Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)
Out of the Box Theatrics Inc.	Same

STREET ADDRESS	CROSS STREETS	ZIP CODE
308 W 46th Street, New York, NY 10036	8th Avenue and 9th Avenue	10036

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	NAME:	Elizabeth Flemming	**ATTORNEY/ REPRESENTATIVE**	NAME:	Anthony L. Caraballo
	PHONE:	(301) 642-7713		PHONE:	(718) 875-2929
	EMAIL:	lizflemming@ootbtheatrics.com		EMAIL:	anthony @cblservices.com
MANAGER	NAME:	Elizabeth Flemming	**LANDLORD**	NAME:	St. Luke's Lutheran Church
	PHONE:	(301) 642-7713		PHONE:	(301) 642-7713
	EMAIL:	lizflemming@ootbtheatrics.com		EMAIL:	N/A

APPLICATION TYPE (✓ *New York State Liquor License* ___ *Dept. of Transportation Dining Out*)

● **New**	Has applicant owned or managed a similar business?	YES	NO	
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
○ **Corp Change/Class Change/Method of Operation 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.			
○ **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	● Liquor/Wine/Beer & Cider ○ Beer & Cider ○ Wine/Beer & Cider
ESTABLISHMENT TYPE	● Legitimate Theater or concert Hall ○ Restaurant ○ Cabaret ○ Night Club ○ Hotel ○ Bar/Tavern ○ Catering Establishment ○ Adult Entertainment ○ Wine Bar ○ Dance Club ○ Sports Bar ○ Club (Fraternal Organization – Members Only)

Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.	YES	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	YES	NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	3PM-12AM	3PM-12AM	12PM-12AM
	Outdoors							
	Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Music (indoors)	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12 PM-1AM	12 PM-1AM	12PM-12AM

If yes, what type(s)? (Circle all that apply)	BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE

OCCUPANCY

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (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	175	132	10	25	N/A	2	15	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DOT Dining Out: Sidewalk Cafe	N/A	N/A	N/A	N/A	N/A			
DOT Dining Out: Roadway	N/A	N/A	N/A	N/A	N/A			

How frequently will the owner(s) be at the establishment?	On-site	
Will there be dancing?	YES	NO
Will applicant have bottle or table service for alcohol beverages other than wine?	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? Please describe where delivery bicycles will be parked when picking up deliveries?	YES	NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	**NO**
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A	
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A	
Where will applicant store its garbage containers when not in use?	Basement	
Where will applicant lay out garbage containers and at what time?	Pending	

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	**NO**
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	**YES**	NO
Is a Public Assembly permit required?	**YES**	NO
Are your plans filed with DOB?	**YES**	NO
What is the zoning designation for this location?	R8 C6-4 CL C1-5	

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**	Please see attached outreach email.
	# 2	
	# 3	
	# 4	
	# 5	

When did applicant post the notice that was provided?	September 19, 2025		
Where did applicant post the notice that was provided?	Front of the premises		
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		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	**YES**	NO	(301) 642-7713
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	**YES**	NO	

MULTIPLE SPACES/FLOORS 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

BUILDING DESIGN			
State the name and type of business previously located in the space.	Playhouse 46 Inc.- Theater		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Playhouse 46 Inc.- Theater
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	
Is the entrance ADA Compliant?	YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	
Will applicant have a vestibule within the establishment?	YES	NO	
Will applicant use a storm enclosure?	~~YES~~	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?	YES	NO	
Will applicant comply with the NYC noise code?	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?	YES	NO	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	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	NO	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A
Will the establishment have an illuminated sign?	YES	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	
Where will the air conditioner be located? What type is it?	The central air unit is located in a small courtyard adjacent to the spac		
When was the air conditioner installed?	2020		

OUTDOOR PRIVATE PROPERTY – *ROOFTOP, REAR YARD, TERRACE* N/A			
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	**YES**	**NO**	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	**YES**	**NO**	
Are the floorplans for the outdoor space(s) included?	**YES**	**NO**	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	**YES**	**NO**	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	**YES**	**NO**	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	**YES**	**NO**	
Will there be no amplified music, as per the law?	**YES**	**NO**	
If amplified sound is played inside the establishment, will windows and doors be closed?	**YES**	**NO**	
Will applicant agree to post signs outside asking customers to respect the neighbors?	**YES**	**NO**	
Will applicant agree to train staff to encourage a peaceful environment?	**YES**	**NO**	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	**YES**	**NO**	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	**YES**	**NO**	

DEPARTMENT OF TRANSPORATION DINING OUT: SIDEWALK			N/A
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	YES	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?	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?			

DEPARTMENT OF TRANSPORATION DINING OUT: ROADWAY N/A			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	
If you answered no to the question above, jump to the next page			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	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?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)
-Live music will be limited to theatrical performances
To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

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

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

Manhattan Community Board 4 (MCB4) recommends: *(MCB4's recommendation is based on a vote taken at its* 11/5/25 *full board meeting, with* 45 *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

