

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

| | | | |
|---|--|---|--|
| CORPORATION NAME | | DOING BUSINESS AS (DBA) | |
| DM 58 LLC | | TBD | |
| STREET ADDRESS | | CROSS STREETS | ZIP CODE |
| 312 W 58TH ST | | 58TH AND 8TH AVE | 10019 |
| OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small> | NAME: | DANIEL GRACE | ATTORNEY/ REPRESENTAIVE |
| | PHONE: | 6465152821 | |
| | EMAIL: | danny@dannygracepc.com | |
| | NAME: | SELF REPRESENTED | |
| | PHONE: | | |
| | EMAIL: | | |
| MANAGER | NAME: | MICHAEL O'SULLIVAN | LANDLORD |
| | PHONE: | 7188770143 | |
| | EMAIL: | mike@hartleynyc.com | |
| | NAME: | GG COLUMBUS CIRCLE LLC | |
| | PHONE: | 2127301111 | |
| | EMAIL: | justin@gorjian.nyc | |
| APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>) | | | |
| <input checked="" type="checkbox"/> New | Has applicant owned or managed a similar business? | <input type="checkbox"/> YES | <input type="checkbox"/> NO <input type="checkbox"/> YES |
| | What is/was the name and address of establishment? | Grace's (252 W14 St); Hartley's (14 Putnam Ave) | |
| | What were the dates applicant was involved with this former premise? | December 2015 - Present (Currently active) | |
| <input type="checkbox"/> Corp Change/Class Change/Removal | What is the license # and expiration date? | | |
| | Is applicant making any alterations or operational changes? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| | If alterations or operational changes are being made, please describe/list all changes. | | |
| <input type="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider | | |
| ESTABLISHMENT TYPE | <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only) | | |
| Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file? | <input type="checkbox"/> YES | <input type="checkbox"/> NO | NO. IMMEDIATELY FOLLOWING HEARING |
| 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 type="checkbox"/> YES | <input type="checkbox"/> NO | YES |
| Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule. | <input type="checkbox"/> YES | <input type="checkbox"/> NO | NO |
| Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments? | <input type="checkbox"/> YES | <input type="checkbox"/> NO | YES |

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 | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a |
| | Kitchen | 12p - 2a | 12p - 2a | 12p - 2a | 12p - 2a | 12p - 2a | 12p - 2a | 12p - 2a |
| | Music | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a | 12p - 4a |
| If you plan to have music, what type(s)? (Circle all that apply) | | | <input checked="" type="checkbox"/> BACKGROUND | <input type="checkbox"/> LIVE MUSIC | <input checked="" type="checkbox"/> DJ | <input type="checkbox"/> JUKE BOX | <input type="checkbox"/> KARAOKE | |

OCCUPANCY

| | Capacity (Certificate of Occupancy) | Maximum # of Persons 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 | 74 + 74 | 62 + 67 | 13 + 15 | 38 + 54 | 0 | 2 | 18 + 7 |
| OUTSIDE <i>(Other than sidewalk café)</i> | N/A (OPEN STREETS ROADWAY CAFE) | N/A | 4 | 16 | N/A | N/A | N/A |
| DCA APPROVED UNENCLOSED SIDEWALK CAFÉ | N/A | N/A | N/A | N/A | N/A | | |

| | | |
|--|-----------------|----|
| How many floors are there? What is the capacity for each floor? | 2. 74 + 74 | |
| How frequently will the owner(s) be at the establishment? | 6 DAYS PER WEEK | |
| Will there be dancing? | YES | NO |
| Will applicant have bottle or table service for beverage alcohol? | YES | NO |
| Will applicant 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 applicant have a security plan? If, yes please attach. | YES | NO |
| 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 |
| Does applicant agree to notify MCB4 prior to making changes to its method of operation? | 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 |
| 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? | YES | NO | NO |
| Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection? | YES | NO | YES |
| Is a Public Assembly permit required? | YES | NO | NO |
| Are your plans filed with DOB? | YES | NO | NO ALTERATIONS NEEDED |

