



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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

4 COREY JOHNSON
5 Chair

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

9 BUSINESS LICNESE & PERMITS COMMITTEE

Item # 2

10 March 7, 2012

11
12
13 Dennis Rosen
14 Chairman
15 New York State Liquor Authority
16 80 S. Swan Street, 9th Floor
17 Albany, New York 12210

18
19 **Re: 7 Washington Lane Corp.**
20 *321 W. 51st Street (8th/9th)*

21
22 Dear Chairman Rosen:

23
24 Manhattan Community Board 4 (MCB4) recommends **denial** of a transfer for an On-Premise Liquor
25 license to 7 Washington Lane Corp., **unless** the following stipulations, agreed to by the applicant, is part
26 of the method of operation for this establishment with a capacity of 88, with 40 seats and 14 tables with
27 one stand-up bar that seats 7 and a sidewalk café within the property lines of the building 9 tables and 18
28 seats.

29
30 A signed copy of the questionnaire, stipulations and community agreements are enclosed.

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32
33 Sincerely,

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Corey Johnson
Chair
Manhattan Community
Board 4

Paul Seres
Co-Chair
Business License & Permits
Committee

Lisa Daglian
Co-Chair
Business License & Permits
Committee

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT 7 Washington Lane Corp.		DOING BUSINESS AS (DBA)	
STREET ADDRESS 329 West 51 st Street		CROSS STREETS 8 th /9 th Avenue	
OWNER	NAME: Roberto Pesson	ATTORNEY	NAME: Frank W. Palillo
	PHONE: 646-201-8640		PHONE: 212-227-1640
	FAX:		FAX: 212-349-1724
MANAGER	NAME:	LANDLORD	NAME: Sosu Company LLC.
	PHONE:		PHONE: 914-666-7700 Ext. 125
	FAX:		FAX:

DESCRIPTION OF BUSINESS

Establishment Type: Bar/Tavern Bed & Breakfast Eating Place Beer Cabaret Night Club Hotel **Restaurant**
 Catering Establishment Club (Fraternal Organization – Members Only)
 Other (Explain): _____

Method of Operation: **Restaurant** Dance Club Sports Bar Adult Entertainment Wine Bar Pizzeria Cafe
 Other (Explain): _____

License Type: **On-Premise** Wine Beer Wine & Beer

APPLICATION TYPE (check one)	<input 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 of establishment?	228 Bleecker LLC.	
		What is/was the address of the establishment?	117 Perry Street	
		What were the dates the applicant was involved with this former premise?	2010-Present	
	<input checked="" type="radio"/> Transfer	What is the prior license #?	1249136	
		What is the expiration date on the prior license?	December 21, 2012	
		Are you making any alterations or operational changes?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
<i>Please describe the nature of the alterations and attach the plans</i>				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	
	Music	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	
	Kitchen	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	12 p.m. – 1 a.m.	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	88	50	14	40	0	1	7	10	5	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	1 st Floor		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A			
Will you be hosting private parties and promotional events?					YES	NO	N/A	Occasional		
Will outside promoters be used?					YES	NO	N/A			
Will the security plan submitted be implemented?					YES	NO	N/A			
Will State certified security personnel be used?					YES	NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A	Sidewalk Café within building property lines		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A			
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	DJ					

BUILDING DESIGN			
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	NO	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

LOCATION & ZONING			
Primary Zoning District:	Retail	Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A
Is a Public Assembly permit required?	YES	NO	N/A
Are your plans filed with DOB?	YES	NO	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Community Board 4	
	# 2		
	# 3		

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date

500 FOOT RULE STATEMENT

**Applicants for on premises liquor licenses must complete this section
(Not required for on premises beer or wine application)**

If the location is subject to the 500 foot rule, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within 500' of three or more similarly licensed premises. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The proposed premises: Check the appropriate box below:

PREMISES IS NOT WITHIN A 500' RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.

PREMISES IS WITHIN A 500' RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500' RADIUS, UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.

NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993

NOT APPLICABLE - POPULATION UNDER 20,000

YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN 500' OF THE PROPOSED PREMISES

IMPORTANT:

If premises is within a 500' radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is under 20,000 you must, **SUBMIT A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.** FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

These premises will provide a safe, well lit and secure space in the neighborhood, offering its guests a relaxed, stress free and humorous evening, while providing jobs for over 20 employees, mostly drawn from the immediate neighborhood and paying taxes to Federal, State and City governments. These premises will not be conducted in a rowdy manner and the operation of this business will be centered on the needs of the community, not turning a buck.

Re: 329 W. 51st St.

