

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

Liquor License Stipulations Application

APPLICANT:		DOING BUSINESS (DBA):		
New World Stages Holding Co., LLC & New World Stages Operating Co., LLC		Time Out New York Lounge & New World Stages & The Green Room		
STREET ADDRESS:		CROSS STREETS:		
340 West 50th Street, New York, NY 10019		8th & 9th Avenues		
OWNER:	NAME:	Please see attached.		
	PHONE:			
	FAX:			
ATTORNEY:	NAME:	Mark Koslowe, Esq. Buchman Law Firm, LLP		
	PHONE:	(212) 889-4220		
	FAX:	(212) 889-4221		
MANAGER:	NAME:	Thomas Buckner & Michelle Fratoli		
	PHONE:	646-871-1730		
	FAX:			
ATTORNEY:	NAME:	New York Communications Center Associates LP		
	PHONE:			
	FAX:			
DESCRIPTION OF BUSINESS:				
Establishment Type:	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input checked="" type="radio"/> Other (Explain): Bar/Arcade Theatre			
Method of Operation:	<input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input checked="" type="radio"/> Other (Explain): Bar/Arcade Theatre			
License Type:	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
APPLICATION TYPE: (circle one)	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	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 checked="" type="radio"/> Transfer	What is the prior license #?	1165145, 1165146, 1165147	
		What is the expiration date on the prior license?	September 30, 2016	
		Are you seeking any alterations or operational changes?	YES	<input checked="" type="radio"/> NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
Please describe the nature of the alterations and attach the plans				

OPERATIONAL ISSUES								
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6-11pm		6-11pm	1-11pm	6-11pm	1-11pm	2-11pm
	Music	8-10pm		8-10pm	8-10pm	8-10pm	8-10pm	7-9pm
Kitchen								

OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum Number of Persons Allowed (Including Employees)	Number of Tables	Number of Seats	Number of Seating Only Bars	Number of Seating Bars	Number of Seating Bars	Number of Seats	Number of Tables
	2,196	Generally 1200, but may be occupied to capacity on Temp. C of O	16	40	0	3	8		

How many floors are there? What is the capacity for each floor? (please respond in space provided)  YES  NO  N/A Cellar: 307  
Sub Cellar: 1,887

Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)  YES  NO  N/A

Will applicant have bottle service?  YES  NO  N/A

Will you be hosting private parties and promotional events?  YES  NO  N/A

Will outside promoters be used?  YES  NO  N/A

Will the security plan submitted be implemented?  YES  NO  N/A No written security plan, but NYPD Best Practices are followed.

Will State certified security personnel be used?  YES  NO  N/A

Will New York Nightlife Association recommendations and NYPD Best Practices be followed?  YES  NO  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)  YES  NO  N/A

Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)  YES  NO  N/A

If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)  YES  NO  N/A

Will applicant provide contact information to neighbors and respond to complaints that arise?  YES  NO  N/A

Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?  YES  NO  N/A All Job Openings are posted on www.playbill.com

If you plan to have music, what type(s)?  BACKGROUND  LIVE MUSIC  DJ

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="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> 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 project more than 18 inches from the store front.	<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A

