

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT		DOING BUSINESS AS (DBA)		
At the Bar LLC		Esquire NYC		
ADDRESS		CROSS STREET		
622 W. 47th Street New York, NY 10036				
OWNER	NAME: Andrew Impagliazzo	ATTORNEY	NAME: Neil M. Visoky, Esq.	
	PHONE: 718 344-7732		PHONE: (718) 720-7600	
	FAX:		FAX: (347) 273-1432	
MANAGER	NAME: Anthony Bernitto	LANDLORD	NAME: Andrew Impagliazzo	
	PHONE: 516 754-0336		PHONE: 718 344-7732	
	FAX:		FAX:	
DESCRIPTION OF BUSINESS				
Establishment Type:	<input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization – Members Only) <input type="radio"/> Other (Explain): Bar/Arcade			
Method of Operation:	<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input checked="" type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade			
License Type:	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
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 of establishment?	(see attached)	
		What is/was the address of the establishment?	(see attached)	
		What were the dates the applicant was involved with this former premise?	(see attached)	
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES									
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation		12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM
Kitchen		12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	12-4AM	
OCCUPANCY	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	310	310	52	142	0	3	27	164	164
How many floors are there? What is the capacity for each floor? (please respond in space provided)									
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	Adult Entertainment	
Will applicant have bottle service?					YES	NO	N/A		
Will you be hosting private parties and promotional events?					YES	NO	N/A		
Will outside promoters be used?						NO	N/A	All Advertising by In house employees	
Will the security plan submitted be implemented?					YES	NO	N/A		
Will State certified security personnel be used?					YES	NO	N/A		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A		
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A		
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	NO	N/A		
If you plan to have music, what type(s)?					BACKGROUND	LIVE MUSIC	DJ		
BUILDING DESIGN									
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	NO	N/A		
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?					YES	NO	N/A	Interior walls are all insulated.	
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	N/A		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	Terrace on 3 rd Floor
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	No Residences on 46 th St Bet. 11 and 12 Ave.
The service and consumption of alcohol in the rear yard, on the rooftop, or in any	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	AND All Commercial Establishments on
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	47 th Street, * see Area Survey
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	

LOCATION & ZONING				
Primary Zoning District:	M 2-4	Overlay (If Applicable):		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	Unknown
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggerred? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
Adjacent Buildings	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	West 46 th Street Block Association.		
	# 2	West 47 th / 48 th Streets Block Association.		
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

The applicant agrees to the following stipulations

- 1) Hours of operation will be no earlier than 12:00 pm and no later than 4:00 am, 7 days per week.
- 2) This will be a cabaret for performer dancing only.
- 3) The applicant will employ security personnel of 10 New York State licensed guards.
- 6) The applicant agrees to follow the best practices as outlined by the New York Nightlife Association which was developed in cooperation with the New York City Police Department.
- 7) The applicant agrees to no velvet rope waiting line as all arriving patrons will be housed inside the first floor of the establishment.
- 8) All signage and lighting will be in accordance with NYC regulations.
- 9) The applicant will not distribute advertisement fliers around the exterior of the establishment.
- 10) The applicant will not use outside promoters.
- 11) The applicant will proactively clean the sidewalk and area immediately outside of the establishment and club-related trash on neighboring properties on 47th Street between 11th and 12th Avenues.
- 12) The applicant agrees to regularly attend meetings of the Midtown North Precinct Community Council, the West 46th Street Block Association, and the West 47th / West 48th Streets Block Association as needed.



Manhattan Community Board 4 (MCB4) recommends:

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

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Assistant District Manager

Frank Holozubiec
CB4 BLP Committee Co-Chair

Paul Seres
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE



[Handwritten Signature]
SIGNATURE OF APPLICANT

3-10-15
DATE

COMMUNITY

We are presenting an application for liquor license at the March 10th Community Board meeting and have been advised that we should "reach out" to the local block association members. Please allow this correspondence to act as the requisite notice of liquor license application for the premises at 622 West 47th Street. Some of you may know me, I am Andy Impagliazzo, the owner of the premises at 622 West 47th Street under the name 622 W47 LLC. The premises are leased to 622 West 47th LLC, of which I am also a member.

Over the past fifteen (15) months we have expended a large sum of money to rehabilitate the building and it is now a steel and concrete structure and completely fireproof. It is our intention to operate the premises on all five (5) floors. The first, second and fourth floor will be operated as a Gentleman's Club, the third floor will be operated as a Cigar Club and the fifth floor will be operated as high end steak and lobster restaurant. All five (5) floors will be serviced individually by elevator, as well as by stairs.

