

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> <b>MC 137</b>		<b>DOING BUSINESS AS (DBA)</b> <b>Offside Tavern</b>	
<b>STREET ADDRESS</b> <b>137 W. 14th Steet</b>		<b>CROSS STREETS</b> <b>Between 6th/7th Ave</b>	<b>ZIP CODE</b> <b>10011</b>
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> <b>Michael McFarlane</b>	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> <b>Mitchell Segal</b>
	<b>PHONE:</b> <b>239.986.3882</b>		<b>PHONE:</b> <b>516.415.0100</b>
	<b>EMAIL:</b> <b>mikeequipmentsource@yahoo.com</b>		<b>EMAIL:</b> <b>msegal@segallegal.com</b>
<b>MANAGER</b>	<b>NAME:</b> <b>Nicholas Costa</b>	<b>LANDLORD</b>	<b>NAME:</b> <b>Timothy McDarrah</b>
	<b>PHONE:</b> <b>516.502.5755</b>		<b>PHONE:</b> <b>917.975.4415</b>
	<b>EMAIL:</b> <b>nickcostaotw@gmail.com</b>		<b>EMAIL:</b> <b>tmcarrah@gmail.com</b>
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b> <input type="radio"/> <b>NO</b>	<b>Managed</b>
	What is/was the name and address of establishment?	<b>Off The Wagon, 109 MacDougal Street</b>	
	What were the dates applicant was involved with this former premise?	<b>May, 2010 - Present</b>	
<input type="radio"/> <b>Transfer</b>	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> <b>YES</b> <input type="radio"/> <b>NO</b>	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans.</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> <b>Liquor/Wine/Beer</b> <input type="radio"/> <b>Beer</b> <input type="radio"/> <b>Wine &amp; Beer</b>		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> <b>Restaurant</b> <input type="radio"/> <b>Cabaret</b> <input type="radio"/> <b>Night Club</b> <input type="radio"/> <b>Hotel</b> <input type="radio"/> <b>Bar/Tavern</b> <input type="radio"/> <b>Catering Establishment</b> <input type="radio"/> <b>Adult Entertainment</b> <input type="radio"/> <b>Wine Bar</b> <input type="radio"/> <b>Dance Club</b> <input checked="" type="radio"/> <b>Sports Bar</b> <input type="radio"/> <b>Club (Fraternal Organization -- Members Only)</b>		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> <b>YES</b> <input checked="" type="radio"/> <b>NO</b>	<b>Will File 12/22/16</b>	
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 checked="" type="radio"/> <b>YES</b> <input checked="" type="radio"/> <b>NO</b>	<b>See Attachment</b>	
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="radio"/> <b>YES</b> <input checked="" type="radio"/> <b>NO</b>		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b> <input type="radio"/> <b>NO</b>		

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am
	Kitchen	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am
	Music	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am	12p-4am

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

BACKGROUND    
  LIVE MUSIC    
  DJ    
  juke box    
 possibly  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
<b>INSIDE</b>	74	74	5	40		1	12
<b>OUTSIDE</b> (Other than sidewalk cafe)							
<b>SIDEWALK CAFE</b>							

How many floors are there? What is the capacity for each floor?  
**1 Floor, 74 Capacity**

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

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will security plan be implemented?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	YES	NO N/A

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	<b>Council Chelsea Block Association: Bill Borock</b>
	# 2	<b>100/200 West 15 St. Block Association: Stanley Bulbach</b>
	# 3	<b>100 West 16 St. Block Association: Paul Groncki</b>
	# 4	<b>200 West 16 St. Block Association: Will Rogers</b>
	# 5	<b>100 West 17/18th St. Block Association: Craig Slutzkin</b>
Please provide dates when applicant met with the groups listed above.	TBD	
Who was your contact person at each group you met with?	TBD	
When did applicant post the notice that was provided?	TBD	
Where did applicant post the notice that was provided?	TBD	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO TBD
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO TBD

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>Bunga's Den</b>		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Bunga's Den</b>
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Update facade, include French Doors</b>
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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 checked="" type="radio"/> YES	<input type="radio"/> NO	
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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<b>in progress</b>
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="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<b>On roof. Standard roof HVAC</b>		
When was the air conditioner installed?	<b>2009</b>		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

