



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

COREY JOHNSON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

June 5, 2013

Dennis Rosen
Chairman
New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, New York 12210

**Re: 505 Event Spaces Inc.
d/b/a Pillars 38
518 W. 38th Street**

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of new catering license for 505 Event Spaces Inc. d/b/a Pillars 38 – 518 W. 38th Street unless the following stipulation, agreed to by the applicant, is part of the method of operation for this establishment with a capacity of 200, with varying numbers of tables and seats, two service bars and varying number of tables and seats outside within building property line.

A signed copy of the questionnaire, stipulations and community agreements are enclosed.

Sincerely,

Corey Johnson
Chair

[signed 06/05/13]
Paul Seres
Co-Chair
Business License &
Permits Committee

[signed 06/05/13]
Lisa Daglian
Co-Chair
Business License &
Permits Committee

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT 505 Event Spaces Inc.		DOING BUSINESS AS (DBA) Pillars 38			
STREET ADDRESS 518 W. 38th St., New York, NY 10018		CROSS STREETS 10th and 11th Avenues			
OWNER	NAME: James Brady	ATTORNEY	NAME: John Springer (REP)		
	PHONE: 201-923-5511		PHONE: 631-331-3334		
	FAX:		FAX: 631-880-7101		
MANAGER	NAME: James Brady	LANDLORD	NAME: 505 W. 37th LLC		
	PHONE: 201-923-5511		PHONE: 877-505-3737		
	FAX:		FAX:		
DESCRIPTION OF BUSINESS					
Establishment Type:	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Restaurant <input checked="" type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): _____				
Method of Operation:	<input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input checked="" type="radio"/> Other (Explain): <u>Special events space / private bookings</u>				
License Type:	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer				
APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO
		What is/was the name of establishment?		statement attachment	
		What is/was the address of the establishment?		as exhibit A	
		What were the dates the applicant was involved with this former premise?			
	<input type="radio"/> Transfer	What is the prior license #?			
		What is the expiration date on the prior license?			
		Are you making any alterations or operational changes?		YES	NO
		If alterations or operational changes are being made, please attach the plans to this form.			
	<input type="radio"/> Alteration	What is the current license #?			
		What is the expiration date on the current license?			
Please describe the nature of the alterations and attach the plans					

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	6 p- 4a	6 p- 4a	6 p- 4a	6 p- 4a	6 p- 4a	6 p- 4a	6 p- 4a	6 p- 4a	
	Music	varies by event	varies	varies	varies	varies	varies	varies	varies	
	Kitchen	varies by event	varies	varies	varies	varies	varies	varies	varies	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	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 Bars	Number of Seats	Number of Tables	
	pending	200	varies	varies	2	0	0	varies	varies	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	1st floor only		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A	No cabaret permit will be sought, but there will be small-scale patron dancing not subject to special permit (i.e. weddings, bar/bat mitzvahs)		
Will applicant have bottle service?					YES	NO	N/A	No		
Will you be hosting private parties and promotional events?					YES	NO	N/A	Private parties only		
Will outside promoters be used?					YES	NO	N/A	No		
Will the security plan submitted be implemented?					YES	NO	N/A	Yes		
Will State certified security personnel be used?					YES	NO	N/A	No		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A	Yes		
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A	No		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	N/A	No		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A	N/A		
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A	Yes		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	NO	N/A	Yes		
If you plan to have music, what types?)			BACKGROUND	LIVE MUSIC	DJ	Background & DJ				
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	NO	N/A	Yes		
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	If necessary, yes		
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	N/A	yes		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	n/a... no outside spaces
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A	n/a
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	N/A	n/a
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	n/a
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	n/a
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A	n/a
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	n/a

LOCATION & ZONING				
Primary Zoning District:	Com Use Group 6		Overlay (If Applicable):	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	pending
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	yes.. list and map attached
Is a Public Assembly permit required?	YES	NO	N/A	Yes
Are your plans filed with DOB?	YES	NO	N/A	Yes
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Manhattan Community Board 4		
	# 2			
	# 3			

ADDITIONAL STIPULATIONS: (Office Use Only)

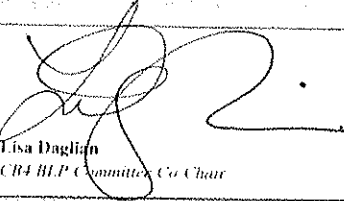
- close at 12 midnight
- no music amplified or otherwise will be allowed outside
- CB outdoor space strips
- no more than 2 hours of outdoor use per event