It is our hope to have three (3) bars, one to be situated on the first floor of the gentleman's club; a second on the cigar level and a third on the restaurant floor. We also intend to use a small deck on the the setback of the third floor for cigar smoking. We anticipate a maximum occupancy on each floor to be less than 75 people.

It is our hope to win approval and I would welcome your thoughts and concerns, if any, so we may address them prior to the March 10, 2015 meeting.

I look forward to hearing from you.

Thank you,

Andy Impagliazzo



March 9, 2015

**Manhattan Community Board
4330 West 42nd Street
26th Floor
New York, NY 10036**

**Re: Esquire
622 West 47th Street
New York, NY**

To whom it may concern,

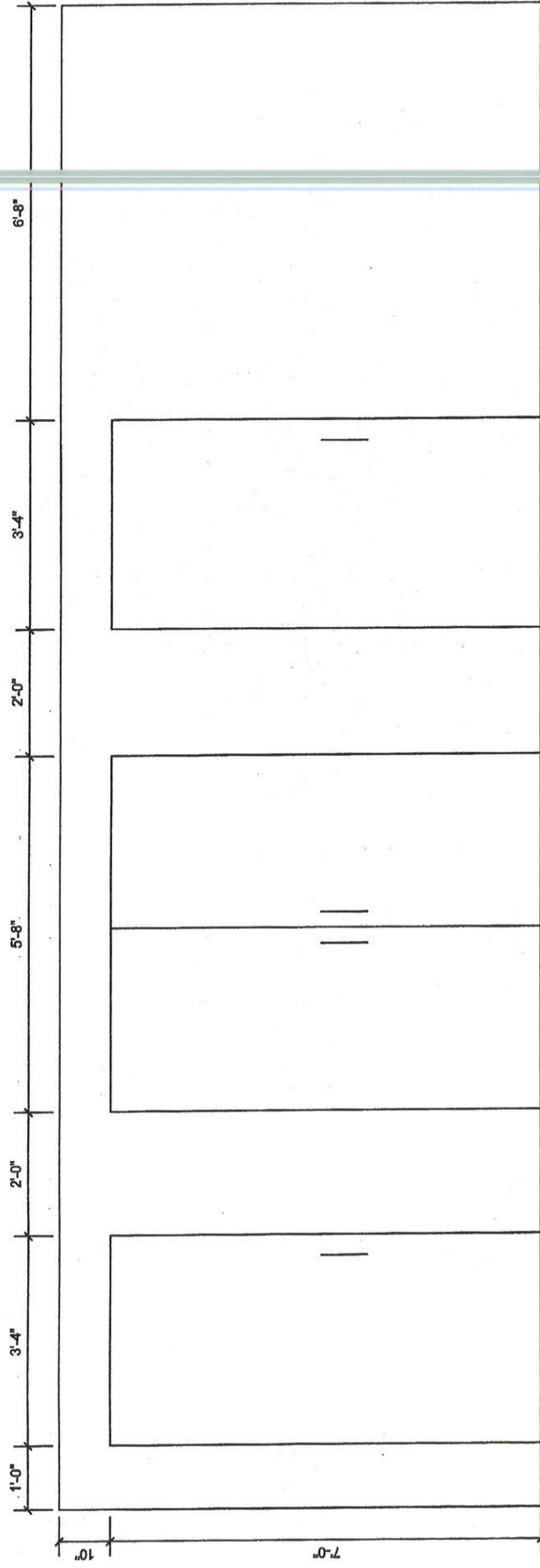
This letter is to address the concerns of noise levels at the above location.

Based on the audio system equipment my company is installing, which has the ability to be electronically set and adjusted, along with the acoustical insulation already in place inside the building the sound levels will be well below those set forth in the civil code of New York.

Please feel free to contact me with any further questions.