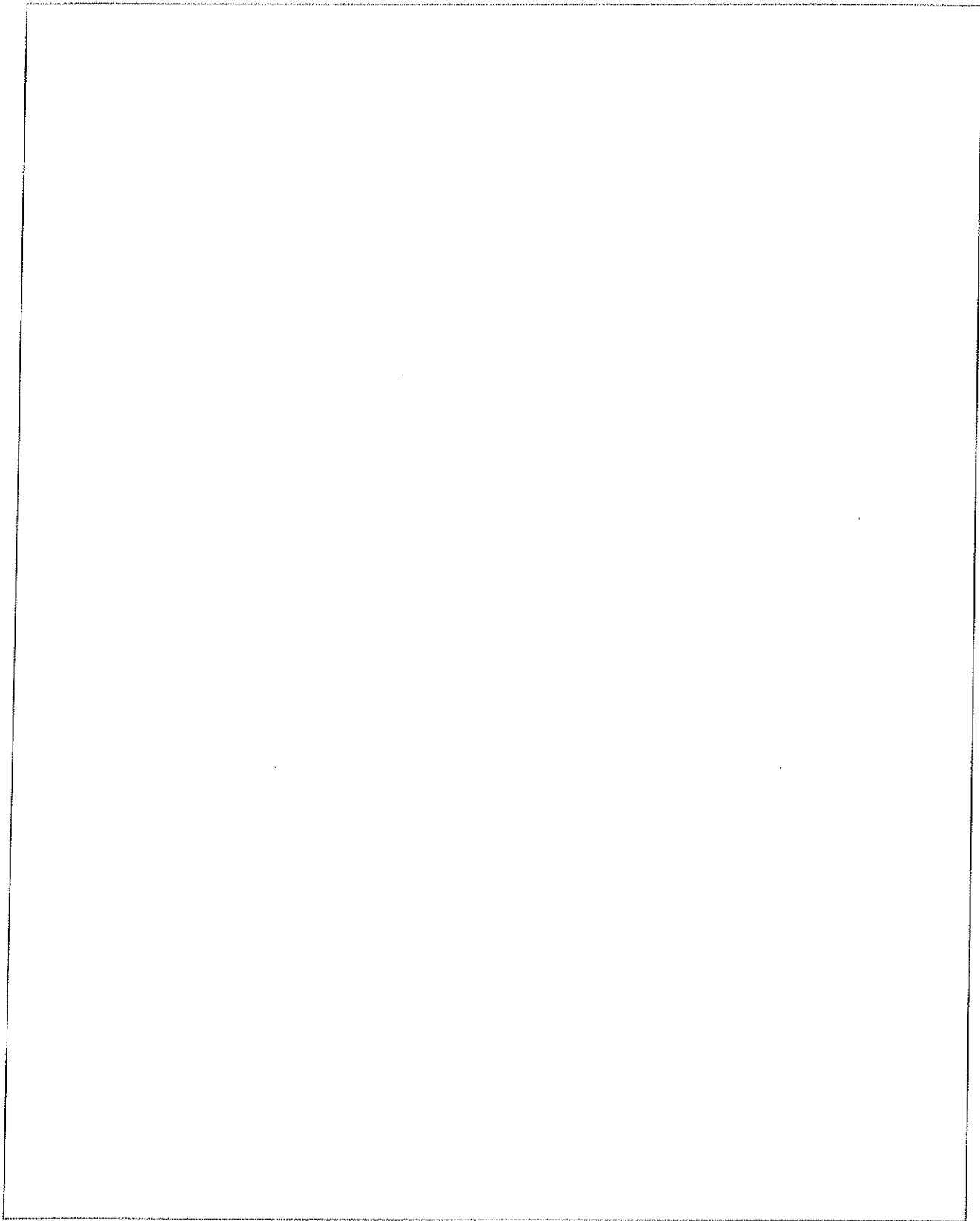
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via sealed 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:	CG-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?	YES	NO	N/A
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	NO	N/A
Is a Public Assembly permit required?	YES	NO	N/A
Are your plans filed with DOB?	YES	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 checked="" type="radio"/> Residential <input checked="" type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	West 50 <sup>th</sup> / 51 <sup>st</sup> Streets Block Association	
	# 2		
	# 3		

**ADDITIONAL INFORMATION: (Applicant Use)**

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

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



Manhattan Community Board 4 (MCB4) recommends:

- Denial unless all agreed to by applicant is part of the method of operation  
 Denial  Approval