Manhattan Community Board 4 (MCB4) recommends:

Approval Denial unless all agreed to by applicant is part of the method of operation Denial

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Community Associate

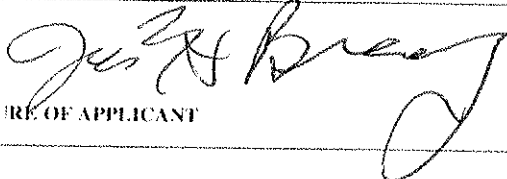

Lisa Daghlian
CB4 BLP Committee Co Chair


Pat Swales
CB4 BLP Committee Co Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

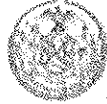
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE →


SIGNATURE OF APPLICANT

DATE

8/14/13



OFFICE OF THE COMPTROLLER
 NEW YORK CITY
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 NEW YORK CITY
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 NEW YORK CITY

PUBLIC NOTICE

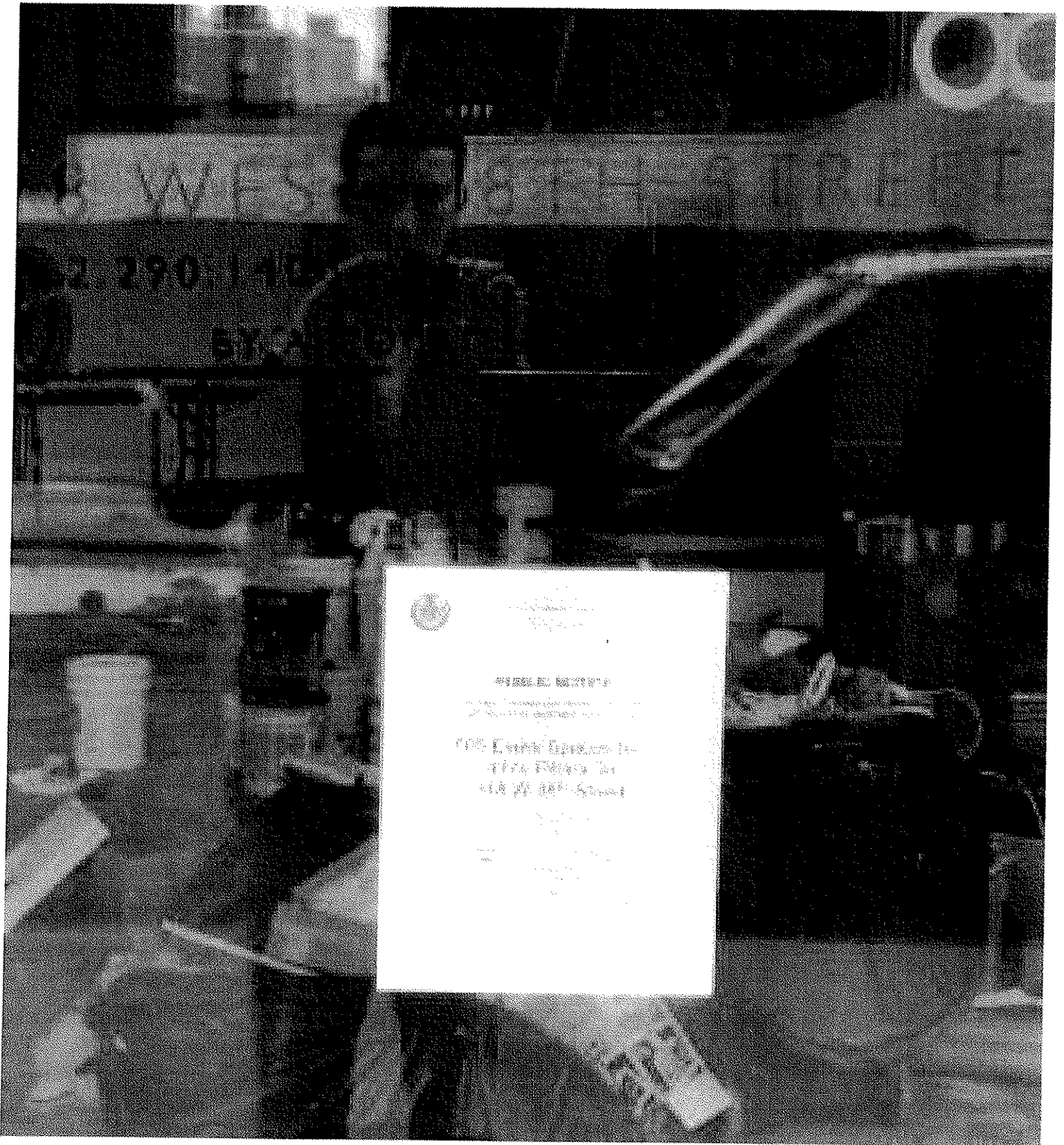
Business Licenses and Permits Committee
 will discuss an application submitted by

