

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)					
Stepping Out Ballroom Dance Corp.		TBD					
STREET ADDRESS		CROSS STREETS		ZIP CODE			
617 W. 46th St., 6th Floor		11th and 12th Ave		10036			
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	George Quiao		ATTORNEY/ REPRESENTAIVE	NAME:	Phil Dorn, Esq.	
	PHONE:	917-915-8464			PHONE:	212-513-1988	
	EMAIL:	georgeciao123@gmail.com			EMAIL:	phil@pb.law	
MANAGER	NAME:			LANDLORD	NAME:	Andrew Impagliazzo	
	PHONE:				PHONE:	646-642-9954	
	EMAIL:				EMAIL:	andrew.impagliazzo@gmail.com	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)							
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?			YES	<input checked="" type="checkbox"/> NO		
	What is/was the name and address of establishment?						
	What were the dates applicant was involved with this former premise?						
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?						
	Is applicant making any alterations or operational changes?			YES	NO		
	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 & Cider		<input type="radio"/> Beer & Cider		<input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input 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="checkbox"/> NO	After CB meeting	
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="checkbox"/> YES	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="checkbox"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?				<input checked="" type="checkbox"/> YES	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	9am-2am	9am-2am	9am-2am	9am-4am	9am-4am	9am-4am	10am-2am
	Kitchen	Same as above-----						
	Music	Same as above-----						
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input 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	10	30	0	1	6
OUTSIDE <i>(Other than sidewalk café)</i>	NA-----						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	NA-----						

How many floors are there? What is the capacity for each floor?	1 - 74	
How frequently will the owner(s) be at the establishment?	7 days/week	
Will there be dancing?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	Amended CofO pending
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/> 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	All block associations from email list provided by CB 4	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Email sent 12/16/21	
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		12/16/21	
Where did applicant post the notice that was provided?		46th st/11th ave; 46th st/12th ave; ground floor entrance of commercial building in which premises is located; 6th floor entrance by elevator	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	NO 917-915-8464
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	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="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO	
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?	<input checked="" type="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	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="checkbox"/> YES	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="checkbox"/> YES	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="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	On roof of building - ALLIED CD-1		
When was the air conditioner installed?	2019		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	NO	
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	<input checked="" type="checkbox"/> NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	N/A
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

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

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
February 2, 2022 full board meeting, with 41 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

