

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Bar Suzette LLC		DOING BUSINESS AS (DBA) Bar Suzette	
STREET ADDRESS 425 West 15th Street (a/k/a 75 Ninth Avenue), Kiosk #6		CROSS STREETS Between 10th Avenue & 11th Avenue (in Chelsea Market)	
OWNER	NAME: Troi Lughod & Peter Tondreau	ATTORNEY	NAME: Alexander Victor, Victor & Bernstein, P.C.
	PHONE: (917) 207-7552		PHONE: (212) 486-6000
	FAX: N/A		FAX: (212) 486-8668
MANAGER	NAME: Bashir Abu Amr	LANDLORD	NAME: Jamestown Premier Chelsea Market, L.P.
	PHONE: (917) 745-2605		PHONE: (770) 805-1000
	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): ~~Bar/Arade~~ **Food counter/eatery serving crepes**

Method of Operation:

Restaurant
 Dance Club
 Sports Bar
 Adult Entertainment
 Wine Bar
 Pizzeria
 Cafe
 Other (Explain): ~~Bar/Arade~~ **Food counter/eatery serving crepes**

License Type:

On-Premise
 Wine
 Beer
 Wine & Beer

APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	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	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	
	Music	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	
	Kitchen	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	10am - 9pm	
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	
	1000+ (within Chelsea Market)	10	0	10 (food counter/	0	1	10	0	0	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	Ground 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	<input checked="" type="radio"/> NO	N/A			
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A			
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will the security plan submitted be implemented?					YES	NO	<input checked="" type="radio"/> N/A			
Will State certified security personnel be used?					YES	NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	LIVE MUSIC	DJ	Recorded, small stereo/played from iPod or similar				
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	<input checked="" type="radio"/> N/A	No doors/windows to the outside. Premises closed before those times.		
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?					YES	NO	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	<input checked="" type="radio"/> N/A			

OUTDOOR ITEMS <i>**No Outdoor Space**</i>			
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

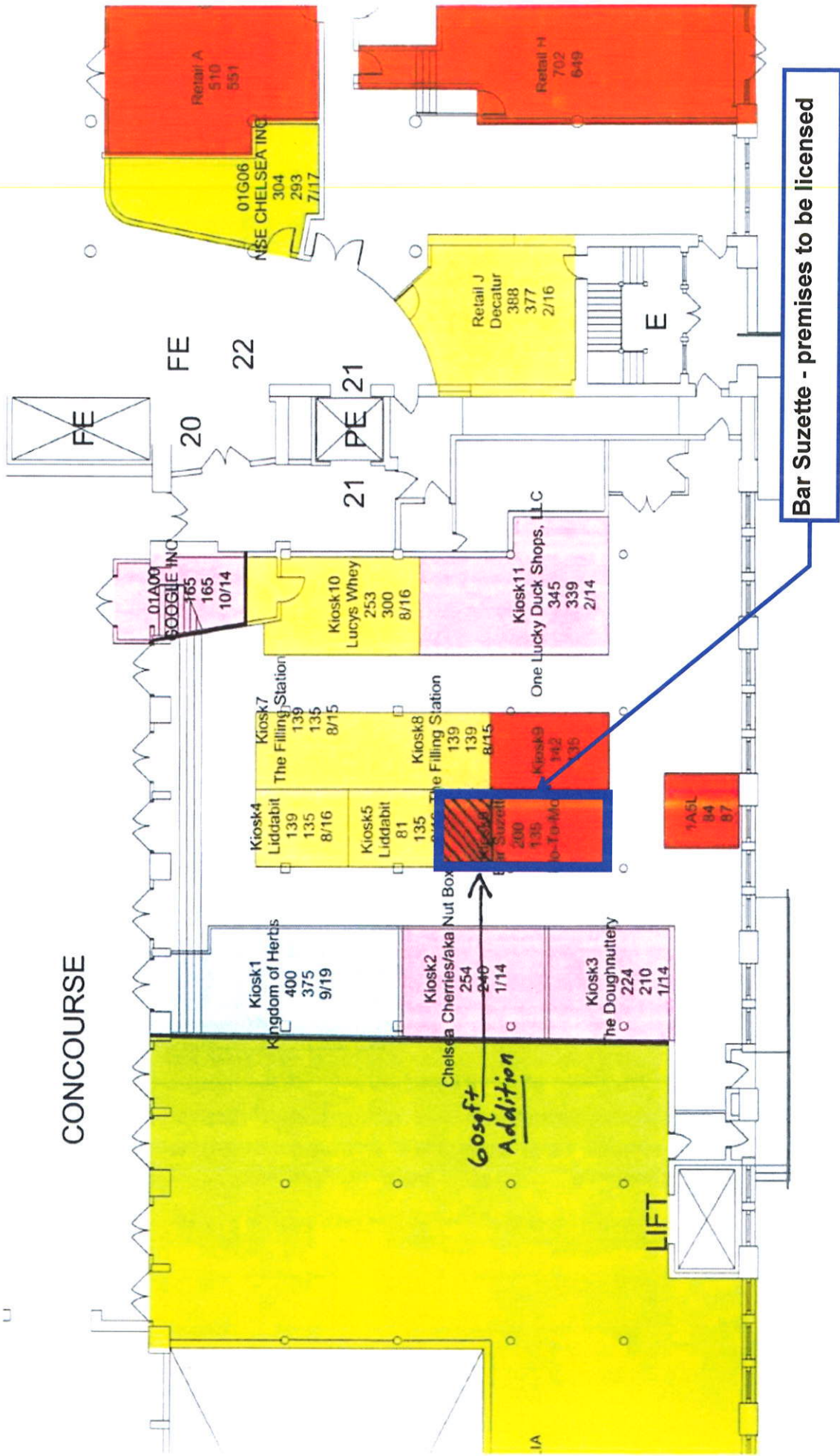
Primary Zoning District:	M1-5 (Commercial/Office Building)	Overlay (If Applicable):	N/A
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
Is a Public Assembly permit required?	YES	NO	<input checked="" type="radio"/> N/A
Are your plans filed with DOB?	YES	NO	<input checked="" type="radio"/> N/A

Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: Premises is within Chelsea Market, an 8-story commercial retail and office building.
Adjacent Buildings	<input checked="" type="radio"/> Residential <input checked="" type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: Premises is within Chelsea Market which occupies the entire block, the buildings in the area are commercial, industrial or mixed use.

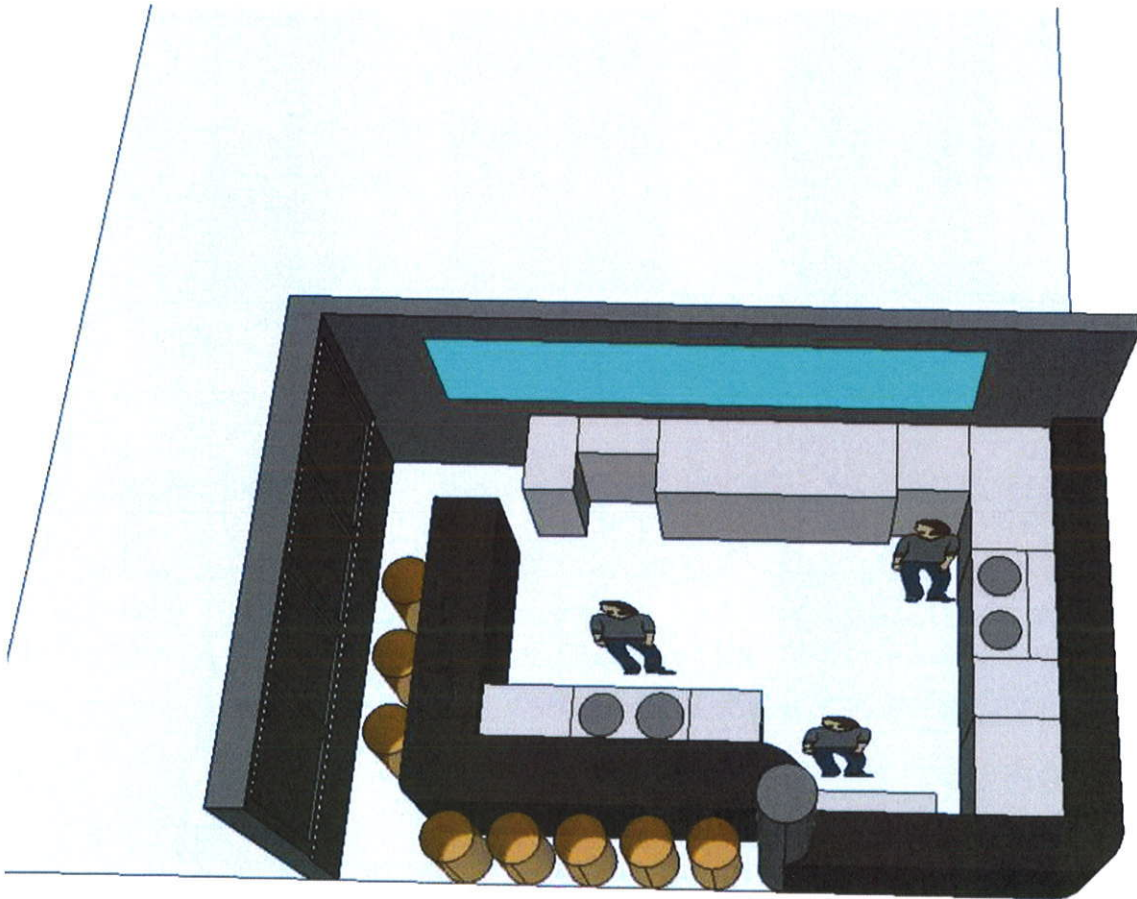
NOTIFICATION: What organizations / community groups have you notified regarding your application? **To be contacted prior to the March 11, 2014 community board meeting**	# 1	Community Board 4
	# 2	Public Notice Postings
	# 3	John David Young, 300 West 15th Street Block Association (jyoung@planning.nyc.gov)

Chelsea Market – Ground Floor Layout

Chelsea Market - Floor 1



Bar Suzette - Rendering of Premises





SAVORY CREPES

(MENU ITEMS SUBJECT TO CHANGE SEASONALLY)

BLACK TRUFFLE HUMMUS & FRESH VEGETABLES
PEAR, WALNUT & GORGONZOLA
NY APPLES & BRIE
HAM & SWISS
HAM, EGG & SWISS
TRUFFLED MOZZARELLA
HUDSON VALLEY HOISIN DUCK
HUDSON VALLEY CHICKEN & PESTO
QUATTRO FORMAGGIO
ORGANIC HUEVOS RANCHEROS
LONG ISLAND SMOKED SALMON & CAPERS
BRESAOLA BEEF & PARMIGIANO
FRESH SQUASH & GOAT CHEESE
SPECK & GORGONZOLA
PORTABELLO MUSHROOM, SWISS CHEESE & THYME

SWEET CREPES

CINNAMON, BUTTER & SUGAR
BEURRE eT SUCRE
LEMON, BUTTER & SUGAR
HONEY & ALMONDS
CHOCOLATE
CHOCOLATE & COCONUT
NUTELLA
NUTELLA & BANANA
NUTELLA & STRAWBERRY
NUTELLA & GRANOLA

