

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME 161 PART 2 LLC		DOING BUSINESS AS (DBA) PETIT DISCO		
STREET ADDRESS 161 W 23RD STREET		CROSS STREETS 6TH AVE AND 7TH AVE	ZIP CODE 10011	
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: COLE BERNARD	ATTORNEY/ REPRESENTATIVE	NAME: JOSEPH LEVEY;HELBRAUN & LEVEY LLP	
	PHONE: 516 852 6952		PHONE: 212 219 1193	
	EMAIL:		EMAIL: JOSEPH@HELBRAUNLEVEY.COM	
MANAGER	NAME:	LANDLORD	NAME:	
	PHONE:		PHONE:	
	EMAIL:		EMAIL:	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)				
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	What is/was the name and address of establishment?		SEE ATTACHED	
	What were the dates applicant was involved with this former premise?		SEE ATTACHED	
<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	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="checkbox"/> Alteration	What is the current license # and expiration date?			
	<i>Please list/describe the nature of all the changes and attach the plans:</i>			
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 type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input checked="" 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?		YES	NO	NO
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		YES	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.		YES	NO	NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES	NO	YES

HELBRAUN || LEVEY

Additional owners:

Joseph Benvenisti

Thelieu Probst

Additional licenses owned by principals

New Lounge 4324 LLC

55 W. 21st Street New York, NY 10010

SN:1147010

MNCB5

Maison Close NYC LLC

15 Watts Street

New York, NY 10013

SN: 1347180

MNCB2

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	4PM-2AM	4PM-2AM	4PM-2AM	4PM-4AM	4PM-4AM	4PM-4AM	12PM-2AM
	Kitchen	4PM-1AM	4PM-1AM	4PM-1AM	4PM-3AM	4PM-3AM	4PM-3AM	12PM-1AM
	Music	4PM-2AM	4PM-2AM	4PM-2AM	4PM-4AM	4PM-4AM	4PM-4AM	12PM-2AM

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND
 LIVE MUSIC
 DJ
 JUKE BOX
 KARAOKE

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	190	170	15	96	0	2	15
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A	N/A	N/A

How many floors are there? What is the capacity for each floor? **2 FLOORS- 2500 SQ FT, CELLAR: 46, GR. FLOOR: 144**

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

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 you 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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will you have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
GROUND FLOOR	MAIN AREA WITH BAR, DANCE FLOOR, SEATING, AND DJ BOOTH	144	M-W: 4PM-2AM TH-SA: 4PM-4AM SU: 12PM-2AM	14	70	0	1 (13 SEATS)	BACKGROUND LIVE MUSIC DJ JUKE BOX
BASEMENT	ADDITIONAL BAR ALONG WITH KITCHEN AND OFFICE SPACE	46	M-W: 4PM-2AM TH-SA: 4PM-4AM SU: 12PM-2AM	1	26	0	1 (2 SEATS)	BACKGROUND LIVE MUSIC DJ JUKE BOX

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="checkbox"/> 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	<input type="checkbox"/> NO
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input 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 email to block association groups provided by CB
	# 2 notice posting
	# 3
	# 4
	# 5
Please provide dates when applicant met with the groups listed above.	n/a
Who was your contact person at each group you met with?	n/a
When did applicant post the notice that was provided?	4/25/23
Where did applicant post the notice that was provided?	on the front door
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 <input type="checkbox"/> NO
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 <input type="checkbox"/> NO

BUILDING DESIGN		
State the name and type of business previously located in the space.	MOTEL 23, A NIGHTCLUB	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO MOTEL 23, LLC
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS <input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> 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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the kitchen exhaust system extend to the roof?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Where will the air conditioner be located? What type is it?	BASEMENT	
When was the air conditioner installed?	UNKNOWN	

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
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	
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	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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	
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	
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	
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	
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- There will be no open flame cooking that requires exhaust system
- No outside promoters will be used for events at this establishment
- Doors to establishment shall not be kept open and used only for entering and exiting

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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.

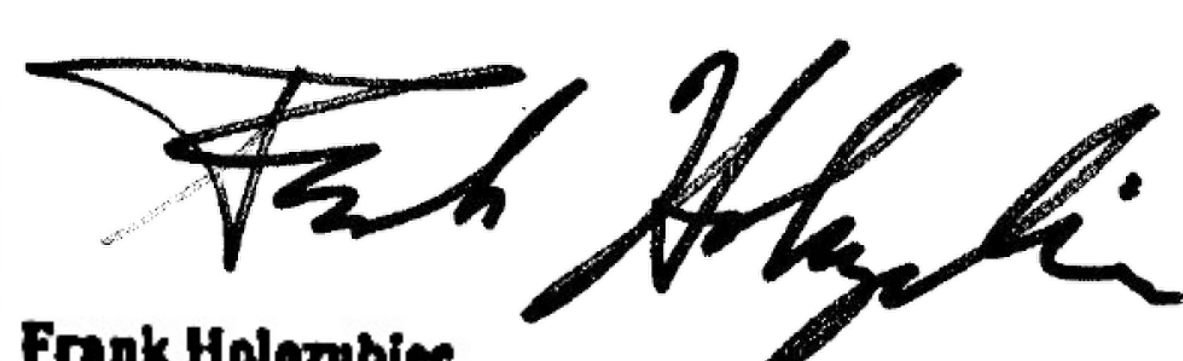
Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
June 7, 2023 full board meeting, with 39 members voting in favor
of the recommendation, 0 members opposed, 1 members
abstaining and 0 present but not eligible)

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 Holembiec
CB4 BLP Committee Co-Chair


Yeni-Bekoo Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →

Cole Bernard

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

7/17/23

DATE



OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: **FEBRUARY 1, 2023**

1a. Delivered by: **Certified Mail Return Receipt Requested**

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York:

New Application New Application and Temporary Retail Permit Temporary Retail Permit Removal
 Class Change Method of Operation Corporate Change Renewal Alteration

Manhattan Community Board 4

RECEIVED

Date: 3/13/23
Time: 11:20 AM
By: NGonzalez

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date
 For **Renewal** applicants, answer all questions
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
 For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: **MANHATTAN COMMUNITY BOARD 4**

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): **PENDING** Expiration Date (if applicable): **N/A**

5. Applicant or Licensee Name: **161 PART 2 LLC**

6. Trade Name (if any): **PENDING**

7. Street Address of Establishment: **161 WEST 23RD STREET**

8. City, Town or Village: **NEW YORK**, NY Zip Code: **10011**

9. Business Telephone Number of applicant/ Licensee: **PENDING**

10. Business E-mail of Applicant/Licensee: **c/o HEATHER@HELBRAUNLEVEY.COM**

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: **Nightclub/Bar**

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify): **N/A**

15. Licensed Outdoor Area: None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
(check all that apply) Sidewalk Cafe Other (specify): **N/A**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND FLOOR + BASEMENT/CELLAR**

17. List the room number(s) the establishment is located in within the building, if appropriate: **(N/A)**

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

MOTEL 33 LLC	1322909
Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: **PENDING**