MCB4 REPRESENTATIVES

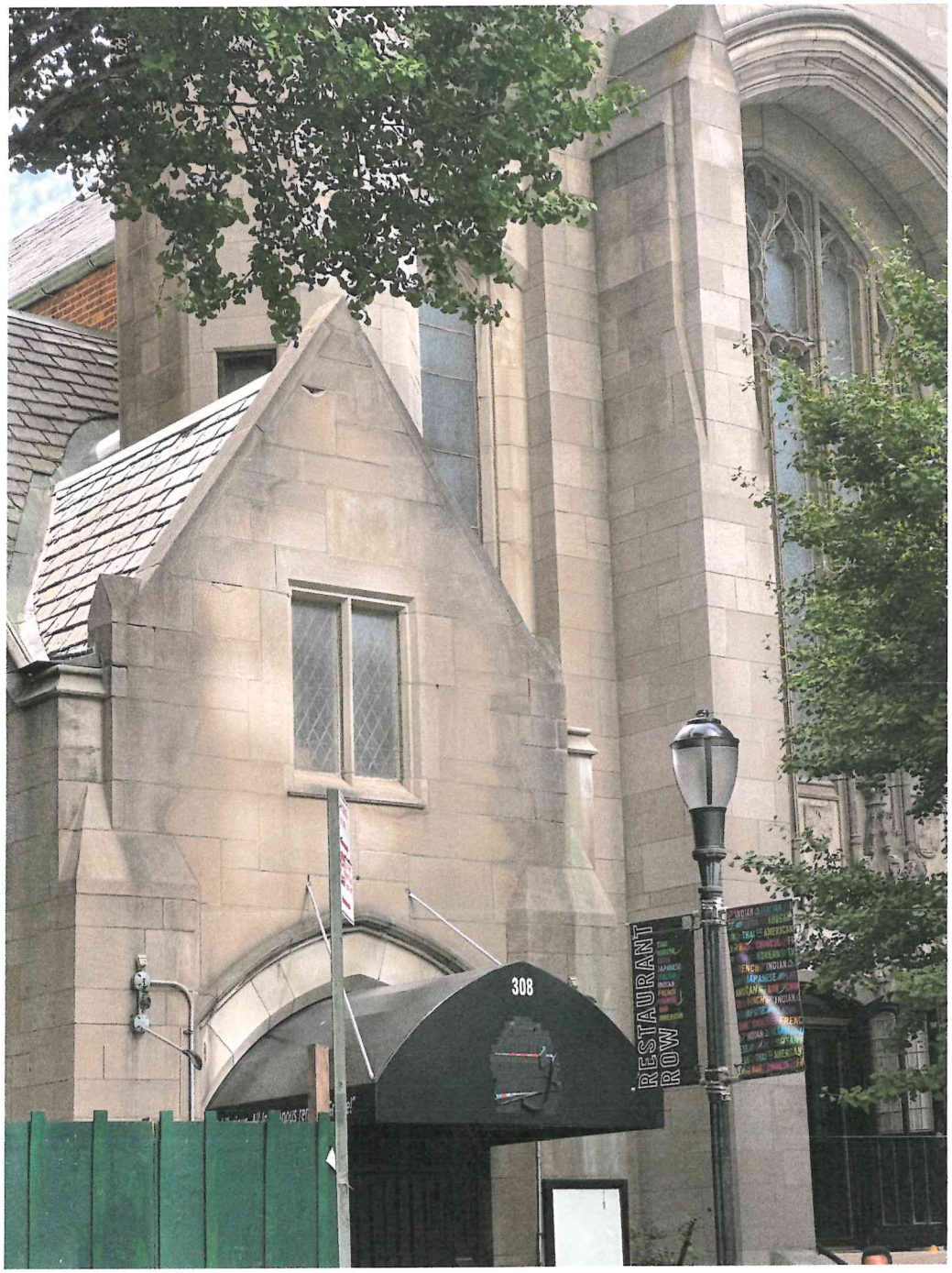
Nelly Gonzalez *MCB4 Assistant District Manager*	**Frank Holozubiec** *MCB4 BLP Committee Co-Chair*	**Wendy Gonzalez** *MCB4 BLP Committee Co-Chair*

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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

SIGN HERE →	Elizabeth Flemming **PRINT NAME OF APPLICANT**	Elizabeth Flemming **SIGNATURE OF APPLICANT**	09/18/2025 **DATE**

Out of the Box Theatrics
308 W 46th Street,
New York, NY 10036



Out of the Box Theatrics Inc.
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New York, NY 10036
Posted: September 19, 2025