**CB4 REPRESENTATIVES**

Nelly Gonzalez  
CB4 Assistant District Manager

Frank Holzshnee  
CB4 BLP Committee Co-Chair

Paul Seres  
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

DATE

# DODGER STAGES

WORLDWIDE PLAZA  
300 Madison Avenue  
New York, New York 10017



400 Park Avenue  
New York, New York 10022

One World Trade Center  
285 Broadway  
New York, New York 10007

Structural Engineers  
300 Park Avenue  
New York, New York 10022

Architectural Firm  
300 Park Avenue  
New York, New York 10022

General Contractor  
300 Park Avenue  
New York, New York 10022

Construction Management  
300 Park Avenue  
New York, New York 10022

Interior Design  
300 Park Avenue  
New York, New York 10022

Electrical Engineering  
300 Park Avenue  
New York, New York 10022

Mechanical Engineering  
300 Park Avenue  
New York, New York 10022

Plumbing Engineering  
300 Park Avenue  
New York, New York 10022

Fire Protection Engineering  
300 Park Avenue  
New York, New York 10022

Acoustical Engineering  
300 Park Avenue  
New York, New York 10022

Environmental Engineering  
300 Park Avenue  
New York, New York 10022

Transportation Engineering  
300 Park Avenue  
New York, New York 10022

Surveying  
300 Park Avenue  
New York, New York 10022

Geotechnical Engineering  
300 Park Avenue  
New York, New York 10022

Historic Preservation  
300 Park Avenue  
New York, New York 10022

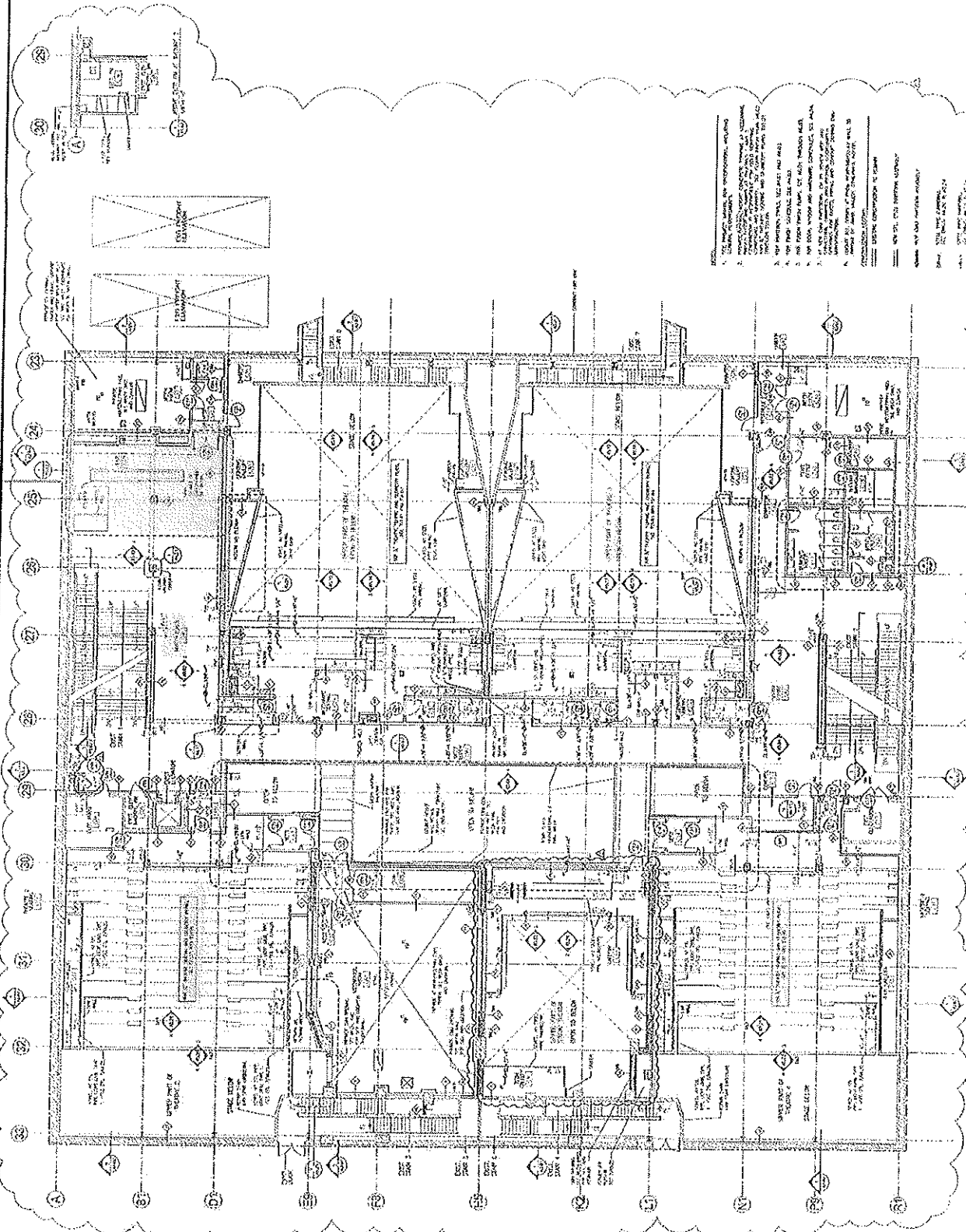
Architectural Historian  
300 Park Avenue  
New York, New York 10022

Architectural Photographer  
300 Park Avenue  
New York, New York 10022

Architectural Model Maker  
300 Park Avenue  
New York, New York 10022

Architectural Signage Designer  
300 Park Avenue  
New York, New York 10022

MAIN BAR



1. SEE ARCHITECT'S RECORD FOR ALL DIMENSIONS AND NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Ceiling  
Level Plan

A1.02



# DODGER STAGES

WORLDWIDE PLAZA  
330 West 50th Street  
New York, New York 10019

**Boyer  
Blinder  
Belie**  
ARCHITECTS ASSOCIATES  
110 West 47th Street  
New York, New York 10036

Charles M. Rosenberg  
Quadrant Associates, Inc.  
120 West 45th Street, 10th Floor  
New York, New York 10019

Thomas M. Schuchman  
Schaub Madsen  
120 West 45th Street, 10th Floor  
New York, New York 10019

Robert F. Pomeroy  
Henry S. Schickel  
110 West 47th Street  
New York, New York 10036

Michael J. Pappas  
Graduate Architect Associates  
110 West 47th Street  
New York, New York 10036

Andrew G. Giamberini  
Architectural Group  
110 West 47th Street  
New York, New York 10036

