

1 **Business License & Permits Committee**

Item #: 07

2
3 October 5, 2016

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

10
11 **Re: NYHK West 40th LLC/346 West 40th Restaurant LLC**
12 **d/b/a Doubletree by Hilton; Magnolia Lounge/Lovage Rooftop**
13 *346-354 W. 40th Street (8/9)*
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for NYHK West 40th LLC/346 West 40th Restaurant LLC d/b/a Doubletree by Hilton;
20 Magnolia Lounge/Lovage Rooftop – 346-354 W. 40th 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:

- 23 - Restaurant – Interior Only: 6a.m. – 4a.m. seven days a week; Capacity of 150, 22 tables, 100
24 seats and 1 stand-up bar with 8 seats
- 25 - Restaurant – Front Atrium: 6a.m. – 4a.m. seven days a week; Capacity of 60, 12 tables and 48
26 seats. All amplified sound will cease no later than 10p.m. Sunday – Thursday and 11p.m. Friday
27 - Saturday
- 28 - Restaurant – Rear Terrace: 9a.m. – 10p.m. Sunday – Thursday, 10a.m. – 11p.m. Friday –
29 Saturday, Capacity of 60; 10 tables and 32 seats
- 30 - This application does not extend to any sidewalk cafe
- 31 - Rooftop Interior: 12p.m. – 4a.m. seven days a week, Capacity of 100; 10 tables, 62 seats and 1
32 service-only bars with 9 seats
- 33 - Rooftop Exterior: After 10p.m., outdoor space will only allow seated food and beverage service
34 by wait staff. No standing patrons after 10p.m. Rooftop will be closed and vacated of all patrons
35 no later than 2a.m. Sunday – Wednesday and 4a.m. Thursday – Saturday; Capacity: 100; 13
36 tables, 74 seats and 1 stand-up bar with 6 seats

37
38 Sincerely,

39
40
41 Delores Rubin
Chair

Burt Lazarin
Co-Chair
Business License & Permits
Committee

Frank Holozubiec
Co-Chair
Business License & Permits
Committee

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME NYHK West 40th LLC/346 West 40th Restaurant LLC		DOING BUSINESS AS (DBA) Doubletree by Hilton Magnolia Lounge/Lovage Rooftop	
STREET ADDRESS 346-354 West 40th Street		CROSS STREETS B/n 8th and 9th Avenue	ZIP CODE 10018
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Sam Chang	ATTORNEY/ REPRESENTATIVE	NAME: Frank W. Palillo
	PHONE: (516) 773-9300		PHONE: (212) 227-1640
	EMAIL: (516) 864-2940		EMAIL: Fwpalillo@gmail.com
MANAGER	NAME: Ric Addison	LANDLORD	NAME: NYHK West 40th LLC
	PHONE: (917) 864-2941		PHONE: (516) 773-9300
	EMAIL: Ric@addisongroupnyc.com		EMAIL:
APPLICATION TYPE <i>(Check One)</i>			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	SEE RIDER	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input 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:		
METHOD OF OPERATION			
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"/> 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Heard by this Community Board in May of 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 checked="" type="checkbox"/> YES	<input 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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	

Sam Chang Licenses

<u>Hotel</u>	<u>Issue Date</u>	<u>Expires</u>	<u>Number</u>
Brisam Tulsa LLC Hilton Tulsa Southern Hills 7902 Lewis Avenue Tulsa, OK 74136 (Beer & Mixed Beverage License)	6/28/2007	6/30/2008	#110914/11
Brisam Tulsa LLC Hilton Tulsa Southern Hills 7902 Lewis Avenue Tulsa, OK 74136 (ABLE License)	3/28/2007	3/27/2008	#MXB 445139
Brisam Fresno LLC Holiday Inn Fresno	<i>(Application in-process...no license yet)</i>		
Risingsam Ditmars LLC Holiday Inn JFK JFK, New York	10/18/2007	9/30/2013	#1191538
Risingsam Hospitality LLC JFK Sheraton 132-26 South Conduit Ave Jamaica, NY 11434	8/19/2007	3/31/2014	#1189193
Brisam LAX LLC Holiday Inn LAX JFK, New York (Liquor License - Caterer License)	9/19/2007	8/31/2008	#58-32461401
Brisam LAX LLC Holiday Inn LAX JFK, New York (Liquor License -- On Site)	9/19/2007	8/31/2008	#47-324614
Brisam Covina LLC Radison Suites Covina 1211 E. Garvey Street Covina, CA 91724	7/4/2007	11/03/2007	#450950 (Temporary)
Brisam Valencia LLC Valencia Greens 28510 McBeen Parkway Valencia, CA 91355	5/4/2007	4/30/2008	#47-451063
Brisam Anchorage LLC Howard Johnson 239 W 4 th Avenue Anchorage, AK 99501	12/15/2006	12/31/2007	#4682

Gala Manor Inc. 37-02 Main Street Flushing, NY 11354	11/04/2005	10/31/2009	#1168711
Sheasan Restaurant 25th LLC Prime Café 121-125 West 26 th Street New York, NY 10001	07/03/2008	6/30/2014	#1200829
Maiden Hotel LLC Hotel Reserve 20 Maiden Lane New York, NY 10038	01/16/2009	1/31/2013	#1219395
SC Delancey LLC Holiday Inn 148 Delancey Street New York, NY	05/07/2013	04/30/2015	#1268637
Brookville JFK Restaurant LLC 248-06 Rockaway Boulevard Rosedale, NY 11422	12/04/2013	11/30/2015	#1271532
SMG Hotel LLC & Amazon Restaurant & Bar Inc. 103 Washington Street New York, NY 10006	10/08/2014	08/31/2016	# 1280346

Ric Addison – Rider

Rooftop Lounge LLC	210 West 55 th Street, New York, NY	2002 - 2013
Broadway 55 th Lounge LLC	210 West 55 th Street, New York, NY	2004 – 2010
35 th Street Ventures LLC	960 6 th Avenue, New York, NY	2013 - Present

RESTAURANT - INTERIOR ONLY

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

HOURS* <i>(Indoor Only)</i>	OPERATIONAL DETAILS										
		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY			
	Operation	6AM-4AM	_____	_____	_____	_____	_____	_____	→		
	Kitchen	24 hours	_____	_____	_____	_____	_____	_____	→		
Music	6AM-4PM	_____	_____	_____	_____	_____	_____	→			
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input type="checkbox"/> LIVE MUSIC		<input 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 Seams at Stand-Up Bar
INSIDE	150	150	22	100	—	1	8
OUTSIDE <i>(Other than sidewalk cafe)</i>							
SIDEWALK CAFE							

How many floors are there? What is the capacity for each floor?

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

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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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.	<input checked="" type="checkbox"/> YES	NO	
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO	
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> 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	
Where will delivery bicycles be stored during the day when not in use?			

RESTAURANT FRONT ATRIUM

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

HOURS* <small>(Indoor Only)</small>	Operation	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
		6 AM - 4 AM							
		Kitchen	24 hours						
		Music	6 AM - 4 AM see restaurant sign						

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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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							
OUTSIDE ATRIUM <small>(Other than sidewalk cafe)</small>	60	60	12	48	- -	- -	- -
SIDEWALK CAFE							

How many floors are there? What is the capacity for each floor?

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

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?

Will applicant have bottle or table service for beverage alcohol?

Will you be hosting private, promotional or corporate events?

Will outside promoters be used on a regular basis? If yes please describe.

Will you have a security plan? If, yes please attach.

Will security plan be implemented?

Will State certified security personnel be used?

Will New York Nightlife Association and NYPD Best Practices be followed?

Will applicant be using delivery bicycles? If yes, how many?

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?

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

YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO

SEE PRIOR PAGE

RESTAURANT REAR TERRACE

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

HOURS <small>(Indoor Only)</small>	Operation	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
		6 AM - 4 AM	5:00	4:00	4:00	4:00	4:00	4:00	4:00
		2:00 - 4:00	4:00	4:00	4:00	4:00	4:00	4:00	4:00
		6 AM - 4 AM	4:00	4:00	4:00	4:00	4:00	4:00	4:00

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND MUSIC	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input checked="" type="checkbox"/> JUKE BOX	<input checked="" type="checkbox"/> KARAOKE
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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							
OUTSIDE <small>(Other than sidewalk cafe)</small>	60	60 40	10	32	-	-	-
SIDEWALK CAFE							

How many floors are there? What is the capacity for each floor?

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

	YES	NO
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?		
Will applicant have bottle or table service for beverage alcohol?		
Will you be hosting private, promotional or corporate events?		
Will outside promoters be used on a regular basis? If yes please describe.		
Will you have a security plan? If, yes please attach.		
Will security plan be implemented?		
Will State certified security personnel be used?		
Will New York Nightlife Association and NYPD Best Practices be followed?		
Will applicant be using delivery bicycles? If yes, how many?		
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?		
Where will delivery bicycles be stored during the day when not in use?		

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RESTAURANT SIDEWALK CAFE

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

HOURS* <small>(Indoor Only)</small>	Operation Kitchen Music	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
		12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 11pm	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 11pm
		24 hours							
		N/A							

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
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OCCUPANCY

	Capacity <small>(Certificate of Occupancy)</small>	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							
OUTSIDE <small>(Other than sidewalk cafe)</small>							
SIDEWALK CAFE	N/A	35	7	28			

How many floors are there? What is the capacity for each floor?

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

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	NO	SEE PRIOR PAGE
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	
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	

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

ROOFTOP INTERIOR

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated or all patrons)									
HOURS* <small>(Indoor Only)</small>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12pm - 4am	—————→						→
	Kitchen	12pm - 2am	—————→						→
	Music	12pm - 4am	—————→						→
If you plan to have music, what type(s)? <small>(Circle all that apply)</small>			BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE		

OCCUPANCY								
	Capacity <small>(Certificate of Occupancy)</small>	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	100	100	10	62	1	--	9	
OUTSIDE <small>(Other than sidewalk cafe)</small>								
SIDEWALK CAFE								

How many floors are there? What is the capacity for each floor?

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

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	SEE PRIOR PAGE
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	
Where will delivery bicycles be stored during the day when not in use?			

ROOFTOP EXTERIOR

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	12pm - 4am	see	additional		see		→
	Kitchen	12pm - 2am						→
	Music	12pm - 4am						→
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							
OUTSIDE <i>(Other than sidewalk café)</i>	100	80	13	74	0	1	6
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor?

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

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

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

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

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	West 36th Street Block Association	
	# 2	West 43rd Street Block Association	
	# 3	Manhattan Plaza Tenant's Association	
	# 4	Hell's Kitchen Neighborhood Association	
	# 5	Hudson River Park Trust	
Please provide dates when applicant met with the groups listed above.		To be done shortly	
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="checkbox"/>	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/>	NO

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

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

OUTDOOR ITEMS – SIDEWALK CAFE

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any sidewalk cafe

- Rear Yard:
 - No amplified sound
 - Hours: 9a.m. - 10p.m Sunday to Thursday, 10a.m. - 11p.m. Friday and Saturday
 - No patrons in rear yard outside of the hours above

- Front Atrium:
 - All amplified sound will cease no later than 10p.m. Sunday - Thursday and 11p.m. Friday - Saturday

- Rooftop Interior:
 - Doors and windows closed whenever music or any amplified sound is played

- Rooftop Exterior:
 - No music or amplified sound
 - After 10p.m., outdoor space will only allow seated food and beverage service by waitstaff. No standing patrons will be allowed after 10p.m.
 - Outdoor space limited to no more than 80 people (patrons and staff) at all times.
 - Rooftop will be closed and vacated of all patrons no later than 2a.m. Sunday - Wednesday and 4a.m. Thursday - Saturday

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

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

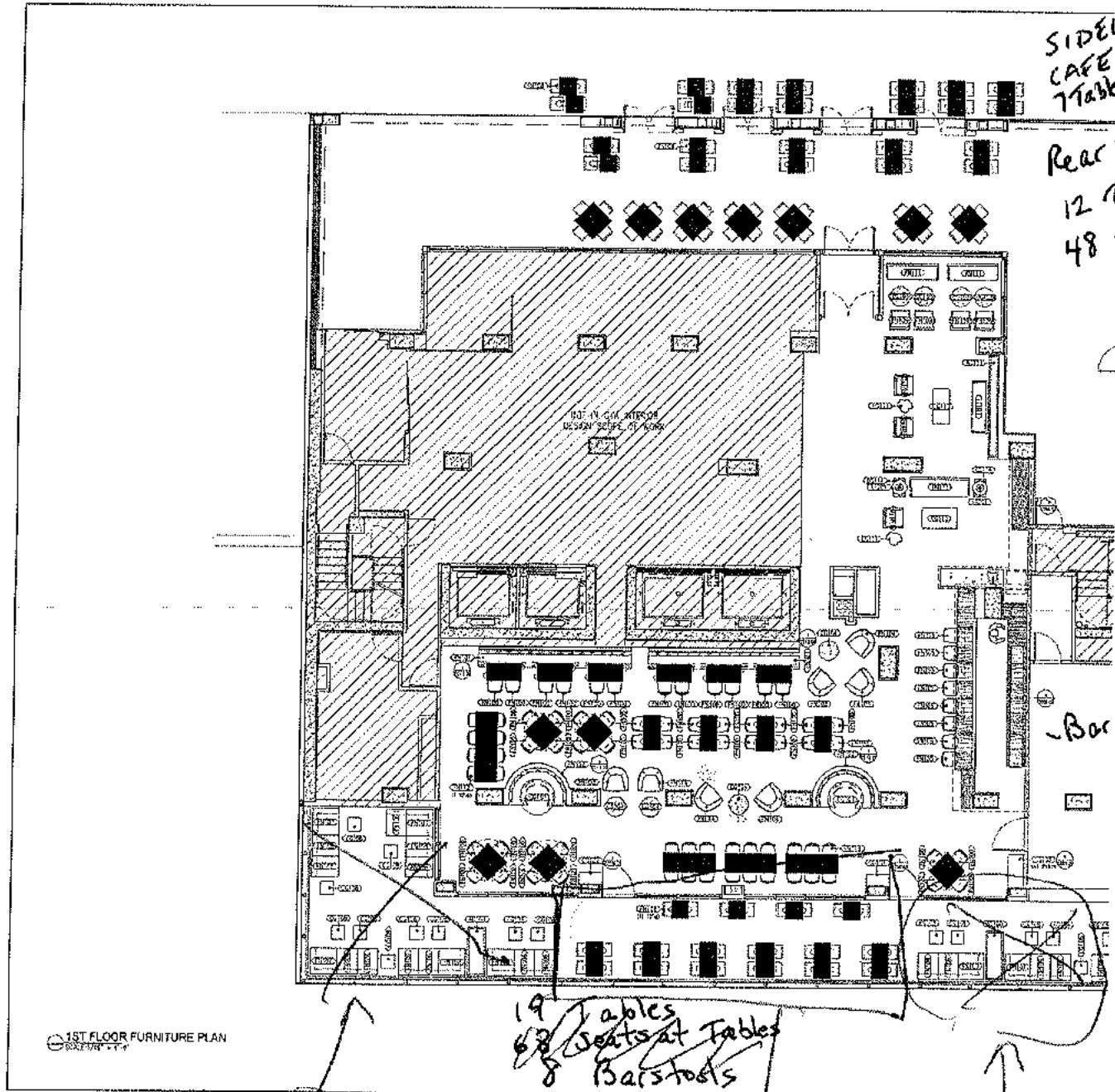
- Rooftop Interior:
 - There will be no flashing, blinking, rotating, or spinning lights in rooftop indoor space

- Applicant will adhere to recommendations of 9/1/16 acoustician report and will apply these recommendations (including equalizer, limited, and decibel levels) to indoor rooftop space

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.

SIDEWALK
CAFE
7 Tables 28 Seats

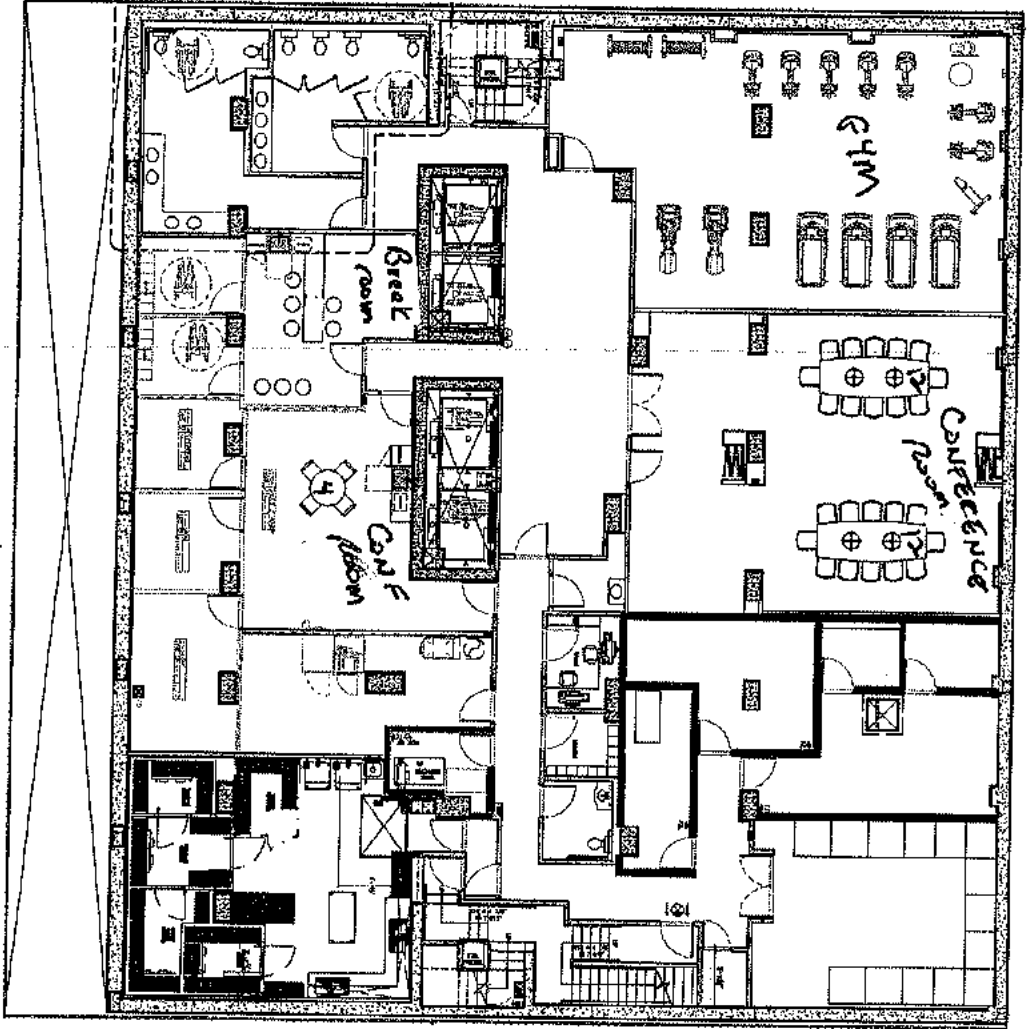
Rear Terrace
12 Tables
48 Seats



SEATING
ELIMINATED

10 tables
32 seats

SEATING
ELIMINATED



3 Tables
28 Seats at tables

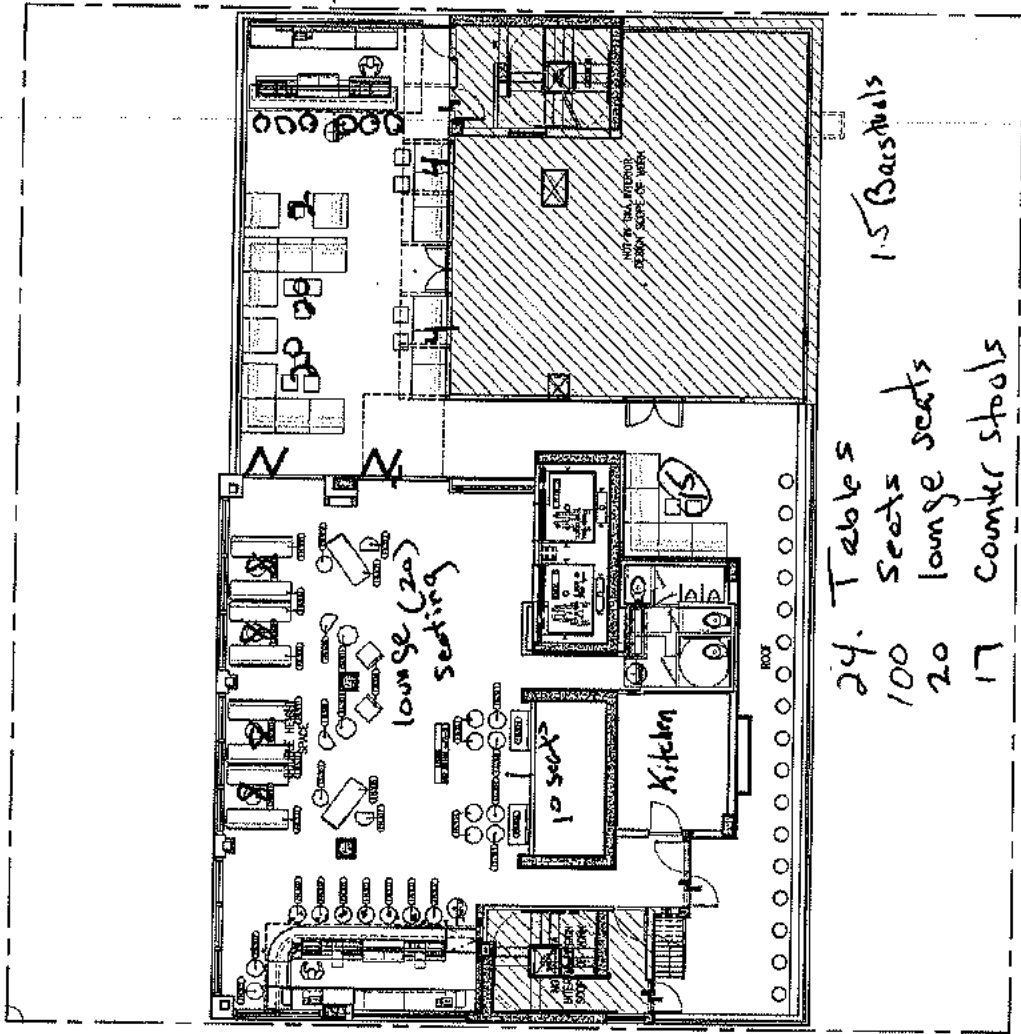
<p>350 WEST 40TH ST</p>		<p>QIA</p> <p>QIA INTERIORS INC.</p> <p>120 BROADWAY, NEW YORK, N.Y. 10038</p> <p>TEL: (212) 693-8800 FAX: (212) 693-8801</p>
<p>PROJECT NAME</p> <p>CELLAR FURNITURE PLAN</p>		
<p>DATE & DESCRIPTION</p> <p>10/24/03</p>		<p>SCALE</p> <p>AS SHOWN</p>
<p>PROJECT NO.</p> <p>10405.03</p>		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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BELMONT HARBOR
 350 WEST 40TH ST
 ROOFTOP FURNITURE PLAN
 ID301.00