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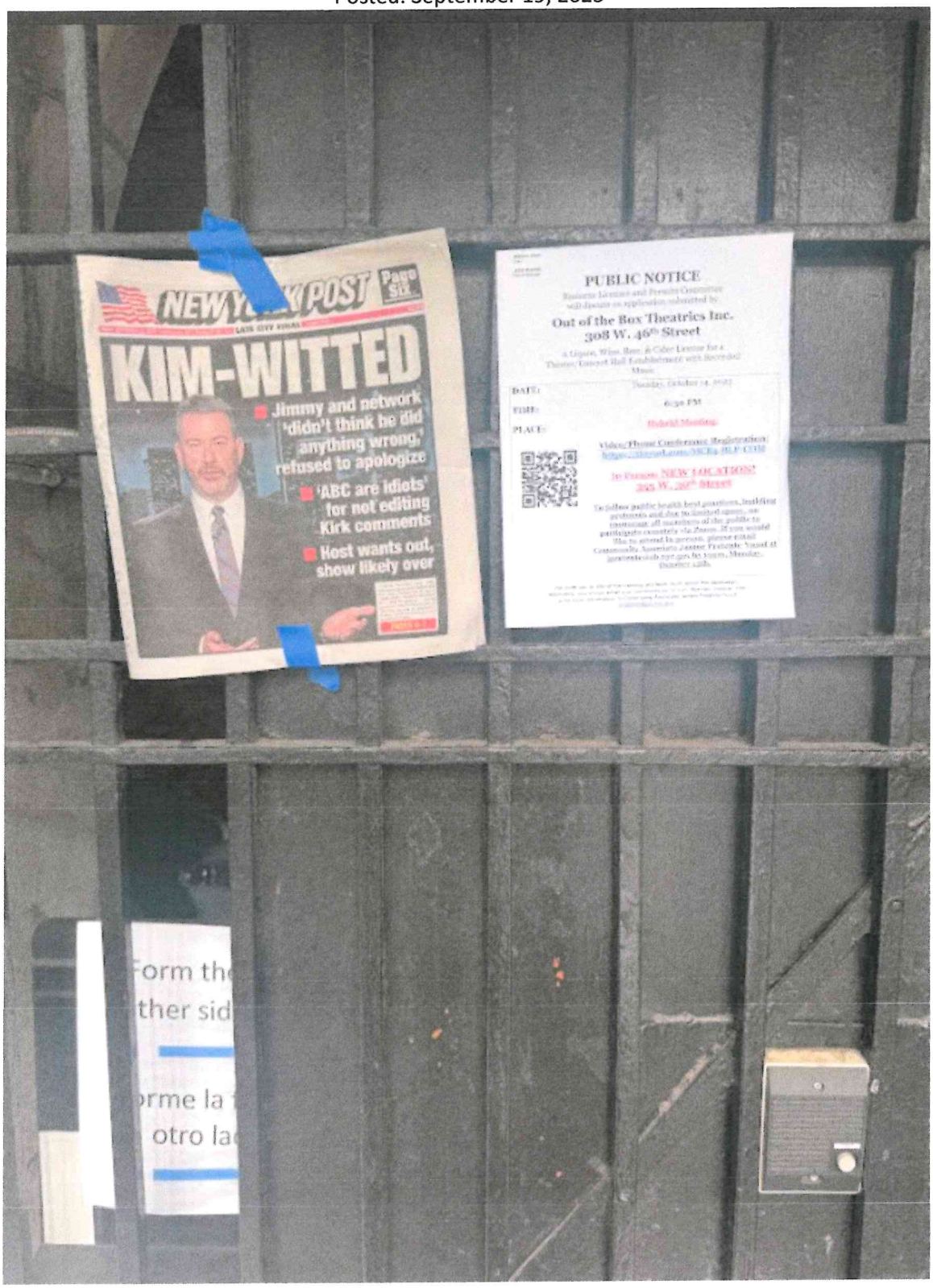

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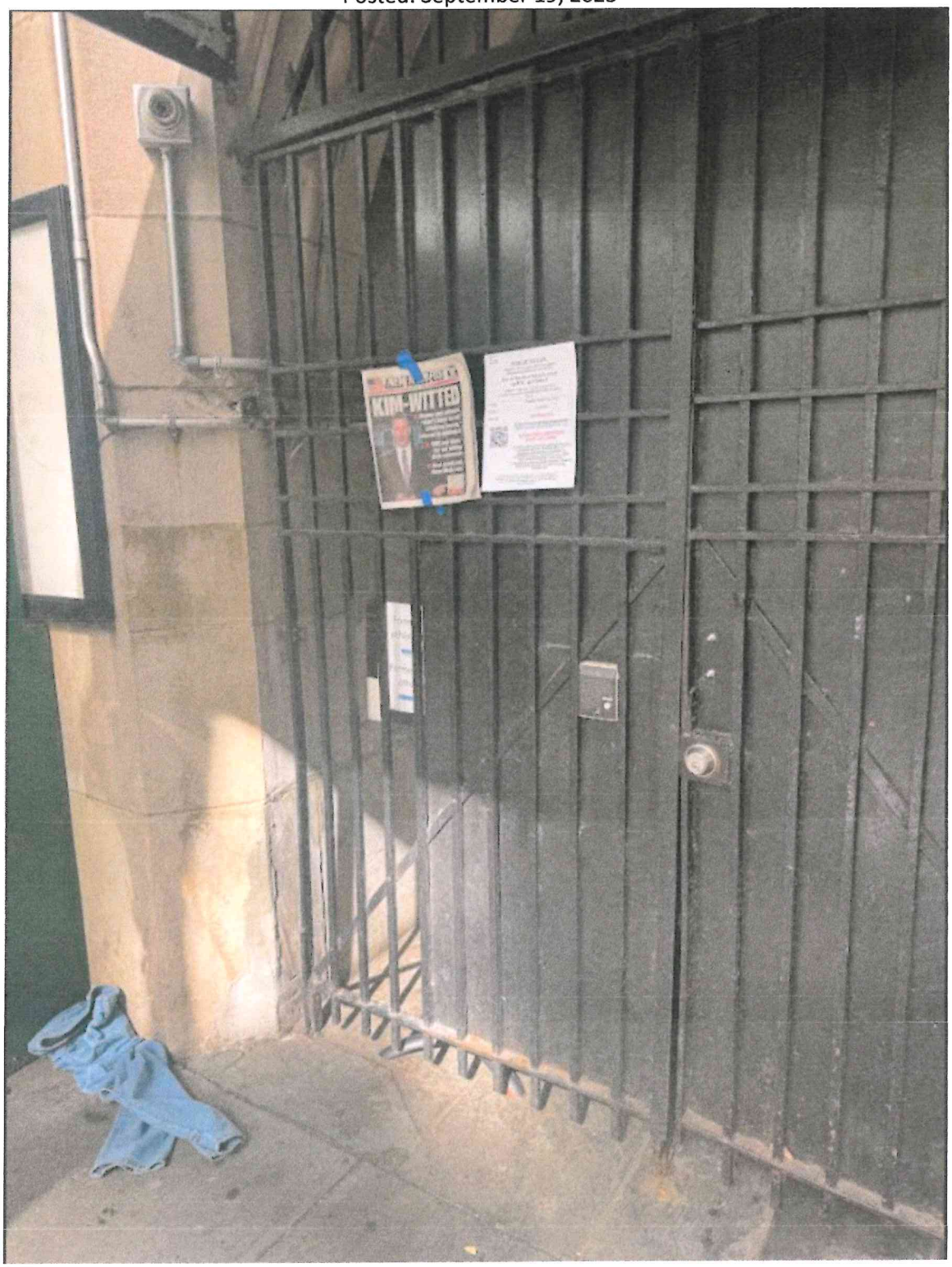