505 Event Spaces Inc.
d/b/a Pillars 38
518 W 38th Street

An application for an
 On-Premise Liquor License

DATE Tuesday, May 14, 2013
TIME 6:30 PM
PLACE 100 West 44th Street
 100 West 44th Street

For more information, please contact the Office of the Comptroller at (212) 312-1234 or visit our website at www.comptroller.nyc.gov. This notice is for informational purposes only and does not constitute an offer of any financial product or service. The Office of the Comptroller is not responsible for the accuracy or completeness of the information provided herein.



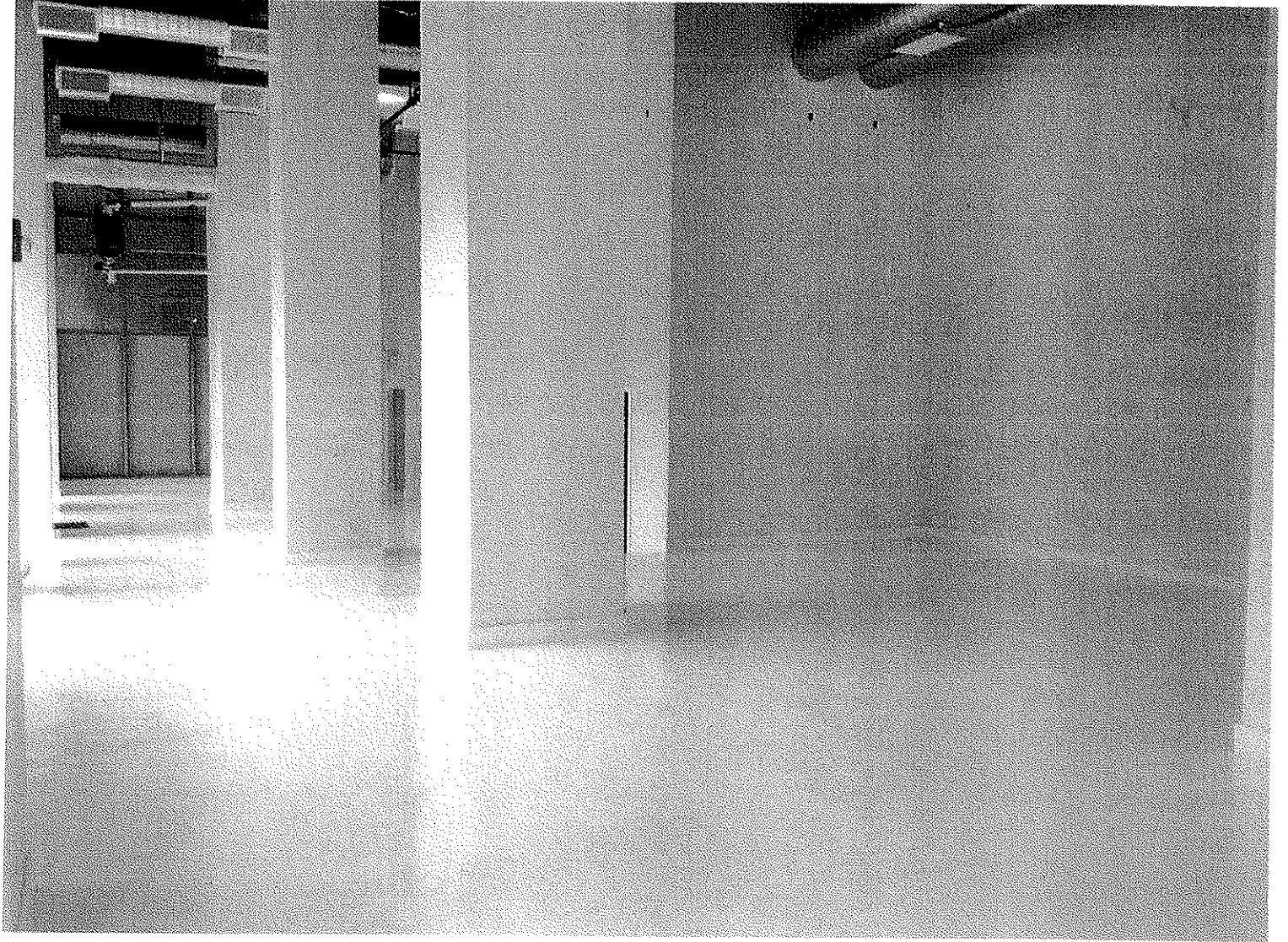
