

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Chelsea Corporate Events LLC		The Glasshouses	
STREET ADDRESS		CROSS STREETS	ZIP CODE
660 12th Avenue		W 48th & W 49th Streets	10019
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME:	Jack Guttman	ATTORNEY/ REPRESENTATIVE
	PHONE:	914-671-4180	
	EMAIL:	jackgutt@gmail.com	
MANAGER	NAME:	Perry Brocco	LANDLORD
	PHONE:	212-634-8797	
	EMAIL:	perry@theglasshouses.com	
	NAME:	Terrence R Flynn Jr.	
	PHONE:	718-945-1000	
	EMAIL:	trflynnjr@gmail.com	
	NAME:	677 Eleventh Avenue LLC	
	PHONE:	212-671-0578	
	EMAIL:	jiacono@bramautogroup.com	
APPLICATION TYPE (Check One)			
<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 and address of establishment?		The Glasshouses
	What were the dates applicant was involved with this former premise?		Since year 2008
<input type="radio"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input checked="" 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"/> YES <input 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.		YES	<input checked="" type="radio"/> YES <input type="radio"/> NO
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"/> YES <input 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	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am
	Kitchen	6pm-11pm	6pm-11pm	6pm-11pm	6pm-11pm	6pm-11pm	6pm-11pm	6pm-11pm
	Music	8pm-11pm	8pm-11pm	8pm-11pm	8pm-11pm	8pm-11pm	8pm-11pm	8pm-11pm
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND <input checked="" type="checkbox"/>		LIVE MUSIC <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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	1800	2000 1800	180	1800	6	6	0
OUTSIDE <i>(Other than sidewalk café)</i>	400 <i>(150 covered 250 ATV)</i>	400	0	0	1	1	0
SIDEWALK CAFÉ	0	0	0	0			

How many floors are there? What is the capacity for each floor?

1

How frequently will the owner(s) be at the establishment?

always

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?

YES

Will applicant have bottle or table service for beverage alcohol?

YES

Will you be hosting private, promotional or corporate events?

NO

Will outside promoters be used on a regular basis? If yes please describe.

YES

Will you have a security plan? If, yes please attach.

NO

Will be emailed separately along with other docs.

Will security plan be implemented?

NO

Will State certified security personnel be used?

NO

Will New York Nightlife Association and NYPD Best Practices be followed?

NO

Will applicant be using delivery bicycles? If yes, how many?

YES

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

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 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 a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/>	To be filed in January 2016

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	West 45th Street Block Association: Tim Tanner at tangotanner@gmail.com West 47th/48th Streets Block Association: Larry Roberts at larrymichaelroberts@gmail.com
	# 2	West 45th Street Block Association (between 9th/11th Aves): Chana Widawsky at chanawid@gmail.com West 47th/48th Streets Block Association: Kim Bogues at jamesbogues@gmail.com
	# 3	West 46th Street Block Association: Allison Tupper atallisonupper@verizon.net West 47th/48th Streets Block Association: Elke Fears at aefearshk@earthlink.net
	# 4	West 47th/48th Streets Block Association: Chuck Vassallo at chasmv@hotmail.com West 47th/48th Streets Block Association: Steven Riedl at chluderemyc@yahoo.com
	# 5	West 47th/48th Streets Block Association: Nancy Roylance at nancyroylance@ymail.com West 50th/51st Streets Block Association: Steve Belida at hk5051@gmail.com
Please provide dates when applicant met with the groups listed above.		No dates have been set up yet.
Who was your contact person at each group you met with?		We did not meet anyone yet.
When did applicant post the notice that was provided?		December 16, 2015
Where did applicant post the notice that was provided?		On the front door of the building.
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES <input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/>	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/>	NO	It's being built new.
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/>	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/>	
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="radio"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/>	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	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="radio"/>	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="radio"/>	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/>	
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"/>	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/>	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/>	NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/>	NO	
Where will the air conditioner be located? What type is it?	Roof top units		
When was the air conditioner installed?	To be installed		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

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

OUTDOOR ITEMS – SIDEWALK CAFÉ - There will be no sidewalk cafe.