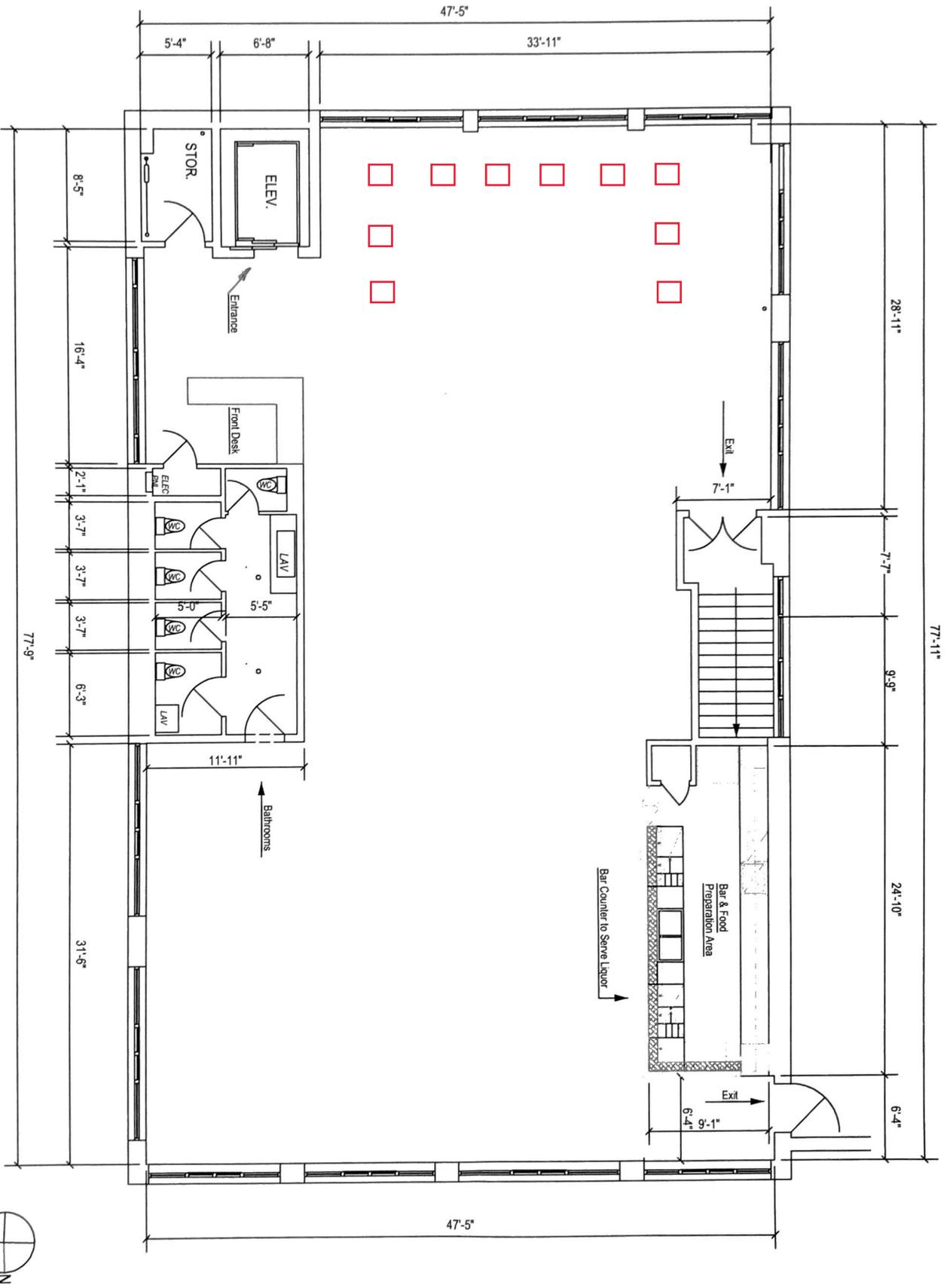
CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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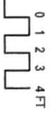
APPLICANT AGREEMENT WITH THE COMMUNITY

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 →	George Qiao PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/29/21 DATE
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6TH FLOOR LAYOUT PLAN-102421-1
 617 W. 46TH STREET, NEW YORK, NY 10036



SHERWIN-WILLIAMS PAINTS

H
HARBOR

24 Hours TOWING
AUTO R
Complete Auto Service Fore

SHERWIN-WILLIAMS PAINTS
COVER THE EARTH





 STEPPING
OUT *Studios*

 THE PENTHOUSE



6





TORED
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TIL THE
BY STOP
ETHING.





EXIT

EXIT

EXIT

FOOD MENU

Mixed Salad with Goat Cheese

Grilled Chicken Caesar Salad

Tuscany Summer Salad

Grilled Chicken Sandwich

Roast Beef & Cheddar Cheese Sandwich

Tuna Salad Wrap

Deluxe Sushi Box

Salmon & Tuna Avocado Sushi Box



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536
<https://cbmanhattan.cityofnewyork.us/cb4/>

LOWELL D. KERN
Chair

JESSE BOONIE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Penthouse Inc. **617 W 46th Street**

A New Liquor, Wine, Beer & Cider Application for a
Lounge Establishment with Recorded Music

DATE:	Tuesday, January 11, 2022
TIME:	6:30 PM
PLACE:	Video/Phone Conference Registration: https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

We invite you to attend this meeting and learn more about this application.
Alternately, you may email your comments by 12 p.m. Monday, January 12, 2021
or for more information, please email Assistant District Manager Nelly Gonzalez
nelgonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.

NO HOUSEHOLD TRASH
NO BUSINESS TRASH
\$100 FINE

ONE WAY

W 46 ST



NO PED. CROSSING
USE CROSSWALK
←
DEPT. OF TRANSPORTATION



41

WHEN YOU TRADE
LIBERTY FOR
SECURITY
YOU LOSE BOTH

PUBLIC NOTICE
Business License and Permit Commission
will review all applications submitted by
The Penthouse Inc.
617 W 46th Street
A new license will be issued and a new permit for a
larger establishment with restricted hours

DATE: 1/14/10
TIME: 10:00 AM
PLACE: 617 W 46th Street
Application Fee: \$100.00
Application Fee: \$100.00
Application Fee: \$100.00

ST

NEXT LEFT
Intrepid
Museum
PASSENGER
CARS ONLY

DELAYS ON
N/B NYSA/HP TO
GEO WASHINGTON BR





LOWELL D. KERN
Chair

JESSE BODINE
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

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negonzalez@cb.nyc.gov.

