

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> CC WEST 58 CORP		<b>DOING BUSINESS AS (DBA)</b> GLEASON'S BAR & RESTAURANT	
<b>STREET ADDRESS</b> 312 WEST 58TH STREET		<b>CROSS STREETS</b> BETWEEN 8TH AND 9TH AVENUE	<b>ZIP CODE</b> 10019
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> MICHAEL DRONEY COLM MCGUCKIAN	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> BARRY P. FOX, P.C.
	<b>PHONE:</b> 212 673 5550 516 578 6217		<b>PHONE:</b> 212 768 7900
	<b>EMAIL:</b> MDRONEY@GMAIL.COM CMCMCGUCKIAN@AOL.COM		<b>EMAIL:</b> BARRYPFOX@AOL.COM
<b>MANAGER</b>	<b>NAME:</b> MICHAEL DRONEY	<b>LANDLORD</b>	<b>NAME:</b> GORJIAN REALTY GROUP
	<b>PHONE:</b> 212 673 5550		<b>PHONE:</b> 212 730 1111
	<b>EMAIL:</b> MDRONEY@GMAIL.COM		<b>EMAIL:</b> INFO@GORJIAN.NYC
<b>APPLICATION TYPE</b> ( <input type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	GLEASON'S TAVERN	
	What were the dates applicant was involved with this former premise?	2016- PRESENT	
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	POST-COMMUNITY BOARD APPLICATION MEETING, NOV 13TH 2018
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	<b>Operation</b>	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-12AM
	<b>Kitchen</b>	11AM-1AM	11AM-1AM	11AM-1AM	11AM-1AM	11AM-1AM	11AM-1AM	11AM-1AM	11AM-1AM
	<b>Music</b>	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-12AM
If you plan to have music, what type(s)? (Circle all that apply)			<b>B</b> CKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
<b>INSIDE</b>	75 & 96	171	35	130	0	2	20/BAR		
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N/A								
<b>SIDEWALK CAFÉ</b>	N/A								
How many floors are there? What is the capacity for each floor?					2 FLOORS; 75 & 96				
How frequently will the owner(s) be at the establishment?					DAILY				
Will there be dancing?					YES	<input checked="" type="checkbox"/>			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="checkbox"/>			
Will you be hosting private; promotional or corporate events?					YES	<input checked="" type="checkbox"/>			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/>			
Will you have a security plan? If, yes please attach.					<input checked="" type="checkbox"/>	NO			
Will security plan be implemented?					<input checked="" type="checkbox"/>	NO			
Will State certified security personnel be used?					YES	<input checked="" type="checkbox"/>			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/>	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/>			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/>	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/>	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/>	NO	

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	PLEASE SEE ATTACHED LIST OF ORGANIZATIONS THAT HAVE BEEN CONTACTED VIA EMAIL	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?		Please see attached list of organizations contact names.	
When did applicant post the notice that was provided?		23rd October 2018	
Where did applicant post the notice that was provided?		23rd October 2018	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/>	NO 212-673-5550
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/>	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	THE COLISEUM BAR & RESTAURANT		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	THE COLISEUM BAR & RESTAURANT
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Front windows to be repaired and painted. Front of store to be cleaned and painted. Existing awing to be cleaned and recovered with new restaurants name. Front door to be replaced with new door.
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
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	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	GROUND FLOOR		
When was the air conditioner installed?	INSTALLED BY THE PREVIOUS TENANT		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavillion, tents, deck or gazebo? If yes, which one(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