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

**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.***



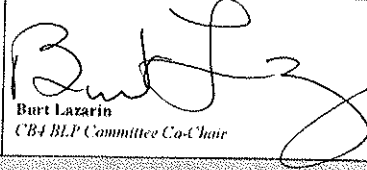
Manhattan Community Board 4 (MCB4) recommends:

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*

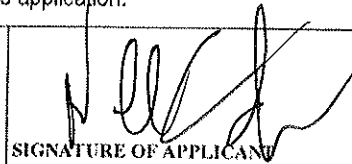
  
Burt Lizarin  
*CB4 BLP Committee Co-Chair*

**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.

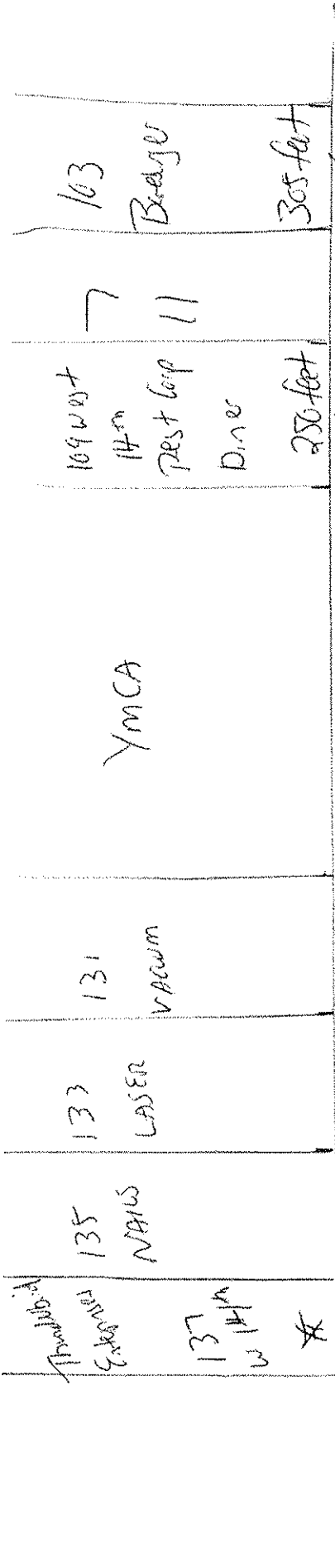
**SIGN HERE** →

MCB7, Inc.  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

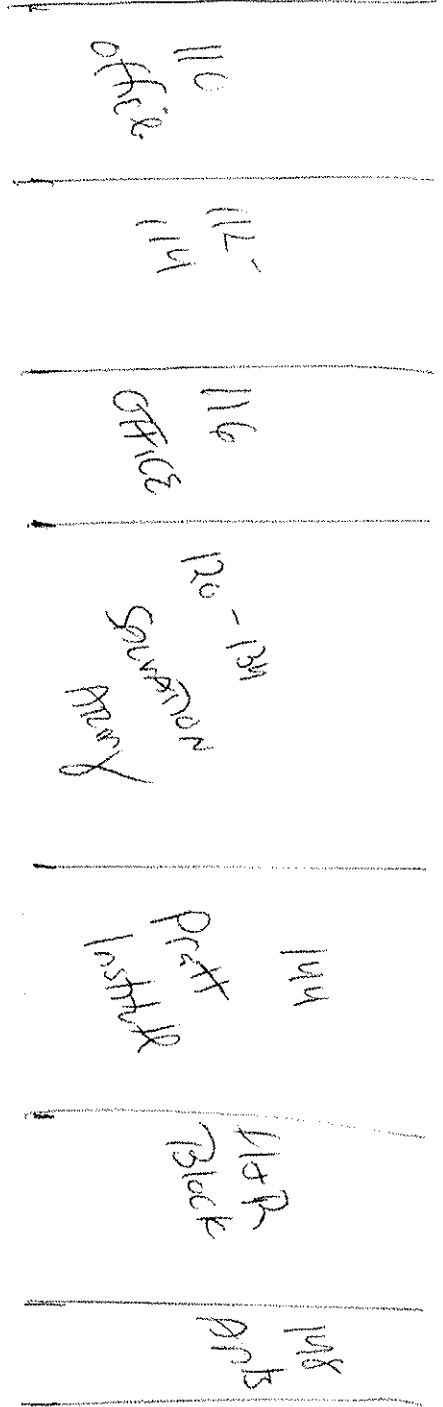
12/13/16  
DATE

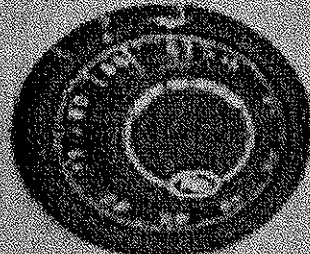
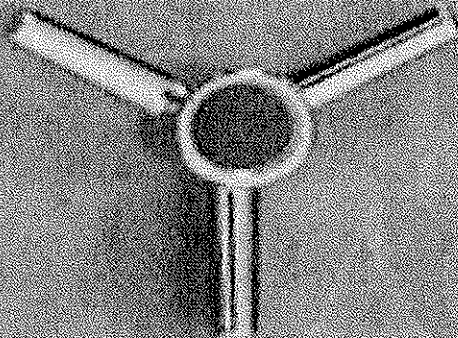
G 7th Ave



14th Street

7th Ave





Protective Services Inc. is a full-service security firm with over 20 years experience. ACME offers a wide variety of security solutions.

Each guarantees your company is skillfully secured in the most efficient and cost-effective way. We are uniquely positioned to offer a full range of services within the following areas:

Uniformed Patrol

Corporate Security

Special Events

Nightlife Security

Executive Protection

At ACME, we are committed to securing your investments and protecting your reputation. We are more than just a security provider - we are your partners.

ACME PROTECTIVE SERVICES INC.  
1969 Broadway, Unit 211165, Brooklyn, NY 11221 Phone 1-917-561-1092 Email: [mardis.mack@gmail.com](mailto:mardis.mack@gmail.com)



# ABOUT US

Our client pledge is simple and has proven to be the keys of our success:

- Thoroughly understand our clients needs and goals
- Provide tailored security solutions to manage those needs
- Be flexible and accessible
- Commit to exceeding industry standards

ACME Protective Services is a full-service security firm renowned for delivering consistent and reliable security services. Our quality of service stems from our unique client oriented approach that larger security companies simply cannot deliver. We take the time to ask the important questions so we can provide a tailored solution that fits the goals, agenda and personality of our client. Our team will work closely with your operations and management teams to assess unforeseen vulnerabilities and implement a customized program that is consistent with your organizations needs. We are attentive to the details most companies routinely overlook.