John Z. Zwickler  
110 West 47th Street  
New York, New York 10036

George B. Bower  
110 West 47th Street  
New York, New York 10036

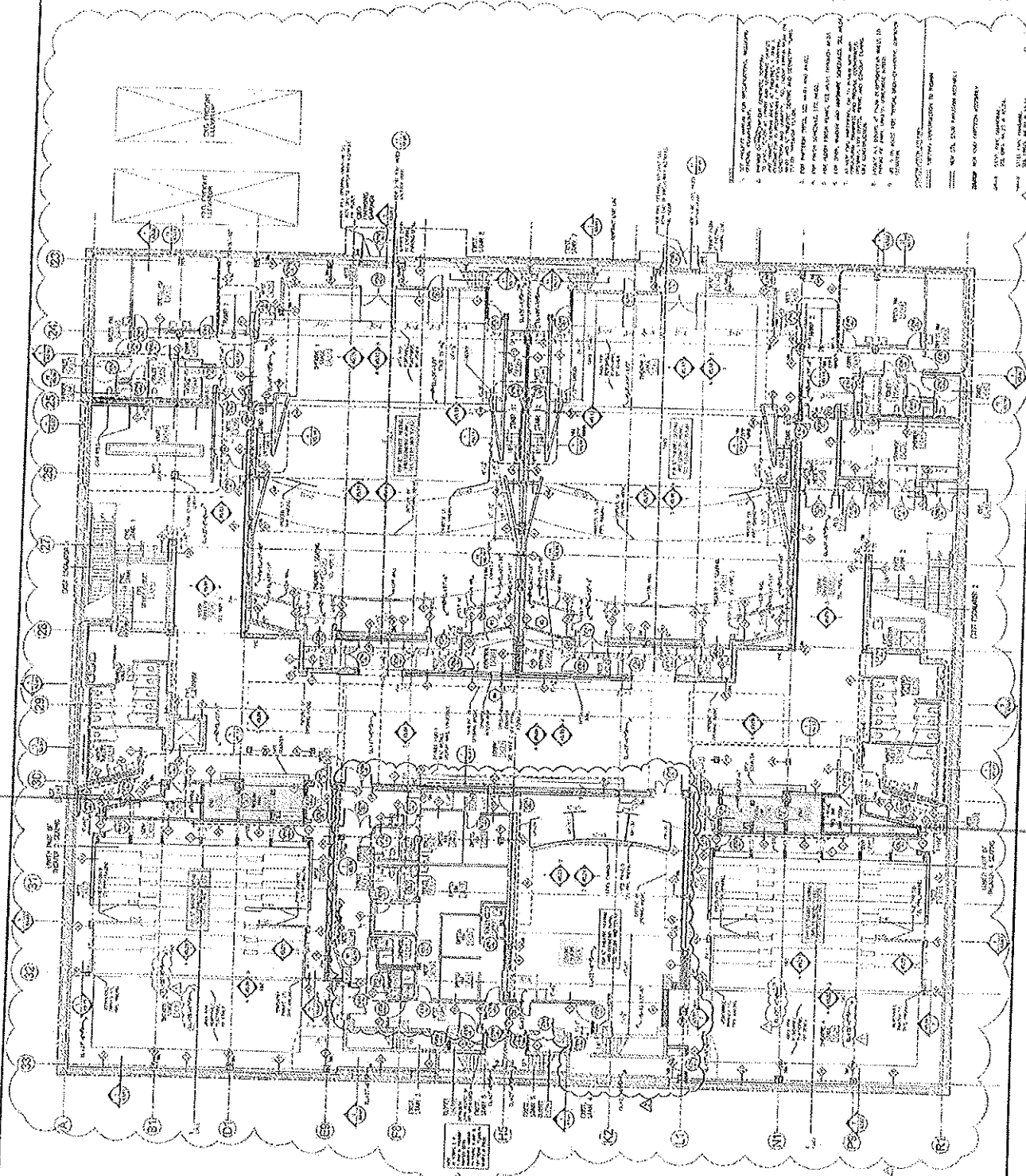
Compass Construction  
110 West 47th Street  
New York, New York 10036

Sub-Cellar  
Level Plan

A1.01

ADDITIONAL BAR 1

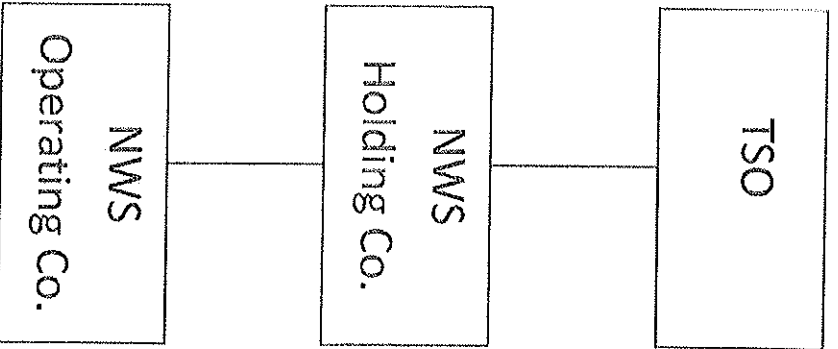
ADDITIONAL BAR 2



1. SEE PLAN FOR STRUCTURAL WALLS.
  2. SEE PLAN FOR STRUCTURAL BEAMS.
  3. SEE PLAN FOR STRUCTURAL COLUMNS.
  4. SEE PLAN FOR STRUCTURAL WALLS.
  5. SEE PLAN FOR STRUCTURAL BEAMS.
  6. SEE PLAN FOR STRUCTURAL COLUMNS.
  7. SEE PLAN FOR STRUCTURAL WALLS.
  8. SEE PLAN FOR STRUCTURAL BEAMS.
  9. SEE PLAN FOR STRUCTURAL COLUMNS.
  10. SEE PLAN FOR STRUCTURAL WALLS.
- CONSTRUCTION NOTES:  
SEE PLAN FOR STRUCTURAL WALLS.  
SEE PLAN FOR STRUCTURAL BEAMS.  
SEE PLAN FOR STRUCTURAL COLUMNS.