TOPPINGS: BANANA, STRAWBERRY, COCONUT, WALNUT, ALMOND, HONEY,

PARISIAN YEAST-RISEN WAFFLES

HAZELNUT CHOCOLATE
ORGANIC MILK CHOCOLATE
HOUSE MADE DULCE DE LECHE
POWDERED SUGAR
FRESH WHIPPED CREAM



Cold Beverages

(MENU ITEMS SUBJECT TO CHANGE SEASONALLY)

NATURAL SODAS
SPRING WATER
SPARKLING MINERAL WATER
COLD LOCAL CIDER
ICED TEA

Hot Beverages

HOT LOCAL CIDER
ORGANIC TEA
ORGANIC HOT CHOCOLATE
ORGANIC MASALA CHAI

Grown up Glasses

LOCAL HARD CIDER
FINGER LAKES VIN CHAUD
CHAMPAGNE FLUTE
SUZETTE MIMOSA
SMALL BATCH WINE

Bar Suzette – 425 West 15th Street (a/k/a 75 Ninth Avenue) – Chelsea Market



Proximity Report for Location:

February 3, 2014

425 W 15TH ST, New York, 10011

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
CHELSEA WINERY LTD	75 9TH AVENUE	795 ft
TWO FROGS LLC	19 LITTLE WEST 12TH ST	1105 ft
IN A GLASS LLC	156 10TH AVENUE, SOUTH STORE	1175 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1585 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1730 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1880 ft
MAHADEV INC	242 W 14TH ST	2255 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
PICKLE LLC	85 10TH AVE	75 ft
BAR TORO RESTAURANT NY LLC	85 10TH AVE	75 ft
IL POSTO LLC	85 10TH AVE	75 ft
CRAFTSTEAK NYC LLC	85 10TH AVENUE	95 ft
MORIMOTO NY VENTURE LP	88 10TH AVE CHELSEA MARKET	175 ft
LIBERTY INN CAFE LTD	51 10TH AVE	400 ft
CIBE SEAPORT LLC	1 11 FULTON STREET	415 ft
GREENWICH VILLAGE ENTERTAINMENT GROUP LLC	431 WEST 16TH STREET 2ND FL	445 ft
GRUPO LATINO LLC	100 10TH AVE	450 ft
CLEAVER COMPANY INC, THE	428 W 16TH ST AKA 75 9TH AVE	495 ft

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Mokbar LLC		DOING BUSINESS AS (DBA) . Mokbar	
STREET ADDRESS 75 9th Avenue		CROSS STREETS 15th + 16th Streets	
OWNER	NAME: Esther Choi	ATTORNEY	NAME: Joseph Levey
	PHONE: 917-842-4862		PHONE: 212-219-1193
	FAX: 646-964-5963		FAX: 212-226-7554
MANAGER	NAME: Wesley Han	LANDLORD	NAME: Jamestown Premier Chelsea Market, L.P.
	PHONE: 858-405-5671		PHONE: 212-652-2111
	FAX: 646-964-5963		FAX: 212-366-4618
DESCRIPTION OF BUSINESS			
Establishment Type:	<input 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 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 type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer		
APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES <input checked="" type="radio"/> NO
		What is/was the name of establishment?	N/A
		What is/was the address of the establishment?	
		What were the dates the applicant was involved with this former premise?	
		What is the prior license #?	
<input type="radio"/> Transfer	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES NO	
	<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	What is the current license #?		
<input type="radio"/> Alteration	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	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	
	Music	↓	↓	↓	↓	↓	↓	↓	↓	
	Kitchen	↓	↓	↓	↓	↓	↓	↓	↓	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
		30	2 eating counters	8	0	1	7	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+			
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A			
Will 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?					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			
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			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	N/A			

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
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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	<input checked="" type="radio"/> N/A
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Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING			
Primary Zoning District:	8β	Overlay (If Applicable):	N/A
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A
Are your plans filed with DOB?	YES	NO	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 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	16 th Street Ad Hoc Block Association	
	# 2		
	# 3		

(sample dinner menu additional to lunch menu, subject to change. Seasonal.)

ANJU

banchan

seasonal korean side dishes (many pickled vegetables and meats, ask server for details)

mökbar tteokboki

ricecakes. minced pork. fermented cabbage. 'mökbar' gochujang sauce

korean lamb tartare

lamb filet. pickled daikon. asian pear. cucumber. scallion. quail egg. served with toast.

tteok kalbi wrap

kalbi steak served with rice cake wraps, seasonal kimchi, and ssamjang sauce (korean bean paste)

disco fries, mökbar style

twice fried strings of thin fries. pork gravy made from ramen broth. cheese curd. spicy kimchi. crispy seaweed

fried rice, mökbar style

pork belly. seasonal kimchi. 'mökbar' gochujang sauce. fried egg.

bulgogi chicken liver on toast

chicken liver pate glazed with korean BBQ sauce, grilled crostini, fresh cilantro and chile

RAMEN

mǒkbar CLASSIC

pork broth. pork belly. bean sprout. miso spinach.
pickled mushrooms.

KIMCHI CHIGAE*

pork broth. spicy stewed kimchi. pork belly. scallion.
crispy seaweed.

SOONDUBU CHIGAE*

pork broth. soft tofu. 'mǒkbar' spicy paste. minced
pork.

DOENJANG CHIGAE

kombu and shiitaki mushroom broth. doenjang (kore-
an miso). tofu. pickled mushroom. zucchini. crispy
potato.

JAJANG

thick pork and black bean broth. pork belly. potato.
zucchini. onion. pickled daikon

***spicy**

EXTRA TOPPING

kimchi
poached egg
crispy seaweed
blackened corn

OTHERS

BIBIM BOWL

miso spinach. bean sprout. pickled wild mushroom.
seasonal vegetable. fried egg. 'mǒkbar' spicy sauce.
choice of rice or ramen noodles.

K-WRAP

KFC *Korean fried chicken*. scallion pancake wrap.
pickled cucumber. charred scallion crema.

KOJI BURGER

dickson's special ground beef. 'mǒkbar' burger sauce.
seasonal kimchi. crispy potato. cheddar cheese.
potato bun.

SNACKS

HALMONI'S DUMPLING:

ground pork. zucchini. tofu. kimchi.

CRISPY RICECAKE

brown butter. bacon. spicy gochujang sauce.

HOTTEOK

crispy korean yeast bread. honey. mixed nuts. sesame seed.

Exterior of building



Previous Space





Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT SEKAIS' TUCK CO., LTD.		DOING BUSINESS AS (DBA) MOCU-MOCU		
STREET ADDRESS 746 Tenth Avenue, New York, New York, 10019		CROSS STREETS Between 50th and 51st Streets		
OWNER	NAME: Sekais' Tuck Co., Ltd.	ATTORNEY	NAME: Megan J. Muoio, Allyn & Fortuna LLP	
	PHONE: 646-599-9150		PHONE: 212-213-8844	
	FAX: none		FAX: 212-213-3318	
MANAGER	NAME: Soon Suh	LANDLORD	NAME: East West Renovating Co., LP	
	PHONE: 646-599-9150/917-520-9694 (cell)		PHONE: 646-619-9117	
	FAX: none		FAX: 212-595-5646	
DESCRIPTION OF BUSINESS				
Establishment Type:	<input 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 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 type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer			
APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
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		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	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm		
	Music	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Kitchen	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm		
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	
	10	10	5	10	1	0	0	0	0	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	All occupancy on 1st Floor.		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will applicant have bottle service?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will you be hosting private parties and promotional events?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will outside promoters be used?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will the security plan submitted be implemented?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will State certified security personnel be used?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> 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)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	DJ	None				
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.					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> 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?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" 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.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING			
Primary Zoning District:	R8	Overlay (If Applicable):	C2-5
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	YES	NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input checked="" 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	West 47th/48th Street Block Association	
	# 2	West 50th/51st Street Block Association	
	# 3	Clinton Special District Coalition	

ADDITIONAL INFORMATION: (Applicant Use)

Additional Information for Operational Issues/Hours Section:

The restaurant will be open from 8:30am-10:30am Tuesday through Friday for to-go food service only. On those days, the restaurant will be closed from 10:30am-11:30am and will reopen at 11:30am for sit-down restaurant service until closing. There will be no to-go service on Saturday or Sunday. The restaurant will be completely closed on Monday.

ADDITIONAL NOTES: (Office Use Only)



MOCU-MOCU

SAMPLE MENU

* Picture: Pineapple

MORNING

MORNING MOCU-SANDWICH \$7~

VEGETABLE BUNS WITH EGG, LETTUCE, CUCUMBER, TOMATO
VEGETABLE BUNS WITH SAUSAGE, LETTUCE, TOMATO, ONIONS

ORIGINAL JAPANESE-STYLE SAVOURY PASTRIES

PINEAPPLE \$4~

MUFFINS \$3

MACARONS \$2.85

PARING MORNING SET \$8~

SANDWICH + COFFEE/TEA

PINEAPPLE + COFFEE/TEA

LUNCH/DINNER

MOCU-ORIGINAL JAPANESE-STYLE SAVORY PASTRIES

Japanese craft food influenced by traditional culinary creations - "OKONOMIYAKI". Okonomiyaki is one of the most popular type of foods in Japan. It consists mainly of cabbage, flours, eggs, pork and other meats, in addition to variety of well-mixed veggies. Grilled on iron-griddled pan served in combination with sweet-soy and tomato based sauce. We make our original custom-style dishes by baking them in oven. So that every entrée is distinguished by its flavor and texture as a traditional Okonomiyaki. We strive to provide the customer with the utmost healthiest and enriching food experience possible!

\$4~

BUTATAMA(PORK)

VEGETABLE

BEEF SAUSAGE

MODERN (BACON & YAKISOBA)

TOMATO& PORK &MOZZARELLA CHEESE

TOFU&SEAFOOD

MOCU-(ORIGINAL BURGER-STYLE PASTRIES)

\$7~

TERIYAKI-CHICKEN

BUTATAMA (PORK)

VEGETABLE

BEEF AND TOMATO

SUKIYAKI

SEAFOOD-MODERN

TAKOYAKI (Traditional Octopus Balls)\$7~

TOPPING:

YUZU

GREENONION

YUZU + GREEN ONION + MENTAIKO

CHEESE MENTAIKO

YAKIGASHI (Freshly made-Hot Baked dessert)

\$2 each~

REDBEANS

CUSTARD CREAM

SEASONAL limited time-menu HOT MACARON-YAKI \$3~
(Yakigashi fillings:Macaron)

SIDE-SALADS \$3~

MISO SOUP \$2.5

LUNCH SET \$10~

1: MOCU-BURGER + TAKOYAKI (3) + SOUP + SALAD

2: MOCU-BURGER + SOUP + SALAD

3: JP SAVOURY + SOUP + SALAD

4: JP SAVOURY + TOKOYAKI (3) + SOUP + SALAD

5: TAKOYAKI + SOUP + SALAD

6: TAKOYAKI + SWEETS (1) + SOUP + SALAD

7: MOCU-BURGER + SWEETS (1) + SOUP + SALAD

SEASONAL Savory pastries MENU \$9~

NAPOLITAN in BURGER STYLE

MENCHI KATSU (non fried croquette) in BURGER STYLE

DRINK

ESPRESSO (Double shots)

ESPRESSO \$2.15

LATTE \$3.95

ICED LATTE \$4.65

SOY LATTE \$4

ICED SOY LATTE \$4.65

CAPUCCINO \$3.75

ICED CAPUCCINO \$4.65

CARAMEL LATTE \$4

ICED CARAMEL LATTE \$4.65

ICED MACCHA LATTE \$4.80

YUZU TEA/SODA/ \$3.40

GREEN TEA \$3.40

BREWED COFFEE \$2

SODA \$2.50~

ORANGE JUICE \$3

TEA \$2.50

WATER BOTTLE \$2.50

ALCOHOLIC BEVERAGES

ASASHI (tap) \$5.10

KIRIN (tap) \$5.10

SAPPORO (tap) \$5.10

Hitachino Nest Beer (bottle)

HOUSE-WINE (RED) \$ GLASS

HOUSE-WINE (WHITE) \$ GLASS

CHAMPAGNE \$GLASS

SAKE \$6~

Retail Space
FOR LEASE
212.660.7774

Exclusive Agent:

Dylan Murphy



WWW.MASSETKNAKAL.COM

Retail Space
FOR LEASE
212.660.7774

Exclusive Agent:

Dylan M.



