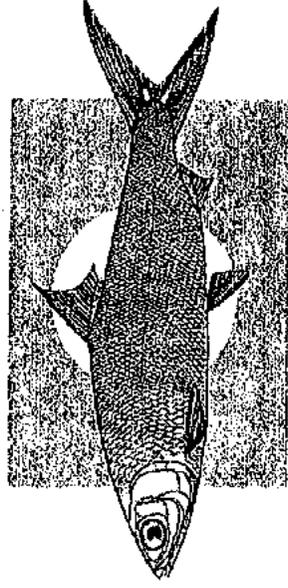
WHOLE FISH

red snapper  
summer squashes, curry 24

dorade  
peas, mushrooms 22

black bass for two  
cucumber, almond, coriander 39

\* GLORIA \*



SALADS

heirloom tomato  
sourdough, burrata 13

little gem lettuce  
walnuts, mint, pecorino 12

LARGE PLATES

mackerel  
asparagus, black olive, pine nuts 19

octopus  
polenta and white beans 18

trout  
tomatillo, spring onion, corn 23

heirloom beans and grains  
elderflower, alliums, purslane 20

DESSERT

popsicles  
summer flavors 7

peaches  
ice cream, sesame, honey, mint 9

strawberry  
sorbet, cheesecake, balsamic 9

## Wines By The Glass

### sparkling

les capriades, "les piege a filles rose," [gamay & malbec], nv 15

### white

luneau-papin, muscadet-sevre-et-maine sur lie, "clos des allees," 2014 10

romaneaux-destezet, viognier & roussanne, vin de pays de l'ardeche 14

buronfosse, cotes du jura, "ammonites," chardonnay, 2011 12

boundary breaks, riesling, "reserve no. 198," finger lakes, 2013 10

### rose

clos de me-boeuf, "vin rose," gamay, (loire valley), 2015 11

### red

kevin descornes, morgon, "vieilles vignes," gamay, 2013 14

eric textier, cotes-du-rhone, grenache & syrah, "brezeme," 2014 12

matin calme, "sans temps," carignan, roussillon, 2014 13

### Apertifs

Mauro Vergano, Vermont Bianco 8

Mauro Vergano, Amencano 8

Mauro Vergano, Chinato 9

Mauro Vergano, Luli, Chinato Bianco 11

Dolin Dry, Blanc, or Rouge Vermouths 8

Aperol 8

Cocchi Rosa or Sweet Vermouth di Torino 9

Cappelletti 11

### House Made Soft Drinks

Hibiscus & Rose Lemonade 6

Ginger & Lime Smash 6

Vanilla Bean Cream Soda 6

Grapefruit & Bitters Soda 6

Cherry Pineapple Tepache 7

Elderflower & Lemongrass Kombucha 7

Iced Tea 5

## Beer

### draft

saison, brooklyn brewery, "sorachi ace," williamsburg, brooklyn 8

pale ale, hill farmstead, "edward," greensboro, VT 9

pilsner, threes brewing, "vliet," boerum hill, brooklyn 6

IPA, other half brewing, carroll gardens, brooklyn 7

### bottles

saison, off color brewing, "apex predator" 8

pale ale, maine beer company, "peeper" 9

pale ale, maine beer company, "tiny beautiful something," 9

ipa, ballast point, "sculpin" 8

ipa, evil twin, "falco" 8

imperial stout, evil twin, "yin" 9

stout, bell's, "kalamazoo," 8

### cans

pilsner, stillwater brewing, "yacht" 8

saison, stillwater brewing, "classique" 8

gose, westbrook brewing 7

nonnader weisse, evil twin 7

tecate (with or without hot sauce & lime) 4

### Coffee & Tea

pour over drip 3

espresso 3.50

macchiato or cortado 4

cappuccino 5

latte 6

(all espresso drinks made from double shots)

by Parlor Coffee, beans recently roasted at the Brooklyn Navy Yard

lung ching chinese green 6

namring 2nd flush darjeeling black 7

li shan oolong 8

yellow & blue chamomile & lavender 6

mint 6

by Harney & Sons Tea, Millerton, NY and SOHO, NYC

## bubbles

cyril zangs, brut cider, normandy, 2014	38
les capriades, "les pige a filles rose," [gamay & malbec], vin de france (loire valley), nv	15 // 60
a & m tissot, cremant du jura, "extra brut," [chardonnay, pinot noir, etc.], nv (2013)	48
marie thibaut, "la roue qui tourne," [chenin blanc], vin de france (loire valley), nv	46
binner, cremant d'alsace, "extra brut," [pinot blanc, other pinots], alsace, nv	54
marie courtin, champagne, "extra brut resonance," nv (2012)	125
jacques lassaigne, champagne, "vignes de montgueux," blanc de blancs, nv	115
francis boulard, champagne, "les murgiers," brut nature, nv	105

## white wine

## loire valley

domaine luneau-papin, muscadet-sevre-et-maine sur lie, "clos des allees, vieilles vignes," 2014	10 // 38
domaine le briseau, "kharakter," [chenin blanc], vin de france (coteaux de loire), 2014	56
clos de tue-bouef, touraine, [menu pineau], "brin de chevre," 2014	58
agnes & rene mosse, savennieres, [chenin blanc] "arena," 2014	82
ferme de la sansoniere, "les fourchardes," [chenin blanc], vin de france (anjou), 2013	72
alexander bain, pouilly fume, [sauvignon blanc], "pierre precieuse," 2013	66
domaine philippe tessier, cour-cheverney [romorantin], "la porte doree," 2009	54
julien courtois, "original," [menu pineau & romorantin], vin de france (sologne), 2012	69

## burgundy

alice & olivier de moor, chablis, [chardonnay], "bel air et clardy," 2013	85
caves duplessis, chablis 1er cru, [chardonnay], "vaugiraut," 2011	68
domaine alexandre jouveaux, "prety" [chardonnay], vin de france, (macon) 2012	68
domaine valette, "pouilly fuisse," [chardonnay], 2010	98
catherine & dominique derain, saint-aubin, "en vesvau," [chardonnay], 2013	89
julier altaber 'sextant,' puligny-montrachet, "les reuchaux," [chardonnay,] 2014	128

## rhone

dard & ribo, crozes-hermitage [marsanne & roussane], 2014	69
romaneaux-destezet (herve sounhaut), blanc, [viognier & roussanne], vin de pays de l'ardeche	15 // 60
domaine de la grand colline (hirotake ooka), st. peray [marsanne], 2008	59

## roussillon, provence, jura, &amp; savoie

domaine matassa, "matassa," blanc, [grenache gris & macabeu], cotes catalanes, 2011	74
domaine henri milan, "le grand blanc," vin de france (provence), 2014	38
les dolomies, cotes du jura, "en rolion," [savagnin], 2014	52
peggy & jean pascal buronfosse, cotes du jura, "ammonites," [chardonnay], 2011	12 // 45
jean-yves peron, "les oeillets," blanc, [jacquere], vin de france (savoie), 2012	57

## california &amp; new york

boundary breaks, riesling, "reserve no. 198," finger lakes, 2013	11 // 42
bloomer creek vineyard, gruner veltliner, "tanzen dame, auten vineyard," finger lakes, 2013	64
donkey & goat, stone crusher rousanne, el dorado, 2014	78
dirty & rowdy, semillon, yountville, 2014	76

+ GLORIA +



clos de tue-boeuf, "vin rose," [gamay], (loire valley), 2015	11 // 42
l'anglore, tavel [grenache], rhone, 2015	88
liquid farm, "vogelzang vineyard," rose, [mourvedre], 2015	62
matthiasson, rose, [syrah, grenache, etc.] napa valley, 2015	50

## red wine

## loire valley

bernard baudry, chinon [cabernet franc], "clos guillot," 2013	62
clos tue-boeuf (t & jm puzelat), cheverny [pinot noir & gamay], "la caillere," 2014	58
domaine l'ange vin (jp robinot), "regard du loir," [pinot d'aunis], vin de france, 2011	69
domaine benoit courault, "les rouliers," [cabernet franc], vin de france, 2014	58

## beaujolais

kevin descornes, morgon, "vieilles vignes," [gamay], 2013	15 // 58
domaine chamonard, morgon, "le clos de lys," [gamay], 2013	58
jean foillard, fleurie, [gamay], 2013	88
yvon metras, moulin-a-vent, [gamay], 2014	85

## burgundy

catherine & claude marechal, savigny-les-beaune, "vieilles vignes," [pinot noir], 2013	75
frederic cossard, bourgogne (volnay & pommard), "bedeau," [pinot noir], 2013	86
nicholas vaultier, irancy, [pinot noir], "vini, viti, vinci, les beaux monts," 2013	66
chandon de briaillles, pernard-vergelesses 1er cru, "les vergelesses," [pinot noir], 2013	72

