

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME 510 W42 Hotel Operating LLC		DOING BUSINESS AS (DBA) Treadwell Park	
STREET ADDRESS 510 West 42nd Street, New York, NY 10036		CROSS STREETS 10th Avenue and 11th Avenue	ZIP CODE 10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: MHI 510 W42 Hotel Operating LLC	ATTORNEY/ REPRESENTATIVE	NAME: Helbraun & Levey LLP (Heather Kirk & Dana Lapan)
	PHONE: 2128715603		PHONE: 2122191193
	EMAIL: RMarcus@merchantshospitality.com		EMAIL: Heather@helbraunlevey.com
MANAGER	NAME: Richard Cohn	LANDLORD	NAME: 510 W42 Holdings LLC
	PHONE: 212 871 5603		PHONE: 212 871 5603
	EMAIL: Rcohn@merchantshospitality.com		EMAIL: RCohn@merchantshospitality.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	1299231 7/31/19	
	<i>Please list/describe the nature of all the changes and attach the plans:</i> cosmetic alteration that include changing the shape of the bar, changing type of tables and layout within the space on the GROUND FLOOR ONLY		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	
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="radio"/> YES	<input type="radio"/> NO	No changes from
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	
	Operation	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am
	Kitchen	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am
	Music	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am
If you plan to have music, what type(s)? (Circle all that apply)			BAC GROUND	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		
INSIDE	170	162	18	120	1	3	19		
OUTSIDE <i>(Other than sidewalk café)</i>	n/a								
SIDEWALK CAFÉ	16	16	8	16					
How many floors are there? What is the capacity for each floor?					only changes are to the ground floor - 5 total (hotel)				
How frequently will the owner(s) be at the establishment?					as needed - full time manager on-ste				
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?					<input checked="" type="checkbox"/>	NO			
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.					YES	<input checked="" type="checkbox"/>			
Will security plan be implemented?					YES	<input checked="" type="checkbox"/>			
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			
Where will delivery bicycles be stored during the day when not in use?									

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

Community Notification/Relations			
NOTIFICATION: 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	email notification to the list given to us by the CB	
	# 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?			
When did applicant post the notice that was provided?		9/10/2018 - photo included	
Where did applicant post the notice that was provided?		posted in the window of the business	
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"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Eden Local		
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	Eden Local - same ownership
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	change the signage
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 type="checkbox"/> NO	no changes from previous application
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 checked="" type="checkbox"/> YES	<input 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 type="checkbox"/> YES	<input type="checkbox"/> NO	no changes from previous application
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 type="checkbox"/> YES	<input type="checkbox"/> NO	no changes from previous application
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 type="checkbox"/> YES	<input type="checkbox"/> NO	no changes from previous application
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?	Existing Roof-Based Water Cooled System		
When was the air conditioner installed?	no changes from previous application		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ			
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 type="checkbox"/> NO	applicant has already applied for and been approved for a sidewalk cafe
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input checked="" 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	n/a

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
October 3, 2018 full board meeting, with 36 members voting in favor
of the recommendation, 0 members opposed, 1 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

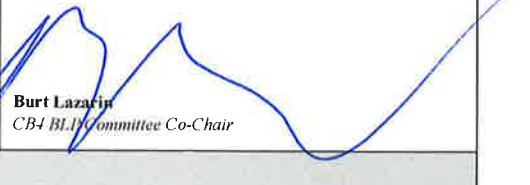
CB4 REPRESENTATIVES



Nelly Gonzalez
CB4 Assistant District Manager



Frank Holozubiec
CB4 BLP Committee Co-Chair



Burt Lazarin
CB4 BLP Committee Co-Chair

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.