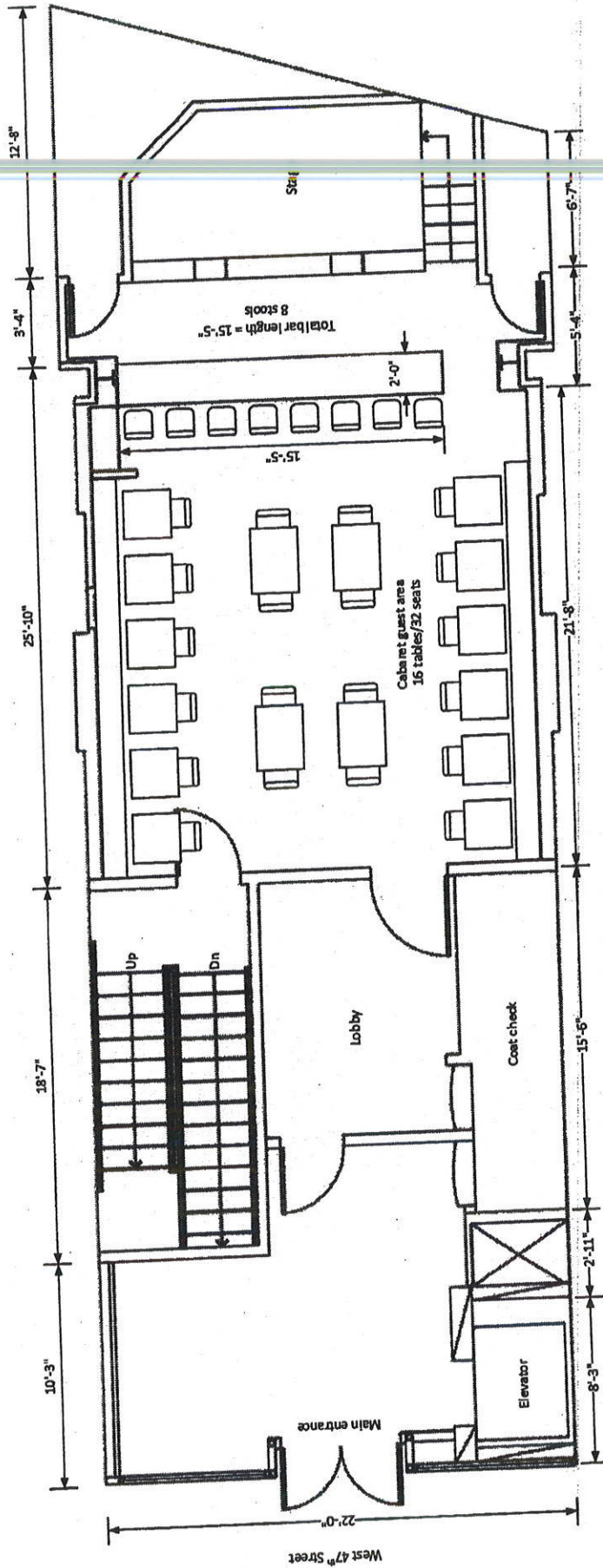
**Kurt Kieslich
Vice President
National System Design Specialist**