## rhone valley

dard & ribo, crozes-hermitages [syrah], 2013	72
domaine romaneaux-destezet (herve souhaut), syrah, 2015	64
eric texier, cotes-du-rhone [grenache & syrah], "brezeme," 2014	12 // 46

## languedoc, roussillon, and jura

autour de l'anne, "anne, a wine again," [syrah], languedoc, 2012	58
matin calme, "sans temps," [carignan], roussillon, 2014	14 // 52
philippe bornard, ploussard, "point barre," arbois pupillin, 2012	74

## california &amp; oregon

dirty & rowdy, "california familiar," mourvedre, santa barbara, 2013	69
la clarine farm, "sumu kaw," syrah, sierra foothills, 2014	58
bow & arrow, "hughes hollow," pinot noir, willamette valley, 2014	75
matthiasson, cabernet sauvignon, napa valley, 2012	135

• GLORIA •





Saint Neot LLC  
d/b/a Gloria Restaurant  
401 West 53rd Street  
New York, NY 10019

Exterior



Thomas J. Fariello, RA  
Acting Commissioner

Scott D. Pavan, R.A.  
Deputy Borough  
Commissioner

280 Broadway, 3rd Fl.  
New York, NY 10007  
[www.nyc.gov/buildings](http://www.nyc.gov/buildings)

May 22, 2014

Dana E. Christian, Director  
Licensing Issuance Division  
New York State Liquor Authority  
317 Lenox Avenue, 4<sup>th</sup> floor  
New York, NY 10027

**Re: 401 West 53<sup>rd</sup> Street  
Block: 1063; Lot: 29  
Zoning District: C1-5 & R8  
Manhattan**

To Whom It May Concern:

This is in response to your request dated May 5, 2014 for Letter of No Objection for **401 West 53<sup>rd</sup> Street**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that on the 1<sup>st</sup> floor there is a commercial space.

This Department has **No Objection** for an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly, for less than seventy-five (75) persons on the 1<sup>st</sup> floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Sincerely,

Scott D. Pavan, R.A.  
Deputy Borough Commissioner  
Manhattan

SP/dmw

Cc: Martin Rebholz, R.A., Borough Commissioner  
Gino Topino, Plan Examiner  
Premises File  
LNO Files

1 **Business License & Permits Committee**

Item #: 04

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: II Melograno LLC**  
12 *501 W. 51<sup>st</sup> Street (NW corner of 10<sup>th</sup> Ave)*  
13 *Alteration to On-Premise Liquor License*

14  
15 Dear Chairman Bradley:

16  
17 Manhattan Community Board 4 (MCB4) recommends **denial** of an Alteration to an On-Premise Liquor  
18 License application for II Melograno LLC – 501 w. 51<sup>st</sup> Street (NW corners of 10<sup>th</sup> Ave), **unless** the  
19 attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
20 establishment with hours of operation 12p.m. – 10p.m. Monday – Thursday, 12p.m. – 11p.m. Friday –  
21 Saturday, 3p.m. – 10p.m. Sundays; capacity of 53, 23 tables, 45 seats, 1 service-only bar and a sidewalk  
22 café with 8 tables and 16 seats.

23  
24 Sincerely,

25  
26  
27 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

28  
29

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
IL MELOGRANO LLC			
STREET ADDRESS		CROSS STREETS	ZIP CODE
501 W 51st STREET, NEW YORK NY		NW CORNER OF 10TH AVE	10019
OWNER <i>(Attach a list of all the people that will be associated/licensed with the license)</i>	NAME: ALBERTO TARTARI & GRACE ROQUE	ATTORNEY/ REPRESENTATIVE	NAME: BLU, INC FRANK NALEVAIKO
	PHONE: 917-456-7458		PHONE: 718-478-8778
	EMAIL: alberto.tartari@mac.com		EMAIL: blu718@gmail.com
MANAGER	NAME: ALBERTO TARTARI	LANDLORD	NAME: L & M EQUITIES
	PHONE: 917-456-7458		PHONE: 914-336-8004
	EMAIL: alberto.tartari@mac.com		EMAIL: cwarner@lmdvpartners.com
<b>APPLICATION TYPE</b> <i>(Check One)</i>			
<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 checked="" type="radio"/> Alteration	What is the prior license # and expiration date?	1194485 exp 10/31/17	
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe all changes.</i> CLASS CHANGE FROM WINE & BEER TO FULL LIQUOR		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
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 type="radio"/> Cabaret <input 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 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?	YES	NO	TO BE FILED AFTER 09/04/16
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.	YES	NO	PUBLIC INTEREST STATEMENT NOT READY AT THIS TIME
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	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-10PM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-11PM	12PM-11PM	3PM-10PM	
	Kitchen	12PM-10PM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-11PM	12PM-11PM	3PM-10PM	
	Music	12PM-10PM	12PM-10PM	12PM-10PM	12PM-10PM	12PM-11PM	12PM-11PM	3PM-10PM	
If you plan to have music, what type(s)? (Circle all that apply)			BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
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 Stand-Up Bar		
INSIDE	53	53	23	45	1	0	N/A		
OUTSIDE <i>(Other than sidewalk cafe)</i>	N/A								
SIDEWALK CAFE	16	16	6	16					
How many floors are there? What is the capacity for each floor?					1	53 PERSON			
How frequently will the owner(s) be at the establishment?					DAILY				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO			
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 you have a security plan? If, yes please attach.					YES	NO			
Will security plan be implemented?					YES	NO	N/A		
Will State certified security personnel be used?					YES	NO	N/A		
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	2		
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			
Where will delivery bicycles be stored during the day when not in use?					CHAINED TO A CITY BIKE RACK ON SIDEWALK				

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	
Is a Public Assembly permit required?	YES	NO	
Are your plans filed with DOB?	YES	NO	

Community Notification/Relations				
<b>NOTIFICATION:</b> 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	West 46th Street Block Association: Allison Tupper at allisontupper@verizon.net		
	# 2	- West 46th Street Block Association: Steve Farnio at stephenfarnio@gmail.com - West 47th/48th Streets Block Association: Elke Fears at eefearshk@earthlink.net - West 47th/48th Streets Block Association: Larry Roberts at larrymichaelroberfs@gmail.com		
	# 3	- West 47th/48th Streets Block Association: Kim Bogues at jamesbogues@gmail.com - West 47th/48th Streets Block Association: Chuck Vassallo at chasmv@hotmail.com		
	# 4	- West 47th/48th Streets Block Association: Steven Riedl at chluderemyo@yahoo.com - West 47th/48th Streets Block Association: Nancy Roylance at nancyroylance@gmail.com		
	# 5	- West 50th/51st Streets Block Association: Steve Baida at hb3051@gmail.com - Oasis Gardens I Association: Nancy Kyriacou at nkyriacou@yahoo.com - Oasis Gardens II Association: Gary DiPasquale at gdcclay@aol.net		
	Please provide dates when applicant met with the groups listed above.		08/28/16	
Who was your contact person at each group you met with?		EMAIL NOTICE SENT		
When did applicant post the notice that was provided?		08/28/16		
Where did applicant post the notice that was provided?		FRONT WINDOW OF ESTABLISHMENT		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES	NO	917-456-7458
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	NO	

