

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

CORPORATION NAME CCC NFP, Inc.		DOING BUSINESS AS (DBA)		
STREET ADDRESS 1 Pier 76 - Hudson River Park		CROSS STREETS 36th Street & 12th Avenue	ZIP CODE 10018	
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Zac Moseley	ATTORNEY/ REPRESENTATIVE	NAME: Bernstein Redo P.C./Donald M. Bernstein	
	PHONE: (212) 229-2402		PHONE: (212) 651-3100	
	EMAIL: zacm@classiccarclub.com		EMAIL: donald@brpclaw.com	
MANAGER	NAME: Zac Moseley	LANDLORD	NAME: Hudson River Park Trust	
	PHONE: (212) 229-2402		PHONE: (212) 627-2020	
	EMAIL: zacm@classiccarclub.com		EMAIL: ndoyle@hrpt.ny.gov	
<b>APPLICATION TYPE</b> <i>(Check One)</i>				
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO	
	What is/was the name and address of establishment?	Classic Car Club 250 Hudson Street New York, New York 10013		
	What were the dates applicant was involved with this former premise?	2005-2016		
<input type="radio"/> Transfer	What is the prior license # and expiration date?			
	Is applicant making any alterations or operational changes?	YES	NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="radio"/> Alteration	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>				
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input type="radio"/> Wine & Beer			
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input 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 checked="" 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?	YES	<input checked="" type="radio"/> NO		
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.	YES	<input checked="" type="radio"/> NO		
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	NO		

\*Prior to moving to Pier 76, CCC operated for 12 years in a densely populated residential neighborhood in SoHo - it did not have a liquor license but held frequent permitted events without complaints.

**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	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am
	Kitchen	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am
	Music	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am	8:00am - 12:30am

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

BACKGROUND    
  LIVE MUSIC    
  DJ    
  JUKE BOX    
  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>	288	200	12	108	0	2	19
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	266	100	3	100	0	0	0
<b>SIDEWALK CAFE</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?

2 Floors     Legal: 1st Floor - 185     Anticipated: 1st Floor - 100  
 2nd Floor - 103     2nd Floor - 50

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

Daily

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      N/A - Club license is limited to members only.

Will outside promoters be used on a regular basis? If yes please describe.

YES  NO

Will you have a security plan? If, yes please attach.

YES  NO      When occupancy above 100

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      \*Yes, except that we will be using one security guard for every one hundred persons.

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?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input type="radio"/> NO	N/A - Premises is in Hudson River Park and under the jurisdiction of NYC SBS, which does not issue CoO - Letter of No Objection will be obtained
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input type="radio"/> NO	Building plans filed with SBS

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	Community Board Four Waterfront Committee	
	# 2	See attached list of block associations	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		CB4 Waterfront Committee - 01/12/2017 E-mail sent to block associations on 02/03/2017	
Who was your contact person at each group you met with?		Lowell Kern	
When did applicant post the notice that was provided?		01/24/2017	
Where did applicant post the notice that was provided?		Front window	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO (646) 331-8224
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO Provided to Jesse Bodine

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	NYPD Mounted Unit Horse Stables		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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	<input checked="" 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?	YES	<input checked="" 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?	YES	<input checked="" type="radio"/> NO	N/A - No nearby residential neighbors
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
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Rooftop, packaged unit		
When was the air conditioner installed?	2009 (updates planned in future)		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFE</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 checked="" type="radio"/> YES	<input type="radio"/> NO
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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 checked="" type="radio"/> NO
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input checked="" 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?	YES	NO
Will applicant be applying for a sidewalk café now or in the future?	YES	NO
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	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?	YES	NO
Will applicant use umbrellas?	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?	YES	NO

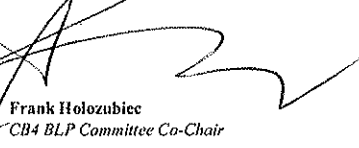
Manhattan Community Board 4 (MCB4) recommends:

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 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**

**W**

Donald M. Bernstein

**PRINT NAME OF APPLICANT**

Donald M. Bernstein

**SIGNATURE OF APPLICANT**

Verified by PDFfiller  
01/30/2017

**DATE**

MICHAEL PRICHINELLO  
managing member



FEB 14, 2017

**NYC** New York City Department of Public Works

### WORK PERMIT

PERMIT NO.          DENYING ACCEPTED WORKS TO BE TAKEN DOWN          EXPIRES         

DESCRIPTION OF WORK         

LOCATION / PERMITS          BOROUGHS / JURISDICTION         

ISSUING DISTRICT NO.          USE GROUP          OCCUPANCY         

*[Signature]* *[Signature]*

This work permit is an administrative instrument of the Department of Public Works and does not constitute a contract. No person shall be held liable for any damages or injuries resulting from the work performed under this permit.

**CITY OF NEW YORK**  
**MANHATTAN COMMUNITY BOARD No. 4**  
 100 West 12th Street, New York, NY 10011  
 Tel: 212-625-1100 Fax: 212-625-1101  
 www.m4cbo.org

### PUBLIC NOTICE

Business Licenses and Permits Committee  
 will discuss an application submitted by

## CCC NFP, Inc.

### 1 Pier 76 in Hudson River Park

An application for an On-Premise Liquor License

DATE: Tuesday, February 14, 2017  
 TIME: 6:30 PM  
 PLACE: Metropolitan NY / Penn Square - 500 W. 44th Street

For more information on the meeting and/or other documents on the application, please call 212-625-1100 for information or at the address listed above. For more information, please call 212-625-1100.

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**NYC Buildings**

### Work Permit Department of Buildings

Permit Number:          EXPIRES:         

Address:          /          /         

ISSUING DISTRICT:          USE GROUP:          OCCUPANCY:         

*[Signature]* *[Signature]*

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