358 Sackett Point Rd, North Haven, CT 06473 phone 203 230 0226 fax 203 230 0446

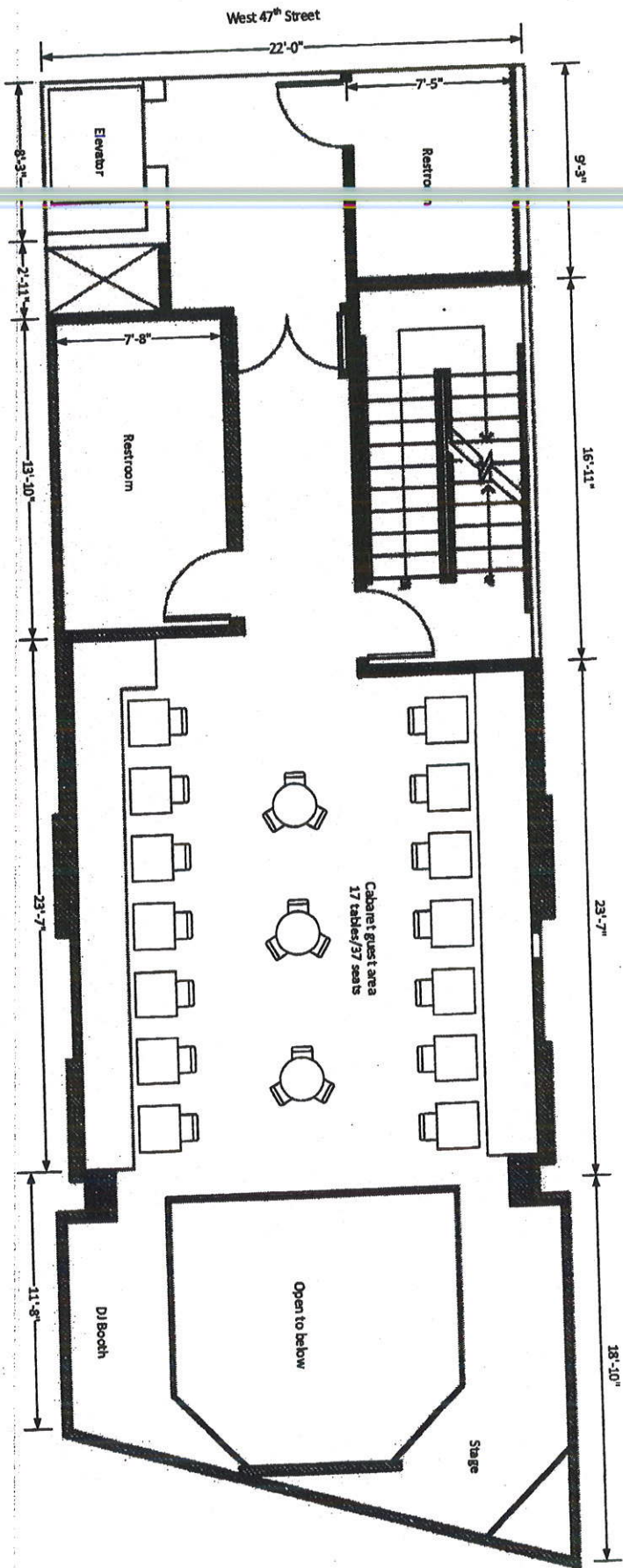


Main entrance

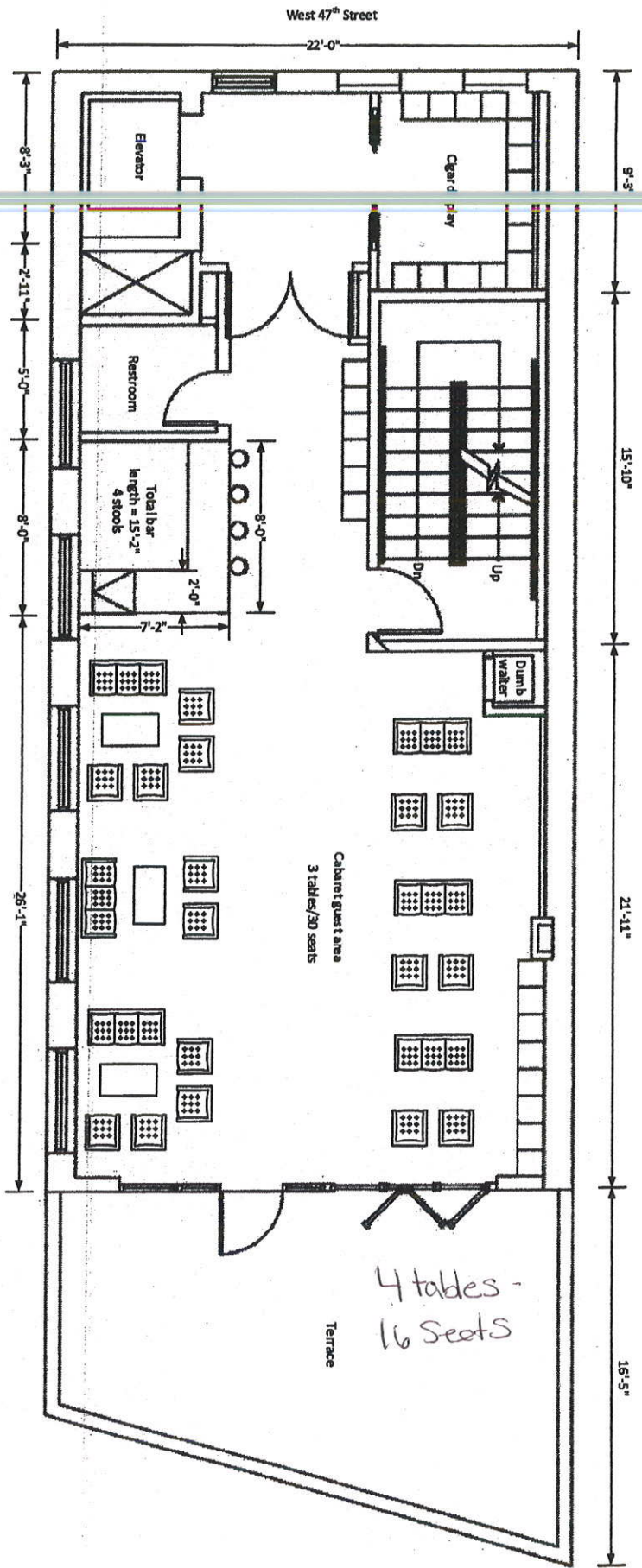
FRONT ELEVATION
 (proposed)
 622 west 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