**ADDITIONAL STIPULATIONS: (Office Use Only)**

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 December 5, 2018 full board meeting, with 34 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation  
 Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Yoni Bokser CB4 BLP Committee Co-Chair
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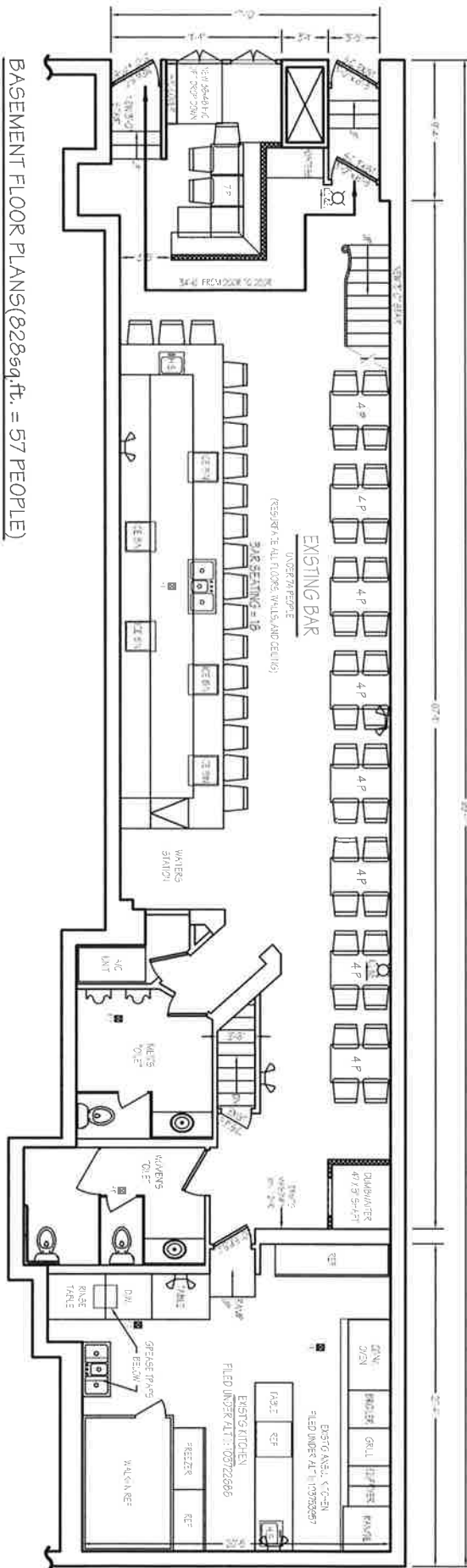
**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>MICHAEL DEONER</p> <p><b>PRINT NAME OF APPLICANT</b></p>	<p>Michael Deoner</p> <p><b>SIGNATURE OF APPLICANT</b></p>	<p>11/13/18</p> <p><b>DATE</b></p>
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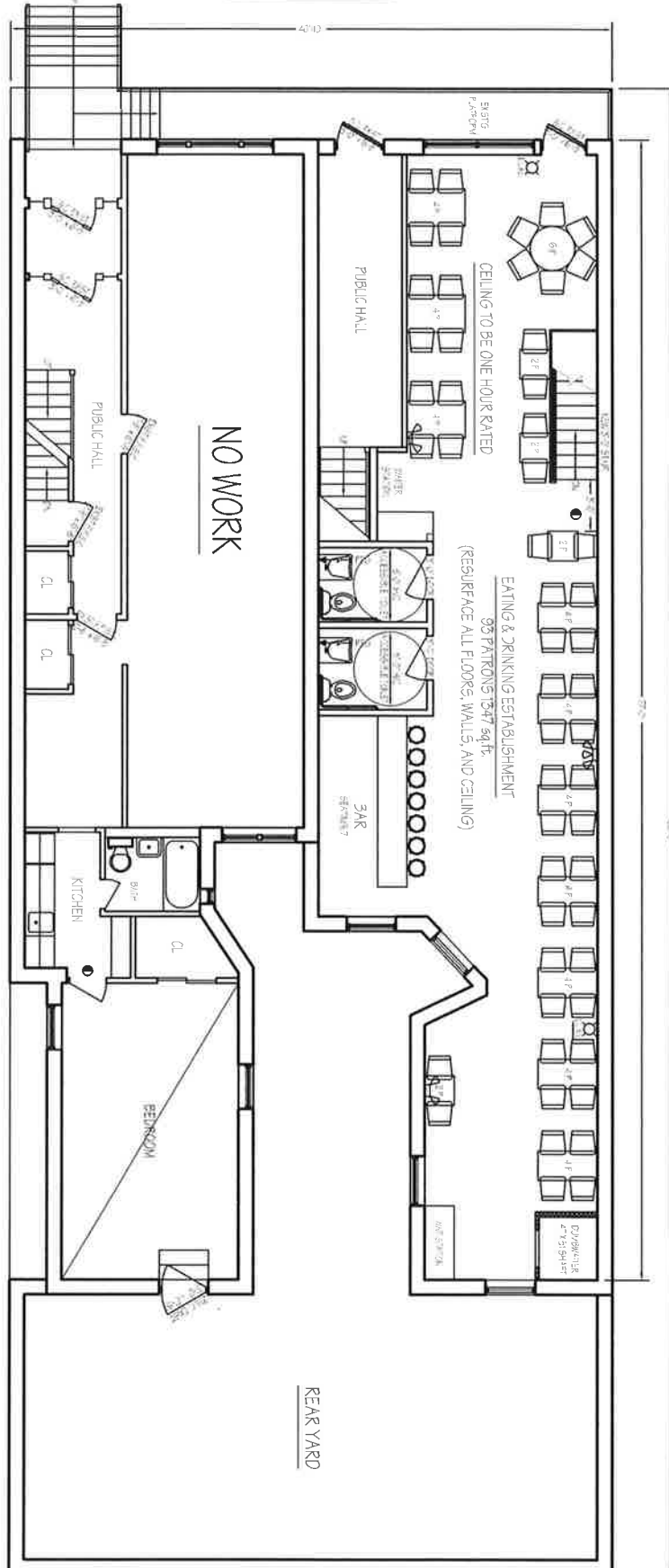
Partner/owner.

