

**Boxers Washington Heights LLC
348 West 52nd Street / New York, New York 10019**

April 13, 2021 Meeting

**Questionnaire for a Removal Application of an On-Premises
Liquor License from 3820 Broadway to 348 West 52nd Street**

- 1. Diagrams**
- 2. Photograph**
- 3. Menu**
- 4. Security Report**
- 5. Proximity Report from SLA LAMP**
- 6. NYC Department of Buildings Certificate of Occupancy**

BERNSTEIN REDO, P.C.

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100

www.brpclaw.com

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Boxers Washington Heights LLC		To be determined	
STREET ADDRESS		CROSS STREETS	ZIP CODE
348 West 52nd Street		Eighth and Ninth Avenues	10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	NAME:	Robert Fluet, Robert Hynds, Raymond Geerlof & Anthony Buzzeo
	PHONE:	PHONE:	917 299 8800
	EMAIL:	EMAIL:	bobfluet@gmail.com
MANAGER	NAME:	NAME:	To be determined
	PHONE:	PHONE:	
	EMAIL:	EMAIL:	
ATTORNEY/ REPRESENTAIVE		LANDLORD	
APPLICATION TYPE		(<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> N/A Unenclosed Sidewalk Cafe)	
<input 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?	See attached list for reference	
	What were the dates applicant was involved with this former premise?	See attached list for reference	
<input checked="" type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?	#1311635 and 08/31/2022	
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes. Only renovations at the new venue		
<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 & 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 type="radio"/> Hotel <input checked="" 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	April 2021
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	
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	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM
	Kitchen	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM
	Music	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM	11AM-4AM
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC	<input checked="" type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input checked="" type="radio"/> 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	198	198	35	132	None	Two	25
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

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

1st floor= 124 / 2nd floor= 74

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

3 to 4 times a week

Will there be dancing?

YES NO

Patron and Drag Performances

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will you be hosting private; promotional or corporate events?

YES NO

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

YES NO

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

YES NO

See attached

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO

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

YES NO

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

YES NO

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

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	Clinton
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	Certificate of Occupancy
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

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	See attached list and email to groups	
	# 2	HK49-53 Block Alliance	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	03/18/2021 HK 49-53 Block Alliance		
Who was your contact person at each group you met with?	Steven Belida		
When did applicant post the notice that was provided?	March 24, 2021		
Where did applicant post the notice that was provided?	At establishment		
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	212 768 0026
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.	Therapy Bar		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Therapy Bar
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	New signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	New signage
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant agree not to 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"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input 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 type="radio"/> YES	<input type="radio"/> NO	N/A
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="radio"/> YES	<input type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Ducted rooftop package system		
When was the air conditioner installed?	2003		

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	
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?	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)

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.

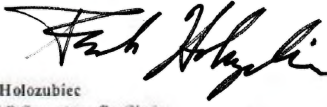
Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
May 5, 2021 full board meeting, with **36** members voting in favor
of the recommendation, **0** members opposed, **0** members
abstaining and **0** present but not eligible)


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

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 →

Robert Fluet
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

April 5, 2021
DATE

Current Licenses

Robert Fluet and Robert Hynds

Boxers NYC LLC
dba Boxers NYC
37 West 20th Street
New York, New York 10011
Serial #1236724
April 2010 to present

Robert Fluet, Robert Hynds and Raymond Geerlof

Boxers Enterprises LLC
dba Boxers HK
735 Ninth Avenue
New York, New York 10019
Serial #1332648
Removal application pending with the SLA

Previously Held Licenses

Robert Fluet and Robert Hynds

215 Bar LLC
dba Shadow Boxers
215 West 40th Street
New York, New York 10018
Serial #1265452
November 2012 to September 2015

Boxers Hospitality Group LLC
dba Boxers
1664 Third Avenue
New York, New York 10128
Serial #1306202
January 2018 to March 2019

Robert Fluet, Robert Hynds and Raymond Geerlof

Boxers Enterprises LLC
dba Boxers HK
742 Ninth Avenue
New York, New York 10019
Serial #1266990 and #1266991
January 2013 to September 2020