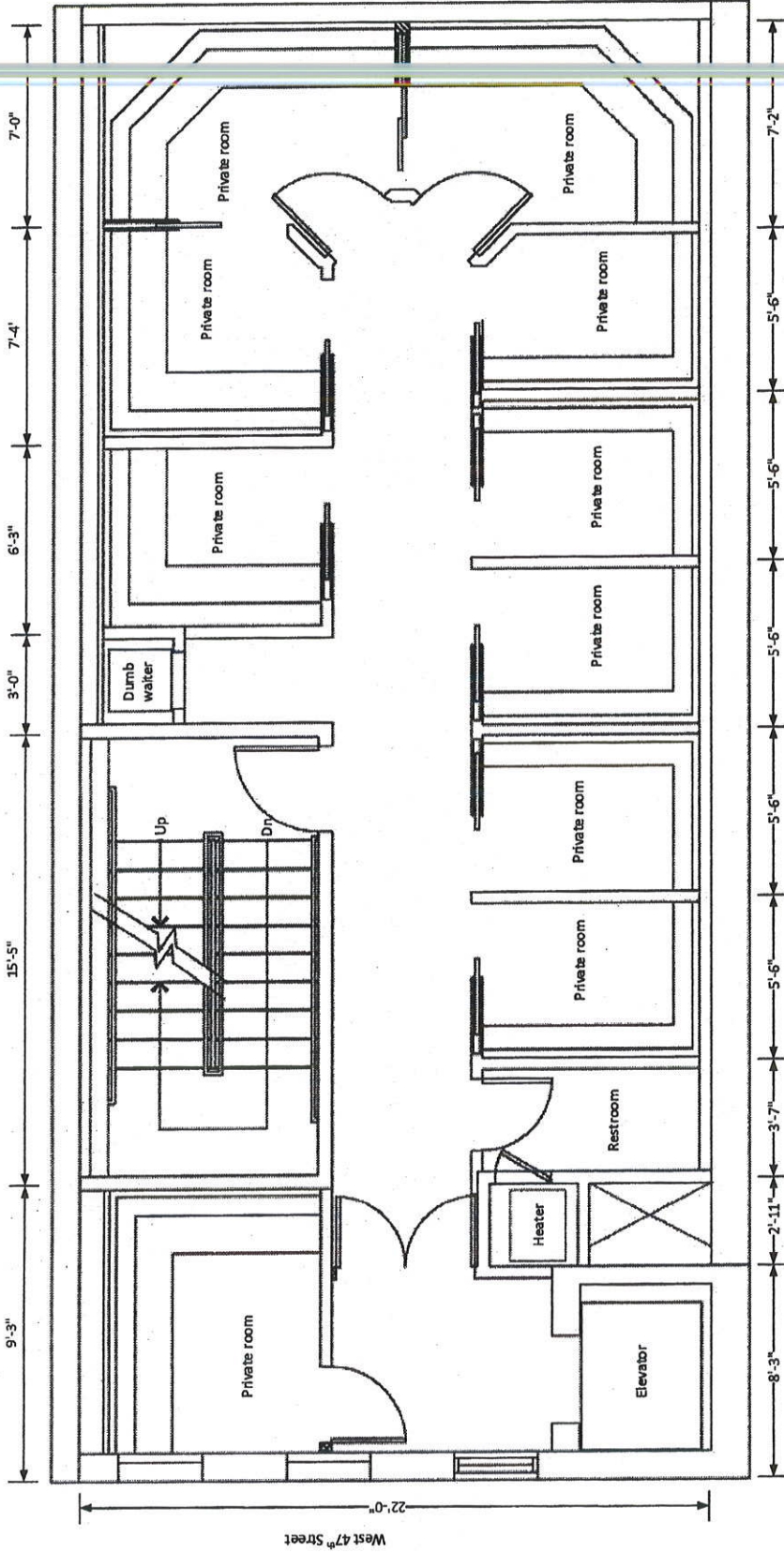
INTERIOR DIAGRAM - First Floor
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