SIGN HERE →

Ryan Nervus
Associate Counsel

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

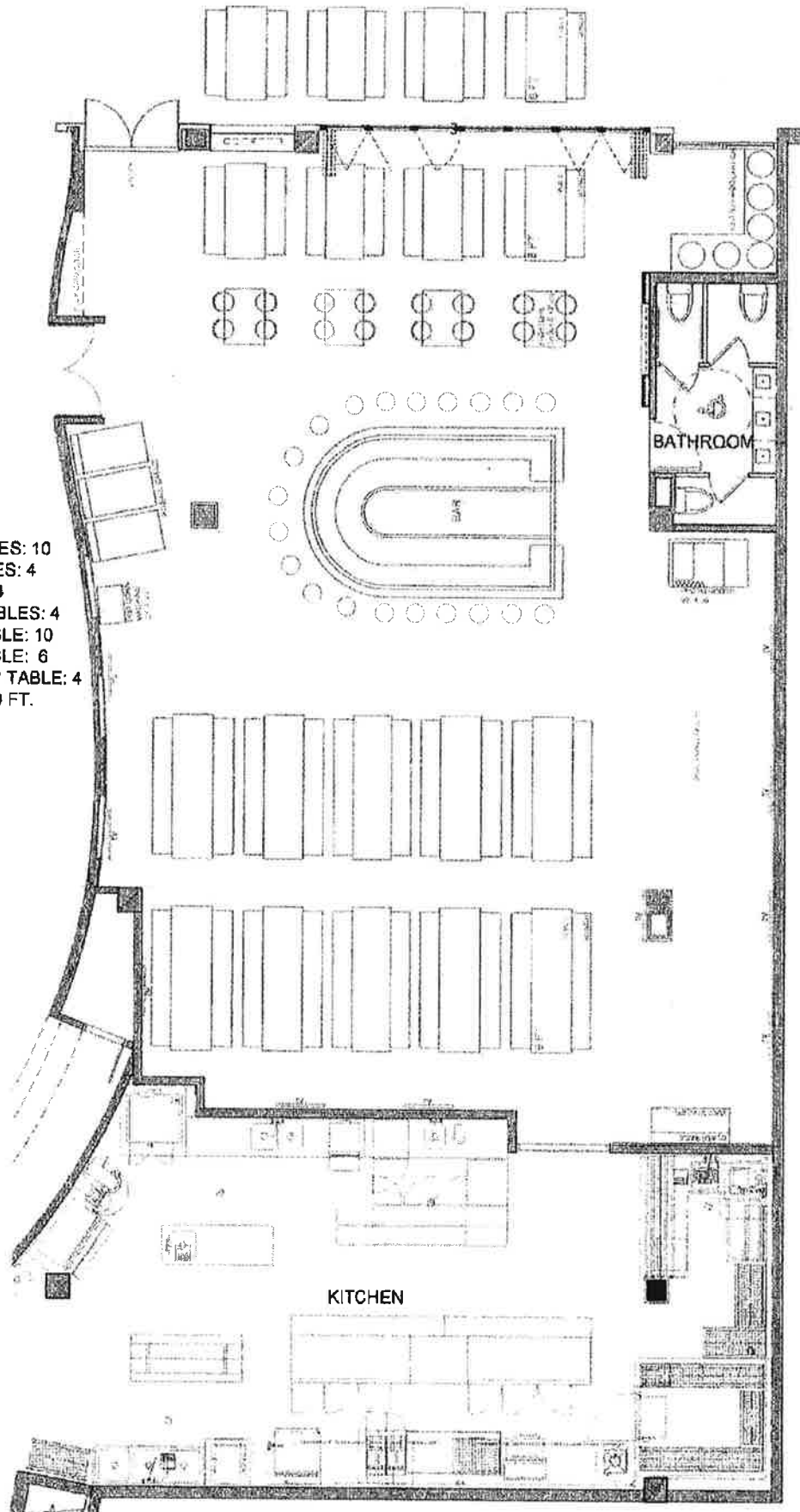
9/17/18

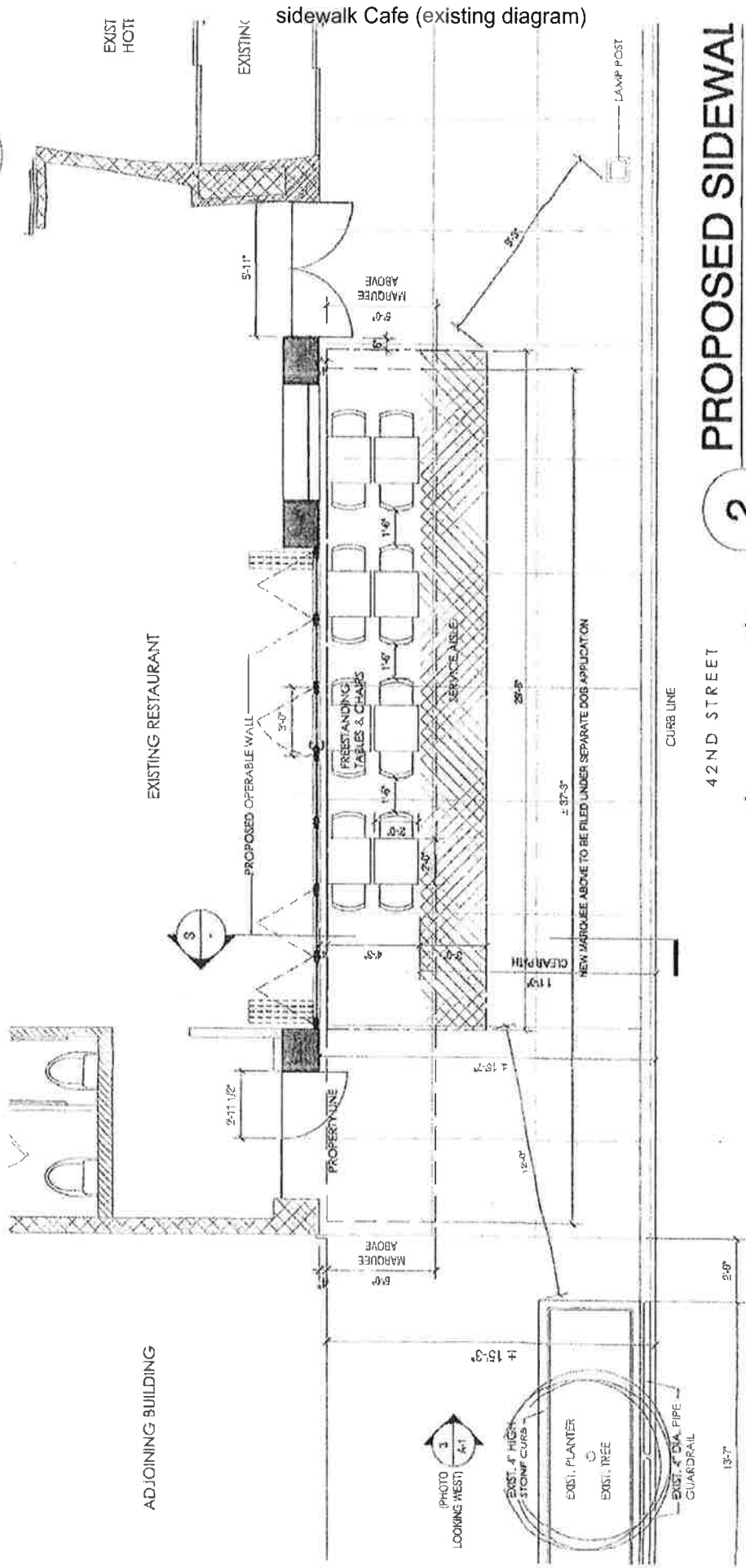
DATE

RESTAURANT-GROUND FLOOR - NEW DIAGRAM

LEGEND

- INDOOR 9 FT. TABLES: 10
- INDOOR 6 FT. TABLES: 4
- HIGHTOP TABLES: 4
- OUTDOOR 6 FT. TABLES: 4
- SEATS AT 9 FT. TABLE: 10
- SEATS AT 6 FT. TABLE: 6
- SEATS AT HIGHTOP TABLE: 4
- LENGTH OF BAR: 30 FT.





sidewalk Cafe (existing diagram)

EXISTING RESTAURANT

EXIST HOT

ADJOINING BUILDING



PROPOSED SIDEWALK

2

SCALE: 1/4" = 1'-0"



(PHOTO LOOKING SOUTH)

