



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> 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, 9<sup>th</sup> Floor  
Albany, New York 12210

**Re: Studio 450, LLC**  
**450 W. 31<sup>st</sup> Street**

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of transfer restaurant license for Studio 450, LLC – 450 W. 31<sup>st</sup> Street unless the following stipulation, agreed to by the applicant, is part of the method of operation for this establishment with a capacity of 337, with varying numbers of tables and seats, two service bars, one stand-up bar with no seating 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

<b>APPLICANT</b> Studio 450, LLC		<b>DOING BUSINESS AS (DBA)</b> (no other name will be used)		
<b>STREET ADDRESS</b> 450 W. 31 St., New York, NY 10001		<b>CROSS STREETS</b> 9th and 10th Avenues		
<b>OWNER</b>	<b>NAME:</b> James Brady	<b>ATTORNEY</b>	<b>NAME:</b> John Springer (REP)	
	<b>PHONE:</b> 201-923-5511		<b>PHONE:</b> 631-331-3334	
	<b>FAX:</b>		<b>FAX:</b> 631-880-7101	
<b>MANAGER</b>	<b>NAME:</b> James Brady	<b>LANDLORD</b>	<b>NAME:</b> James and Jane Brady	
	<b>PHONE:</b> 201-923-5511		<b>PHONE:</b> 201-923-5511	
	<b>FAX:</b>		<b>FAX:</b>	
<b>DESCRIPTION OF BUSINESS</b>				
<b>Establishment Type:</b>	<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): _____			
<b>Method of Operation:</b>	<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>			
<b>License Type:</b>	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
<b>APPLICATION TYPE</b> (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> 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- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	6 p- <del>7a</del>	
	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	
	337	200	varies	varies	2	1	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+	12th floor - 200 penthouse -137		
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 type(s)?			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 Has never been an issue in the past.		
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	n/a		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	penthouse has rooftop terrace
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	Some events go later. There are no residential neighbors.
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	This will be discussed with BLP.
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	This will be discussed with BLP.
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	Yes
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	Yes. We have been good neighbors and nothing will change due to the introduction of alcohol to this existing venue.
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	Yes

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	yes (Hudson Yards)
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	Yes
Is the 500 Foot Rule or 200 Foot Rule Triggerred? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	No. There are no OPs within 500 ft.
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 checked="" type="radio"/> Other, describe: <u>commerical loft building</u>			
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: <u>next to AP building, Hudson Yards</u>			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Manhattan Community Board 4		
	# 2			
	# 3			

**ADDITIONAL INFORMATION: (Applicant Use)**

Studio 450 is a pre-existing catering establishment / special event spaces. It is a unique venue. There are no residential neighbors. The configuration of the space (i.e. tables, chairs) varies based on the type of event. There is a full commercial kitchen. The applicant promises to be a good corporate citizen and neighbor.

**ADDITIONAL NOTES: (Office Use Only)**

- No Music, amplified or otherwise, to be played outside
- Doors to terrace to remain closed while music is playing inside
- Hours of operation up to 2 AM Daily

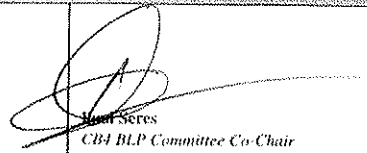
Manhattan Community Board 4 (MCB4) recommends:

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

**CB4 REPRESENTATIVES**

Nelly Gonzalez  
*CB4 Community Associate*


  
Lisa Dughan  
*CB4 BLP Committee Co-Chair*

  
Matt Seres  
*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