ACME exceeds both industry standards and clients expectations. Appearance, discretion and client privacy are amongst our top priorities. Each of employee is thoroughly screened, rigorously trained and kept abreast of ASIS and other security standards. Additionally, all ACME security officers undergo service excellence training before placement at a site. Our managers and site supervisors provide responsive and thorough client interaction. Clients have 24/7 access to their ACME account representative as a feature of our administrative concierge service.

We serve some of the most prominent event spaces, commercial buildings, retail locations and nightlife establishments. The unique combination of our seasoned, professional protection teams and our service oriented company ideology makes ACME the natural choice for elite professional services.

ACME is more than just a service provider, we are your partners.

We protect and secure your company's reputation as if it were our own.

ACME PROTECTIVE SERVICES INC.  
1369 Broadway, Unit 211165, Brooklyn, NY 11221 Phone 1-917-561-1092 Email [martins.mack@gmail.com](mailto:martins.mack@gmail.com)

## SERVICES

Uniformed Patrol

Corporate Security

Special Events

Nightlife Security

Executive Protection



### SPECIAL EVENTS

*ACME understands that special events are an investment of significant time and resources.*

Whether your event is planned for a private, corporate, or public setting, the need for courteous and professional security staff remains the same. ACME has the expertise to ensure the smooth execution of any special event. ACME event specialists work with one goal in mind: to protect your investment. Our employees have an excellent record of customer service that highlights attention to detail, patron relations, diplomacy and discretion.

We understand that our employees are a visible representation of your organization. From planning to implementation, it is our business to address all client-related security concerns. We conduct on-site security evaluations and work with planners to identify security risks and develop tailored protection strategies. Our event specialists are also available for logistical services including permit acquisitions, equipment rental, transportation services, and parking coordination.

