

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT West 46th Street Venture LLC		DOING BUSINESS AS (DBA) Metropolitan West		
STREET ADDRESS 639 West 46th Street / New York, NY 10036		CROSS STREETS 11th Avenue and 12th Avenue		
OWNER	NAME: Alan Boss	ATTORNEY	NAME: Donald M. Bernstein, Esq.	
	PHONE: 212 463 0200		PHONE: 212 486 6000	
	FAX: N/A		FAX: 212 486 8668	
MANAGER	NAME: To be determined	LANDLORD	NAME: 639 West 46th Street LLC c/o MKF Group	
	PHONE: N/A		PHONE: 212 588 8886	
	FAX: N/A		FAX: N/A	
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): Bar/Arcade			
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): Bar/Arcade Catering Establishment for private events			
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	[REDACTED]
		What is/was the name of establishment?	Metropolitan Art and Antiques Pavilion Ltd.	
		What is/was the address of the establishment?	Metropolitan Pavilion 110 W 19th St/ NY, NY 10011	
		What were the dates the applicant was involved with this former premise?	1991 - present	
	<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 * shows latest and earliest hours for an event		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	7AM -12AM	7AM -12AM	7AM -12AM	7AM -12PM	7AM -2AM	7AM - 2AM	7AM -12AM	
	Music	7AM -12AM	7AM -12AM	7AM -12AM	7AM -12PM	7AM -2AM	7AM - 2AM	7AM -12AM	
	Kitchen	6AM -11PM	6AM -11PM	6AM -11PM	6AM -11PM	6AM -11PM	6AM - 1AM	6AM - 11PM	
OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Maximum Number of Tables	Maximum Number of Seats	Number of Service Only Bars	Maximum Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	1,424	1,400	132	1,320	0	6	0	0	0
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2			1st floor = 712 2nd floor = 712	
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes, there will be dancing for private events only. A cabaret license is not required.	
Will applicant have bottle service?					<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	No	
Will you be hosting private parties and promotional events?					YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes -private parties only	
Will outside promoters be used?					<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	No	
Will the security plan submitted be implemented?					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A - security cameras	
Will State certified security personnel be used?					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	
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)					<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	No	
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	No	
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	<input checked="" type="checkbox"/>		Background / Live Music		
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes -see enclosed sound report and sound description	
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.)					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	No
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N\A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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.).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N\A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N\A

LOCATION & ZONING				
Primary Zoning District:	M2-3	Overlay (If Applicable):	N/A	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes *Updating Certificate of Occupancy for Use Group and Occupancy
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes
Is a Public Assembly permit required?	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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 checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	Manhattan Community Board No. 4		
	# 2	West 46th Street Block Association		
	# 3			

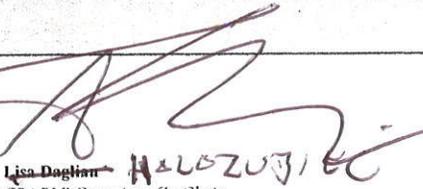
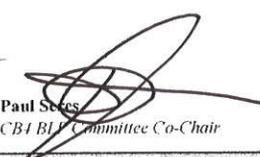
ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will provide security plan + traffic study prior to full board meeting on 2/5/14.

ADDITIONAL INFORMATION: (Applicant Use)

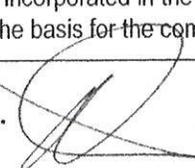
ADDITIONAL NOTES: (Office Use Only)

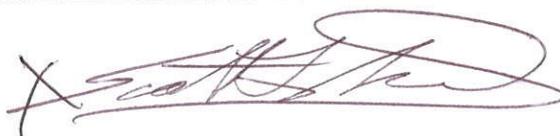
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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CB4 REPRESENTATIVES		
 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Lisa Daglian HALBZUJIE <i>CB4 BLP Committee Co-Chair</i>	 Paul Stees <i>CB4 BLP Committee Co-Chair</i>

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 →	 Donald M. Bernstein, Esq. Attorney for Applicant SIGNATURE OF APPLICANT	DATE <i>January 6, 2013</i>
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 *Jan. 14, 2014*

1. Floor Plans



Metropolitan

639 West 46th Street, New York, New York 10036
Telephone 212 463 0071 Fax 212 463 7099
www.metropolitanevents.com

MAXIMUM LEGAL OCCUPANCY 712 PERSONS

USEABLE AREA 10,000 S.F.