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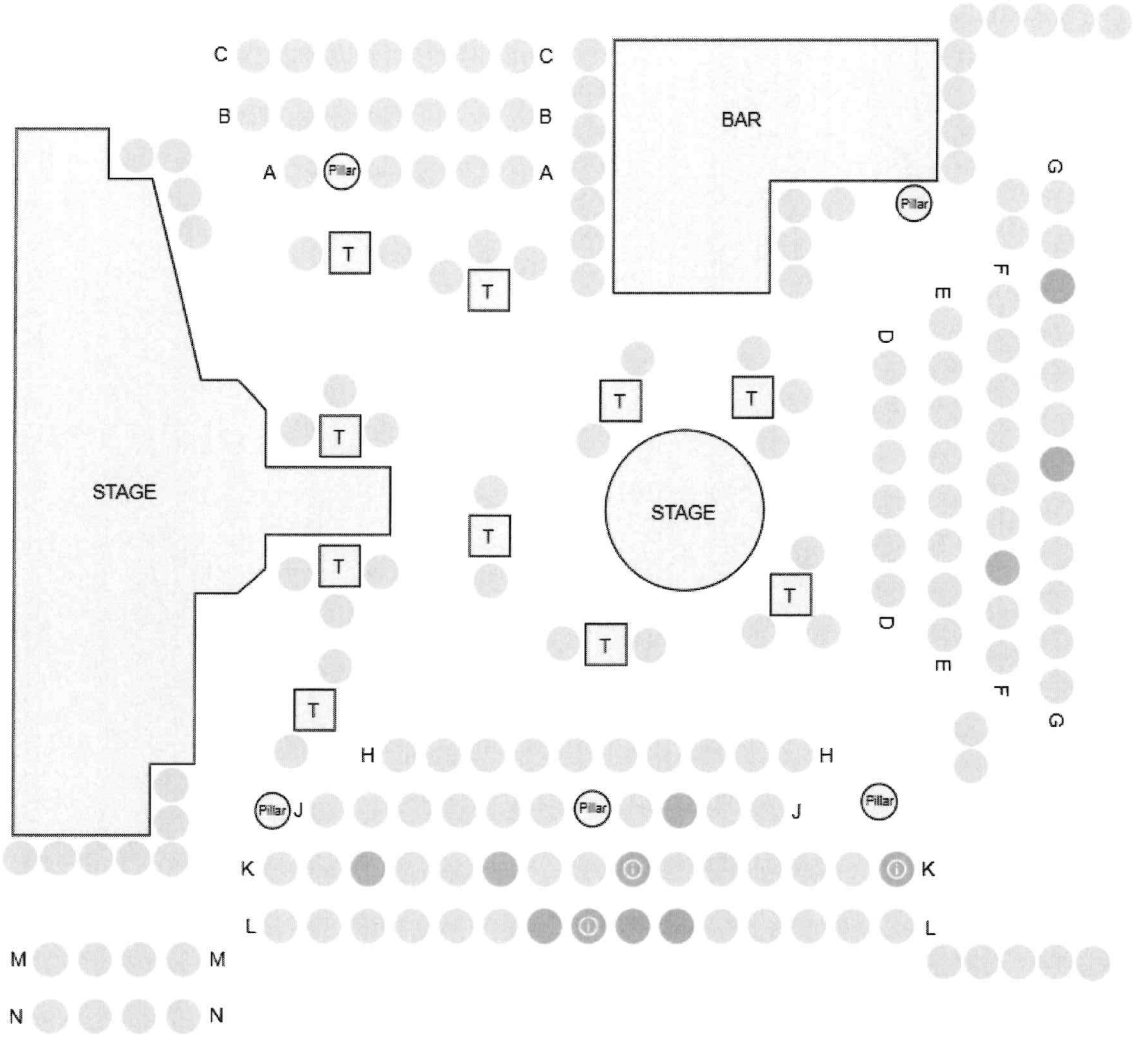
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Miriam Martinez <miriam@cblservices.com>

Out of the Box Theatrics Inc- Tuesday, October 14 - 308 W. 46th Street

Miriam Martinez <Miriam@cblservices.com> Thu, Sep 18, 2025 at 6:26 PM
To: lizflemming@ootbtheatrics.com, Anthony Caraballo <anthony@cblservices.com>, "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>, jpretente@cb.nyc.gov
Bcc: rjbenfatto@hyhkalliance.org, pgouris@hyhkalliance.org, kathleentreat123@gmail.com, mcgee79@aol.com, excom@chekpeds.com, info@clintonhousing.org, jrestuccia2@clintonhousing.org, rmarcano@clintonhousing.org, bkelley@clintonhousing.org, West43rdStreetNYC@gmail.com, mptenants@gmail.com, marisared22@aol.com, west44thnyc@gmail.com, twocatsltd@worldnet.att.net, hk4546ba@gmail.com, w47th48thblock@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, hudson.tenants@hotmail.com, awm3333@me.com, jessbondy@aol.com, john.waldman@redcross.org, HellsKBA@gmail.com, cressidac@gmail.com, peggychane@gmail.com, ljames@hcc-nyc.org

Dear Block/Tenant Association & Community Groups.