MOBILE NOTICE

The City of Evansville is currently conducting a project to improve the safety and accessibility of the downtown area. This project includes the installation of new sidewalks, crosswalks, and streetlights. The project is scheduled to begin in the fall of 2000 and will be completed by the end of the year. We appreciate your patience and understanding during this time.

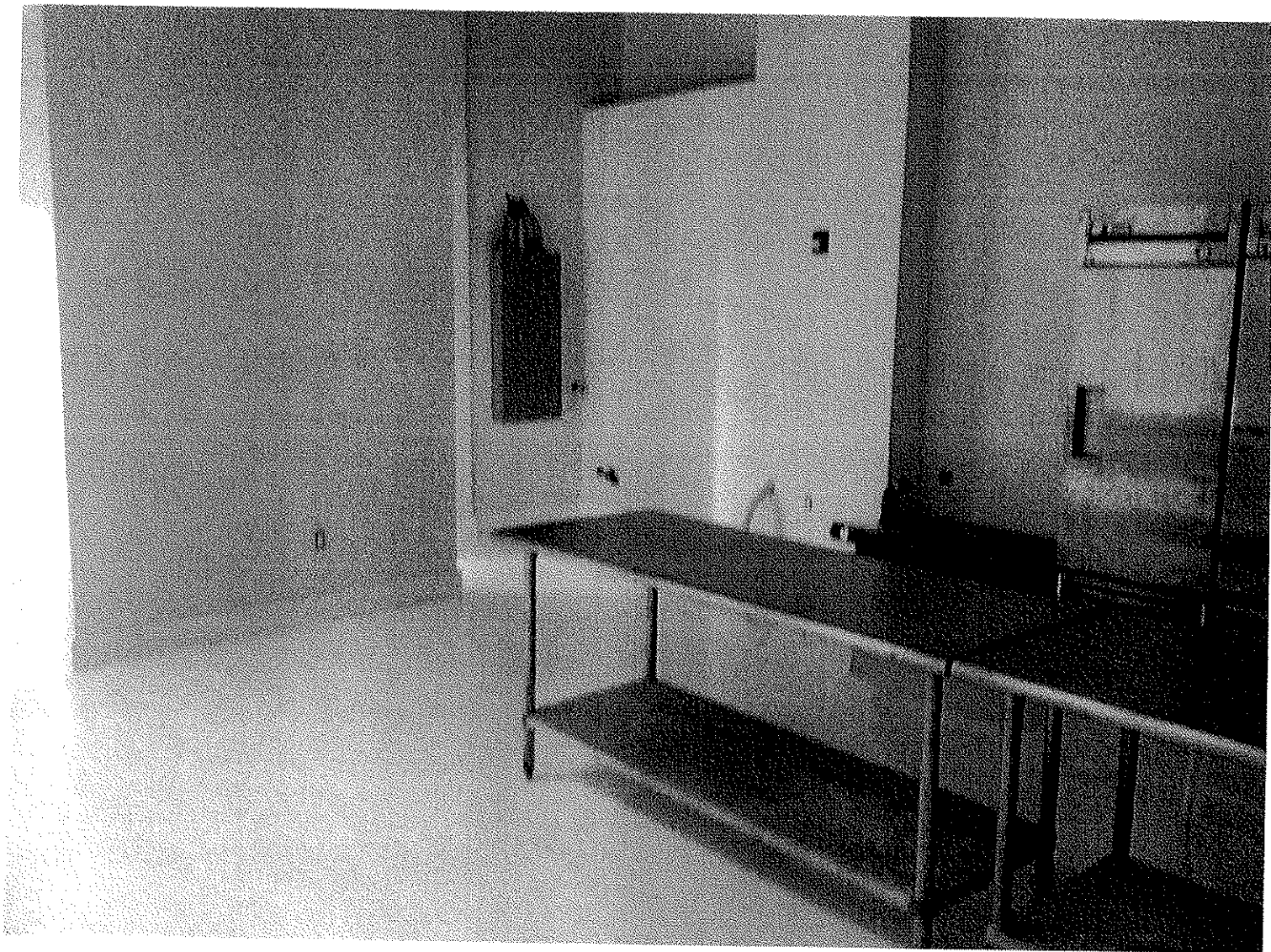
For more information, please contact the City of Evansville at 100 Evansville, Evansville, IN 47713. You can also call us at (317) 425-1234 or visit our website at www.evansville.org.