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Windows abutting outdoor space will not capable of being opened
- There will be no music or amplified sound in the outdoor space
- All events will be private and not open to the public. There will be no tickets or admission sold in advance or at the door
- Applicant will provide contact number to the community

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:

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



Jack Gutfman

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

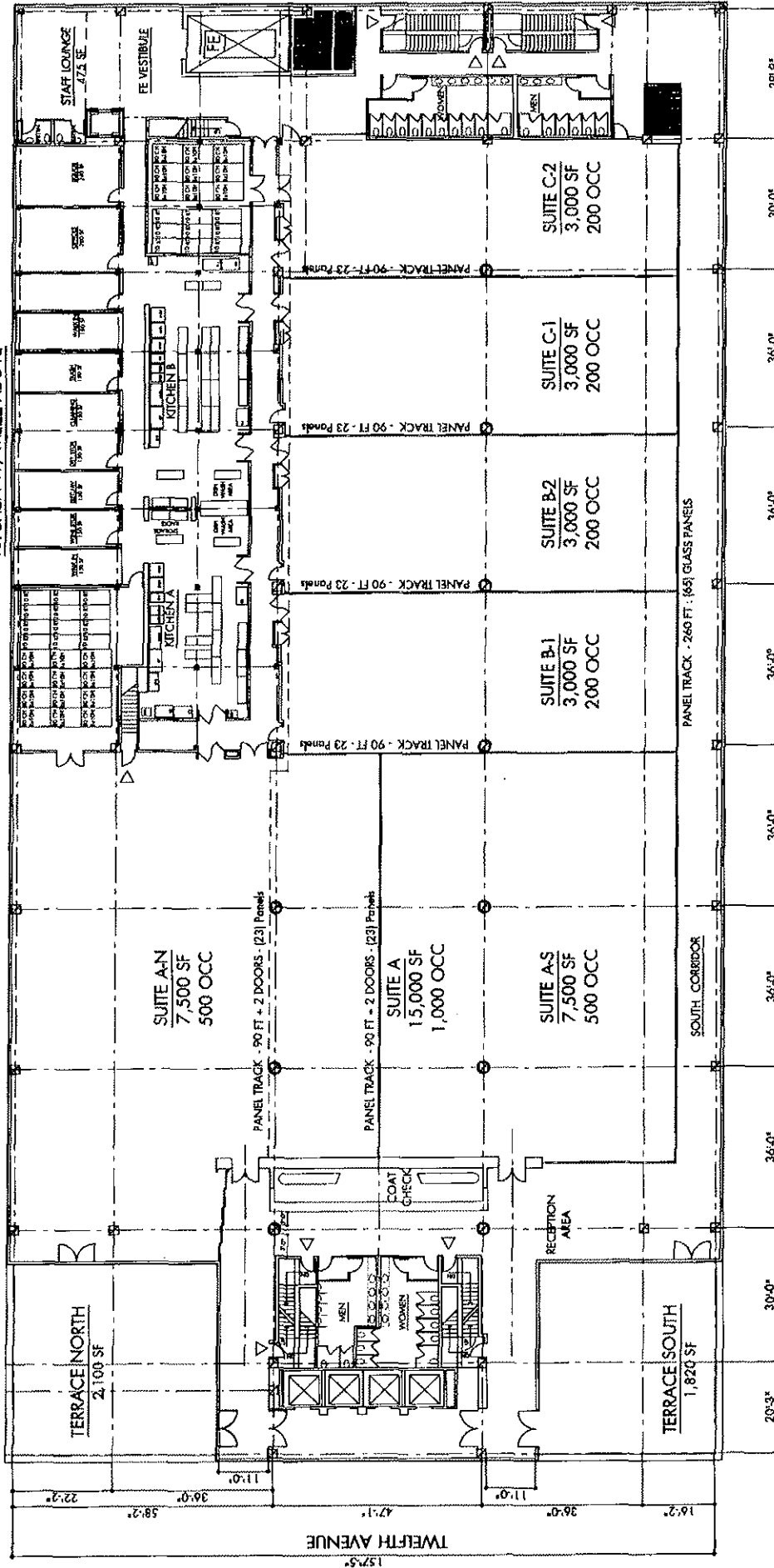
Verified by PDFfiller
12/15/2015

12/15/2015

DATE

WEST 49 STREET

KITCHEN W/ MEZZ ABOVE



WEST 48 STREET

157.5'