1. Broadway Comedy Club - 318 W. 53rd St. - (505')
2. Northern Italian Rest. - 881 8th Ave. - (515')
3. Cosmic Diner - 888 8th Ave. - (490')
4. Russian Samovar - 256 52nd St. - (510')
5. Bamboo 52 - 344 W. 52nd St. - (235')
6. Therapy - 348 W. 52nd St. - (260')
7. Mi Nidito - 852 8th Ave. - (435')
8. Bluechili - 251 W. 51st St. - (505')
9. Tout Va Bien - 311 W. 51st St. - (225')
10. Maria Pia - 319 W. 51st St. - (65')
11. Viceversa - 325 W. 51st St. - (20')
12. Vlada - 331 W. 51st St. - (25')
13. The House of Brews - 302 W. 51st St. - (235')
14. Shimitzu - 318 W. 51st St. - (50')
15. Sosa Borella - 832 8th Ave. - (480')
16. Seeda Thai - 309 W. 50th St. - (270')
17. Chez Napoleon - 365 W. 50th St. - (430')
18. Bam Rest. - at 50th St. Urban Plaza - (340')
19. Block Heads - at 50th St. Urban Plaza - (305')
20. Vinyl - 754 9th Ave. - (490')
21. Arriba Arriba - 762 9th Ave. - (470')
22. McCoy's Bar - 768 9th Ave. - (485')
23. Brasserie 52 - 772 9th Ave. - (495')
24. Renaissance - 776 9th Ave. - (505')
25. Old San Juan - 765 9th Ave. - (520')
26. St. Benedict The Moor Church - 340 W. 53rd St. - (475')
27. The Manhattan School - 317 W. 52nd St. - (270')
28. St. Paul's House (storefront) - 335 W. 51st St. - (35')

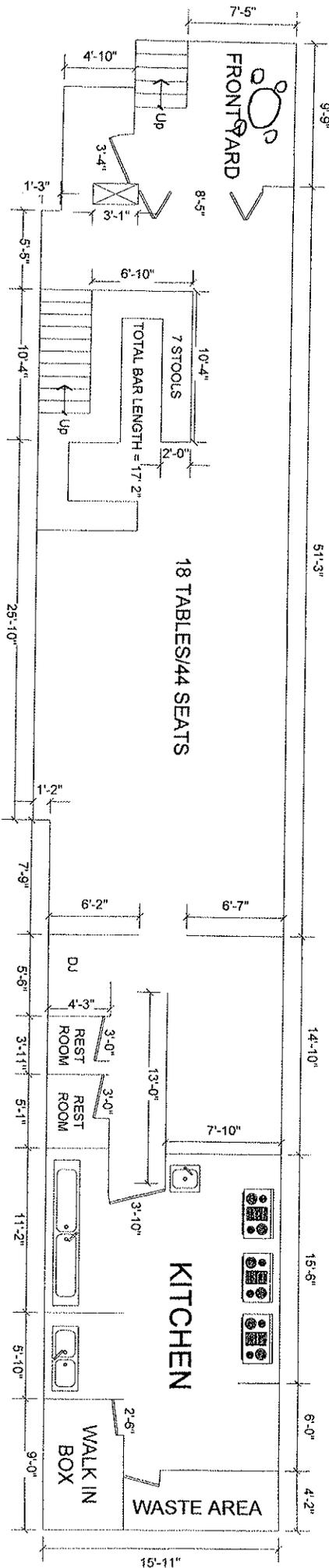


The entrance is 1'-9"
below street level

Door on the right side
has 7' in height

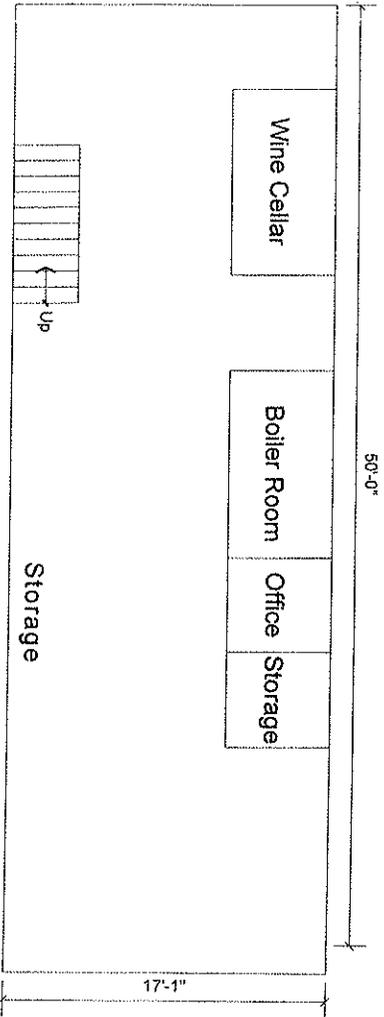
FRONT ELEVATION
329 W. 51th St.
New York, NY

SCALE: 1/0" = 1/2"



INTERIOR DIAGRAM
 329 W. 51th St.
 New York, NY

SCALE: 1' 0" = 1/8"



INTERIOR DIAGRAM - BASEMENT
329 W. 51th St.
New York, NY

SCALE: 1' 0" = 1/8"