WWW.MASSETKNAKAL.COM



Manhattan Community Board 4

(All Fields Must Be Completed)

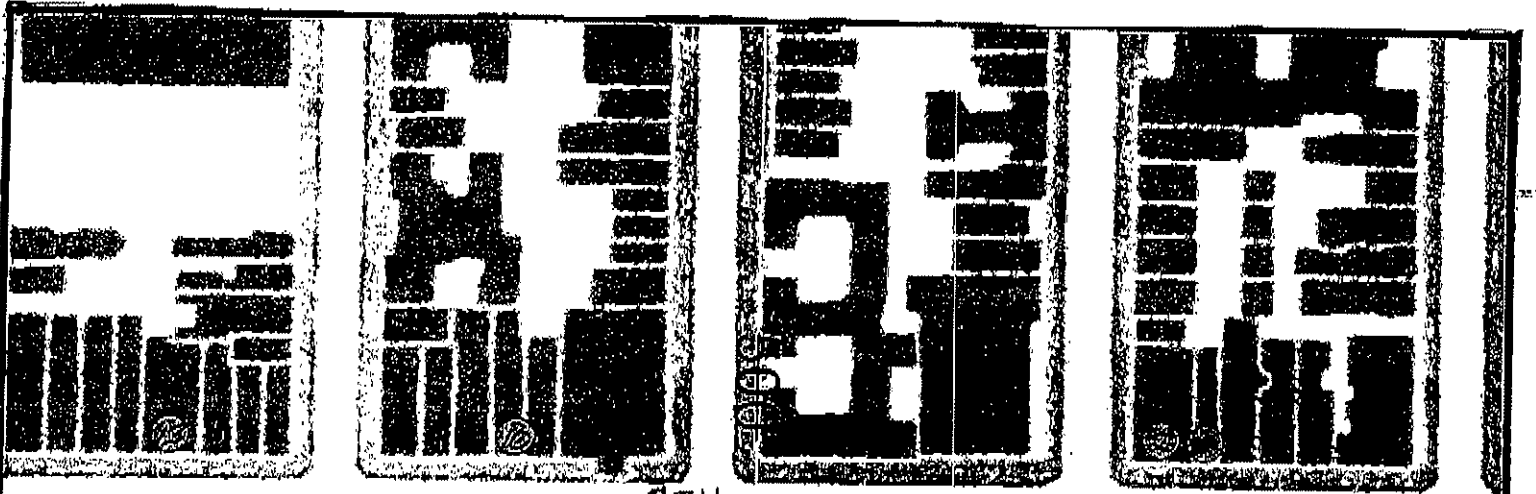
Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)			
Anemacore LLC		T.B.D.			
STREET ADDRESS		CROSS STREETS			
263 West 19th Street		B'n W			
OWNER	NAME	Don Greenbaum	NAME	Frank Palillo	
	PHONE	(917) 843-9881	PHONE	212-227-1640	
	FAX		FAX	212-349-1724	
MANAGER	NAME	Don Greenbaum	NAME		
	PHONE	(917) 843-9881	PHONE		
	FAX		FAX		
Establishment Type:	<input 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 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 <i>(check one)</i>	<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO
		What is/was the name of establishment?			
		What is/was the address of the establishment?			
		What were the dates the applicant was involved with this former premise?			
	<input checked="" type="radio"/> Transfer	What is the prior license #?		1233479	
		What is the expiration date on the prior license?		7-31-14	
		Are you making any alterations or operational changes?		YES	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					

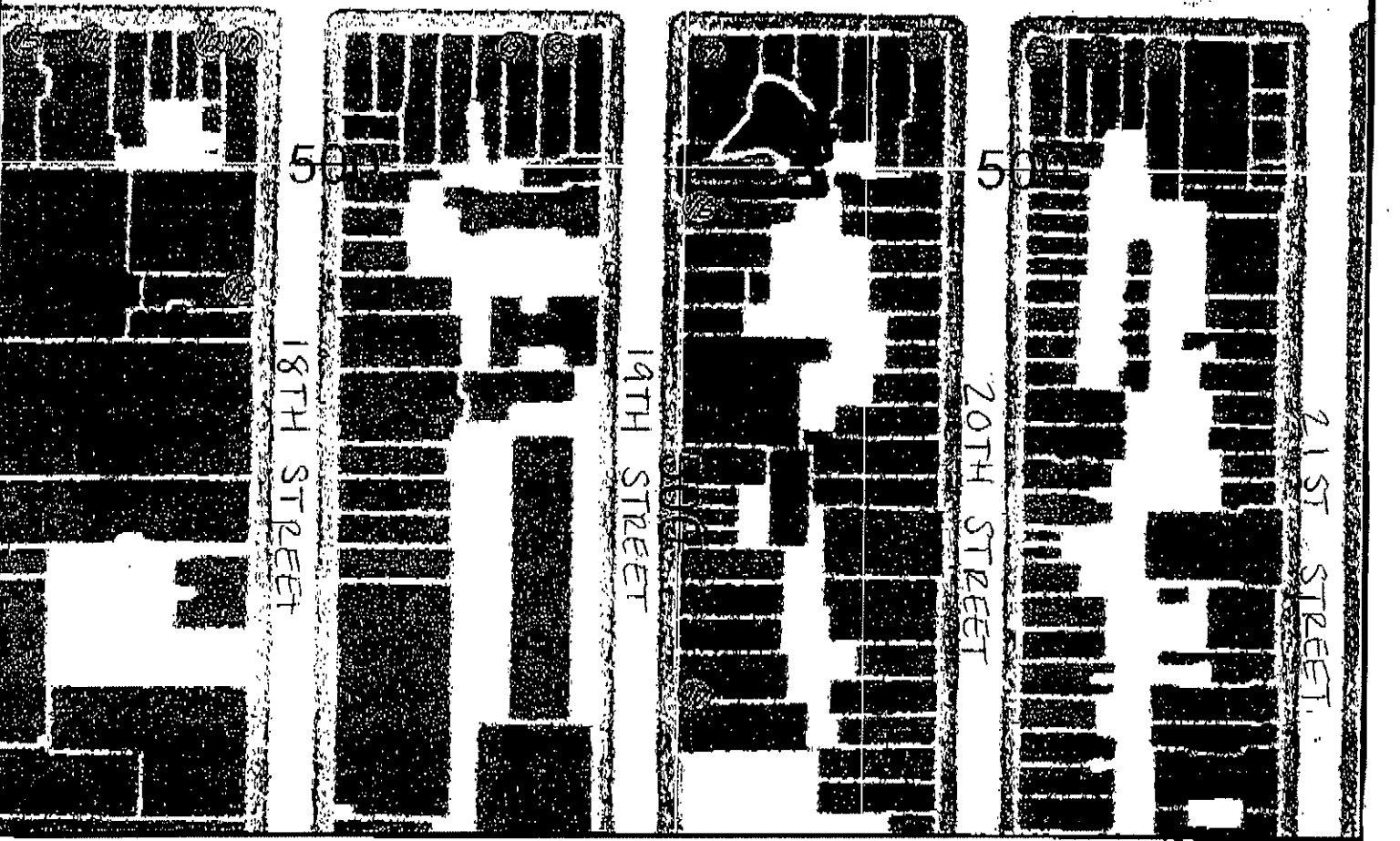
OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	11:00 am midnight	11:00 am midnight	11:00 am midnight	11:00 am midnight	11:00 am midnight	11:00 am 2:00 am	11:00 am 2:00 am	11:00 am midnight	
	Kitchen	11:00 am midnight	SAME AS ABOVE							→
OCCUPANCY	Capacity (Certificate of Occupancy)	144	120	30	75	-0-	2	32	8	4
	Maximum Number of Persons Occupying Premises (Including Employees)									
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)										
Will applicant have bottle service?										
Will you be hosting private parties and promotional events?										
Will outside promoters be used?										
Will the security plan submitted be implemented?										
Will State certified security personnel be used?										
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?										
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)										
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)										
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)		4 tables; 8 Seats								
Will applicant provide contact information to neighbors and respond to complaints that arise?										
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?										
If you plan to have music, what type(s)?		BACKGROUND MUSIC								
FOUNDING 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.										
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?										
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.										

OUTDOOR DINING		
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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
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
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
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

LOCATION & ZONING		
Primary Zoning District:		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
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
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Building Type	<input checked="" type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____	
Adjacent Buildings	<input checked="" type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____	
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Community Board # 4
	# 2	
	# 3	



8TH AVENUE



50TH

50TH

18TH STREET

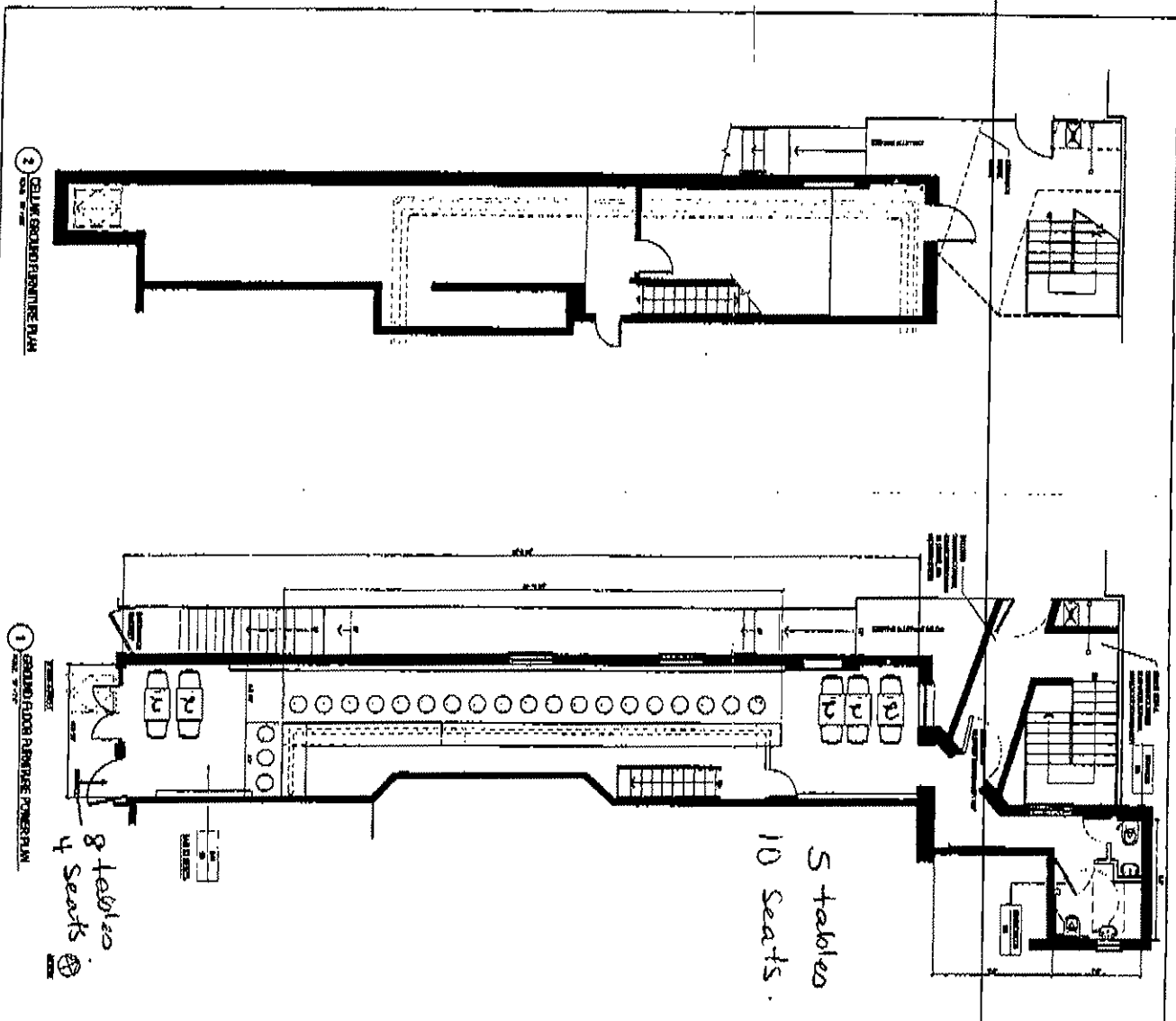
19TH STREET

20TH STREET

21ST STREET

263 WEST 19TH STREET, NYC

1. The Dish Restaurant- 201 8th Avenue, NYC
2. Spice- 236 8th Avenue, NYC
3. Intermezzo- 202 8th Avenue, NYC
4. Tom Yun- 200 8th Avenue, NYC
5. Tello- 198 8th Avenue, NYC
6. Lasagna- 196 8th Avenue, NYC
7. Rocking Horse Cafe- 182 8th Avenue, NYC
8. El Cio- 174 8th Avenue, NYC
9. Grand Sichuan- 172 8th Avenue, NYC
10. Gym- 167 8th Avenue
11. Pounds and Ounces- 160 8th Avenue, NYC
12. Montmartre- 158 8th Avenue, NYC
13. Flight- 151 8th Avenue, NYC
14. Silom Thai- 150 8th Avenue, NYC
15. Cola's- 148 8th Avenue, NYC
16. Socarrat- 259 West 19th Street, NYC
17. G lounge- 223 West 19th Street, NYC
18. Westville- 246 West 18th Street, NYC



POWER PLAN LEGEND

SHEET KEY NOTES

SHEET NOTES

235 WEST 37th STREET
NEW YORK, NY 10018

GROUND FLOOR &
CEILING RENOVATE
POWER PLAN

DATE: 02/20/14

PROJECT: 12123491724

ARCHITECT: JASPER/PALILLO

SCALE: AS SHOWN

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

1/131072" = 1'-0"

1/262144" = 1'-0"

1/524288" = 1'-0"

1/1048576" = 1'-0"

1/2097152" = 1'-0"

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Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)	
BrickHouse Saloon Corp.		Meemo Tapas Sport	
STREET ADDRESS		CROSS STREETS	
735 10 th Avneue		W 50 th Street	
OWNER	NAME:	Jon Karger	ATTORNEY
	PHONE:	646-385-0075	PHONE:
	FAX:		FAX:
MANAGER	NAME:	Jon Karger	LANDLORD
	PHONE:	646-385-0075	NAME:
	FAX:		PHONE:
			Pickadilly Hotel
			212-586-3400 (Donna)
			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): Bar/Arcade

Method of Operation: Restaurant Dance Club Sports Bar Adult Entertainment Wine Bar Pizzeria Cafe

Other (Explain): Bar/Arcade

License Type: On-Premise Wine Beer Wine & Beer

APPLICATION TYPE (check one)	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input checked="" type="radio"/> Alteration	What is the current license #?	1256650	
		What is the expiration date on the current license?	9/30/15	
Please describe the nature of the alterations and attach the plans: Change the hours of operation & to include the sidewalk café				

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.
	Music	Rec.	Rec.	Rec.	Rec./live	Rec./live	Rec./Live	Rec.
	Kitchen	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.	630 a.m. – 4 am.

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
	180	150	50	146	0	1	10	24	12

How many floors are there? What is the capacity for each floor? (please respond in space provided)	<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
Will applicant have bottle service?	YES	<input checked="" type="radio"/> NO	N/A	
Will you be hosting private parties and promotional events?	<input checked="" type="radio"/> YES	NO	N/A	
Will outside promoters be used?	YES	<input checked="" type="radio"/> NO	N/A	
Will the security plan submitted be implemented?	YES	NO	<input checked="" type="radio"/> N/A	
Will State certified security personnel be used?	YES	NO	<input checked="" type="radio"/> N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	<input checked="" type="radio"/> YES	NO	N/A	Have 12 tables 24 seats License at 2186-2013-ASWC
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	<input checked="" type="radio"/> YES	NO	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	<input checked="" type="radio"/> 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 *Background music most time*

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.	<input checked="" type="radio"/> 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	Already insulated sound proof Street bar
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)	YES	NO	N/A	

OUTDOOR ITEMS

Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" 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.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING

Primary Zoning District:	Commercial Use Group 9	Overlay (if Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A Hotel/Restaurant
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	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A

Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: _____

NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	HK 50/51 Block Association
	# 2	
	# 3	

ADDITIONAL INFORMATION: (Applicant Use)

October 9, 2012:

Only wants to add live music to the method of operation on Thursday, Friday & Saturday, no other changes

March 11, 2014:

Wants to change the hours of operation from 6:30 a.m. – 2 a.m. to 6:30 a.m. – 4 a.m., and include the unenclosed sidewalk café to the liquor license

ADDITIONAL NOTES: (Office Use Only)

October 9, 2012:

- Applicant will not charge admission unless for a not for profit or political fundraiser
- Applicant will move sandwich board from sidewalk to lean against the building
- Applicant will have no more than 4 piece band

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Zonea Food & Beverage Inc.		DOING BUSINESS AS (DBA) Bea	
STREET ADDRESS 403 West 43rd Street		CROSS STREETS Between Ninth Avenue and Tenth Avenue	
OWNER	NAME: Sotir Zonea	ATTORNEY	NAME: Donald Bernstein, Victor & Bernstein, P.C.
	PHONE: (323) 251-9799		PHONE: (212) 486-6000
	FAX: N/A		FAX: (212) 486-8668
MANAGER	NAME: Sotir Zonea	LANDLORD	NAME: Ninth Avenue Realty LLC c/o Beach Lane Management, Inc.
	PHONE: (323) 251-9799		PHONE: (914) 997-2435
	FAX: N/A		FAX: (914) 997-2486
DESCRIPTION OF BUSINESS			
Establishment Type:		<input 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 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 type="radio"/> New	
		Has applicant owned or managed a similar business?	
		YES	
		NO	
		What is/was the name of establishment?	
		What is/was the address of the establishment?	
		What were the dates the applicant was involved with this former premise?	
		<input type="radio"/> Transfer	
		What is the prior license #?	
		What is the expiration date on the prior license?	
Are you making any alterations or operational changes?			
YES			
NO			
If alterations or operational changes are being made, please attach the plans to this form.			
<input checked="" type="radio"/> Alteration			
What is the current license #?			
1266241			
What is the expiration date on the current license?			
08/31/2015			
Please describe the nature of the alterations and attach the plans			
Extended operating hours.			

OPERATIONAL ISSUES *Except on New Years Eve when licensee may apply for an all night permit.

HOURS*		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am
	Music	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am
	Kitchen	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am	11am - 3am

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
	128	105	26	84	0	1	16	0	0

How many floors are there? What is the capacity for each floor? (please respond in space provided)	<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	Ground Floor & Basement
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
Will applicant have bottle service?	YES	<input checked="" type="radio"/> NO	N/A	
Will you be hosting private parties and promotional events?	<input checked="" type="radio"/> YES	NO	N/A	No promotional events, occasional private birthday or holiday party.
Will outside promoters be used?	YES	<input checked="" type="radio"/> NO	N/A	
Will the security plan submitted be implemented?	YES	NO	<input checked="" type="radio"/> N/A	Licensee has installed video surveillance
Will State certified security personnel be used?	YES	NO	<input checked="" type="radio"/> N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	<input checked="" type="radio"/> 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)	<input checked="" type="radio"/> YES	NO	N/A	The bicycle rack is already in place. The bicycles will be clearly marked and staff will wear attire noting the name.
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	Not at this time.
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	YES	NO	<input checked="" type="radio"/> N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	<input checked="" type="radio"/> YES	NO	N/A	(323) 251-9799 or szonea@gmail.com
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	<input checked="" type="radio"/> YES	NO	N/A	
If you plan to have music, what type(s)?	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A	
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)	<input checked="" type="radio"/> YES	NO	N/A	

OUTDOOR ITEMS **No Outdoor Space**				
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:	R8 (Mixed Residential & Commercial)	Overlay (If Applicable):	C1-5	
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	Clinton
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 Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	<input checked="" type="radio"/> N/A	Premises is already licensed.
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?	YES	NO	<input checked="" type="radio"/> 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 type="radio"/> Mixed Use <input type="radio"/> Other, describe: <u>Theater</u>			
NOTIFICATION: What organizations / community groups have you notified regarding your application? **To be contacted prior to the March 11, 2014 community board meeting**	# 1	Community Board 4		
	# 2	Public Notice Postings		
	# 3	West 43rd Street Block Association, Eduardo Zeiger (eduardozeiger@compuserve.com) Manhattan Plaza T.A., Marisa Redanty (marisared22@aol.com & mpta@mptenants.com) West 44th Street Block Association, Renee & Gordon Stanley (twocatsld@worldnet.att.net and west44nyc@gmail.com) Rudy Papiri (Rudi_Papiri@timemagazine.com) Hell's Kitchen Neighborhood Association, Kathleen Treat (ktreat@earthlink.net)		



CHICKEN LIVER TARTINE
CARAMELIZED ONIONS,
BALSAMIC CHIVES, TOAST
7

HOUSE RICOTTA
GRILLED BREAD, ROSEMARY HONEY,
SEA SALT
7

GRILLED SHRIMP TOAST
AVOCADO, RED ONION,
GREEN TABASCO
9

SPICY LAMB MEATBALLS
RAITA, PITA CHIPS
12

SLIDERS
CARAMELIZED ONIONS,
TOMATO JAM
11

PORK DUMPLINGS
GINGER, SCALLION, MICRO
CILANTRO, PLUM SAUCE
10

PIZZA

MUSHROOM
ROASTED MAITAKE, CARAMELIZED
SHALLOT, TALEGGIO
10

AMATRICIANA
TOMATO, PANCETTA, BASIL, PARMESAN
8

FILLET PIE
FILLET MIGNON, CARAMELIZED ONIONS,
RICOTTA, TOMATO SAUCE
14



ROASTED BEET SALAD
BLUE CHEESE, PECANS,
ARUGULA, SHERRY
VINAIGRETTE
9

WARM ASPARAGUS SALAD
POACHED EGG, PISTACHIO,
MISO VINAIGRETTE
10

KALE CAESAR
PARMESAN & CROUTONS
11
W/ CHICKEN OR SHRIMP
14

GRILLED CHICKEN "HERO"
MOZZARELLA, BIBB LETTUCE,
SUN DRIED TOMATOES, SWEET
CHILI SAUCE
14

MARKET FISH
CRISPY ONIONS & MUSHROOMS,
GARLIC SAUCE, MASH
18

STEAK & TOMATOES
SLICED FILET MIGNON, SPICY ONION
SAUCE, FRIES
20

GREEN PASTA
CREAMY SPINACH
TAGLIATELLE
PASTA, MARINATED SHRIMP
16

LAMB CHOPS
GRILLED, AVOCADO, SHERRY
VINAIGRETTE SALAD
BLUE CHEESE





MIDNIGHT FLYER
 TITO'S VODKA
 FINO SHERRY
 CREME DE CASSIS
 FRESH LEMON JUICE
 ORANGE OILS
 12

LAVENDER MONK
 LAVENDER INFUSED TITO'S VODKA
 YELLOW CHARTREUSE
 FRESH LEMON JUICE
 FEVER TREE GINGER BEER
 SKEWERED LIME WHEEL/CHERRY/
 GINGER CANDY
 13

PEASANT'S FIX
 TITO'S VODKA
 ST.GERMAIN
 NOILLY PRAT SWEET
 VERMOUTH
 FRESH LIME JUICE
 12



AIDE MEMOIR
 NOILLY PRAT SWEET VERMOUTH
 YELLOW CHARTREUSE
 PROSECCO
 ORANGE BITTERS
 LEMON OILS
 13

FLORA BELLE
 ST.GERMAIN
 FRESH LEMON JUICE
 PROSECCO
 LEMON OILS
 13

THE MARTINEZ
 BROOKLYN SMALL BATCH GIN
 NOILLY PRAT SWEET VERMOUTH
 LUXARDO MARASCHINO LIQUEUR
 ANGOSTURA BITTERS
 14

THYME & TONIC
 THYME INFUSED OXLEY
 LONDON DRY
 TONIC
 12

OVER THE MOON
 ROSEMARY INFUSED GIN
 APEROL
 FRESH LIME JUICE
 ORANGE SAN PELLGRINO
 13

DIVINE DERECHO
 EL JIMADOR SILVER TEQUILLA
 SCORPION SILVER MEZCAL
 SPICY HONEY SYRUP
 FINO SHERRY
 FRESH LIME JUICE
 14

BITTER DUCHESS
 SCORPION SILVER MEZCAL
 CAMPARI
 HOUSE-MADE ORGEAT ALMOND
 SYRUP
 FRESH LIME JUICE
 14



GRANNIES NIGHTCAP
 RITTENHOUSE RYE WHISKEY
 NOILLY PRAT SWEET VERMOUTH
 FERNET BRANCA
 DRAMBUI
 14

BOULEVARDIEN
 OLD FORESTER BOURBON
 CAMPARI
 NOILLY PRAT SWEET
 VERMOUTH
 14

THE PAPER FOX
 RITTENHOUSE RYE WHISKEY
 LUXARDO MARASCHINO LIQUEUR
 HOUSE-MADE GINGER SYRUP
 FRESH LIME JUICE
 14

BOTTLE 6
 ANGRY ORCHARD
 MOTHERS MILK
 ESTRELLA DAMM
 ITHACA FLOWER POWER
 CONEY ISLAND
 RED STRIPE
 (NON ALCOHOLIC)
 CLAUSTHALER



THE GYPSY LORD
 BRUGAL AGED RUM
 HOUSE POMEGRANATE SYRUP
 FRESH LIME JUICE
 ANGOSTURA BITTERS
 14

CLASSIC MAI TAI
 BRUGAL AGED RUM
 COINTREAU
 ORGEAT SYRUP
 FRESH LIME JUICE
 12

SMOKED SIDE CAR
 LAPSANG INFUSED
 HOUSE BRANDY
 COINTREAU
 FRESH LEMON JUICE
 MIX SUGAR RIM
 14

PISCO SOUR
 PISCO PORTON BRANDY
 FRESH LIME JUICE
 EGG WHITE
 CANE SYRUP
 ANGOSTURA BITTERS
 14



WHITE
 THOMAS HYLAND RIESLING-10
 ST CLEMENT CHARDONNAY-11
 CHATEAU DE SANCERRE-15

PROSECCO RUSTICO-12

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALT# 966/84
CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN DATE: JUN 21 1991 NO. 98654
 This certificate Amends ~~XXXXXX~~ C.O. NO 5276 ZONING DISTRICT C1-5

THIS CERTIFIES that the ~~XXXXXX~~ altered ~~XXXXXX~~ building -- premises located at
 607-609 Ninth Avenue AKA 401-405 W. 43rd Street Block 1053 Lot 29

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR HOUSING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG						Storage
1st Floor	OG	128			6		Eating & drinking place
	120	50			6		eating & drinking place
	120	5			6		store
	120	15			6		store
2nd-5th Floors	40				2		Tenement
OLD LAW TENEMENT OLD CODE Amended Certificate of Occupancy for first floor. These premises have been declared to be subject to the provisions of section 12-10 of the zoning resolution as to zoning lot ownership. A terminable party wall easement has been granted to support the structure by the adjoining premises at 407-409 West 43rd Street.							

NOT POSTED
 WITH THE RULES
 OF THE DEPARTMENT OF BUILDINGS
 MARCH 31ST, 1957.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.G.

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED** M-5
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 BOROUGH SUPERINTENDENT

[Signature]
 COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS

BEGINNING at a point on the North side of West 43rd Street
 distant 150' 0" feet from the corner formed by the intersection of
 and Ninth Avenue
 running thence East 150' 0" feet; thence North 50' 2 1/2" feet;
 thence West 100' 0" feet; thence North 50' 2 1/2" feet;
 thence West 50' 0" feet; thence South 100' 5" feet;
 thence to the point or place of beginning.

PLAT No. 966/84 DATE OF COMPLETION 5/7/91 CONSTRUCTION CLASSIFICATION CL3non-fireproof
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 5 STORIES, 55' FEET
 Commercial/Residential

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS

BOARD OF STANDARDS AND APPEALS CAL NO.
 CITY PLANNING COMMISSION CAL NO.
 OTHERS

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT		DOING BUSINESS AS (DBA)		
Station House, LLC		Station House		
STREET ADDRESS		CROSS STREETS		
315 West 46 th Street, NY, NY 10036		Between 8 th Ave and 9 th Ave		
OWNER	NAME:	Steve Barounis	ATTORNEY	
	PHONE:	631-334-8600	NAME:	
	FAX:	TBD	PHONE:	
			516-739-6100	
			FAX:	
			516-739-6101	
MANAGER	NAME:	Same as above	LANDLORD	
	PHONE:			NAME:
	FAX:			PHONE:
			FAX:	
			315 W 46, LLC	
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 checked="" type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade			
License Type:	<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
APPLICATION TYPE <i>(check one)</i>	<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?	Auction House	
		What is/was the address of the establishment?	300 E. 89 th St.	
		What were the dates the applicant was involved with this former premise?	2000 - Present	
	<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
		<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	11am-4am								→ 11
	Music	11am-4am								→ 11
	Kitchen	11am 4am								→ 11
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	
	109- GF 40- 15+	100 35	31	80	0	1	15	8	4	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	109- Ground Floor 40- 15+ 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	<input checked="" type="radio"/> NO	N/A			
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A			
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will the security plan submitted be implemented?					YES	NO	<input checked="" type="radio"/> N/A			
Will State certified security personnel be used?					YES	NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input checked="" type="radio"/> YES	NO	N/A	2- 15+ Floor-Terrace 2- Ground Floor Entrance		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A	to be filed 4 tables-8 seats		
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	NO	N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	LIVE MUSIC	DJ	Ipad-Recorded Computer				
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.					<input checked="" type="radio"/> 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?					<input checked="" type="radio"/> YES	NO	N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> 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	<i>Ground Floor - Front entrance 1st Floor - Terrace</i>
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	
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	
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	
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:	M1-6	Overlay (If Applicable):		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	
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 Triggered? 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 type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A	
Are your plans filed with DOB?	<input type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A	<i>to be filed</i>

Building Type Residential Commercial Mixed Use Other, describe: _____

Adjacent Buildings Residential Commercial Mixed Use Other, describe: _____

NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	<i>N. Y. P. D.</i>
	# 2	<i>St. Luke's Church</i>
	# 3	<i>W 46th Street Block Association.</i>





THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN DATE DEC 15 1993 NO. 104222
 This certificate amends C.O. NO. 6797B ZONING DISTRICT CL-5 IN R-8
 THIS CERTIFIES that the ~~xxx~~ altered ~~xxxx~~ building premises located at
 315 WEST 46TH STREET Block 1037 Lot 24
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
 RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

FLOOR	FLOOR AREA SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DUELING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELEAR	0-0				6P	B-2	STORAGE
BASEMENT	100	109			6A	F-4	EATING & DRINKING ESTABLISHMENT U.G. 6A (LOWER LEVEL)*
1ST FLOOR	50	40			6A	F-4	EATING & DRINKING ESTABLISHMENT U.G. 6A (UPPER LEVEL)*
2ND FLOOR	40		2	3	2	RES	TWO (2) APARTMENTS
3RD FLOOR	40		2	3	2	RES	TWO (2) APARTMENTS
COMMERCIAL & RESIDENTIAL OLD CODE HEREAFTER CONVERTED CL A MD							

FIRE DEPARTMENT APPROVAL
 SPRINKLER SYSTEM, DECEMBER 6, 1939.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
 WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
 OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

N.B. NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER REGULATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 COMMISSIONER
 ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS

BEGINNING at a point on the NORTH side of WEST 46TH STREET
 distant 205'-0" WEST feet from the corner formed by the intersection of
 8TH AVENUE and EAST 46TH STREET
 running thence WEST 20.1' feet; thence NORTH 100.5' feet;
 thence EAST 20.1' feet; thence SOUTH 100.5' feet;
 thence to the point or place of beginning.

100202175
 PERM. No. DATE OF COMPLETION 3/12/93 CONSTRUCTION CLASSIFICATION II-B
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT STORIES FEET
 RESIDENTIAL, E-4 B+3 36'-0"

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

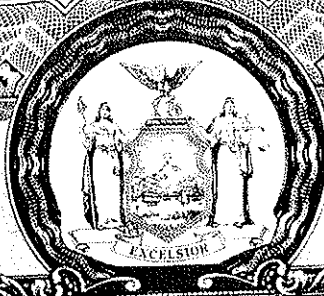
	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

- STORM DRAINAGE DISCHARGES INTO:
- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM
- SANITARY DRAINAGE DISCHARGES INTO:
- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:
 BOARD OF STANDARDS AND APPEALS CAL NO
 CITY PLANNING COMMISSION CAL NO
 OTHERS

APR 11 1993

ON-PREMISES LIQUOR LICENSE
SERIAL #: 1184816
COUNTY: NEW YORK



EFFECTIVE DATE: 03/22/2013
EXPIRATION DATE: 04/30/2015
CERTIFICATE #: 821401

NEW YORK STATE LIQUOR AUTHORITY

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER PART OF THE BUILDING CONTAINING SUCH LICENSED PREMISES. IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND MAY BE REVOKED AT ANY TIME PURSUANT TO LAW

METHOD OF OPERATION
RESTAURANT SERVING LIQUOR WINE AND BEER

BROADWAY JOE S STEAKHOUSE LLC
BROADWAY JOE'S
315 W 46TH STREET
NEW YORK NY 10036

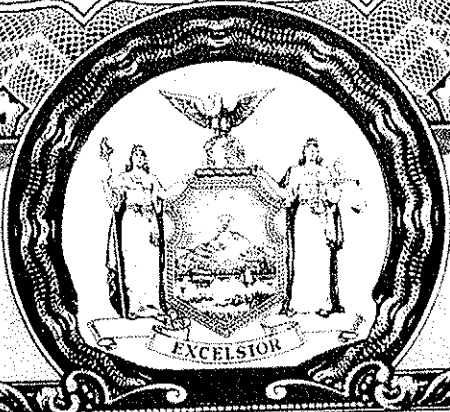
FILING FEE \$90.00
LICENSE FEE \$4,352.00

Dennis Rosen
Dennis Rosen
Chairman

BEFORE COMMENCING OR DOING ANY BUSINESS FOR THE TIME FOR WHICH THIS LICENSE HAS BEEN ISSUED, THE SAID LICENSE SHALL BE ENCLOSED IN A SUITABLE WOOD OR METAL FRAME, HAVING A CLEAR GLASS SPACE AND A SUBSTANTIAL WOOD OR METAL BACK SO THAT THE WHOLE OF SAID LICENSE MAY BE SEEN THEREIN, AND SHALL BE POSTED UP AND AT ALL TIMES DISPLAYED IN A CONSPICUOUS PLACE IN THE ROOM WHERE SUCH BUSINESS IS CARRIED ON, SO THAT ALL PERSONS VISITING SUCH PLACE MAY READILY SEE THE SAME.

Certificate No. B821401

LIQUOR LICENSE
16
K



EFFECTIVE DATE: 03/22/2013
EXPIRATION DATE: 04/30/2015
CERTIFICATE #: 821401

NEW YORK STATE LIQUOR AUTHORITY

DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN LIQUOR PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND SUBJECT TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER TYPE OF BUSINESS CONTAINING SUCH LICENSED PREMISES: IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND SHALL NOT BE SUBJECT TO ANY TIME PURSUANT TO LAW.

OPERATION

SELLING LIQUOR WINE AND BEER

FILING FEE \$90.00
LICENSE FEE \$4,352.00

THE S STEAKHOUSE LLC
THE S
STREET
NY 10036

Dennis Rosen
Dennis Rosen
Chairman

WHEN ENGAGING OR DOING ANY BUSINESS FOR THE TIME FOR WHICH THIS LICENSE HAS BEEN ISSUED, THE SAID LICENSE SHALL BE DISPLAYED IN A CONSPICUOUS PLACE IN A READABLE WOOD OR METAL FRAME, HAVING A CLEAR GLASS SPACE AND A SUBSTANTIAL WOOD OR METAL BACK SO THAT THE LICENSE MAY BE SEEN THEREIN, AND SHALL BE POSTED UP AND AT ALL TIMES DISPLAYED IN A CONSPICUOUS PLACE IN SUCH BUSINESS IS CARRIED ON, SO THAT ALL PERSONS VISITING SUCH PLACE MAY READILY SEE THE SAME.

Certificate No. **B821401**

Manhattan Community Board 4

Unenclosed Sidewalk Café Stipulations Application

APPLICANT <i>Station House, LLC</i>	ADDRESS <i>315 West 46th Street, NY, NY</i>
DOING BUSINESS AS (DBA) <i>Station House</i>	CROSS STREETS <i>btwn 8th Avenue + 9th Avenue</i>
DESCRIPTION OF APPLICATION <i>On Premise Liquor License with sidewalk cafe Restaurant/Bar - with police-law enforcement theme.</i>	OWNER: <i>315 W 46th St</i>
	LAWYER: <i>William B. Iff</i>
	DCA LICENSE NUMBER: <i>Pending</i>
	SLA LICENSE NUMBER:

ON SITE CONTACT: (Name, position & phone number):
Steve Barounis, Manager and principal *Pending.*

Side-walk café hours of Operation	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<i>11-11</i>	<i>11-11</i>	<i>11-11</i>	<i>11-11</i>	<i>11-11</i>	<i>11-11</i>	<i>11-11</i>
DCA Hours Allowed	8-12	8-12	8-12	8-12	8-1	8-1	12-12

SEATING & TABLES	DESCRIPTION		NOTES
	SEATS	TABLES	
	<i>16</i>	<i>4</i>	<i>2 - 15th Floor Terrace 2 - Ground Floor - Entrance</i>

OPERATIONAL ISSUES

Will you follow the rule prohibiting speakers for music in the outdoor space?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Will you close all French doors and sliding windows when any interior amplified music is played (per law)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
The sidewalk café 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
Will you be serving alcohol on the sidewalk? If so, will you have waiter service as required by DCA?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
The service and consumption of alcohol on the sidewalk café will be only via seated food service.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
The sidewalk café will not provide standing space for drinking or smoking.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Will the outdoor furniture be removed when not in use?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Will the applicant be using delivery bicycles? If so, explain where you will store them since you'll have a sidewalk café.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A
Do you intend to 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	<input type="radio"/> N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A

SOUND ISSUES

<p>Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	

CAFÉ DESIGN

<p>Is the sidewalk a minimum of 12 feet? Subtracting the width of the proposed sidewalk café from the width of the entire sidewalk, do you at least leave 8 feet of clearance?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Is there a minimum clearance of 8 feet between the sidewalk café and all sidewalk obstructions including parking meters, traffic signs and installed City-sanctioned street furniture (current DCA regs exempt those items)?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Is there a minimum clearance of 8 feet between the sidewalk café and the tree trunk of a tree with a flush grate (regs exempt trees with flush grates)?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Is there a minimum clearance of 4 feet between the sidewalk café and subway grating to be consistent with ADA standards (regs require 3 ft)</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Is there a minimum clearance of 3 feet between a sidewalk café and a residential building entrance (regs do not apply to residences)?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Is there a minimum 3 feet wait service aisle to ensure no public space is used by the café to service its clientele?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>Are the sidewalk-café outer boundaries marked on the sidewalk as requested by DCA regulations?</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	
<p>If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations.</p>	<p><input checked="" type="radio"/> YES</p>	<p><input type="radio"/> NO</p>	<p><input type="radio"/> N/A</p>	

ADDITIONAL INFORMATION: (Applicant Use)

Manhattan Community Board 4 (MCB4) recommends:

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

method of operation Denial

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Community Associate

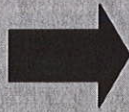
Lisa Daglian
CB4 BLP Committee Co-Chair

Paul Seres
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE




SIGNATURE OF APPLICANT


DATE

Public Interest Statement

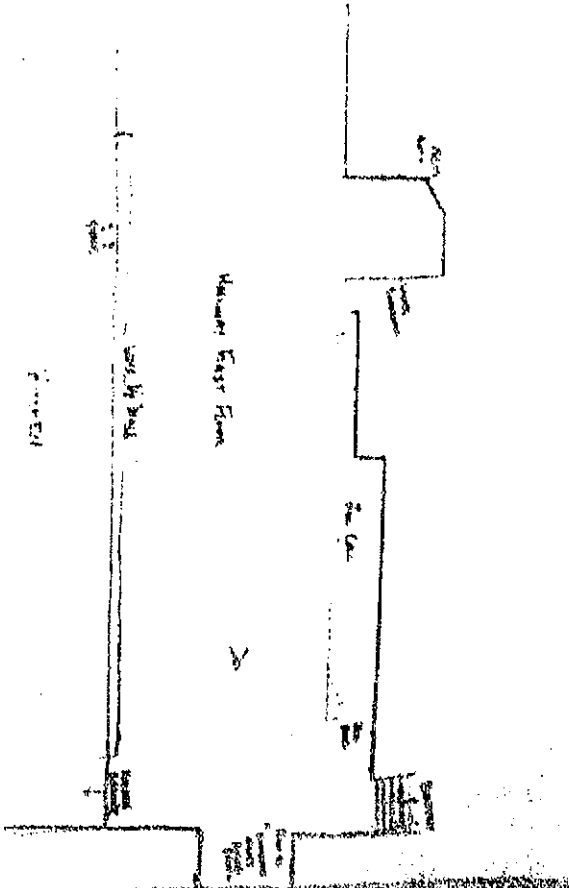
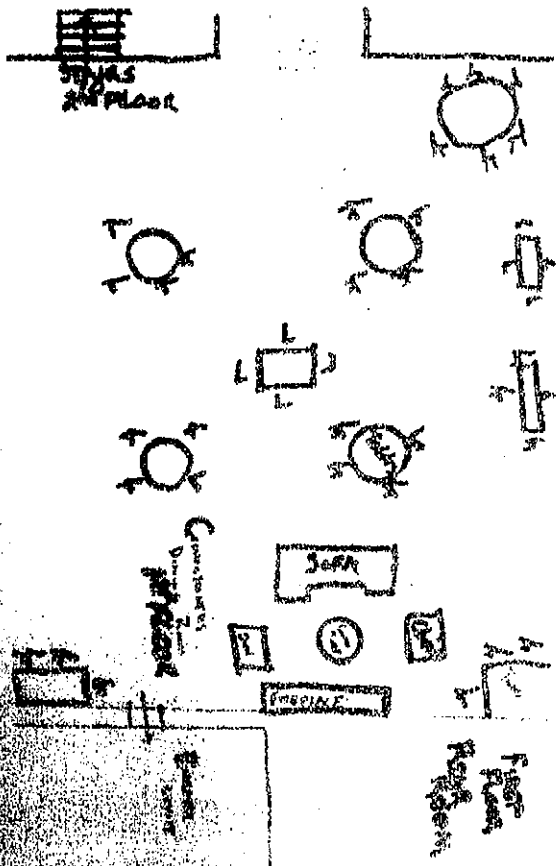
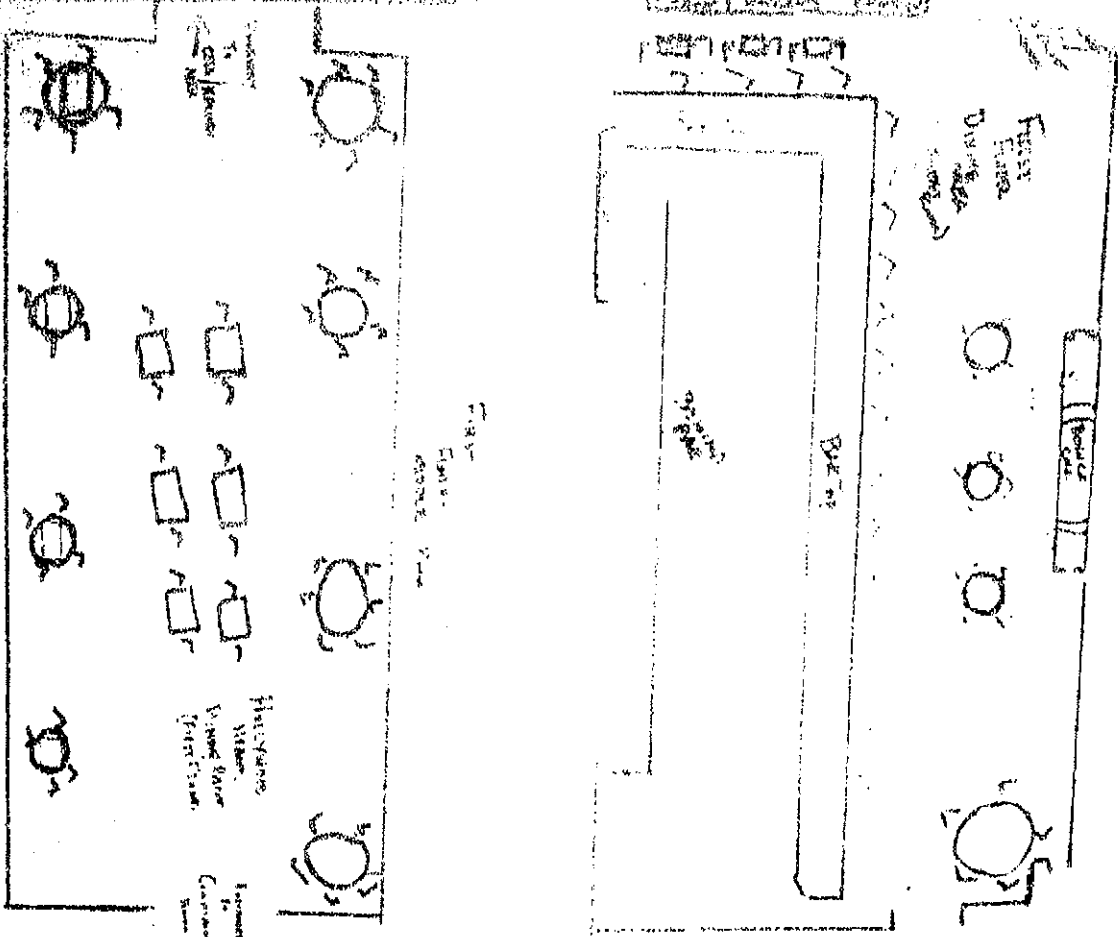
This statement is submitted in accordance with the 500' rule and the filing of an on premises liquor license by the Station House, LLC, a restaurant bar located at 315 West 46th Street, New York, New York.

The premise was formerly occupied by a restaurant bar-Broadway Joe's Steak House. The premise is within a 500 foot surrounding area in the midtown west section of Manhattan. It is populated by three or more bars serving alcohol up to the 4 am limitation in compliance with the code in the County of New York.

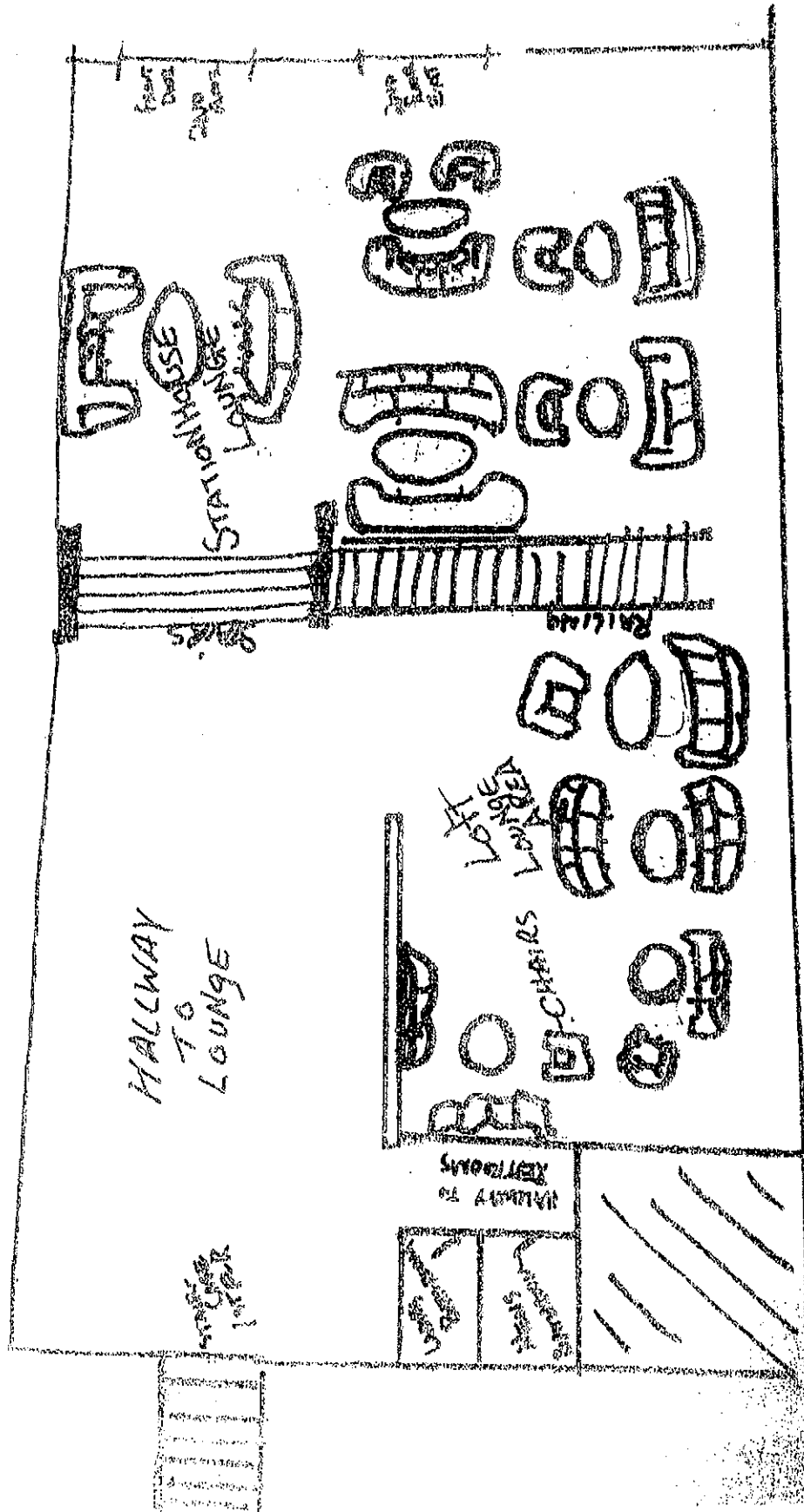
Public interest refers to the common well being or general welfare in the community. The New York State Liquor Authority has long recognized the public interest benefits flow from establishments serving liquor and food to the community.

The Station House restaurant bar will be a police-law enforcement theme bar. It will serve a public interest, convenience and necessity in the community. It will appeal to and provide a personal service to the general populace serving food, beer, wine and liquor in accordance with the local law. The Station House will benefit the general welfare of the community by also providing an inviting comfortable atmosphere for tourists and local patrons to enjoy.

It is hereby requested that the Community Board find the proposed applicant to be in compliance with the public interest and to approve its application accordingly.



SECOND FLOOR



PLACE PHOTO HERE
OTHERWISE DELETE BOX

Appetizers

SHRIMP and BROCHURE 6/12

Three shrimps, roasted potatoes and
sauces served with rice pilaf \$12

SEALED WINGS

Braised in your choice of hot-chili sauce
sauce, honey bun and pork \$11

REUBEN SANDWICH

Beef, cheddar, house brat sauce
carnalized onions, ham cheese
Mustard, beer cheese, chipotle ketchup, 1/22

VEGETABLE SANDWICHES

Original vegetable burger topped with goat
cheese \$12

SHRIMP FRIED PORK SANDWICH

Shredded pork, honey bun, chipotle
ketchup \$12

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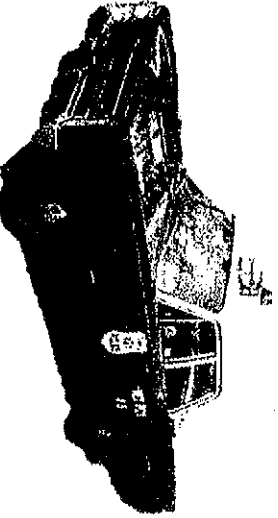
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The 40th Street
Stationhouse

The 40th Street
Stationhouse



375 West 40th Street
New York, NY

MENU

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OTHERWISE DETRITE BOX

Build Your Own Burger

All served with lettuce, tomato, onions and pickles and house fries or side salad.

House Miso.....\$11

House Pot Roast.....\$11

House Herb Veggie.....\$12

Sausage.....\$11

House Bacon

House BBQ

House Curry

House

House \$11

House

House

House

House

House:

House.....\$11

House.....\$11

House.....\$12

House.....\$11

House.....\$12

Entrees

-Filet Mignon Medallions served with cheddar and chive smashed potatoes and sautéed broccoli.....\$29

-Homestyle Pot Roast in a red wine sauce served over whipped potatoes.....\$24

-Tuscan Lemon chicken served with oven roasted vegetables.....\$21

-Dover Sole sautéed in a lemon butter sauce and fresh minced parsley served with orange pecan wild rice.....\$24

-Grilled Salmon Filet served with roasted brussel sprouts and mashed potatoes.....\$24

-Fresh Ravioli tossed in marinara sauce and grated parmesan cheese.....\$23

-Bison Meatloaf served with ruffe mac and cheese.....\$24

House Green Salad

Tossed greens with your choice of dressing.....\$6

Caesar Salad

Remaine hearts, baby arugula, shaved parmesan, croutons and caesar dressing.....\$6

Mediterranean Salad

Featuring lettuce, feta, shredded jack cheeses and your choice of dressing.....\$11

Sandwiches

All served with house fries or side salad. Substitute sweet potato fries or onion rings for a dollar extra

Montenhouse Bird

Turkey, avocado, arugula, green chili dressing, lettuce, tomato, mayo served on toasted sourdough bread.....\$11

Salmon Sandwich

Grilled salmon, fresh cucumber, avocado, red sauce, lettuce and mayo served on toasted sourdough bread.....\$11

Buffalo Chicken Sandwich

Grilled, deep-fried chicken tossed in hot buffalo dressing served with blue cheese, served on a Kaiser roll.....\$12

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Z Live Inc.		DOING BUSINESS AS (DBA) Z Live, Stage 48 and Z Bar		
STREET ADDRESS 605 West 48th Street		CROSS STREETS Between 1th Avenue and 12th Avenue		
OWNER	NAME: Pedro Zamora	ATTORNEY	NAME: Donald Bernstein, Victor & Bernstein, P.C.	
	PHONE: (212) 957-1800		PHONE: (212) 486-6000	
	FAX: (212) 957-1802		FAX: (212) 486-8668	
MANAGER	NAME: Steve Steckel	LANDLORD	NAME: 605 West 48th Street, LLC	
	PHONE: (917) 405-6905		PHONE: (212) 921-0600	
	FAX:		FAX: (732-246-2742	
DESCRIPTION OF BUSINESS				
Establishment Type:		<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input checked="" type="radio"/> Cabaret <input checked="" 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 checked="" type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): 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 <i>(check one)</i>	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input checked="" type="radio"/> Alteration	What is the current license #?	1264892	
		What is the expiration date on the current license?	10/31/2014	
<i>Please describe the nature of the alterations and attach the plans</i> Partial rooftop enclosure with a retractable roof.				