23. Building Owner's Street Address: **PENDING**

24. City, Town or Village: **PENDING** State: **PENDING** Zip Code: **PENDING**

25. Business Telephone Number of Building Owner: **PENDING**

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: **JOSEPHLEVEY;HELBRAUN & LEVEYLLP**

27. Representative/Attorney's Street Address: **40 FULTON STREET,FLOOR 28**

28. City, Town or Village: **NEW YORK** State: **NEW YORK** Zip Code: **10038**

29. Business Telephone Number of Representative/Attorney: **212 219 1193**

30. Business E-mail Address of Representative/Attorney: **HEATHER@HELBRAUNLEVEY.COM**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **JOSEPHLEVEY** Title: **ATTORNEY**

Principal Signature: _____



(1 of 7)

MOTEL 23 LLC | Active

Premises Details

Premises Name	MOTEL 23 LLC
Serial #	1322909
Category	Retail
Type	On Premises Liquor
Method of Operations	Nightclub Serving Beer, Wine, Cider And Liquor
Days / Hrs of Operation	CB 4 Stips: Open Daily Mon-Wed: 4pm-2am Thurs-Sa: 4pm-4am Sun: 12pm-2am
Other	jukebox/DJ/recorded/live music & patron dancing
Address	161 W 23RD ST NEW YORK, NY 10011 New York County

License Details

Cert #	804138
Lic Type	OP
Lic Class	252

Zoom to

Previous license at this location – this is a transfer application / sale of assets

JOSEPH BENVENISTI

JOSEPH FOUND HIS PASSION FOR NIGHTLIFE AND HOSPITALITY IN THE MID '90S HOUSE MUSIC SCENE IN NYC, WORKING WITH PROMOTERS AND SCENE LUMINARIES FROM THE WORLDS OF SPORTS, FASHION, AND POP CULTURE. FROM THERE, HE GRADUATED TO THE FINE DINING REALM, WHERE HIS WORLD TRAVELS HELPED HIM CONCEPT AND EXECUTE WORLD CLASS FOOD AND BEVERAGE PROGRAMS. MOST RECENTLY, HE OVERSAW THE BUILDOUT AND TRANSFORMATION OF BOUNCE BEACH MONTAUK. AS BHG'S CO-CEO, YOSI'S COMMITMENT TO CONSTANTLY RAISING THE BAR COMES THROUGH IN EVERYTHING HE DOES, FROM CONSTRUCTION TO DESIGN TO BUSINESS DEVELOPMENT.

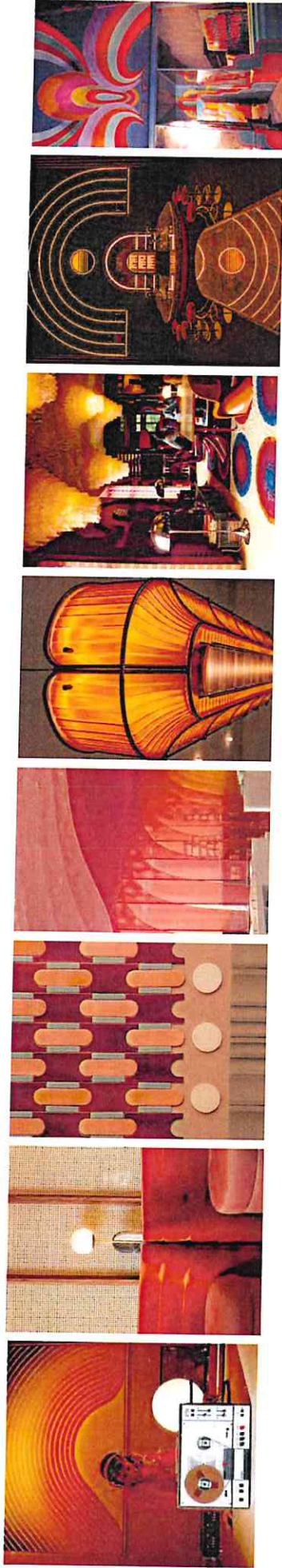
COLE BERNARD

COLE BERNARD IS A PASSIONATE CONNECTOR AND NEW YORK NATIVE. A SEASONED ENTREPRENEUR THAT BOASTS OVER SEVENTEEN YEARS OF EXPERIENCE IN THE HOSPITALITY INDUSTRY. HIS DILIGENT APPROACH HAS GARNERED A REPUTATION FOR TRUST, INTEGRITY AND PROFESSIONALISM, AND HIS BUSINESS ACUMEN HAS TURNED HIS VENUES INTO OVERNIGHT SUCCESSES. COLE UNDERSTANDS THE INNER WORKINGS OF THE INDUSTRY AND ENSURES THAT BRANDIT HOSPITALITY RUNS SEAMLESSLY. HIS PERSPECTIVE KEEPS THE PROPERTIES AHEAD OF THE CURVE. OVER THE LAST SEVERAL YEARS COLE HAS OPENED MANY DIFFERENT BARS, RESTAURANTS AND LOUNGES THROUGHOUT NEW YORK. IN 2011, HE PARTNERED WITH BRANDIT HOSPITALITY TO EXPAND THE BOUNCE CONCEPT AND TRANSITION THE BRAND INTO "BOUNCE SPORTING CLUB". OPENING ITS FLAGSHIP STORE IN THE FLATIRON DISTRICT OF NEW YORK CITY, BOUNCE SPORTING CLUB HAS BECOME A STAPLE VENUE IN THE HOSPITALITY INDUSTRY. WITH LOCATIONS IN MONTAUK, NY, CHICAGO, IL AND DELRAY, FL (SUMMER 2022), COLE HAS HELPED DEVELOP BOUNCE SPORTING CLUB INTO A NATIONAL BRAND.