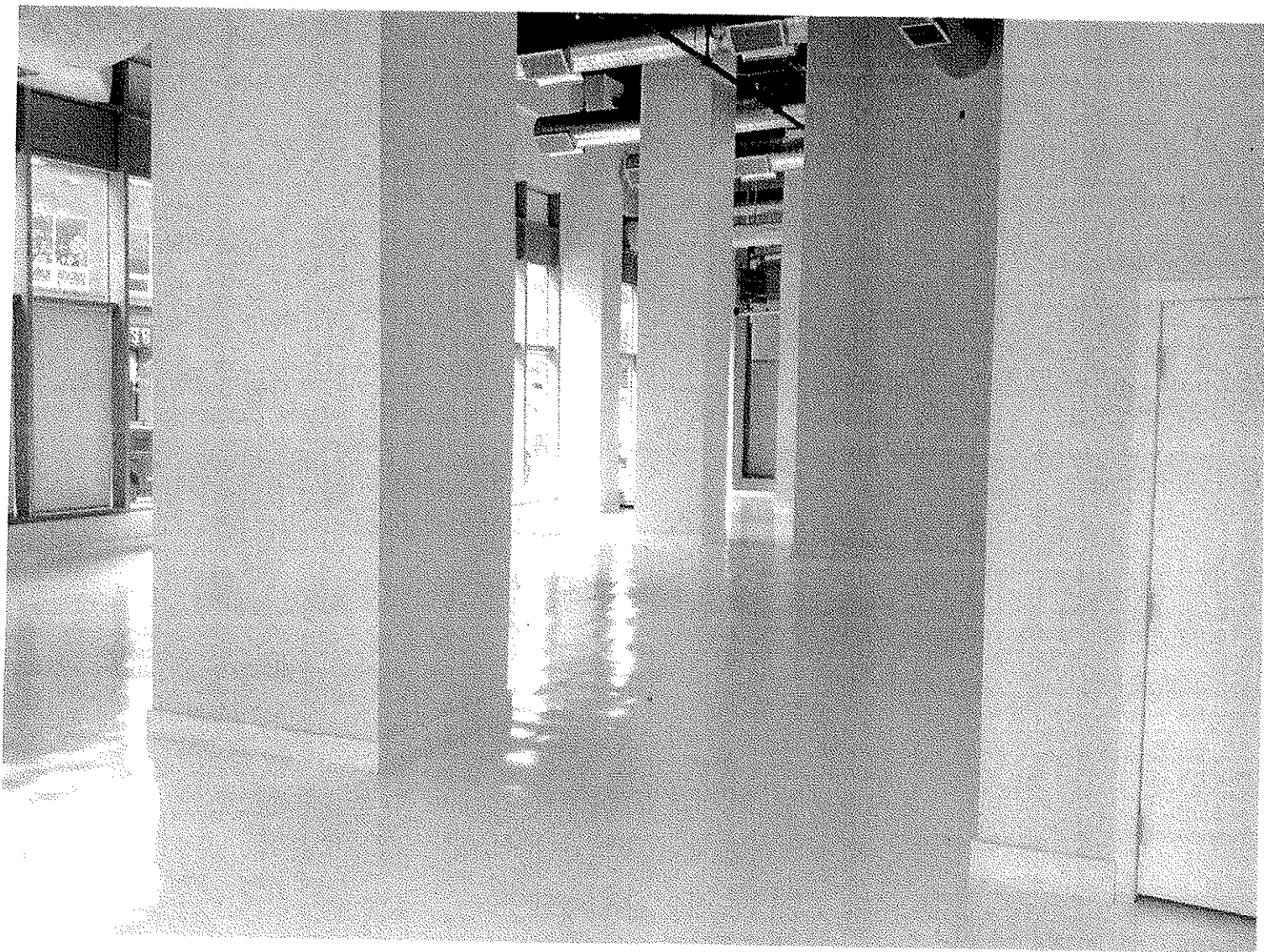
505 Event Spaces Inc.
dba Pillars 38
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dba Pillars 38
518 W. 38th Street,
New York, NY 10018