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CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

LOWELL D. KERN
Chair

JESSE BODINE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Penthouse Inc.

617 W 46th Street

A New Liquor, Wine, Beer & Cider Application for a
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or for more information, please email Assistant District Manager Nelly Gonzalez
negonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
429 W 127th Street, Suite 102, New York, NY 10019
Tel: 212-242-6400
http://www.manhattancommunityboard.com

PUBLIC NOTICE
Business Licenses and Permits Committee
will discuss an application submitted by
The Penthouse Inc.
617 W 46th Street
A New Liquor, Wine, Beer & Cider Application for a
Lounge Establishment with Recorded Music

Tuesday, January 11, 2022
6:30 PM
DATE: 6:30 PM
TIME: Video/Phone Conference Registration
PLACE: https://zoom.us/join?register=1&url=65XxvS_6HVCshd1YzA

We invite you to attend this meeting and learn more about the application.
Alternatively, you may email your comments by 12 p.m. Monday, January 12, 2022
or for more information, please email Assistant District Manager Neely Gonzalez
at neely.gonzalez@nyc.gov

Posted according to the Administrative Code of the City of New York section 24-119
Please do not remove until after the above meeting date



6



Phil Dorn <phil@pb.law>

Apply for new liquor license for 617 W 46th St 6th Floor The Penthouse Inc1 message

george qiao <georgeqiao123@gmail.com>

Thu, Dec 16, 2021 at 3:22 PM

To: rjbenfatto@hyhkalliance.org, pgouris@hyhkalliance.org, kathleetreat123@gmail.com, mcqee79@aol.com, cberthet@me.com, info@clintonhousing.org, jrestuccia2@clintonhousing.org, rmarcano@clintonhousing.org, eduardozeige@compuserve.com, mpta@mptenants.com, ashleyll@aol.com, twocatsltd@worldnet.att.net, tangotanner@gmail.com, west45ba@gmail.com, chanawid@gmail.com, block45@hellskitchen.net, stephenfanto@gmail.com, AllisonTupper@verizon.net, hudson62747@hotmail.com, arfearshk@earthlink.net, larrymichaelroberts@gmail.com, jamesboques@gmail.com, mariagnys@aol.com, rpimentel@commonground.org, dsage@commonground.org, nkyriacou@yahoo.com, gdclay@att.net, delores.rubin@att.net, brianscottweber@gmail.com, john.mudd@usa.net, info@hcc-nyc.org, ploeb315@aol.com, west55ba@gmail.com, hk5051@gmail.com, tenants350west51st@gmail.com, acernitz@gmail.com, awm3333@me.com, jessbondy@aol.com, john.waldman@redcross.org, hellskba@gmail.com, cressidac@gmail.com, peggychane@gmail.com, jflechas@hcc-nyc.org, ljames@hcc-nyc.org
Cc: negonzalez@cb.nyc.gov
Bcc: phil@pb.law

Good afternoon,

My name is George Qiao, president of The Penthouse, Inc. We are seeking to open a bar/tavern lounge establishment at [617 W 46th St. 6th floor](#) (the penthouse floor), between 11th and 12th ave. New York, NY 10036. We currently operate as an establishment for professional ballroom dancers and students who come to our space to dance, take dance lessons, hang out., and socialize with fellow dancers and friends. We will be open 7 days/week, Monday - Wednesday: 9:00am-2:00am, Thursday - Saturday: 9:00am-4:00am, and Sunday: 10:00 am - 2:00am.

We will have no outdoor space, and will play recorded background (not loud at all) music only.

We are excited to apply for this liquor license. If you have any concerns or questions, please either email me or contact me individually. I will be more than happy to answer any questions or concerns you may have.

Thank you very much and happy holidays!

George Qiao (pronounce Ciao)
(917) 915-8464