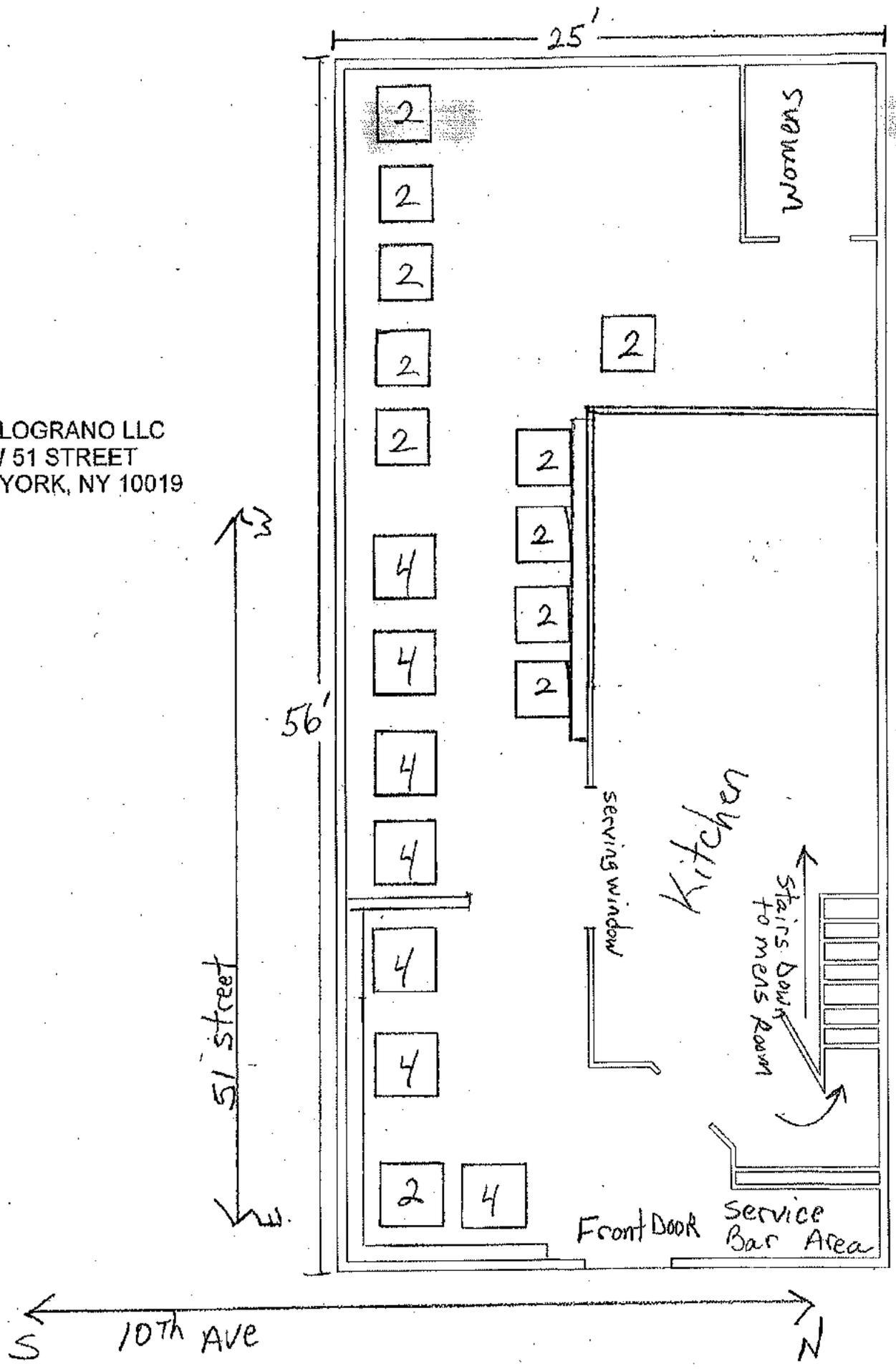
<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	NOT SURE		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	IL MELOGRANO LLC 1194485
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	
Will applicant have a vestibule within the establishment?	YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	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?	YES	NO	
Will applicant comply with the NYC noise code?	YES	NO	
Will the establishment have any of the following: (circle all that apply) NONE	FRENCH DOORS	GARAGE DOORS	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?	YES	NO	N/A
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?	YES	NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="checkbox"/> NO	
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
Will the kitchen exhaust system extend to the roof?	YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	NO	7'
Where will the air conditioner be located? What type is it?	INSIDE OF RESTAURANT, NON WATER COOLED, EXHAUSTED ON TO 51 ST		
When was the air conditioner installed?	2007		

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

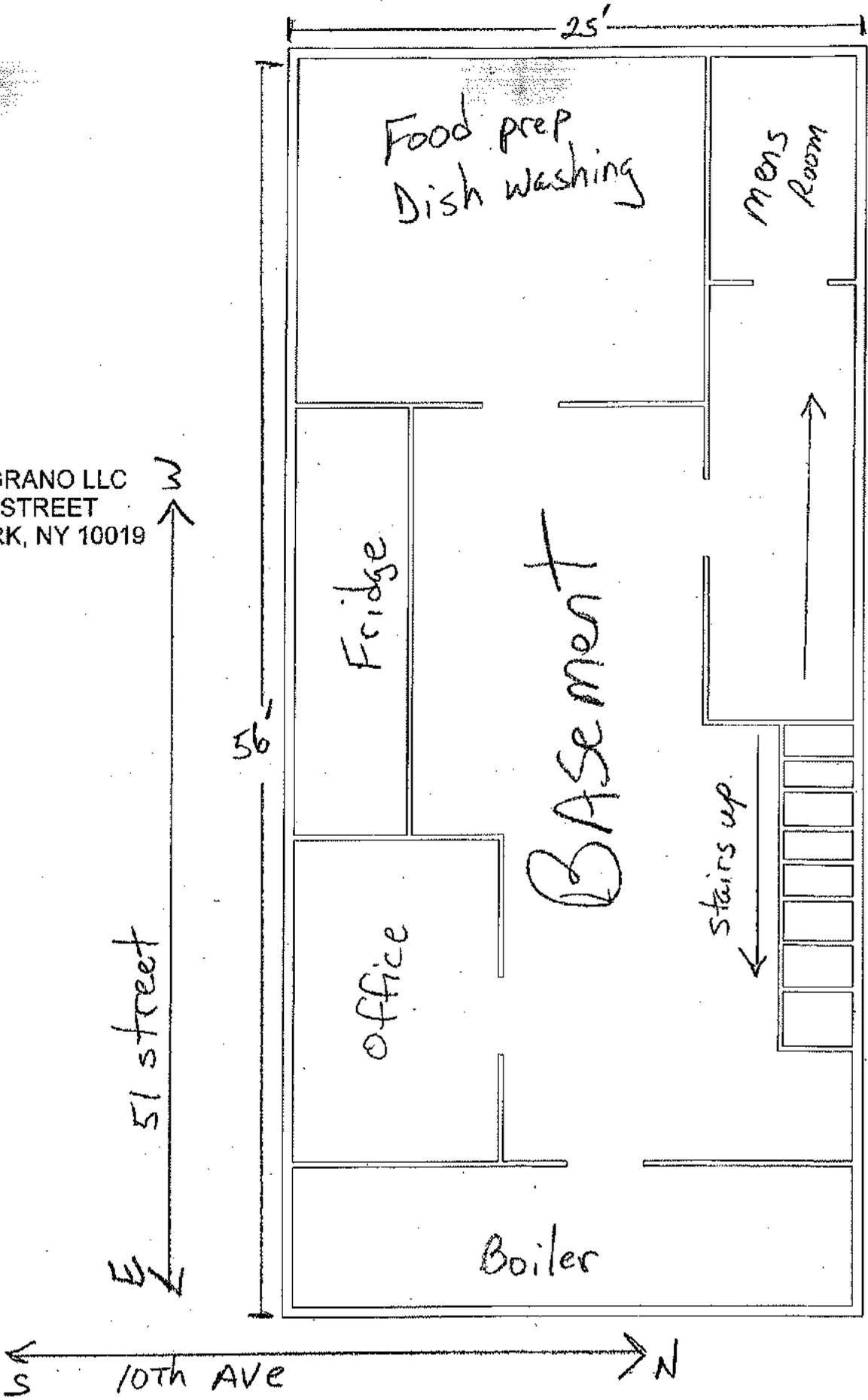
OUTDOOR ITEMS – SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	CURRENTLY LICENSED 1277785
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	CURRENTLY LICENSED 1277785
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	X YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	X YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	X YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	X 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?	X 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?	X YES	NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	X 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	



IL MELOGRANO LLC  
501 W 51 STREET  
NEW YORK, NY 10019



IL MELOGRANO LLC  
501 W 51 STREET  
NEW YORK, NY 10019



## Desserts

*Homemade fresh every day*

<i>Apple and nutella cake served with vanilla ice cream</i>	7.50
<i>Ricotta cheese cake with lemon and orange zest</i>	7.50
<i>Italian tiramisu, with mascarpone, cream and espresso</i>	7.50
<i>Cannoli Siciliani with ricotta and honey</i>	7.50
<i>Portuguese creme brulee with cookies</i>	7.50
<i>Sfogliata with berries in zabajone creme</i>	7.50
<i>Chocolate soufflé with a heart of dark and ice cream</i>	7.50
<i>Bindi chocolate tartufo 'The originale Italiano'</i>	7.50
<i>Bindi gelato vanilla or chocolate served with fresh fruit</i>	7.50

## ...and Drinks

Coke, Diet Coke, Sprite, Ginger Ale	2.50
Aranciata & Limonata San Pellegrino	3.00
Orange juice	2.50
Pomegranate juice (100% juice)	3.50
San Pellegrino 1L	5.00
Panna 1L	5.00
Small water, sparkling and flat	3.00

**Lunch Special** *From 12pm till 3pm*

*Complementary Soup or Salad with pasta or  
Main Course from the menu*



Ristorante  
**Il Melograno**

501 West 51st Street, New York, NY

Tel. 212 757 9290

*I opened my first restaurant in the Lombardy region of Northern Italy in 1991, specifically in a beautiful valley known as Valle Camonica. Surrounded by majestic mountains and crystal clear lakes, Valle Camonica is well known all over Europe for its spring water, clean air, abundant wildlife, and locally grown fruits and vegetables. These great ingredients allowed me to create my own version of the healthy delicious food that Northern Italy is famous for. Twenty years ago, even before opening my restaurant in Italy, while on a trip to New York, and while walking in Hell's Kitchen, I made a promise to myself that one day I would open a restaurant in this neighborhood. With Il Melograno, my goal is to serve you the same quality, authentic, healthy Italian cuisine that was key to my success in Italy. Most of my products are imported from Italy - Our breads and pastas are homemade using only the finest products on the market. No MSG or TRANS FATS are used in either of my restaurants. Fine affordable Italian wines and my exclusive coffee complete the menu together with fresh and homemade desserts. I designed my restaurant with an open kitchen because I wanted make you feel as if you were in my home. I welcome you for a great dinner, a quick salad, or for simply a dessert and cappuccino.*