| 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 | SENT EMAIL NOTICE ON 7/14 TO ALL 44 PARTIES LISTED ON CB4 EMAIL LIST. CC'ED NELLY GONZALEZ | |
| | # 2 | | |
| | # 3 | | |
| | # 4 | | |
| | # 5 | | |
| Please provide dates when applicant met with the groups listed above. | SENT EMAIL NOTICE ON 7/14 | | |
| Who was your contact person at each group you met with? | N/A | | |
| When did applicant post the notice that was provided? | 7/20/21 | | |
| Where did applicant post the notice that was provided? | FRONT WINDOW OF PREMISES CLEARLY VISIBLE | | |
| Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided. | YES | NO | YES. 718-877-0143 |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage? | YES | NO | YES |

| BUILDING DESIGN | | | |
|---|--|----|-------------------------------------|
| State the name and type of business previously located in the space. | GLEASON'S BAR/RESTAURANT (FORMERLY COLISEUM) | | |
| Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business. | YES | NO | YES. SEE ABOVE |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | Remove Street awning. Rename. Paint |
| Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo? | YES | NO | YES |
| Is the entrance ADA Compliant? | YES | NO | YES WITH RAMP AND BELL |
| Do you plan any changes to the existing façade? If yes, please describe. | YES | NO | Remove Street awning. Rename. Paint |
| Will applicant have a vestibule within the establishment? | YES | NO | NO |
| Will applicant use a storm enclosure? | YES | NO | YES DURING COLD WINTER MONTHS |
| Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law? | YES | NO | YES |
| Will applicant comply with the NYC noise code? | YES | NO | YES |
| 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? | YES | NO | YES |
| 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? | YES | NO | YES |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? | YES | NO | 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? | YES | NO | YES |
| Will the kitchen exhaust system extend to the roof? | YES | NO | YES |
| Will the establishment have an illuminated sign? | YES | NO | NO |
| Will the establishment have a canopy extending over the sidewalk? | YES | NO | NO |
| Where will the air conditioner be located? What type is it? | CENTRAL AIR WITH UNITS ON THE ROOF | | |
| When was the air conditioner installed? | FULLY RENEWED UNITS CIRCA 2018 | | |

****OPEN RESTAURANTS PROGRAM ONLY****

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

****OPEN RESTAURANTS PROGRAM ONLY****

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any permanent outdoor space
- DJ will be on lower floor only. DJ on Fridays & Saturdays only. DJ will cease no later than 2 a.m.
- There will be no use of rear yard by patrons or staff at any time
- Any storm enclosure shall extend no further than 18" from building facade

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
 October 6, 2021 full board meeting, with 43 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

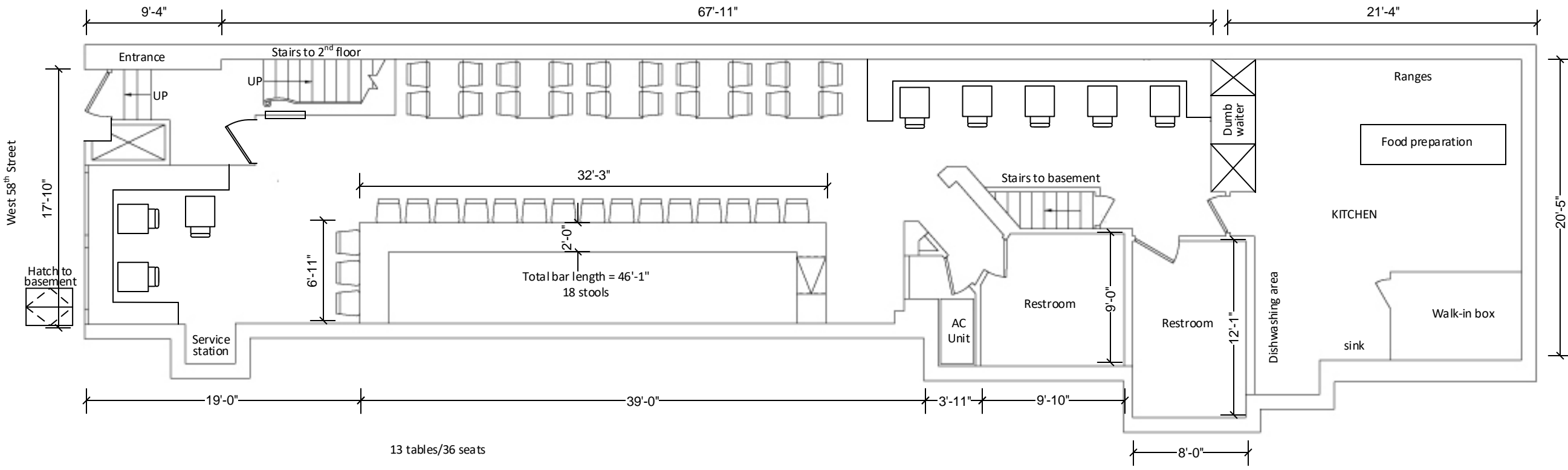
| | | |
|--|--|--|
|  Nelly Gonzalez <i>CB4 Assistant District Manager</i> |  Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i> |  Burt Lazarin <i>CB4 BLP Committee Co-Chair</i> |
|--|--|--|