*Our seasoned staff is professionally trained to provide:*

- *Electronic weapons screening*
- *Crowd/Press control*
- *Nightlife*
- *Emergency evacuation planning*



ACME is more than just a service provider, we are your partners. We protect and secure your company's reputation as if it were our own.

#### NIGHTLIFE SECURITY

***As a fully licensed, bonded and insured corporation, ACME PROTECTION leaves nothing to chance when it comes to the safety and integrity of your establishment and guests.***

Security requirements in the nightlife industry have changed tremendously over the last decade. Security threats have evolved and become more difficult to identify, while liability for consumer safety is on the rise. It is imperative that security personnel use balanced judgment when dealing with sensitive security incidents. ACME has an experienced staff that is trained to make these judgment calls and to handle security threats in a manner that protects your employees, consumers and, most importantly, your reputation.

Our client-oriented approach ensures our guards meet all the standards of your establishment and are aware of all your specific house policies. Attention to detail, patron relations, diplomacy and discretion all contribute to our flawless record of customer service. We also make it a point to maintain relationships with your local precincts and task forces to ensure the most effective and discreet resolutions to all situations.



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## EXECUTIVE PROTECTION

***ACME emphasizes professionalism, discretion, and privacy when dealing with VIP security services.***

Security is a top concern of virtually every business owner and celebrity. We routinely work with high profile clients including celebrities, corporate VIPs, and dignitaries. Our reputation has landed us a variety of recurring VIP clients. Our approach to personal protection allows us to accommodate the special needs of our clients while maintaining the highest level of security. Our specialists will discuss specific requirements and threats before customizing a security plan. As a client of Acme Protection, you will have access to a highly experienced pool of investigative and security professionals, many of who have worked at prestigious government and law enforcement agencies. Our specialists average more than 15 years of experience in the law enforcement and security fields.



Being discreet and inconspicuous is crucial to minimize distractions and unwanted attention. Our agents make the maximum effort to create an environment that makes clients feel comfortable and secure while they are away from home. ACME understands that a seamless and comfortable environment is paramount to maximizing productivity. We will secure your assets so you can focus on core business.



## CORPORATE SECURITY

***There is no business decision more important than protecting an organization's people, resources, and property.***

ACME understands that security officers are often the frontline of your business. Our guards are hand-selected to fit the culture of your establishment. In order to exceed expectations, we believe our guards must excel in consistent and professional interactions with everyone they encounter. We also believe that corporate security should be rooted in customer service and every interaction between a guard and patron should yield a positive result. For our clients, the benefits of this approach are tangible. Businesses that rise to the challenge of securing their environments in a more integrated way are better placed to protect critical assets and reputations, reduce costs, and deliver a better experience for the people they employ and serve.

Whether you require one guard or 200 contracted uniformed plainclothes officers, ACME is the one to call. Our thoroughly screened and trained guards are provided to man on-site stationary posts and foot patrols, undercover and other investigative operations.

We also utilize state of the art guard monitoring software to ensure the efficiency and consistency of our guards. We can easily verify that our guards are visiting all assigned checkpoints within a suitable amount of time. We are alerted of any discrepancy so we can continuously improve our effectiveness. If a guard does not sign in, a supervisor is immediately notified and can instantly

instate scheduling changes. Within access to real-time attendance, we can ensure your company is always wholly secure. Because we are locally owned and operated, you can be confident that whenever the need arises, our response will be immediate and thorough.



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## Our security consulting provides an end all solution



### Product

Our goal is to provide high quality security guards at a competitive cost -guards possessing the upper echelon of knowledge, communication, stature, disposition, and demeanor, to exemplify protection for our clients and/or clients' assets.

### What Drives Us

Security services are always in demand, throughout the day, every day. Buildings and high-interest persons are in constant need of robust security services. ACME Protective Services will be the security force that satisfies those security requirements.

### Competitive Advantage

The advantages ACME Protective Services has over its competitors is the QUALITY of the manned and electronic services we provide, at a competitive cost.

We guarantee a highly particular physical demeanor, mental alertness, and communicative skillset that is essential to providing exceptional protective services. Our guards are tall (74 inches and above), fit/athletic, mild-mannered, assertive when necessary, with excellent oral skills.

Our electronic surveillance systems are installed and maintained by highly experienced, certified, technicians and IT professionals. Our installed systems will meet and exceed the industry standards.

# Flexible Solutions For Your Security Needs