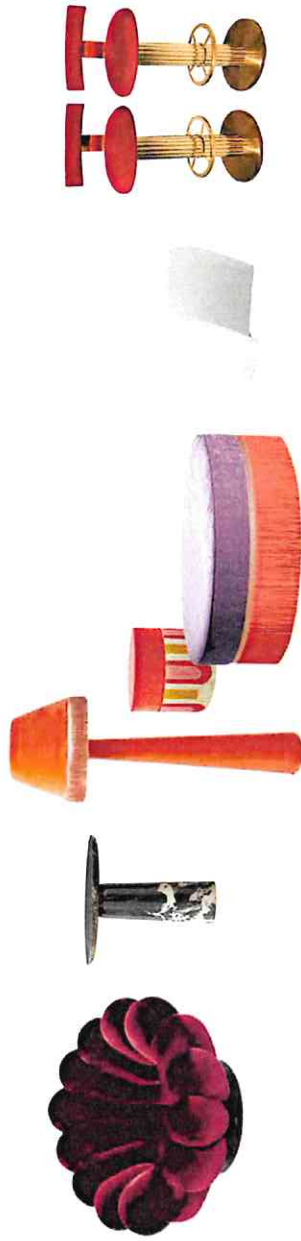
THELIAU PROBST

THELIAU IS A PARISIAN DEDICATED TO EXCELLENT FOOD SERVICE. HIS PASSION FOR THE FOOD INDUSTRY STARTED WHEN HE WORKED FOR HIS FIRST RESTAURANT AT THE AGE OF 14. OVER THE YEARS, THELIAU CLIMED HIS WAY UP TO WORK FOR SOME OF THE MOST WORLD RENOWNED RESTUARANTS SUCH AS OZU (TROCADERO, PARIS) AND LA GIRAFE (TOP FIVE DINING IN PARIS). FINALLY, AFTER HE HAD REACHED THE HIGHEST QUALITY OF FOOD SERVICE IN PARIS, THELIAU DECIDED TO EXPAND HIS EXPERTISE IN NEW YORK CITY AT ONLY 20 YEARS OLD. UPON HIS IMMEDIATE ARRIVAL IN NYC, THELIAU WORKED FOR THE BACCARAT HOTEL. THERE, HE LEARNED AND EVOLVED HIS CRAFT FROM THE BEST IN HOSPITALITY. TODAY, THELIAU HAS OVER 20 YEARS OF EXPERIENCE IN THE SERVICE INDUSTRY, MAKING HIM A WELL KNOWN NAME IN NYC FOR HIS IMPECCABLE TALENT FOR GUEST RELATIONS, DETAILED SERVICE, AND ABILITY TO TRAIN A TEAM TO PERFORM THE HIGHEST QUALITY OF SERVICE.

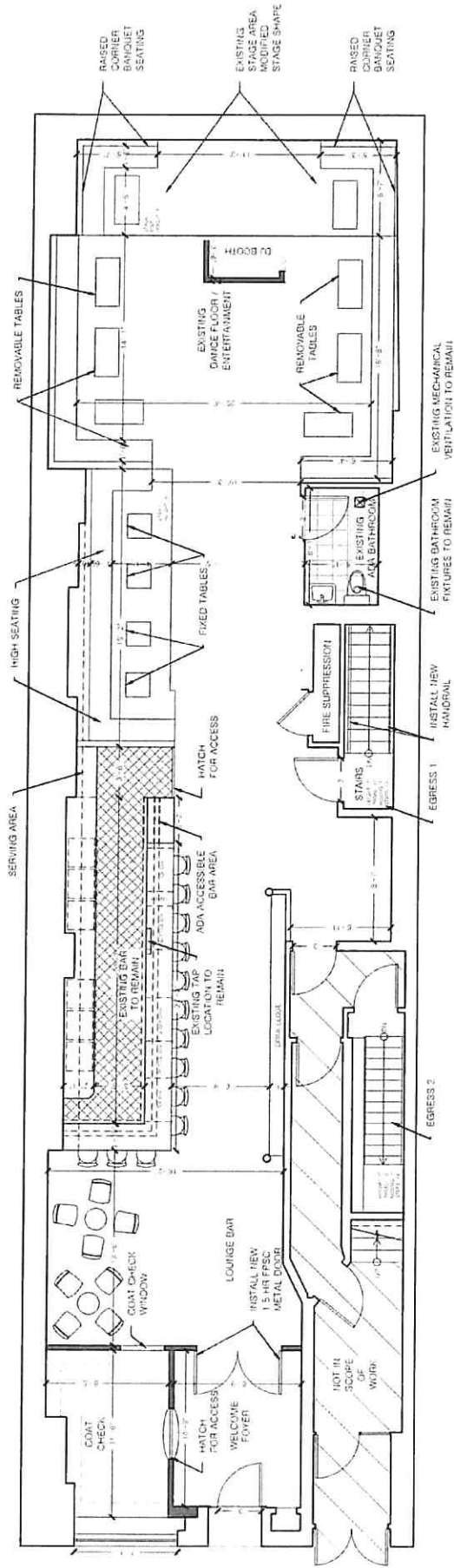
DESIGN INTENTION



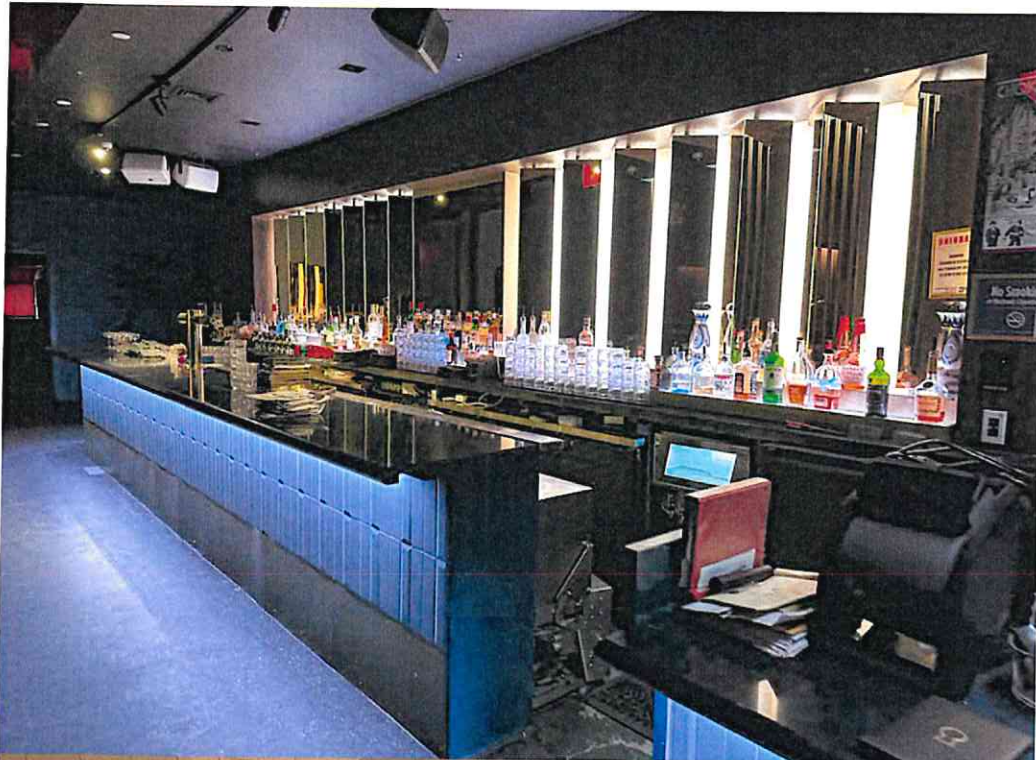
Petit Disco inspired by a blend of French sophistication and retro disco flair, with plush velvet seating, bold colors and playful patterns, feminine lines and sparkling accents, Petite Disco is a playfully seductive lounge to enjoy cocktails and small bites with close friends.