Bar 13 stools

24 Tables
 100 seats
 20 lounge seats
 17 counter stools
 15 Bar stools

Bar 13 stools

ROOFTOP BAR FURNITURE PLAN

Breakfast

(6:30am-10am)

Continental \$13

House Baked Selection of Croissants, Bagels & Cream Cheese, Seasonal Muffins, Coffee, Tea & Choice Of Fresh Squeezed Juices

Traditional \$18

Two eggs Your Style, Breakfast Potatoes, Choice Of Bacon, Sausage, Or Ham, Coffee Or Tea & Choice of Freshly Squeezed Juice

A La Carte

Two Eggs Your Style, Breakfast Potatoes, Choice of Bacon, Sausage, Or Ham \$14

Omelet, Choice Of Cheese, Ham, Mushrooms, Spinach, Onions & Peppers \$16

Steak & Eggs, 6oz New York Strip With Breakfast Potatoes \$19

Individual Brick Oven Breakfast Pizza \$13

Eggs Benedict, Swiss Chard, Smoked Ham & Hollandaise Sauce \$17

French Toast With Cinnamon Baked Banana, Vanilla Sauce, Fresh Berries & Whipped Cream

Assorted Berries & Greek Yogurt \$9

Steel Cut Oatmeal \$9

Sides

Smoked Bacon, Pork Sausage, Toasted Bagel, Toast, English Muffin \$7

Healthy Sides

Chicken Apple Sausage, Turkey Bacon, Granola, Organic Fruit Salad, Greek Yogurt

Coffee, Tea & Beverage

French Press, Espresso, Cappuccino, Latte & Decaf \$4

Selection Of English Breakfast, Earl Grey, Oolong, Mint, Chamomile & Green \$3

Fresh Squeezed Juice \$6

Milk \$3

LUNCH

(11am-4pm)

Soup & Salad

French Onion Soup \$8

Arugula Salad With Lemon, Parmesan Cheese & Olive Oil \$11

Black Kale Caesar, Tuscan Black Kale Caesar With Traditional Caesar Dressing \$12
Garlic Rubbed Croutons & Parmesan

Italian Tomato & Rustic Bread Salad With Basil, Garlic & Capers \$11

Cobb salad \$15

Tomato, Bacon, Blue Cheese, Hard Boiled Egg & Avocado With Ranch Dressing

Brick Oven Pizza

Margherita \$15

Tomato, Mozzarella & Fresh Basil

Mediterranean \$17

Feta Cheese, Black Olive, Artichoke

Three Mushroom

Shitake, Portobello & Oyster With Arugula

Pizza Du Jour

Please Inquire With Your Server

Sandwiches & Entrees

Meyer Natural Angus Burger \$12

Tomato, Red Onion & Field Greens With Choice Of Toppings

Grilled Chicken Club \$11

Organic Chicken Breast, Smoked Bacon, Field Greens & Tomato

Duck Confit Grilled Cheese \$13

Vermont Cheddar & Baby Spinach With Balsamic Reduction, Field Greens

Vegetarian Sandwich (Vegan) \$11

Portobello Mushroom, Tomato, Red Onion, Haas Avocado, Field Greens & Cilantro Lime Dressing

Jumbo Lump Crab Cake Sandwich \$14

Field Greens & Cajun Lobster Aioli

Yellow Fin Tuna Tartar \$17

Haas Avocado, Cilantro & Ginger

Steak Frites \$19

6oz New York Strip With Au Poivre Sauce

Portobello Frites \$17

Organic Mushroom With Balsamic Reduction & Sweet Potato Fries

Pasta Du Jour \$MP

Please Inquire With Your Server

Wild Atlantic Salmon \$19

Spinach & Fried Leeks & Ground Mustard Sauce

Dinner

(5pm-11pm)

Appetizer

French Onion Soup \$8

Soup Du Jour \$MP

Please Inquire With Your Server

Panko Crusted Calamari With Marinara \$12

Yellow Fin Tuna Tartar \$17

Haas Avocado, Cilantro & Ginger

Jumbo Lump Crab Cake \$14

Cajun Lobster Aioli

Slow Cooked Angus Beef Meatballs in Garlic & Tomato Gravy \$13

Salad

Arugula Salad With Lemon, Parmesan Cheese & Olive Oil \$11

Black Kale Caesar, Tuscan Black Kale Caesar With Traditional Caesar Dressing \$12

Garlic Rubbed Croutons & Parmesan

Italian Tomato & Rustic Bread Salad With Basil, Garlic & Capers \$11

Roasted Beet Salad With Arugula, Goat Cheese & Sherry Walnut Vinaigrette \$13

Brick Oven Pizza

Margherita \$15

Tomato, Mozzarella & Fresh Basil

Mediterranean \$17

Feta Cheese, Black Olive, Artichoke

Three Mushroom

Shitake, Portobello & Oyster With Arugula

Pizza Du Jour

Please Inquire With Your Server

Entrée

8oz Center Cut Filet Mignon \$28

Sautéed Spinach & Garlic Mashed Potatoes

Chicken Paillard \$19

Baby Arugula, Garlic, Lemon & Roasted Tomatoes

House Made Meatloaf \$18

Garlic Mashed Potatoes, Green Beans & Herbed Carrots

Grilled Yellow Fin Tuna \$23

Artichokes, Asparagus, Tomato & Basil Cream

Wild Atlantic Salmon \$24

Spinach & Fried Leeks & Whole Grain Dijon Mustard Sauce

Sides

Garlic Mashed Potatoes, Herb Frites, Herbed Carrots, Asparagus, Green Beans \$6

MANHATTAN COMMUNITY BOARD FIVE

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

August 19, 2016

Attn: Jesse Bodine, District Manager
Manhattan Community Board Four
330 West 42 Street, 26th Floor
New York, NY 10036

Re: **960 6 Avenue**
35th Street Ventures LLC
DBA: Monarch

Mr. Bodine:

We are writing to confirm that **Community Board Five** reviewed our records and found no complaints on file for the above-mentioned establishment.

If you have any questions on this matter, please feel free to contact the office.

Sincerely,



Nick Athanail
Chair, Public Safety/Quality of Life Committee





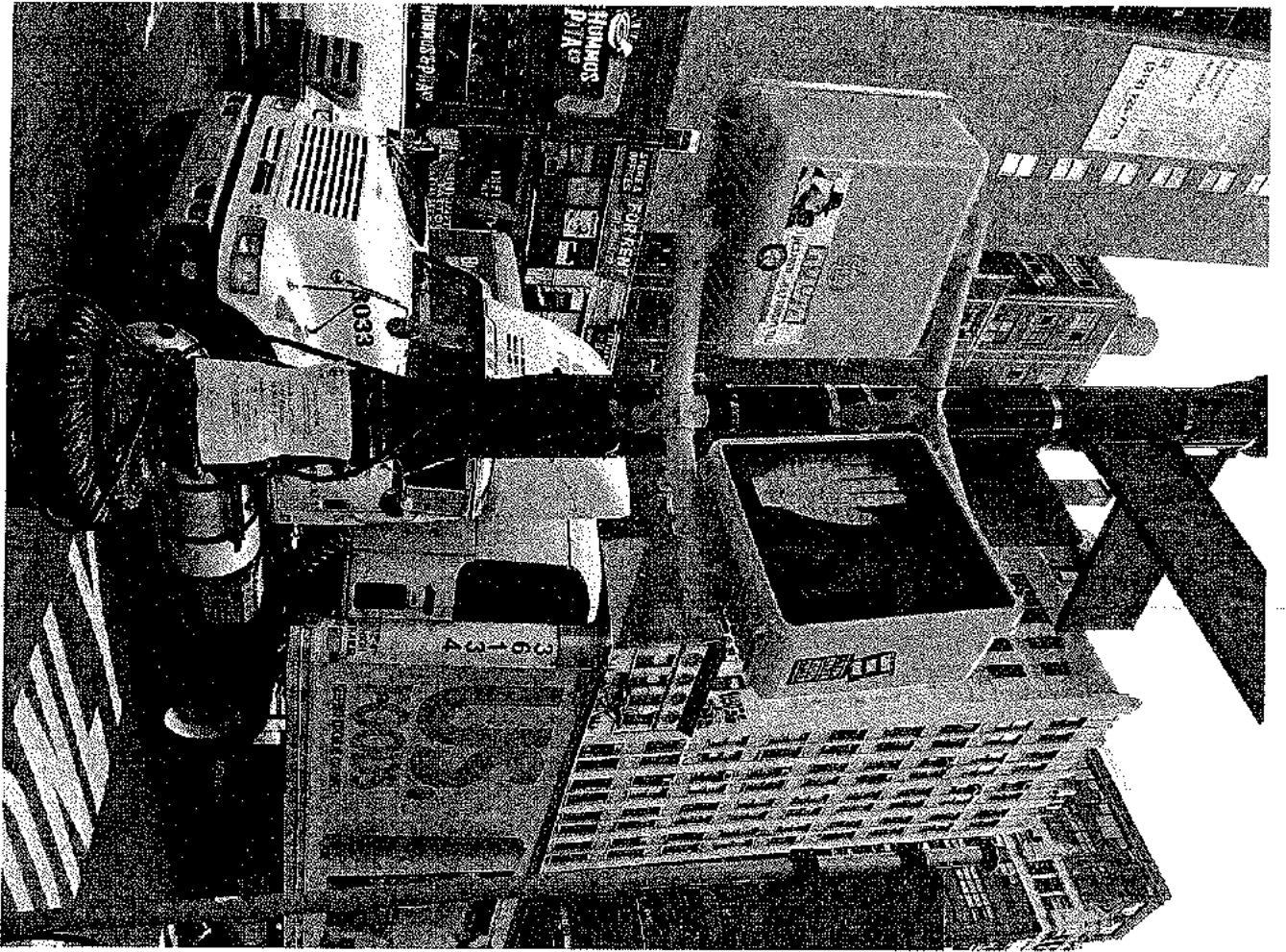
Monday, August 22nd, 2016

Dear Mr. Frank Strock,

I just wanted to say hello and introduce myself as one of your new neighbors. My name is Jeffrey Lam and I wanted to inform you that I have petitioned the Community Board 4 for an approval of a liquor license for two beautiful new additions to your neighborhood. First, being an American bistro restaurant and the second, being a professional rooftop lounge. Please feel free to contact me directly at JeffLam40thStreetRestaurant@gmail.com with any questions or comments.

Sincerely,

Jeffrey Lam





PUBLIC NOTICE

Business Licenses and Permitting
Applications in application status

NYHK West 40th Restaurant LLC
West 40th Restaurant LLC
346-354 W. 41st Street

Application for an Open Business License

DATE	TYPICAL	REMARKS
1/1/2018	1/1/2018	1/1/2018
1/1/2018	1/1/2018	1/1/2018
1/1/2018	1/1/2018	1/1/2018

Application fee and permit fee are \$1,000.00. The fee is non-refundable. For more information, please visit www.dca.nyc.gov.





CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD
 120 West 42nd Street, 20th Floor, New York, NY 10018
 Tel: 212-676-2236 Fax: 212-676-2237
 WWW.CB50.ORG

Public notice
 must appear
 in a newspaper
 of general circulation

PUBLIC NOTICE

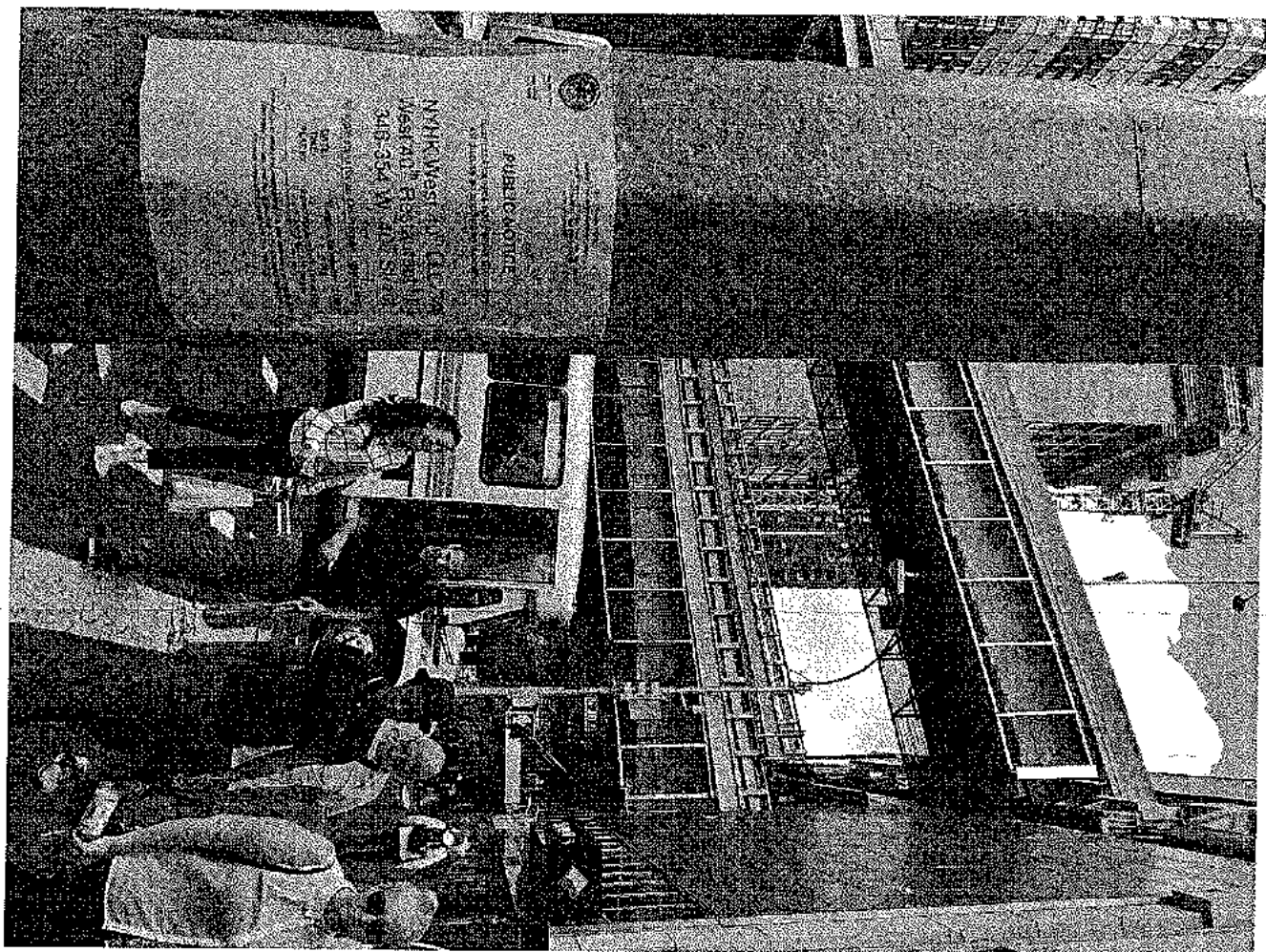
Business Licenses and Permits Commission
 will discuss an application submitted by

NYHK West 40th LLC
West 40th Restaurant LLC
346-354 W. 40th Street

An application for an On-Premise Liquor License

DATE:	Tuesday, September 4th
TIME:	6:30 PM
PLACE:	Intercontinental NY Times 300 W. 44 th Street

We invite you to attend this meeting and give your comments to the Commission. Alternatively, you may mail, fax or email us at the address above. For more information, please call 212-755-5555.





PUBLIC NOTICE
Business License and Permit Commission
All interested persons should be notified by

**NYHK West 40th LLC/346
West 40th Restaurant LLC
346 354 W 40th Street**

Application for an On Premises Liquor License

DATE: Application 03/26/14
TIME: 6:30 PM
PLACE: 300 W 42nd Street, 4th Floor
New York City, NY 10018

Application Fee: \$100
License Fee: \$100
Total Fee: \$200

For more information, please contact the Commission at (212) 312-2500.

ACOUSTILOG INC.

19 Mercer Street, NY, NY 10013 (212) 925-1365 Fax: (212) 966-4216 www.acoustilog.com

September 1, 2016

Mr. Ric Addison
350 W 40th Street
New York, NY 10018

Re: New Hotel Rooftop Music and Voice Noise

Dear Mr. Addison,

I have studied the noise issues at the above premises. I am providing recommendations to prevent noise disturbances to the neighbors from music and voices at the new hotel.

SUMMARY

You are constructing a hotel that will include an outdoor roof terrace. The geometry of the hotel and the nearby residences, the high level of ambient noise in the area and the design of your facility will keep sound levels within Noise Code limits for both music and voices. Recommendations are provided in this report.

TEST AND INSPECTION

I measured the neighborhood "ambient" noise level during the day and corrected the readings to simulate the nighttime sound levels on a Sunday night, typically the quietest time of the week.

I inspected the building plans, and then performed calculations to determine the sound level of your outdoor music and customers' voices at the nearest residential dwellings as compared with the ambient noise level.

DBA VS OCTAVE BAND MUSIC LEVELS

One way that the sound levels were measured was using the A-weighting decibel scale. The dB (A) decibel scale (see Noise Code Section §24-231 a1) is the most common type of sound measurement, which represents an overall measurement of all frequencies, but with a strong tendency to ignore the low-frequency "bass" sounds. The A-weighted decibels require only a simple sound level meter to measure them. dBA is what the City DEP inspectors use, and they normally consider anything above 42 dBA to be unreasonable.

C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also an overall measurement of all frequencies, but this measurement includes the important low-frequency "bass" sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

Octave-band band sound level (see Noise Code Section §24-231 a2 – one-third octave bands were adjusted for octave band analysis) readings were also taken, which are measured in decibels, or dB. Sounds with frequencies below 200 Hertz are called bass or low frequencies, which sound like thumping or vibration. This range of low frequencies is addressed in the Noise Code regulations and is the sound most likely to cause neighbor complaints. Bass and drums usually cause sounds in these frequency ranges. These sounds require a complex spectrum

analyzer to measure them.

THE NOISE CODE - MUSIC

§24-231 *Commercial music.*

(a) *No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:*

(1) *is in excess of 42 dB(A) as measured with a sound level meter; or*

(2) *is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or*

(3) *causes a 6 dBC or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dBC.*

THE NOISE CODE - UNREASONABLE NOISE

§24-203 *General definitions. When used in the New York city noise control code the following terms shall have the following meanings:*

(62) *Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.*

§24-218 *General prohibitions.*

(a) *No person shall make, continue or cause or permit to be made or continued any unreasonable noise.*

(b) *Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:*

(1) *Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

(2) *Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

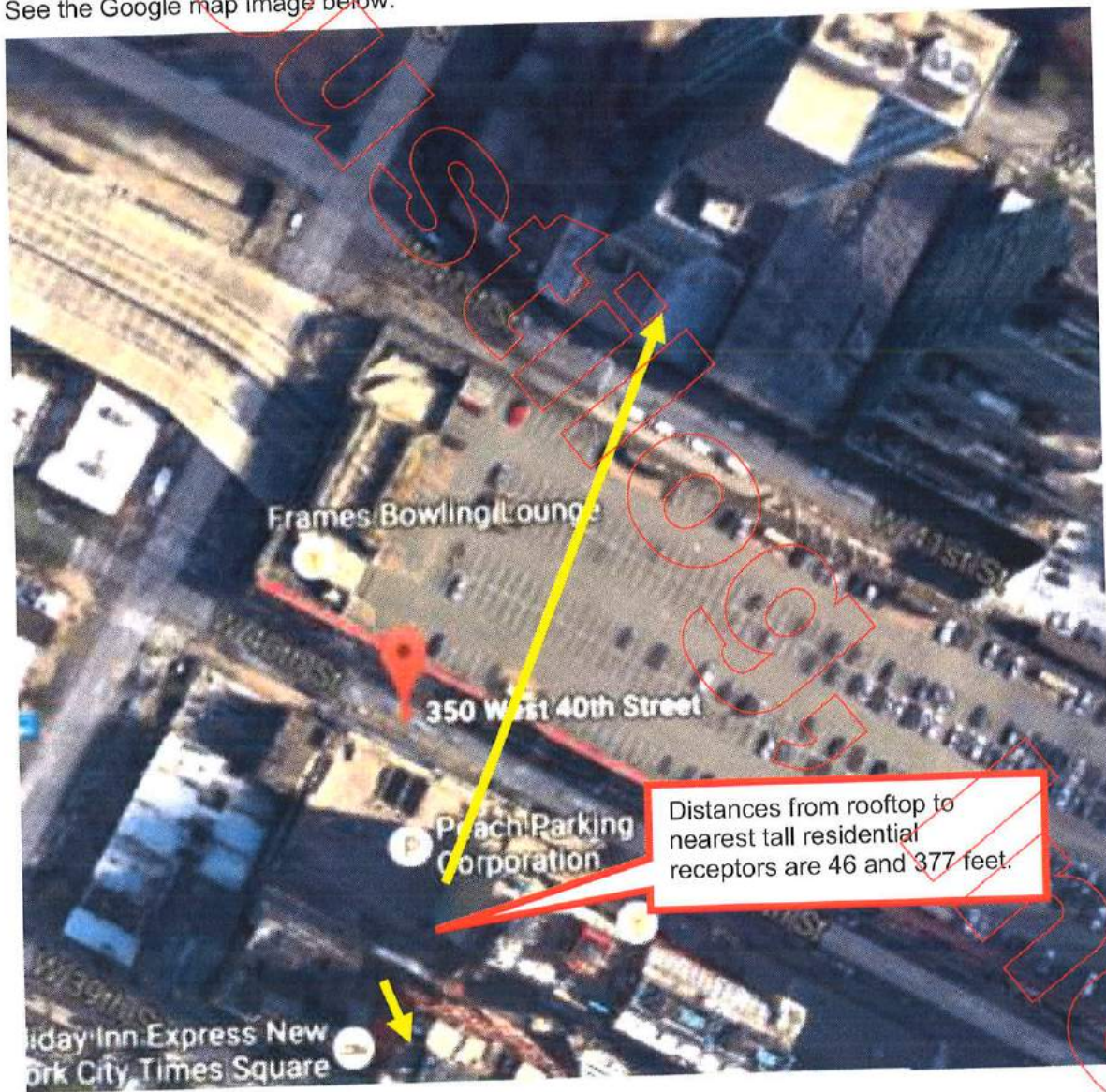
(3) *Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.*

VOICES AND MUSIC FROM ROOFTOP TERRACE TO NEAREST BUILDINGS

The noise level was analyzed by calculating the noise from the expected number of people on the rear section of the 36th floor roof terrace (which is exposed to the neighboring same-height Holiday Inn hotel to the south) and correcting for distance and the effect of an open window. This is a worst-case assumption acoustically because most of the windows in the Holiday Inn are at a lower height. The sound would have to bend over the edge of the parapet and down to reach those windows, creating a "shadow" effect that prevents line-of-sight sound transmission. The distance to the nearest hotel window is 46 feet.

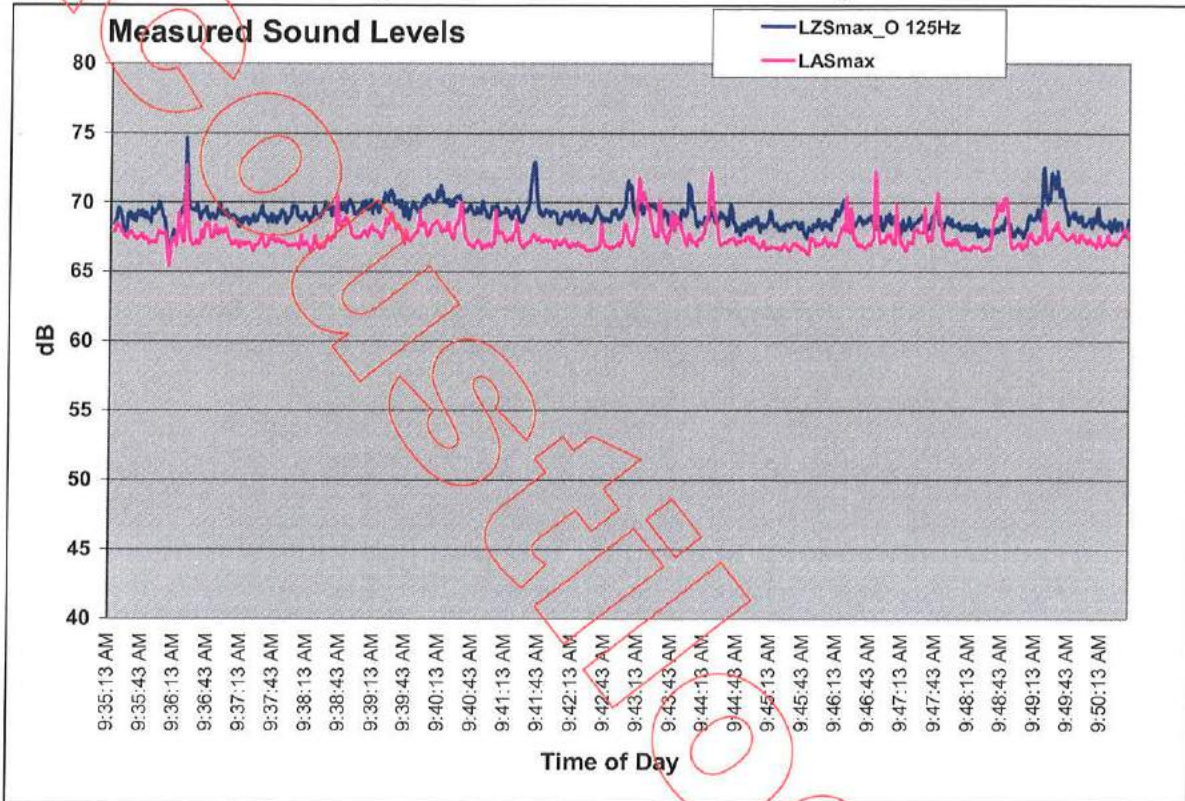
The next-closest tall residential building is 350 West 42nd Street, 377 feet to the north. This building is taller and therefore would not be shielded by the parapet or railing.

See the Google map image below.



AMBIENT NOISE ANALYSIS

The chart below shows the ambient noise of the bass (music) frequencies and midrange (voice) frequencies during the day. The minimum levels were 66 dBA in the voice range and 68 decibels in the bass range. This is due to the noise level of the traffic in the neighborhood. The sound levels are quite consistent considering that these were outdoor noise readings.



The daytime readings were then adjusted to nighttime levels by subtracting 16 dBA for voice sounds and 13 decibels for bass sounds. The resultant levels are 39 dBA and 40 decibels at 125 Hertz, 3 feet inside the Holiday Inn residential open windows.

The calculations of the final voice levels at the residences show them to be 36 dBA, or 3 dBA below the ambient noise. In order to be Code-compliant, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the sound will be below the level of ambient noise, it will meet Code requirements.

The calculations of the final music levels at the residences show them to be 39 decibels, or 6 decibels below the Code limits for 1/3 octave bands. The music will meet the 45 decibel limit for bass sounds and the 42 dBA limit for midrange sounds. The sound level will need to be limited as described in the recommendations.

RECOMMENDATIONS

1. For the outside rooftop sound system, at least 8 small outdoor speakers should be used as a distributed system. I have included a wiring diagram so that one amplifier can power all 8 speakers instead of using multiple power amplifiers.
 - a. Mount the speakers below the parapet level so that they do not act as projectors to

the neighboring properties. Data sheets for some examples of outdoor speakers are attached. Do not use subwoofers.

- b. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.
2. The sound system will incorporate an equalizer. The equalizer will then feed into a limiter. Both functions can be accomplished with a DBX Driverack PA2. Installed in the system right before the amplifier and locked with a password, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.
- a. Using the graphic equalizer section, attenuate (lower) all frequencies 125 Hertz and below in order to achieve the sound levels shown below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 125 Hertz and a slope of 12 dB/octave.
 - b. Using the unit's output level control, set the maximum sound level from the small outdoor speakers to 78 dBC and 71 dBA measured 3 feet from any speaker. The sound installer can do this with a simple Radio Shack sound level meter. Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the sound system.
 - c. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
 - d. This unit would be set in conjunction with tests made of noise levels in the neighboring buildings.
 - e. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
 - f. Set the limiter's Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
 - g. The amplifiers must be set to maximum level during this process so they cannot be turned up further at a later time.

If I can be of further assistance, please call.

It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright Acoustilog, Inc. 2016. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

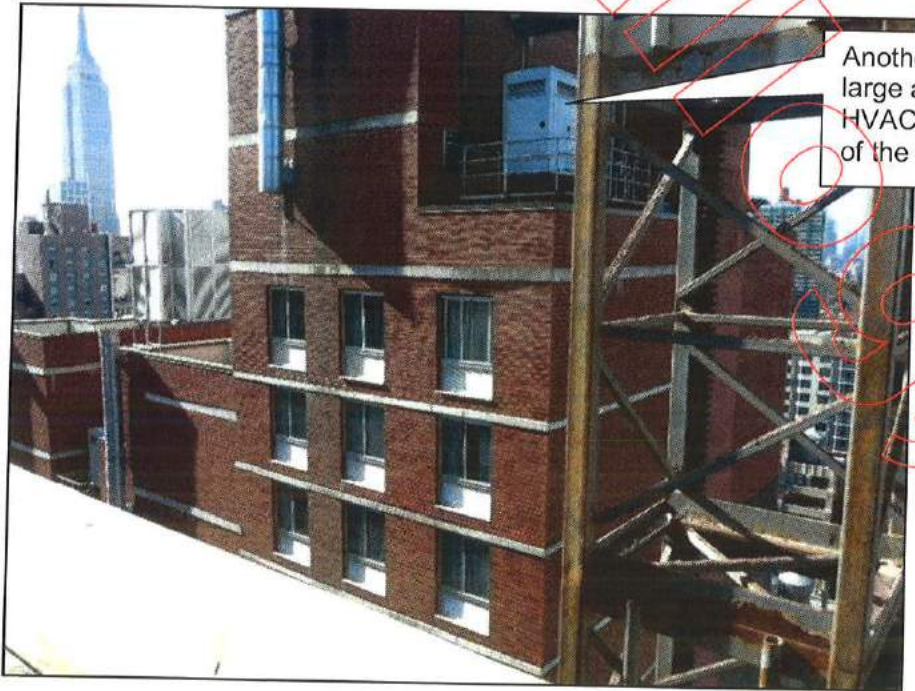
Yours Truly,
Alan Fierstein

President
acoustilog1@verizon.net

All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2260/2270 Analyzer, Bruel & Kjaer 4135, 4145, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15A.

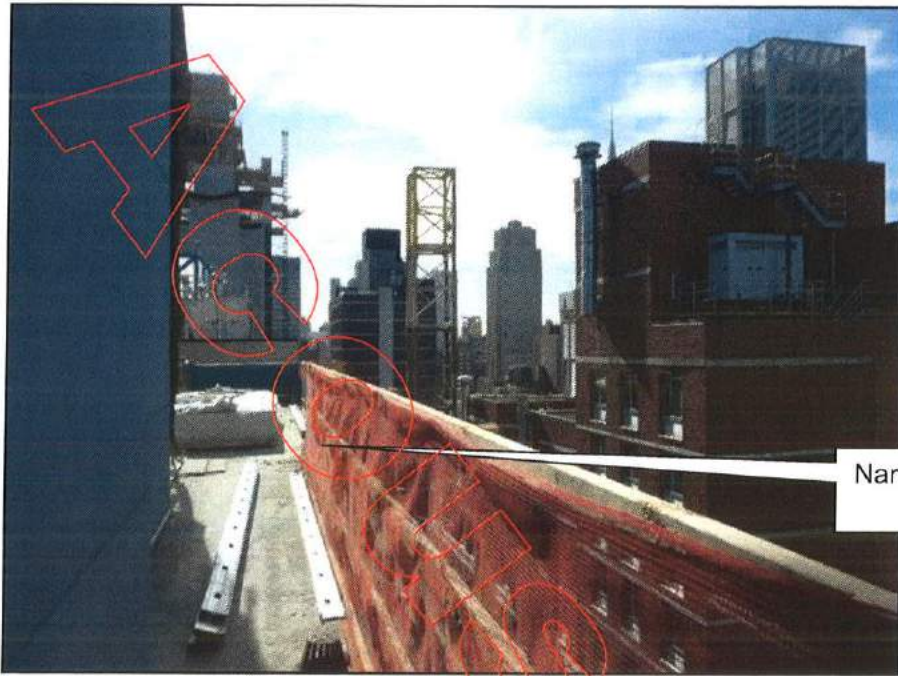


Front area of rooftop



Another source of noise was the large amount of HVAC equipment on the rooftop of the hotel to the south.

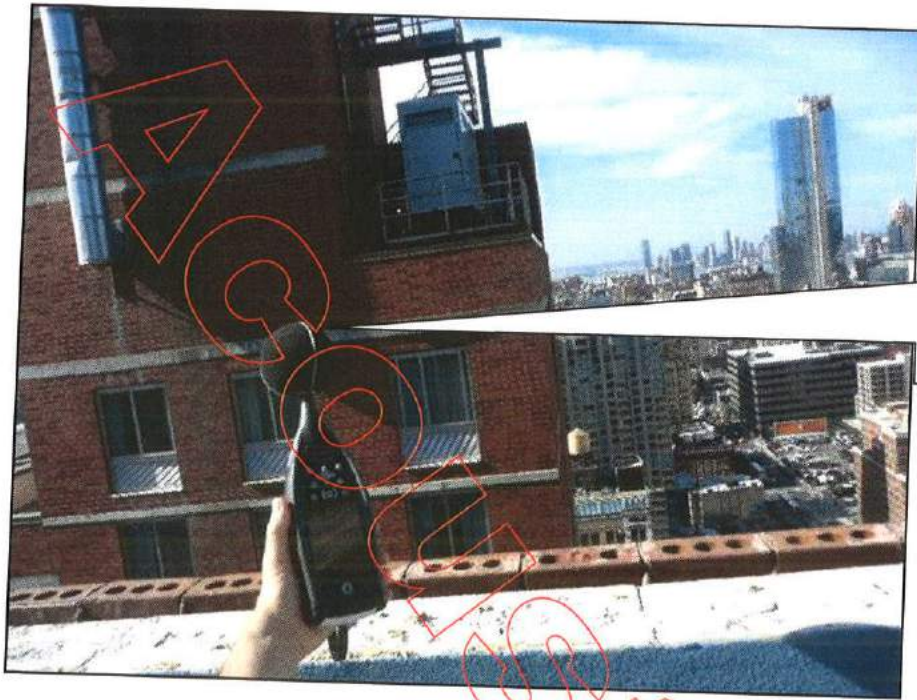
Acoustilog



Narrow back area of rooftop



Nearest tall residential building to the north is 377 feet away.

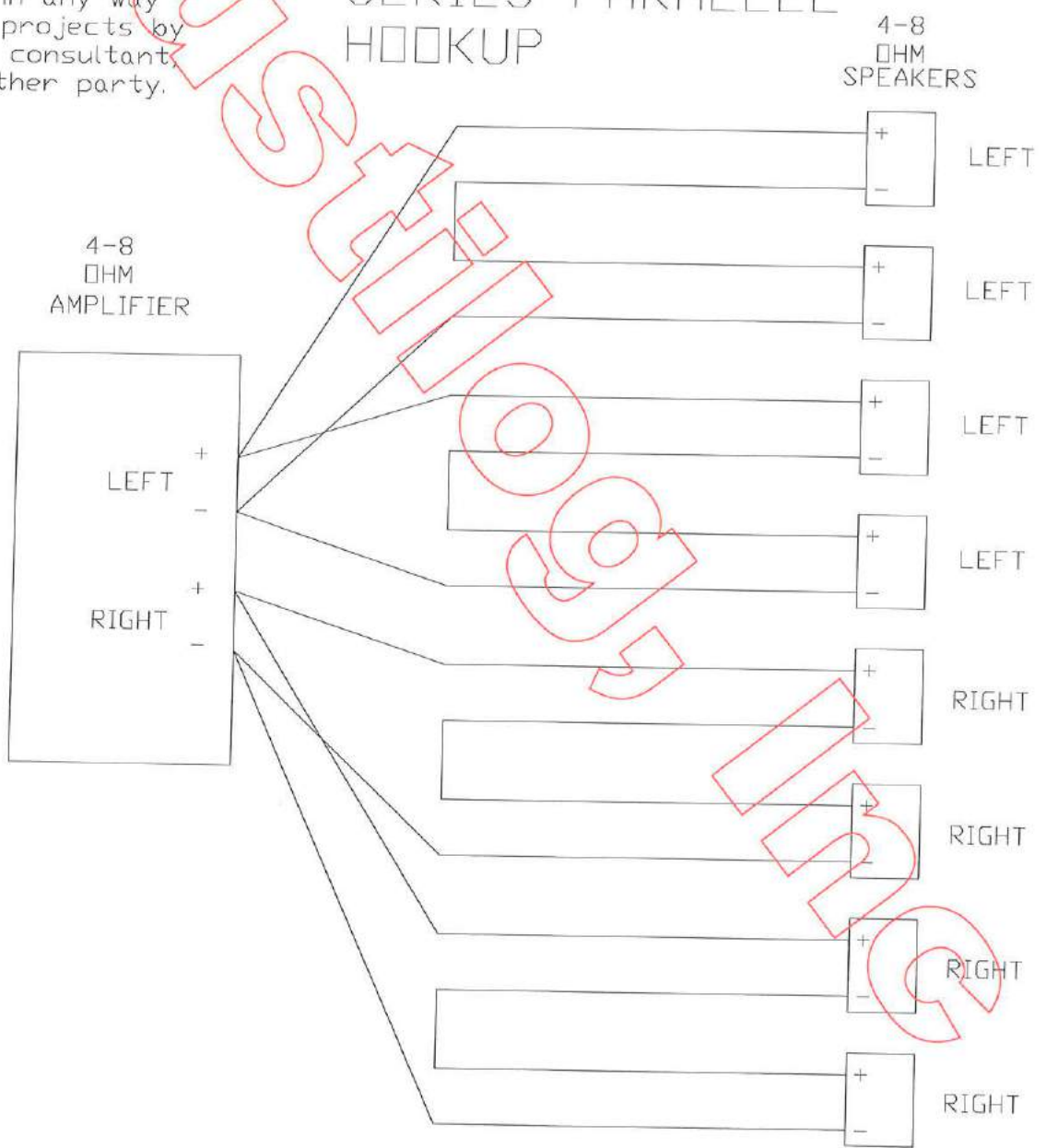


I measured the neighborhood "ambient" noise level during the day and corrected the readings to simulate the nighttime sound levels on a Sunday night, typically the quietest time of the week.

ACOUSTILOG

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ACOUSTILOG SERIES-PARALLEL HOOKUP





Delivering Sound Excellence



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Outdoor Speakers

- ▶ Rock
- ▶ Sound n Light
- ▶ Mushroom
- ▶ Cane n Sound
- ▶ Prithvi

Other Products

- ▶ Speakers
- ▶ Home Theatre systems
- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

Products

SOUND N LIGHT

Sound n Light Column Speaker system with integrated Two Way Co-axial Speaker with P.P. cone, provides excellent sound. A Hyperbolic Radiating cone directly below the speaker provides equal horizontal distribution of the sound in 360 degree. upto a very large area. Symmetrical sound and light coverage allows usage in large areas, to provide aesthetically pleasing ambience outdoors as well as indoors. Available in a variety of colours of your choice.



Construction

Outer shell is cast Aluminum with U.V. resistant powder / P.U. coating of your colour choice, guaranteed for a min. of three years. The driver is a two-way co-axial speaker system with Poly Propylene Cone, Aluminum Voice Coil, Powder Coated Chassis, built to withstand rain, humidity, heat, dust etc. of the outdoors. Guaranteed to provide uninterrupted sound in any conditions outdoors. An optional 100V line-matching transformer can be provided for multiple installations.

The light source is a branded 18 W CFL coupled with an electronic ballast to avoid any electrical noise.

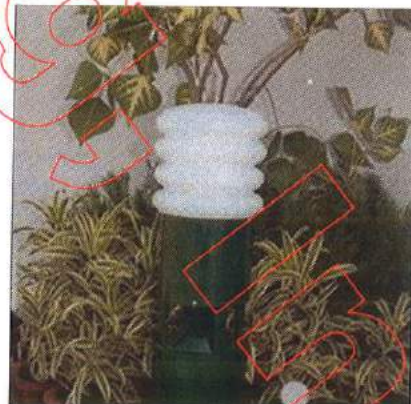
The unit is mountable on a heavy-duty metal pipe of any required height. This pipe is grouted in the ground or can be mounted on a suitable base. Additional PVC pipe covers this metal pipe for purpose of aesthetics as well as to provide security against theft.

Specifications

Moonlight & Ringlight



Moonlight



Ringlight

- Speakers:** 6 inch Two Way Co-axial with P.P.Cone.
- Power Handling:** 15 W RMS
- Lamp:** 18 W 230V CFL
- Dia.:** 175 mm X H 460 mm
- Weight:** 4.5 kgs

Suspended



Delivering Sound Excellence



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Outdoor Speakers

- ▶ Rock
- ▶ Sound n Light
- ▶ Mushroom
- ▶ Cane n Sound
- ▶ Prithvi

Other Products

- ▶ Speakers
- ▶ Home Theatre systems
- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

Products

ROCK

Moulded in FRP, replicating natural rock shapes to unbelievable extent. Capable of providing Hi Fidelity music in various outdoor locations such as Gardens, Swimming Pools, Walkways etc. Can be made to merge in any natural surroundings. Designed to withstand all outdoor conditions of heat, rain humidity etc, hence very convenient for outdoor installations.



Construction

Highly durable and strong FRP moulded shell. Carefully textured and coloured to look like any natural rock. The Speaker is weather proof, made with P.P.Cone, Aluminum Voice Coil, and Powder Coated Chassis so as to withstand any conditions outdoors. Also available in colours of your choice.