42ND STREET

CURB LINE

NEW MARQUEE ABOVE TO BE FILED UNDER SEPARATE DOB APPLICATION

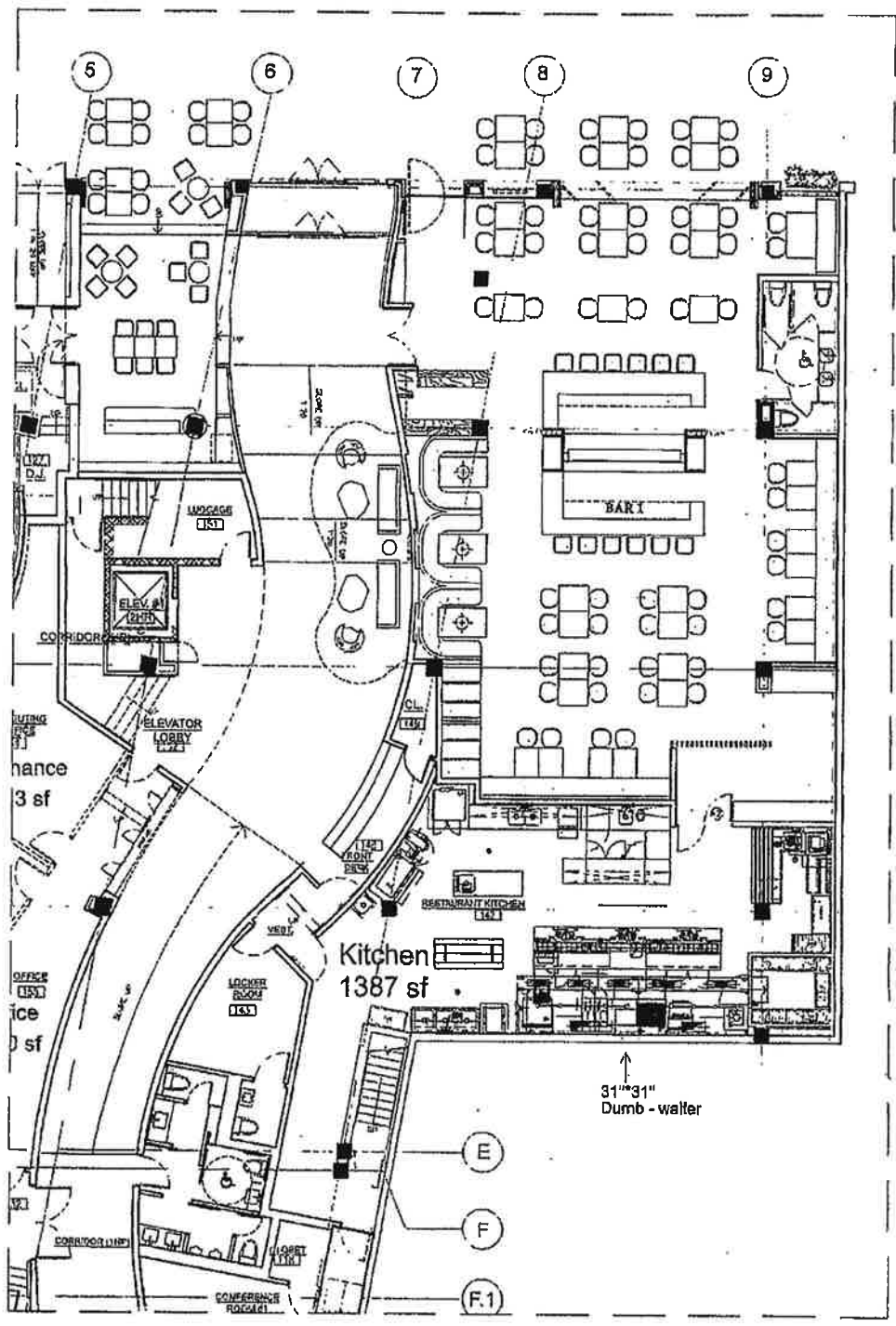
CLEARANCE

LAMP POST

- EXIST. 4" HIGH STONE COPING
- EXIST. PLANTER
- EXIST. TREE
- EXIST. 4" DIA. PIPE
- GUARDRAIL

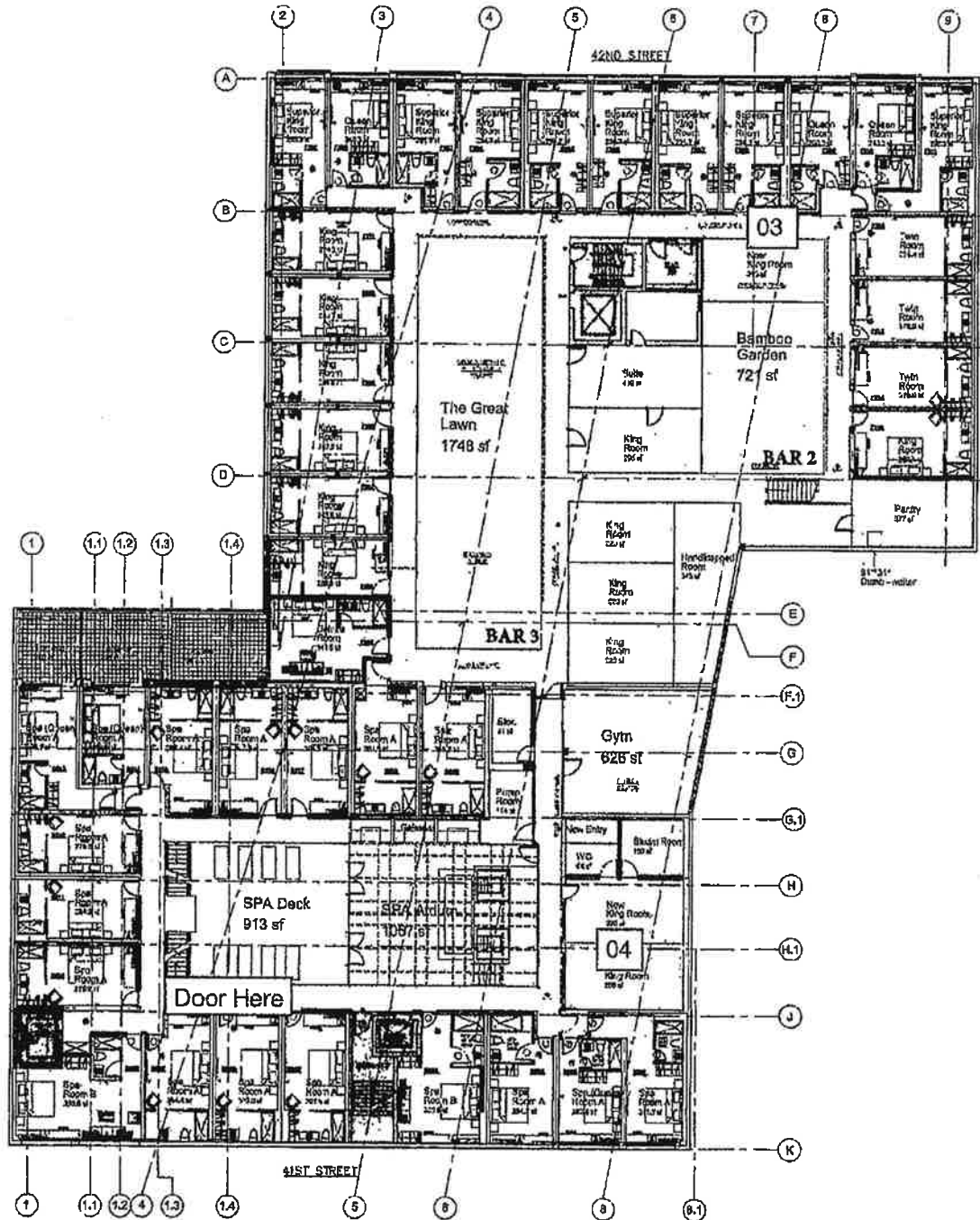
RESTAURANT (DETAIL)