Robert Fluet, Robert Hynds, Raymond Geerlof and Anthony Buzzeo

Boxers Washington Heights LLC
dba Boxers
3820 Broadway
New York, New York 10032
Serial No: 1311635
September 2018 to August 2020

From: Jules Vigh
Sent: Sunday, March 21, 2021 1:04 PM
To: Jules Vigh <Jules@brpclaw.com>
Cc: Donald Bernstein <Donald@brpclaw.com>
Subject: Boxers Washington Heights LLC removal application to 348 West 52nd Street

Good morning:

We wanted to contact your organization to let you know that Boxers Washington Heights LLC will be submitting a removal application for its liquor license located at 3820 Broadway between West 160th Street and West 159th Street to 348 West 52nd Street between Eighth and Ninth Avenues.

Boxers Washington Heights operated at 3820 Broadway from September 2018 to September 2020 and had to close due to COVID.

The NYS Liquor Authority removal application will be heard at the Community Board on April 13, 2021.

The building at 348 West 52nd Street was formerly occupied by Two Guys and Tom Inc dba Therapy from April 2003 to March 2020. Before that the building was a lumber company dating back to 1934. The building was erected in the 1870's and was used as a horse and buggy stable.

The new Boxers Washington Heights LLC will occupy the cellar, ground floor and second floor of this stand-alone building. The premises will be operated as a restaurant bar.

The estimated number of seats is 140 with a total occupancy of 198. There will be background music, live music, a DJ, karaoke, dancing and drag performances together with security personnel. The proposed hours of operation are 11:00AM to 4:00AM seven days a week. There will be no outdoor spaces.

Owners Robert Fluet and Robert Hynds have owned and operated bar restaurants in Manhattan since 2010.

If you would like more information on the removal application please contact us.

Thank you,

Jules

Jules Vigh, Paralegal | BERNSTEIN REDO, P.C.

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

Bounced back emails:

mx.google.com rejected your message to the following email addresses:

Rudi_Papiri@timemagazine.com (Rudi_Papiri@timemagazine.com)

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your email admin.

mx.google.com gave this error:

The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUser> g25si7673567ioc.83 - gsmtip

flpd574.prodigy.net rejected your message to the following email addresses:

Ave.gdclay@att.net (Ave.gdclay@att.net)

There's a problem with the recipient's mailbox. Please try resending your message. If the problem continues, please contact your email admin.

flpd574.prodigy.net gave this error:

<Ave.gdclay@att.net>... Addressee unknown, relay=[64.78.33.126]

us-smtp-1.mimecast.com rejected your message to the following email addresses:

ecelnik@actorsfund.org (ecelnik@actorsfund.org)

Your message couldn't be delivered and there was no valid enhanced status code being issued by the remote mail system to determine the exact cause, status: '550 Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550> [N9x3yTFJMvmJu241uUt5hA.us258]'.

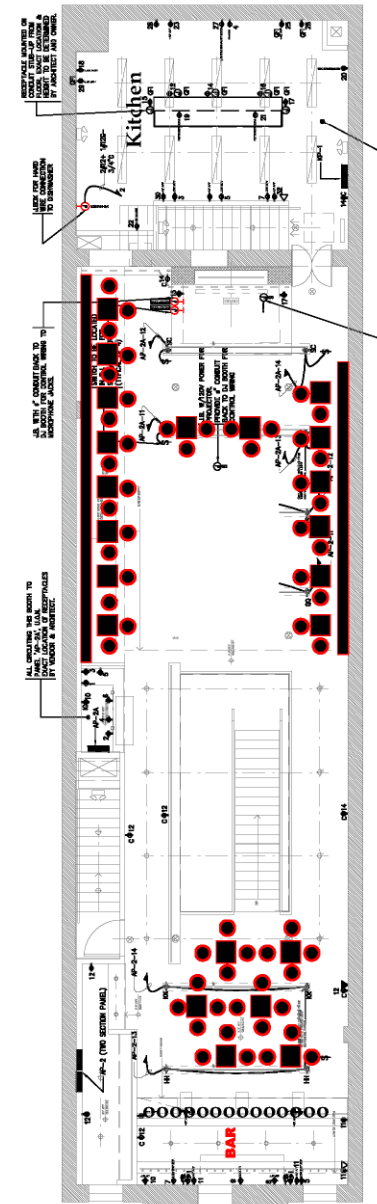
us-smtp-1.mimecast.com gave this error:

Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550> [N9x3yTFJMvmJu241uUt5hA.us258]

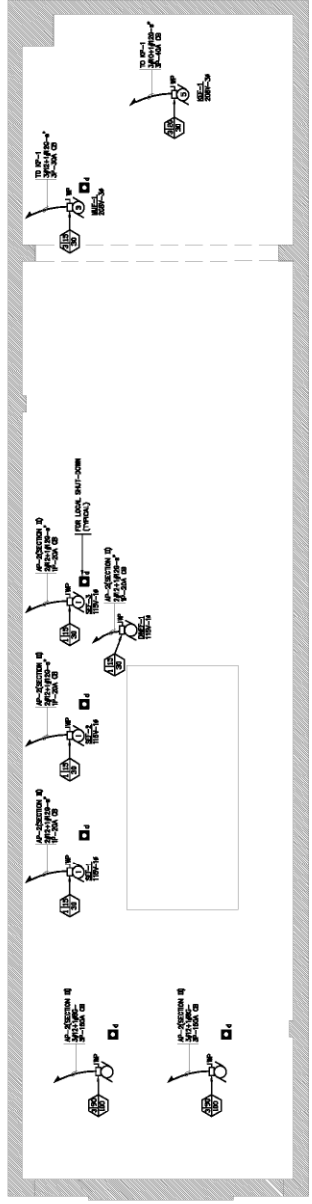
First name	Last name	ORGANIZATION	E-MAIL	Meeting
Bob	Benfatto	Hudson Yards Hell's Kitchen Alliance	rbenfatto@hyhkalliance.org	
Patty	Gouris	Hudson Yards Hell's Kitchen Alliance	pgouris@hyhkalliance.org	
Kathleen	Treat	HKNA (incl. Dog Run)	kathleentreat123@gmail.com	
Frank	Strock	West 36th Street	mcgee79@aol.com	
Brian	Weber	West 36th Street Block Association	brianscottweber@gmail.com	
Christine	Berthet	Chekpedz	cberthet@me.com	
Joe	Restuccia	CHDC (incl. Bob's & bird parks)	info@clintonhousing.org; jrestuccia2@clintonhousing.org	
Ryan	Marcano	CHDC (incl. Bob's & bird parks)	rmarcano@clintonhousing.org	
Eduardo	Zeiger	West 43rd Street (b. 9th/10th)	eduardozeiger@compuserve.com	
		Manhattan Plaza T.A. (400 W. 43rd St.)	mpta@mptenants.com	
Linda	Ashley	West 44 Street Better Block Association	ashlevll@aol.com	Fourth Tuesday of the Month
Renee & Gordon	Stanley	West 44th Street (b. 9th/10th)	twocats1td@worldnet.att.net	
Rudy	Papiri	West 44th Street (b. 9th/10th)	Rudi_Papiri@timemagazine.com	
Tim	Tanner	West 45th Street BA	tangotanner@gmail.com ; west45ba@gmail.com	
David C.	Stuart	West 45th Street BA	west45ba@gmail.com	
Chana	Widawski	West 45th Street (b. 9th/12th)	chanawid@gmail.com	
John	Fisher	W 45th Street (8/9) Block Association	block45@hellskitchen.net	
Steve	Fanto	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	stephenfanto@gmail.com	First Tuesday of month
Allison	Tupper	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	AllisonTupper@verizon.net	First Tuesday of month
Brandon	Hudson	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	HUDSON62747@hotmail.com	First Tuesday of month
Elke	Fears	West 47th/48th Streets Block Association	aefearshk@earthlink.net	
Larry	Roberts	West 47th/48th Streets Bock Association	larrymichaelroberts@gmail.com	
Jim	Bogues	West 47th/48th Streets Block Association	jamesbogues@gmail.com	
Maria	Guzman	Harborview Terrace T.A. (525 W. 55th St.)	mariaqnys@aol.com	
Ellen	Celnik	The Aurora	ecelnik@actorsfund.org	
Richard	Pimentel	The Aurora	rpimentel@commonground.org	
Derrick	Sage	The Aurora	dsage@commonground.org	
Nancy	Kyriacou	Oasis Gardens I 10th Ave., b. 51/52	nkyriacou@yahoo.com	
Gary	Dipasquale	Oasis Gardens II 52nd St/10th Ave.	gdclay@att.net	
Larry	Roberts	Midtown North Pct. Council	larrymichaelroberts@gmail.com	Third Tuesday of the month
John	Mudd	Midtown North/South Pct. Council	john.mudd@usa.net	
		Housing Conservation Coordinators [10th Ave., b.52/53]	info@hcc-nyc.org	
Paul	Loeb	300 W 55th St	ploeb315@aol.com	
Christine	Gorman	West 55th Block Association	west55ba@gmail.com	the second Monday of the month.
Steve	Belida	HK49-53 Block Alliance	hk5051@gmail.com	
		350 W 51st Street Tenant Association	tenants350west51st@gmail.com	
Raul	Larios	Hudson Hotel Residents	rrlarios@hotmail.com	
Amanda	Cernitz	Westmore 333 W 57	acernitz@gmail.com	
Anita	McDonagh	Parc Vendome 340 W 57th Street	awm3333@me.com	
Jesse	Bondy	Colonnade 347 W 57th Street	jessbondy@aol.com	
John	Waldman	American Red Cross Greater New York Region	john.waldman@redcross.org	
Julia	Campanelli	Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8	juliacampanelli@gmail.com	

