

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Martin Sanders or Entity to be formed		DOING BUSINESS AS (DBA) Pending	
STREET ADDRESS 355 W 41st Street		CROSS STREETS Ninth Avenue	ZIP CODE 10019
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Martin Sanders	ATTORNEY/ REPRESENTAIVE	NAME: Benjamin Korngut
	PHONE: (212) 307-0887		PHONE: (212) 566-5021
	EMAIL: sandersinvest123@gmail.com		EMAIL: ben@korngutlawoffices.com
MANAGER	NAME: Joseph McCarthy	LANDLORD	NAME: Mollaney LLC (Owned by Martin Sanders)
	PHONE: (718) 730-7151		PHONE: (212) 307-0887
	EMAIL: gallery355@gmail.com		EMAIL: sandersinvest123@gmail.com
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> 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?	Bridge Cafe 279 Water Street, New York, NY 10038	
	What were the dates applicant was involved with this former premise?	1977-1982	
<input type="radio"/> 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
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	After meeting with CB4
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Continuously licensed since 1968
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am	12pm-4am
	Kitchen	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am
	Music	12pm-3am	12pm-3am	12pm-3am	12pm-3am	12pm-3am	12pm-3am	12pm-3am

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 type="checkbox"/> JUKE BOX	<input checked="" type="checkbox"/> KARAOKE
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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	200	180	13	38	0	1	8
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor? 2 floors, Main max is 200, Basement storage only

How frequently will the owner(s) be at the establishment? Manager Joseph McCarthy will be full time manager

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO Mr. Sanders is a patron of the arts, and will host social functions.

Will outside promoters be used on a regular basis? If yes please describe. YES NO For live music

Will you have a security plan? If, yes please attach. YES NO See attached

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

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO N/A

Where will delivery bicycles be stored during the day when not in use? N/A

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Clinton
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	200 Person 102765474
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Contacted community groups provided by CB4 via E-mail (see attached)	
	# 2		
	# 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?		11/06/2017	
Where did applicant post the notice that was provided?		Window of premises and lobby of surrounding buildings	
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 Joseph McCarthy 734-730-7151
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.		Tobacco Road		
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	355 W 41st Tavern Inc.	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Glass Front, New Sign	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Will applicant not 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)	FRENCH DOORS		GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Present dimension to remain	
Where will the air conditioner be located? What type is it?	Roof of 1st story extension			
When was the air conditioner installed?	Within last 10 years			

** Applicant will install soundproofing as part of renovation. There are no apartments directly above the location of the live music. The back area of establishment extends 50ft beyond the rest of the building on the first floor only.

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
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	N/A
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	N/A
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	N/A
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	N/A
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" 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	N/A
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	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	N/A
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	N/A
Will applicant use umbrellas?	YES	NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.


Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
12/16/17 full board meeting, with 45 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

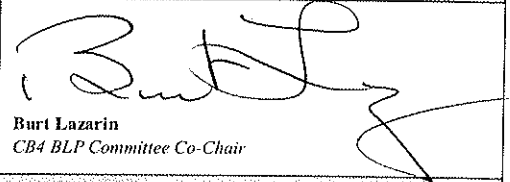
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


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 →

Martin Sanders
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

DATE 10/14/2017

David Korngut

From: Ben Korngut
Sent: Monday, November 06, 2017 3:03 PM
To: kathleentreat123@gmail.com; mcgee79@aol.com; eduardozeiger@compuserve.com; awm3333@me.com; acernitz@gmail.com; rrlarios@hotmail.com; hk5051@gmail.com; west55ba@gmail.com; ploeb315@aol.com; bill@midtownsouthcc.org; john.mudd@usa.net; jeandaniel@aol.com; gdclay@att.net; buzany@rcn.com; dsage@commonground.org; rpimentel@commonground.org; ecelnik@actorsfund.org; mariagnys@aol.com; nancyroylance@ymail.com; chluderernyc@yahoo.com; chasmv@hotmail.com; jamesbogues@gmail.com; larrymichaelroberts@gmail.com; aefearshk@earthlink.net; stephenfanto@gmail.com; AllisonTupper@verizon.net; chanawid@gmail.com; west45ba@gmail.com; tangotanner@gmail.com; Rudi_Papiri@timemagazine.com; twocatsltd@worldnet.att.net; ashleyll@aol.com; mpta@mptenants.com
Cc: 'Martin Sanders'
Subject: 355 W. 41st Street - Martin Sanders or an entity to be formed

Dear neighbors,

I am the attorney representing the above applicant. I am writing to inform you that my client is applying for an on-premises liquor license at 355 W. 41st Street, in the space previously operating as Tobacco Road. The location has been operating as a bar since approximately 1968. Mr. Sanders is also the owner of the building and knows the community very well. My client is scheduled to appear before CB 4 on Tuesday, November 14, 2017 at 6:30 pm, Yotel New York, 570 10th Avenue, 4th Fl. Green Room. Please feel free to contact me with any questions or comments that you may have.