West 58th Street  
No. 312



BASEMENT FLOOR PLANS (828 sq. ft. = 57 PEOPLE)  
1/4" = 1'-0"

FIRST FLOOR PLANS  
1/4" = 1'-0"



NO WORK

EATING & DRINKING ESTABLISHMENT  
95 PATRONS (247 sq. ft.)  
(RESURFACE ALL FLOORS, WALLS, AND CEILING)

REAR YARD

# 312 west 58th street

## Legend

**LEGEND**

**On Premise Licenses**

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer

**Off Premise Licenses**

- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer

**Wholesale Licenses**

- Wholesale

**Pending Licenses**

- Pending

**All Licenses**

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer
- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer
- Wholesale
- Pending

**Churches**

- ◆ Churches

**Schools**

- > Schools

**Zones**

- Zones

**Community Boards**

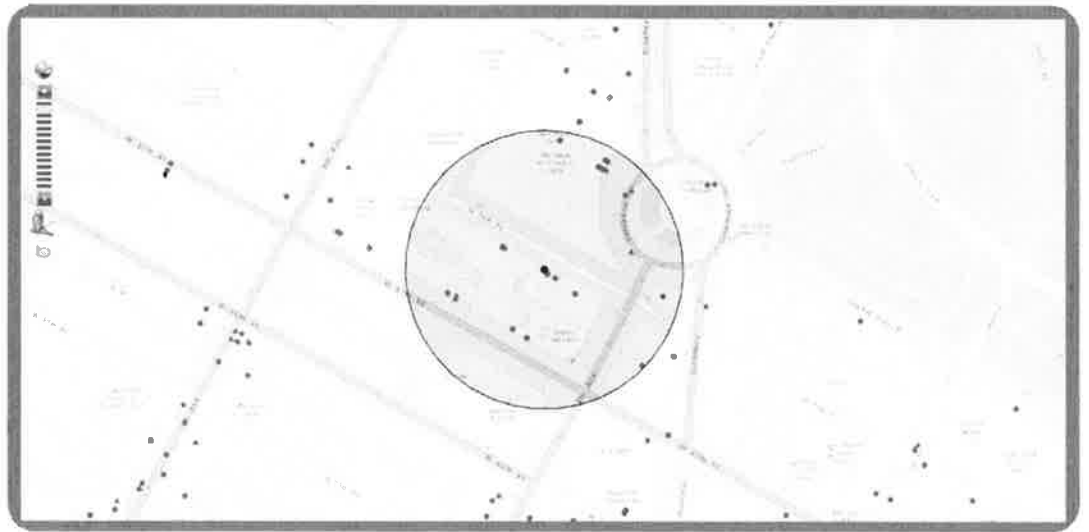
- Community Boards

**Police Precincts**

- Police Precincts

**Councils**

- Councils



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

# GLEASON'S TAVERN



Libations shall set you free.

## SALADS

**Baby Mixed Greens**  
Dijon Vinaigrette, Red Onions, 9  
add Chicken 7

**Arugula & Cantaloupe Salad**  
Cucumbers, Feta, Red Onion,  
Greek Yogurt Vinaigrette 14, add Prosciutto 2

**Baby Kale Caesar**  
Parmesan Cheese, Sourdough Croutons, 12  
Add Grilled Chicken, 7

**Chef's Salad**  
Turkey, Ham, Cheddar Cheese, Cucumbers,  
Tomato, Sliced Egg, Red Onions,  
Mixed Greens, Sherry Vinaigrette, 16

**Nicoise Salad**  
Tuna Salad, Olives, Potatoes, Cucumbers,  
Tomatoes, Sliced Egg, Red onion,  
Lemon Vinaigrette, 15

**Grilled Chicken Cobb Salad**  
Avocado, Warm Bacon, Sliced Egg,  
Red Onion, Crumbled Blue Cheese,  
Balsamic Vinaigrette, 17