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

Print YOUR Name **JAMES BRADY**

3. Residences for the past TEN years.

Address	From (month/year)	To (month/year)
510 Sicomac Avenue Wyckoff NJ 07481	June 1992	Present
Address	From (month/year)	To (month/year)
Address	From (month/year)	To (month/year)
Address	From (month/year)	To (month/year)
Address	From (month/year)	To (month/year)

Exhibit A

4. Your occupation for the past TEN years

From/To (month/year)	Employer	Employer Address
Oct 2006 to Present	Studio 450	450 West 31st Street NY NY 10001
Type of business	Position	
Event Space / Catering Hall	OWNER / MANAGER	
From/To (month/year)	Employer	Employer Address
1/02 to 6/09	Loft Eleven	366 W 37th St. NY, NY 10001
Type of business	Position	
Event SPACE / Meeting Hall	OWNER / MANAGER	
From/To (month/year)	Employer	Employer Address
11/02 to 6/09	Penthouse 15	336 W 37th Street NY NY 10001
Type of business	Position	
Event SPACE / Meeting Hall	OWNER / MANAGER	

5. LICENSE HISTORY / AFFILIATIONS

(a) If you are an applicant (i.e. proprietor, partner, stockholder, officer or director) or applicant's spouse, will you continue your present occupation or business? YES NO

List hours you will devote to business sought to be licensed:
Noon till 2 AM

continued on next page

APPLICANT'S STATEMENT CONCERNING MENU

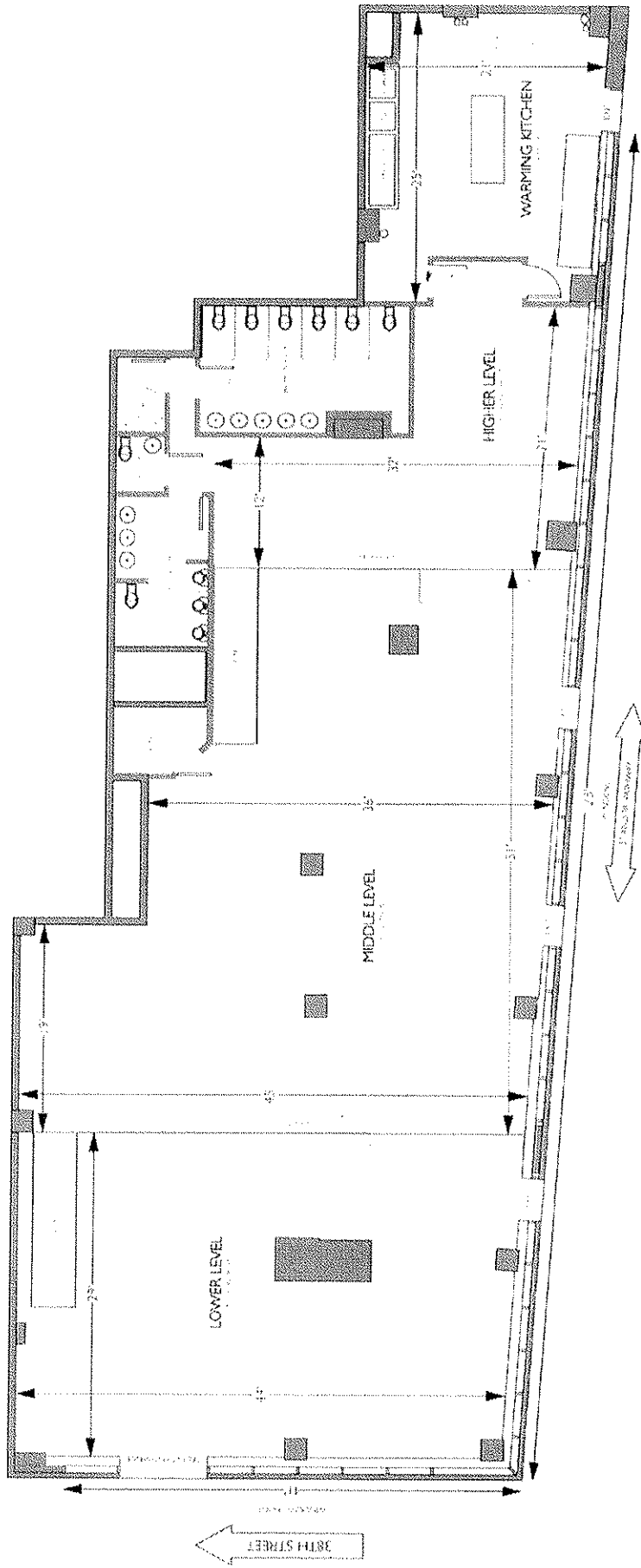
THE MENU FOR EVENTS AT PILLARS 37 WILL BE GEARED MORE TOWARD CORPORATE PARTIES, COCKTAIL PARTIES ETC.