I hope this email finds you well.

Pursuant to Manhattan Community Board 4 protocol, we are contacting you to advise you that our client, Elizabeth Flemming, Owner of Out of the Box Theatrics Inc., is applying for an On- Premises Liquor License at the above-referenced location. There will be theatrical productions and live music.

The hours of operation will be as follows:

Sunday to Thursday: 12PM-12AM
Friday- Saturday 3PM-12AM

Please do not hesitate to contact us if you have any questions or concerns regarding this On-Premises Liquor License you and your block association may have.

Kindly, confirm receipt of this email and let us know if you have any questions.

Thank you very much. Have a wonderful day!
--
Sincerely,

Miriam Martinez
Caraballo Business Licensing Services
111 Atlantic Ave
Brooklyn, NY 11201
Tel: 718-875-2929
Fax: 718-875-4200

EXISTING LICENSE AT PREMISES

PLAYHOUSE 46 INC | Active

Premises Details

Premises Name	**PLAYHOUSE 46 INC**
DBA	**PLAYHOUSE 46 AT ST LUKE'S**
License ID	**0267-24-125066**
Legacy Serial No.	**6033593**
Category	**On Premises Wine**
Description	**Food & Beverage Business**
Address	**308 W 46TH ST NEW YORK, New York 10036 New York County**

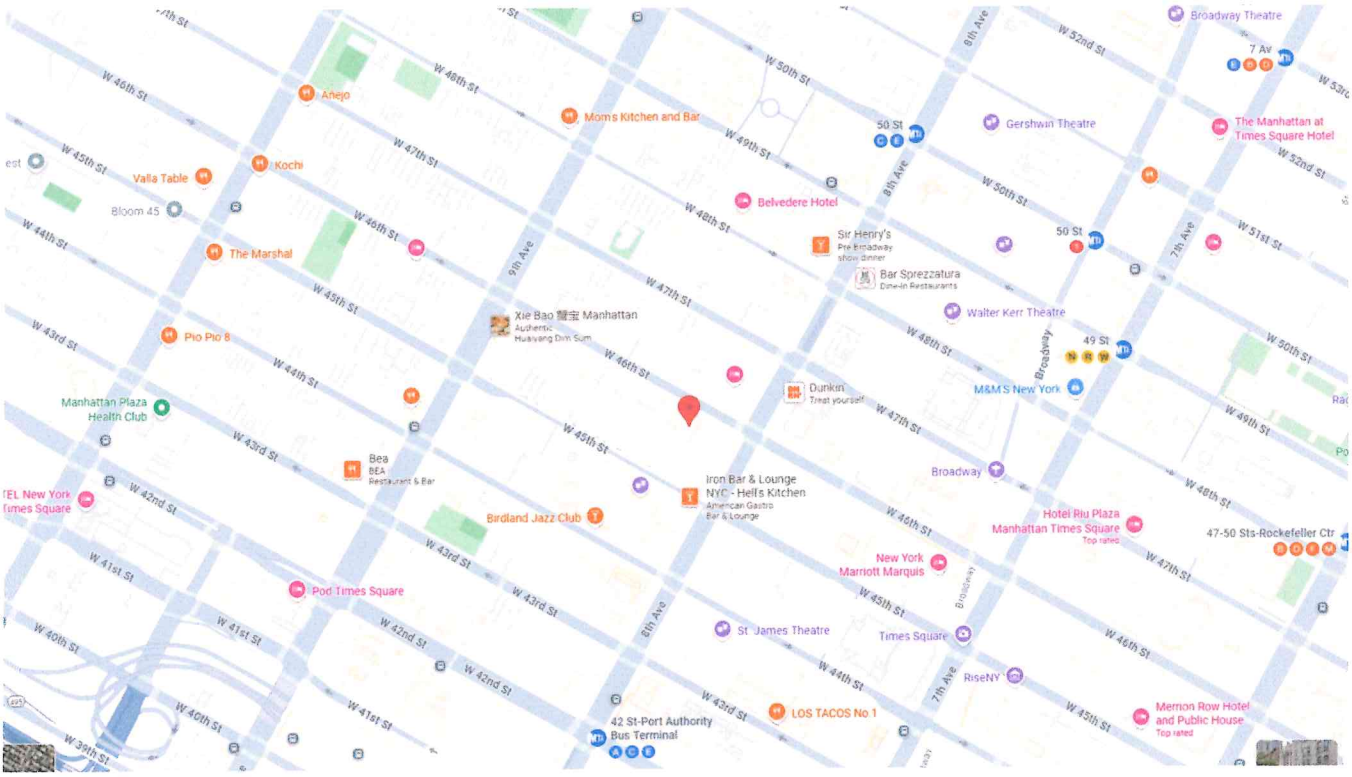
License Details

Lic Type	**1**
Lic Class	**267**
# of Additional Bars	**0**
Lic Exp Date	**7/31/2026**
Lic Eff Date	**8/15/2024**
Lic Iss Date	**8/15/2024**
Lic Org Date	**8/15/2024**
Status	**Active**

Principal(s)