## **New World Stages Snack Menu Items**

Goldfish  
Gummi Bears  
Jr. Mints  
Kit Kat King Size  
M&M's  
Mentos Fruit  
Mentos Mint  
Milk Duds  
Peanut M&M's  
Peanuts  
Pretzels  
Raisinets  
Reese's King Size  
Reese's Pieces  
Skittles  
Sour Patch Kids  
Starburst  
Swedish Fish  
Twizzlers



The Shubert Organization, Inc.

1. Sole Member of New World Stages Holding Co., LLC (NWS Holding Co.)

**CONFIDENTIAL**

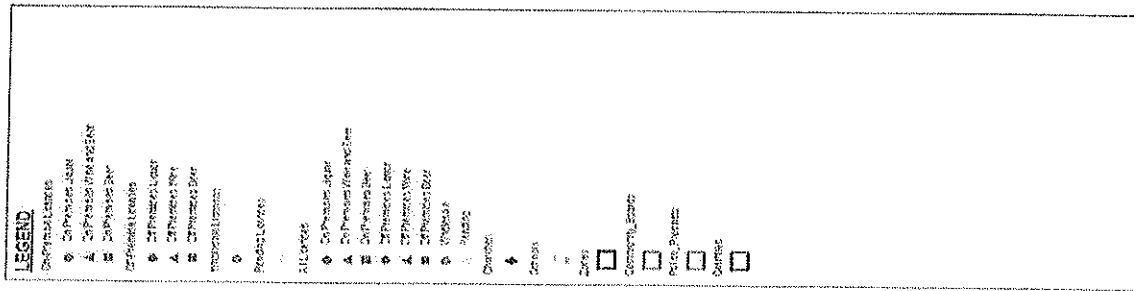
New World Stages Holding Co., LLC

1. Holds Lease
2. Holds Liquor License, jointly with Operating Co.
3. Employs management level employees
4. Sole Member of New World Stages Operating Co., LLC

New World Stages Operating Co., LLC (NWS Operating Co.)

1. Holds Liquor License, jointly with Holding Co.
2. Employs staff that runs day-to-day theatre operations pursuant to services agreement.
3. Employs staff that runs refreshment business pursuant to services agreement.

# On-Premise Licenses 500 ft from 340 W 50th St



## Legend

### LEGEND

- |                       |                       |                       |                          |                       |
|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|
| On-Premise License    | On-Premise Beer       | On-Premise Wine       | On-Premise Cider         | On-Premise Hard Cider |
| On-Premise Restaurant | On-Premise Bar        | On-Premise Tavern     | On-Premise Club          | On-Premise Lounge     |
| On-Premise Event      | On-Premise Night Club | On-Premise Sports Bar | On-Premise Entertainment | On-Premise Other      |
| On-Premise Other      | On-Premise Other      | On-Premise Other      | On-Premise Other         | On-Premise Other      |
| On-Premise Other      | On-Premise Other      | On-Premise Other      | On-Premise Other         | On-Premise Other      |

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

# Proximity Report for Location:

October 28, 2014

340 W 50TH ST, New York, 10019

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

## Closest Liquor Stores

Name	Address	Approx. Distance
SHON 45 LIQUORS INC	840 8TH AVENUE	430 ft
RAY & FRANK LIQUOR STORE INC	706 9TH AVENUE	675 ft
ROYAL WINES & LIQUORS INC	789 9TH AVE	835 ft
REIDY WINE & LIQUOR CO INC	762 8TH AVENUE	950 ft
NINTH AVENUE VINTNER LTD	669 9TH AVENUE	1120 ft
921 WESTERLY LIQUOR CORP	921 8TH AVE	1270 ft
CHOSEN TRADING CORP	400 WEST 55TH ST AKA 839 9TH A	1395 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
* TAGHKANIC REFRESHMENT INC	340 WEST 50TH STREET	20 ft
1) WOO LAE OAK 50 INC	350 WEST 50TH STREET	90 ft
2) KIOSK 50 CORP	322 W 50TH STREET	155 ft
3) ELYMAR RESTAURANT CORPORATION	365 W 50TH STREET	210 ft
4) MIL LLC	329 W 49TH STREET	270 ft
5) SHIMIZU & TODO LLC	318 324 W 51ST STREET	270 ft
6) 23 INNOVATIONS INC	308 W 50TH ST	275 ft
7) DON ANTONIO RESTAURANT LLC	309 W 50TH ST	275 ft
8) IPPUDO WESTSIDE LLC	321 323 W 51ST ST	280 ft
9) AURA LLC AND SCOTT STERNICK AND RICHARD WINKELMAN	350 W 49TH ST	280 ft
10) BRAAI LLC	329 W 51ST STREET	295 ft
11) CERTA GENTE LLC	325 W 51ST STREET	305 ft
12) 319 WEST 51ST STREET REST INC	319 WEST 51ST STREET	335 ft
13) XAI XAI WINE BAR LLC	369 W 51ST ST	350 ft
14) 316 WEST 49TH RESTAURANT CORP	316 W 49TH STREET	355 ft
15) TOUT VA BIEN RESTAURANT INC	311 W 51ST ST	375 ft
16) TBB TAVERN CORPORATION	302 W 51ST STREET	405 ft