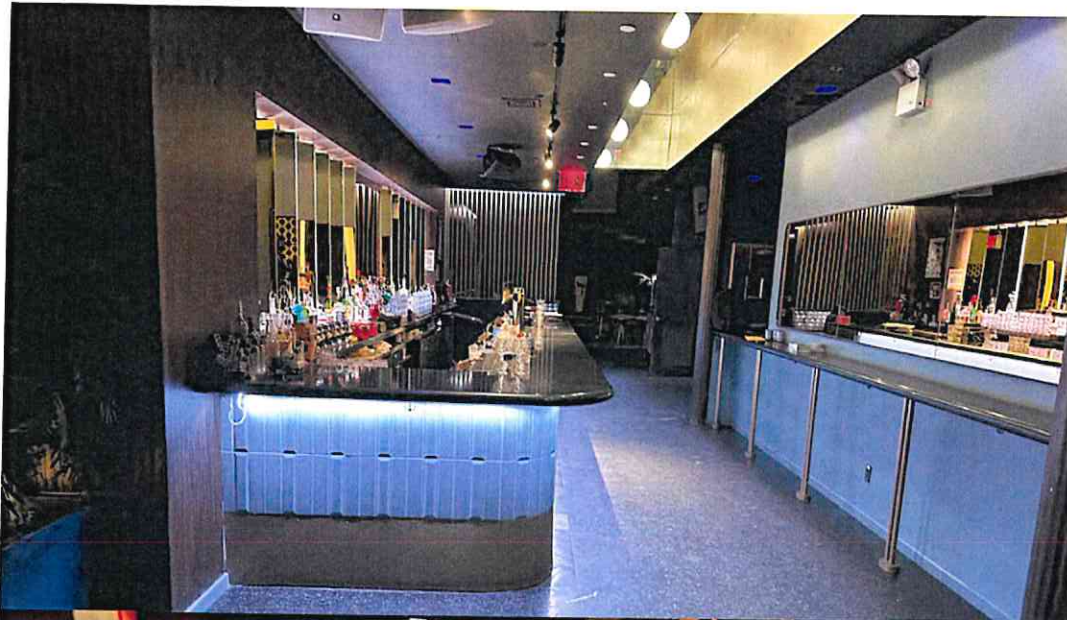
FIRST FLOOR CONSTRUCTION PLAN



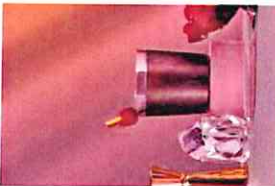
HELBRAUN | LEVEY



HELBRAUN | LEVEY



COCKTAIL CULTURE



Delicate and nuanced, Petit Disco is where retro cocktail culture meets french extravagance. Served with style, Petit Disco's extensive cocktail list is bright, bold, and full of flavor, designed to ignite the senses and evoke the energetic spirit of the disco-era. Disco fever? Enjoy a bottle of our finest champagne or a glass of wine from our expertly curated wine list.



DISCO HOUR

BY THE GLASS

ROUGE

- Paul Jaboulet Aine "Les Traverses" | 15
Côte du Rhône
- Château Moulin de la Roquette "Cuvée de l'Espérance" | 19
Bordeaux - Côtes de Francs | 2018
- Maison du Grand Pré | 16
Bourgogne - Pinot Noir
- Château du Chatelard "Cuvée Les Vieilles Vignes" | 16
Beaujolais Village | 2020
- Château Puy-Blinquet Grand Cru | 35
Bordeaux - Saint-Emilion | 2017
- Jean-Michel Guillon & Fils "Les Gravières" | 36
Bourgogne - Côte de Nuits | 2018

BLANC

- Carafère | 15
- Sauvignon Blanc
- Domaine La Croix Belle "Cairngale" | 16
Chardonnay
- La Damnée des Prieur 2021 | 24
Sancerre

ROSÉ

- Bodivar | 16
Provence
- Whispering Angel | 22
Château d'Esclans - Provence

FORTIFIED WINE

- Max Amiel | 25
20 years old

CHAMPAGNE

- Moët & Chandon Imperial Brut | 28
- Veuve Clicquot Rosé | 42
- Dom Pérignon Brut - 2013 | 120

COCKTAILS

Madame Claude | 22

Grey Goose La Poire, lemon & cucumber juice, rose seltzer

L'Amour en Cage | 22

Remy Martin V, golden berries, lemon juice, sugarcane, egg white

La Turlutte | 26

Bombay Sapphire Gin, fresh raspberries & meadowsweet cordial, lemon juice, Champagne

La Chouchout | 24

Muddle mint & limes, Trois Rivières rhum cuvée de l'Océan, passion fruit puree, chayote & Demerara raw sugar

L'Exotique | 22

Patron Silver, Mas Peyre Le Demon de Midi, Espelette chili & bois bandé tincture, lime juice, organic blue agave nectar

Les Clandestines | 22

Jefferson's Whisky, Dubonnet, yellow Chartreuse, Psychaud bitters

La Cocotte | 28

Domaine Coquerel Fine Calvados VSOP, Cidre de Normandie reduction, Byrrh, Hella apple blossom bitters, smoked with apple wood

La Courtisane | 22

Martell Cognac, Bouvery Chocolate Vodka, citrus & spices concoction, walnuts, lemon juice, milk washed

La Tenancière | 60

Tequila Martini with the luxury Reposado Patron El Alto, stirred with Cap Corsica white Vermouth, few dashes of Chartreuse Vegetal Elixir. Lastly the finishing touch, a branled cherry wrapped in gold flakes and a rosemary bubble smoke.

Sidecar d'Antan | 75

Famous classic from Harry's Bar Paris with Hennessy XO and Grand Marnier "Cuvée du Centenaire, fresh lemon juice

Paris Disco

branditi
HOSPITALITY GROUP

BORDELLE

DISCO FEVER

CHAMPAGNE

BOTTLE (0.75L) - BRUT	175
Moët & Chandon Imperial	250
Vilmart & Cie 1er Cru Grand Cellier	280
Barons de Rothschild Blanc de Blancs	750
Barons de Rothschild Blanc de Blancs Extra Brut - 2012	850
Krug "Grande Cuvée"	920
Dom Perignon Brut - 2013	1 050
Dom Perignon Luminous - 2012	1 100
Armand de Brignac Gold	1 150
Louis Roederer Cristal - 2014	1 300
Perrier-Jouët Belle Epoque Blanc de Blancs - 2012	

BOTTLE (0.75L) - ROSÉ	280
Veuve Clicquot Rosé	300
Barons de Rothschild Rosé	320
Billecart-Salmon Brut Rosé	650
Billecart-Salmon "Cuvée Elisabeth Salmon" Brut Rosé - 2009	1 400
Krug Rosé	1 500
Perrier-Jouët Belle Epoque Rosé - 2013	1 600
Armand de Brignac Rosé	1 650
Dom Perignon Luminous Rosé - 2008	

MAGNUM (1.5L)	2 600
Rare Piper Heidsieck - 2006	2 900
Dom Perignon Luminous - 2012	2 800
Armand de Brignac Gold	3 100
Louis Roederer Cristal - 2014	

Armand de Brignac Rosé	3 800
Louis Roederer Cristal Rosé - 2005	6 300

JEROBOAM (3L)	8 200
Armand de Brignac Gold	12 000
Armand de Brignac Rosé	

MATHUSALEM (6L)	28 000
Armand de Brignac Gold	

VINS ROUGES

BORDEAUX		
Kid d'Arzac - 2018	Margaux	95
Château Brane Cantenac "Baron de Brane" - 2014	Margaux	140
Château Haut-Bailly - 2007	Pessac-Leognan	320
Château Gruaud Larose - 1989	Saint-Julien	890
Château Artigues - 2019	Pauillac	105
Les Griffons de Fichon Baron - 2016	Pauillac	215
Château Pontet-Canet - 2006	Pauillac	450
Château Mouton Rothschild - 2008	Pauillac	2 800
Cos d'Estournel - 2002	Saint Estèphe	780
Château Canon - 2018	Saint Emilion	620
Château Angelus - 2015	Saint Emilion	1 700
Le Seuil de Mazyeres - 2019	Pomerol	110

BOURGOGNE		
Domaine du Cellier aux Moines 1er Cru "Les Dessus" - 2019	Givry	320
Domaine Lejeune "Angillères" 1er Cru - 2019	Pommard	185
Domaine Gallois "La Justice" - 2019	Gevey-Chambertin	280
Domaine Jacques Prieur "Clos de Mazeray" - 2018	Meursault	420
Domaine Faiveley "Clos de Vougeot" Grand Cru - 2009	Clos de Vougeot	820
Domaine Faiveley "Clos des Cortons" Grand Cru - 2013	Corton	480
Domaine Burguet "Les Rouges du Dessus" 1er Cru - 2017 / 2019	Vosne-Romanée	720
Domaine Georges Noëlbas Grand Cru - 2019	Grand Echezeaux	2 200

RHÔNE		
Maison Michel Chapoutier "La Bernardine" - 2020	Châteauneuf-du-Pape	180
Mathieu Barret "La Bannière" - 2021	Crozes Hermitage	95
Brotte "La Marisque" - 2020	Gigondas	120
Domaine Paul Jaboulet "La Chapelle" - 2006	Hermitage	420

USA		
Jackson Estate - 2017	Alexander Valley	90
Freemark Abbey "Rutherford" - 2018	Napa Valley	260
Caymus - 2020	Napa Valley	320

VINS BLANCS

BOURGOGNE		
Domaine Pinson Frères 1er Cru "Mont de Milieu" - 2020	Chablis	140
Jean-Michel Guillon & Fils "Les Bras" - 2018	Santenay	150
Château de la Maltroie 1er Cru "Clos du Château" - 2019	Chassagne-Montrachet	345
Domaine du Cellier aux Moines 1er Cru "Les Pucelles" - 2019	Puligny Montrachet	380
Olivier Leflaive 1er Cru "Sous le dos d'âne" - 2019	Meursault	560
Domaine Jean-Noël Gagnard - Grand Cru - 2018	Bâtard-Montrachet	2 200

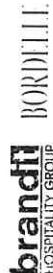
BORDEAUX		
L'Âme de Pape Clement - 2019	Graves	115
Château Cantegril - 2014 Sweet wine	Sauternes	140

VALLÉE DE LA LOIRE		
Marc Brédif - 2020	Vouvray	80
Paul Prieur & Fils - 2020	Sancerre	115
Baron de L - 2018	Pouilly Fumé	370

VINS ROSÉS

PROVENCE		
Bodvar Côtes de Provence		70
Château d'Esclans Whispering Angel		90
Château Minuty Rosé & Or		135
Domaine Ott Clos Miraille		210
Château Minuty 281		235
Château d'Esclans Garrus		350

GRANDS FORMATS		
Magnum (1.5L)		190
Château d'Esclans Whispering Angel		280
Château Minuty Rosé & Or		670
Château d'Esclans Garrus		
Joroboam (3L)		
Château d'Esclans Whispering Angel		520
Château Minuty Rosé & Or		650
Mathusalem (6L)		
Château d'Esclans Whispering Angel		1 200



AMUSE-BOUCHE



SEAFOOD PLATTER

FRUIT PLATTER

OSSETRA CAVIAR

CHARCUTERIE & CHEESE PLATTER

HELBRAUN | LEVEY

500 FOOT MAP OF AREA



GREEN MARTINI = ACTIVE OP LICENSE
PINK MARTINI = INACTIVE OP LICENSE
GREEN WINE GLASS = ACTIVE RW/TW LICENSE
PINK WINE GLASS = INACTIVE RW/TW LICENSE

HELBRAUN | LEVEY

NEIGHBORHOOD MAP OF AREA



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	161 W 23rd St, New York, New York, 10011
Geocode	Latitude: 40.74395 Longitude: -73.99488
Report Generated On	3/22/2023

8 Closest Liquor Stores		
Name	Address	Distance
LANDMARK WINE & SPIRITS INC Ser #: 1023569	167 W 23RD STREET NEW YORK, NY 10011	104 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	655 ft
GOURMET BAY INC Ser #: 1232661	745 6TH AVE 24TH & 25TH STREETS NEW YORK, NY 10010	767 ft
BURGUNDY WINE COMPANY LTD Ser #: 1023596	143 W 26TH STREET NEW YORK, NY 10001	812 ft
LE GARREC NYC LLC Ser #: 1344355	61 W 23RD ST NEW YORK, NY 10010	960 ft
C & Y WINE INC Ser #: 1334332	292 8TH AVE NEW YORK, NY 10001	1,137 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	1,192 ft
CLEARVIEW SPIRITS INC Ser #: 1190275	795 6TH AVENUE 6TH & 7TH AVENUES NEW YORK, NY 10001	1,236 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Church of Bible Understanding	351 ft
Church of Christ	385 ft
Manhattan Fellowship	433 ft
St Vincent De Paul Church	451 ft
Unity Church of New York	467 ft
New York Zen Center for Contemplative Care	467 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
POSTER HOUSE INC AND GREAT PERFORMANCES/ARTISTS Ser #: 1347335	119 W 23RD ST NEW YORK, NY 10011	437 ft
FASHION 26TH STREET LLC;INTERSTATE MANAGEMENT COMP Ser #: 1356621	152 158 W 26TH ST NEW YORK, NY 10001	732 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MOTEL 23 LLC Ser #: 1322909	161 W 23RD ST NEW YORK, NY 10011	2 ft
THREE A PLUS INC Ser #: 1293729	163 W 23RD ST NEW YORK, NY 10011	24 ft
SUSHI BY BOU 23RD STREET LLC Ser #: 1338417	232 7TH AVE NEW YORK, NY 10011	283 ft
BALLYMONEY NEW YORK INC Ser #: 1160836	206 WEST 23RD STREET 7TH AVENUE & 8TH AVENUE NEW YORK, NY 10011	294 ft
SEKI INC Ser #: 1272001	208 W 23RD ST NEW YORK, NY 10011	307 ft
CMR COMEDY LLC Ser #: 1162890	208 W 23RD ST STORE #1 7TH & 8TH AVENUES NEW YORK, NY 10011	311 ft
BARCADE NEW YORK LLC Ser #: 1269771	148 W 24TH ST NEW YORK, NY 10011	331 ft
DLK RESTAURANTS LLC Ser #: 1307300	206 7TH AVE NEW YORK, NY 10011	341 ft
COUNTER & BODEGA INC Ser #: 1337091	216 7TH AVE NEW YORK, NY 10011	343 ft
AVADOM INC Ser #: 1270112	147 W 24TH ST NEW YORK, NY 10011	344 ft
NY 24TH ST MNGR VI LLC, NY 24TH ST OPRNG VI LLC Ser #: 1332196	142 W 24TH ST NEW YORK, NY 10011	353 ft
MOXY RESTAURANT ASSOCIATES INC Ser #: 1277289	138 W 25TH ST NEW YORK, NY 10001	438 ft
CHELSEA GRAND LLC & IFB HOSPITALITY LLC Ser #: 1145264	158 160 W 25TH ST 6TH & 7TH AVES ATTN HUNG LUK NEW YORK, NY 10001	477 ft
CHELSEA24STMGRLLC;CHELSEA24STLLC&CHELSEA Ser #: 1333641	113 117 W 24TH ST NEW YORK, NY 10011	539 ft
CHELSEA HOTEL F&B LLC/NOTORIOUS FAT CAT LLC Ser #: 1309727	222 W 23RD ST NEW YORK, NY 10011	555 ft
GOURMET EXPRESS LTD Ser #: 1271229	137 W 25TH ST 4TH FLOOR NEW YORK, NY 10001	591 ft
190 SEVENTH AVENUE LLC Ser #: 1304323	190 7TH AVE NEW YORK, NY 10011	593 ft
RARE CHELSEA REST GROUP LLC,FASHION 26TH ST LLC & Ser #: 1253314	152 158 W 26TH ST NEW YORK, NY 10001	651 ft
152 W 26 STREET REST LLC Ser #: 1325005	152 W 26TH ST GROUND FLOOR & CELLAR NEW YORK, NY 10001	672 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
152 W 26 STREET REST LLC Ser #: 1324993	152 W 26TH ST ROOFTOP NEW YORK, NY 10001	672 ft
LAM GEN 25 LLC & 25TH STREET ROOFTOP LLC Ser #: 1317298	112 W 25TH ST NEW YORK, NY 10001	721 ft