TOTAL AREA 12,500 S.F.

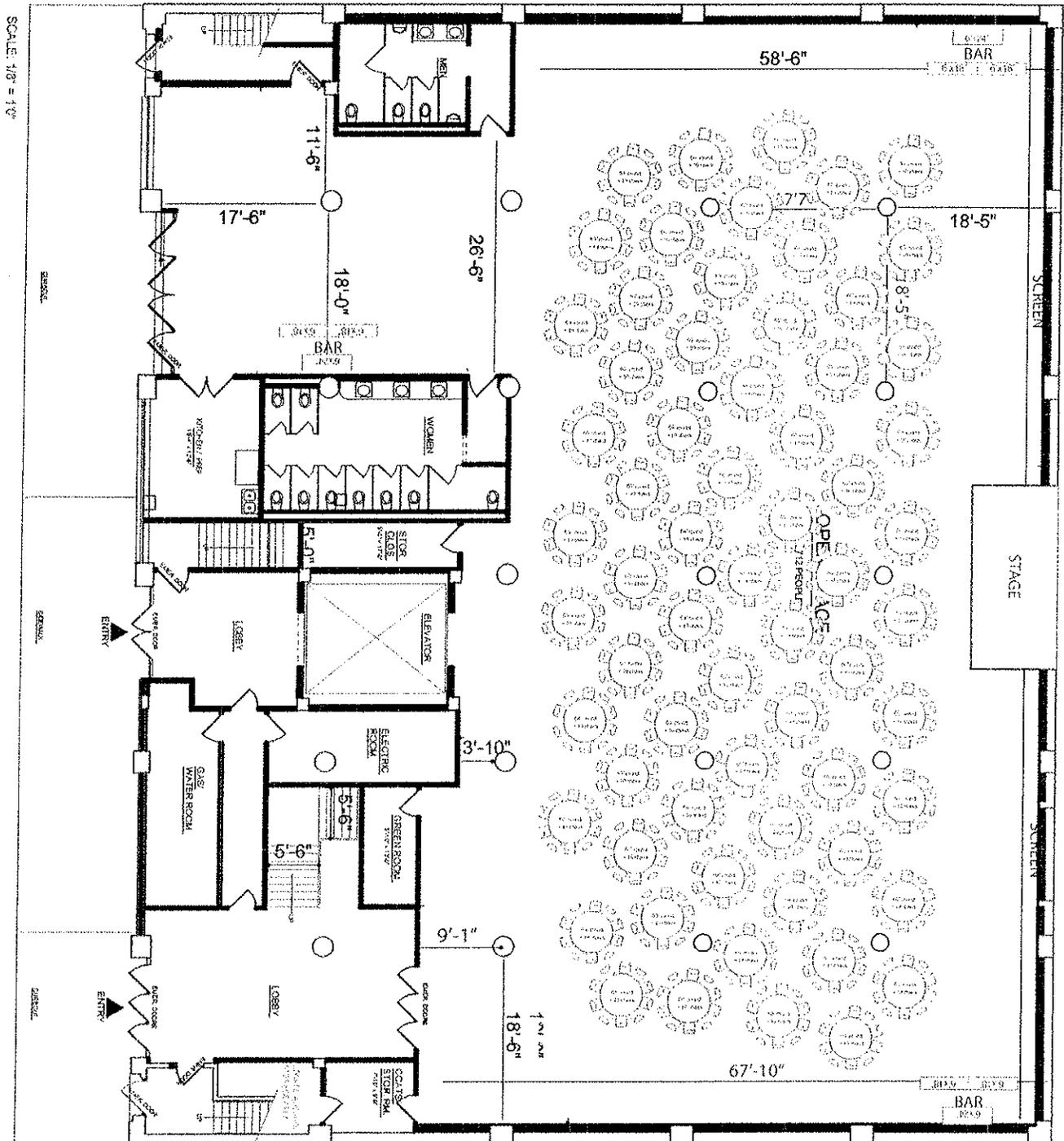
Name: West 46th Street Venture, LLC
DBA: Metropolitan West
Address: 639 West 46th Street, New York, NY 10036



This is the 12'-long-bars (3 bars) dinner set-up.
66 tables maximum.
660 chairs maximum.