(EXISTING DIAGRAM)



HOTEL (SECOND FLOOR)

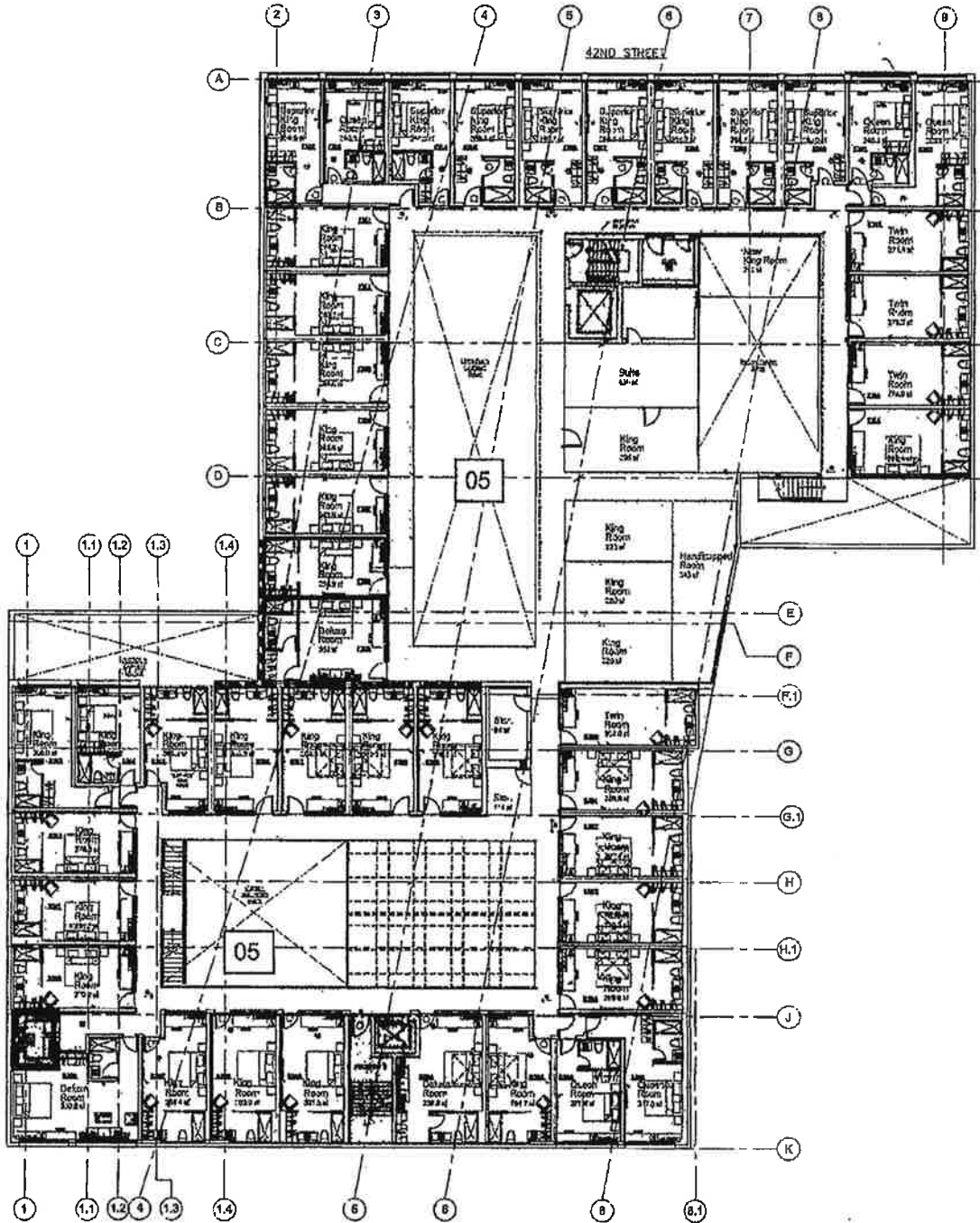
(EXISTING DIAGRAM - NO CHANGES)



Second Floor

(ADDITIONAL FLOORS)