Specifications

Small Rocks: Baby Rock I & II



Baby rock I



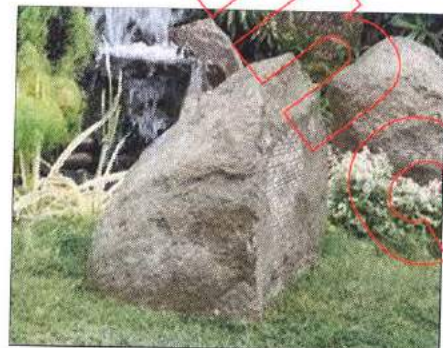
Baby rock II

Speakers: One 4 Inch Co-axial Weatherproof speaker with P.P Cone.

Power Handling: 10 Watts RMS

Size: L 250 mm X W 200 mm X H 300 mm.

Big Rocks: Mercury & Venus



Mercury

Venus

Speakers:

One 8 Inch weather proof Hi-Q Speaker with P.P. Cone
One 4-inch midrange with P.P.Cone
One 3-Inch Tweeter with Mylar Cone
All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

Power Handling: 30 Watts RMS

Size: Mercury: L 600 mm X W 300 mm X H 300 mm.
Venus: L 700 mm X W 400 mm X H 500 mm.

Big Rocks: Mars



Mars

Speakers:

Two 8 inch Weather proof Hi-Q Speakers with P.P. Cones.
One 4 inch midrange with P.P.Cone
One 3 Inch Tweeter with Mylar Cone.
All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

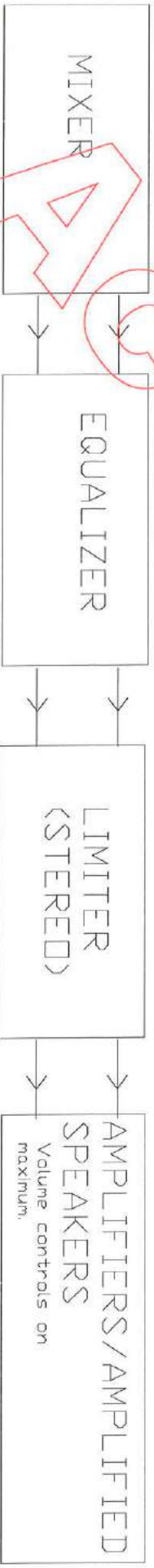
Power Handling: 40 Watts RMS

Size: L 650 mm X W 400 mm X H 500 mm.

| [Top](#) |

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NOTE - LIMITER AND EQUALIZER FUNCTIONS CAN BE COMBINED IN ONE PROCESSOR



Larger Images

DriveRack PA2

Complete Loudspeaker Management System

MSRP \$624.94
\$399.95
 SAVE \$224.99!

Buy It Now

ALL YOU NEED TO GET THE MOST FROM YOUR PA. NOW WITH COMPLETE CONTROL FROM YOUR MOBILE DEVICE.

The DriveRack® PA2 provides all the processing you need between your mixer and amplifiers to optimize and protect your loudspeakers. With the latest advancements in dbx's proprietary AutoEQ™ and AFS™ algorithms, a new input delay module for delaying the FOH system to the backline, Ethernet control via an Android®, iOS®, Mac®, or Windows® device, and updated Wizards, the DriveRack PA2 continues the DriveRack legacy of great-sounding, powerful, and affordable loudspeaker management processors, for a whole new generation.



Works with all major OSes

OVERVIEW

- VIDEOS
- FEATURES
- MANUAL SETUP GUIDE (PDF)
- ETHERNET
- OPERATING SYSTEMS
- FAQS
- CONTACT US



AUTOEQ™

New, improved AutoEQ algorithm ensures an extremely accurate, fast, and non-intrusive automatic EQ experience.

With the RTA Mic "listening" to your room, the new, updated DriveRack PA2 AutoEQ algorithm sets speaker levels and room EQ automatically in a matter of seconds. This means room adjustments can now be made very quickly, without subjecting the audience to annoying, lengthy broadcasts of pink noise.

ENHANCED AFS™ FEEDBACK ELIMINATION

Enhanced AFS™ algorithm for faster, more precise feedback elimination, without adversely affecting your system's tone.

Nothing turns audiences away like annoying and potentially painful audio feedback. Fortunately, dbx engineers have revisited their already stellar Advanced Feedback Suppression algorithm and made it work even better. The DriveRack PA2 listens for and anticipates feedback and adjusts speaker output automatically before it even has a chance, while never altering your sound.

UPDATED WIZARD SETUP FUNCTIONS

Updated Wizards make initial set up easy, while ensuring speaker tunings and other settings are up-to-date.

Wizard functions on the DriveRack PA2 guide you through easy, step-by-step processes to help you get the most from your loudspeaker system. Helps you easily configure level balancing, AutoEQ, Advanced Feedback Suppression, and provides access to built-in and constantly updating speaker tunings from most major speaker manufacturers.

AVAILABLE INPUT PROCESSING

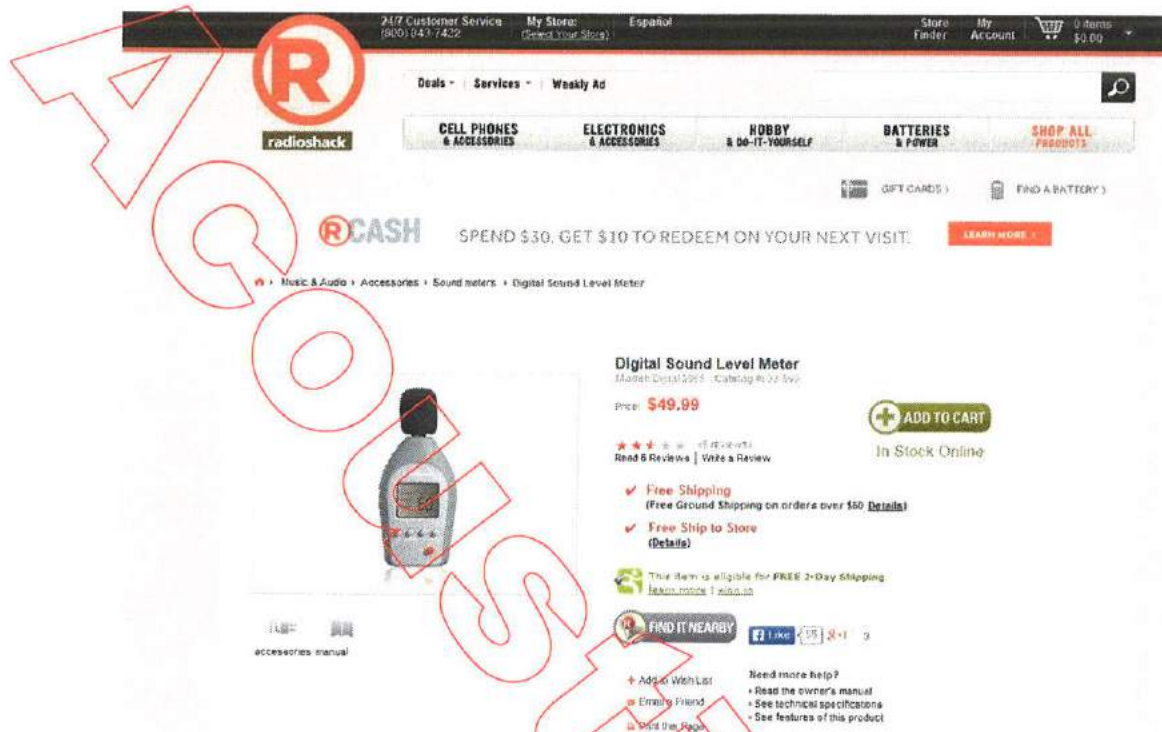
- › dbx Compression
- › AFS™ (Advanced Feedback Suppression)
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ)
- › Subharmonic Synthesis

AVAILABLE OUTPUT PROCESSING

- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings)
- › dbx Limiting
- › Driver Alignment Delays

Features

- › All New Setup Wizard
- › Streamlined AutoEQ™
- › All New AFS™ (Advanced Feedback Suppression)
- › Mobile Control (Android®, iOS®, Mac®, Windows®)
- › dbx Compression
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ) Input
- › Subharmonic Synthesis
- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings) Output
- › dbx Limiting
- › Driver Alignment Delays



Product Summary

Fine-tune your audio.

Fine-tune your PA or stereo systems audio response to match the acoustic environment with this Digital Sound Level Meter. It comes with a carrying case for travel and features an easy-to-read display.

- Carrying case protects the meter when traveling
- Easy-to-read display, sound range 30-130db, digit LCD display
- You can fine-tune your PA or stereo systems audio response to match the acoustic environment

Pricing and availability: Please note that all prices are subject to change without prior notice. Prices advertised on this site are for online orders only. Prices on some items may differ from those advertised in RadioShack stores. All merchandise may not be available at all stores, and all stores may not participate in all sales promotions. We recommend you contact the store to confirm product availability and price.

Shipping

Usually ships in 1 - 2 business days

In store: [Check availability](#)

By phone: 1-800-843-7422

Manufacturer Warranty

- Parts: 12 month
- Labor: 12 month

1 **Business License & Permits Committee**

Item #: 08

2
3 October 5, 2016

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

10
11 **Re: The Great American, LLC**
12 **d/b/a The Great American**
13 *320 W. 36th Street (8/9)*
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for The Great American, LLC d/b/a The Great American – 320 W. 36th Street (8/9), **unless**
20 the attached stipulations, agreed to and signed by the applicant, are part of the method of operation for
21 this establishment with hours of operation 6a.m. – 4a.m. seven days a week; capacity of 200, 41 tables,
22 130 seats and 2 stand-up bars with 32 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)	
THE GREAT AMERICAN, LLC		THE GREAT AMERICAN	
STREET ADDRESS		CROSS STREETS	ZIP CODE
320 WEST 36TH STREET		BTW 8TH & 9TH AVE	10018
OWNER <i>(Attach a list of all the people that will be associated/involved with the license)</i>	NAME:	JOSEPH SCHIMMEL	NAME: Terrance Flynn
	PHONE:	201.970.5120	PHONE: 718.945.1000
	EMAIL:	joeschimmel@gmail.com	EMAIL: trflynnjr@gmail.com
MANAGER	NAME:	Kris Bakey	NAME: LRR Holdings LLC
	PHONE:	210.219.9626	PHONE: 212 925-1950
	EMAIL:	kbakey@jackandconj.com	EMAIL: lance@raberenterprises.com
ATTORNEY/ REPRESENTATIVE			
LANDLORD			
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Public House & Penn6 140 east 41st nyc	
	What were the dates applicant was involved with this former premise?	5/2007-7/2014	
<input type="radio"/> Transfer	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"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
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	<input checked="" type="checkbox"/>	
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"/>	I don't believe so but i will email the diagram
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="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am
	Kitchen	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am
	Music	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am	6am - 4am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND <input checked="" type="checkbox"/>		LIVE MUSIC <input type="checkbox"/>	DJ <input type="checkbox"/>	JUKE BOX <input type="checkbox"/>	KARAOKE <input type="checkbox"/>	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seals	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	New Building	200	41	130		2	32
OUTSIDE <i>(Other than sidewalk cafe)</i>							
SIDEWALK CAFE							

How many floors are there? What is the capacity for each floor? 2 floors (kitchen is in the cellar floor)

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 NO

Will applicant have bottle or table service for beverage alcohol? YES NO Servers bring food/drink to tables

Will you be hosting private, promotional or corporate events? YES NO Corporate luncheons/functions/meetings

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 All staff will receive the NYC manual

Will security plan be implemented? YES NO This will be part of our employee training

Will State certified security personnel be used? YES NO When we use security absolutely

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

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

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/>	NO	Garment District/Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	New Building
Is a Public Assembly permit required?	<input checked="" type="checkbox"/>	NO	We will have over 75 patrons
Are your plans filed with DOB?	YES	NO	Everything is in the process

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	West 36th Street Block Association: Frank Strock mcgee79@aol.com	
	# 2	KNA Association: Kathleen Treat at kathleentreat123@gmail.com	
	# 3	Hotel Americano: (212) 216-6000	
	# 4	Highline 537: (212) 518-4942	
	# 5	We are still in the process of introducing ourselves to every building in the area Hope to have met everyone by next week.	
Please provide dates when applicant met with the groups listed above.		We are setting up dates to meet in person	
Who was your contact person at each group you met with?		Listed above, once i have every building manager i will email	
When did applicant post the notice that was provided?		Wednesday August 24th 2016	
Where did applicant post the notice that was provided?		Directly in front of the location 320 west 36th	
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"/>	NO joseph schimmel 201.970.5120
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/>	NO 100% always in search of great applicants

BUILDING DESIGN

State the name and type of business previously located in the space.	New Building		
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	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	New Building
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/>	NO	There will be a revolving door
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/>	
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="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/>	NO	
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?	<input checked="" type="checkbox"/>	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="checkbox"/>	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="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?	<input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	roof, water cooled unit		
When was the air conditioner installed?	being installed october 2016		

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

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

1 **Business License & Permits Committee**

Item #: 09

2
3 October 5, 2016

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

10
11 **Re: GBCB LLC**
12 **d/b/a The Washington Jefferson Hotel**
13 *318 W. 51st Street (8/9)*
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for The Washington Jefferson Hotel – 318 W. 51st 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 for hotel mini room bars and room service only; and capacity of
22 214 rooms on 6 floors.
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)	
GBCB LLC		The Washington Jefferson Hotel	
STREET ADDRESS		CROSS STREETS	ZIP CODE
318 W 51st Street		8th & 9th Avenue	10019
OWNER <i>(Attach a list of all the people that will be associated/linked with the license)</i>	NAME:	Shimmie Horn	NAME: Elke A. Hofmann, Esq.
	PHONE:	212-246-7550	PHONE: 212-487-9100
	EMAIL:	shorn@triumphny.com	EMAIL: elke@eahlaw.com
MANAGER	NAME:	Debbie Silverstein	NAME: Washington Jefferson Holdings LLC
	PHONE:	212-246-7550	PHONE: 212-453-4010
	EMAIL:	debbie@wjhotel.com	EMAIL:
ATTORNEY/ REPRESENTATIVE			
LANDLORD			
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See attached list	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> 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:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	APPLICATION IS FOR HOTEL ROOM MINI BARS AND ROOM SERVICE ONLY						
	Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Music	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	214 rooms	will vary	0	0	0	0	0
OUTSIDE (Other than sidewalk cafe)	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? **6 Floors**

How frequently will the owner(s) be at the establishment? **Manager will be onsite 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 checked="" type="radio"/>	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input type="radio"/> NO	N/A
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?

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	All listed block associations have been notified.	
	# 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?		See attached list	
When did applicant post the notice that was provided?		August 19, 2016	
Where did applicant post the notice that was provided?		Exterior window of Hotel & distributed to residential buildings	
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"/>	NO Hotel Manager is always onsite
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/>	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A		
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="radio"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/>	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/>	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/>	
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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" 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	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	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	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/>	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/>	
Where will the air conditioner be located? What type is it?	N/A, existing		
When was the air conditioner installed?			

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE		
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	<input checked="" type="radio"/>
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	<input checked="" type="radio"/>
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 CAFE		
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	<input checked="" type="radio"/>
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/>
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 st and March 21 st , and any other day when it rains or snows?	YES	NO
Will applicant use umbrellas?	YES	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO

ALTERATION TO HOTEL

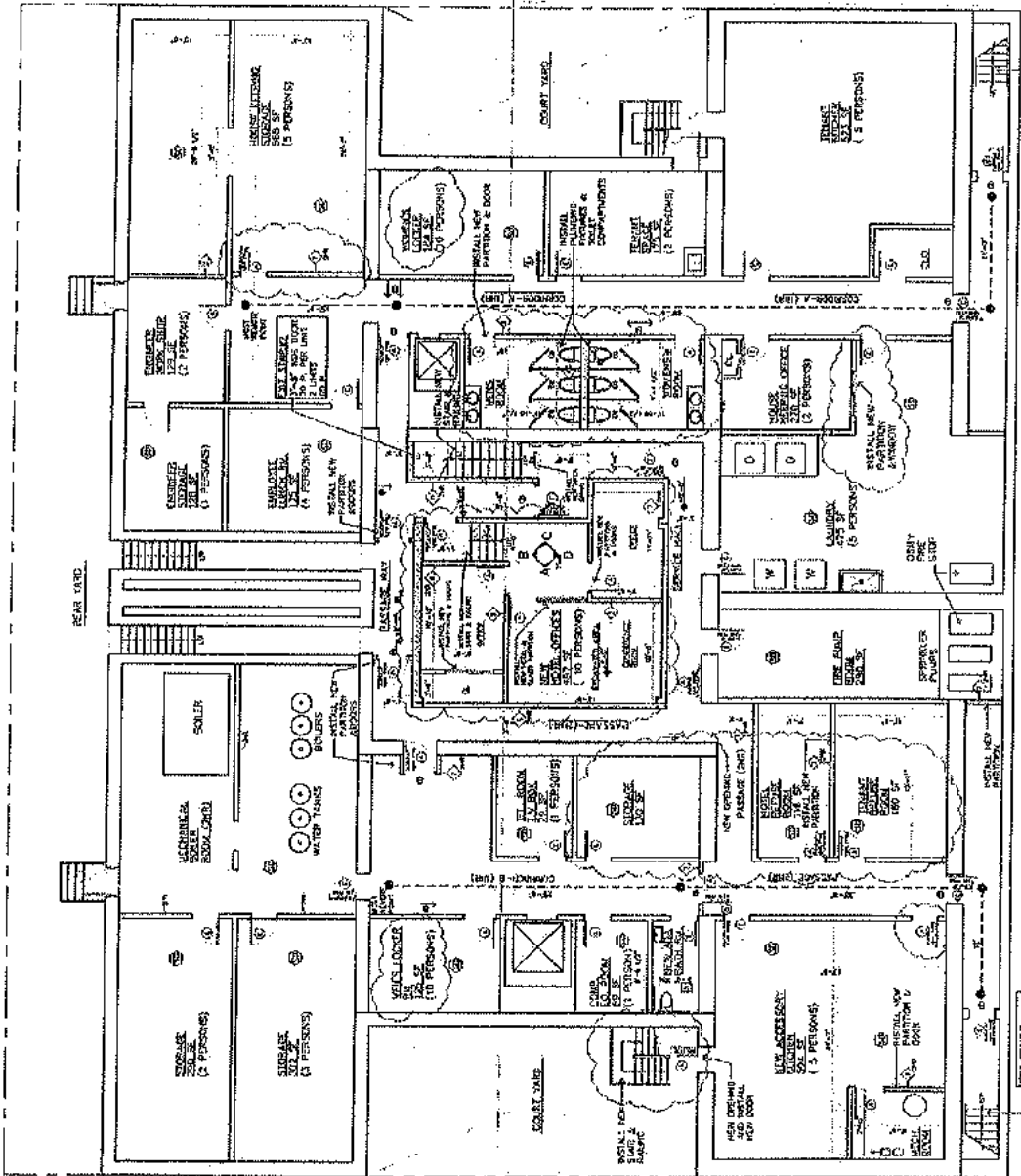
PROJECT: ALTERATION TO HOTEL, 1212 G ST. N.W., WASHINGTON, D.C.
 ARCHITECT: [Faded]
 DATE: [Faded]
 SHEET: [Faded]



PROPOSED CELLAR FLOOR PLAN

A-300.01

MAX TRAVEL DISTANCE FOR EXITING ANALYSIS	EXIT STAIR #1 (40 PERSONS)	EXIT STAIR #2 (40 PERSONS)	EXIT STAIR #3 (40 PERSONS)	EXIT STAIR #4 (40 PERSONS)	EXIT STAIR #5 (40 PERSONS)	EXIT STAIR #6 (40 PERSONS)	EXIT STAIR #7 (40 PERSONS)	EXIT STAIR #8 (40 PERSONS)	EXIT STAIR #9 (40 PERSONS)	EXIT STAIR #10 (40 PERSONS)	EXIT STAIR #11 (40 PERSONS)	EXIT STAIR #12 (40 PERSONS)	EXIT STAIR #13 (40 PERSONS)	EXIT STAIR #14 (40 PERSONS)	EXIT STAIR #15 (40 PERSONS)	EXIT STAIR #16 (40 PERSONS)	EXIT STAIR #17 (40 PERSONS)	EXIT STAIR #18 (40 PERSONS)	EXIT STAIR #19 (40 PERSONS)	EXIT STAIR #20 (40 PERSONS)	EXIT STAIR #21 (40 PERSONS)	EXIT STAIR #22 (40 PERSONS)	EXIT STAIR #23 (40 PERSONS)	EXIT STAIR #24 (40 PERSONS)	EXIT STAIR #25 (40 PERSONS)	EXIT STAIR #26 (40 PERSONS)	EXIT STAIR #27 (40 PERSONS)	EXIT STAIR #28 (40 PERSONS)	EXIT STAIR #29 (40 PERSONS)	EXIT STAIR #30 (40 PERSONS)	EXIT STAIR #31 (40 PERSONS)	EXIT STAIR #32 (40 PERSONS)	EXIT STAIR #33 (40 PERSONS)	EXIT STAIR #34 (40 PERSONS)	EXIT STAIR #35 (40 PERSONS)	EXIT STAIR #36 (40 PERSONS)	EXIT STAIR #37 (40 PERSONS)	EXIT STAIR #38 (40 PERSONS)	EXIT STAIR #39 (40 PERSONS)	EXIT STAIR #40 (40 PERSONS)
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SEE STAIR #1 FOR UNIT
 SEE STAIR #2 FOR UNIT
 SEE STAIR #3 FOR UNIT

SEE STAIR #1 FOR UNIT
 SEE STAIR #2 FOR UNIT
 SEE STAIR #3 FOR UNIT

PROPOSED CELLAR FLOOR PLAN

1

GEORGE Z. ZENGER ASSOCIATES, LLC
 ARCHITECTS
 200 WEST 51ST STREET, SUITE 200, NEW YORK, NY 10019
 TEL: 212-249-1100 FAX: 212-249-1101