Certificate of Occupancy

CO Number: 103099344F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00799	Certificate Type: Final
	Address: 161 WEST 23 STREET	Lot Number(s): 10	Effective Date: 11/09/2006
	Building Identification Number (BIN): 1014946	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	Number of stories: 4	
	Building Occupancy Group classification: F-4	Height in feet: 40	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 2	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Christopher M Santilli
Borough Commissioner

Borough Commissioner

Commissioner

Certificate of Occupancy

CO Number: **103099344F**

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		COM		6	UTILITIES, BOILER ROOM
CEL	44	OG		F-4		12A	EATING AND DRINKING ESTABLISHMENT UG 12A (CABARET)
001	146	120		F-4		12A	EATING AND DRINKING ESTABLISHMENT UG 12A (CARABET)
002	6	60				6	OFFICES
003	6	60				6	OFFICES
004		40	2	RES	2	2	TWO (2) APARTMENTS
END OF SECTION							

Christopher M Santalbi
 Borough Commissioner

Borough Commissioner

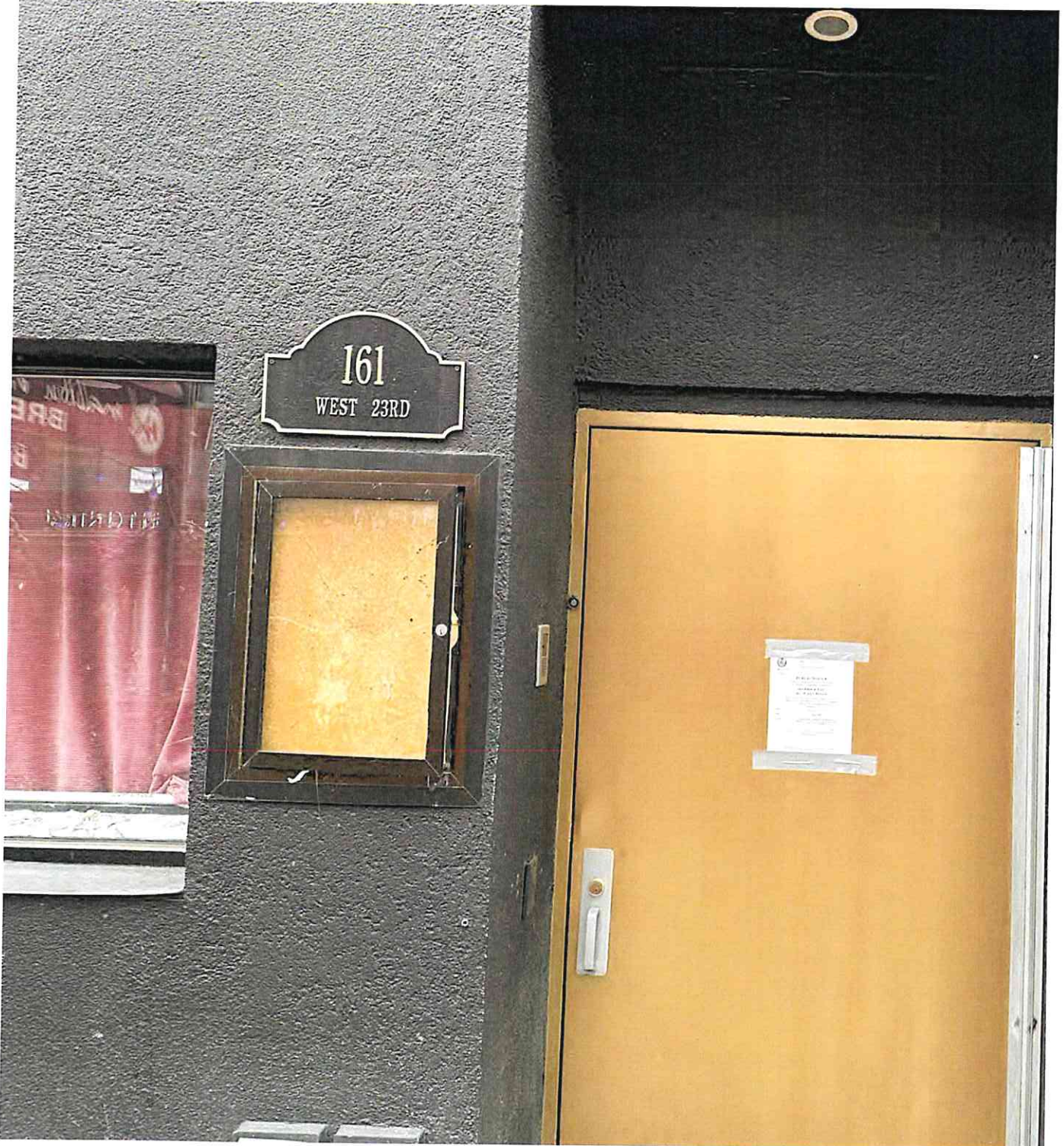


Commissioner



Re: 161 Part 2 LLC (OP/TX) - Checklist for SLA

Call: Bernard Cohen@helbraunlevey.com
E: bernard.cohen@helbraunlevey.com
C: Heather Kuk@helbraunlevey.com, Jenny Siman@helbraunlevey.com, Matthew Cohen@helbraunlevey.com, Joseph Levey@helbraunlevey.com, The Firm@helbraunlevey.com
PROOF OF PUBLIC NOTICE AT 161 WEST 23RD





161
WEST 23RD

Handwritten graffiti in white chalk or paint, including a stylized figure and some symbols.