*If you prefer to dine at home, my restaurant menu is available for delivery.*

*Grazie e buon appetito!  
Alberto Tartari*

501 West 51st Street  
( Corner 51st Street & 10th Ave )  
New York, NY 10019

Open 7 days a week  
Monday-Thursday 12pm-10pm  
Friday-Saturday 12pm-11pm  
Sunday 3pm-10pm

**Brunch on Saturday**

Free delivery from 42nd to 60th Street  
Between Westside Highway & 7th Ave

**Minimum credit card order \$ 25.00**

Version Winter 2011



Ristorante  
Il Melograno

### Salads

*Served with our homemade lemon-rosemary vinaigrette dressing  
Try them with grilled chicken!*

<b>Mediterranean</b>	6.95
<i>Organic mesclun salad, tomatoes, shaved carrots and oregano</i>	
<b>Apple salad</b>	8.95
<i>Organic salad, arugula, goat cheese, tomato, olives and carrots</i>	
<b>Pear salad</b>	8.95
<i>arugula, raisins, fresh mozzarella, cherry tomato and cranberry</i>	
<b>Caesar's salad</b>	8.95
<i>Romain, shaved Parmigiano, seasoned crutons and our dressing</i>	
<b>Caprese</b>	8.95
<i>fresh mozzarella, tomatoes, balsamic, fresh basil and arugula</i>	
<b>Baby spinach</b>	8.95
<i>Strawberries, sesame seed and fresh mozzarella in vinaigrette</i>	
<b>Soup of the day</b>	5.95

### Appetizers

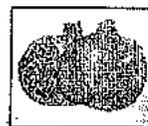
<b>Mussels</b>	10.95
<i>Sauteed in white wine, marinara sauce and fresh chopped basil</i>	
<b>carpaccio di manzo:</b>	12.95
<i>With arugula, hearts of palm and shaved Parmigiano cheese</i>	
<b>Baby grilled calamari</b>	12.95
<i>Served over arugula salad &amp; fresh orange</i>	
<b>Calamari "Fra' Diavolo"</b>	12.95
<i>Baby calamari sauteed in a lightly spiced marinara sauce</i>	
<b>Stuffed polenta</b>	10.95
<i>With melted gorgonzola cheese and Portobello mushrooms</i>	
<b>Octopus:</b>	12.95
<i>Warmed with celery, mesclun salad, potatoes and black olives</i>	
<b>Bresaola</b>	12.95
<i>Air cured beef with arugula, goat cheese &amp; truffle olive oil</i>	

### Side Orders

<b>Mashed potatoes</b>	4.95
<b>Roasted potatoes</b>	4.95
<b>Steamed broccoli</b>	4.95
<b>Sauteed broccoli</b>	4.95
<b>Steamed spinach</b>	5.50
<b>Sauteed spinach</b>	5.50
<b>Grilled vegetables</b>	5.50

#### Saturday BRUNCH 12pm 3pm

Two eggs "al tegamino"	7.95
<i>served with Italian bacon &amp; Mediterranean salad</i>	
Oven baked frittata zucchini served with roasted potatoes	7.95
Omelette with mushrooms and ham	7.95
<i>served with roasted potatoes &amp; salad</i>	
2 glass Prosecco or Mimosa	9.95



Ristorante  
Il Melograno

### Pastas

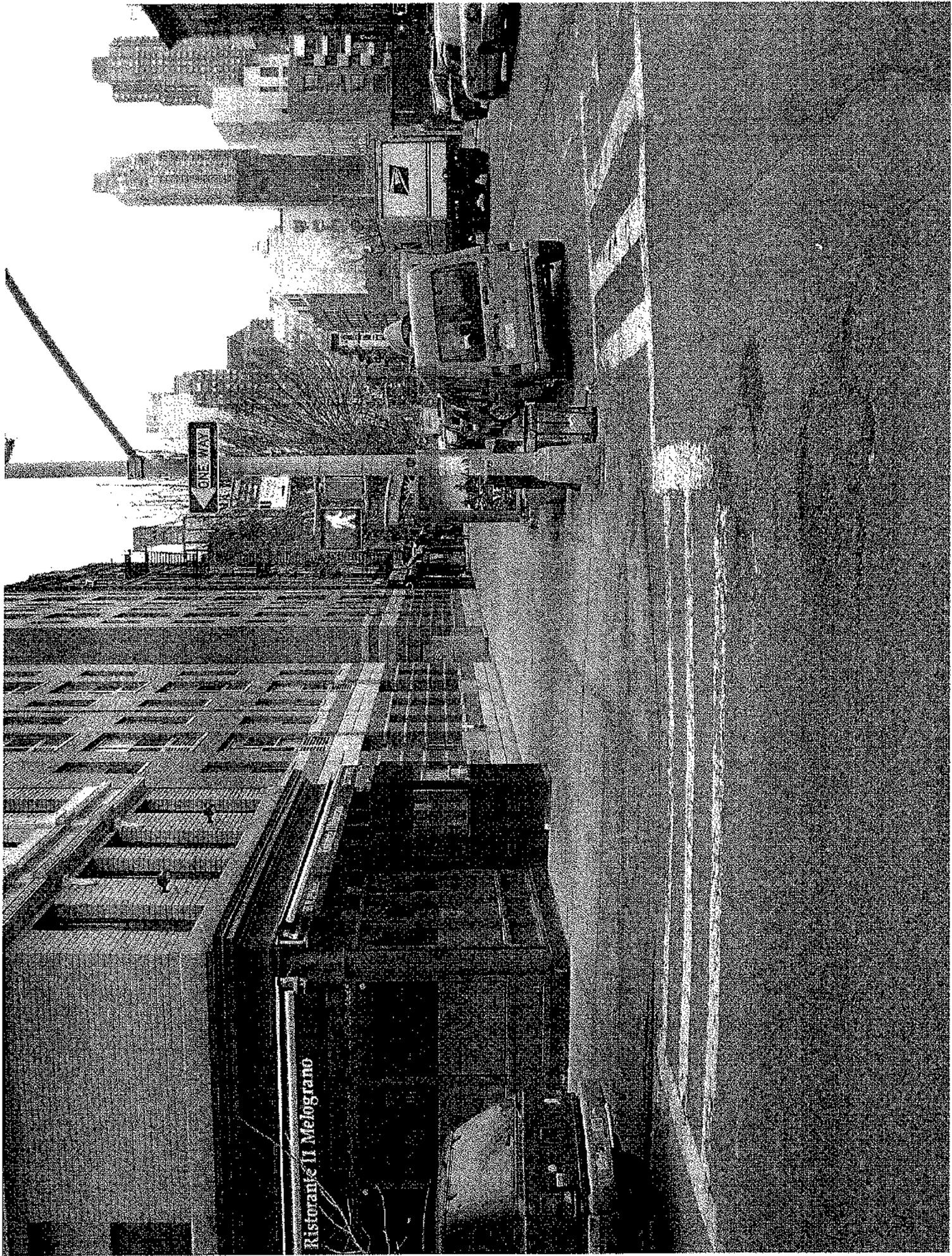
<b>Spaghetti al pomodoro</b>	10.95
<i>San marzano tomato sauce, basil and fresh mozzarella cheese</i>	
<b>Penne with mushrooms &amp; zucchini</b>	11.95
<i>Mushrooms, sauteed zucchini in light pink sauce</i>	
<b>Rigatoni sweet sausage</b>	12.95
<i>White sausage, cherry tomato, spinach &amp; goat cheese</i>	
<b>Gnocchi alla Sorrentina</b>	12.95
<i>Light marinara sauce, oregano and ricotta salata</i>	
<b>Fresh whole wheat tagliatelle</b>	13.95
<i>Asparagus, zucchini, pepper &amp; pecorino Romano</i>	
<b>Pappardelle sausage</b>	13.95
<i>Fresh pasta with sweet sausage sauce, peas and truffle oil</i>	
<b>Tagliatelle &amp; shrimps</b>	13.95
<i>Marinated shrimp, peas &amp; cherry tomato in white wine &amp; basil</i>	
<b>Veal ravioli</b>	13.95
<i>Homemade, in butter fresh sage and Parmigiano cheese sauce</i>	
<b>Ravioli di ricotta &amp; spinach</b>	13.95
<i>With light marinara sauce &amp; shaved ricotta salata</i>	