Diagrams

Notes:



1 SECOND FLOOR PLAN (ME)
DATE: 05/14/10



2 MECHANICAL POWER ROOF PLAN
DATE: 05/14/10

- MECHANICAL DUCTWORK NOTES:**
1. THE INTENT OF THIS DRAWING IS TO SHOW THE LAYOUT OF MECHANICAL DUCTWORK AND ALL OTHER MECHANICAL EQUIPMENT TO BE INSTALLED IN THE SECOND FLOOR. THE DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS AND STANDARDS.
 2. THE MECHANICAL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS AND STANDARDS.
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 10. THE MECHANICAL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS AND STANDARDS.

- ELECTRICAL NOTES:**
1. FOR EXISTING WORK, SEE DRAWING E-1.
 2. FOR NEW WORK, SEE DRAWING E-2.
 3. FOR MECHANICAL WORK, SEE DRAWING E-3.
 4. FOR ELECTRICAL WORK, SEE DRAWING E-4.
 5. FOR MECHANICAL WORK, SEE DRAWING E-5.
 6. FOR ELECTRICAL WORK, SEE DRAWING E-6.
 7. FOR MECHANICAL WORK, SEE DRAWING E-7.
 8. FOR ELECTRICAL WORK, SEE DRAWING E-8.
 9. FOR MECHANICAL WORK, SEE DRAWING E-9.
 10. FOR ELECTRICAL WORK, SEE DRAWING E-10.

JACK GREEN ASSOCIATES
228 WEST 19TH STREET
NEW YORK, NEW YORK 10011
TEL: 212 646 1828 FAX: 212 646 1829 EMAIL: JGREEN@JGREEN.COM

05/06/2010 ISSUED TO OWNER FOR REVIEW

Revisions:

**West 52nd Street
Restaurant/Lounge**
348 West 52nd Street
New York, New York

**ELECTRICAL
POWER PLANS
SECOND FLOOR & ROOF**

JAMES BARTHOLOMEW ARCHITECT
228 WEST 19TH STREET
NEW YORK, NEW YORK 10011

Scale: 1/8"=1'-0"