AUTOMATIC
SPRINKLERS
THROUGHOUT
BUILDING

SH
V
20
S



PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
ON THE
PROPOSED
REVISIONS TO THE
ZONING ORDINANCE
OF THE
TOWN OF
MAYFIELD
The Town of Mayfield is holding a public hearing on the proposed revisions to the Zoning Ordinance on the following dates and times:
Date: [Date]
Time: [Time]
Location: [Location]
The public is invited to attend the hearing and to present comments on the proposed revisions. Comments should be presented to the Planning Commission at the hearing. The Planning Commission will make a recommendation to the Board of Selectmen on the proposed revisions. The Board of Selectmen will make a final decision on the proposed revisions at a public hearing on the following date and time:
Date: [Date]
Time: [Time]
Location: [Location]
The public is invited to attend the hearing and to present comments on the proposed revisions. Comments should be presented to the Board of Selectmen at the hearing. The Board of Selectmen will make a final decision on the proposed revisions at the hearing. The Board of Selectmen's decision is final.

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010


To Whom It May Concern:

This letter is to show support for the application for Petit Disco obtaining an On-Premise Liquor License at 161 West 23rd. I believe they will be a positive addition to the community and neighborhood .

I am in support of their closing time of Sunday to Wednesday 2:00am and Thursday to Saturday 4:00am.

Thank you for your time and attention to this matter.

Sincerely,



Name: Joseph Antonelli

Address: 202 8 Ave

Phone #: 212-861-0755

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

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Thank you for your time and attention to this matter.

Sincerely,



Name: **Steven Tanney**
Address: **222 W 15th St.**
Apt. 8B
New York, NY 10011
Phone #: **914-447-6211**

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

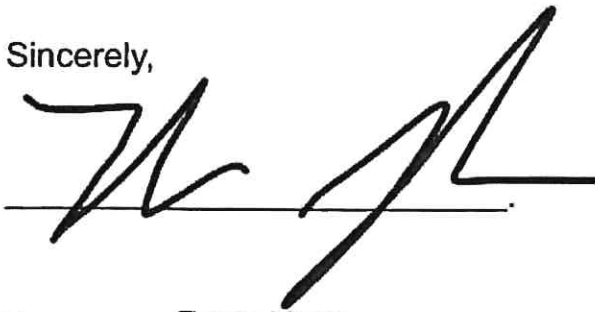
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Sincerely,

A handwritten signature in black ink, appearing to read 'T. Johnson', written over a horizontal line.

Name: Thomas Johnson

16 e 18th st
Floor 4
New York NY 10003

Address: (973) 303-5677

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

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Thank you for your time and attention to this matter.

Sincerely,



Name: **Mallory Matoush**
Address: **222 W 15th St.**
Apt. 8B
New York, NY 10011
Phone #: **541-864-0352**

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

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Sincerely,



A handwritten signature in black ink, appearing to read 'M. Valenzuela', is written over a horizontal line.

Name:

Michelle Valenzuela

Address:

**40 E 23rd street
2nd floor
NY, NY 10010**

(908) 590-4964

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

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Sincerely,

A handwritten signature in black ink, appearing to read "Cash Bernard". The signature is written in a cursive style with a horizontal line underneath.

Name: Cash Bernard
Address: 155 West 21st Street
516-317-8279
Phone #:

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

To Whom It May Concern:

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Thank you for your time and attention to this matter.

Sincerely,



Name: Dr Alex Rubinov
422 west 20th st
Apt 2H
Address: Ny ny 10011
212-863-9662

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

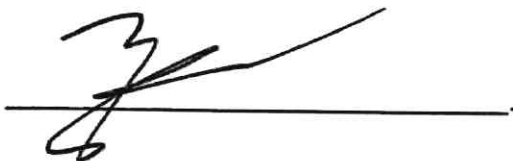
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Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Zac Hiller', is written over a horizontal line. The signature is stylized and cursive.

Name: Zac Hiller
4 West 21st Apt 8D

Address:

Phone #:

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

To Whom It May Concern:

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Thank you for your time and attention to this matter.

Sincerely,

Chad Lackow

Name: **Chad Lackow**

Address: 52 West 21st Street Apt #3
New York, NY 10010



Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

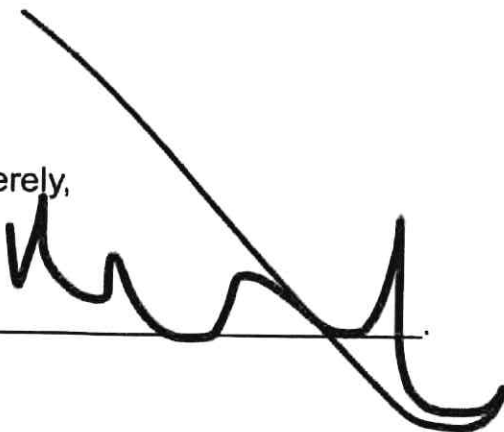
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Thank you for your time and attention to this matter.

Sincerely,



A handwritten signature in black ink, appearing to read 'Matthew Leist', is written over a horizontal line. A diagonal line is drawn across the signature from the top left to the bottom right.

Name: Matthew Leist

Address: 4 West 21st st

Phone #: (516) 510-1868

Re: 161 Part 2 LLC DBA Petit Disco

161 West 23rd Street
New York, NY 10010

To Whom It May Concern:

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Thank you for your time and attention to this matter.

Sincerely,



Name:

Michael Gizaw

Address:

59 West 21st Street

(917) 821-9213

161 WEST 23RD STREET BETWEEN 6TH AND 7TH AVENUE

PETITION SIGNATURE IN SUPPORT OF NYSLA LICENSE

THE FOLLOWING UNDERSIGNED RESIDENTS OF THE PREMISES AND SURROUNDING BUILDINGS SUPPORT THE ISSUANCE OF AN ON-PREMISES LICENSE TO THE FOLLOWING APPLICANT

161 PART 2 LLC

REGARDING THE INTERIOR SPACE: THIS WILL BE A LOUNGE WITH A CUSTOMER BAR.

THIS WILL BE OPERATING UNTIL;

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)								
		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	4PM-2AM	4PM-2AM	4PM-2AM	4PM-4AM	4PM-4AM	4PM-4AM	12PM-2AM
	Kitchen	4PM-1AM	4PM-1AM	4PM-1AM	4PM-3AM	4PM-3AM	4PM-3AM	12PM-1AM
	Music	4PM-2AM	4PM-2AM	4PM-2AM	4PM-4AM	4PM-4AM	4PM-4AM	12PM-2AM
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input checked="" type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		

MEMORANDUM TO:

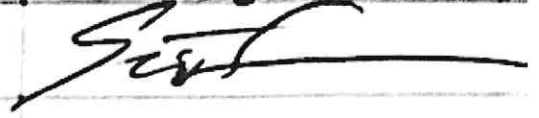
Printed Name

Address






Signature

Scott Simon



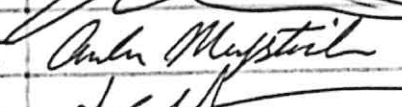
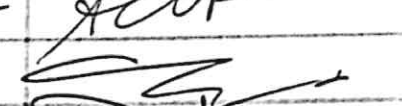