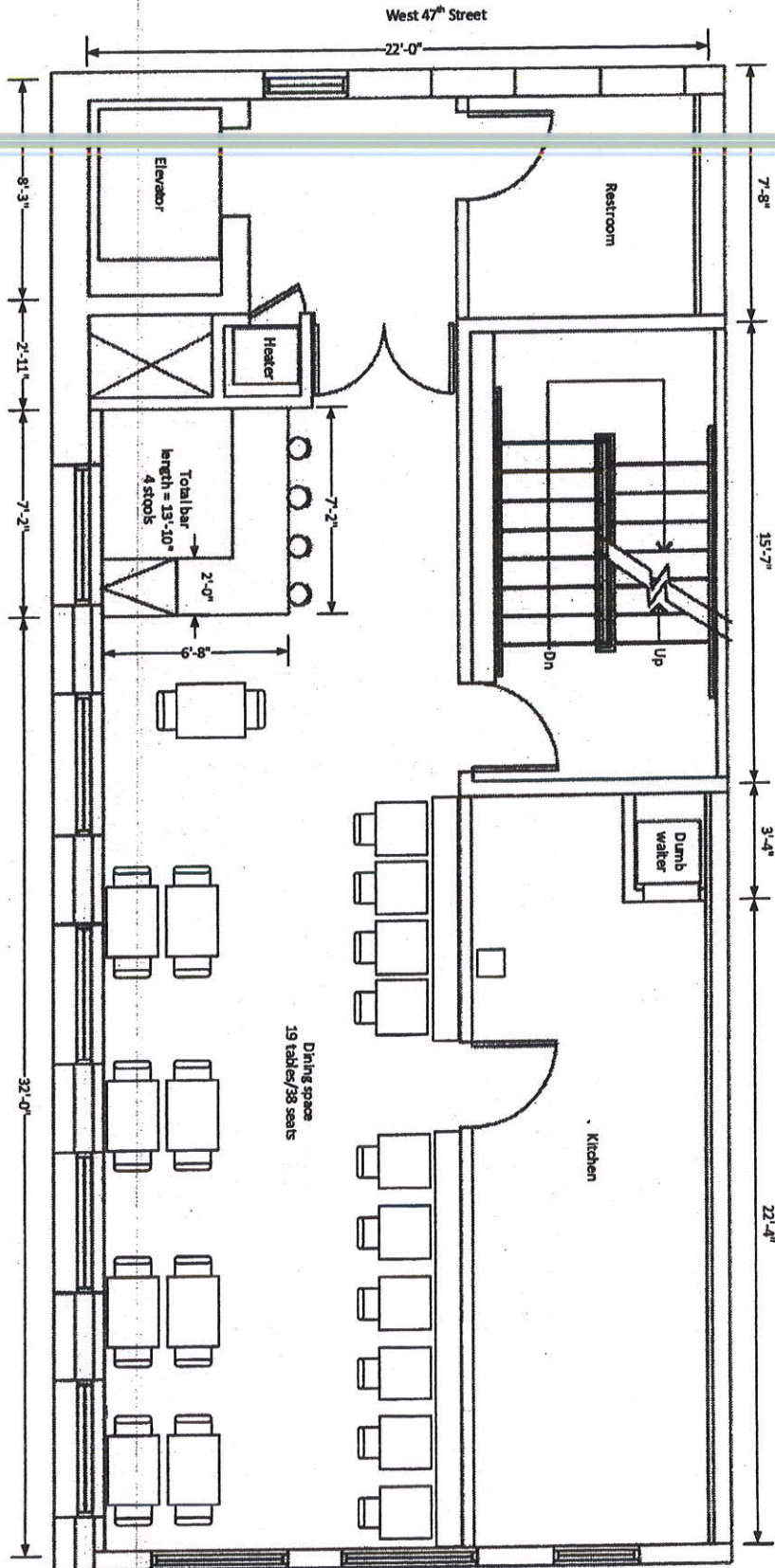
INTERIOR DIAGRAM - Second Floor
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



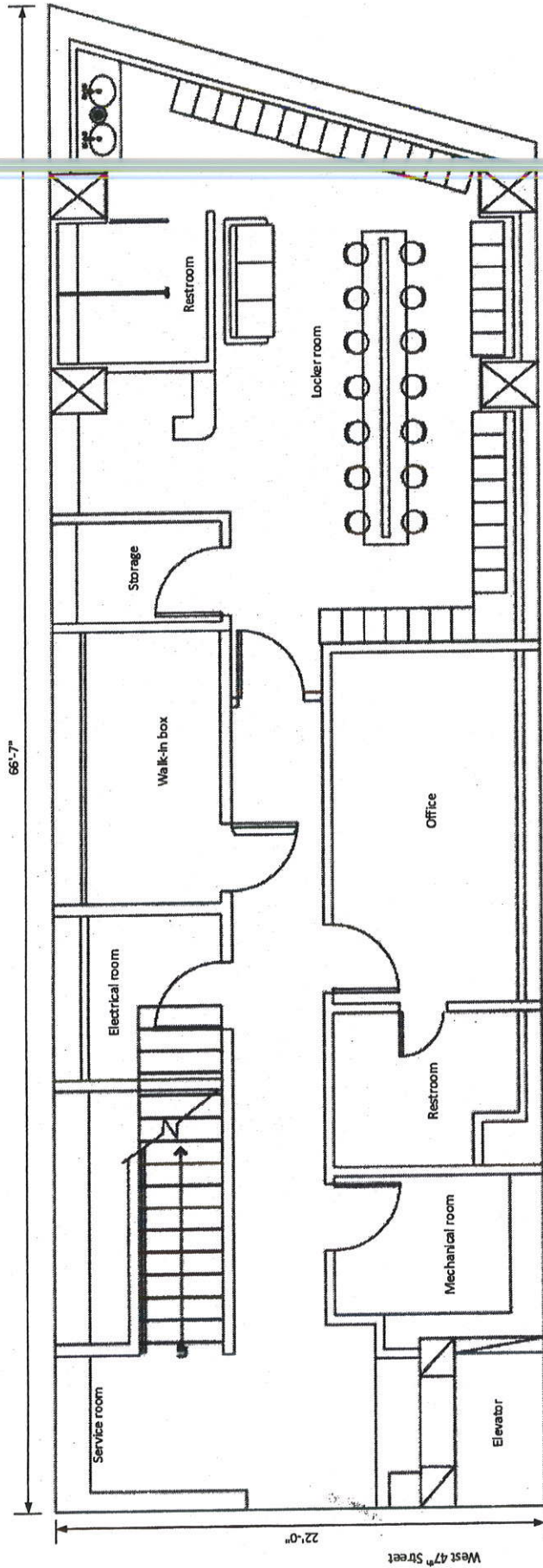
INTERIOR DIAGRAM - Third Floor
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



INTERIOR DIAGRAM – Fourth Floor
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



INTERIOR DIAGRAM – Fifth Floor
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE



INTERIOR DESIGN: GRAM - Cellar
 622 West 47th Street
 New York, NY
 January 29, 2015
 NOT TO SCALE

Tentative Menu

APPETIZERS & SALADS

CLASSIC SHRIMP COCKTAIL

With House Made Cocktail Sauce & Mignonette Sauce

ANGRY LOBSTER ROLL

Maine Style on a Buttered Roll

OYSTERS ON THE HALF SHELL

By The Half Dozen With Mignonette Sauce, House Made Cocktail Sauce & Horseradish

BEEF CARPACCI

Arugula Salad, Truffle Oil & Shaved Parmesan

CHEF'S SIGNATURE SOUP

CLASSIC CAESAR SALAD

Parmesan Croutons & Creamy Garlic Dressing

ANGRY LOBSTER SALAD

Lobster, Shrimp, French Green Beans & Tomatoes Tossed with Mango Citrus Dressing

FRIED CALAMARI

With Spicy Marinara Sauce

STEAKS

HAND CUT FILET MIGNON

Size...

8oz 12oz

NEW YORK STRIP

RIB EYE

T-BONE

ENHANCE YOUR STEAK SELECTION...

BUTTER POACHED LOBSTER TAIL

GRILLED SHRIMP

SAUCES/Your Choice...

CLASSIC BEARNAISE, BORDALAISE OR ANGRY LOBSTER STEAK SAUCE

ENTREES

STEAMED MAINE LOBSTER

ROASTED FREE RANGE ROSEMARY CHICKEN

With Lemon & Roasted Garlic

LOBSTER RISOTTO

With Asparagus and Parmesan

HERB & CAPER CRUSTED SALMON

With Beurre Blanc Sauce

ANGRY BURGER

With Angry Fries & Smoked Paprika Aioli Sauce

SIDES

CREAMED SPINACH

LOBSTER WHIPPED POTATOES

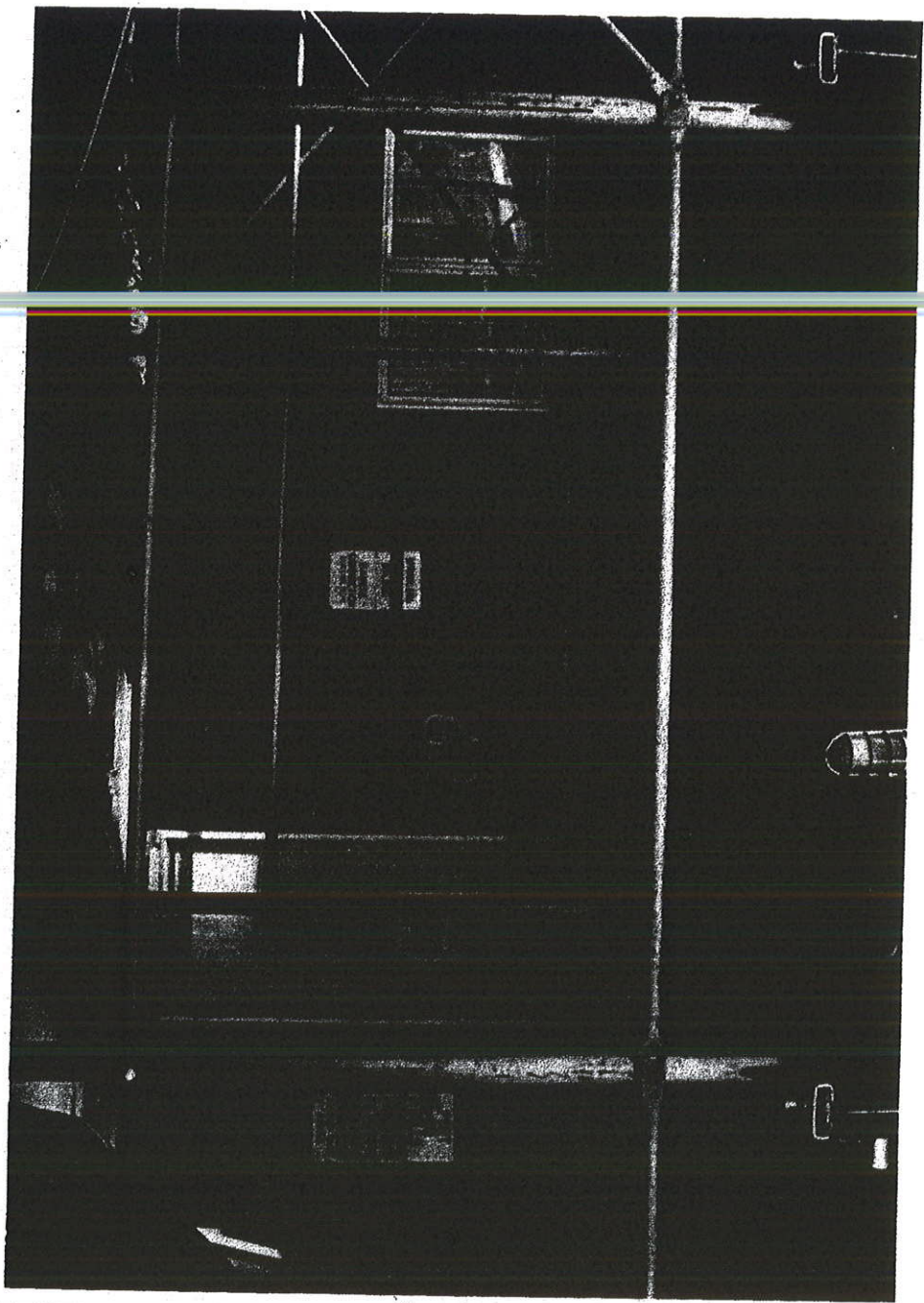
ANGRY FRIES WITH SMOKED PAPRIKA AIOLI SAUCE

SAUTEED WILD MUSHROOMS

SWEET POTATO FRIES WITH SMOKED PAPRIKA AIOLI SAUCE

STEAMED OR SAUTEED ASPARAGUS

DOUBLE SMOKED BACON



500 ft Rule Statement

We believe that the issuance of this license would be in the public interest because over the past 15 months we have expended a large sum of money to rehabilitate the building which is now a steel and concrete structure and completely fireproof. The owner/landlord of the building will be one of the applicants. The premises first, second and fourth floor will be operated as a Gentlemens Club, the third floor will be operated as a Cigar Club and the fifth floor will be operated as a high end steak and lobster restaurant. All five floors, will be serviced individually by elevator, as well as by stairs. It is our interest to provide a high end, safe and friendly environment for our customers. The fact that this club not only offers the Gentlemens Club but offers a Cigar Club and a high end restaurant welcoming a diversified customer base with the intention of becoming a place in the neighborhood for many people to enjoy. The method of operation at this location is unlike any other venue that is within 500 ft of the licensed premises.

D 622 West 47th St

1. Stage 48 - 605 West 48th Street - (382')
2. Print - 653 11th Avenue - (427')
3. Ink 48 - 653 11th Avenue - (390')
4. Hudson Terrace - 621 West 46th Street - (207')
5. Metropolitan West - 639 West 46th Street - (256')
6. Pacha - 616-620 West 46th Street - (275')

School & Churches

1. City Knoll Middle School - 525 West 44 Street - ($\approx 1,095'$)
2. St. Clement's Episcopal Church - 423 West 46th Street - ($\approx 1,910'$)