Date: 05/06/2010

05/06

Photograph



HELL'S KITCHEN

348



therapy

Google

Menu

Proposed Menu



ONION RINGS

Onions, deep fried in beer batter,
glazed with honey \$8.00

LIME PRAWNS

with lemongrass, kafir lime leaves &
spring onions \$12.00

CHICKEN QUESADILLA

with caramelized onions, poblano
guacamole, chipotle
\$10.00

EMPANADAS

three varieties: chicken, beef,
vegetable
\$4.00 each

FRIED CALAMARI

with house-made marinara and
salad greens
\$12.00

CHICKEN WINGS

buffalo, barbecue, Asian
6 for \$ 10.00

DISCO FRIES

with Gruyere and cheddar cheese,
brown gravy and bacon
\$ 11.00

CHEESE BURGER

6 oz angus beef with tomatoes,
onion , pickle on brioche bun
\$11.00

MUST HAVE

menus

Security Report

S E C U R I T Y P L A N

Titanium Investigations, Inc

**348 West 52nd Street
New York, New York 10019**

Definition of security:

- Freedom from exposure to danger, safety or a place of safety.
- Feelings of or the assurance of safety or certainty.
- That which secures a means of protection and defense.

Goals:

- To create a safe and secure environment within Boxers HK for all patrons.
- To provide a level of control and safety for all arriving and departing guests of Boxers HK.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from Boxers HK.
- To diffuse all situations as they occur. Boxers HK Security Staff will provide a strong presence by blending integrity and professionalism with advanced techniques of physical security, protection and detection. Current practices of the industry will be augmented with law enforcement strategies and tactics.

Introduction:

A strategy of deterrence will be adopted as to minimize the impact of additional traffic to the community while ensuring the benevolent effects of revenue and business. A policy of zero tolerance will be enacted against narcotics and other contraband. Proactive measures will be utilized (as training is available and techniques are safe). A policy of full disclosure/full cooperation will be in effect towards law enforcement personnel and other city officials. Additionally, full cooperation and coordination with neighboring businesses will act as a force multiplier of security for the community, businesses, patrons and employees.

Uniform for all Security

Security Uniforms: All Security staff will be required to wear
Black Trousers

A Black Polo Shirt

All Security will be easily identifiable to Guests, Law enforcement, and Emergency Services, etc.

Structure:

Hours of Operation: 4PM to 4AM, Monday to Friday
11AM to 4AM, Saturday and Sunday

Security listed below is when venue is at full capacity. This plan is augmented based on nightly capacity per the calendar of events booked.

General Security Staff

Security Requirement: **Up to 5 for peak hours as listed below**

Peak Hours:

-On Thursday, Friday and Saturday nights between the hours of 9PM- 4AM We will have a 2 security members monitoring the entry area to control the crowd and assure there will not be overcrowding.

-On Thursday, Friday and Saturday, we will have up to 3 additional Security Members to monitor the venue from 9PM to 4AM based on crowd size.

Off Peak Hours:

Sunday through Saturday one Security guard will monitor the entry from 6Pm on.

Responsibilities:

Each staff member will be trained to set up and control cueing, adhering to the staging request of New York Police Department/Vice Unit in coordination with any requests from Rapid Transit.

All Security shall maintain order within the Venue and its immediate surroundings and prevent any activity, which would interfere with the quiet enjoyment of their property by nearby residents.

All staff will be knowledgeable to all security positions and the requirements each different position entails.

IT IS THE DUTY OF EVERY MEMBER OF THE TEAM TO PROTECT THE ESTABLISHMENT, ITS PATRONS, AND EMPLOYEES FROM ANY AND ALL PERCEIVED AND REAL THREATENING SITUATIONS.

Stationary Security - Guard 1

Controls front door per hours above, monitors entry of all patrons.

- Controls access to the venue
- Checks for proper identification
- Enforces zero tolerance policy towards narcotics and contraband
- Counts all persons entering the club
- Controls Exit Count on Clicker-Fire Assemblage
- Maintains CPR certification

Stationary Security - Guard 2 (When Necessary)

- Same as above

Communication:

Each security staff member will carry a hand held Motorola radio. Surveillance attachments (ear piece/microphone) will be utilized as warranted. Management of the Venue will constantly monitor all radio traffic.