APPLICANT AGREEMENT WITH THE COMMUNITY

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

| | | | |
|---------------------------|--------------------------------|---|-------------------|
| <p>SIGN HERE →</p> | <p>DANIEL GRACE</p> | | <p>07/19/2021</p> |
| | <p>PRINT NAME OF APPLICANT</p> | <p>DANIEL GRACE SIGNATURE OF APPLICANT</p> | <p>DATE</p> |

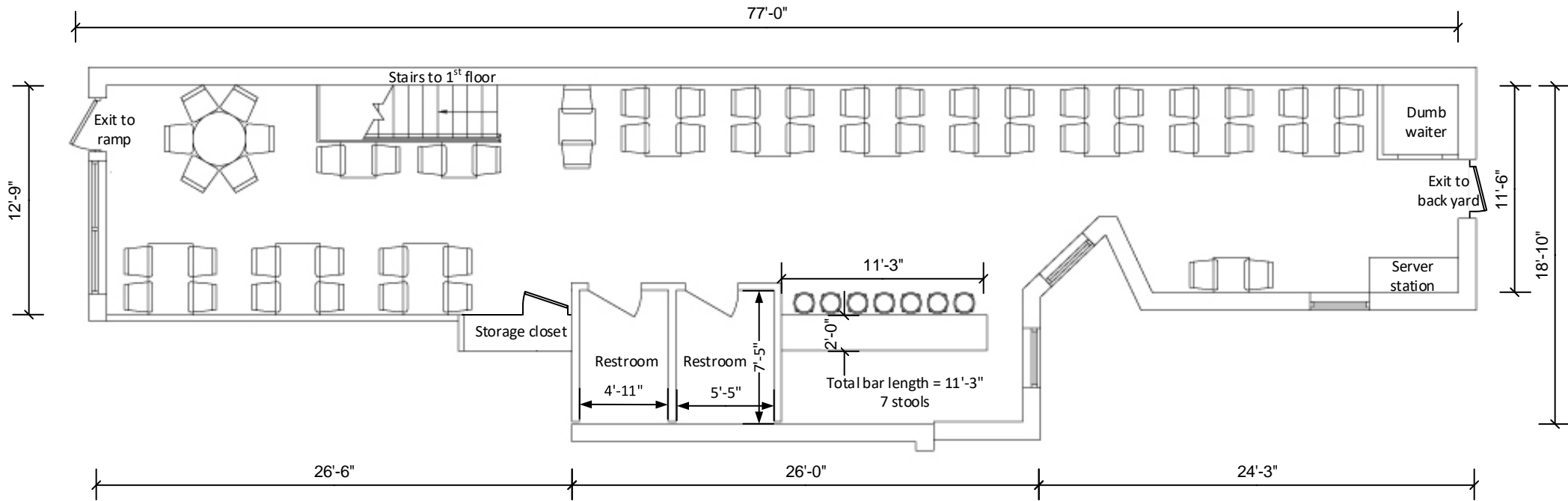
****Due to the deadline for the comment period these stipulations are being submitted on Thursday, September 16, 2021 and are subject to ratification at MCB4's Full Board Meeting on Wednesday, October 6, 2021****



INTERIOR DIAGRAM - 1st Floor
 (Proposed)
 312 West 58th Street
 New York, NY
 July 6, 2021

NOT TO SCALE

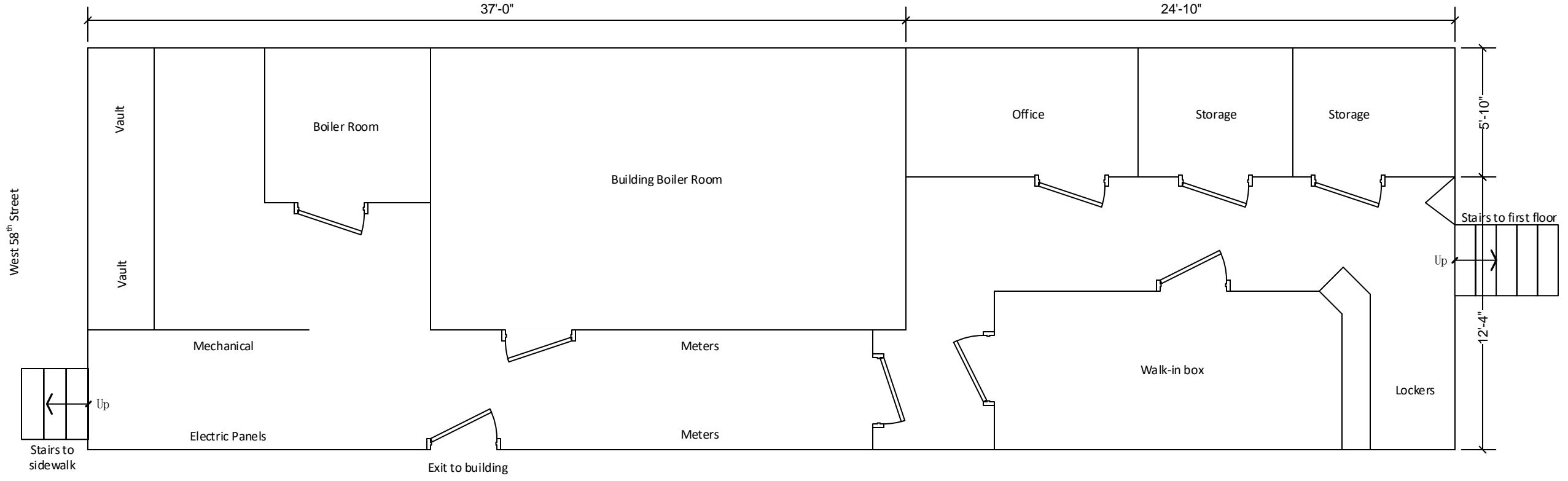
West 58th Street



15 tables/54 seats

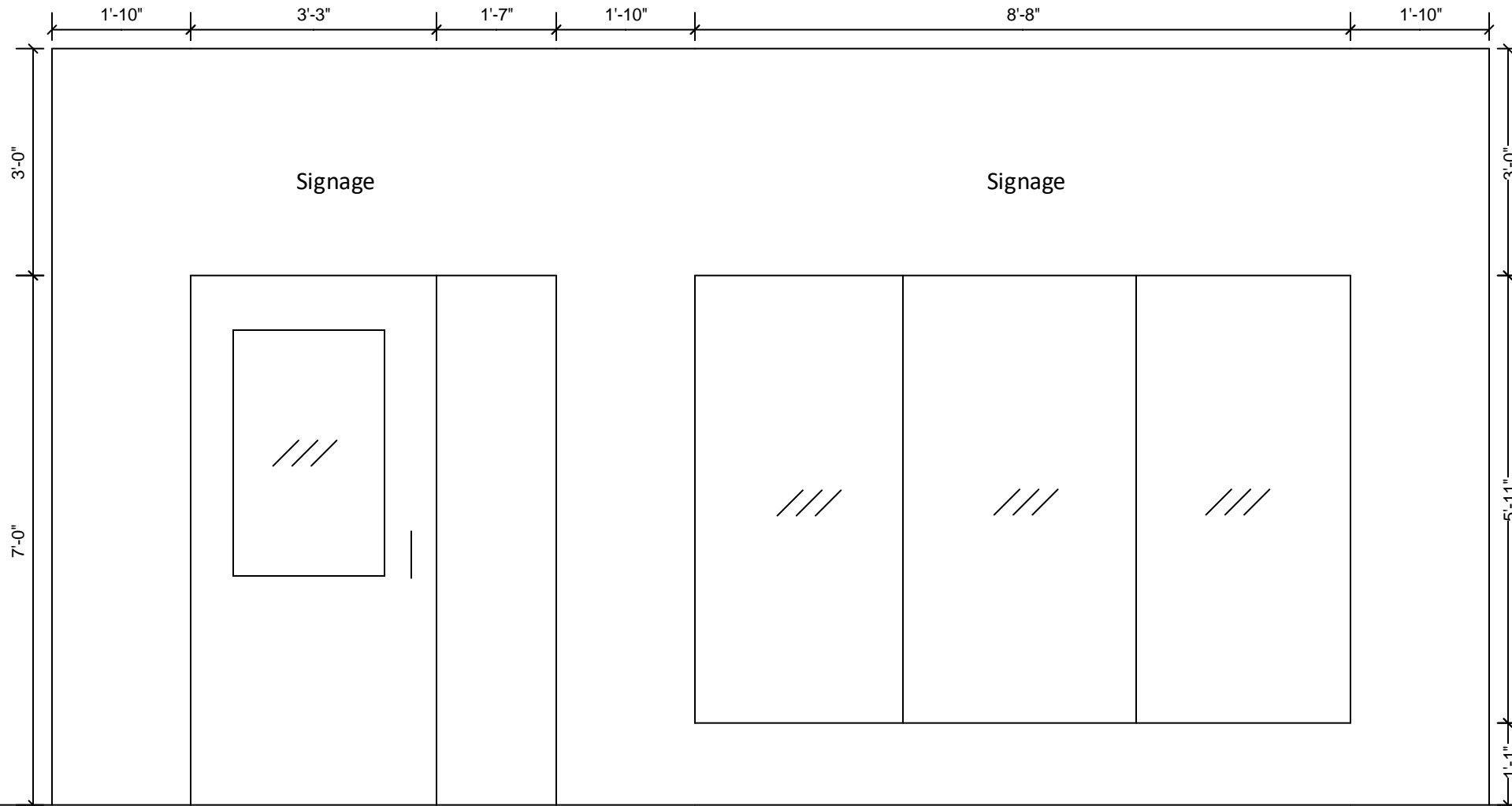
INTERIOR DIAGRAM – 2nd Floor
(Proposed)
312 West 58th Street
New York, NY
July 6, 2021

NOT TO SCALE



INTERIOR DIAGRAM - Basement
 312 West 58th Street
 New York, NY
 July 6, 2021

NOT TO SCALE



FRONT ELEVATION
312 West 58th Street
New York, NY
July 6, 2021

NOT TO SCALE



AREA SURVEY
 312 West 58th Street
 New York, NY
 July 6, 2021
 NOT TO SCALE

Coffee Store
 Shoe Repair
 Optical
 Columbus Circle
 Wines & Liquor
 1802 Broadway
 Le Pain Quotidien
 (Food only)
 Desserts
 Bakery
 Vacant Commercial

Museum of Arts
 and Design
 Robert
 2 Columbus Circle 7th Fl.

Nordstrom
 235 W. 57th St.
 AKA 1775 Broadway
 Clothing
 Office Building

W. 60th St.
 4th Fl. Barmasa
 10 Columbus Circle
 4th Fl. Per se
 10 Columbus Circle
 4th Fl. Ascent Lounge
 10 Columbus Circle

4th Fl. Porter House
 10 Columbus Circle
 Cellar 1 Whole Foods Cafe
 10 Columbus Circle
 4th Fl. Center Bar
 10 Columbus Circle
 3rd Fl. Bluebird Cafe
 10 Columbus Circle
 3rd Fl. Momofuku
 10 Columbus Circle
 4th Fl. Masa
 10 Columbus Circle
 Jazz @ Lincoln Center Inc.
 10 Columbus Circle
 5th & 6th Floors

The Shops Mall
 West 58th Street

6 Columbus Hotel
 6 Columbus Circle
 Blue Ribbon Sushi
 Bar @ 6 Columbus Hotel
 308 W. 58th St.
 Coffee Store
 Commercial Building
 Pharmacy
 Office Building
 Vacant
 Juice Bar
 Bakery
 Bakery
 Fast Food
 Commercial
 Subway Entrance

313 W. 57th St.
 Rothbarts
 311 W. 57th St.
 Residential
 Vacant
 Pizzeria
 Residential
 Cleaners
 West 57th Street
 Housewares
 Subway Entrance
 Commercial
 Office Building
 Subway Entrance

330B W. 58th St.
 Red Cork
 330A W. 58th St.
 Sushi Damo
 Desserts
 Nail Salon
 Residential Parking Garage
 Residential Parking Garage
 Deutsche Bank
 Residential

327 W. 57th St.
 Allstars
 (Wine, beer)
 Beauty Salon
 Nail Salon
 Medical Office
 Residential
 Vacant
 Waxing
 Bareburger
 313 W. 57th St.
 Rothbarts
 311 W. 57th St.
 Residential
 Vacant
 Pizzeria
 Residential
 Cleaners
 West 57th Street
 Housewares
 Subway Entrance
 Commercial
 Office Building
 Subway Entrance

351 W. 57th St.
 D.J. Reynolds
 Residential
 Hair Salon
 Pharmacy
 Cleaners
 Commercial Building
 Waxing
 Medical Lab
 Residential
 Florist
 Residential
 Hair Salon
 Shipping Center
 Bike Store
 Nail Salon
 West 57 Wine & Spirits
 344A W. 57th St.
 Taxation Services
 Sfilatino NYK
 (Food only)
 Residential
 Pet Store
 Barber
 Vacant
 Public Plaza
 Residential
 Gold Buyers
 Residential
 Plaza
 Residential
 Fitness Center
 Vacant
 Parking Garage
 Commercial
 Shipping Services
 West 56th Street

Commercial
 Vacant Commercial
 Residential Parking Garage
 Residential Parking Garage
 Deutsche Bank
 Residential

Commercial
 Vacant Commercial
 Residential Parking Garage
 Residential Parking Garage
 Deutsche Bank
 Residential

Re: 312 West 58th Street

1. Robert - 2 Columbus Circle 7th Floor - (399')
2. Nordstrom - 235 West 57th St. AKA 1775 Broadway - (409')
3. Rothbarts - 311 West 57th Street - (201')
4. Bareburger - 313 West 57th Street - (198')
5. Allstars - 327 West 57th Street - (259')
6. D.J. Reynolds - 351 West 57th Street - (472')
7. Blue Ribbon Sushi Bar @ 6 Columbus Hotel - 308 West 58th Street - (12')
8. 6 Columbus Hotel - 6 Columbus Circle - (24')
9. Sushi Damo - 330A West 58th Street - (106')
10. Red Cork - 330B West 58th Street - (146')
11. Jazz @ Lincoln Center Inc. - 10 Columbus Circle 5th & 6th Floors - (328')
12. Masa - 10 Columbus Circle 4th Floor - (318')
13. Momofuku - 10 Columbus Circle 3rd Floor - (308')
14. Bluebird Cafe - 10 Columbus Circle 3rd Floor - (308')
15. Center Bar - 10 Columbus Circle 4th Floor - (318')
16. Whole Foods Cafe - 10 Columbus Circle Cellar 1 - (318')
17. Porter House - 10 Columbus Circle 4th Floor - (318')
18. Ascent lounge - 10 Columbus Circle 4th Floor - (318')
19. Per Se - 10 Columbus Circle 4th Floor - (318')
20. Barmosa - 10 Columbus Circle 4th Floor - (318')

Schools & Churches

No schools and churches within 500' area.

9th Avenue



Residential

Parking Garage

Parking Garage

Deutsche

Bank

Residential



The Shops
Mall

8th Avenue

West 58th Street

BLOCK PLOT
312 West 58th Street
New York, NY
July 6, 2021

NOT TO SCALE

Commercial



Vacant

Commercial



Residential

Parking Garage

Desserts

Nail Salon

Red Cork

330B W. 58th St.