	Name	Address	Approx. Distance
(7)	WESTSIDE TM CORPORATION	813 8TH AVE	405 ft
(8)	DON AMBROSIO INC	832 8TH AVENUE	405 ft
(4)	SAS RESTAURANTS LLC	807 8TH AVE	430 ft
26)	PRIVY LLC	346 W 52ND STREET	500 ft
	WESTWARD GALLERY & CAFE INC	344 346 W 52ND STREET	500 ft
21)	TWO GUYS AND TOM INC	348 W 52ND ST	500 ft
	CHIPOTLE MEXICAN GRILL OF COLORADO LLC	854 8TH AVENUE	505 ft
	DREAM TEAM PARTNERS LLC	744 9TH AVENUE	510 ft
	BOXERS ENTERPRISES LLC	742 9TH AVE	530 ft
	MORALES CABRERA CORP	741 9TH AVE	530 ft
	401 W 50 TAVERN INC	401 W 50TH STREET	530 ft
	VYNL LLC	754 9TH AVE	535 ft
	LARRY KEVIN K CORP	751 9TH AVE	545 ft
	SOCIAL 8TH AVE CORP	795 8TH AVE	545 ft
	355 HELL S KITCHEN GROUP LLC	355 W 52ND ST BTW 8TH & 9TH AV	550 ft
	MOLLOY S IRISH PUB LLC	737 9TH AVENUE	550 ft
	BASERA INDIAN CUISINE INC	745 9TH AVE	550 ft
	OXIDO CORP	753 9TH AVE	550 ft
	UNCLE NICKS INC	747 9TH AVENUE	555 ft
	733 RESTAURANT CORP	733 9TH AVENUE	555 ft
	MARIA S MONT BLANC RESTAURANT CORP	315 W 48TH STREET	560 ft
	HIGHLANDERS 756 INC	756 NINTH AVE	560 ft
	ARRIBA ARRIBA MEXICAN RESTAURANTS INC	762 9TH AVENUE	570 ft
	PATZERIA FAMILY & FRIENDS INC	311 W 48TH STREET	575 ft
	AGGIEPOLO INC	761 9TH AVE	590 ft
	790 LOUNGE LLC & 488 HOSPITALITY GROUP LLC	790 8TH AVE	595 ft
	TACOCINA INC	714 9TH AVENUE	610 ft
	765 NINTH AVE REST LLC	765 9TH AVE	615 ft
	COVADONGA INC	763 9TH AVE	620 ft
	C A P RESTAURANT CORP	301 W 48TH STREET	620 ft
	SIAM SHOW INC	717 9TH AVE	630 ft
	AGEHA JAPANESE FUSION INC	767 9TH AVE	630 ft
	INISTIOGE INC	768 9TH AVE	630 ft
	772 NINTH RESTAURANT CORP	772 9TH AVE	645 ft
	TWO BIG BOYS INC	405 WEST 51ST STREET	645 ft
	790 FRENCH LLC	790 8TH AVENUE	650 ft
	787 EIGHTH AVE CORP	787 8TH AVENUE	660 ft
	YALLOS REST INC	776 9TH AVE	680 ft
	FEDERICO S RESTAURANT INC	249 251 W 50TH STREET	690 ft
	BARRAJA INC	250 W 50TH STREET	690 ft
	PALM WEST CORPORATION	250 WEST 50TH STREET	690 ft
	LATTITUDE WESTSIDE CORP	783 8TH AVE	720 ft
	LEO & EMMAS REST CORP	700 9TH AVENUE	730 ft
	251 WEST 51 HOSPITALITY CORP	251 W 51ST ST	730 ft

**Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
MORNINGSIDE TERRACE CORP	772 9TH AVE	580 ft
MS W52 LLC	305 W 52ND ST	625 ft