(C) White resin folding chair

This is the realistic maximum for chairs and tables on either floor given the configuration of the space including column locations, and the need for staff to service the event.  N



2. Renderings

Metropolitan West

Metropolitan West is New York City's new frontier for events of distinction and innovation. The completely renovated facility offers two separate and adaptable event floors (24,000 square feet total) for dinners, meetings, trade shows, product launches, fashion events, sales, exhibitions, and more. Easy load-in and 14-foot ceiling heights combine with a high-visibility location to provide a uniquely contemporary answer to your special event needs. A full range of event production services and unwavering dedication to customer service are on offer, born of more than a decade of special event experience at Metropolitan Pavilion's flagship Chelsea location. Additional amenities include nearby parking, catering prep rooms, separate lobbies, WiFi, and state of the art lighting, A/V, and sound capabilities.

24,000 square feet total

2 floors, 2 private lobbies

1,400 guests (700 each floor)

14-foot ceiling heights

Direct load-in

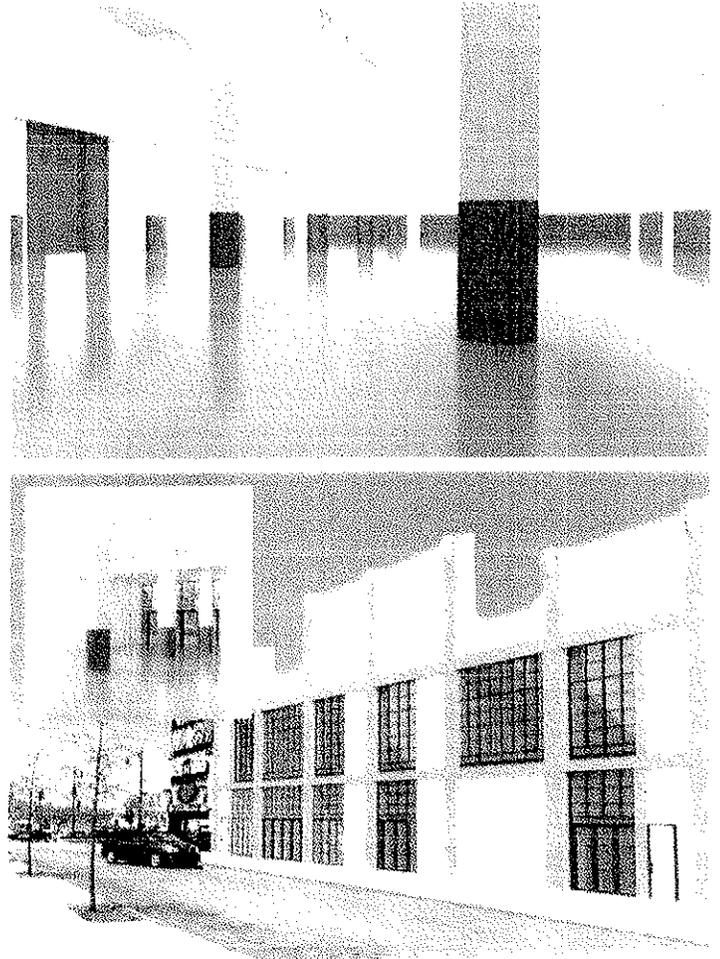
Green rooms

Catering & bar services

WiFi and phone lines

800 amps +/- electrical

100-tons HVAC



Metropolitan

Events & Production Services

639 West 46th Street
New York, NY 10036



Metropolitan

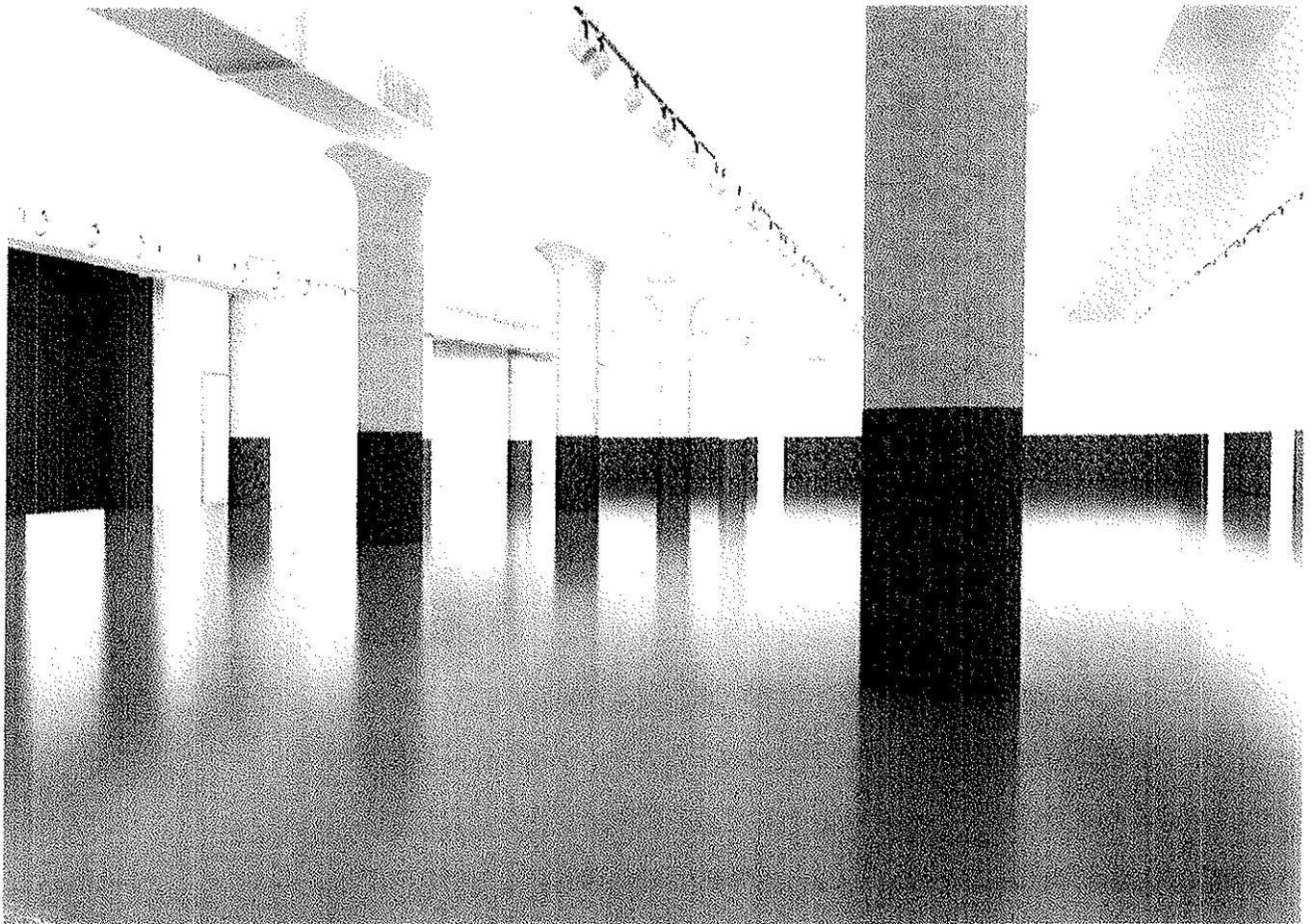
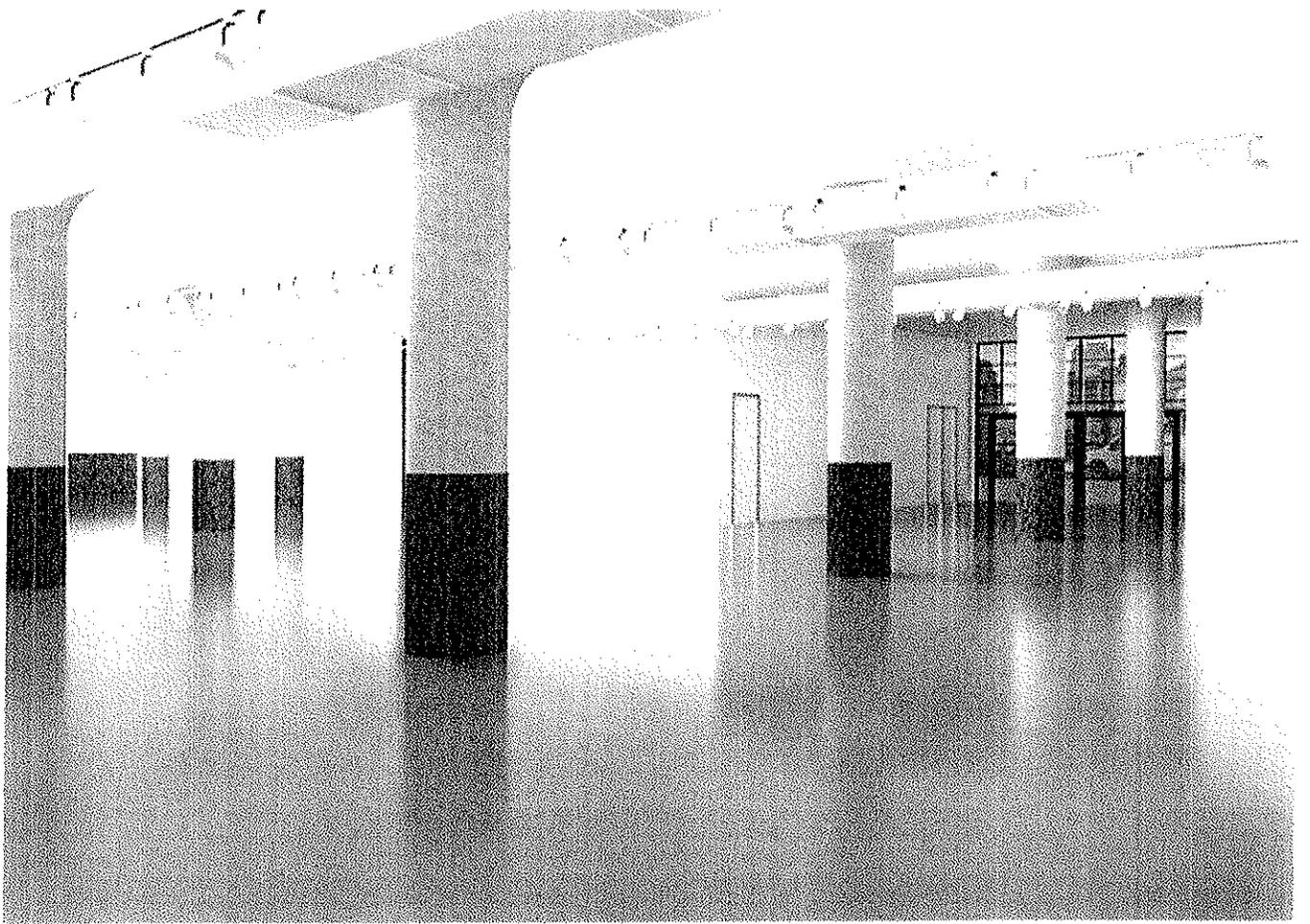
Events & Production Services