Regards,

LAW OFFICES P.C.
BENJAMIN KORNGUT

225 Broadway - Ste 1405
New York, NY 10007
Tel: 212-566-5021
Fax: 646-224-9455
ben@korngutlawoffices.com
korngutlawoffices.com

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MENU

Cupcakes \$5

Slices of Cakes/Pie \$7

Toasts \$9 / Gluten Free Bread

-Feta, Tomato, Za'taar, Lemon

-Poached Pears, Ricotta, Honey

-Banana, Tahini, Honey, Mint, Cinnamon

-Avocado Toast

Ham and Gruyere on a Toasted Croissant \$6

Prepared Sandwiches \$12

Banh Mi Sandwich

BLAT Sandwich

Bacon Prosciutto, Tomato Avocado, Arugula and Spicy Mayo

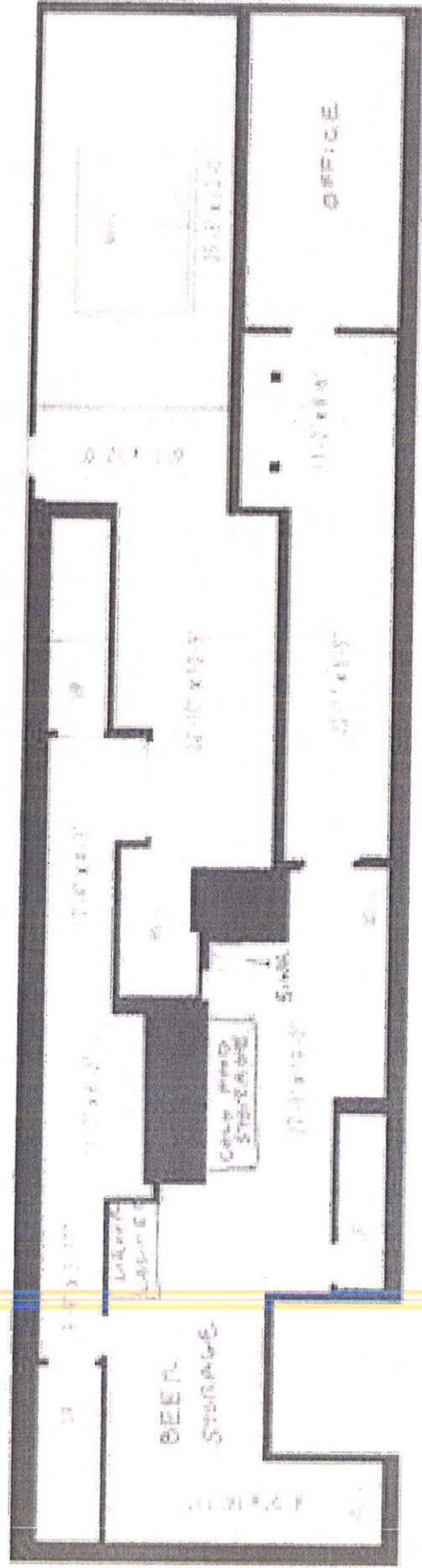
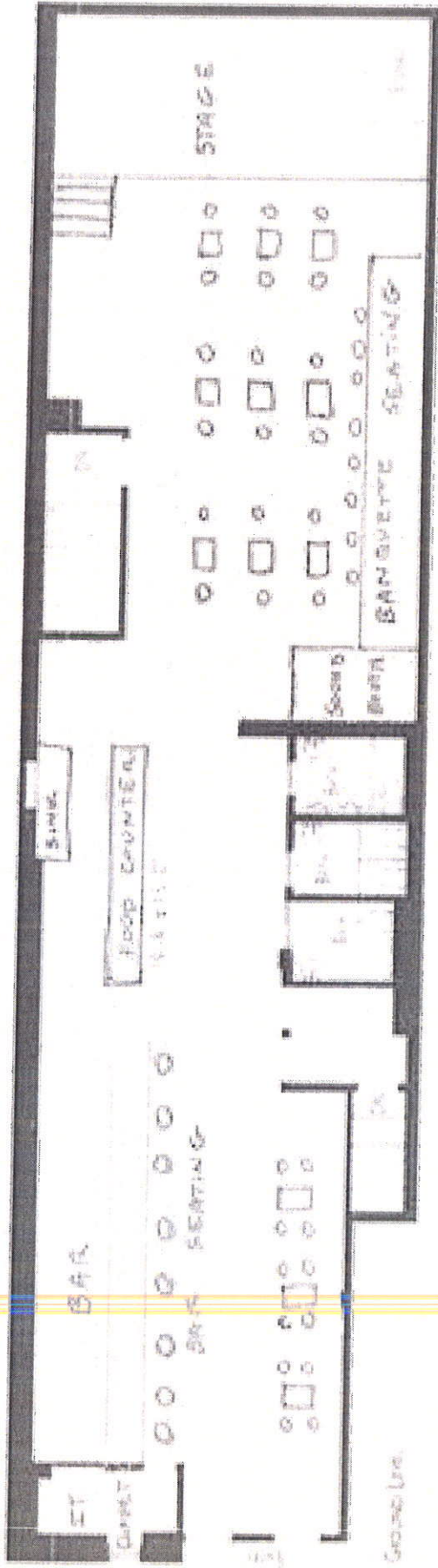
Grilled Cheese Sandwich