Not Available for Display

Out of the Box Theatrics Inc.
308 W 46th Street
New York, NY 10036



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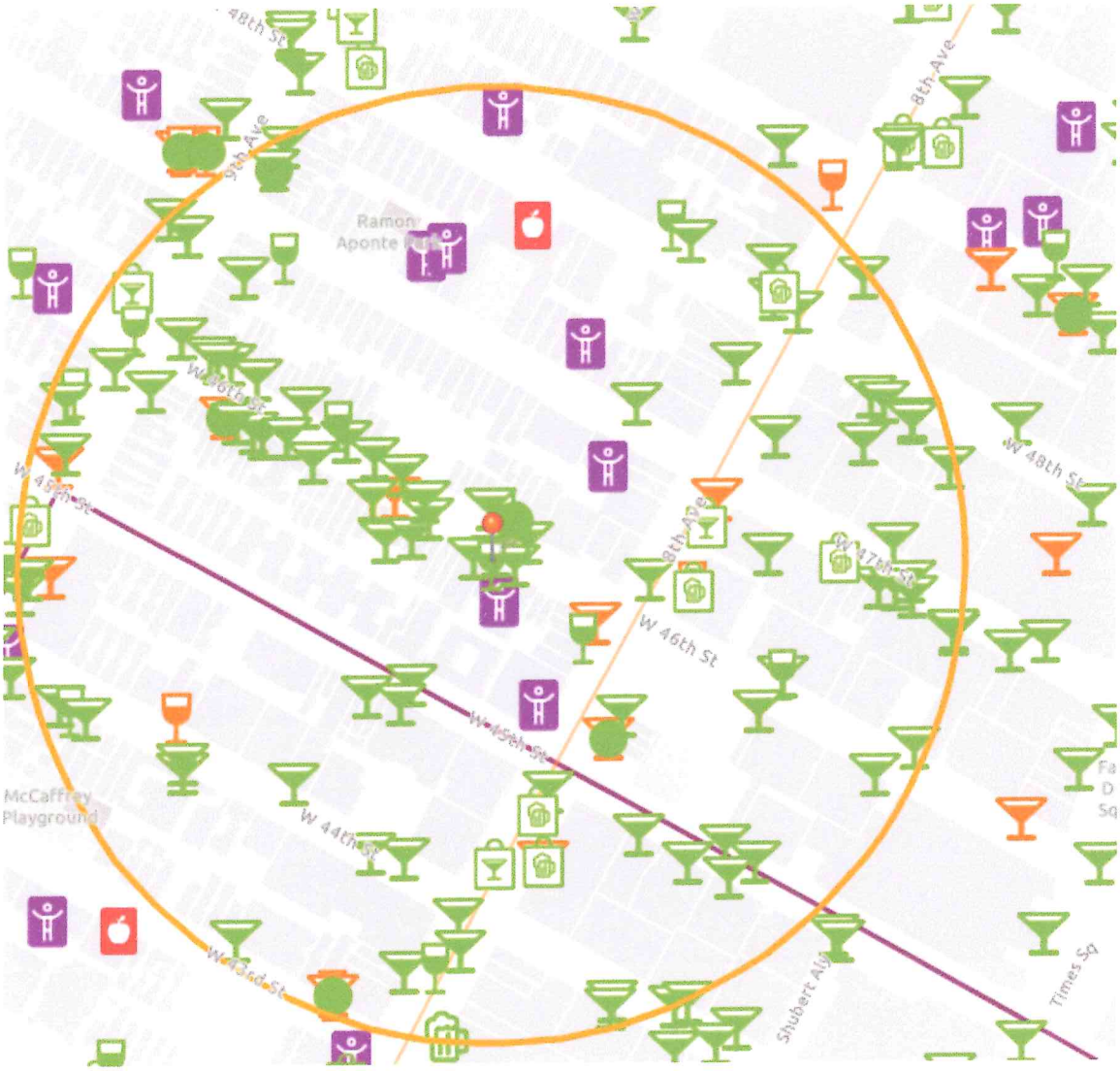

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation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

Proximity Report For:	
Location	**308 W 46th St, New York, New York, 10036**
Geocode	**Latitude: 40.76003** **longitude: -73.98876**
Report Generated On	**9/26/2025**

8 Closest Liquor Stores

Name	Address	Distance
REIDY WINE & LIQUOR CO INC License ID: 0100-22-118319 Legacy Serial No.: 1023815	762 8TH AVENUE NEW YORK, New York 10036	345 ft
TIME SQUARE CONVENIENCE INC License ID: 0100-21-115428 Legacy Serial No.: 1302533	705 8TH AVE NEW YORK, New York 10036	469 ft
NINTH AVENUE VINTNER LTD License ID: 0100-23-124697 Legacy Serial No.: 1023814	669 671 9TH AVENUE NEW YORK, New York 10036	718 ft
706 9TH AVE LIQUORS INC License ID: 0100-22-116207 Legacy Serial No.: 1314835	706 9TH AVE NEW YORK, New York 10019	884 ft
MPW3 LLC License ID: 0100-22-115625 Legacy Serial No.: 1340858	589 9TH AVE NEW YORK, NY 10036	1,157 ft
SHON 45 LIQUORS INC License ID: 0100-21-114855 Legacy Serial No.: 1023642	840 8TH AVENUE NEW YORK, New York 10019	1,284 ft
AUTHORITY CELLARS INC License ID: 0100-21-113800 Legacy Serial No.: 1305784	625 8TH AVE SPACE BTS 234 NEW YORK, New York 10018	1,431 ft
BEAUPIERRE LLC License ID: 0100-22-115653 Legacy Serial No.: 1337025	664 10TH AVE NEW YORK, New York 10036	1,498 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
St. Luke's Lutheran Church	59 ft
Pesant Jean Baptiste	234 ft