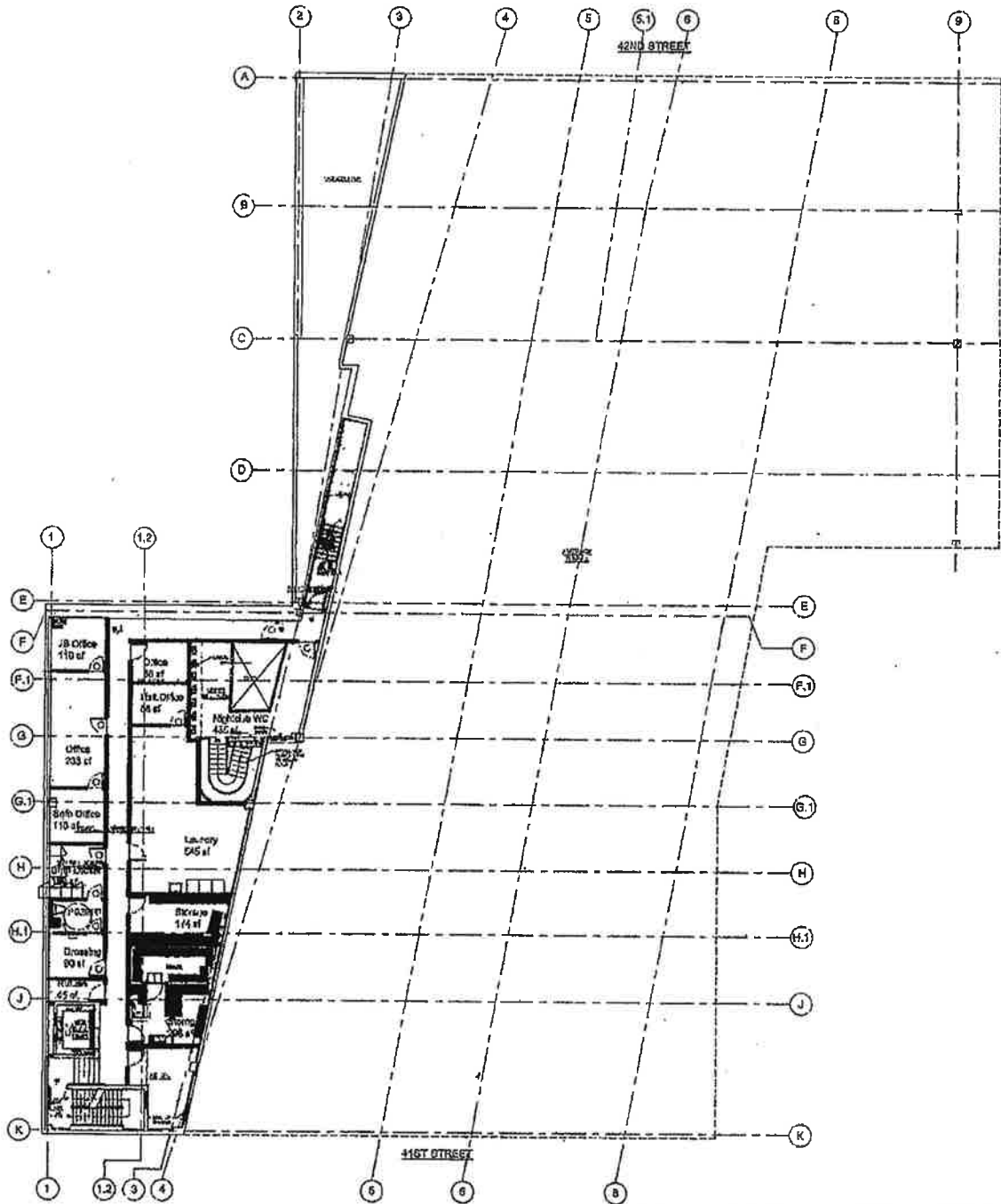
(EXISTING DIAGRAMS - NO CHANGES)



Third Floor

(ADDITIONAL FLOORS)

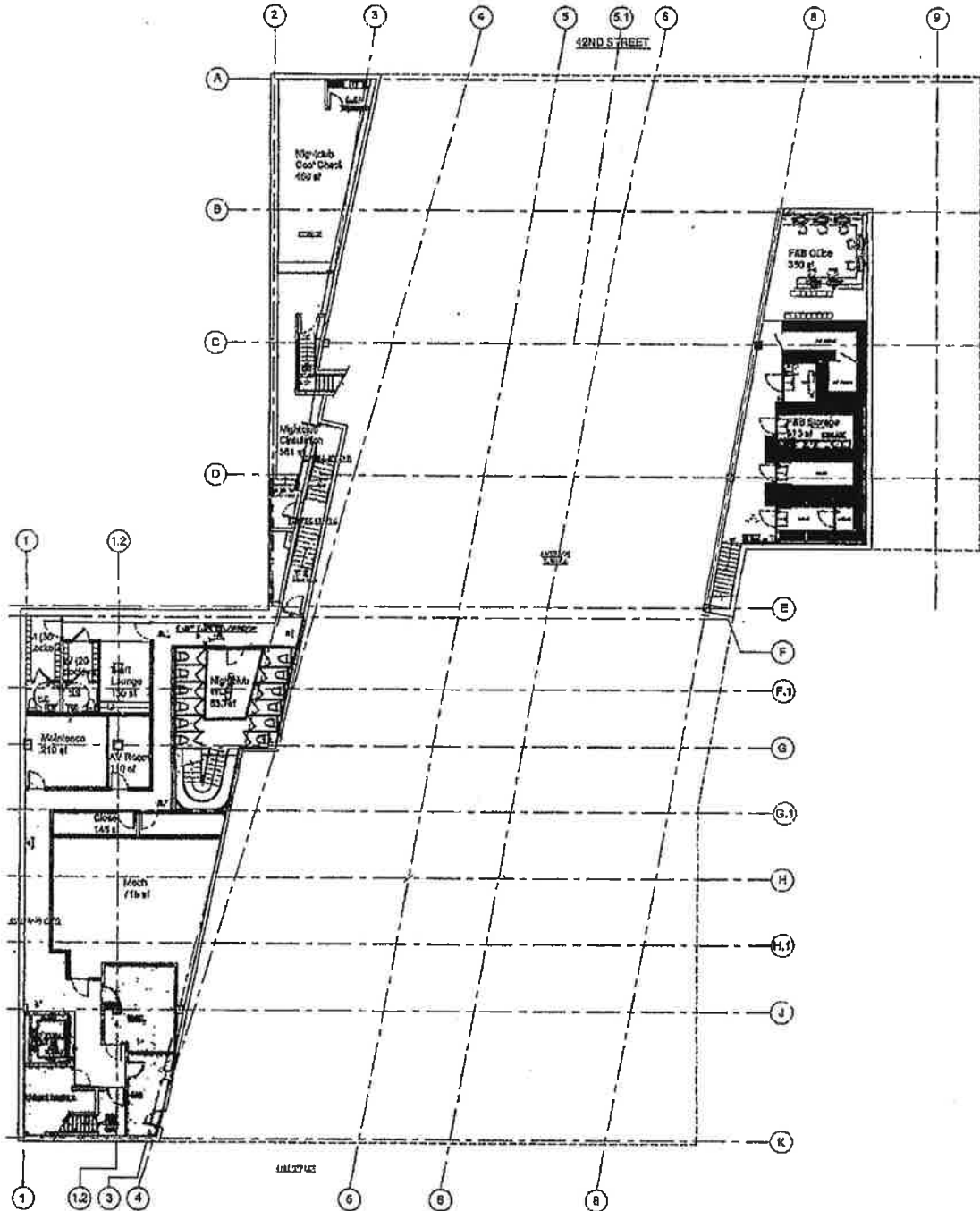
(EXISTING DIAGRAMS - NO CHANGES)



4187 STREET
4167 STREET
Cellar Mezz. Floor(B1)
PROPOSED CELLAR PLAN - MEZZANINE LEVEL (As per Exist)

(ADDITIONAL FLOORS)

(EXISTING DIAGRAMS - NO CHANGES)



Cellar Mezz. Floor(B2)
(As per Exist)

Photo of Exterior:



Existing photos of interior:





FOOD

SMALL PLATES

CRISPY ZUCCHINI SHOESTRING FRIES parmesan & lemon	10	SUPER THICK CUT NIMAN RANCH BACON sweet & spicy black pepper glaze	14
VEGETARIAN QUESADILLA crispy flour tortilla, mushrooms, corn, salsa cheese, cheddar gulf	10	GIANT SOFT PRETZEL WITH LIPTAUER CHEESE Austrian jamaico cheese dip, caraway seeds, smoked paprika, horseradish mustard	15
CRISPY CALAMARI* cherry peppers, spicy marinara sauce, lemon aioli	13	AVOCADO ON SOURDOUGH TOAST feta, tomato, basil, radishes, jalapeño	12
ELOTE 'STREET STYLE' CORN ON THE COB ancho chili powder, Colby cheese	6	SMOKED CRISPY WINGS smoked in house, horseradish cream, Texas Pete is a must	12
SMOKED PORK NACHOS smoked in house, pepper jack, ancho chili salsa, guacamole, jalapeño, cilantro	13	GUACAMOLE jalapeño, cilantro, tomato, tortilla chips	13
MAC & CHEESE WITH GORGONZOLA, CHEDDAR & ASIAGO Nueske's bacon OR spicy smoked chicken add 5	13		

SALADS

MIXED GREENS field greens, grape tomatoes, apple cider vinaigrette Nueske's bacon OR spicy smoked chicken add 5	9	AVOCADO, QUINOA LENTIL & BEET SALAD field greens, boiled egg, pumpkin seeds, apple cider vinaigrette Nueske's bacon OR spicy smoked chicken add 5	15
CLASSIC CAESAR SALAD parmesan and croutons Nueske's bacon OR spicy smoked chicken add 5	12		

MAINS

CEDAR-PLANKED SALMON* *street style corn on the cob, sautéed spinach	19	BBQ NIMAN RANCH RIBS half ribs, BBQ sauce, pickles, warm potato salad	18
SUPER SCHNITZEL lightly breaded fried breast of chicken, fried egg, olive oil, sautéed spinach, potato wedges	16	FISH & CHIPS malt vinegar, mixed greens	17
TWP'S WURST SAMPLER Schaller and Weber's brat, knack & smoked sauerkraut, warm potato salad	15	CLASSIC-STYLE MEATBALLS one pound of Pat La Fried's beef blend simmered in house-made basil tomato sauce, parmesan cheese & parsley	18
MOJO MARINATED SKIRT STEAK* chimichurri sauce, roasted garlic mashed potatoes	22		