## FLAT BREADS

**Wild Mushroom Flat Bread**  
Marjoram, Taleggio,  
Balsamic Truffle Glaze, 12

**Prosciutto Flat Bread**  
Baby Arugula, Extra Virgin Olive Oil,  
Parmesan, 13

**Chorizo Flat Bread**  
Granny Smith Apples, Red Bliss Potatoes,  
Rosemary Manchego, 13

## LARGE PLATES

**Grilled New York Strip**  
Roasted Garlic Smashed Potatoes,  
Grilled Asparagus, Red Wine Jus, 32

**Fish & Chips**  
Beer Battered Atlantic Cod, Spicy Fries,  
Yuzu Tartar Sauce, 20

**Wild Mushroom MAC & CHEESE**  
Penne, Tomatoes, Swiss Cheese,  
Parmesan, Bread Crumbs 18  
Add bacon +2

## SIDES

**Basket of French Fries 7**  
**Basket of Sweet Fries 8**  
**Roasted Garlic Mash 7**  
**Grilled Asparagus 8**

## SANDWICHES & BURGERS

*All Sandwiches Served With Shoestring French Fries.  
Substitute Sweet Fries or Mixed Green Salad for \$2*

**Slider Trio**  
Griddled Onion, American Cheese,  
Dill Pickle Slice, 14

**Gleason's Cheese Burger**  
Vermont Cheddar Cheese, Tomato,  
Red Onion, 15

**Black Bean Burger**  
Gujuchang Aioli, Pickled Red Onions,  
Baby Arugula, 14

**Turkey Burger**  
Aged Swiss, Lettuce, Tomato, Red Onion, 14

**Chicken Club**  
7-Grain Bread, Avocado, Aged Swiss,  
Tomato, 14

**The Black & Blue**  
Blackened Beef Patty, Bacon, Blue Cheese  
Lettuce, Tomato, Toasted Brioche, 16

**B.L.A.T**  
Bacon, Lettuce, Tomato, & Avocado,  
With Herb Mayo  
on Your Choice of Bread, 14

**Turkey Club**  
Freshly Sliced Turkey Breast with Bacon  
Lettuce and Tomato, Aged Swiss Cheese,  
Served "Triple Decker Style"  
On White Toast with Mayo, 16

**The Alpine Burger**  
Beef Patty, Sautéed Onions,  
Mushrooms and Swiss, 15

**The Bada Burger**  
Beef Patty, Prosciutto, Taleggio, Arugula, 16

**Beer Battered Cod**  
Toasted Brioche, Yuzu Aioli, Lettuce Tomato, 15

**Saltimbocca Chicken Sandwich**  
Prosciutto, Oregano, Arugula, Mozzarella,  
Caesar Vinaigrette, Toasted Brioche, 15

**Blackened Catfish Sandwich**  
Buffalo Aioli, Lettuce and Tomato,  
Toasted Brioche, 16

### Additions \$2 each:

Mushrooms	Fried Egg	Taleggio
Bacon,	Prosciutto	Swiss
Avocado	Mozzarella	Feta
Sautéed Onions	Blue Cheese	American

Breakfast  
Monday - Sunday  
7:30am - 11:00am

Lunch  
Monday - Sunday  
11:00am - 5:00pm

Dinner  
Monday - Sunday  
5:00pm - 11:30pm

## Security plan:

- Staff required to have TIPS (Training for Intervention Procedures)
- No admission to individuals under 21 years of age. IDs required by customers demonstrating that they are of legal drinking age. Age verification procedures put in place. False IDs will be confiscated.
- Employees forbidden from consuming alcoholic beverages while on duty and overseeing the safety of others.
- Minimum cash kept on premises to discourage theft.
- Staff trained in identifying intoxicated customer and cutting that individual off.
- First aid kit kept on premises, as well as First Aid poster material placed in area visible to staff and customers
- Security cameras will be in operation at all times.
- Any incidents on the premises will have an incident log recorded.
- Post incident procedure to include a call to 911
- Relationship established with the local precinct ( 18<sup>th</sup> Precinct at 54<sup>th</sup> street, between 8<sup>th</sup> & 9<sup>th</sup> Avenues)



THE COLISEUM  
Bar Restaurant

ksr

EST. 1975  
**RESTAURANT  
FOR RENT**  
Yoni Hadar  
347.517.8705  
Carolina Aziz  
516.640.6961

Restaurant

ksr  
FULLY BUILT OUT  
RESTAURANT  
RESTAURANT

ksr  
Yoni Hadar  
347.517.8705  
FOR

ksr  
Carolina Aziz  
516.640.6961  
RENT