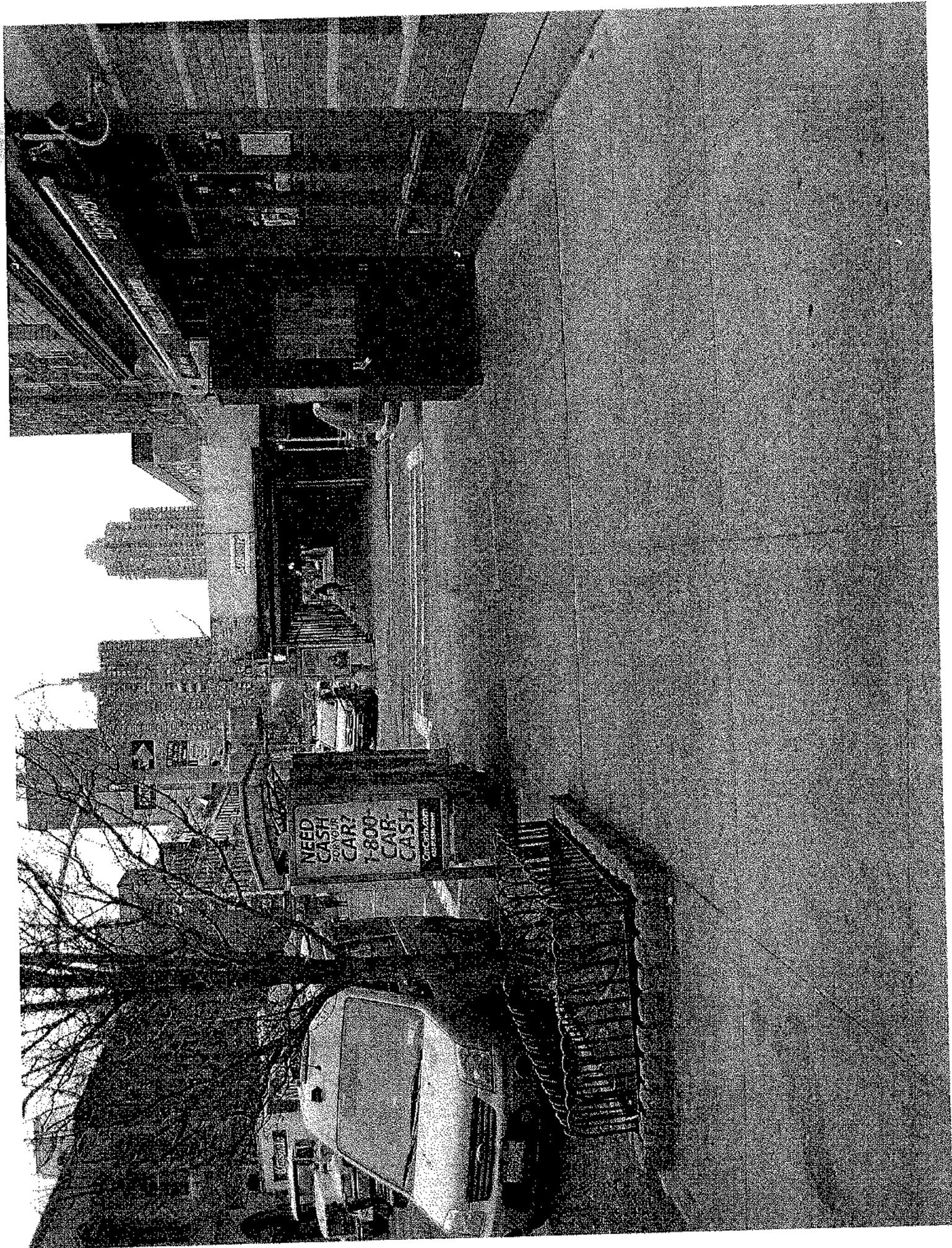
### Main Course

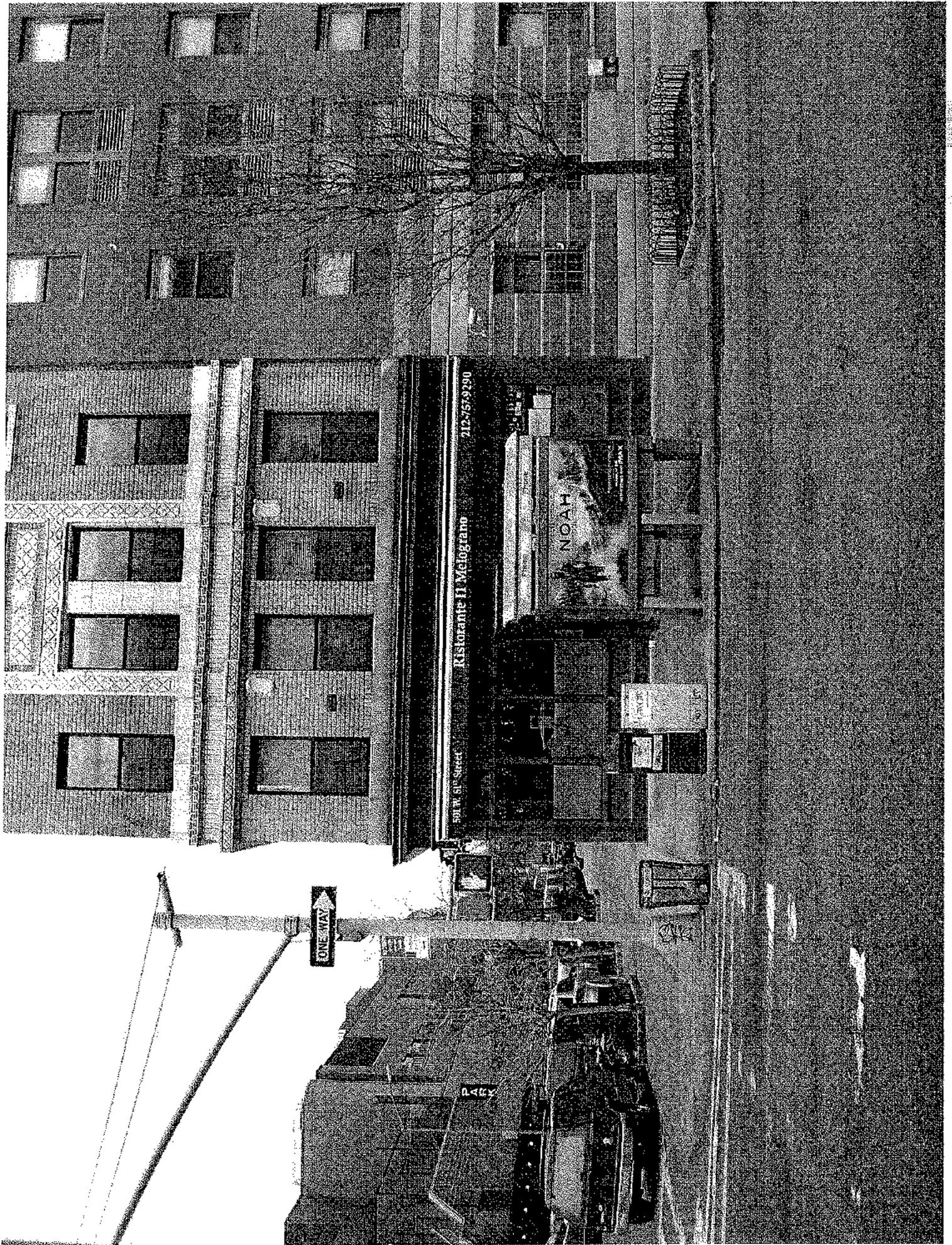
<b>Chicken Milanese</b>	17.95
<i>Breaded and sauteed with salad, tomatoes and roasted potatoes</i>	
<b>Grilled salmon</b>	18.95
<i>Deboned &amp; marinated with potatoes, broccoli &amp; sherry vinegar</i>	
<b>Seared salmon &amp; mustard</b>	18.95
<i>Over butter spinach, roasted potato in sweet mustard sauce</i>	
<b>Pork chop</b>	17.95
<i>Served over potatoes &amp; broccoli with apple &amp; mushrooms</i>	
<b>Angus "Tagliata"</b>	21.95
<i>Marinated &amp; grilled over roasted potatoes, broccoli &amp; Parmigiano</i>	
<b>Grilled Rack of lamb</b>	21.95
<i>Served over roasted potatoes &amp; sauteed broccoli.</i>	
<b>Seared Ahi Tuna</b>	21.95
<i>Over mashed potatoes, arugula, artichokes, sundry tomato olives</i>	

#### Are you having a big party?

We can accommodate up to 50 people  
We offer tasting menu at fix price for parties  
We can deliver to your house  
We can provide you a chef and waiters  
We can do cooking class and wine tasting parties  
We can ...