Styl Engineering Co. PLLC
 260 WEST 27TH STREET, SUITE 200, NEW YORK, NY 10001
 TEL: 212-249-2800 FAX: 212-249-2802
 STYLENGINEERING.COM

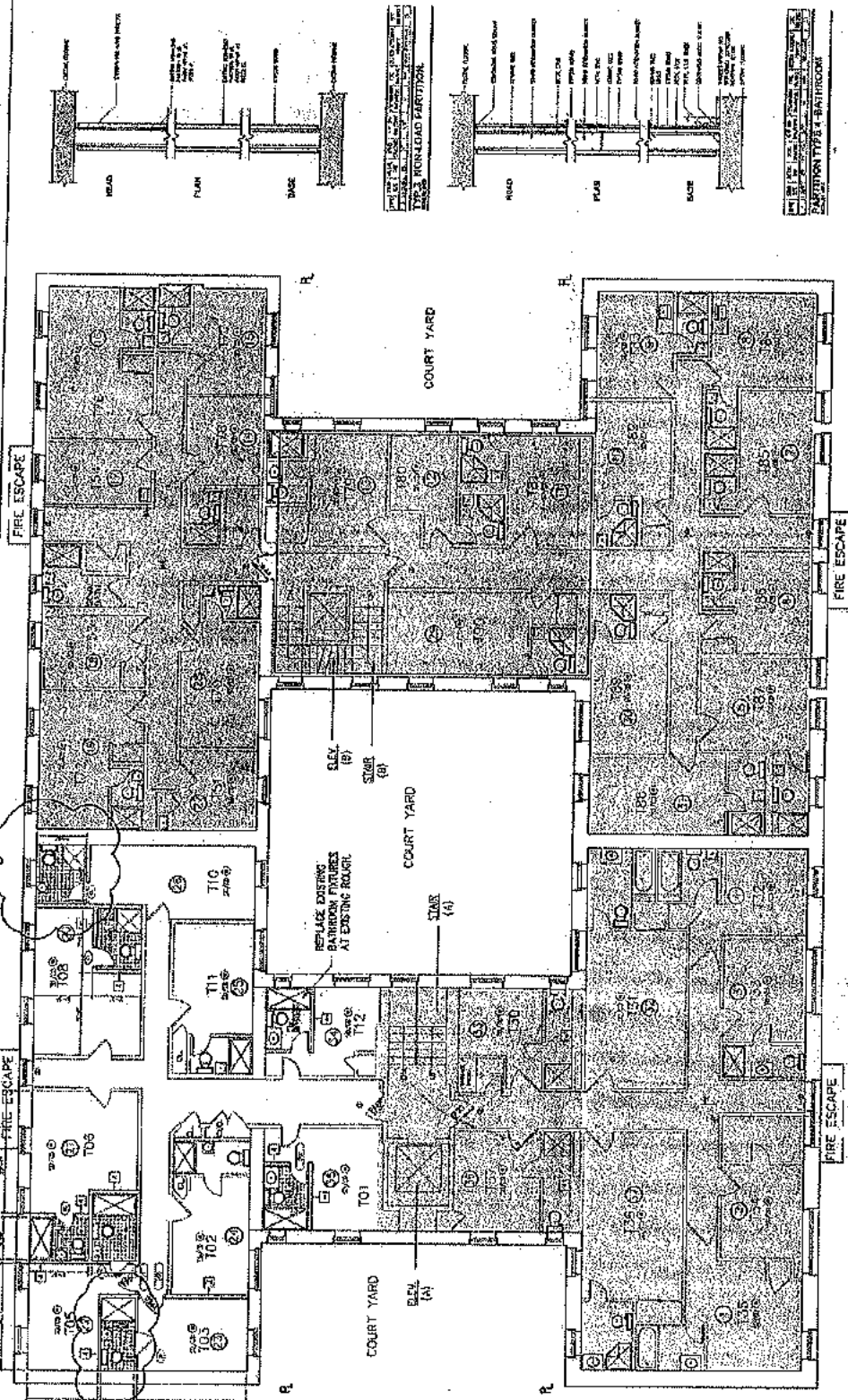
PROJECT NO. 100-100100000
 318 West 51 Street,
 N.Y. 10019

2ND FLOOR
 CONSTRUCTION PLAN

DATE: 10/10/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO. 100-100100000
 318 West 51 Street,
 N.Y. 10019



MERGE AND COMBINE UNITS.

FLOOR	EXISTING UNITS	PROPOSED UNITS	MERGE UNITS	EXISTING ROOMS	NEW ROOMS
FIRST	12	15		701-705	706
SECOND	40	37		706-708, 709, 710-712, 713-714, 715	716-718, 719
THIRD	41	37		719-721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	11-106-108, 11-109-110, 11-107-110
FOURTH	39	37		101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240	11-106-110
FIFTH	35	35		161-164, 165-168, 169-171, 172-174, 175-178, 179-181, 182-184, 185-188, 189-191, 192-194, 195-198, 199-201, 202-204, 205-208, 209-211, 212-214, 215-218, 219-221, 222-224, 225-228, 229-231, 232-234, 235-238, 239-241, 242-244, 245-248, 249-251, 252-254, 255-258, 259-261, 262-264, 265-268, 269-271, 272-274, 275-278, 279-281, 282-284, 285-288, 289-291, 292-294, 295-298, 299-301, 302-304, 305-308, 309-311, 312-314, 315-318, 319-321, 322-324, 325-328, 329-331, 332-334, 335-338, 339-341, 342-344, 345-348, 349-351, 352-354, 355-358, 359-361, 362-364, 365-368, 369-371, 372-374, 375-378, 379-381, 382-384, 385-388, 389-391, 392-394, 395-398, 399-401, 402-404, 405-408, 409-411, 412-414, 415-418, 419-421, 422-424, 425-428, 429-431, 432-434, 435-438, 439-441, 442-444, 445-448, 449-451, 452-454, 455-458, 459-461, 462-464, 465-468, 469-471, 472-474, 475-478, 479-481, 482-484, 485-488, 489-491, 492-494, 495-498, 499-501, 502-504, 505-508, 509-511, 512-514, 515-518, 519-521, 522-524, 525-528, 529-531, 532-534, 535-538, 539-541, 542-544, 545-548, 549-551, 552-554, 555-558, 559-561, 562-564, 565-568, 569-571, 572-574, 575-578, 579-581, 582-584, 585-588, 589-591, 592-594, 595-598, 599-601, 602-604, 605-608, 609-611, 612-614, 615-618, 619-621, 622-624, 625-628, 629-631, 632-634, 635-638, 639-641, 642-644, 645-648, 649-651, 652-654, 655-658, 659-661, 662-664, 665-668, 669-671, 672-674, 675-678, 679-681, 682-684, 685-688, 689-691, 692-694, 695-698, 699-701, 702-704, 705-708, 709-711, 712-714, 715-718, 719-721, 722-724, 725-728, 729-731, 732-734, 735-738, 739-741, 742-744, 745-748, 749-751, 752-754, 755-758, 759-761, 762-764, 765-768, 769-771, 772-774, 775-778, 779-781, 782-784, 785-788, 789-791, 792-794, 795-798, 799-801, 802-804, 805-808, 809-811, 812-814, 815-818, 819-821, 822-824, 825-828, 829-831, 832-834, 835-838, 839-841, 842-844, 845-848, 849-851, 852-854, 855-858, 859-861, 862-864, 865-868, 869-871, 872-874, 875-878, 879-881, 882-884, 885-888, 889-891, 892-894, 895-898, 899-901, 902-904, 905-908, 909-911, 912-914, 915-918, 919-921, 922-924, 925-928, 929-931, 932-934, 935-938, 939-941, 942-944, 945-948, 949-951, 952-954, 955-958, 959-961, 962-964, 965-968, 969-971, 972-974, 975-978, 979-981, 982-984, 985-988, 989-991, 992-994, 995-998, 999-1001	101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240
SIXTH	40	39		101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240	101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240

WEST 51ST STREET

FIRE ALARM INSTALL THROUGHOUT BUILDING.

1 CONSTRUCTION FLOOR PLAN (2ND FLOOR)

FOURTH FLOOR WORK
 TRANSFER FROM DRAWING:
 A-101 TO A-103.

2ND FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

GEORGE E. BERGER & ASSOCIATES, LLC
 ARCHITECTS
 100 WEST 51ST STREET
 NEW YORK, NY 10019
 TEL: 212-850-1234

S/W Engineering Co., PLLC
 200 WEST 51ST STREET
 NEW YORK, NY 10019
 TEL: 212-850-1234

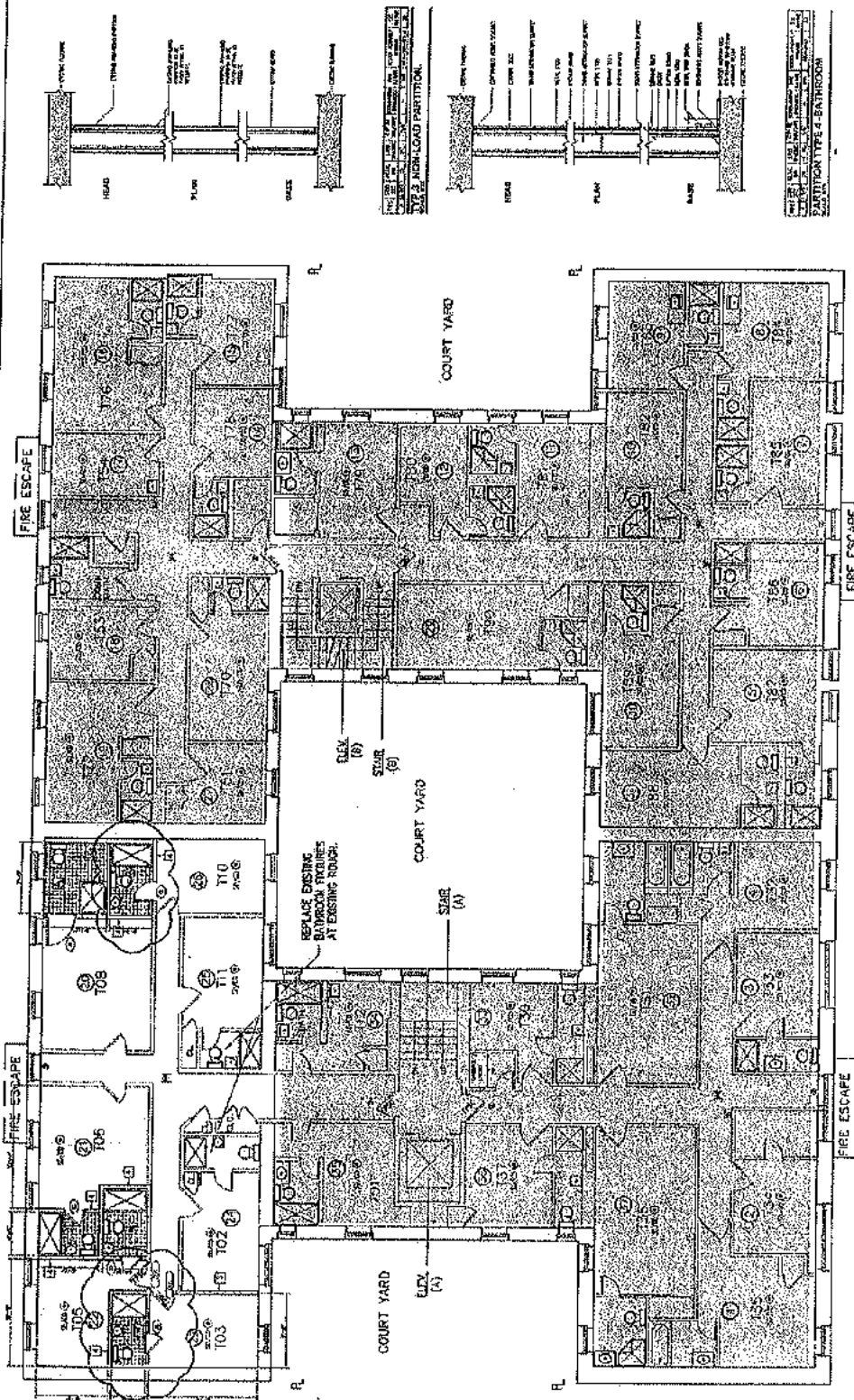
ALL WORK SHOWN ON THIS DRAWING IS TO BE CONSIDERED AS A PROVISIONAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF THE WORK SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THIS DRAWING IS THE PROPERTY OF GEORGE E. BERGER & ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GEORGE E. BERGER & ASSOCIATES, LLC.

318 West 51 Street
 NY, NY, 10019

TYPICAL 3RD AND 4TH FL
 CONSTRUCTION

DATE: 08/14/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: A-103.01



MERGE AND COMBINE UNITS

FLOOR	EXISTING UNITS	PROPOSED UNITS	MERGE UNITS	NET SQ. FT.
FIRST	15	15	201-778	779
SECOND	46	37	708-709	708-709-203
THIRD	41	37	710-711	710-711-102
FOURTH	39	37	712-713	712-713-100
FIFTH	39	35	714-715	714-715
SIXTH	40	38	716-717	716

FOURTH FLOOR WORK
 TRANSFER FROM DRAWING
 A-101 TO A-103.

WEST 51ST STREET

NOTE: FULLY SPRINKLERED BUILDING
 FIRE ALARM INSTALL THROUGHOUT BUILDING.

1 CONSTRUCTION FLOOR PLAN (3RD & 4TH FLOOR)

GEORGE E. BERGER & ASSOCIATES, LLC
 A CORPORATION BY THE STATE OF NEW YORK
 100 WALL STREET, 15TH FLOOR
 NEW YORK, NY 10038
 TEL: (212) 512-2000
 FAX: (212) 512-2001
 WWW: WWW.GEBERGER.COM

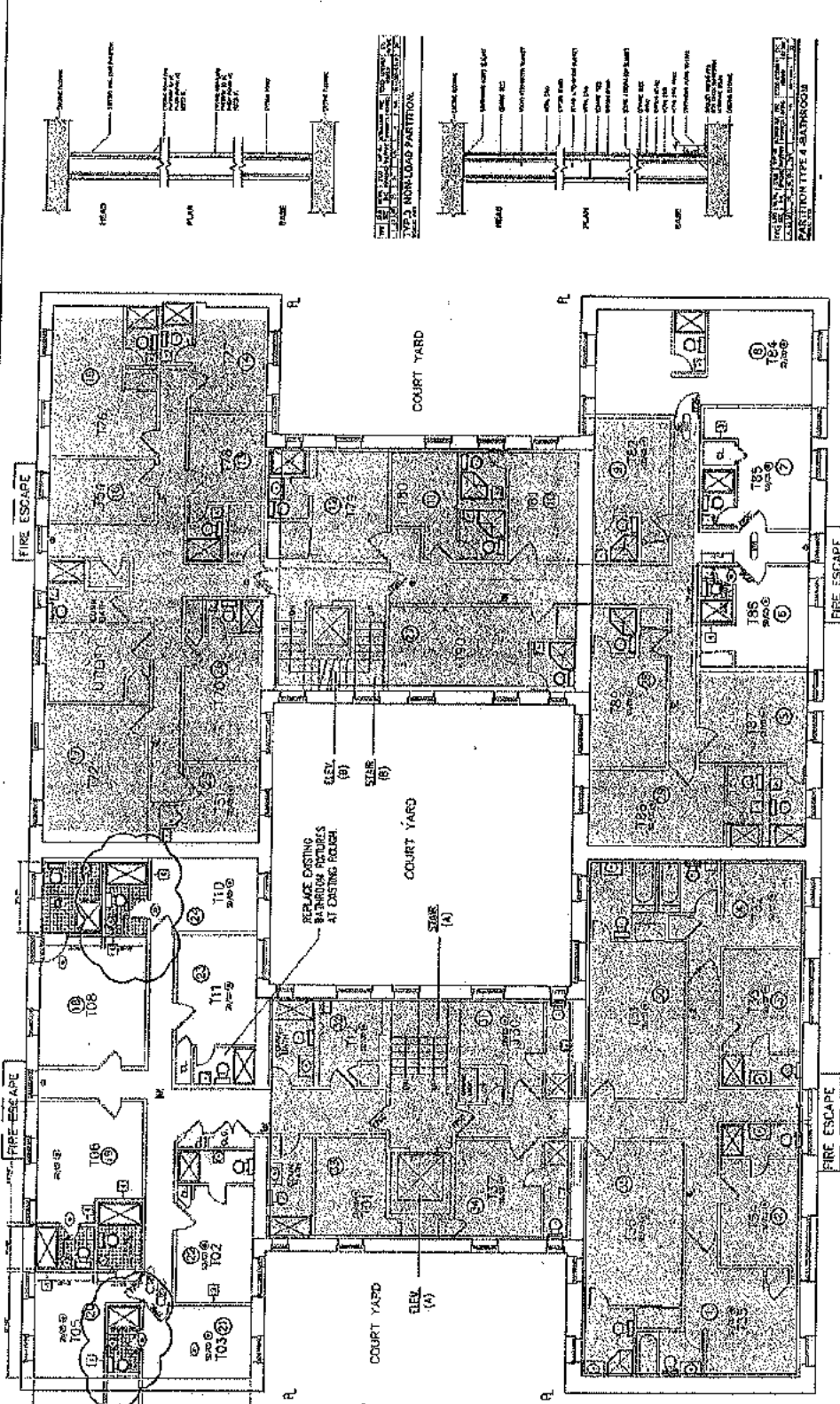
SEI Engineering Co., PLLC
 200 WEST 51ST STREET, 15TH FLOOR
 NEW YORK, NY 10019
 TEL: (212) 512-2000
 FAX: (212) 512-2001
 WWW: WWW.SEIENGINEERING.COM

318 West 51 Street
NY, NY 10019

5TH FLOOR
CONSTRUCTION PLAN

DATE: 04/15/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PROJECT NO: A-104.01



MERGE AND COMBINE UNITS

FLOOR	EXISTING UNITS	PROPOSED UNITS	MERGE UNITS	NEW RANGES
FIRST	15	12	174-176	177
SECOND	45	37	182-184	185-186-188
THIRD	41	37	192-194	195-196-198
FOURTH	39	32	192-194-196	197-198-199
FIFTH	39	35	192-194	195-196
SIXTH	40	39	194-196	197

FOURTH FLOOR DEMO WORK
 TRANSFER FROM DRAWING:
 0001.00 TO 01003.00

WEST 51ST STREET

NOTE: FULLY SPRINKLERED BUILDING
 FIRE ALARM INSTALL THROUGHOUT BUILDING.

1 CONSTRUCTION FLOOR PLAN (5TH FLOOR)

5TH FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

ALTERNATION TO HOTEL

100-200-100-100-100

100-200-100-100-100

- 1. GENERAL COMMENTS
2. SUMMARY
3. SCOPE OF WORK
4. REFERENCES
5. ASSUMPTIONS
6. LIMITATIONS
7. NOTES



Table with multiple columns and rows, likely a schedule or checklist.

GENERAL NOTES

1. GENERAL COMMENTS
2. SUMMARY
3. SCOPE OF WORK
4. REFERENCES
5. ASSUMPTIONS
6. LIMITATIONS
7. NOTES

A-001.00

Main body of the document containing detailed technical specifications, notes, and instructions. The text is dense and appears to be a continuation of the project description or a set of detailed notes.

11-11-11

11-11-11



1 **Business License & Permits Committee**

Item #: 10

2
3 October 5, 2016

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

10
11 **Re: NY Farm Brew LLC**
12 *261-271 11th Avenue, Building #9 (27)*
13 *New On-Premise Liquor License*

14
15 Dear Chairman Bradley:

16
17 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
18 application for NY Farm Brew LLC – 261-271 11th Avenue, Building #9 (27), **unless** the attached
19 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. – 12a.m. seven days a week; capacity of 120, 14 tables, 74
21 seats and 1 stand-up bar with 10 seats.