Sushi Domo

330A W. 58th St.



Residential

Vacant



APPLICANT

6 Columbus Hotel

6 Columbus Circle

Blue Ribbon Sushi
Bar @ 6 Columbus Hotel
308 W. 58th St.

Coffee Store

Commercial

Pharmacy

FOOD MENU

APPS & TO SHARE

soda bread, irish butter,
pickles +2
6

popcorn with cheddar
6

french fries, garlic aioli
8

cheese plate, selection three cheeses, mixed nuts, apricot preserves
15

buffalo chicken wings, cashel blue cheese dip, pickles
13

potato & leek soup
12

Hummus & crudites
15

MAINS

baby gems salad, buttermilk ranch dressing, peppers, radish
15

Red cabbage salad, apple, carrot, yogurt
10

cured salmon plate, goat cheese, egg, soda bread
17

Grass-fed beef burger, lettuce, tomato, cheddar
13

grilled cheese, bacon, tomato, red onion, relish
cup of soup +6
13

grass-fed beef & roast vegetable guinness stew
16

basket of pork ribs, house-made potato chips
18

spiced beef sandwich,
cheddar, pickles, onions, worcester mayo, seeded bun
15

Vegan roast veg sandwich
14

DESERT

Ice cream sundae
16

COCKTAILS & HOT DRINKS

BASIC BEE

nue vodka,
italicus, honey,
lemon

14

IRISH COFFEE

teelings irish
whiskey, birch
coffee, sugar, fresh
cream

14

KING CARLOS

rancho alegre
tequila, pineapple,
thai chilli, lime

14

HOT TODDY

evan williams
bourbon, honey,
lemon, cloves

13

MR. HARTLEY

tullamore dew
whiskey, sherry,
orange bitters

15

HOT CIDER

house-spiced
ciderbourbon or
spiced rum

13

OLD JOE

teelings irish
whiskey, birch
coffee, amaro15

BEEN THERE, DONE THAT

seedlip, thai chili,
ginger beer, lime

11 *NA*

DRAFT BEER

d.a.b pilsner 8
cigar city florida cracker white ale 8
five boroughs winterpenn ale 9
montauk wave chaser IPA 8
guinness 9

BOTTLES & CANS

high life (with well shot +4) 6
tecate (arturo's spicy dressing +1) 6
narragansett light 7
heineken 7
austin eastcider cider 8
destihl wild sour series 8
speakeasy amber ale 7
torch & crown intersect session IPA 9
barrier money IPA 9
lion stout 9
clausthaler n/a 7

SPARKLING WINE

prosecco, prima perla, veneto, italy, n/v 13 G 50 B
trepât/grenache brut rosé, destello, catalonia, spain, 2016 11 G 42 B
pinot noir/pinot meunier, canard-duchéne, champagne, france, n/v 85 B

WHITE

viognier, cinquante-cinq, pays d'oc, france, 2018 12 G 46 B
pinot bianco, erste & nueu, alto adige, italy, 2018 13 G 48 B
sauvignon blanc, marechal, loire valley, france, 2018 12 G 46 B
sauvignon blanc, domaine fouassier, sancerre, france, 2017 75 B

ROSÉ

cabernet franc, wagner, lodi, ny, 2017 12 G 46 B

RED

| | |
|---|-----------|
| gamay, anthony thevenet, beaujolais-villages, france, 2018 | 14 G 50 B |
| barbera, Alessandria, piedmont, italy, 2017 | 13 G 48 B |
| cabernet sauvignon, vintness, columbia valley, washington, 2016 | 14 G 50 B |
| nebbiolo, viberti, barolo, italy, 2014 | 105 B |

Community Board No. 4, Manhattan
424 W 33rd St Suite #580,
New York, NY 10001

VIA EMAIL ONLY TO:
Nelly Gonzalez, Assistant District Manager
negonzalez@cb.nyc.gov

Re: **500 FOOT PUBLIC INTEREST STATEMENT - 312 W 58th St., New York, NY, 10019**

Dear Manhattan Community Board 4:

The following is our public interest statement for the above referenced location.