ONE WAY

212-519-2900

Ristorante H. Miclogano

80 W. 8th Street

NOAH

ARRY

1 **Business License & Permits Committee**

Item #: 05

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Montafon LLC**  
12 **d/b/a Mont Blanc 52**  
13 *344-346 W. 52<sup>nd</sup> Street (8/9)*  
14 *Transfer On-Premise Liquor License*  
15

16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a Transfer On-Premise Liquor License  
19 application for Montafon LLC d/b/a Mont Blanc 52 – 344-346 W. 52<sup>nd</sup> Street (8/9), **unless** the attached  
20 stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
21 establishment with hours of operation 11:30a.m. – 12:30a.m. seven days a week; capacity of 65, 17  
22 tables, 46 seats, and 1 stand-up bar with 11 seats.  
23

24 Sincerely,

25  
26  
27 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

28  
29

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Montafon LLC		DOING BUSINESS AS (DBA) Mont Blanc 52		
STREET ADDRESS 344-346 West 52nd Street		CROSS STREETS 8th and 9th Avenues		ZIP CODE 10019
OWNER <i>(Attach a list of all the people that will be associated listed with the license)</i>	NAME: Balz Eggimann	ATTORNEY/ REPRESENTATIVE	NAME: Robert D. Skene	
	PHONE: 732-727-5030		PHONE: 732-727-5030	
	EMAIL: Lfarina@skenelawfirm.com		EMAIL: Lfarina@skenelawfirm.com	
MANAGER	NAME: Maria Lobmeyer	LANDLORD	NAME: 344-52 Realty LLC and 346-52 Realty LLC	
	PHONE: 212-582-9648		PHONE: 212-254-6668	
	EMAIL: Rialoh@hotmail.com		EMAIL:	
<b>APPLICATION TYPE (Check One)</b>				
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO
	What was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input checked="" type="radio"/> Transfer	What is the prior license # and expiration date?			
	Is applicant making any alterations or operational changes?		YES	NO <input checked="" type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> Alteration	What is the current license # and expiration date?		Serial no. 1151713, expiration 4/30/2018	
	Please list/describe the nature of all the changes and attach the plans:			
<b>METHOD OF OPERATION</b>				
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer			
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)			
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES	NO <input checked="" type="checkbox"/>	Applicant will file with the NYSLA after Community Board approval is granted.
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.		YES <input checked="" type="checkbox"/>	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	NO <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES <input checked="" type="checkbox"/>	NO	

OPERATIONAL DETAILS <small>(Closing time will be when establishment is vacated of all patrons)</small>									
HOURS* <small>(Indoor Only)</small>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am
	Kitchen	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	11am-1230am	
	Music	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
If you plan to have music, what type(s)? <small>(Circle all that apply)</small>		<b>BACKGROUND</b>		LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
OCCUPANCY									
	Capacity <small>(Certificate of Occupancy)</small>	Maximum # of Persons You Anticipate Occupying Premises <small>(Including Employees)</small>	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	letter of no objection	65	17	46	0	1	11		
OUTSIDE <small>(Other than sidewalk cafe)</small>	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
SIDEWALK CAFE	n/a	n/a	n/a	n/a					
How many floors are there? What is the capacity for each floor?					1 floor, up to a 74 person capacity				
How frequently will the owner(s) be at the establishment?					to be determined				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	NO			
Will applicant have bottle or table service for beverage alcohol?					YES	NO	wait staff service		
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 you have a security plan? If, yes please attach.					YES	NO			
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		
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?	YES	NO X	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES X	NO	
Is a Public Assembly permit required?	YES	NO X	
Are your plans filed with DOB?	YES X	NO	

Community Notification/Relations			
<b>NOTIFICATION:</b> 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	HK5051 Block Association, contact: Steven Belida	
	# 2	Community Board 4	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Will meet the first week of September	
Who was your contact person at each group you met with?		See above	
When did applicant post the notice that was provided?		Notice to be posted September 3rd	
Where did applicant post the notice that was provided?		to be posted near the entrance	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES X	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES X	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Restaurant - previously named Bamboo 52		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES X	NO	Bamboo 52
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X	
Will applicant have a vestibule within the establishment?	YES	NO X	
Will applicant use a storm enclosure?	YES	NO X	
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?	YES X	NO	
Will applicant comply with the NYC noise code?	YES X	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS X	GARAGE DOORS	WINDOWS THAT CAN BE OPENED X
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES X	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?	YES X	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO X	No entertainment being provided.
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 X	
Will the kitchen exhaust system extend to the roof?	YES X	NO	
Will the establishment have an illuminated sign?	YES	NO X	
Will the establishment have a canopy extending over the sidewalk?	YES	NO X	
Where will the air conditioner be located? What type is it?	HVAC system located on the rear of the roof		
When was the air conditioner installed?	15 years ago		

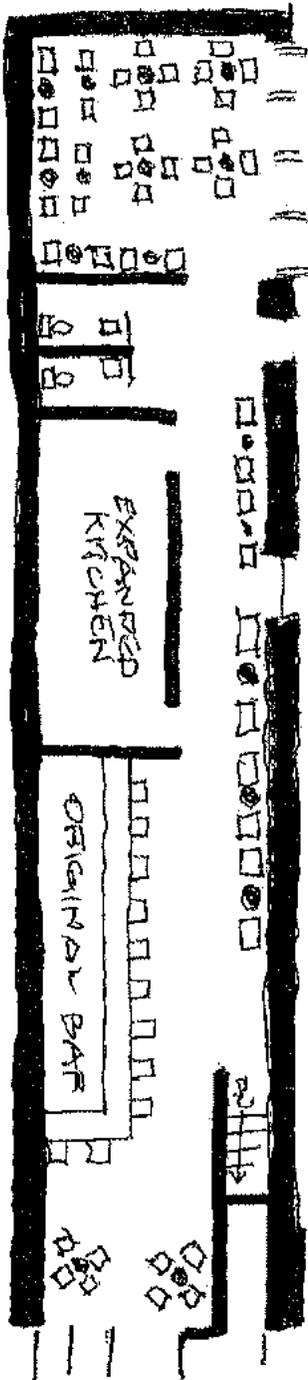
OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES X	NO	
Will applicant use any outdoor spaces; rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO X	
Are the floorplans for the outdoor space(s) included?	YES	NO	no outdoor space to be used
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	n/a
Will there be no amplified music, as per the law?	YES	NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	n/a
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a

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

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

- No outdoor space shall be used or occupied by patrons or staff at anytime
- Bulk of garbage will be placed outside no later than midnight

*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.*



CONCEPT PLAN  
 944 WEST 52ND ST  
 57 SEATS  
 + 8 STAFF  
 65 TOTAL

APARTMENT  
 ENTRANCE

52ND ST.





NYC Department of Buildings  
260 Broadway, New York, NY 10007

Patricia Lancaster, FAIA, Commissioner

Dileep Khedekar, P.E.  
Deputy Borough Commissioner  
Manhattan Borough Office, 3<sup>rd</sup> Fl.  
Phone: (212) 568-0019  
Fax: (212) 568-5575  
E-mail: dileepk@buildings.nyc.gov

October 26, 2005

New York State Liquor Authority  
Division of Alcoholic Beverages Control  
105 West 125<sup>th</sup> Street ~ 5<sup>th</sup> Floor  
New York, New York 10027

RE: LETTER OF NO OBJECTION  
344 WEST 52<sup>ND</sup> STREET  
"PHILIP MARIE"  
Block #: 1042; Lot #: 49  
Manhattan

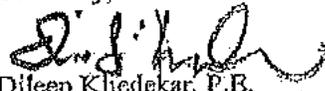
To Whom It May Concern:

The Department has No Objection to an Eating and Drinking Establishment, Use Group 6, for less than Seventy-Five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

However, any new construction, kitchen equipment and fire protection system must be filed with this department.

This is based upon departmental records; Block #: 1042; Lot #: 49 Sandborn Map, copies of HPD "I" Cards and Alteration # 102440789 & 100987577.