22
23 Sincerely,

24
25
26 Delores Rubin
Chair

Burt Lazarin
Co-Chair
Business License & Permits
Committee

Frank Holozubiec
Co-Chair
Business License & Permits
Committee

27
28

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
NY Farm Brew LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
261-271 11th Ave Building #9		27th b/t 11th & 12th	10001
OWNER <i>(Attach a list of all the people that will be associated/linked with the license)</i>	NAME: Andrew van Bark	ATTORNEY/ REPRESENTATIVE	NAME: Leonard Fogelman
	PHONE: 303-506-3815		PHONE: 212-370-1530
	EMAIL: andrew@lcfarmery.com		EMAIL: lmf@fogelmanlawfirm.com
MANAGER	NAME: Andrew van Bark	LANDLORD	NAME: WFNY
	PHONE: 303-506-3815		PHONE: 212-695-8090
	EMAIL: andrew@lcfarmery.com		EMAIL: fmas@wfnyc.com
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Smashburger 10 W 33rd St.	
	What were the dates applicant was involved with this former premise?	4/10/14 - 12/1/14	
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<input 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	9/24/16
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.	<input checked="" type="checkbox"/> YES	<input 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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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	

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	12-12	12-12	12-12	12-12	12-2	12-2	12-12
	Kitchen	12-12	12-12	12-12	12-12	12-2	12-2	12-12
	Music	12-12	12-12	12-12	12-12	12-2	12-2	12-12
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVEMUSIC	<input 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
INSIDE	120	120	14	74	0	1	10
OUTSIDE <i>(Other than sidewalk cafe)</i>	0	0	0	0	0	0	0
SIDEWALK CAFE	0	0	0	0			

How many floors are there? What is the capacity for each floor? 2, 120 on main floor, 2 in basement used only for storage

How frequently will the owner(s) be at the establishment? Owner Operated; 5 days/wk

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

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Penn South 8th Ave/9th Ave (23-29) Mario Mazzoni	
	# 2	West 25th Block Association: Carla Norstrom AVA Highline Community. Kristina Kizirian	
	# 3	Elliot-Chelsea Houses Tenant Association: Florence Dent & Darlene Waters	
	# 4	Hotel Americano: left a VM Highline 537: spoke with reception	
	# 5	Donna Langman Costumes: Donna Langman	
Please provide dates when applicant met with the groups listed above.		8/29/16	
Who was your contact person at each group you met with?		Andrew van Bark/Owner	
When did applicant post the notice that was provided?		8/31/16	
Where did applicant post the notice that was provided?		Garage door outside of establishment	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES <input checked="" type="checkbox"/>	NO 303-506-3815
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES <input checked="" type="checkbox"/>	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	The space has always been for temp galleries		
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	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<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?	<input checked="" type="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
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?	<input checked="" type="checkbox"/> YES	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="checkbox"/> YES	NO	
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?	<input checked="" type="checkbox"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	In the basement, 10 ton chilled water air handler connected to a 60 ton continental chiller		
When was the air conditioner installed?	2006		

OUTDOOR ITEMS - OTHER THAN 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

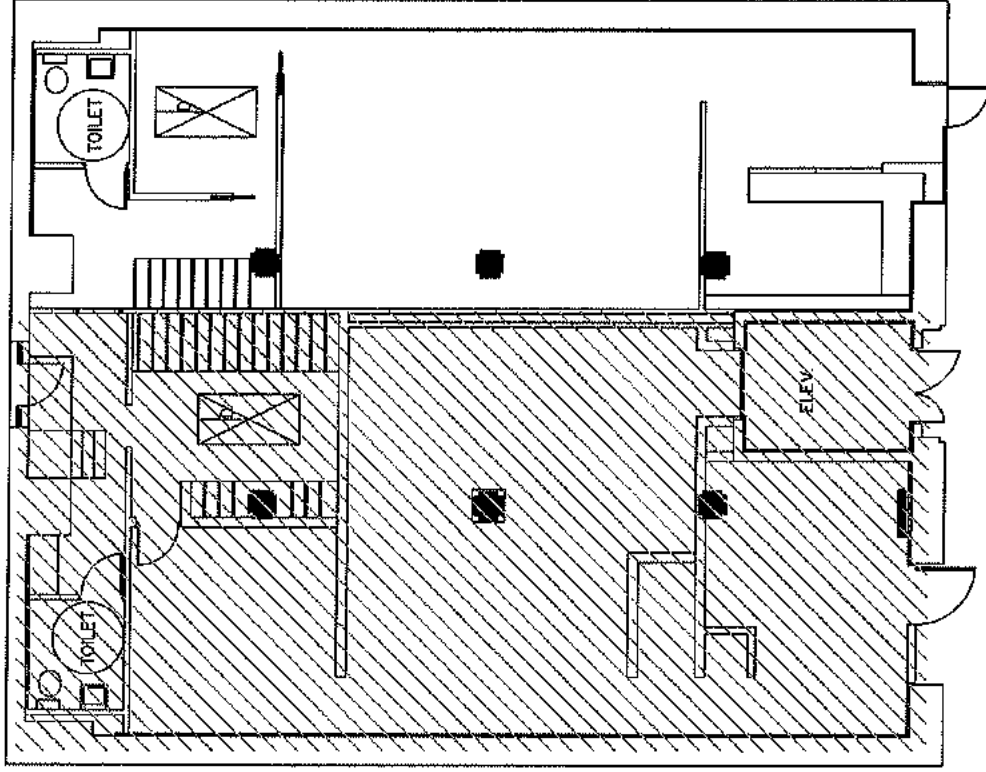
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans 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 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only), Continued

- Will submit floor plan by 9/30/16 to Board Office
- Will provide notice of this application to building at 540 W. 28th Street and 525 W. 28th by 9/17/16.

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.

TUNNEL



WEST 27TH STREET

BUILDING 9 - 1st Floor

THE FARMER'S BOARD

Selection of Locally Sourced Cheese and Charcuterie, Seasonal Accoutrements

BREAKFAST ALL DAY

Chicken, Biscuit, Gravy

Manchego, Country Ham, Fried Egg Baked into Artisan Bread

Egg White, Goat Cheese, Avocado, Sriracha Chutney

COLD

Grilled Chicken, Brie, Granny Smith Apple, Artisan Bread

Mixed Greens, Heirloom Tomatoes, Mint, Summer Berries, Pistachios

Tomato Gazpacho, Parmesan Croutons

HOT

Crab Wontons, Chili Lime Sauce

Grilled Mahi Mahi Fish Tacos, Scallion Pancake, Mango Salsa

Chipotle Chicken Flatbread, Fire Roasted Corn, Black Beans, Chipotle Lime Vinaigrette

Braised Pork Belly, Sharp Provolone, Spicy Greens, Artisan Roll

SMALL BITES

“Brewers on Horseback” Blue Cheese Stuffed Dates, Pancetta, Beer Glaze

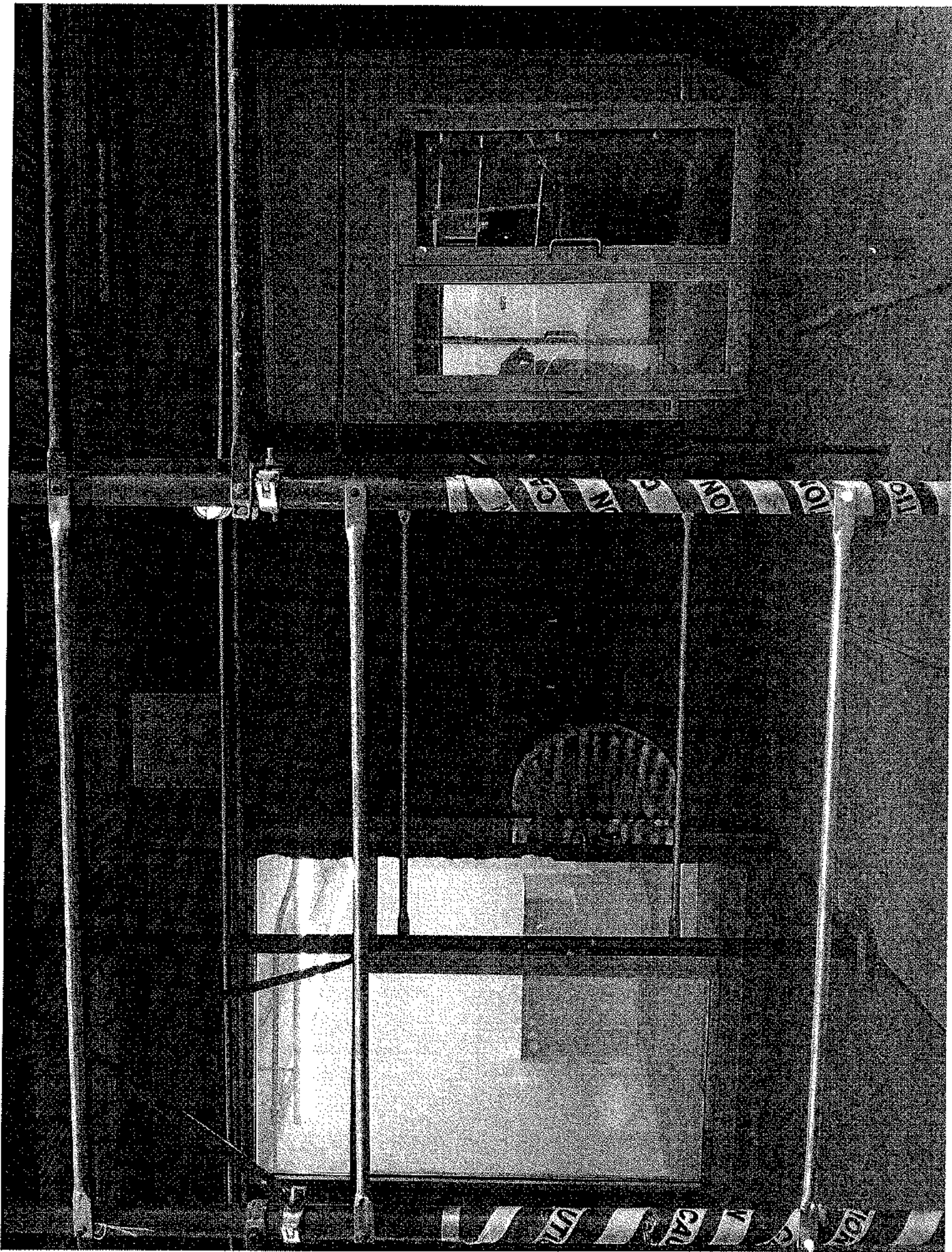
Fried Pickle and Jalapeno Spears, Horseradish Lime Cream

Baked Zucchini Chips, Parmesan Garlic Dip

Sweet Potato Fries, Tangy Chipotle Glaze

Toasted Artisan Biscuit, Rotating Selection of Jam

11/11/11





L.C. Farmery Security Plan

Number/Utilization of Security Personnel

There will be a minimum of one licensed and trained security guard on the premise when 75 or more patrons are present at the same time. Security guards will utilize both a hand counter and ID scanner. Personnel will regularly patrol both the women's and men's bathroom facilities. Personnel will ensure that patrons do not congregate to smoke outside of the establishment.

Unruly patrons

When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, licensee will immediately contact the police and request that the police assist in keeping the peace of the neighborhood.

Patrons who are intoxicated

Licensee, its agents, and employees may not sell dispense or give away alcohol to any person who is over intoxicated, nor shall such a person be permitted on the premises. When a customer has been "cut off," the server will notify the other employees. Management will support the server's decision to terminate service to any customer.

Patrons Presenting False IDs

All bartenders/management personnel will be TIPS alcohol certified. In accordance with this training, the following procedures will be enforced. All identification cards used to prove age must be valid (i.e.) not expired, and must be government-issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask purchasers questions relating the their identification in order to verify the information. If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to police.

Control/supervision of Patrons under 21

Licensee will request proof of age from any customer who appears to be 50 years of age or younger, and will refuse service to any customer who cannot produce adequate ID. When selling pitchers, ID will be requested for each person receiving a

glass. Separate types of glassware will be used to distinguish alcohol drinks from non-alcohol drinks.

Circumstances under which the Police will be called

The police will be called, in a timely manner, any time management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

Handling of Physical Disturbances, including Fights

Security or management will ask anyone who is fighting to leave. If necessary, security or management will call the local law enforcement agency for assistance. Licensee will permanently refuse admittance to any chronic problem customer.

Additional Resources for Personnel and Management

All personnel and management will be required to read and know the location of the Best Practices for Nightlife Establishments publication in the establishment. This resource includes further information on developing a safe nightlife atmosphere, including intoxication, sexual assaults and police community relations. The publication also contains counterterrorism best practices, response to serious criminal incidents and incident reports. The publication will be stored in a well-known, accessible place at all times.

Names and Dates of Birth of all employees in a management capacity

Andrew van Bark 2/24/1989

Esther Paulsen 4/10/1990

Any Complaints, questions or suggestions can be directly shared with the owner.

Andrew van Bark

(303) 506-3815

Andrew@lcfarmery.com

This application is for an On-Premise License in West Chelsea, Manhattan.

Applicant proposes to operate a bar/restaurant. The premises will serve its locally-sourced food, beverages and provisions and be open seven days per week.

There will be 14 indoor tables and one bar.

The premises will be a benefit and welcome addition to the neighborhood and will not undermine the integrity of the community. There will be no entertainment, such as music or dancing at the proposed premises. With no sidewalk café or designated outdoor area, the noise level will not increase at the proposed location.

There will be a meeting with the Community Board on September 13th 2016 to discuss the matter.

Prior to operation of the premise, all necessary licenses and permits will be obtained.

The principals live in West Chelsea and recognize the need for an inviting and socially responsible food and beverage alternative in the neighborhood. As owner operators, they will diligently oversee the staff and all operations on the premise. There will be no entertainment beyond background music.

The applicant, once licensed, will increase city and state tax by increased revenue from sales, withholding, corporate and personal taxes. Further, the entity will create jobs by hiring several local employees, which will also benefit the community and provide economic stimulus in the immediate area.

In regard to the statutory requirements of Section 64 6-a of the ABC Law:

- a) The immediate neighborhood is West Chelsea. Currently there are three licenses in the immediate 500-ft. The premise is located within a non-residential building. Same with the buildings in front of and behind the proposed location.
- b) All necessary licenses and permits have been or are in the process of being obtained
- c) There are adequate parking facilities in the immediate neighborhood and there are subway stops nearby. There will be no negative effect on vehicular traffic.
- d) The premise is being built with appropriate sound proofing in mind; thus, there will be no "noise" issues at the site.
- e) To the best of our knowledge, there have been no previous liquor violations or criminal activity at the proposed premise.

Thus, for the above-mentioned reasons, the granting of an On-Premise License for this location would serve public convenience and further neighborhood development.

1 **Business License & Permits Committee**

Item #: 11

2
3 October 5, 2016

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

10
11 **Re: Trenta LLC**
12 **d/b/a Via Trenta Pizzoteca**
13 *536 W. 30th Street (10/11)*
14 *New On-Premise Liquor License*
15

16 Dear Chairman Bradley:

17
18 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
19 application for Trenta LLC d/b/a Via Trenta Pizzoteca – 536 W. 30th Street (10/11), **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 6a.m. – 11p.m. seven days a week; capacity of 74, 2 eating
22 counters, 12 seats and 1 stand-up bar with 8 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 Trenta LLC		DOING BUSINESS AS (DBA) Via Trenta Pizzoteca	
STREET ADDRESS 536 W. 30th Street		CROSS STREETS W. 30th b/w 10th and 11th Aves.	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated with the license)</i>	NAME: Michele Iuliano Anisa Moloney	ATTORNEY/ REPRESENTATIVE	NAME: Elke A. Hofmann, Esq.
	PHONE: Michele: 718-288-2802 Anisa: 347-723-3594		PHONE: 212-487-9100
	EMAIL: Michele: luzzo211@hotmail.com Anisa: anisa419@gmail.com		EMAIL: elke@eahlaw.com; kaitlin@eahlaw.com
MANAGER	NAME: Michele Iuliano Anisa Moloney	LANDLORD	NAME: DD 11th Avenue LLC c/o Clinton Management LLC
	PHONE: Michele: 718-288-2802 Anisa: 347-723-3594		PHONE: 347-287-3176
	EMAIL: Michele: luzzo211@hotmail.com Anisa: anisa419@gmail.com		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	Owner/operator of the Luzzo's Group restaurants in New York and Brooklyn	
	What were the dates applicant was involved with this former premise?	Early 2000s to present	
<input type="radio"/> Transfer	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"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer	<input type="radio"/> Beer	<input type="radio"/> Wine & Beer
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input 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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Will file upon meeting with the community board and expiration of 30 day notice period
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm
	Kitchen	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm
	Music	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm	6 am - 11 pm
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input 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
INSIDE	75 74	75 30	2 eating counters	12	0	1	8
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	One, ground floor	
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	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="radio"/> YES	NO One
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?	<input checked="" type="radio"/> YES	NO
Where will delivery bicycles be stored during the day when not in use?	Inside of restaurant	

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

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	All organizations provided in the email	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		No requests for meetings have been made as of the filing of this application	
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"/>	NO Michele: 718-288-2802 Anisa: 347-723-3594
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/>	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Previously vacant - new construction		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/>	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/>	
Will applicant use a storm enclosure?	YES	NO	TBD
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"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" 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"/>	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?	<input checked="" type="radio"/>	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="radio"/>	
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	N/A - All cooking devices are electric
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/>	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/>	
Where will the air conditioner be located? What type is it?	Central AC		
When was the air conditioner installed?	3 years ago		

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 type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/>	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	<input checked="" type="radio"/>	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	<input checked="" type="radio"/>	
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 st and March 21 st , 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

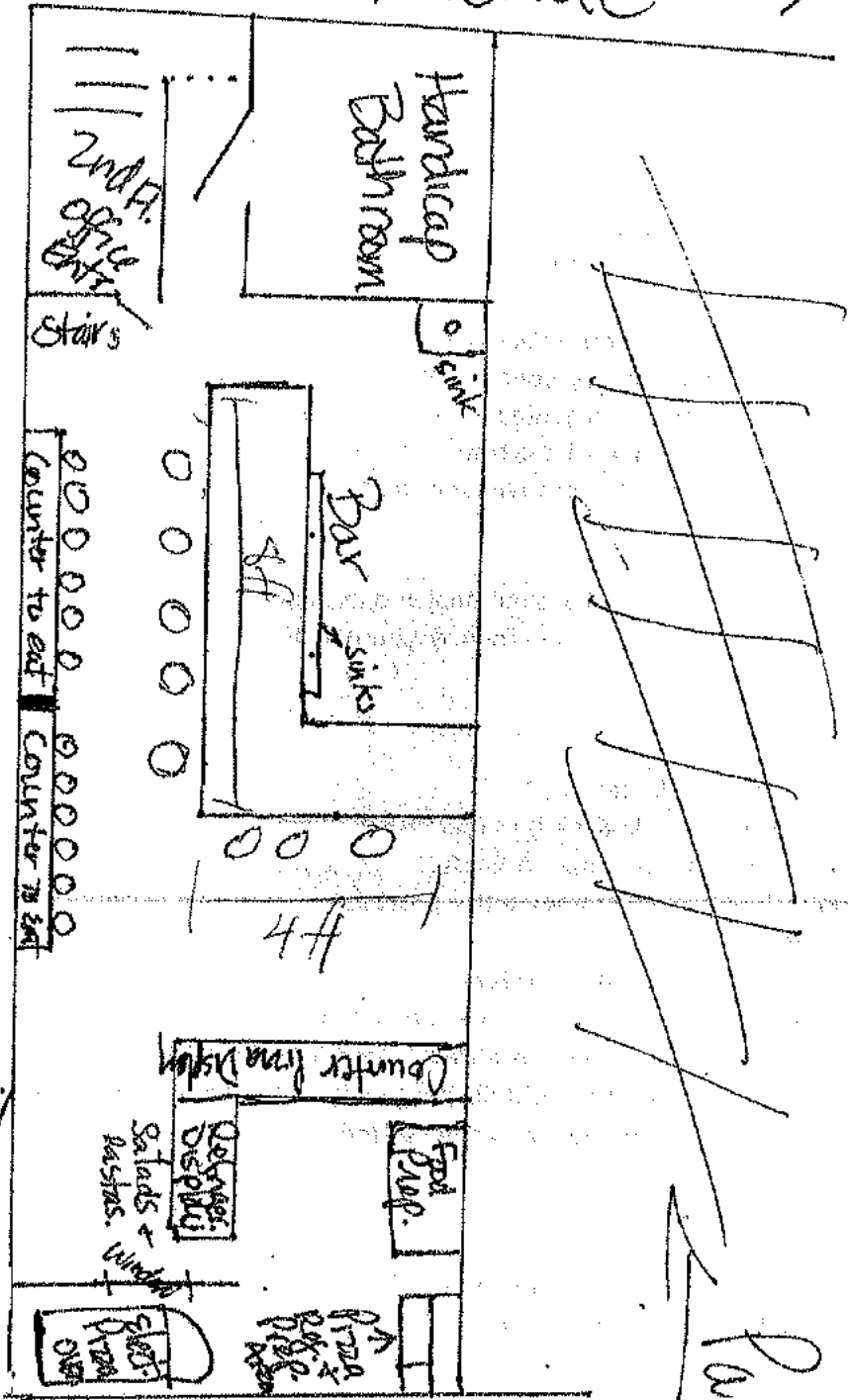
ADDITIONAL STIPULATIONS: (Office Use Only)

- Any storm enclosure will extend no further than 18" from building facade
- Total capacity will be 74 with a maximum # of Persons anticipated occupying premises as 30

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.