THIS SPACE HAS A COMMERCIAL WARMING KITCHEN THAT MEETS THE STANDARDS SET DOWN THE STATE ALCOHOLIC BEVERAGE CONTROL ACT.

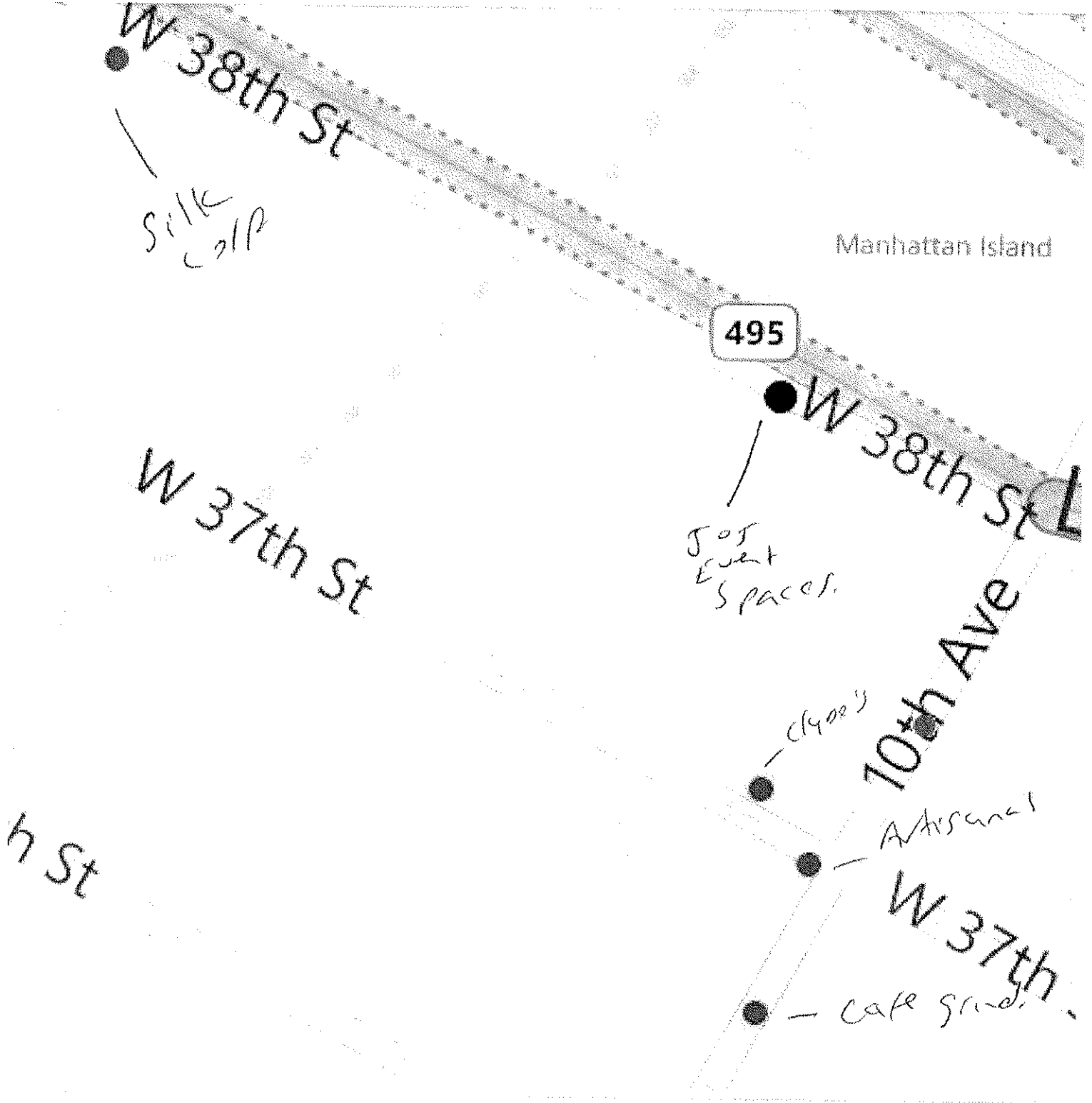
OUTSIDE CATERERS PREPARE THE FOOD THAT WILL BE SERVED OFF-SITE. THE FOOD – TYPICALLY HOR DOURVE PLATTERS, FINGER SANDWICHES, BUFFET-STYLE HOT ENTREES, SALADS ETC – ARE THEN WARMED AND PLATED FOR SERVICE AT PILLARS 37.