Sincerely,

  
Dileep Khedekar, P.E.  
Deputy Borough Commissioner  
Manhattan

DK/lc:

Cc: Laura V. Osorio, R.A. Borough Commissioner - Manhattan  
Tahmina Gaffar, Plan Examiner  
LNO File  
Premises File

## Prix Fixe Dinner

\$37.50

### Appetizers

Potage du Jour

Herring & Sour Cream

Pate de Foie

Mussels, Herbed Butter, Shallots & Basil

Fresh Mozzarella & Tomatoes

### Entrées

Fillet Of Salmon

Scallion, Capers, Lemon

Chicken Breast Marsala

Marsala Wine, Mushrooms

Breaded Pork Chop

Apple Sauce

Fillet of Tilapia

Almondine

Veal Dumpling a la Viennese

Wild Mushrooms

Spinach Linguine

Pesto Sauce

Tortellini Alfredo

Light Cheese Sauce

Above Entrées Served With

Salad, Potato & Vegetable

Choice Of Dessert, Coffee, Tea

## Appetizers

Escargots & Garlic Butter	\$13.95
Herring & Sour Cream	\$9.95
Smoked Norwegian Salmon	\$9.95
Cold Smoked Trout	\$9.95
Lightly Fried Calamari	\$10.00
Shrimp Cocktail	\$12.00
Viande des Grisons	\$13.00
Pate de Foie	\$9.95
Swiss Cheese Quiche	\$9.50
Baked Clams	\$9.75
Mussels, Herbed Butter, Shallots & Basil	\$10.50
Crab Cake & Tartar Sauce	\$12.00
Fresh Mozzarella & Tomatoes	\$9.75

## Soups

Potage du Jour	\$6.95
Onion Soup Gratinee	\$8.50

## Salads

Hearts Of Romaine, Croutons, Caesar Dressing	\$9.75
Frisee, Radicchio, Gorgonzola, Bacon, Pine Nuts & Vinaigrette	\$12.75
Baby Arugula, Warm Goat Cheese, Bresaola & Vinaigrette	\$12.75
Antipasti Oil & Vinegar	\$15.00
Sirloin Steak - mixed greens	27.75
Roasted Chicken - mixed greens	21.75

### Additional:

Grilled Chicken, Shrimp, Salmon	\$9.50 each
---------------------------------	-------------

## Prix Fixe Dinner

\$37.50

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Pate de Foie

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Roasted Chicken - mixed greens	21.75

### Additional:

Grilled Chicken, Shrimp, Salmon	\$9.50 each
---------------------------------	-------------

## Entrées

## Swiss Specialties

<i>Emince de Veau Zuerichoise</i> Traditional Swiss Minced Veal, Cream, Mushrooms & Onions	\$24.75
<i>Scallopini de Veau au Marsala</i> Veal Cutlet, Mushrooms & Marsala Sauce	\$23.75
<i>Cordon Bleu de Veau</i> Select Veal, Lightly Breaded, filled with Ham & Cheese	\$24.75
<i>Wiener Schnitzel</i> Veal Cutlet, Breaded & Delicately Seasoned	\$24.25
<i>Veal Bratwurst, Sautéed Onions</i> Flavorful White Veal Sausage	\$23.50
<i>Veal Dumpling a la Viennese</i> In Wild Mushroom Sauce	\$23.75
<i>Filet Mignon &amp; Garlic Sauce</i> Prepared to your Taste	\$38.00
<i>Prime Sirloin Steak &amp; Herb Butter</i> A Cut of the Best with Zesty Herb Butter	\$38.00
<i>Rib Eye Steak &amp; Herb Butter</i> A Favorite Cut with Zesty Herb Butter	\$38.00
<i>Roasted 1/2 Chicken, Mash Potatoes</i> Balsamic Glaze	\$23.75
<i>Chicken Breast Marsala</i> Boneless Chicken Breast, Wine & Mushroom Sauce	\$22.75
<i>Breaded Pork Chops</i> Done to Perfection, Apple Sauce	\$24.75
<i>Veal Kidney</i> Marsala Wine & Mushroom Sauce	\$23.75
<i>Calves Liver, Sautéed Onions</i> Prepared to your Taste	\$24.50
<i>Crabcakes, Tartar Sauce</i> Corn Flakes Encrusted	\$23.75
<i>Sauté Shrimps &amp; Scallops</i> Herb Butter	\$24.75
<i>Fillet Of Tilapia (St. Peters)</i> Roasted Almandine	\$23.75
<i>Fillet Of Salmon</i> Toasted Orzo & Orange Essence	\$24.50

<i>Swiss Cheese Fondue</i> Four Kinds of Cheese & Bread for Dipping	(for two) \$52.00
<i>Seafood Fondue</i> Shrimp, Scallops, Salmon & Tilapia with Dipping Sauces	(for two) \$54.00
<i>Beef Fondue</i> Fillet Of Tenderloin With A Variety Of Dipping Sauces	(for two) \$56.00
<i>Raclette</i> Boiled Potatoes, Ham & Viande des Grissons with Garnishes	(for two) \$54.00

## Pasta Specials

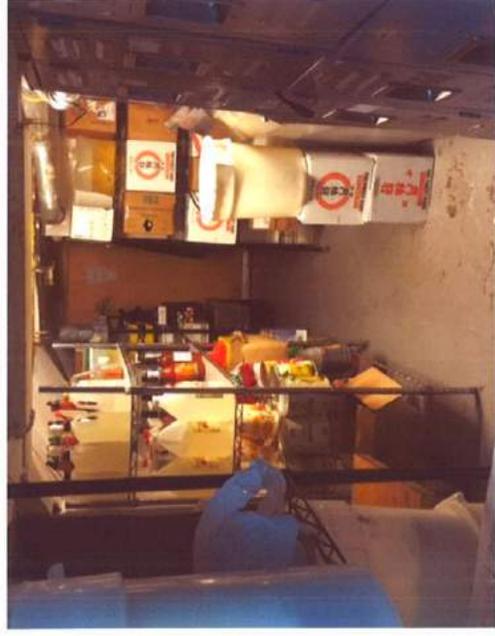
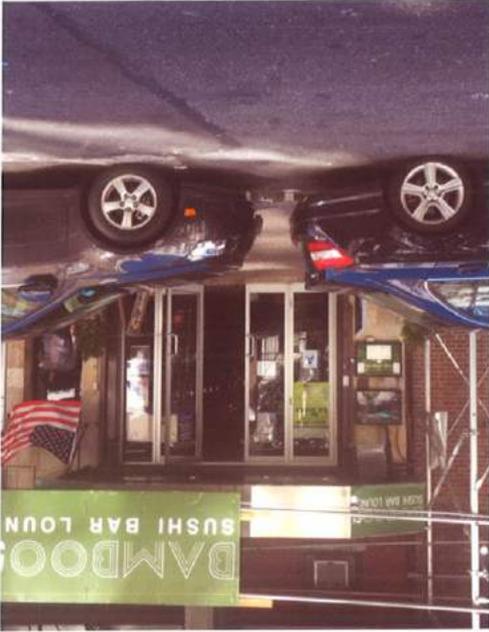
<i>Spaghetti Bolognese</i> Salad & Vegetable	\$18.95
<i>Pappardella, Porcini Mushroom Sauce</i> Salad & Vegetable	\$17.95
<i>Tortellini Alfredo</i> Salad & Vegetable	\$17.95
<i>Seafood Linguine</i> Salad & Vegetable	\$18.95
<i>Ravioli, Tomato Sauce</i> Salad & Vegetable	\$17.50
<i>Spinach Linguine, Pesto Sauce</i> Salad & Vegetable	\$16.95
<i>Homemade Ravioli Of The Day</i> Salad & Vegetable	\$18.25



Serving Fine European  
Cuisine Since 1982

All Entrées Served With Salad, Potato & Vegetable

Montafon LLC  
d/b/a Mont Blanc 52  
344-346 W 52nd Street  
New York, NY 10019





1 **Business License & Permits Committee**

Item #: 06

2  
3 October 5, 2016

4  
5 Vincent G. Bradley  
6 Chairman  
7 New York State Liquor Authority  
8 80 S. Swan Street, 9<sup>th</sup> Floor  
9 Albany, New York 12210

10  
11 **Re: Mission 52 Inc.**  
12 **d/b/a Takoyaki Bar**  
13 *366 W. 52<sup>nd</sup> Street (8/9)*  
14 *New Restaurant Wine and Beer License*

15  
16 Dear Chairman Bradley:

17  
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New Restaurant Wine and Beer  
19 License application for Mission 52 Inc. d/b/a Takoyaki Bar – 366 W. 52<sup>nd</sup> Street (8/9), **unless** the  
20 attached stipulations, agreed to and signed by the applicant, are part of the method of operation for this  
21 establishment with hours of operation 12p.m. – 11p.m. seven days a week; capacity of 50, 3 tables, and  
22 18 seats.