10th Avenue →

← W. 30th Street →



Parking garage

Parking garage

← 11th Ave. →

LA PIZZA NAPOLETANA

LE PIZZE

	12"	16"
1. BUFALA tomato sauce, mozzarella di bufala, basil	\$17	\$24
2. NAPOLETANA tomato sauce, mozzarella, anchovies, basil	18	26
3. CAMPANA tomato sauce, mozzarella, cherry tomatoes, shaved parmigiano, basil.....	18	26
4. FUNGHI tomato sauce, mozzarella, mushrooms, basil	18	26
5. ARUGULA tomato sauce, mozzarella, prosciutto, shaved parmigiano, arugula.....	20	27
6. SALSICCIA tomato sauce, mozzarella, sausage, basil	18	26
7. TARTUFATA tomato sauce, mozzarella, truffle, mushrooms, basil	18	27
8. CALZONE tomato sauce, mozzarella, ricotta, mushrooms, salami, ham, basil	19	26
9. DIAVOLO tomato sauce, mozzarella, spicy salami, mushrooms, basil	18	26
10. PICCANTE tomato sauce, mozzarella, spicy salami, mushrooms, basil	20	26
11. 4 FORMAGGI mozzarella, goat cheese, ricotta, parmigiano, basil (no tomato sauce)	19	26
12. ORTOLANA Tomato Sauce, mozzarella, mushrooms, zucchini, eggplant, basil	19	25

ZUPPA del GIORNO \$9

SOUP OF THE DAY

INSALATE

AMALFI arugula, walnuts, cherry tomatoes and goat cheese in a balsamic dressing.....	\$12
RUCOLA arugula, apples and shaved parmigiano	\$12
CESARE classic Caesar salad.....	\$10
MISTA mixed greens and cherry tomatoes in a balsamic dressing	\$9
GUSTOSA arugula, artichoke hearts and goat cheese in a balsamic dressing..	\$13

LE PASTE

GNOCCHI DEL GIORNO gnocchi of the day.....	\$15
PAPPARDELLE SPECK e PORCINI homemade pasta with speck, porcini .. mushrooms and truffle oil.....	\$18
PACCHERI al RAGÚ NAPOLETANO tomato sauce with Italian sausage, ribs and meatballs	\$18
SPAGHETTONI BENESSERE cherry tomatoes, mozzarella and basil.....	\$15
PENNE GAMBERI e ZUCCHINI cherry tomatoes, shrimp and zucchini	\$16

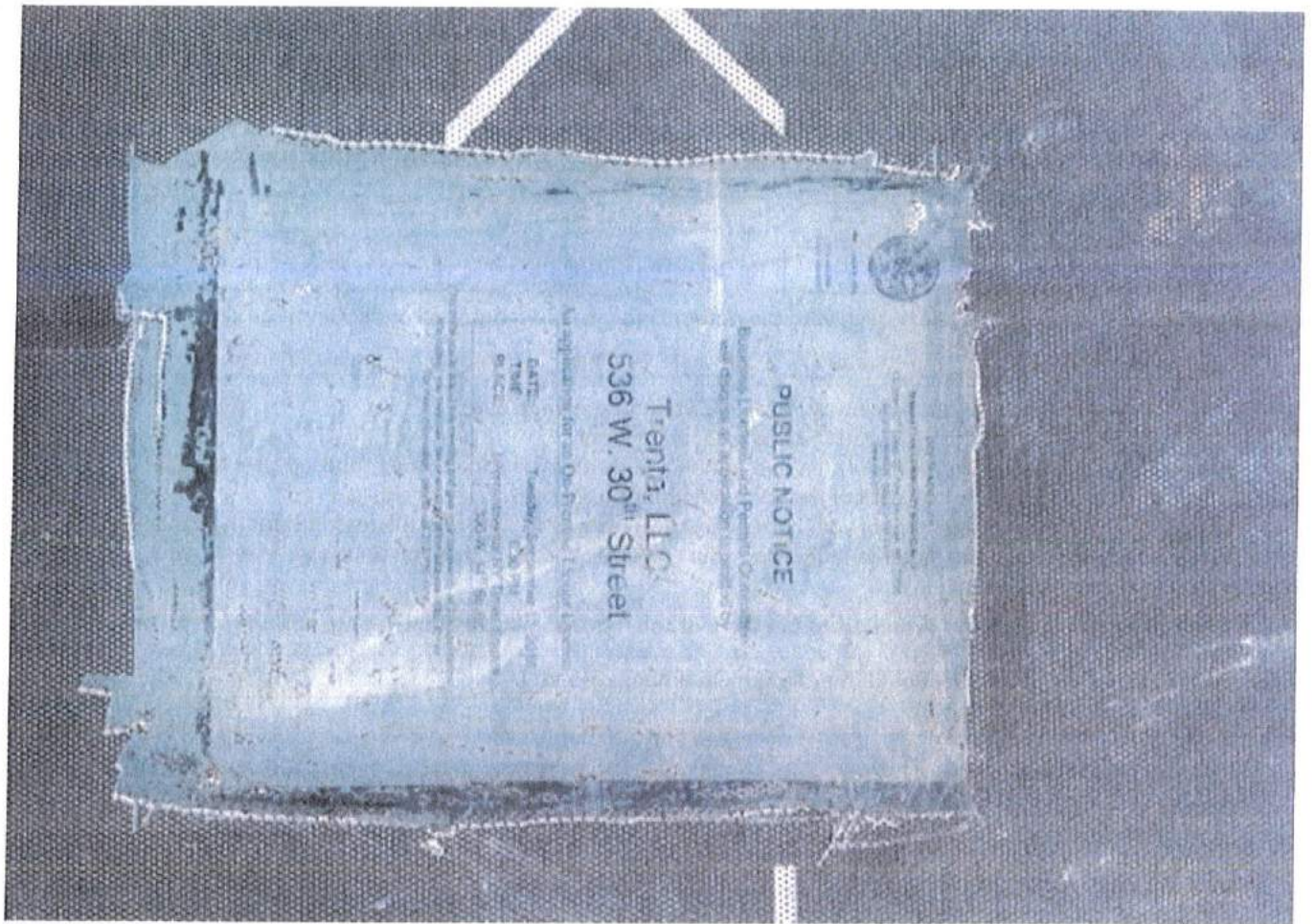
PLEASE ADVISE STAFF OF ANY FOOD ALLERGIES

536 W. 30th Street, NY, NY 10001
www.viatrentapizzoteca.com



Trenta LLC
536 W. 30th St.
New York, NY 10001

Exterior



Tronta LLC
536 W. 30th Street
New York, NY 10001

Posted Notice

1 **Business License & Permits Committee**

Item #: 12

2
3 October 5, 2016

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

10
11 **Re: 210 Empire LLC**
12 *210-212 10th Avenue (22/23)*
13 *New On-Premise Liquor License*

14
15 Dear Chairman Bradley:

16
17 Manhattan Community Board 4 (MCB4) recommends **denial** of a New On-Premise Liquor License
18 application for 210 Empire LLC – 210-212 10th Avenue (22/23), **unless** the attached stipulations, agreed
19 to and signed by the applicant, are part of the method of operation for this establishment with hours of
20 operation 8a.m. – 2a.m. seven days a week; capacity of --, 28 tables, 90 seats, 1 service-only bar, 1
21 stand-up bar with 8 seats and a sidewalk café as licensed under prior operator.

22
23 Sincerely,

24
25
26 Delores Rubin
Chair

Burt Lazarin
Co-Chair
Business License & Permits
Committee

Frank Holozubiec
Co-Chair
Business License & Permits
Committee

27
28

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

Amended

CORPORATION NAME 210 Empire LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 210 212 Tenth Avenue		CROSS STREETS W 22nd & 23rd Streets	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Stacy Pisone/John Delucie	ATTORNEY/ REPRESENTATIVE	NAME: Robert S Bookman, Esq.
	PHONE: 212-647-1883		PHONE: 212-513-1988
	EMAIL: stacy@cafeteriagroup.com jd725@mac.com		EMAIL: rbookman@pandblegal.com
MANAGER	NAME:	LANDLORD	NAME: Charles Levinson
	PHONE:		PHONE: 516-313-9939
	EMAIL:		EMAIL: rpacchuck@gmail.com
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES NO
	What is/was the name and address of establishment?		Cafeteria 119 121 1/1 7th Avenue
	What were the dates applicant was involved with this former premise?		1998- Present
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
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	<input checked="" type="radio"/> NO
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 checked="" type="radio"/> YES	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	<input checked="" type="radio"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES	NO

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

HOURS ^a <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am
	Kitchen	SAA	SAA	SAA	SAA	SAA	SAA	SAA
	Music	SAA	SAA	SAA	SAA	SAA	SAA	SAA
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> 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			28	90	1	1	8
OUTSIDE <i>(Other than sidewalk café)</i>			NA	NA	NA	NA	NA
SIDEWALK CAFE			28	80			

How many floors are there? What is the capacity for each floor?	3 Floors: Cellar (storage) 1st and 2nd Floors	
How frequently will the owner(s) be at the establishment?	Monday - Friday	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will applicant have bottle or table service for beverage alcohol?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will you be hosting private, promotional or corporate events?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will you have a security plan? If, yes please attach.	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will security plan be implemented?	YES <input type="radio"/>	NO <input checked="" type="radio"/>
Will State certified security personnel be used?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input checked="" type="radio"/>	NO <input type="radio"/>
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="radio"/>	NO <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 <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?	YES	<input checked="" type="radio"/> NO	Pending
Is a Public Assembly permit required?	YES	NO	TBD
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	300 West 21st/22nd/23rd/ Streets Block Association
	# 2	Penn South 8th Ave/9th Ave (23-29)
	# 3	West 25th Street Block Association
	# 4	400 West 21st/22nd/23rd Streets Block Association
	# 5	
Please provide dates when applicant met with the groups listed above.		Emails were sent out on 9/8/2016
Who was your contact person at each group you met with?		Eleanor Horowitz, Andra Gabrielle, Phyllis Waisman, Zazel Loven, Caria Norstrom, Eileen McElduff, Jean Blair, Karen Jacobs, Joanne Downes
When did applicant post the notice that was provided?		9/8/2016
Where did applicant post the notice that was provided?		Front of Premises
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input checked="" type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hypertink to applicants jobs webpage?		<input checked="" type="radio"/> YES <input checked="" type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	T.E.D. (The Empire Diner) Restaurant		
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	210 Tenth Avenue LLC D/B/A T.E.D
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	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 checked="" 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)	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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?	YES	<input checked="" type="radio"/> NO	Not Yet
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	TBD
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	TBD		
When was the air conditioner installed?	Pending relocation		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE			
	YES	NO	NA
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	

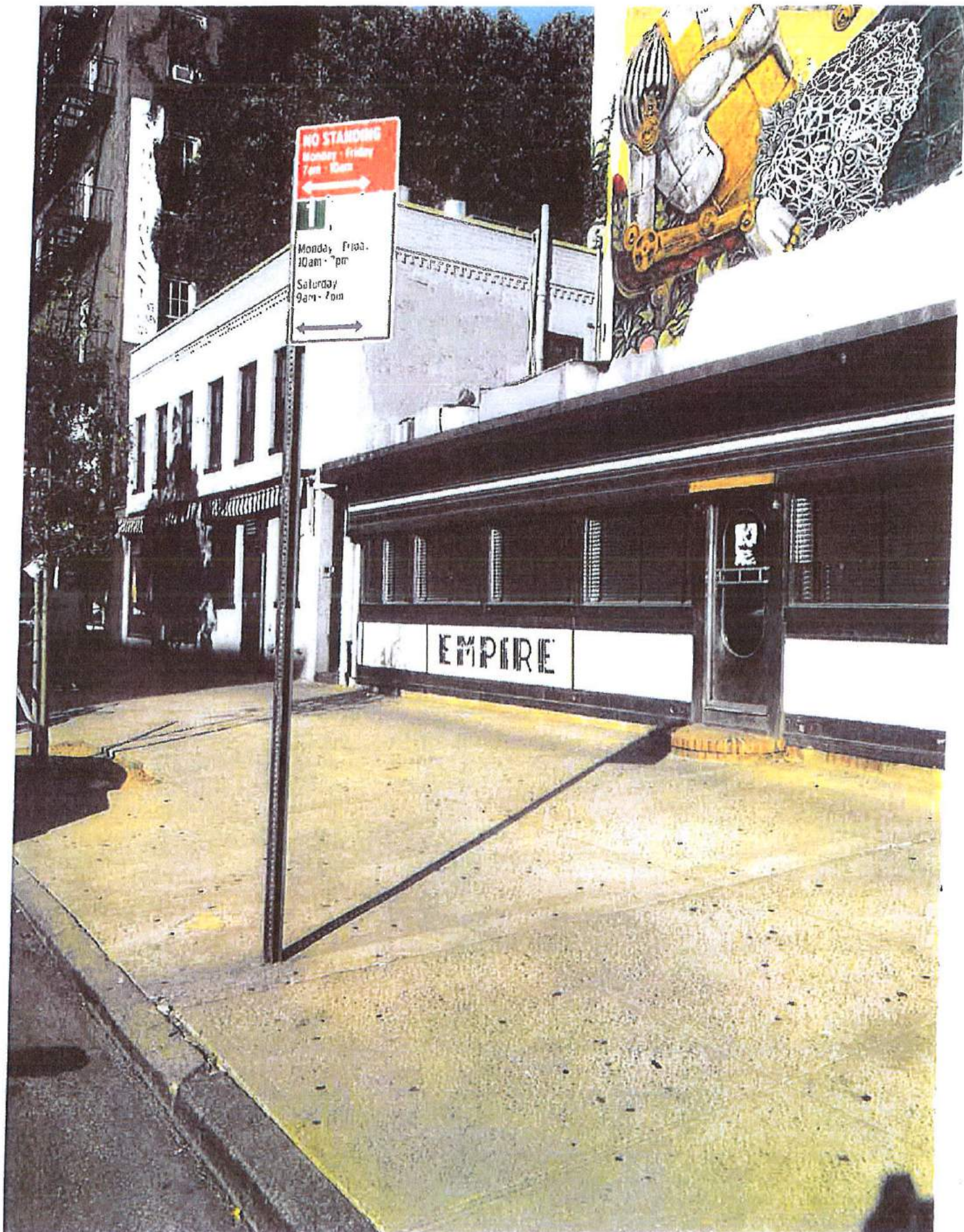
OUTDOOR ITEMS – SIDEWALK CAFÉ

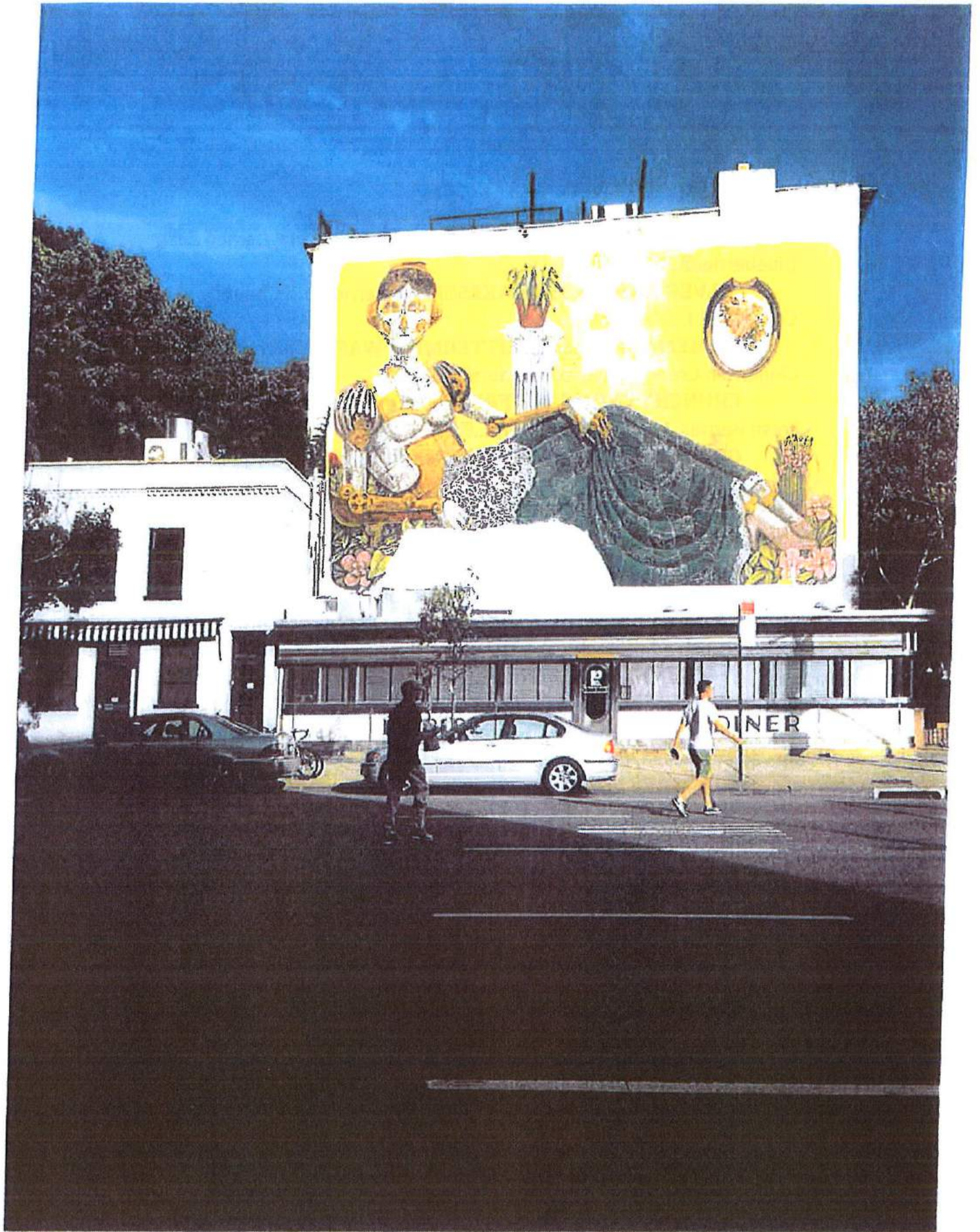
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Future
Is applicant in this application seeking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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Will notify London Terrace Tenants Association and London Terrace Towers Owners Cooperative Board of this application by 9/16/16
- Sidewalk cafe will be same size and location as licensed under prior operator

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.





EMPIRE DINER

BREAKFAST

**BREAKFAST SERVED 8:00AM - 11:30AM DAILY.*

LEMON RICOTTA PANCAKES ☐ Whipped Ricotta, Lemon Zest, Blueberries ☐... 12

SILVER DOLLAR PANCAKES ☐ Fresh Berries and Chantilly Cream ☐... 11

HOMEMADE CRISPY BUTTERMILK WAFFLE ☐ Fresh Berries, Cinnamon Cream, Candied Walnuts ☐... 12

CRUNCHY CROISSANT FRENCH TOAST ☐ Cornflake Crust, Fresh Berries, Mascarpone Cream... ☐ 14

GRANOLA AND YOGURT ☐ Grapefruit Supremes, Organic Honey Drizzle ☐... 10

SMOOTHIE BOWL ☐ Acai, Fresh Berries, Bananas, Shaved Coconut, Hemp Seed... ☐ 10

BUILD YOUR OWN OMELET* ☐ Served with Home Fries and Toast, Choice of two: (Goat, Cheddar, Blue, Swiss, Feta, Jack, Pesto, Tomato, Avocado, Spinach, Wild Mushrooms, Peppers Caramelized Onions - each additional, +2)... ☐ 10

AVOCADO TOAST BENEDICT ☐ Grilled Farmers Bread, Poached Eggs, Lemon Hollandaise Sauce ☐... 13

TRUFFLED EGGS ☐ Soft Scrambled, Prosciutto, Truffle Oil Shaved Parmesan, Country Bread... ☐ 13

MONTEREY EGGS ☐ Corn Tortillas, White Beans, Avocado, Ricotta Salata, Salsa Verde ☐... 12

BUTTERMILK BISCUIT SANDWICH ☐ Soft Scrambled Eggs, Aged White Cheddar, Broccoli Rabe Sausage ☐... 12

CRABBY BENNY ☐ Jumbo Lump Crabcakes, Poached Eggs, Baby Spinach, Lemon Hollandaise Sauce ☐... 20

GRILLED STEAK AND EGGS* ☐ Chimichurri Marinated Steak, Two Eggs, Salsa Verde Yuca Fries ☐ 16

GREEN EGGS AND HAM ☐ Pesto and Goat Cheese Scrambled Eggs Country Ham Steak, Buttermilk Biscuit ☐ 13

NEW YORK BAGEL AND LOX ☐ Smoked Salmon, Scallion Cream Cheese, Tomato, Shaved Onion, Cucumbers, Caperberries, Lemon and Field Greens ☐ 14

*EGG WHITES ☐ ☐ 2

EMPIRE DINER

BREAKFAST SIDES

- 1/2 RUBY RED GRAPEFRUIT, CARAMELIZED SUGAR...4
- AVOCADO TOAST Lemon, Chili Flakes...8
- TURKEY BACON...5
- MAPLE CURED BACON...5
- COUNTRY HAM...7
- SAUSAGE...5
- TWO EGGS ANY STYLE...4
- CHEDDAR GRITS...5
- TOASTED BAGEL...3
- BOWL OF FRUIT...7

EMPIRE DINER

LUNCH

*LUNCH SERVED 11:30AM-4:00PM DAILY.