Electronic Security:

The Venue will always use an extensive CCTV (Closed Circuit Television) system integrated with an alarm network, which will feed into the control room. This camera system will provide coverage of all interior areas, including all entrances and exits to the premises. The camera system will be activated and in use during any business activity. Advanced digital recording will store all data from the CCTV and alarm systems. All data will be maintained for no less than a 24-day period. All tapes shall be made available to the police department upon demand.

Security Personnel Agreement

Verbal skills and proper utilization of force will be our primary tools of conflict resolution. Calm, exacting and professional behavior will give our neighbors and clientele the strong perception of a good positive security presence, while retaining the ability to use the strength of our bodies **only** when presented with extreme situations.

Each Security Staff Member will be required to obtain a pass in Res Cross training for Basic First Aid. This class will be In addition to completing all seminars and work shops.

The Venue will educate all Security Guards in the basic response skills necessary to assist in the event of a drug overdoses, natural disaster, bomb threat, etc.

Proximity Report from SLA LAMP

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.

Proximity Report For:	
Location	348 W 52nd St, New York, 10019
Geocode	Latitude: 40.76414 Longitude: -73.98687
Report Generated On	4/5/2021

8 Closest Liquor Stores		
Name	Address	Distance
ROYAL WINES & LIQUORS INC Ser #: 1254492	789 9TH AVE NEW YORK, NY 10019	431 ft
SHON 45 LIQUORS INC Ser #: 1023642	840 8TH AVENUE NEW YORK, NY 10019	619 ft
921 WESTERLY LIQUOR CORP Ser #: 1255189	921 8TH AVE NEW YORK, NY 10019	893 ft
54 WINES & SPIRITS INC Ser #: 1297881	400 W 55TH ST AKA 839 9TH AVE NEW YORK, NY 10019	900 ft
706 9TH AVE LIQUORS INC Ser #: 1314835	706 9TH AVE NEW YORK, NY 10019	979 ft
WEST 54 LIQUORS LLC Ser #: 1210031	453 W 54TH ST CNR-10TH AVE NEW YORK, NY 10019	1,036 ft
NINTH AVENUE WINE & LIQ CORP Ser #: 1023639	860 9TH AVENUE NEW YORK, NY 10019	1,109 ft
1843 BROADWAY LIQUORS INC Ser #: 1053130	344A W 57TH STREET NEW YORK, NY 10019	1,339 ft

Schools within 500 feet		
Name	Address	Distance
PS 35	317 W 52ND ST NEW YORK, NY 10019	262 ft