23  
24 Sincerely,

25  
26  
27 Delores Rubin  
Chair

Burt Lazarin  
Co-Chair  
Business License & Permits  
Committee

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

28  
29

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Mission 52 Inc		Takoyaki Bar	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
366 West 52nd Street, Store West		8th & 9th Avenues	10019
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/linked with the license)</i>	<b>NAME:</b>	Thomas Young	<b>NAME:</b> Francis R. Buscemi
	<b>PHONE:</b>	(917) 747-3072	<b>PHONE:</b> (212) 962-4688
	<b>EMAIL:</b>	emilio.yang@gmail.com	<b>EMAIL:</b> frbuscemi@aol.com
<b>MANAGER</b>	<b>NAME:</b>		<b>NAME:</b> Katherine Chou
	<b>PHONE:</b>	same as above	<b>PHONE:</b> (212) 629-5893
	<b>EMAIL:</b>		<b>EMAIL:</b> mingc@aol.com
<b>ATTORNEY/ REPRESENTATIVE</b>			
<b>LANDLORD</b>			
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See Rider	
	What were the dates applicant was involved with this former premise?	See Rider	
<input type="radio"/> <b>Transfer</b>	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input 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 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?	YES	<input checked="" type="radio"/>	After attending C.B. meeting
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.	YES	<input checked="" type="radio"/>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/>	NO	

Applicant: Mission 52 Inc.  
d/b/a Takoyaki Bar  
366 West 52<sup>nd</sup> St., Store West  
New York, NY 10019

## Rider

**Owner:** Ryuichi Munekata  
(917) 597-9987  
totto8888@gmail.com

**Application Type:** Name and address of establishments for Thomas Young:

- New Season Foods Corp.  
248 East 52<sup>nd</sup> Street, 1<sup>st</sup> Floor, New York, NY 10022  
Filing date: 04/25/2014
- TR5 Group Inc.  
314 West 53<sup>rd</sup> Street, New York, NY 10019  
Filing date: 01/29/2016

Name and address of establishments for Ryuichi Munekata:

- New Season Foods Corp.  
248 East 52<sup>nd</sup> Street, 1<sup>st</sup> Floor, New York, NY 10022  
Filing date: 04/25/2014
- Ramen Time Inc.  
464 West 51<sup>st</sup> Street, New York, NY 10019  
Filing date: 07/05/2012
- Chez Noodle Inc.  
366 West 52<sup>nd</sup> Street, New York, NY 10019  
Filing date: 11/18/2009
- Teshigotoya Corp.  
213 East 45<sup>th</sup> Street, New York, NY 10017  
Filing date: 03/01/2005
- WMSG Corp.  
251 West 55<sup>th</sup> Street, 2<sup>nd</sup> Floor, New York, NY 10019  
Filing date: 09/25/2003
- The sake Club Inc.  
211 East 43<sup>rd</sup> Street, New York, NY 10017  
Filing date: 03/19/1996

OPERATIONAL DETAILS (Closing time will be when establishment is vacated of all patrons)									
HOURS (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am
	Kitchen	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am
	Music	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
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 Stand-Up Bar		
INSIDE	<del>10</del> 50	25	3	18	0	0	0		
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A					
How many floors are there? What is the capacity for each floor?					1, 100				
How frequently will the owner(s) be at the establishment?					everyday				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="radio"/>			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/>			
Will you be hosting private, promotional or corporate events?					YES	<input checked="" type="radio"/>			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/>			
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/>			
Will security plan be implemented?					YES	<input checked="" type="radio"/>			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/>			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	<input checked="" type="radio"/>			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/>			
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	<input checked="" type="radio"/>			
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?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	West 46th Street Block Association: Allison Tupper
	# 2	West 47th/48th Streets Block Association: Elke Fears
	# 3	West 50/51st Streets Block Association: Steve Belida
	# 4	West 55th Street Block Association: Christine Gorman
	# 5	See Rider page 2
Please provide dates when applicant met with the groups listed above.	N/A	
Who was your contact person at each group you met with?	N/A	
When did applicant post the notice that was provided?	8/25/16	
Where did applicant post the notice that was provided?	Front glass door	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO <input checked="" type="radio"/> <a href="mailto:emilio.yang@gmail.com">emilio.yang@gmail.com</a>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	<input checked="" type="radio"/> NO

Applicant: Mission 52 Inc.  
d/b/a Takoyaki Bar  
366 West 52<sup>nd</sup> St., Store West  
New York, NY 10019

## Community Notification/Relations

- West 47th/48th Streets Block Association: Larry Roberts at [larrymichaelroberts@gmail.com](mailto:larrymichaelroberts@gmail.com)
- West 47th/48th Streets Block Association: Kim Bogues at [jamesbogues@gmail.com](mailto:jamesbogues@gmail.com)
- West 47th/48th Streets Block Association: Chuck Vassallo at [chasmv@hotmail.com](mailto:chasmv@hotmail.com)
- West 47th/48th Streets Block Association: Steven Riedl at [chluderemyc@yahoo.com](mailto:chluderemyc@yahoo.com)
- West 47th/48th Streets Block Association: Nancy Roylance at [nancyroylance@ymail.com](mailto:nancyroylance@ymail.com)
- 300 West 55th Street Block Association: Paul Loeb at [ploeb315@aol.com](mailto:ploeb315@aol.com)
- Hudson Hotel Residents: [rrlarios@hotmail.com](mailto:rrlarios@hotmail.com)
- Housing Conservation Coordinators: Sarah Desmond at [sdesmond@hcc-nyc.org](mailto:sdesmond@hcc-nyc.org)
- Midtown North Precinct Council: J.D. Noland at [jeandaniel@aol.com](mailto:jeandaniel@aol.com)
- Midtown North/South Precinct Council: John Mudd at [john.mudd@usa.net](mailto:john.mudd@usa.net)
- Midtown North/South Precinct Council: William Otterson at [bill@midtownsouthcc.org](mailto:bill@midtownsouthcc.org)
- Oasis Gardens I at 10th Ave (51/52) - Nancy Kyriacou at [nkyriacou@yahoo.com](mailto:nkyriacou@yahoo.com)
- Oasis Gardens II (52/10) Gary DiPasquale at [gdclay@att.net](mailto:gdclay@att.net)

BUILDING DESIGN			
State the name and type of business previously located in the space.	Aki Sushi II		
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	Aki Sushi II Inc.
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 type="radio"/> YES	<input checked="" 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	
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)	N/A	FRENCH DOORS	GARAGE DOORS
		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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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 type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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?	Right side of teh wall by the entrance		
When was the air conditioner installed?	April 2016		

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OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE		N/A
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO
Are the floorplans for the outdoor space(s) included?	YES	NO
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO
Will there be no amplified music, as per the law?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO

OUTDOOR ITEMS – SIDEWALK CAFÉ		N/A
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 café?	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 <sup>st</sup> and March 21 <sup>st</sup> , 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)**

- Applicant will discourage patrons from congregating on sidewalk, will take phone numbers or use messaging devices for crowd control, and will post these instructions in front of establishment
- Hours of Operation will be 12p.m. - 11p.m. seven days a week; Capacity will be 50

***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.***



# TAKOYAKI BAR

366 W 52ND ST, NEW YORK, NY, 10019

A1 Seaweed Salad 海藻サラダ 4.5

A2 Otsumami Bamboo shoots おつまみメンマ 3

A3 Avocado Salad アボガドサラダ 6

A4 Pickled Japanese Cucumber キュウリの一本漬け 4

A5 Homemade Tofu 手づくり冷奴 6  
Homemade tofu / scallion, ginger, bonito flake

A6 Tuna poke マグロボネ 7.75  
\*Marinated tuna and Avocado

A7 Edamame 枝豆 5

A8 Broiled Char Siu Pork 炙りチャーシュー 6  
House special broiled pork w/ special yuzu sauce

A9 Shumai Dumplings (4pcs) シュウマイ 6  
2 pc of pork dumplings and 2pc of shrimp dumplings

A10 Chicken Nanban チキン南蛮 8.5  
Fried chicken w/homemade tartar sauce

A11 Teba Gyoza 手羽餃子 7  
Dumpling stuffed fried chicken wing

A12 Beef tongue croquettes (2pcs) 牛タン角煮コロッケ 7  
Totto ramen special beef tongue croquettes

A13 Aburi Saba 炙りしめ鯖 8  
\*Broiled vinegared Japanese mackerel

A14 Takoyaki Ball (6pcs) たこ焼き 7

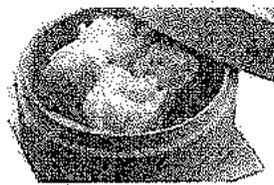
A15 Mini Kake Saba ミニかけ蕎麦 8

A16 Char Siu Pork Bun チャーシューパン 1pc 3.50 / 2pc 6.50  
Tender char-siu pork, lettuce, mayonnaise  
& teriyaki sauce

A17 Chicken Bun チキンパン 1pc 6 / 2pc 9



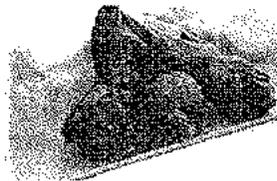
A5 Homemade Tofu



A9 Shumai dumplings



A10 Chicken Nanban



A11 Teba Gyoza



A14 Takoyaki Ball



A17 Chicken Bun

*If you have any food allergies please let us know so we can help you make selections.  
\*Minimum one item from the food menu per customer please.  
\*Consuming raw or undercooked meats, poultry, seafood, shellfish,  
or eggs may increase your risk of food borne illness.*

# TAKOYAKI

BAR



366 W 52 ST.