APPETIZERS

MACARONI AND CHEESE

Cheddar and Fontina...10

SMOKED GOUDA AND BACON...11

TRUFFLE OIL...12

MAC ATTACK TASTING OF ALL THREE...15

TALEGGIO LOBSTER MAC...15

MAC AND CHEESE SPRING ROLLS Smoked Gouda Dipping
Sauce...11

BLUE CRAB TOAST Crushed Avocado, Pickled Serrano...14

CRISPY BABY ARTICHOKESES Parmesan, Truffle Horseradish
Aioli...14

TUNA POKE TOSTADA Toasted Sesame, Avocado, Red
Onions...14

STREET TACOS

SESAME SKIRT STEAK...15

CRISPY MAHI...12

HAND PULLED BURATTAS Strawberries, Cherry Tomato,
Poppyseed Balsamic...14

OLD SCHOOL MEATBALLS Roasted Tomato Sauce,
Housemade Ricotta...12

CORNMEAL CALAMARI Hot Cherry Peppers, Horseradish
Aioli...12

PRINCE EDWARD ISLAND MUSSELS White Wine, Roasted
Tomatoes, Thyme, Shallots...14

TOMATO BASIL SOUP Mini Fontina Grilled Cheese...9

SOUP AND SAMMIE 1/2 Grilled Cheese Sandwich, Aged White
Cheddar, Fontina, Homemade Potato Chips...14

EMPIRE DINER

SALADS

BLT SALAD☐Smoked Bacon, Grape Tomato, Crispy Shallots, Blue Cheese☐...12

ARUGULA SALAD☐Fava Beans, Parmesan, Crisp Proscuitto, Meyer Lemon Vinaigrette...☐13

HERBED FETA☐Cucumbers, Peppers, Cherry Tomatoes, Grilled Bread, Sunflower Seeds, Honey Pepper Vinaigrette...☐12

BABY KALE SALAD☐Pine Nut Gremolata, Sundried Cherries, Mint Ricotta Salata, Serrano Lemon Vinaigrette☐...12

ENTREE SALADS

SALMON QUINOA BOWL☐Mustard Pickled Beets, Cilantro Carrots, Cukes, Avocado, Mint Sesame Dressing☐...17

CRISPY CALAMARI SALAD☐Market Greens, Roasted Red Peppers, Green Beans, Toasted Peanuts, Sesame Vinaigrette☐...14

CLASSIC CAESAR SALAD☐parmesan frico, soft poached egg☐...12

WITH GRILLED CHICKEN☐...14

WITH GRILLED HANGER STEAK☐...☐17

CALIFORNIA COBB SALAD☐Avocado, Blue Cheese, Crisp Bacon, Grilled Corn, Market Greens, Grape Tomato, Hard Boiled Egg, Red Wine Vinaigrette With Grilled Chicken☐

◦ **WITH GRILLED CHICKEN**☐...15

◦ **WITH GRILLED HANGER STEAK**☐...18

◦ **WITH MAINE LOBSTER**☐...20

SANDWICHES

CROISSANT CUBAN☐Garlic Roasted Pork, Honey Ham, Gruyere, Garlic Mojo, Frickles...☐14

CRISPY CHICKEN SANDWICH☐Bread and Butter Pickle Slaw, Sriracha Mayo, Chips☐...15

EMPIRE DINER

GRILLED STEAK Beefsteak Tomato, Arugula, Aged Provolone, Horseradish Aioli...18

GRILLED SALMON BLT Smoked Bacon, Avocado, Arugula, Beefsteak Tomato, Pesto Aioli on Grandaisy Pizza Bianca...18

BURGER "THE CLASSIC" Our Special Blend Ground Beef, Beefsteak Tomato, Boston Lettuce...15

GRILLED TURKEY BURGER Avocado, Pickled Radish, Horseradish Mustard...15

GRILLED LAMB BURGER Mint Yogurt, Pickled Onion, Feta Cheese...18

VEGGIE BURGER Garden Slaw, Spicy Cucumber Yogurt...14

ALL BURGERS AVAILABLE WITH BRIOCHE BUN Multigrain or Wrapped in Boston Lettuce (+1.50)

Choice Of: Goat, Cheddar, Blue, Feta, Gruyere Pepperjack, Aged Provolone, Double Smoked Bacon Fried Egg, Onion Rings, Mushrooms, Avocado, Sauteed Onions (+2)

ENTREES

GRILLED CHICKEN PAILLARD Baby Arugula, Vine Ripe Tomatoes, Asparagus, Shaved Parmesan...18

THE MEATLOAF Garlic Whipped Potatoes, Buttered Green Beans, Roasted Tomato Relish...18

FRIED CHICKEN AND WAFFLES Cheddar Tabasco Waffle, Crisp Sage, Grilled Lemon, Chili Butter and Maple Jus...20

GINGER SALMON Fava Beans, Sugar Snap Peas, Pickled Ginger...22

GRILLED NY SIRLOIN STEAK Blue Cheese Butter, Frizzled Onions...32

SIDES

AMERICAN FRIES - HAND CUT DAILY

TRUFFLE PARMESAN FRIES

SWEET POTATO FRIES Chipotle Aioli

GARLIC WHIPPED POTATOES

SAUTEED SPINACH

EMPIRE DINER

BUTTERED GREEN BEANS

BROCCOLI RABE Shaved Parmesan, Grilled Lemon

CHARRED SNAP PEAS

DINNER

**BREAKFAST SERVED 5:00PM - 1:00AM DAILY.*

APPETIZERS

MACARONI AND CHEESE

CHEDDAR AND FONTINA 10

SMOKED GOUDA AND BACON 11

TRUFFLE OIL 12

MAC ATTACK TASTING OF ALL THREE 15

TALEGGIO LOBSTER MAC 15

MAC AND CHEESE SPRING ROLLS Smoked Gouda Dipping
Sauce 11

BLUE CRAB TOAST Crushed Avocado, Pickled Serrano 14

CRISPY BABY ARTICHOKESES Parmesan, Truffle
Horseradish 14

WILD RAMPSES Pesto Polenta 14

TUNA POKE TOSTADA Toasted Sesame, Avocado, Red
Onions 14

STREET TACOS

◦ SESAME SKIRT STEAK 15

◦ CRISPY MAHI 12

HAND PULLED BURRATA Strawberries, Cherry Tomatoes,
Poppyseed Balsamic 14

OLD SCHOOL MEATBALLS Roasted Tomato Sauce,
Housemade Ricotta 12

CORNMEAL CALAMARI Hot Cherry Peppers, Horseradish
Aioli 12

PRINCE EDWARD ISLAND MUSSELS White Wine, Roasted
Tomatoes, Thyme, Shallots 14

TOMATO BASIL SOUP With Mini Fontina Grilled Cheese 9

EMPIRE DINER

CHARRED SNAP PEAS...7
GARLIC WHIPPED POTATOES...7
BUTTERED GREEN BEANS...7
ASPARAGUS, SOFT EGG, PARMESAN...7

ENTREES

THE MEATLOAF...Garlic Whipped Potatoes, Buttered Green Beans, Roasted Tomato Relish...18
FRIED CHICKEN AND WAFFLES...Cheddar Tobasco Waffle, Grilled Lemon, Crisp Sage, Chili Butter and Maple Jus...20
GINGER SALMON...Fava Beans, Sugar Snap Peas, Pickled Ginger...22
GRILLED SWORDFISH...Blistered Corn Relish, Piquillo Pepper Sauce...24
MARYLAND CRABCAKE...Kohlrabi Slaw, Sriracha Tartar...23
SWEET PEA RAVIOLI...Asparagus, Morels, Parmesan, Meyer Lemon...20
HARISSA ROASTED CHICKEN...Shaved Artichokes, Reggiano Parmesan, Lemon Truffle Vinaigrette...22
ROASTED PORK BELLY...Cauliflower Puree, Rhubarb Compote, Bacon Crumble...23
GRILLED NY SIRLOIN...Blue Cheese Butter, Frizzled Onions...32

EMPIRE DINER

SALADS

BLT SALAD ☐ Smoked Bacon, Grape Tomato, Crispy Shallots, Blue Cheese... ☐ 12

ARUGULA SALAD ☐ Fava Beans, Parmesan, Crisp Proscuitto, Meyer Lemon Vinaigrette ☐... 13

HERBED FETA ☐ Cucumbers, Peppers, Cherry Tomatoes, Grilled Bread, Sunflower Seeds, Honey Pepper Vinaigrette ☐... 12

BABY KALE SALAD ☐ Pine Nut Gremolata, Sundried Cherries, Mint Ricotta Salata, Serrano Lemon Vinaigrette ☐... 12

ENTREE SALADS

CRISPY CALAMARI SALAD ☐ Market Greens, Roasted Peppers, Green Beans, Toasted Peanuts, Sesame Vinaigrette ☐... 14

CLASSIC CAESAR SALAD ☐ Parmesan Frico, Soft Poached Egg ☐... 12

WITH GRILLED CHICKEN ☐... 14

WITH GRILLED HANGER STEAK ☐... 17

CALIFORNIA COBB SALAD ☐ Avocado, Blue Cheese, Smoked Bacon, Grilled Corn, Grape Tomato, Hard Boiled Egg, Red Wine Vinaigrette With Grilled Chicken ☐

◦ WITH GRILLED CHICKEN ☐... 15

◦ WITH GRILLED HANGER STEAK ☐... 18

◦ WITH MAINE LOBSTER ☐... 20

SIDES

AMERICAN FRIES, HAND CUT DAILY ☐... 7

TRUFFLE PARMESAN FRIES ☐... 7

SWEET POTATO FRIES ☐ Chipotle Aioli ☐... 7

SAUTEED SPINACH ... ☐ 7

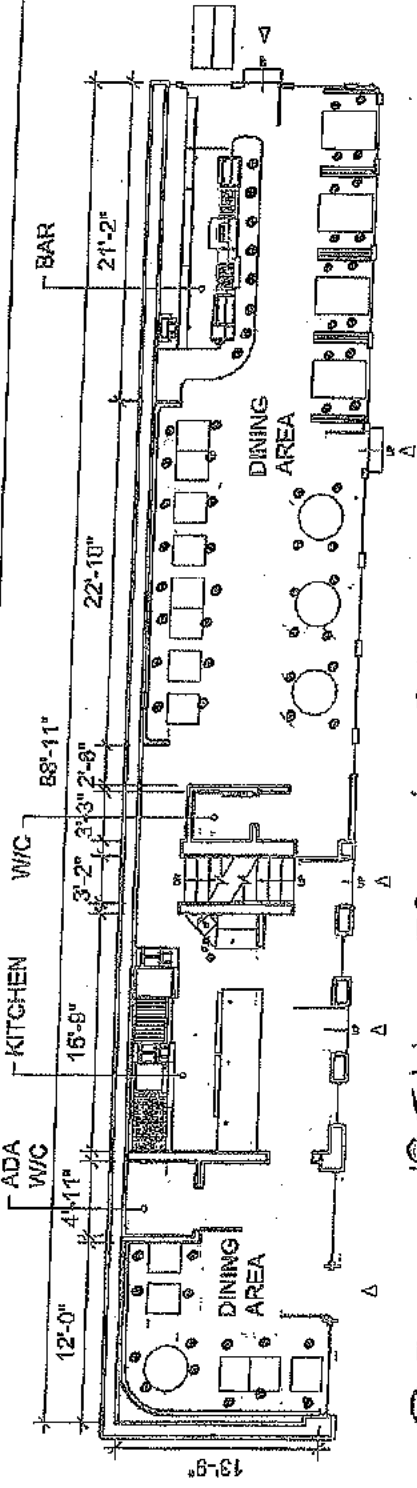
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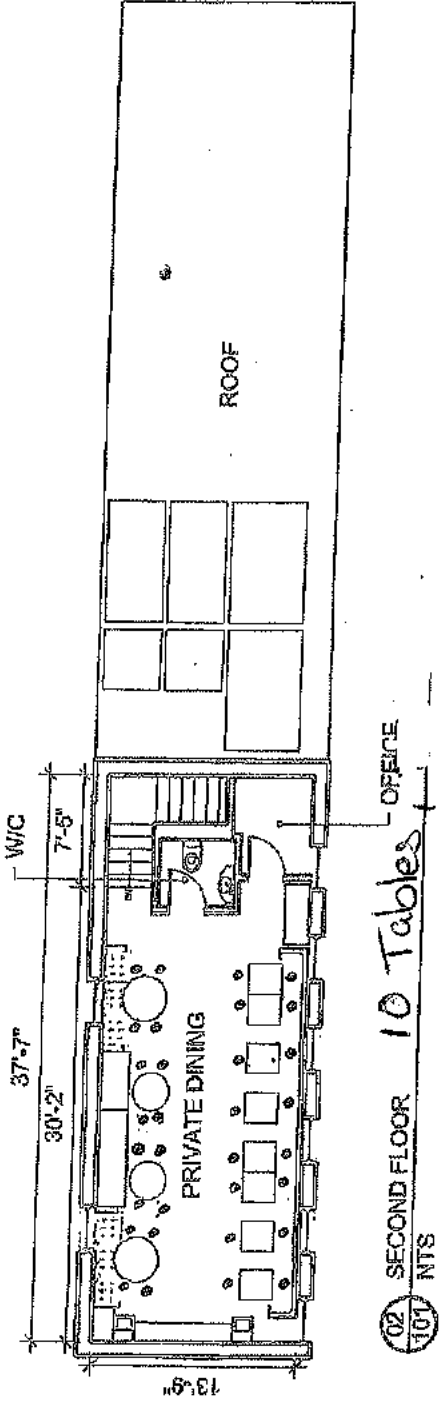
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EMPIRE DINER

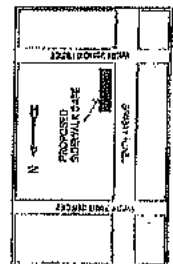
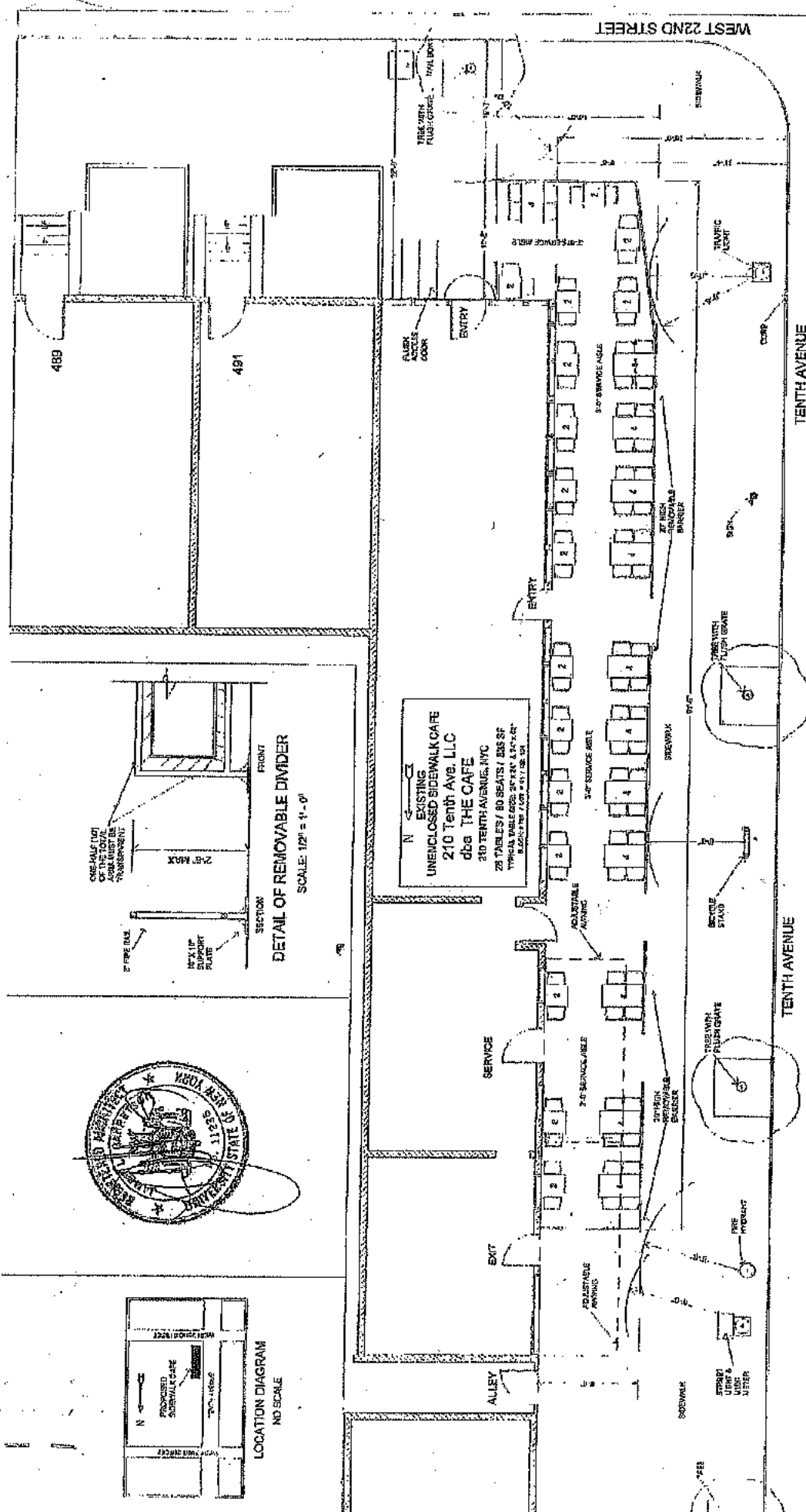
Daniel O'Connor Architects



01 FIRST FLOOR 18 Tables, 58 Seats, 8 bar stools
 101 NTS



02 SECOND FLOOR 10 Tables
 32 Seats
 101 NTS



LOCATION DIAGRAM
NO SCALE

DETAIL OF REMOVABLE DIVIDER
SCALE: 1/2" = 1'-0"

SITE PLAN SCALE: 1/8" = 1'-0"

JAMES GARRETSON
ARCHITECT, LLP
89 BROADWAY, SUITE 1110 NEW YORK, NY 10008
212-516-3882 FAX 212-516-8413

EXISTING UNENCLOSED
SIDEWALK CAFE

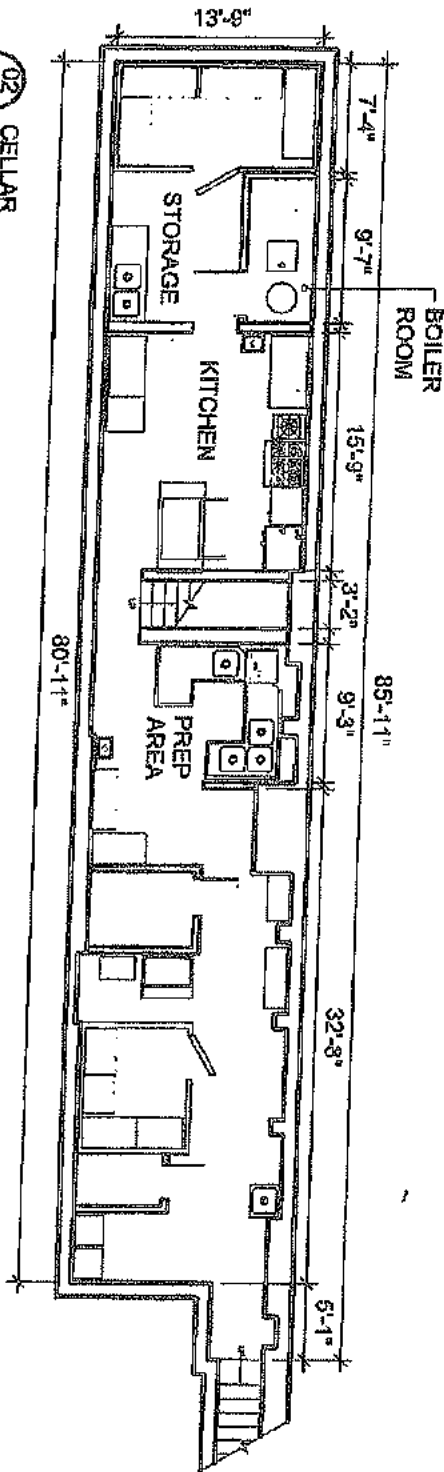
210 AVENUE LLC dba THE CAFE
210 TENTH AVENUE, NYC

DATE: 04/30/13

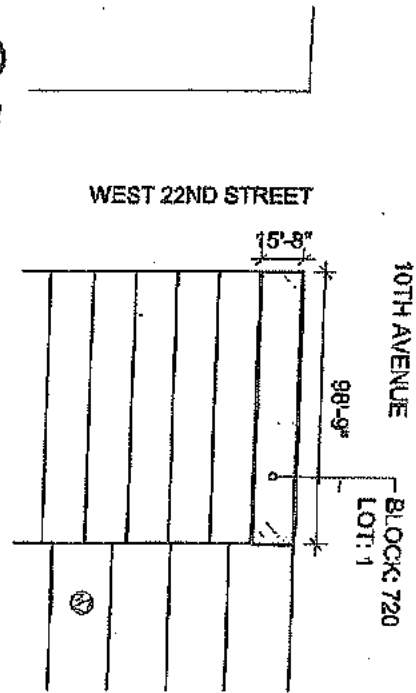
REVISED:

1

02
100
NTS
CELLAR



01
100
NTS
PLOT PLAN



Block Diagram

Daniel O'Connor Architects .

EMPIRE DINER

210 10TH AVENUE, NY, NY

A-100.00

Date: 08.15.2016
Scale: NTS

New York, N.Y. 10010

accounting@cafeteriagroup.com

212-647-1883

From: Accounting
Sent: Thursday, September 8, 2016 4:26 PM
To: 'eleanor@quiltedcorner.com' <eleanor@quiltedcorner.com>
Cc: '300wba@gmail.com' <300wba@gmail.com>; 'phylliswaisman@gmail.com' <phylliswaisman@gmail.com>; 'zazelloven@yahoo.com' <zazelloven@yahoo.com>
Subject: Community Board letter

Hello All,

Please see attached. Thank you for your time.

Thank You,

Richie Aponte

Accounting Assistant



54 W 21st Street, Suite 908

New York, N.Y. 10010

accounting@cafeteriagroup.com

212-647-1883

 **Community Board Neighbor Letter.pdf**
50K

Re: Empire Diner
210 10th Avenue
New York NY 10011

Dear Neighbors,

We are excited to share the news with you all that we will soon begin construction on the site of the old Empire Diner to bring you another great place for family and friends to come and enjoy a meal together.

In keeping with the true spirit of New York City, we will retain the name of the diner, which has been an icon not only in NYC, but in the films brought to the world by Hollywood.

The owners of neighboring Cafeteria restaurant, Susan Leonard, Stacy Pisone and Mark Amadei, are joining their 30+ years of restaurant experience with the lifetime restaurant experience of Chef John Delucie, to bring you delicious American Comfort fare with a trendy vibe in this iconic restaurant. The new Empire Diner will have a fully-stocked, full-service bar along with a private event space available to hold any and all of your personal or business gatherings.

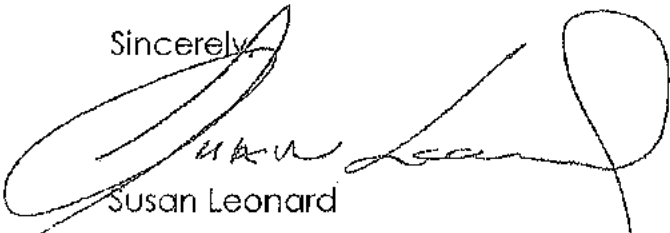
Hours of operation are planned to be 8:00am until 2:00am. We are looking to have an outdoor café available for our guests during the nicer weather months so that everyone can enjoy the beautiful sights of the Highline and the surrounding neighborhood. The café would close by 11:00pm during that season.

If you have any questions or concerns, please feel free to reach out to us by emailing events@cafeteriagroup.com, or you can join us at the Community Board meeting on:

Tuesday, September 13th, 2016 at 6:30pm
Intercontinental New York Times Square
300 W. 44th Street, New York NY 10036

Thank You All!

Sincerely,



Susan Leonard