Bacon +\$3

Popcorn

Assorted Bagged Pretzels, Chips, Cookies

355 WEST 41ST STREET



355 W. 41st Street
New York, NY 10036

Security Plan for Stork – 355 West 41st Street, New York, NY 10036

As property owners of 355 West 41st Street and the Bar in the retail premises we want to ensure the safety of our bar patrons, residential tenants, and the surrounding community.

We take this very seriously and have created the following plan to address this matter:

1) We will engage at least one New York State licensed security guard, each night of our operation, with a certificate of fitness in CPR stationed behind the bar.

The primary focus of the security staff will be to identify intoxicated persons, remove those individuals from the bar, deny them re-entry, as well as deny entry to the premises to underage individuals. All security guards will be New York State licensed and bonded.

2) Security guard duties include but are not limited to:

- Keep exterior noise limited
- Keep sidewalk clear for pedestrian traffic
- Keep patrons from smoking/loitering in the building entranceway
- Deny access to underage individuals
- Check patrons for any illegal contraband/weapons before entering

3) The security staff will immediately notify local authorities if they are witness to any illegal activities in the vicinity

4) In addition to the security staff, a video surveillance system will be installed to monitor activity in the bar. Some camera locations include: exterior sidewalk, the entrance, bar area, and rear area of the premises

We are eager to work with the community board, take suggestions, and create a safe environment for our bar patrons, residential tenants, and the surrounding community.