**Unmapped licenses within zipcode of report location**

Name	Address
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10/30/2014

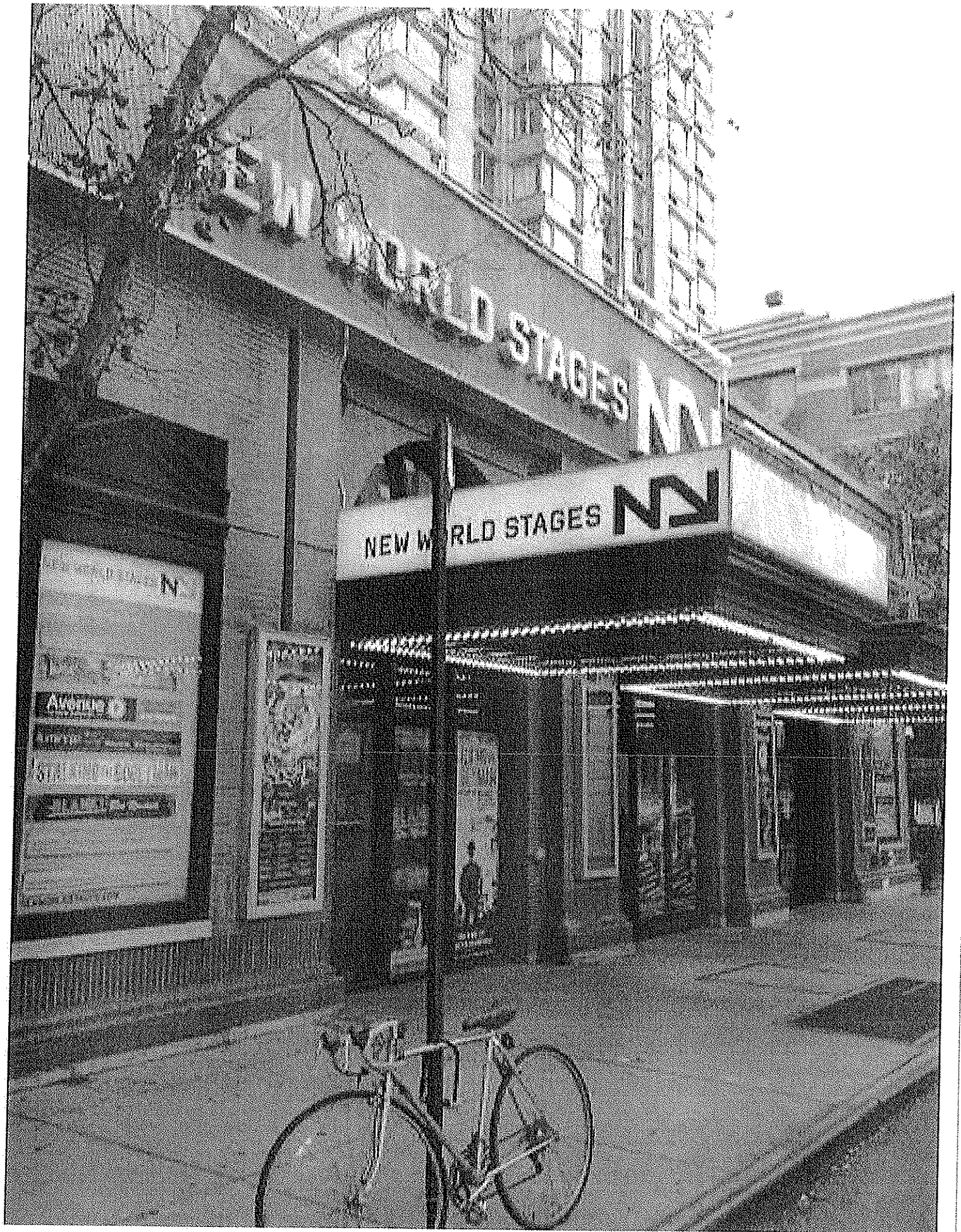
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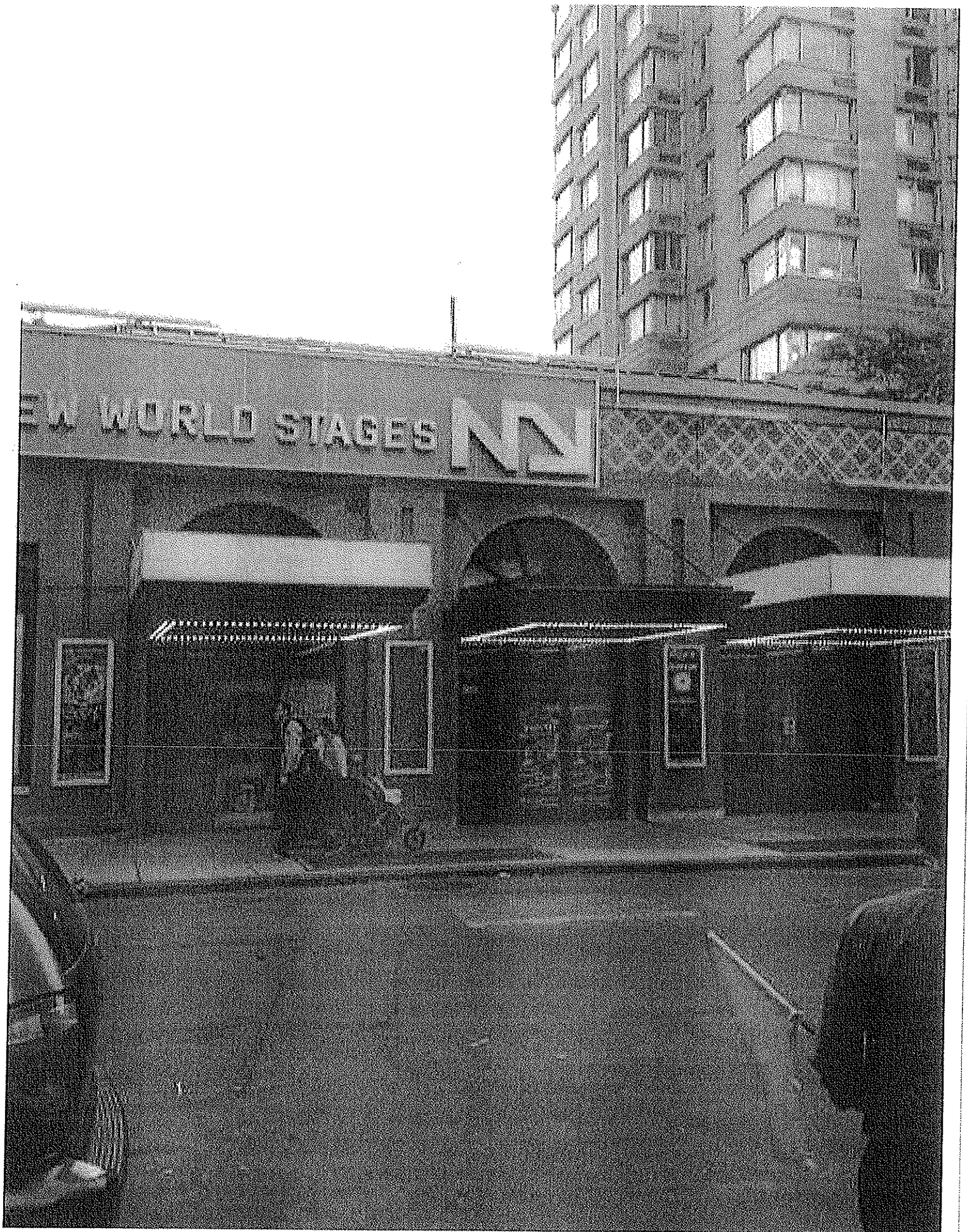
Google Maps