22.2'

58.2'

36.0'

11.0'

36.0'

47.1'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

36.0'

29.9'

① PLAN - SEVENTH FLOOR
SCALE: 3/32" = 1'-0"

KGA
Kosar & Gony Architects, LP
115 West 50 Street
New York, NY 10001
212.962.9161

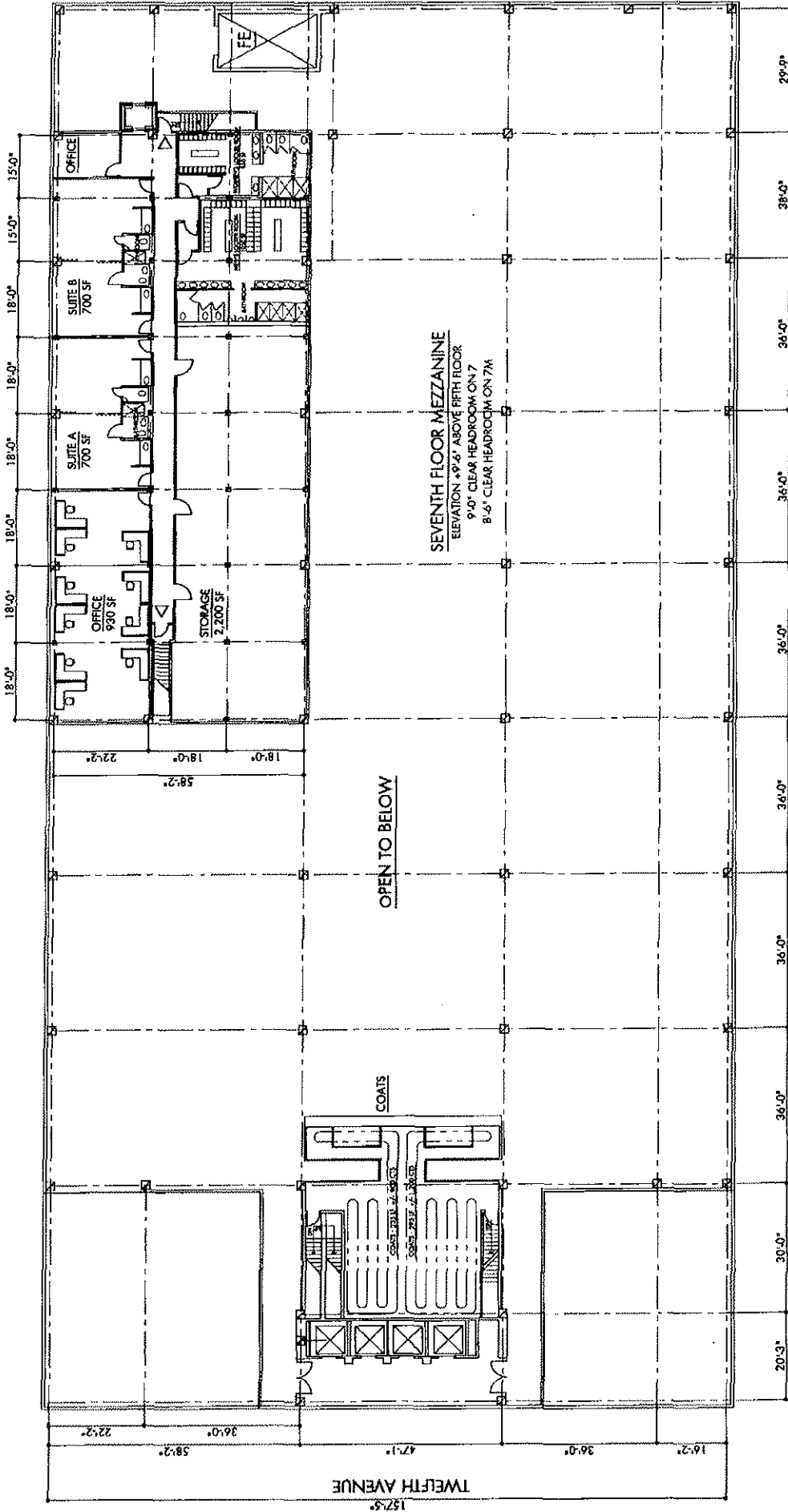
Chelsea Corporate Events, LLP
345 West 23 Street, 21st Floor
New York, NY 10001
212.242.7800

OLDS
6851 South Avenue, 6th Floor
New York, NY 10019

SCHEMATIC DESIGN
PROPOSED SEVENTH FLOOR PLAN
51X74

A-110.00
November 17, 2015

WEST 49 STREET



WEST 48 STREET

SIXTH
1 PLAN - SEVENTH-FLOOR MEZZANINE
 SCALE: 3/32" = 1'-0"

KGA
 Koster + Garry Architects, LLP
 115 West 30 Street
 New York, NY 10001
 212-902-6161

Chelsea Corporate Events, LLP
 545 West 25 Street, 21st Floor
 New York, NY 10001
 212-245-7500

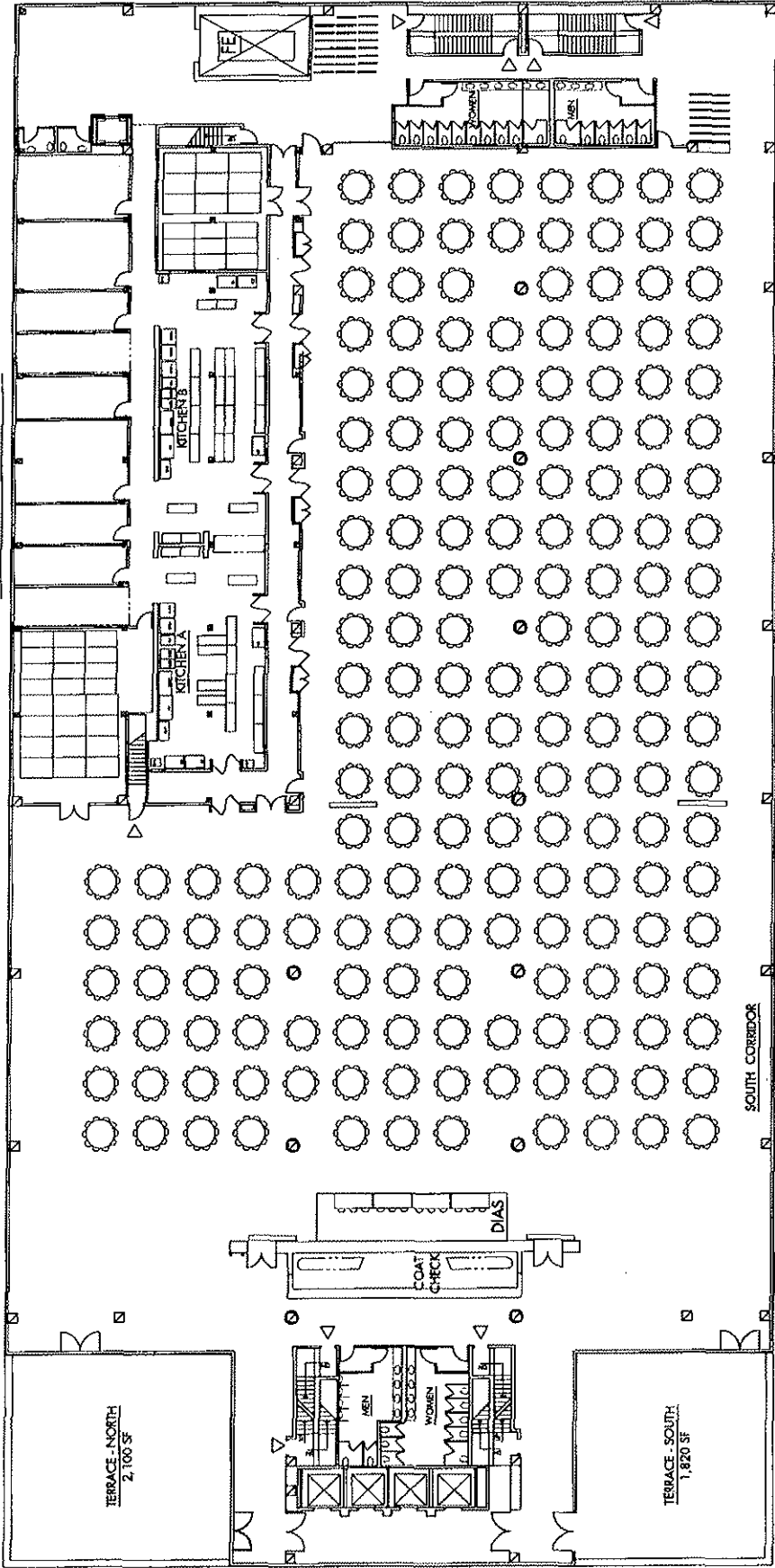
GLÖSS
 600 Tenth Avenue, Second Floor
 New York, NY 10019

SCHMATIC DESIGN
 PROPOSED SEVENTH FLOOR MEZZANINE PLAN
SIXTH

A-111.00
 November 17, 2015

WEST 49 STREET

KITCHEN W/ MEZZ ABOVE



TWELFTH AVENUE

GALA DINNER LAYOUT
185 TABLES
SEATING FOR 1,850

WEST 48 STREET

SOUTH CORRIDOR



1 PLAN - SIXTH FLOOR
SCALE: 3/32" = 1'-0"

KGA
Kosser + Gerry Architects, LP
115 West 20 Street
New York, NY 10011
212 447 8151

Chebea Corporate Events, LP
540 West 25 Street, 21st Floor
New York, NY 10001
212 247 7820

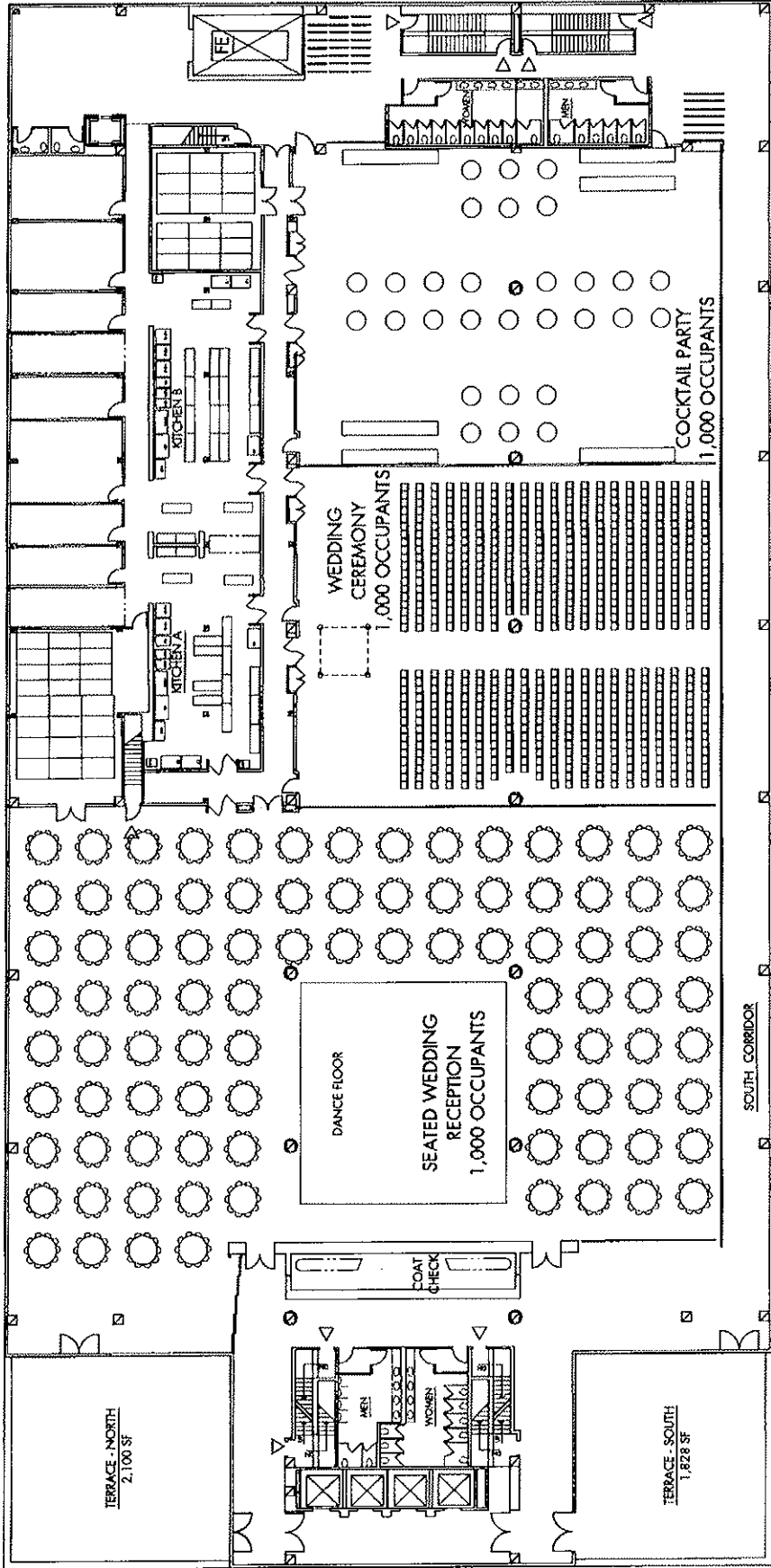
GLÖSES
640 Pacific Avenue, 8th Floor
New York, NY 10019

SIXTH FLOOR PLAN
SCHEMATIC DESIGN
GALA DINNER LAYOUT

A-120.00
November 17, 2015

WEST 49 STREET

KITCHEN W/ MEZZ ABOVE



TWELFTH AVENUE

WEDDING LAYOUT
 COCKTAIL PARTY + WEDDING CEREMONY + SEATED
 RECEPTION WITH DANCE FLOOR
 90 TABLES
 1,000 OCCUPANTS

WEST 48 STREET

1 PLAN - SIXTH FLOOR
 SCALE: 3/32" = 1'-0"

A-122.00
 November 17, 2015

SIXTH FLOOR PLAN
 WEDDING LAYOUT

GLASS

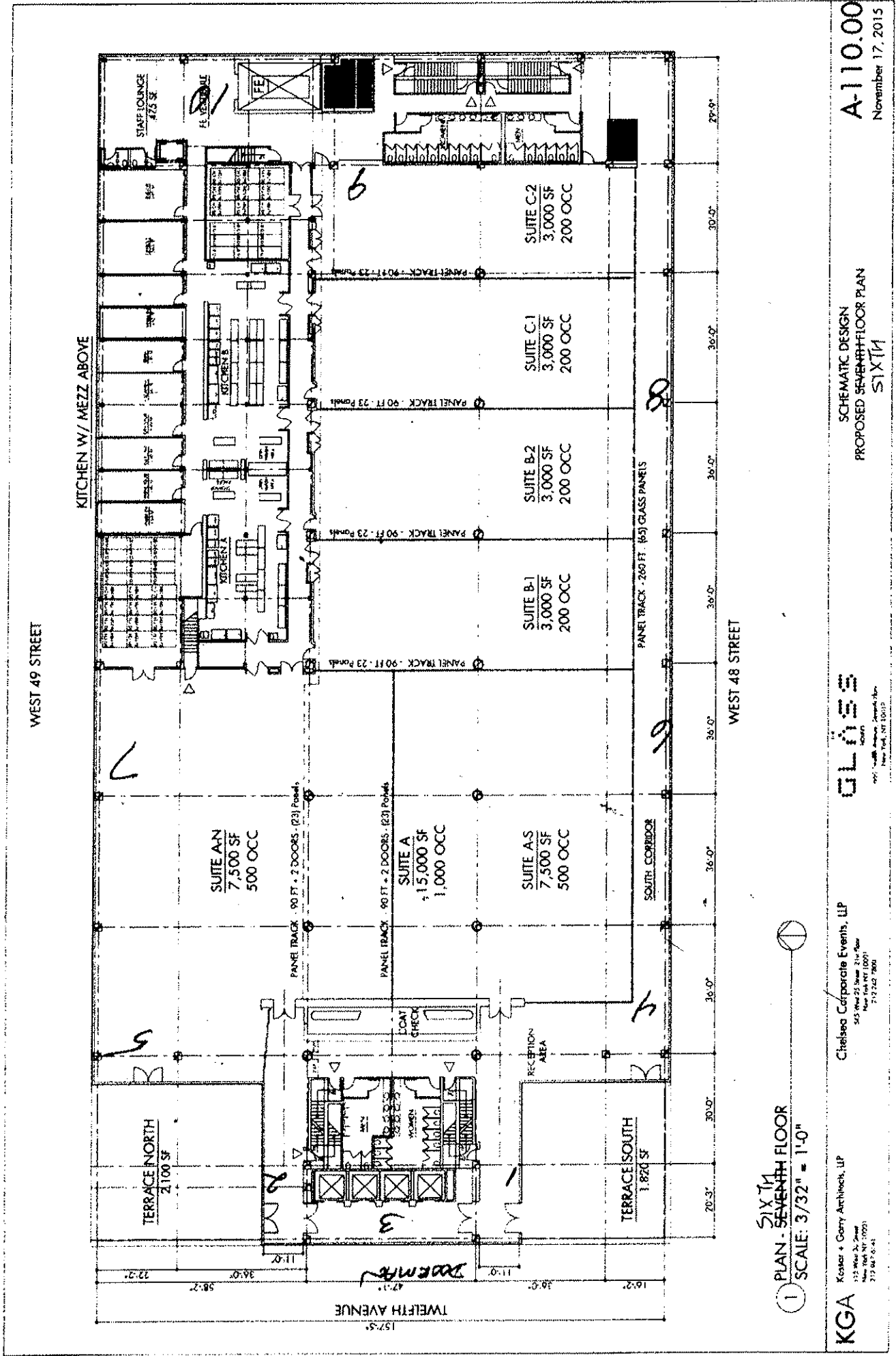
Chelsea Corporate Events, LLP
 545 West 25 Street, 21st Floor
 New York, NY 10001
 212.242.7800

KGA
 Kasper & Garry Architects, LLP
 115 West 30 Street
 New York, NY 10001
 212.647.6161

Schematic Design
 SIXTH FLOOR PLAN
 WEDDING LAYOUT

Security Plan

-Numbers 1 thru 10 marked in pen indicates locations where the security guards will be placed.



SIXTH
SEVENTH FLOOR
SCALE: 3/32" = 1'-0"

KGa
Kosar & Garry Architects, LLP
115 West 21st Street
New York, NY 10011
212.646.6141

Chelsea Corporate Events, LLP
545 West 23rd Street 21st Floor
New York, NY 10011
212.242.7800

GLÖSS
Architects
100 West Avenue, Suite 400
New York, NY 10011

SCHMATIC DESIGN
PROPOSED SEVENTH-FLOOR PLAN
SIXTH

A-110.00
November 17, 2015



Sample Menu
Reception & Seater Dinner

Butlered Drinks
White Wine
Sparkling Water with Lime

Bar Snacks
Maple Bacon Popcorn
Dark Chocolate Espresso Bark

Passed HDs
Steak Frites
Sbeef Short Rib Wellington
Yellowtail Sashimi
Lobster Mac and Cheese
Chicken Waffles
French Onion Soup Grilled Cheese
Five Mushroom Ragout Tartle
Artichoke Fondue

Seated Dinner
Butter Trio: Herb, Truffle, Sea Sal
Iceberg Lettuce Wedge with crumbled blue cheese, buttermilk dressing
Biscuits and Baguettes
Braised Short Ribs and Filet
Lemon Thyme Baked Branzino

Coffee & Tea

NOTE: This is just a sample menu.
Since we are not a restaurant, our menu will change per event.