Churches within 500 feet	
Name	**Distance**
Puerto Rican Traveling Theater	240 ft
Salvation Army	377 ft
Actor's Temple	495 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
PMACS 11 LLC Application ID: NA-0340-25-129698	346 348 W 46th St New York, NY 10036	186 ft
Jack's All Day 46th LLC Application ID: NA-0340-25-102618	731 8th Ave New York, NY 10036	189 ft
Cunda156 Inc Application ID: NA-0340-25-129364	338 W 46th St New York, New York 10036	214 ft
Mapo International Inc. Application ID: NA-0340-25-111602	728 8th Ave New York, NY 10036	330 ft
268 Stage Ventures LLC Application ID: NA-0417-25-127941	762-766 8th Ave New York, NY 10036	371 ft
700 Eighth Owner L.P. and Highgate Hotels, L.P. Application ID: NA-0343-25-127119	700 8th Ave New York, NY 10036	474 ft
SCSCF LLC Application ID: NA-0340-25-122484	252 W 46th St New York, NY 10036	482 ft
BB36609BB LLC Application ID: NA-0340-25-108420	366 W 46th St New York, NY 10036	484 ft
LA SCALA RESTAURANT, LLC Application ID: MA-25-103714-01	630 NINTH AVE 9THAVE & 8THAVE W 44TH&45TH ST NEW YORK, NY 10036	697 ft
Five Georgian Brothers Group Inc Application ID: NA-0340-25-113969	643 9th Ave # 647 New York, NY 10036	705 ft
SSV Concessions LLC Application ID: NA-0370-25-109802	305 W 43rd St New York, New York 10036	720 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
326 RESTAURANT CORP License ID: 0340-23-131590 Legacy Serial No.: 1028637	326 W 46TH STREET NEW YORK, New York 10036	16 ft
THREE AND ONE GROUP LLC License ID: 0340-22-106153 Legacy Serial No.: 1298536	320 W 46TH ST NEW YORK, New York 10036	30 ft
W F RESTAURANTS INC License ID: 0340-23-129956 Legacy Serial No.: 1027993	322 W 46TH STREET NEW YORK, New York 10036	37 ft
BARBETTA RESTAURANT INC License ID: 0340-23-129837 Legacy Serial No.: 1028621	319 321 323 W 46TH STREET NEW YORK, New York 10036	65 ft
FOOD AFFAIRS INC License ID: 0340-24-114637 Legacy Serial No.: 6022904	317 W 46TH ST NEW YORK, NY 10036	87 ft
340 WEST 46TH STREET CORP License ID: 0340-23-129915 Legacy Serial No.: 1028014	340 W 46TH STREET GROUND FLOOR NEW YORK, New York 10036	124 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
TIMES SQUARE 46 RESTAURANT CORP License ID: 0340-23-135734 Legacy Serial No.: 1332546	328 330 W 46TH ST NEW YORK, New York 10036	134 ft
DTM PB CORP License ID: 0340-22-114306 Legacy Serial No.: 1260382	343 W 46TH ST NEW YORK, New York 10036	146 ft
DIM SUM PALACE INC License ID: 0340-22-102922 Legacy Serial No.: 1284342	334 W 46TH ST NEW YORK, New York 10036	173 ft
LA BUCA REST CORP License ID: 0340-22-110796 Legacy Serial No.: 1027844	349 W 46TH ST NEW YORK, New York 10036	200 ft
S'AIMER LLC License ID: 0370-24-100503 Legacy Serial No.: 6008415	338 W 46TH ST NEW YORK, New York 10036	214 ft
DARDURO LLC License ID: 0370-23-135094 Legacy Serial No.: 1270551	328 W 45TH ST NEW YORK, New York 10036	226 ft
741 EIGHTH AVENUE OWNERS LLC License ID: 0343-22-124036 Legacy Serial No.: 1289098	305 W 46TH STREET NEW YORK, New York 10036	250 ft
POLA RESTAURANT INC License ID: 0340-23-131381 Legacy Serial No.: 1027891	355 W 46TH STREET NEW YORK, NY 10036	251 ft
JUJAMCYN THEATERS LLC & SWEET HOSPITALITY GROUP, LLC License ID: 0373-23-134434 Legacy Serial No.: 1168131	302 W 45TH ST NEW YORK, New York 10036	260 ft
AAM HOLDING CORP License ID: 0370-24-124827 Legacy Serial No.: 6033344	316 318 320 WEST 45TH STREET NEW YORK, New York 10036	286 ft
ERMINIA RESTAURANT CORPORATION License ID: 0340-23-129985 Legacy Serial No.: 1027795	361 W 46TH STREET NEW YORK, New York 10036	302 ft
732 EIGHTH AVENUE CORP License ID: 0370-24-134868 Legacy Serial No.: 6043673	732 8TH AVENUE NEW YORK, New York 10036	314 ft
350 W 46 CAFE LLC License ID: 0370-23-132241 Legacy Serial No.: 1314607	350 W 46TH ST 9TH & 8TH AVENUES NEW YORK, New York 10036	328 ft
DUTCH FREDS INC License ID: 0370-24-105008 Legacy Serial No.: 6013007	307 W 47TH ST NEW YORK, NY 10036	341 ft
TIMES SQUARE RETAIL LLC License ID: 0340-23-134167 Legacy Serial No.: 1266255	713 8TH AVE AKA 701-715 EIGHTH AVENUE NEW YORK, New York 10036	366 ft
KINSALE ROAD INC License ID: 0370-23-127292 Legacy Serial No.: 1114815	370 WEST 46TH STREET 8 & 9 AVENUE NEW YORK, New York 10036	384 ft