- A. Blockheads
- B. Mother burger
- C. Bann
- D. Blue Dog Cafe
- E. Don Antonio
- F. Chez Napoleon
- G. Ichimasa
- H. Boxers

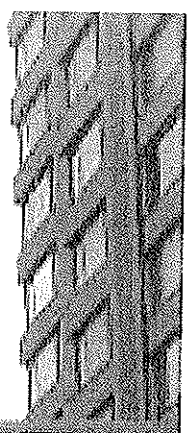
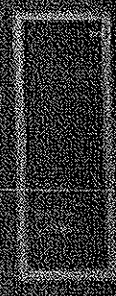
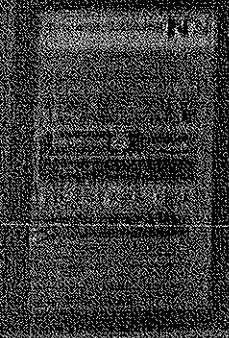
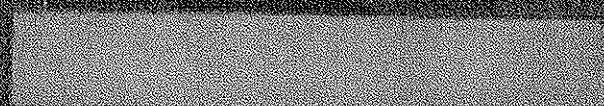






NEW WORLD STAGES

NN



**Transfer of Taghkanic Refreshment, Inc's On Premise Liquor License to New World Stages Holding Co., LLC & New World Stages Operating Co., LLC  
d/b/a Time Out New York Lounge & New World Stages & The Green Room  
340 W. 50<sup>th</sup> Street, New York, NY 10019**

Transfer of the liquor license would be in the public interest because this would be a continuation of the sale of alcoholic beverages currently provided to the public to theatre customers by the existing licensee. The principals associated with the prospective licensee have a long-standing relationship with concessionaires who have been furnishing such service in a variety of theatres without complaint from the public or the New York State Liquor Authority. New World Stages Holding Co., LLC & New World Stages Operating Co., LLC d/b/a Time Out New York Lounge & New World Stages & The Green Room wish to transfer Taghkanic Refreshment Inc's licenses as co-applicants so they may continue sales of alcoholic beverages to theatre attendees. Further, the surrounding businesses and other licensees will continue to benefit from theatre-goer foot traffic before and after the performances and issuance of the license should not diminish such activity.