DM 58 LLC (d/b/a TBD), respectfully submits the following:

- a) The number, classes and character of licenses in proximity to the location.
 - According to the independent survey of Landess-Simon, Inc, included with the application there are 20 premises with On-Premises licenses within 500' of the location. It is unclear whether these licenses are full liquor, or limited to beer, wine and cider.

- b) Evidence that all necessary licenses and permits have been obtained.
 - DM 58 LLC aims to principally conduct a cosmetic facelift to a former premises (Gleason's Bar) therefore our architect/designer has determined that no building permits are required. The remodel will consist of paintwork, cleaning, some minor repairs, new light fixtures, kitchen equipment, furniture. The location has obtained its New York State Certificate of Authority to Collect Sales Tax and has applied for its New York City Department of Health & Mental Hygiene Food Permit. The premises will diligently apply for the NYC Open Streets program once the DOH permit has been obtained.

- c) Effect of the grant of the license on vehicular traffic and parking.

- There will be no effect on vehicular traffic and parking. As stated earlier, the location held a prior license under the name of Gleason's Bar, which had no issues with traffic and parking. 58th Street is not considered a major throughway in the city (unlike 57th and 59th Streets). Moreover, the location is designed as a community server, so pedestrian traffic will be the primary customers. The only effect on parking will be the NYC Open Streets program immediately in front of the premises.
- d) The existing noise level at the location and any increase that would be generated by the proposed premises.
- The location existed previously as a bar and restaurant since the 1970s (Gleason's, and before that the Coliseum). There has been no change to the size or capacity, therefore there will be no increase of noise level at the location. The location is unaware of any prior noise complaints.
- e) The history of liquor violations and reported criminal activity at the proposed premises.
- No known history of liquor violations and reported criminal activity at the proposed premises.
- f) Any other factors relevant to determine the public convenience and advantage and public interest of the community.
- DM 58 LLC is the third venture undertaken by two young professionals who have invested their time and personal finances in the venture. Both applicants are immigrants from Ireland, arriving to New York in 2011. One of the applicants is a lawyer in private practice, in charge of regulatory matters. Any infraction would place his career in jeopardy. The other applicant has designed and managed bars/restaurants his entire career (including building two existing ventures in Brooklyn and Manhattan). The location is well thought out, and designed to serve and get involved with the community. The location intends to be a tremendous

addition to the neighborhood, and a place where people come to relax and unwind and converse away from loud-music.

Thank you for your efforts.

Dated: July 21, 2021

Sincerely,

_____/s/_____
Daniel GRACE

312
**GLEASON'S
TAVERN**

Libations shall set you free.

Red
ing
CIAL
S ONLY
ay
→

Est. 1978

RETAIL SPACE FOR LEASE MERIDIAN

**RETAIL SPACE
FOR LEASE**

Yoni Hader
347.517.8705
yh@meridianreal.com

James Famularo
@jamesfamularo
jofam@meridianreal.com

MERIDIAN
REAL ESTATE LEADERS

Yoni Hader
347.517.8705
yh@meridianreal.com

James Famularo
@jamesfamularo
jofam@meridianreal.com

MERIDIAN
REAL ESTATE LEADERS

RETAIL SPACE FOR LEASE
347.517.8705

Open for
of Dining
987-0404



GLEASON'S
DAV BEN
BAR & RESTAURANT

EST. 1978
RETAIL
SPACE
FOR LEASE

Yoni Hadar
347.517.8705
yh@meridiancapital.com

James Famularo
@jamesfamularo



RETAIL SPACE FOR LEASE



RETAIL SPACE
FOR LEASE

Yoni Hadar
347.517.8705
yh@meridiancapital.com

James Famularo
@jamesfamularo



BAR & RESTAURANT

RETAIL SPACE FOR LEASE

RETAIL SPACE
FOR LEASE

Yoni Hadar
347.517.8705
yh@meridiscapital.com

James Tassell
james@meridiscapital.com

MERIDIS
CAPITAL



FOR LEASE

FOR LEASE

FOR LEASE

FOR LEASE

