

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Eden Ballroom LLC		DOING BUSINESS AS (DBA) Space NY	
STREET ADDRESS 637 W 50 th Street		CROSS STREETS 11 th & 12 th Avenue	
OWNER	NAME: Anthony Piacquadio	ATTORNEY	NAME: Frank Palillo
	PHONE: 917-597-3190		PHONE: 212-227-1640
	FAX:		FAX:
MANAGER	NAME: Morgan McLean	LANDLORD	NAME: John Petrucelli
	PHONE: 212-956-2723		PHONE: 212-262-6063
	FAX:		FAX:

DESCRIPTION OF BUSINESS

Establishment Type:

Bar/Tavern
 Bed & Breakfast
 Eating Place Beer
 Cabaret
 Night Club
 Hotel
 Restaurant

Catering Establishment
 Club (Fraternal Organization – Members Only)

Other (Explain): _____

Method of Operation:

Restaurant
 Dance Club
 Sports Bar
 Adult Entertainment
 Wine Bar
 Pizzeria
 Cafe

Other (Explain): _____

License Type:

On-Premise
 Wine
 Beer
 Wine & Beer

APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="checkbox"/> 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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS	Operation	SEE	ADDITIONAL	INFO.	SECTION			
	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
	1240	1240	36	202	0	3	38	0	0

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

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="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	

project more than 18 inches from the store front.)			
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="checkbox"/> 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:	M-2-4	Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	N/A Must Change
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="checkbox"/> NO	N/A
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	N/A
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> 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 checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1		
	# 2		
	# 3		

ADDITIONAL INFORMATION: (Applicant Use)

- 1) Hours of operation for serving alcohol in lounge and upstairs dance floor will be no earlier than 5:00 pm and no later than 4:00 am, 7 days per week.
- 2) Hours of operation for café will be 24 hours per day but alcohol will be served no earlier than 8:00 am and no later than 4:00 am, 7 days per week and will be within the hours legislated by the NY SLA.
- 3) The establishment will have a total capacity of no more than 1,240 with no more than 38 tables and 250 seats. Total capacity of the 24 hour café is 74, located on the ground floor. Total capacity of the lounge, located on the ground floor, is 266. Total capacity of the night club upstairs is 900.
- 4) There will be no more than three standing only bars in the establishment. One located in the lounge on the ground floor and two located upstairs in the nightclub.
- 5) The applicant agrees to never use outside promoters.
- 6) The applicant will not distribute advertisement fliers around the exterior of the establishment.

ADDITIONAL NOTES: (Office Use Only)

- Applicant will apply for taxi stand through TRA
- Applicant agrees to previous stipulations agreed to on May 14, 2012 minus "no hip hop".

ADDITIONAL STIPULATIONS: (Office Use Only)

- The applicant agrees to employ 25 New York licensed guards and will use between 15-25 during hours of operation of the lounge and nightclub, dependent upon the size of the crowd.
- The applicant agrees to follow the best practices as outlined by the New York Nightlife Association which was developed in cooperation with the New York City Police Department.
- A certified soundproofing engineer will recommend and implement soundproofing. The recommendations of the sound engineer include, but are not limited to, decibel restrictors/controls and sound absorbing material. A copy of the full report will be submitted with the application and is attached to this letter. A double door entry way will be employed to minimize sound escaping from the establishment.
- To ensure that neighbors are not negatively impacted by sound emanating from the sidewalk in front of the establishment due to the gathering of people, the applicant's security personnel will monitor the area and encourage patrons to either enter the establishment or leave the area.
- There will be absolutely no use of delivery bikes.
- Only soft background music will be played in café and lounge and all doors and windows will be kept closed when music is being played. The night club will have a dj and also live music. The applicant further stated they will not allow events that attract a dangerous element to the neighborhood.
- There will be no French doors or windows that open to the street front.
- Kitchen exhaust will exit through ventilation above the highest floor of surrounding buildings and be constructed in a manner to not disturb neighboring residents or offices. Additionally it will be compliant with NY DOB code.
- Applicant will never install a storm vestibule enclosure as they have the double door 'soundtrap' vestibule.
- The applicant will proactively clean the sidewalk and area immediately outside of the establishment and club-related trash on neighboring properties.
- No outdoor sidewalk space will be used for queuing of patrons waiting to enter the establishment. Applicant stated cueing will occur inside so there will be no velvet rope lines.
- The applicant will make a concerted effort to hire employees from the community.
- Applicant will provide 24 hour contact details to CB4 and pertinent community representatives.
- Applicant will arrange for representatives to regularly attend Precinct Council, Block Association and Community Board meetings to address and resolve any community problems that may arise from this establishment.
- There will be no use of any outdoor spaces (rooftop, patio or sidewalk café) at this time for the sale or consumption of alcoholic beverages.
- The applicant is simultaneously applying to the NY SLA to incorporate this cabaret license into their method of operation of their liquor license. The cabaret license will only permit dancing in the upstairs night club section of the establishment.
- Eden Ballroom LLC has not yet determined the name of its establishment. The complex will consist of the café and lounge on the first floor and the night club (cabaret) on the second floor. The applicant has stated they have designed the café into the facility to control the number of patrons exiting at one time by providing a post closing venue. Entrance to the lounge and nightclub will be on West 50th Street with the café entrance located on the corner of West 50th and Westside Highway.

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

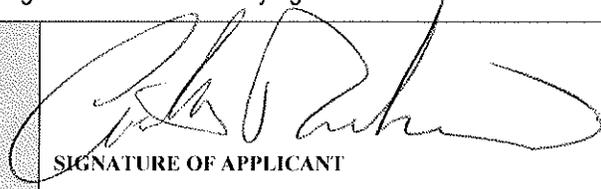

Lisa Daglian
CB4 BLP Committee Co-Chair


Paul Setes
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 →

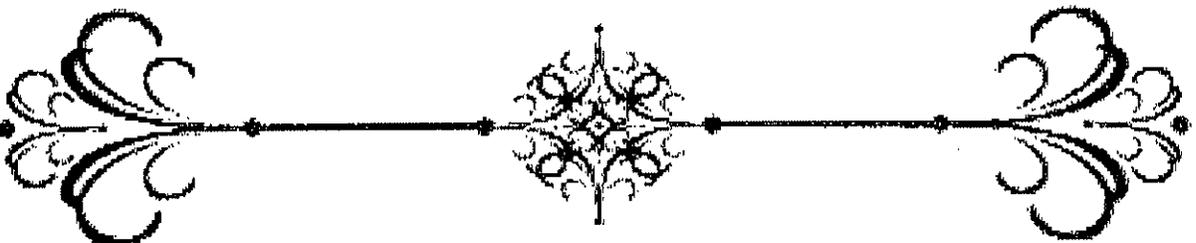

SIGNATURE OF APPLICANT

**Tuesday,
December 11, 2012**

DATE

TAPAS

Gazpacho chilled Andalus tomato soup	7
Canelones stuffed canelones with shrimp, spinach manchego, vizcaina sauce	10
Tortilla potato & egg omelette	7
Croquetas del Dia crispy-creamy croquettes	8
Calamar a la Plancha quickly griddled squid, parsley, garlic	10
Ensalada de Remolacha roasted red & golden beets, yellow peppers, manchego vinaigrette, coca crouton	10
Pan Tomaca toasted bread, fresh tomato, olive oil	6
Pisto Manchego sauteed vegetables topped with Manchego Cheese	9
Vegetales Asados roasted leeks, scallions, endive, romesco sauce	9



Tocino braised pork belly, roasted potatoes, dates puree	10
Duo de Queso Chefs choice	12
Brandada de Bacalao potato, cod, olive oil	8
Plato de Embuñidos cured chorizo, salchicon, fuet	12
Menestra de Verduras snow peas, fava beans, asparagus, fresh corn, tomato, serrano ham	9
Patatas Bravas spicy potatoes, garlic aioli	9
Pincho Moruno marinated pork loin, cumin, lemon juice, oil	10
Jamon Iberico 24 month dry-aged Spanish ham	22

TAPAS

Almendras & Aceitunas 7
 Marcona almonds, mix Spanish olives
 Gambas al Ajillo 10
 sizzling shrimp, garlic, hot-red peppers
 Alcachofas Fritas 9
 fried artichokes

Cazuelita de Chorizos 10
 sauteed small-spicy chorizo

PAELLAS AND FIDEUAS
 available for 2 or more people only

Paella Socarrat \$21/person
 chunks of chicken, fish & beef, shrimp, cuttle
 fish,
 green beans, mussels, cockle clams

Paella de la Huerta
 \$21/person
 asparagus, sugar snow peas, artichokes, green
 beans, mushroom, green zucchini, tomatoes



Paella Valenciana \$22/person
 chunks of pork rib & rabbit, snails, scallions,
 sugar snow peas, asparagus

Paella de Pescado & Mariscos \$23/person
 chunks of fish, shrimp, cuttle fish, mussels,
 cockle clams, squid, scallops

Paella de Carne \$23/person
 chunks of pork, chicken & duck, chorizo,
 mushroom soffrito

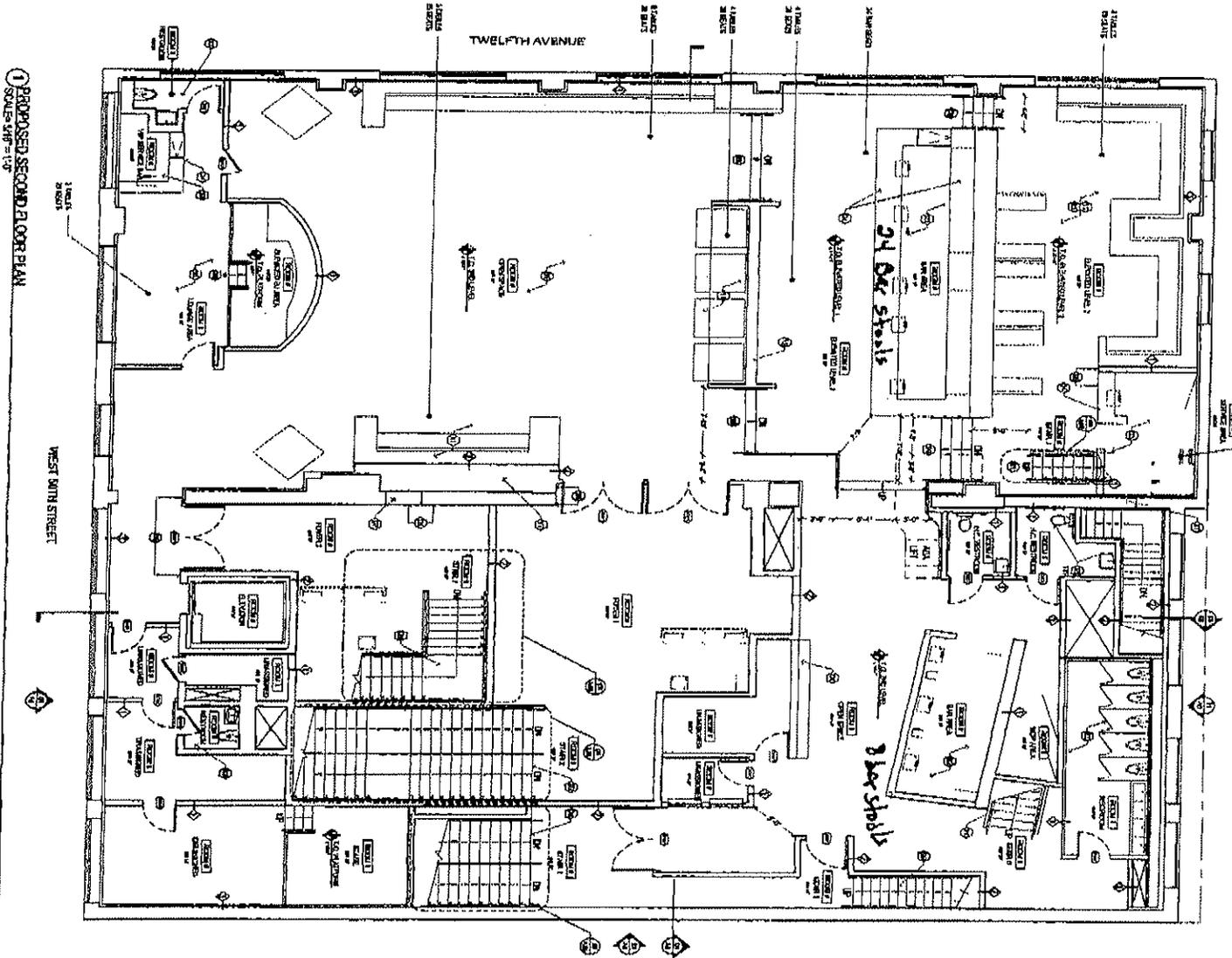
Arroz Negro \$22/person
 chunks of fish, squid ink, shrimp, squid,
 scallops

Fideua \$22/person
 crispy fideus, shrimp, cuttle fish, mussels, fish

Fideua Negra de Coditos
 \$22/person
 macaroni pasta, chunks of fish, shrimp, cuttle
 fish, cockle clams, squid ink soffrit



134 seats
25 Tables



CONSTRUCTION NOTES

1. SEE ALL NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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KEYED NOTES

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PARTITION TYPES

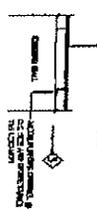


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2368 PRECASTED INTERIOR PARTITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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PRECAST WALL TYPE (DVP) DETAIL

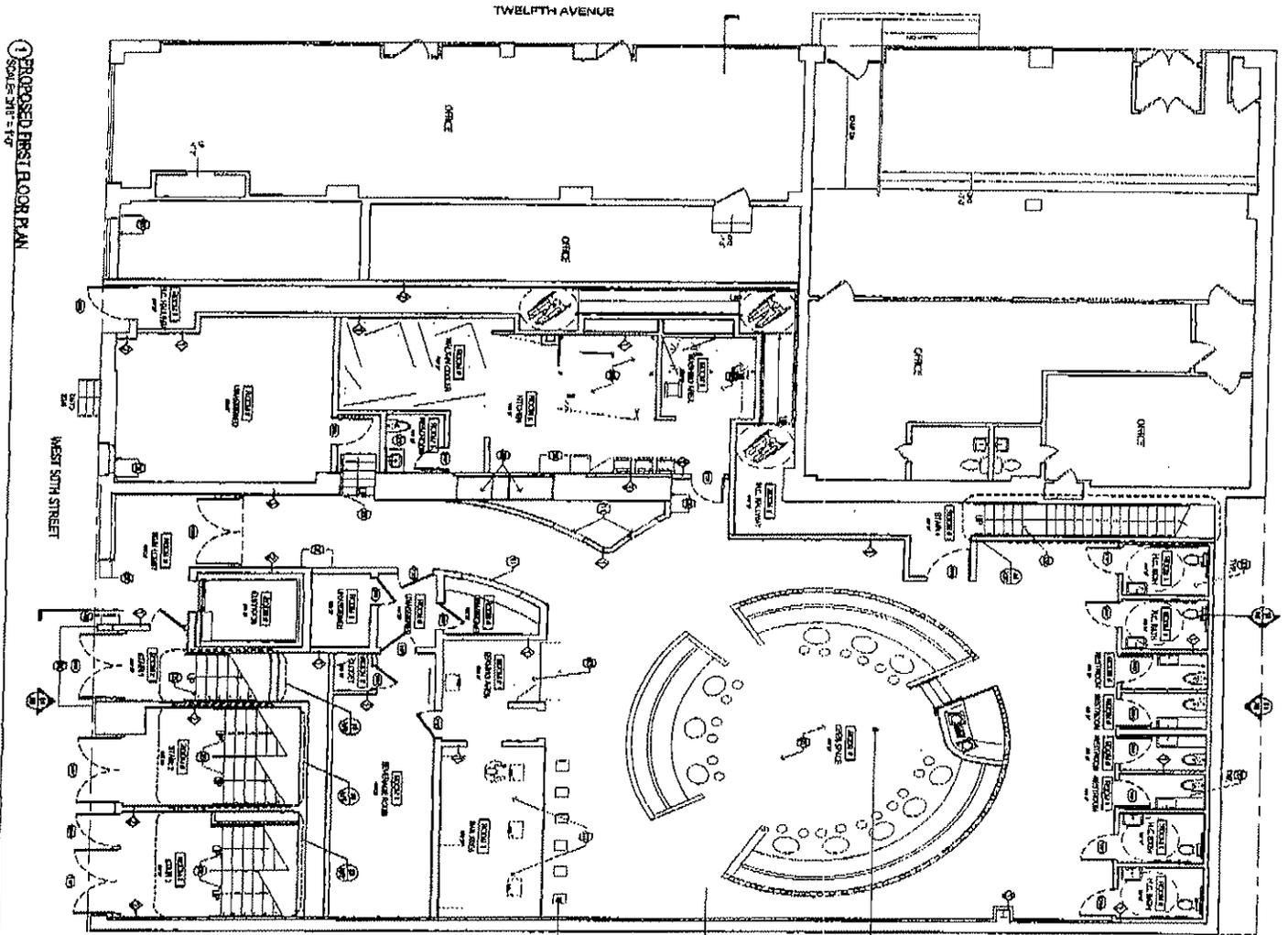


JASPER & PALILLO
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NEW YORK, NY 10019
212-698-1211
WEST CLUB

SHEET TITLE 1	PROPOSED SECOND FLOOR PLAN
SHEET TITLE 2	PROPOSED SECOND FLOOR PLAN
SHEET TITLE 3	PROPOSED SECOND FLOOR PLAN
DATE	12/03/2012
SCALE	1/8" = 1'-0"
PROJECT	WEST CLUB
CLIENT	SPACE NEW YORK
ARCHITECT	JASPER & PALILLO
DESIGNER	EASTON
DRAWN	JAP
CHECKED	JAP
DATE	12/03/2012

A.002.00



PROPOSED FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

CONSTRUCTION NOTES

1. SEE PLAN FOR ALL DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.

KEYED NOTES

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- 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.

PARTITION TYPES



1. PARTITION WALL TYPE (1) SHALL BE CONSTRUCTED AS FOLLOWS:
2. THE PARTITION WALL SHALL BE SUPPORTED BY A BASE AND A TOP FLANGE.
3. THE PARTITION WALL SHALL BE FINISHED WITH A GYPSONUM BOARD FINISH.
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10. THE PARTITION WALL SHALL BE FINISHED WITH A GYPSONUM BOARD FINISH.

206. FIVE BAYED INTERIOR PARTITION

1. THE INTERIOR PARTITION SHALL BE CONSTRUCTED AS FOLLOWS:
2. THE INTERIOR PARTITION SHALL BE SUPPORTED BY A BASE AND A TOP FLANGE.
3. THE INTERIOR PARTITION SHALL BE FINISHED WITH A GYPSONUM BOARD FINISH.
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10. THE INTERIOR PARTITION SHALL BE FINISHED WITH A GYPSONUM BOARD FINISH.

230. BAYED WALL TYPE (1)



**ROBERTA KERNAN
ARCHITECT**

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E: ROBYA@SNY.NY
NEWYORK.CALB

SHEET TITLE 1
SHEET INDEX 2
SHEET TITLE 3

DATE: 11/20/12
DRAWN: NSB
CHECKED: AMY
PROJECT: AMY

A.001.00