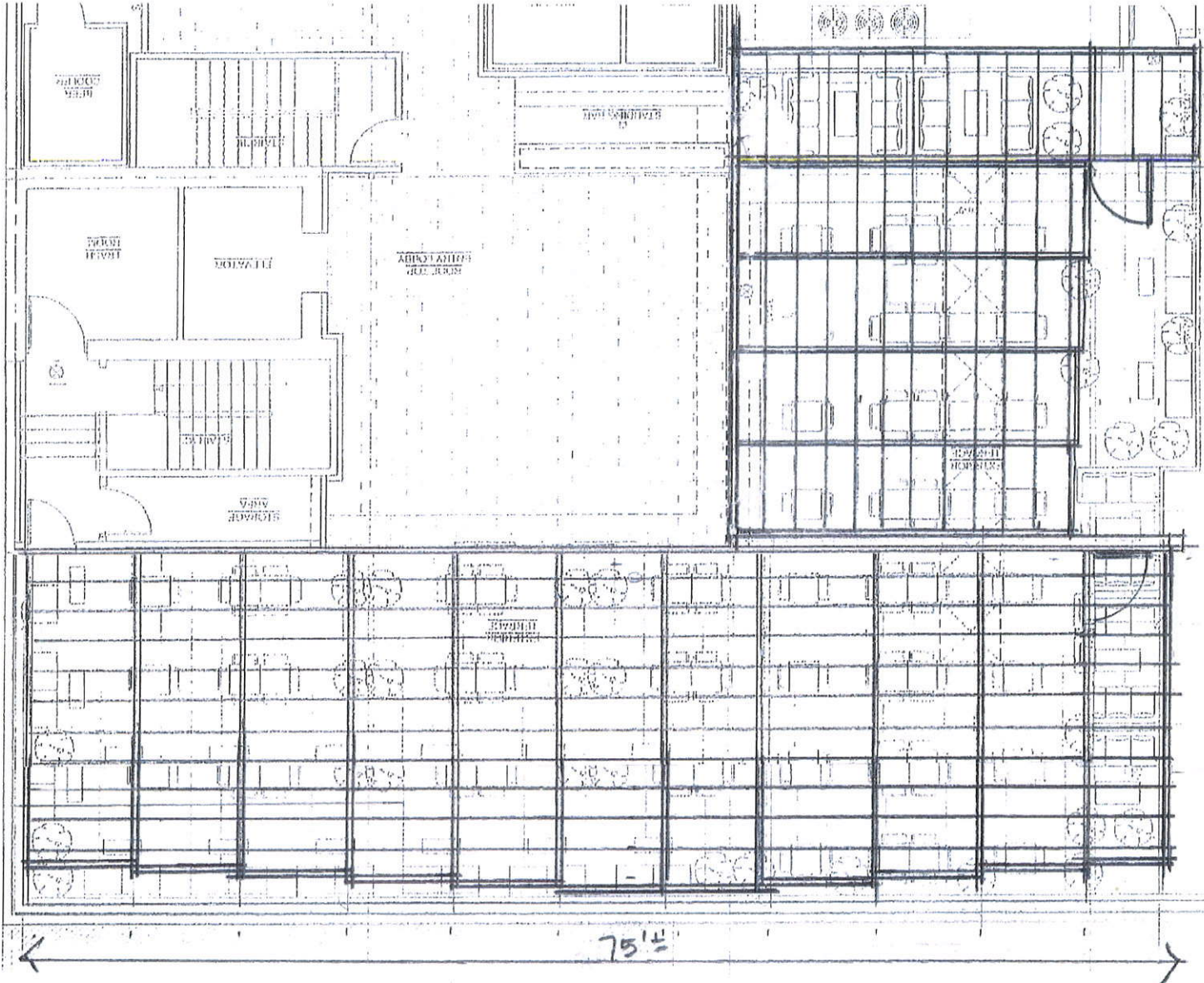
OPERATIONAL ISSUES *Except on New Years Eve when licensee may apply for an all night permit.										
HOURS*		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	
	Music	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	
	Kitchen	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	
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	
	1166	1166	112	448	0	6	70	100	25	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	<input checked="" type="radio"/> 3-4	5+	1st: 513 3rd: 202	2nd: 288 4th: 163	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A	Licensee has a Cabaret License.		
Will applicant have bottle service?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will you be hosting private parties and promotional events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will outside promoters be used?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A	Will have PR/Advertising but Licensee will be in control of the premises at all times.		
Will the security plan submitted be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A	Not at this time.		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC	<input type="radio"/> 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.					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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
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
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be ^{primarily} only via seated food service.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
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
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:	M1-5 (Commercial / Office Building)	Overlay (If Applicable):	None
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
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 Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" 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? <i>*To be posted/contacted prior to March meeting</i>	# 1	Community Board 4
	# 2	Public Notice Postings
	# 3	West 47/48 Street Block Association, Eike Fears (aefearshk@earthlink.net); Larry Roberts (larrymichaelroberts@gmail.com); Jim Bogues (jamesbogues@gmail.com); Chuck Vassallo (chasmv@hotmail.com); Stefan Riedl (chluderernyc@yahoo.com); nancyroylance@ymail.com





ROLL-A-COVER, INT'L

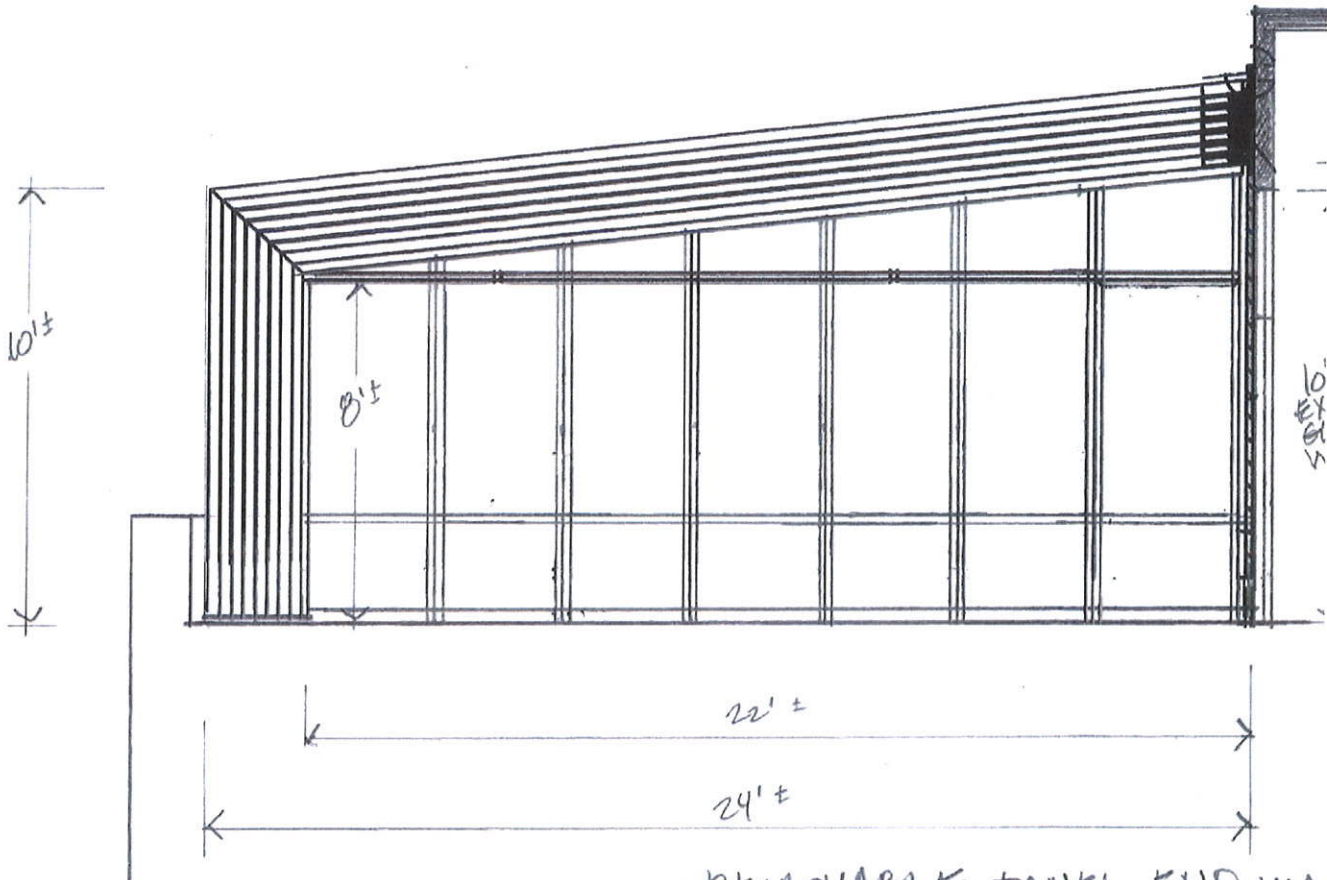
TRACKLESS RETRACTABLE ENCLOSURES

 36 Sargent Dr., Bethany, CT 06524

PLAN VIEW/closed

PRELIMINARY LEAN-TO DESIGN # 5

for Z-BAR SKY LOUNGE, 605 W. 43RD ST.



36 Sargent Dr., Bethany, CT 06524

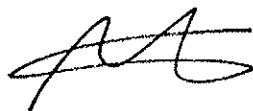
REMOVABLE PANEL END WALL
for 2-BAR SKY LOUNGE

Certificate of Occupancy

CO Number: 120997751T002

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01096	Certificate Type: Temporary
	Address: 605 WEST 48TH STREET	Lot Number(s): 26	Effective Date: 01/08/2014
	Building Identification Number (BIN): 1027129		Expiration Date: 04/08/2014
		Building Type: Altered	
This building is subject to this Building Code: 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 2-B	(1968 Code designation)	
	Building Occupancy Group classification: A-2	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 3	Height in feet: 49	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 17 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



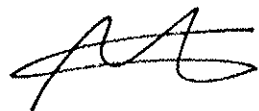
Acting

Commissioner

Certificate of Occupancy

CO Number: 120997751T002

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG				METER ROOM, SPRINKLER ROOM
001	513	120	A-2		12A	EATING AND DRINKING ESTABLISHMENT
002	288	120	A-2		12A	EATING AND DRINKING ESTABLISHMENT ACCESSORY TO FIRST FLOOR
003	202	120	A-2		6A	EATING AND DRINKING ESTABLISHMENT AND ACCESSORY OFFICES
RO F	116	100	A-5		6A	ACCESSORY ROOF TERRACE
PEN	47	100	A-2		6A	EATING AND DRINKING ESTABLISHMENT ACCESSORY TO THIRD FLOOR, EMERGENCY GENERATOR ROOM, TOILETS, ELEVATOR MACHINE ROOM
END OF SECTION						



Borough Commissioner



Acting

Commissioner

END OF DOCUMENT

605 West 48th Street