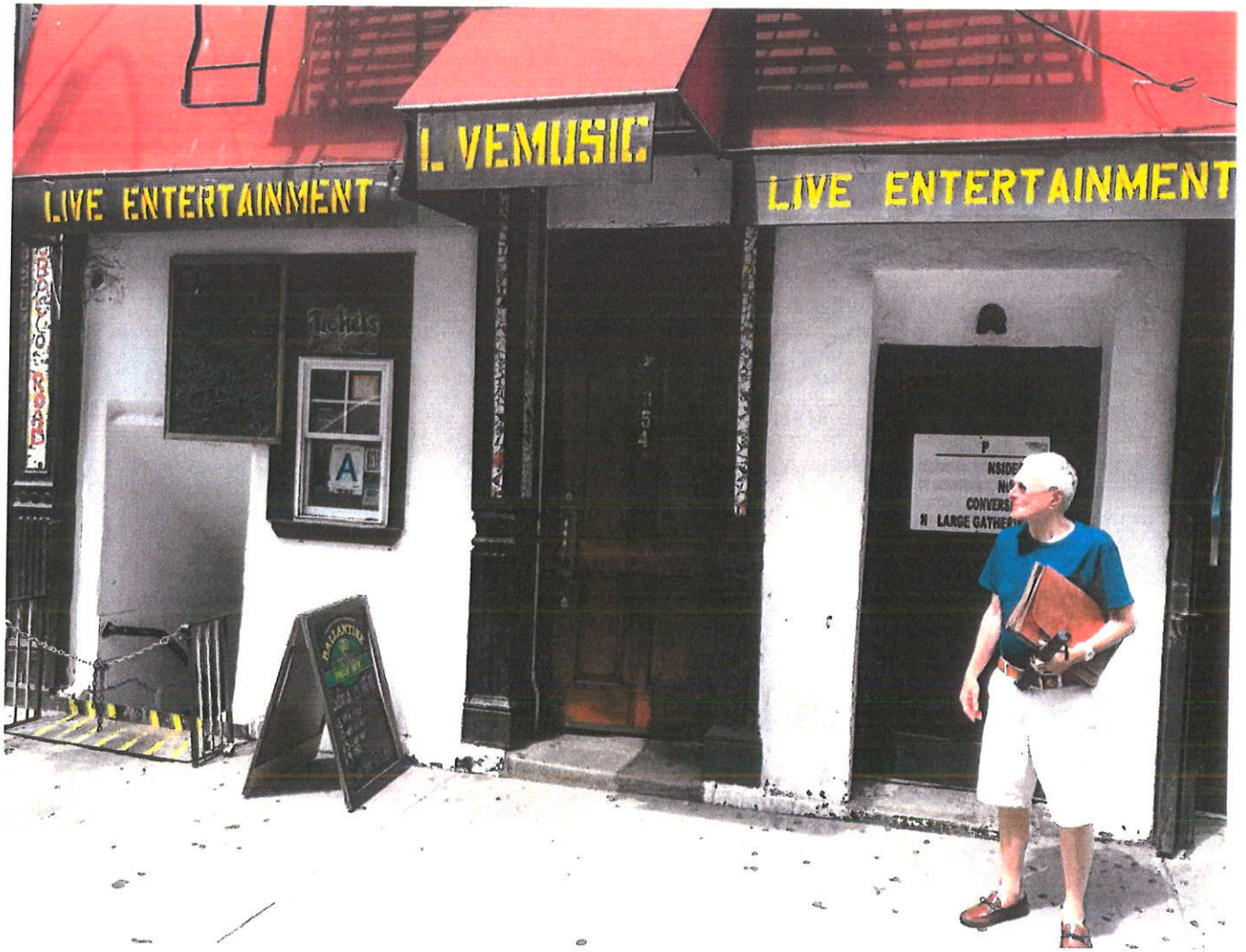
Best,

Martin Sanders

Joseph McCarthy







355 W 41st Street
New York, NY 10019



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New York, NY 10019



355 W 41st Street
New York, NY 10019

355 W 41st Street
New York, NY 10019



355 W 41st Street
New York, NY 10019





QUIP
electric tool
made better

PUBLIC NOTICE

Division of Taxation and Finance, Comptroller
and Director of Administration, State of New York

**Martin Sanders or Entity
to be formed
395 W 41st Street**

An individual, firm or entity, who has a claim
against the State of New York, is hereby notified
that the State will not be bound by any
claim, unless the claimant files a claim with the
State within the time specified in this notice.

CLAIMS MUST BE FILED WITH THE STATE
COMPTROLLER OF TAXES AND FINANCE
395 W 41st STREET
NEW YORK, N.Y. 10018

"All the News
That's Fit to Print"

CLAYTON No. 57734

The New York Times

NEW YORK, THURSDAY, NOVEMBER 11, 2001

Local Edition

Price: \$5.00



AIR FORCE MISTAKE ENABLED ATTACKER TO PURCHASE GUNS

**Family Was Praying
in Church Then
He Was Dead**

**Service Didn't Report
Monetary Amount
Court-Martial**

The plane is in Oakland and
has 100 people on board. It is
headed for Los Angeles.

The plane is in Oakland and
has 100 people on board. It is
headed for Los Angeles.

Utah Search Plane

Utah search plane
found wreckage of
jetliner that crashed
in the desert.

Island Hopping Saved Apple Billions in Taxes

Apple Inc. has saved
billions of dollars in
taxes by moving its
operations to Ireland.







The New York Times

Late Edition

NOV. 11, 2001

NEW YORK, THURSDAY, NOVEMBER 8, 2001



AIR FORCE MISTAKE ENABLED ATTACKER TO PURCHASE GUNS

Family Was Preparing to Say "I Do" in Church Then A Bomb Exploded

Survivor Tells Reporters How He Escaped

Helping Utah ...



The New York Times

AIR FORCE MISTAKE
ENABLED IRAQI
TO PURCHASE GUNS