#end#

- 26'-30" HIGH CEILINGS
- WRAP AROUND GLASS WINDOWS
- WARMING KITCHEN
- 250 GUESTS FOR SIT DOWN DINNER
- BRIGHT WHITE WALLS
- 300 GUESTS FOR COCTAIL RECEPTION
- HIGH GLOSS BLACK FLOORS
- 3,700 SQ FEET OF USABLE SPACE ON GROUND FLOOR



500 ft map



re: 518 W. 38th

Proximity Report for Location:

April 26, 2013

518 W 38TH ST, New York, 10018

* 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.

Closest Liquor Stores

Name	Address	Approx. Distance
ODYSSEY WINE & SPIRITS INC	490 10TH AVE	240 ft
42 & 10TH SPIRITS LTD	507 W 42ND STREET	1070 ft
SHILORI INC	486 9TH AVENUE	1135 ft
34TH STREET WINERY INC	460 WEST 34TH STREET STORE 1	1160 ft
474 9TH AVE INC	474 9TH AVENUE	1185 ft
589 NINTH AVENUE CORP	589 9TH AVENUE	1505 ft
39TH STREET WINE INC	354 W 39TH ST	1520 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within ⁵⁰750 Feet

Name	Address	Approx. Distance
CLYDE ARK LLC	505 W 37TH ST	265 ft
ARTISANAL CHEESE LLC	483 TENTH AVENUE 2ND FLR	315 ft
CAFE GRIND LLC, THE	477 10TH AVE	415 ft
SILK CORP	552 W 38TH STREET	500 ft
THREE BROTHERS BAKING INC	451 W 39TH ST	615 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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Unmapped licenses within zipcode of report location

Name	Address
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John Springer
52 Horizon View Drive
Farmingville, NY 11738
(631) 331-3334 phone | (631) 880-7101 fax
john@nybarguy.com

Nelly Gonzalez
Manhattan Community Board No. 4
330 West 42nd St., 26th Floor
New York, NY 10036

NEW LIQUOR LICENSE APPLICATION FOR CATERING ESTABLISHMENT

RE: 505 Event Spaces, Inc., dba Pillars 38, 518 W. 38th St., New York, NY 10018

April 1, 2013

Dear Ms. Gonzalez:

I am a non-attorney licensing consultant assisting James Brady and his attorney, Vivian Tozaki Esq., in connection with an application for a catering establishment liquor license from the New York State Liquor Authority.

This is the second of three such notices I am filing today on behalf of Mr. Brady. The other two are on W. 31st and W. 37th streets.

Attached please find the 30-day advance community notification the applicant is required to file with the Community Board under state law.

If you e-mail me the Stipulations Application, I will get to work on the photos, diagrams and other items required by the BLP committee requires in advance of its meeting on this application. We are hoping to come in for the May meeting.

Sincerely,



John Springer
For the applicant

Attachment