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
LOS ANDES GROUP LLC Ser #: 1334403	745 9TH AVE NEW YORK, NY 10019	584 ft
BOXERS ENTERPRISES LLC Ser #: 1332648	735 9TH AVE NEW YORK, NY 10019	719 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PRIVY LLC Ser #: 1245972	346 WEST 52ND STREET NEW YORK, NY 10019	25 ft
355 HELL S KITCHEN GROUP LLC Ser #: 1244550	355 W 52ND ST BTW 8TH & 9TH AV NEW YORK, NY 10019	98 ft
329 BLEECKER CORP Ser #: 1302395	329 W 51ST ST NEW YORK, NY 10019	219 ft
IPPUDO NY LLC Ser #: 1306858	321 323 W 51ST ST NEW YORK, NY 10019	248 ft
BRICIOLA CORP Ser #: 1319788	370 W 51ST ST NEW YORK, NY 10019	252 ft
MORNINGSIDE TERRACE CORP Ser #: 1280901	772 9TH AVE NEW YORK, NY 10019	297 ft
IDEALIZE INC Ser #: 1285439	362 W 53RD ST NEW YORK, NY 10019	309 ft
UOGASHI NEW YORK INC Ser #: 1316060	318 W 51ST ST NEW YORK, NY 10019	324 ft
CERTA GENTE LLC Ser #: 1026196	325 W 51ST STREET NEW YORK, NY 10019	351 ft
SURYA HELLS KITCHEN INC Ser #: 1302014	788 9TH AVE NEW YORK, NY 10019	357 ft
7 WASHINGTON LANE CORP Ser #: 1298056	369 W 51ST ST NEW YORK, NY 10019	385 ft
INISTIOGE INC Ser #: 1026257	768 9TH AVE NEW YORK, NY 10019	406 ft
AGEHA JAPANESE FUSION INC Ser #: 1261234	767 9TH AVE NEW YORK, NY 10019	406 ft
785 CAFE INC Ser #: 1237340	785 9TH AVENUE NEW YORK, NY 10019	416 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC Ser #: 1026170	762 9TH AVENUE NEW YORK, NY 10019	421 ft
AGGIEPOLO INC Ser #: 1274213	761 9TH AVE NEW YORK, NY 10019	439 ft
VYNL LLC Ser #: 1166291	754 NINTH AVE NEW YORK, NY 10019	444 ft
FLAMING SADDLES NYC 1 LLC Ser #: 1256033	793 9TH AVE NEW YORK, NY 10019	452 ft
TOUT VA BIEN RESTAURANT INC Ser #: 1026445	311 W 51ST ST NEW YORK, NY 10019	454 ft
PGNV LLC Ser #: 1300770	765 9TH AVE NEW YORK, NY 10019	462 ft
ELYMAR RESTAURANT CORPORATION Ser #: 1026234	365 W 50TH STREET NEW YORK, NY 10019	466 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
HELLS KITCHEN THAI INC Ser #: 1300696	750 9TH AVE NEW YORK, NY 10019	477 ft
HIGHLANDERS 756 INC Ser #: 1272868	756 NINTH AVE NEW YORK, NY 10019	477 ft
STOKES & MCGINLEY INC Ser #: 1263760	800 9TH AVE NEW YORK, NY 10019	487 ft
OXIDO CORP Ser #: 1271658	753 9TH AVE NEW YORK, NY 10019	494 ft

**NYC Department of Buildings Certificate of
Occupancy**



CERTIFICATE OF OCCUPANCY

Job Number ALT 103126323

Borough: MANHATTAN Date: JULY 16, 2004 No: 103126323

This certificate superseded C.O. No 103126323-T-3 ZONING DISTRICT R8-MID

This certifies that the new-altered-existing-building-premises located at
348 WEST 52ND STREET

Block: 1042 Lot: 51

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR <input type="checkbox"/>	100 <input type="checkbox"/>	0 <input type="checkbox"/>			6 <input type="checkbox"/>	B-2 <input type="checkbox"/>	STORAGE <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1ST FLOOR <input type="checkbox"/>	100 <input type="checkbox"/>	124 <input type="checkbox"/>			6 <input type="checkbox"/>	F-4 <input type="checkbox"/>	EATING & DRINKING <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	ESTABLISHMENT <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2ND FLOOR	100	74			6	F-4	EATING & DRINKING <input type="checkbox"/>
							ESTABLISHMENT <input type="checkbox"/>
							<input type="checkbox"/>
							<input type="checkbox"/>

OPEN SPACE USES

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Borough Commissioner

Commissioner

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE	SOUTH	side of	WEST 52ND STREET
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distant 450.40 WEST _____ feet from the corner formed by the intersection of
8TH AVENUE and WEST 52ND STREET

running thence WEST 25' _____ feet; thence SOUTH 100' _____ feet;
 thence EAST 25' _____ Feet; thence NORTH 100' _____ feet;
 thence _____ Feet; thence _____ feet;
 thence _____ feet; thence _____ feet;

To the point or place of beginning

N.B. or Alt. No ALT 103126323
 N.B. or Alt. No _____ Date of completion 6/24/04 Construction classification CLASS 3 NON-FIREPROOF

Building occupancy group classification F-4 Height _____ Stories CELLAR, 1-2 Feet 26

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
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CITY PLANNING COMMISSION CAL. NO	
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OTHERS: