

P&B Pesetsky & Bookman

**New York Water Tours Inc
d/b/a The Manhattan II**

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): NEW YORK WATER TOURS INC

Trade name (DBA): THE MANHATTAN II

Premises address: 353 West St, Pier 40, New York, NY 10014

Cross Streets and other addresses used for building/premise:
Between West Houston St & Clarkson St

CONTACT INFORMATION:

Principal(s) Name(s): Asen Kostadinov

Office or Home Address: _____

City, State, Zip: NEW YORK, NY 10017

Telephone #: _____

Landlord Name / Contact: NEW YORK WATER TOURS INC

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Asen Kostadinov Please license history attached.

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Tourism boat company includes sightseeing around the city.

Rider to Manhattan Community Board 2 Questionnaire
Applicant Entity: New York Water Tours Inc

License History/Affiliations

Current Licenses:

- Business Name: New York Water Tours Inc d/b/a The Manhattan
Business Address: Atlantic Basin Pier 11, Brooklyn, NY 11231
Type of Interest: Owner
Date Interest Began: 2022
License Serial Number: 0361-21-108518
- Business Name: New York Water Tours Inc d/b/a The Manhattan II
Business Address: : Atlantic Basin Pier 11, Brooklyn, NY 11231
Type of Interest: Owner
Date Interest Began: 2022
License Serial Number: 0361-21-101418
- Business Name: New York Water Tours Inc d/b/a Eclipse
Business Address: : Atlantic Basin Pier 11, Brooklyn, NY 11231
Type of Interest: Owner
Date Interest Began: 2022
License Serial Number: 0361-22-129884
- Business Name: New York Water Tours Inc d/b/a Liberty Cruise/Event Cruises NYC
Business Address: Atlantic Basin Pier 11, Brooklyn, NY 11231
Type of Interest: Owner
Date Interest Began: 2022
License Serial Number: 0361-22-129883

Other Licenses:

- Applicant Name: New York Water Tours Inc
Address of Premises: 11 E 44th St, 6th Floor, New York, NY 10017
Disposition: Active License
Date of Filing: 2022
License Serial #: State of New Jersey License #3405-13-355-001

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : Removal Application for Vessel OP liquor license

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

Please see rider.

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

Please see rider.

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

Please see rider.

Rider to Manhattan Community Board 2 Questionnaire
Applicant Entity: New York Water Tours Inc

Current Licenses at 353 West Street, Pier 40, NYC

- HORNBLLOWER NEW YORK LLC d/b/a Sensation
Legacy Serial # 1279343
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014
Operating from 7/2024 - Present
- HORNBLLOWER NEW YORK LLC d/b/a Infinity
Legacy Serial # 1263750
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014
Operating from 7/2024 - Present
- HORNBLLOWER NEW YORK LLC d/b/a Serenity
Legacy Serial # 2192934
Address: 353 WEST ST, PIER 40, NEW YORK, New York 10014
Operating from 9/2023 - Present

Previous Licenses at 353 West Street, Pier 40, NYC

- HORNBLLOWER NEW YORK LLC d/b/a Hornblower Espirit
Legacy Serial # 2200218
Address: 353 West St, Pier 40, New York, NY 10014
Operated from 2019 - 2021
- HORNBLLOWER NEW YORK LLC d/b/a Hornblower Hybrid
Legacy Serial # 1264202
Address: 353 West St, Pier 40, New York, NY 10014
Operated from 2018 - 2020

PREMISES:

By what right does the applicant have possession of the premises?

Own ___ Lease ___ Sub-lease ___ Binding Contract to acquire real property ___ other: _____

Type of Building: ___ Residential ___ Commercial ___ Mixed (Res/Com) Other: Vessel

Number of floor: 2 Year Built : _____

Describe neighboring buildings: Mixed Residential/Commercial

Zoning Designation: M2-3; HRP

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 656 / 1

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes ___ no

Is the premise located in a historic district? ___ yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ___ yes ___ no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) ___ no yes : explain _____

What is the proposed Occupancy? 535

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?
___no ___ yes

If yes, what is the maximum occupancy for the premises? 535

If yes, what is the use group for the premises? _____

If yes, is proposed occupancy permitted? yes ___ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes ___ no

Do you plan to file for changes to the Certificate of Occupancy? ___ yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no ___ yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,000 sq ft

If more than one floor, please specify square footage by floors: Main deck: 2,500 sq ft, upper deck: 1,250 sq ft, & sky deck: 250 sq ft

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

250 sq ft

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 6 How many exits? 6 How many bathrooms? 4

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 109 Total table seats? 218

Total number of bars? 2 Total bar seats? 0

Total number of "other" seats? _____ please explain: _____

Total OVERALL number of seats in Premises: 218

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

How many service bars are being applied for on the premises? 1

Any food counters? no yes, describe: _____

For Alterations and Upgrades: N/A

Please describe all current and existing bars / bar seats and specific changes: _____

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: Vessel tours with dining experience.

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

7pm to 10pm 7pm to 10pm 7pm to 10pm 7pm to 10pm 7pm to 10pm 7pm to 10pm 7pm to 10pm

Will the business employ a manager? ___ no yes, name / experience if known : TBD

Will there be security personnel? no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no ___ yes

If yes, please describe : _____

Will you have TV's ? no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music Live DJ ___ Juke Box Ipod / CDs ___ none

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no ___ yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: hardwired speakers

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ___ no yes (if yes, please attach plans)

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no ___ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Asen Kostadinov

Signature

Print or Type Name Asen Kostadinov

Title Owner & President

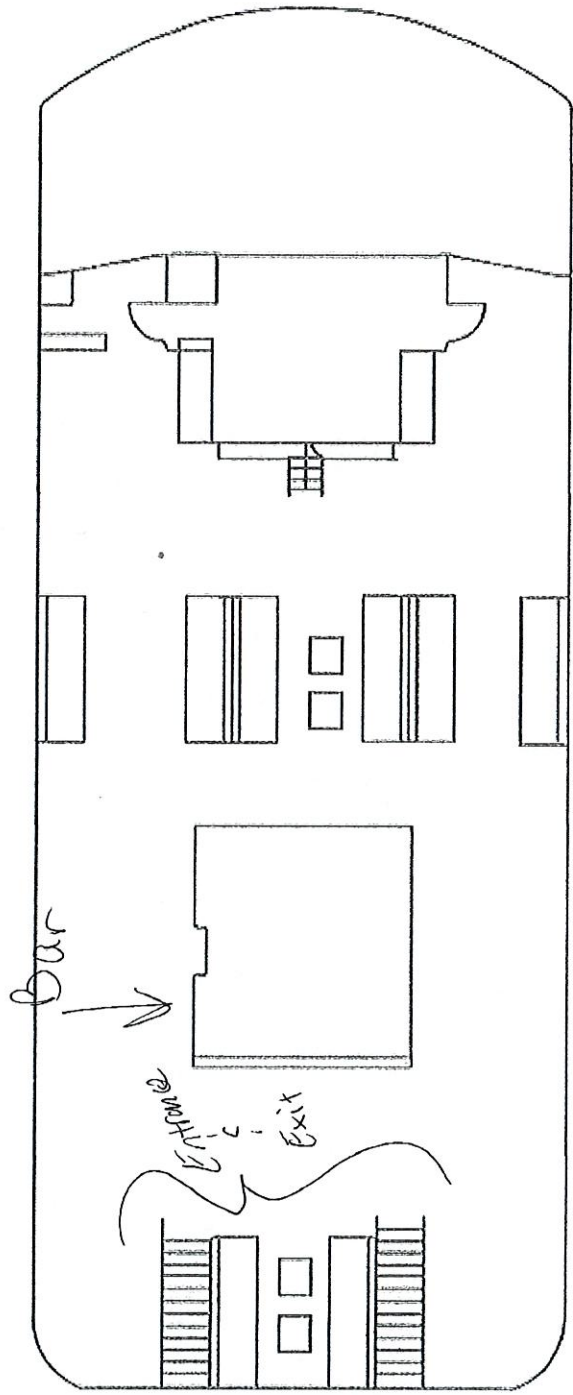
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

Carter Booth

Robert Ely

Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

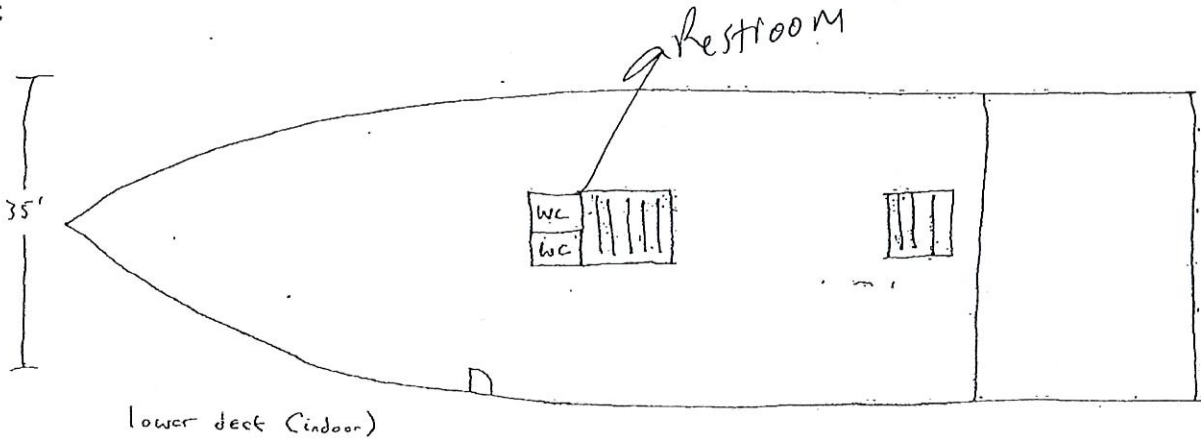
New York Water Tours Inc d/b/a The Manhattan II



Sky Deck

EM

NEW YORK Water Tours Inc d/b/a The Manhattan II

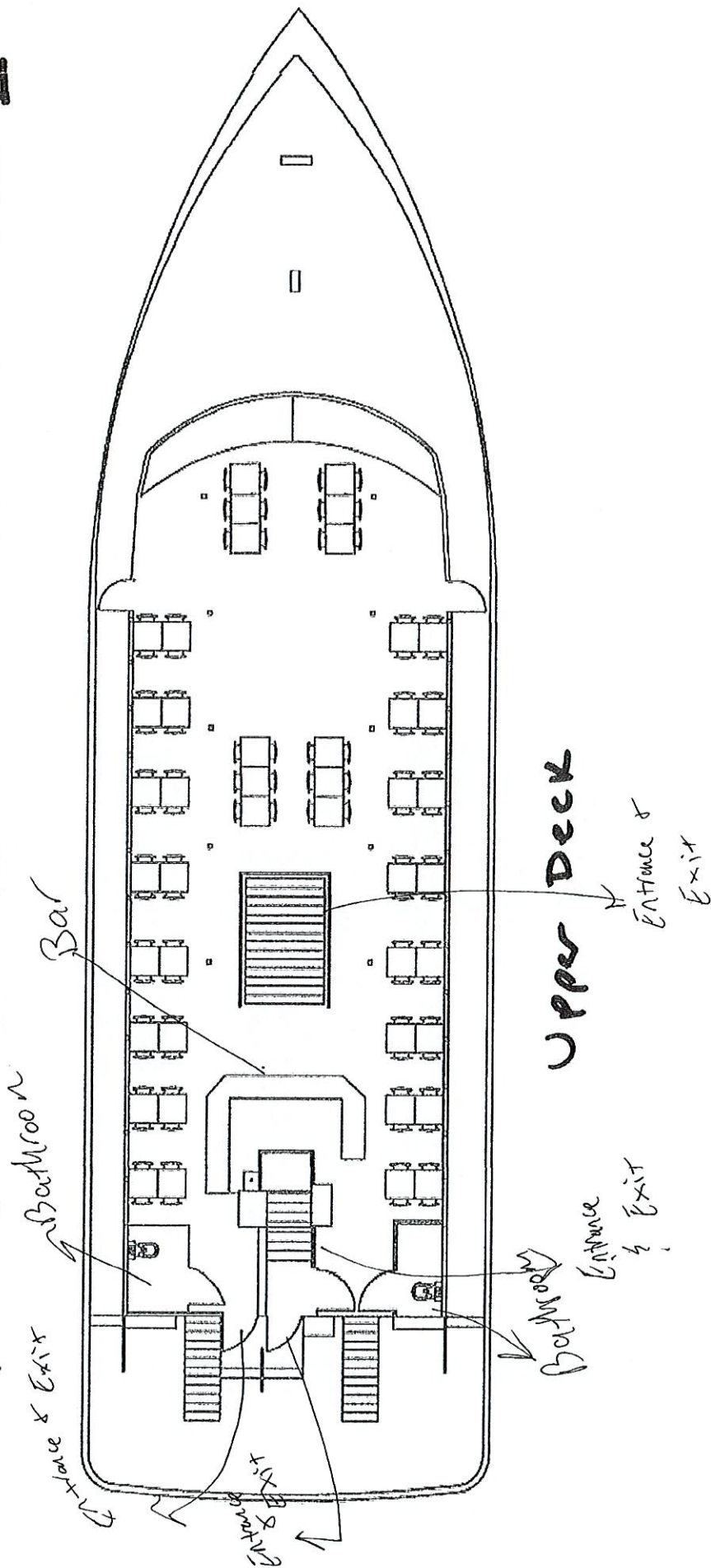


Lower deck (indoor)

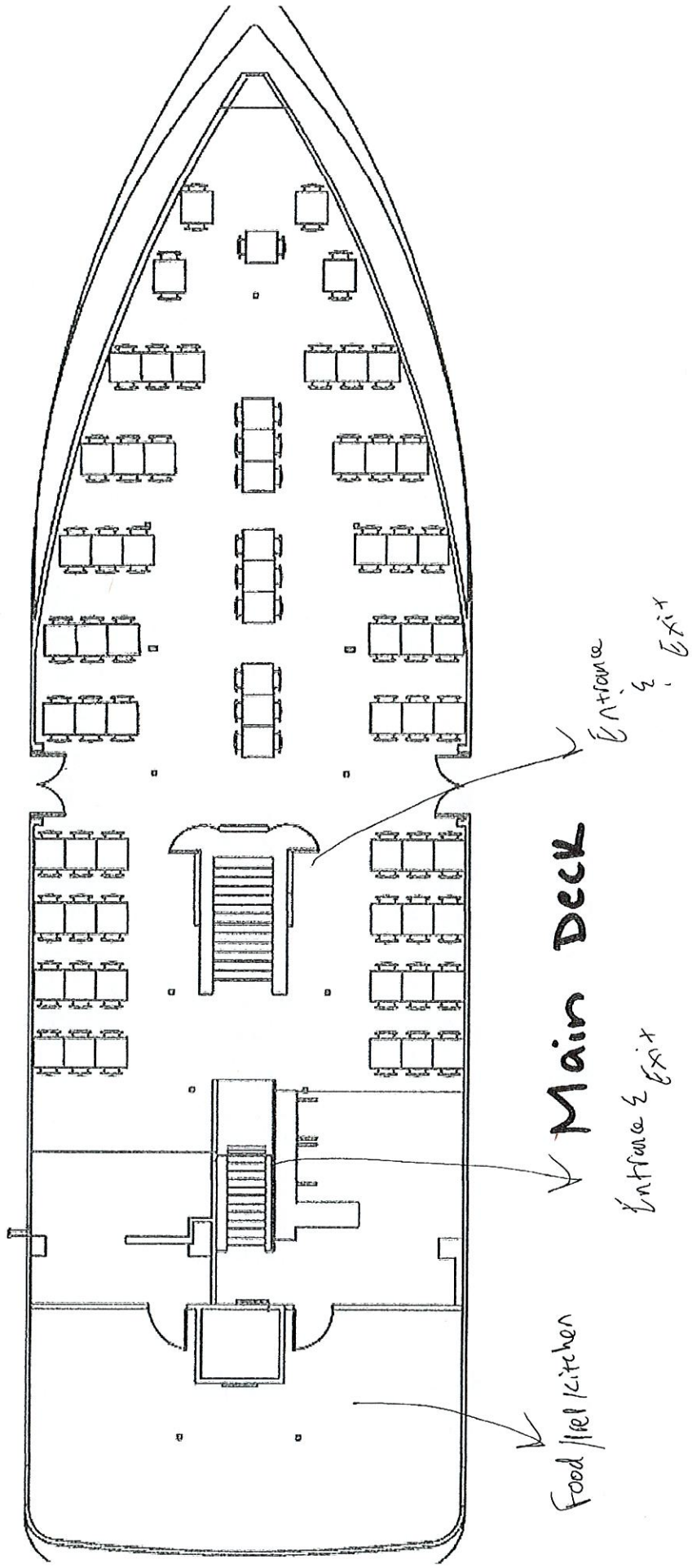
Lower Deck

M2

New York Water Tows Inc d/b/a The Manhattan II



New York Water Tours Inc
d/b/a The Manhattan III



New York Water Tours Inc dba The Manhattan II
MENU

Dinner Plated

APPETIZERS

CHOICE OF:

BURRATA

TOMATO, FRESH BASIL, RED WINE AND ONION REDUCTION

SHRIMP CEVICHE

TOMATO, ONION, CILANTRO, AVOCADO, TORTILLA CHIPS

ROASTED BUTTERNUT SQUASH & SPINACH

PUMPKIN SEEDS, POMEGRANATE SEEDS, HONEY
DRIZZLE

MAIN COURSE

CHOICE OF:

BRAISED SHORT RIBS

BRAISED IN RED WINE, CARROTS, CELERY, GARLIC, SERVED OVER CELERY
ROOT PUREE AND BROCCOLI RABE

GRILLED SALMON

RICE WITH CELERY AND CARROTS

BRUSSEL SPROUTS CHICKEN

MASHED POTATO, BUTTER SAUCE

ZUCHINI SPAGHETTI

EGGPLANT MOUSSE, HOMEMADE MARINARA

KIDS MAIN COURSE

CHOICE OF:

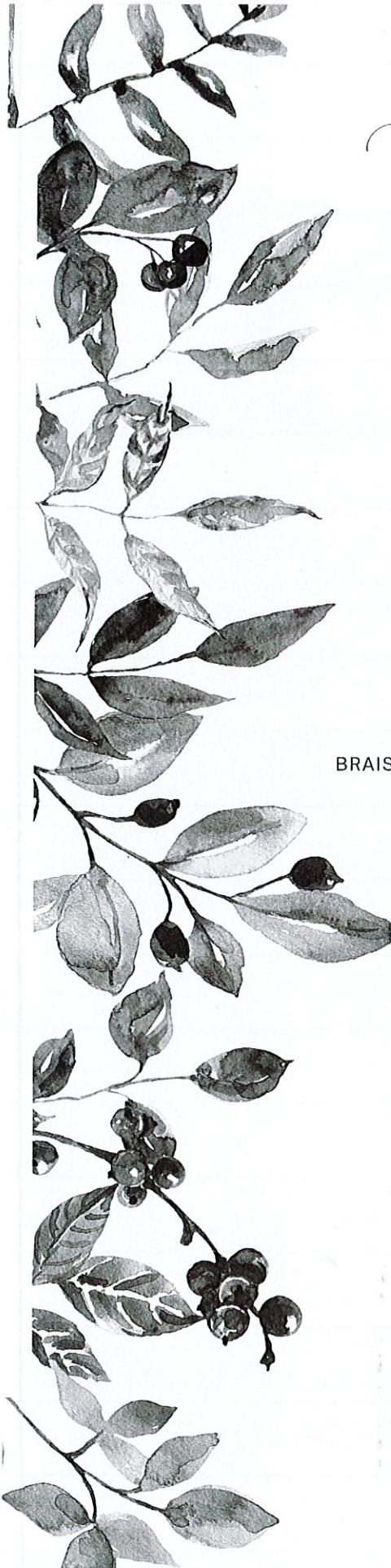
CHEESEBURGER

MAC & CHEESE

DESSERTS

NY CHEESECAKE

TIRAMISU



Detailed Plan for Supervision of the Licensed Premises

1. Maintaining Control and Order

A. Liquor Storage and Inventory Management

1. Locked Storage Area:

- Liquor will be stored in a locked area at all times to prevent unauthorized access.
- Only the Manager on Duty (MOD) will have the authority to request and oversee the transfer of liquor inventory to the service areas.

2. Inventory Monitoring:

- Conducting bi-weekly inventory checks to track and monitor liquor stock.
- Utilize the POS system, Toast, to log all liquor sales for accurate tracking and reconciliation.

3. Security Measures:

- Install security cameras above liquor storage areas to deter and monitor potential theft.
- Ensure camera footage is reviewed regularly by management to identify any suspicious activities.

2. Monitoring Alcohol Sales

A. Supervision and Staff Training

1. Manager on Duty (MOD):

- A Manager on Duty will be present at all times to oversee liquor sales and ensure compliance with all regulations.
- MOD will be responsible for approving liquor requests and supervising staff.

2. Trained Marine Crew:

- Staff has been properly trained to identify signs of intoxication and procedures for refusing service when necessary. Most of our team is TIPs certified to better ensure understanding of this.

B. POS System and Sales Tracking

1. POS System Integration:

- All sales will be entered into the Toast POS system to maintain accurate records and track sales patterns.
- Regular audits of POS data will be conducted to identify any discrepancies or irregularities.

2. ID Verification:

- We have implemented a strict ID checking policy to prevent sales to minors.
- On larger scale events additional security will be used to verify the authenticity of IDs.

3. Handling Unruly Patrons and Altercations

A. Security Personnel and Procedures

1. **Deck Hands and Licensed Security Teams:**
 - Deck Hands and/or licensed Security teams will be onsite to prevent altercations and manage unruly patrons.
 - Security personnel are trained in de-escalation techniques and emergency response protocols in coordination with our Marine team.
2. **Incident Management:**
 - All incidents are properly documented within 24 hours of the incident. Ensuring awareness and properly resolving any and all conflicts.

4. Additional Measures

A. Surveillance and Monitoring

1. **Security Cameras:**
 - Security cameras are installed in key areas, including entry/exit points and common areas, to monitor activities and ensure safety.
 - Camera footage will be regularly reviewed by management should there be any inconsistencies in inventory.

B. Community Relations and Compliance

1. **Engagement with Authorities on Premise:**
 - Pier 40 our operating location is home to the NYS Park Police. Should any uncontrollable events arise, they are on property 24 hours a day.
2. **Compliance Audits:**
 - Conduct regular internal and external audits to ensure compliance with all policies and procedures.
 - Use audit findings to make necessary adjustments and improvements.