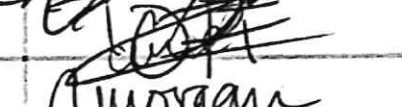
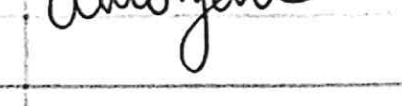

253 West 15th St
New York 10011



PETITION TO

Printed Name	Address	Signature
Joseph Antonelli	202 E AVENUE	
Teddy Greenfelder	147 W 22 ST	
Christine Caruso	50 W 30th	
Brandon Schwab	37 W 21st	
Nakul G.	65e 11	
Jesse Hutter	117 WEST 21st St	

Petition To:

Printed Name	Address	Signature
Ryan Morgan	55 W 25th St	
Jessica Guano	160 W 24th St	
Ahmrii Johnson	243 N 28th St	
Amber Meystrik	306 W 23rd St	Amber Meystrik
Amanda Lobato	221 W 29th St	
Mohammad Ai	105 W 29th St	
Brim Kalma	225 W. 83rd WYNY	
Yvett Sanchez	230 W 27th St	
Amanda Joseph	310 W 22nd St	
Daniel O'farrell	777 6th Ave	
Aron Morgan	10 E 29th St.	A Morgan

Security Plan & Procedures

161 Part 2 LLC dba "Petit Disco"

161 West 23rd Street

Front Door Staff: Doorman will be stationed at the entry doors will be in charge of checking ID's to ensure that people seeking entrance are of legal age. The venue will have (1) at the entrance greeting guests and an additional security guard controlling the flow of exiting patrons. Security will maintain an unobstructed flow of pedestrian traffic at all times during hours of operation.

Interior & Exterior Guards: Security staff shall regularly patrol the immediate interior and exterior of the building throughout the hours of operation. Security will be assigned a post throughout the venue.

Security Supervisors: Will be in charge of the security team and all security operations at the venue. A supervisor will be assigned to a certain number of guards on his team to supervise their job duties and oversee them.

STAFFING

- Security will provide the appropriate number of security guards at 161 West 23rd Street New York, NY on a daily basis / during hours of operations.
- All security guards are licensed by the state of New York and are bonded, insured and registered in accordance and in compliance with the Security Guard Act (Article 7A of the New York General Business Law).
- Security guards will also have their fireguard licenses.
- The uniform for each guard will be Black suit, Black shirt, and Black Tie
- Guards will maintain a radio and earpiece during hours of operation for proper communication. Guards will be in direct contact with House management at all times.

- All security guards follow the New York Hospitality Alliance, New York City Fire Department safety program, New York Nightlife Association and New York City Police Department's Best Practices for Nightlife Establishments, including the staffing of at least one security guard for every 75 patrons.

- A supervisor and or other selected security personnel will remain on premises until daily operations are completed and all patrons have safely vacated the premises.

- A security guard will always be in front outdoor areas to keep sidewalk clear, noise down, provide customer service and to direct guests to cabs west towards 6th Avenue or 7th Avenue.

SECURITY PLAN OVERVIEW

Five (5) Security Guards including (1) Supervisor

Security Supervisor- Ensure Security Operations Workflow

Security Guard 1 – Front Door / I.D. Check / Customer Service Function

Security Guard 2 – Front Door / Sidewalk/ Crowd Control

Security Guard 3 – Inside Venue

Security Guard 4 – Inside Venue

Participate in daily operation on premises; Meeting, Pre-shift Security briefing, Fire drills, General assistance”

Ensure Security operations are running smoothly. Complete a daily Security report containing shift detailed information including but not limited to: Incidents, Complications, Workplace interactions, Fire safety concerns;

Security Guard 1: Posted at the Front Door Entrance – Main Entrance 23rd Street

- a. Greeting patrons upon entering and exiting.
- b. Asking guests for proper identification proving they are 21 years of age or older.
- c. Answer all questions pertaining to entry.
- d. Denying entry to customers who are overly intoxicated, do not have proper identification, or who are verbally and physically aggressive.
- e. Keeping the sidewalk clear for pedestrian use without any interference from guests of the venue.
- f. Politely making sure that patrons are quiet and respectful of neighbors while outside waiting to enter or smoking.
- g. Directing any cigarette smokers to a designated smoking area.
- h. Enforcing the rule that no patron may leave the restaurant with a bottle, glass, beverage, or open container purchased in the venue.
- i. Communicating with other Security and management to have a safe and organized flow of people.
- j. Possessing a counter to ensure the attendance does not go over the legal number of occupants.
- k. After all have exited, the guard will make sure all doors are secure before signing out with management.

Security Guard 2: Posted at the front door / Crowd Control

- a. Keeping traffic moving in front of the venue and expediting the drop off process for car services and cabs.
- b. Answer any questions pertaining to entry.
- c. Once any line of customers is clear the guard may go inside and provide assistance to security and venue staff.

- d. Crowd control
- e. Keeping an overall view of the outside areas to ensure everything is safe and secure.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Watching egress continuously to make sure it is clear, fire extinguishers are up to date, and doors have not been tampered with or in case of an emergency.
- h. Once the venue is closing as directed management, helping to exit patrons and then heading back to the sidewalk and street to make sure guests are dispersing and traffic is in a constant flow.
- i. Guard will wear a traffic vest over his uniform (if necessary to help move traffic along).

Security Guard 3: Inside Venue / Basement Level

- a. Directing patrons to the appropriate exit.
- b. Directing patrons to the bathrooms and coat check.
- c. Guard will continuously restrooms, check staircases, entrances and egresses to make sure everything is clear in case of emergency.
- d. Assisting customers on any questions they may have (i.e. What time do you close? Can I see a manager? ect.)
- e. Communicating any suspicious activity with venue management.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Once venue management has called to close the guard will assist with the exit process.
- h. Assisting with the escorting of a patron only when instructed by venue management or ownership.

Security Guard 4: Inside Venue

- a. Directing patrons to the appropriate exit.
- b. Directing patrons to the bathroom and coat check.
- c. Guard will continuously restrooms, check staircases, entrances and egresses to make sure everything is clear in case of emergency.
- d. Assisting patrons on any questions they may have (i.e. What time do you close? Can I see a manager? ect.)
- e. Communicating any suspicious activity with venue management.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Once venue management has called to close the guard will assist with the exit process.
- h. Assisting with the removal of a patron only when instructed by venue management or ownership.

Security Guard 5: Inside Venue/Supervisor

- a. Directing patrons to the appropriate exit.
- b. Directing patrons to the bathroom and coat check.
- c. Guard will continuously restrooms, check staircases, entrances and egresses to make sure everything is clear in case of emergency.
- d. Assisting patrons on any questions they may have (i.e. What time do you close? Can I see a manager? etc.)
- e. Communicating any suspicious activity with venue management.
- f. Protecting patrons and/or property from harm, theft, and/or unlawful activity.
- g. Once venue management has called to close the guard will assist with the exit process.

Overall Venue Rules:

No Smoking on premises

No Illegal activity of any kind for any reason on property

All guests and employees enter through main entrance during hours of operations

Door is never left unattended unless there is an emergency

Only one customer in each individual restroom at a time

Guards will have radios during hours of operation

Supervisor or designated security guard will not leave premises until all patrons/staff have exited as per management