SERVED ON BREAD

TWP JUNIOR* 4 oz. Pat La Fried's beef blend, American cheese, lettuce & tomato, Sriracha mayo, potato roll, add fries 3	7	SMOKED BRISKET RUEBEN house-smoked beef brisket, sauerkraut, pepper jack, arugula, ciabatta roll, warm potato salad	14
THE CHEF'S BURGER* 8oz Pat La Fried's beef blend, herb-dill grilled red onion, candied bacon, fontina cheese, lettuce, pickles, tomato, black pepper aioli, brioche bun, fries each add on topping 1 Granton cheddar, Nueske's bacon, smoked cioppino mushrooms, fontina cheese, grilled Vidalia onions, guacamole	15	MARGHERITA FOCACCIA focaccia bread, fresh mozzarella cheese, tomato basil sauce, parmesan cheese, basil, extra virgin olive oil drizzle	12
TREADWELL PARK VEGGIE BURGER green pea and beet patty, smashed avocado, Asian slaw, butter toasted potato roll, mixed greens	12	3 SMOKED PULLED PORK TACOS house-smoked pork, jalapeño, feta, onion, cilantro, tomatillo salsa	14
BRATWURST sauerkraut, mustard, pretzel roll, warm potato salad	11	THE TREADWELL CUBAN house-smoked smoked pork shoulder, ham, fontina, cherry peppers, ciabatta roll, fries	14
TWP SLIDERS		GIANT DOG BANH MI Nathan's all beef foot long, pickled carrots, cucumber, cilantro, Sriracha, hot dog bun, fries	12
HOUSE SMOKED PORK, BRISKET & JERK CHICKEN cheese, caramelized onions, BBQ sauce, hot-sauce sauce, mini-brioche buns	14	NYC GIANT DOG caramelized black Angus beef foot long, deli mustard, house sauerkraut, hot dog bun, fries	14
LOBSTER ROLL five Maine lobster prepped daily, New England hot dog roll, fries, mixed greens	21	BBQ HOUSE-SMOKED PULLED PORK SANDWICH coleslaw, fumbleweed onions, pickles, brioche bun, fries	15

SIDES

FRENCH FRIES	6
CREAMY COLE SLAW	5
WARM POTATO SALAD	6
CRISPY SWEET POTATO FRIES garlic red pepper aioli dip	7

DESSERTS

ICE CREAM SUNDAE vanilla ice cream, chocolate sauce	7
ROOT BEER FLOAT calfone-line root beer, vanilla ice cream, assorted sprinkles	7
GIANT WARM CHOCOLATE COOKIE IN A SKILLET vanilla ice cream, dried apricots in rum, pecans, add a shot of Smith & Cross Jamaican Rum add 5	14

WEEKEND BRUNCH

SERVED FROM 11 AM - 4 PM SATURDAY & SUNDAY (FULL MENU ALSO AVAILABLE)

PLATES

- NONFAT GREEK YOGURT & GRANOLA** 9
fresh berries, pecans, honey
- EGG, BACON & AVOCADO SANDWICH*** 12
Fontina, house pickles, jalapeño, home fries, mixed greens
- GIANT WAFFLE** 12
warm fresh berries, maple syrup
- FARMERS BREAKFAST*** 14
eggs any style, breakfast sausage, griddled tomato, buttered sourdough toast, home fries
- CLASSIC FRENCH TOAST** 14
berries, bananas, maple syrup
- POACHED EGGS, AVOCADO & PARMESAN ON CURRIED QUINOA*** 14
pickled Brussels sprouts, parsley, chives
- EGGS BENEDICT*** 12
2 poached eggs, Westphalian ham, Hollandaise sauce, home fries, mixed greens; smoked salmon substitute for ham add 2
- HOUSE SMOKED BEEF BRISKET & FRIED EGGS*** 15
cheddar, caramelized onions, BBQ sauce, spinach; home fries
- HOUSE OMELET** 12
 Nueske bacon, cheddar, spinach; home fries, mixed greens

BRUNCH COCKTAILS

- BLOODY'S** 9
TWP BLOODY MARY 13
vodka, signature TWP bloody mary mix, signature TWP hot sauce, lemon
- SMOKEY MARY** 15
tequila, mezcal, signature TWP bloody mary mix, South American hot sauce blend, house pickled veggies, lime
- BUBBLES** 12
TWP MIMOSA 12
fresh OJ, lemon, honey, orange blossom & bubbles
- BOUQUET BELLINI** 12
peach puree, rose water & bubbles
- BUBBLING UP** 12
grapefruit juice, Cointreau, lavender bitters & bubbles
- TEMPEST NEGRA** 14
tequila, lime, ginger beer & dark stout

TREASDAWELL PARK