S&F SZECHUAN INC License ID: 0340-21-120887 Legacy Serial No.: 1319343	353 WEST 46TH ST NEW YORK, New York 10036	386 ft
J ENTERTAINMENT GROUP INC License ID: 0340-23-128445 Legacy Serial No.: 1346007	358 W 46TH ST NEW YORK, New York 10036	417 ft
GIFT NEW YORK NO 2 LLC License ID: 0340-22-114122 Legacy Serial No.: 1322727	360 W 46TH ST NEW YORK, New York 10036	433 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
CASTLEKNOCK INC License ID: 0370-24-121758 Legacy Serial No.: 6030181	264 266 W 47TH STREET NEW YORK, New York 10036	438 ft
PMACS 10 LLC License ID: 0340-24-134477 Legacy Serial No.: 6043275	321 W 44th St New York, NY 10036	463 ft
JOIN US HK LLC License ID: 0340-23-129477 Legacy Serial No.: 1302077	364 W 46TH ST NEW YORK, New York 10036	464 ft
363 WEST 46TH ST. TAVERN INC. License ID: 0370-24-105009 Legacy Serial No.: 6013008	363 W 46TH ST 8TH AVENUE & 9TH AVENUE NEW YORK, New York 10036	472 ft
JAYARVEE INC License ID: 0340-23-129952 Legacy Serial No.: 1028288	315 W 44TH STREET NEW YORK, New York 10036	480 ft
Shamrocks & Clovers Restaurant Corporation License ID: 0340-25-100950 Legacy Serial No.: 6050363	252 W 46th St New York, New York 10036	482 ft
THEATRE REFRESHMENT CO OF NY INC & SELECT HOSPITALITY CORPORATION License ID: 0409-23-116000 Legacy Serial No.: 1023235	252 W 45TH STREET NEW YORK, New York 10036	484 ft
REINS INTERNATIONAL NEW YORK INC License ID: 0340-22-104170 Legacy Serial No.: 1257902	321 W 44TH ST, SPACE 103 NEW YORK, New York 10036	492 ft
Gui Corporation License ID: 0340-25-101091 Legacy Serial No.: 6050507	776 8th Ave New York, NY 10036	492 ft
P 46 ENTERTAINMENT LLC License ID: 0340-22-113624 Legacy Serial No.: 1307799	235 W 46TH ST NEW YORK, New York 10036	496 ft
PMACS 7 LLC License ID: 0340-23-129073 Legacy Serial No.: 1347681	783 8TH AVE NEW YORK, New York 10036	497 ft
EMH 2024 Inc License ID: 0370-25-121363 Legacy Serial No.: 6071098	369 West 46th St New York, New York 10036	522 ft
371 W 46TH ST OWNERS LLC License ID: 0340-23-139286 Legacy Serial No.: 1332557	371 W 46TH ST NEW YORK, New York 10036	539 ft
PALERMO46 INC License ID: 0340-24-109783 Legacy Serial No.: 6017888	373 W 46TH ST FLR 1,2,3,4 NEW YORK, New York 10036	554 ft
WEST 44TH STREET HOTEL LLC & IHG MGT MD LLC License ID: 0343-22-128763 Legacy Serial No.: 1237159	300 W 44TH STREET 8TH AND 9TH AVENUES NEW YORK, New York 10036	556 ft
THEATRE REFRESHMENT CO OF NY INC & SELECT HOSPITALITY CORPORATION License ID: 0409-23-115989 Legacy Serial No.: 1023232	242 W 45TH STREET NEW YORK, New York 10036	562 ft
THEATRE REFRESHMENT CO OF NY INC & SELECT HOSPITALITY CORPORATION License ID: 0409-22-131245 Legacy Serial No.: 1023240	249 W 45TH STREET NEW YORK, New York 10036	576 ft
ILURAS LLC & 358 W 44TH ST THEATER CO INC License ID: 0370-23-134121 Legacy Serial No.: 1196150	358 W 44 ST 2ND FLOOR 8TH & 9TH AVES. NEW YORK, New York 10036	579 ft

Form—244-1923 Certificate of Occupancy. 8A-2087-23-L

BUREAU OF BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

HVC **CERTIFICATE OF OCCUPANCY No.** 192 3

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York Dec. 20 19 23

THIS CERTIFIES that the building located on Block 1036, Lots 37-38-39-39½-40

known as 308-316 West 46th Street, 91 8/12' front

under a permit, Application No. 143 N.B. of 1922, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of fireproof construction within the meaning of the building code and may be used and occupied as a public building as hereinafter qualified, in a business district under the building zone resolution, subject to all the privileges, requirements, limitations, and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED MALE	FEMALE	TOTAL	USE
Basement	or Ground 100	100		200	Sunday school
	P.H. Gym. 150	25	25	50	Gymnasium
1st Floor	Church 100	215	215	430	Church
	Ch. gallery	25	25	50	Church Gallery
2nd Floor	100	25	25	50	Church parlor & Library
	P.H. 100	1	1	2	Church Sexton
3rd Floor	P.H. 100	25	25	50	Unassigned room(social)
4th "	P.H. 40	3	1	4	Pastor's residence

This certificate is issued to J. Louis Schaefer, c/o W.R. Grace & Co., 7 Hanover Square, N.Y. City, as the owner or owners.