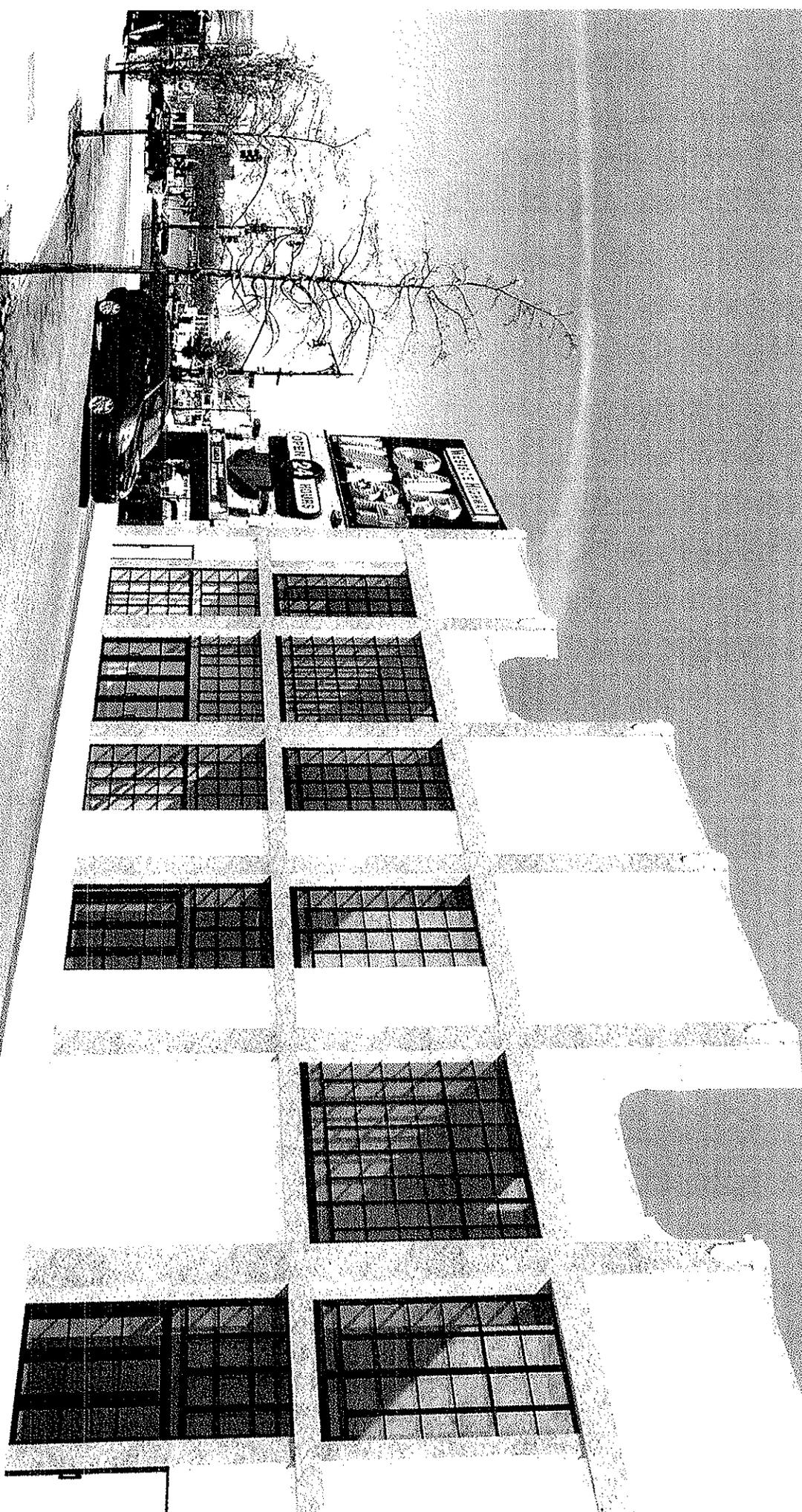
125 West 18th Street
New York, NY 10011

T 212 463 0071 F 212 463 7099

www.metropolitanevents.com

Twitter & IG @metropavillion





3. Exterior Photographs



4. Community Outreach –

Letter to Block Association and CB Meeting Notice Posting

Jules Vigh

From: Jules Vigh
Sent: Wednesday, December 18, 2013 9:33 AM
To: 'info@west46streetblockassociation.org'; 'AllisonTupper@verizon.net'
Cc: 'andrewbegg@yahoo.com'; Donald Bernstein
Subject: 639 West 46th Street and Outreach
Attachments: Metropolitan West flier.pdf

Dear Mr. Begg and Ms. Tupper:

Please let me take this opportunity to introduce myself – my name is Jules Vigh and I am the paralegal at Victor & Bernstein, the law firm representing West 46th Street Venture LLC for a new catering/ events establishment that will be applying for a liquor license for the premises located at 639 West 46th between 11th Avenue and 12th Avenue.

The venue will be for private events only and not open to the public.

Community Board No. 4 provided your block association as a community based organization to reach out to regarding this license application that will be presented before the CB on January 14, 2014.

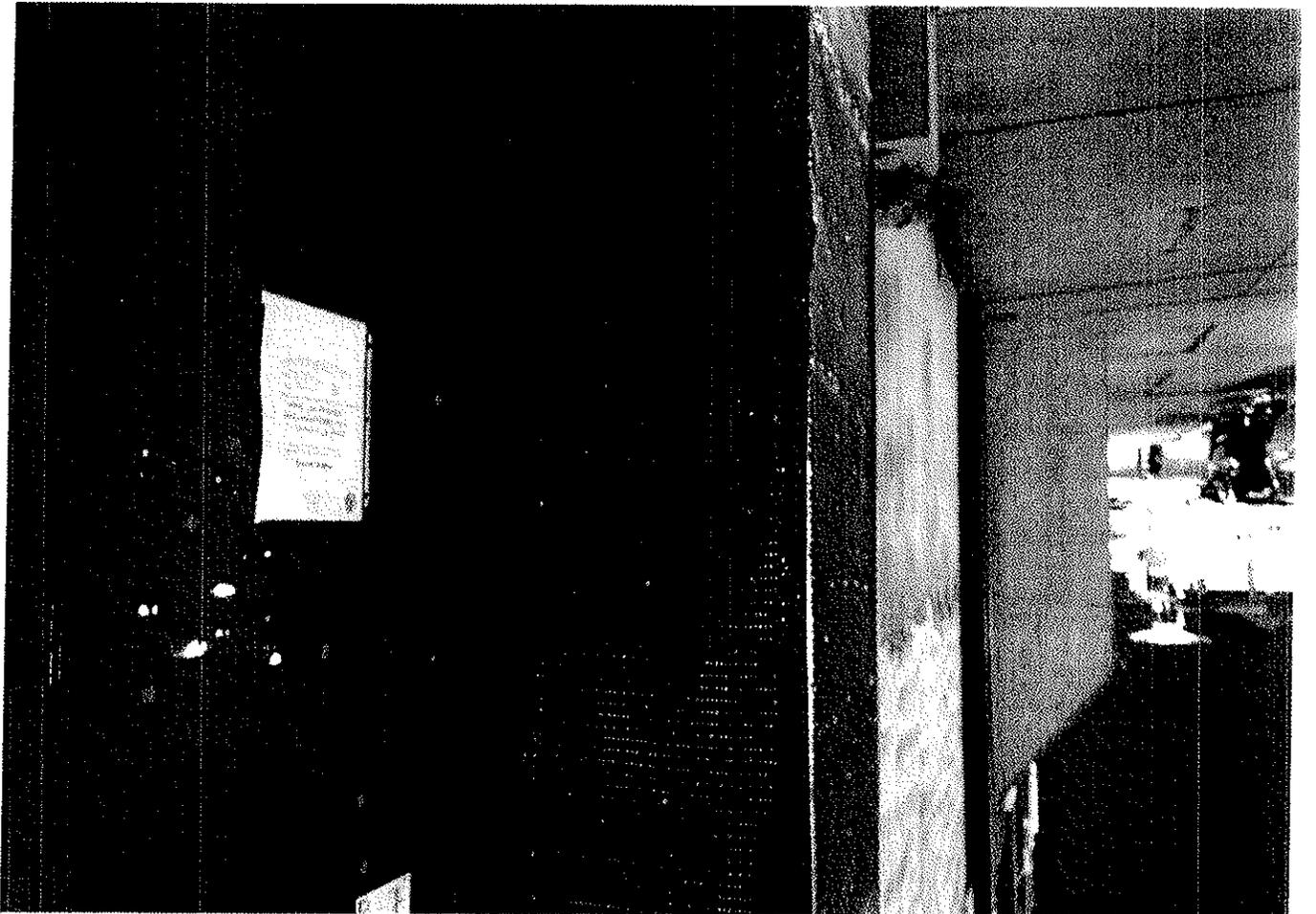
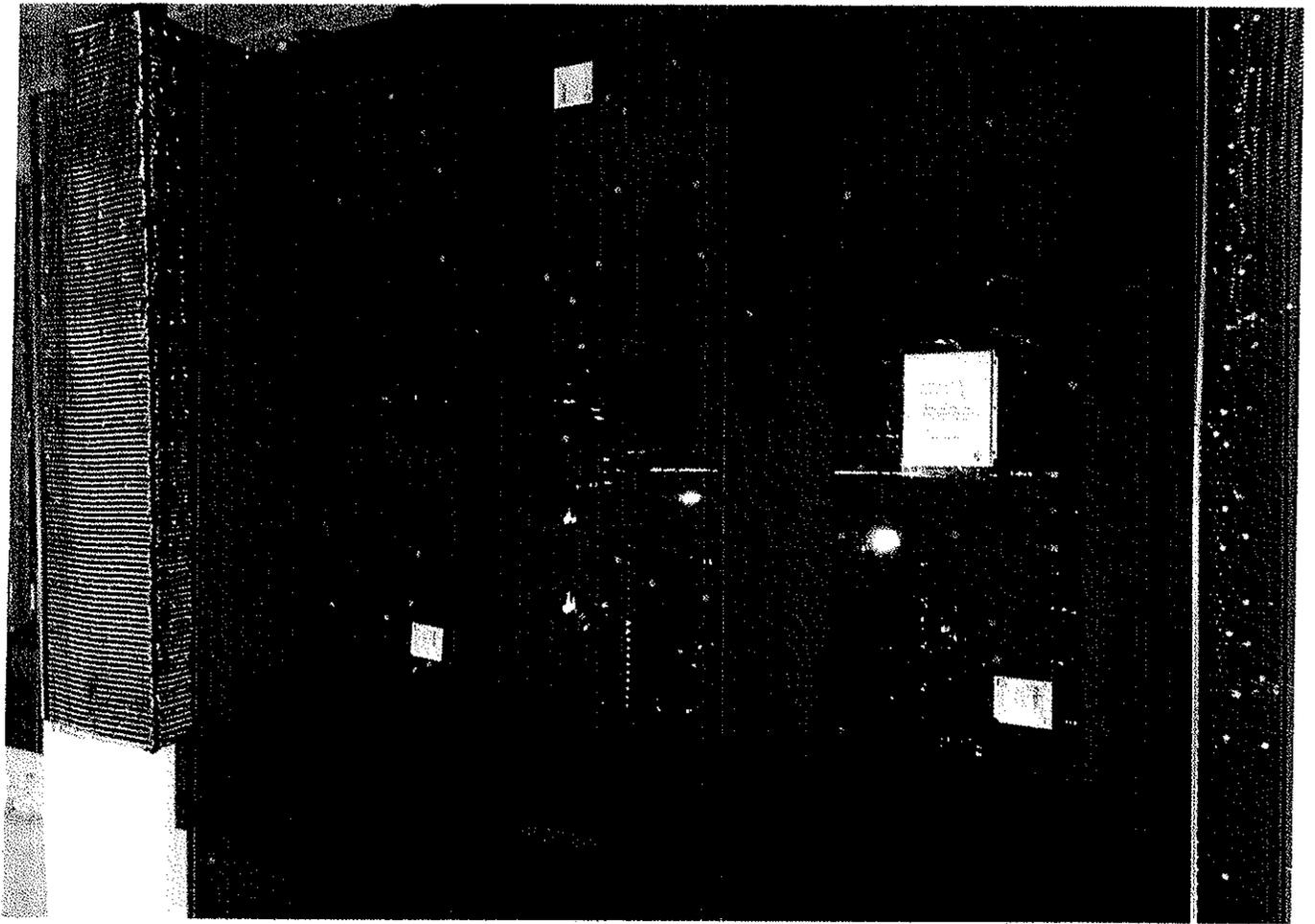
Please let us know if your block association covers the area at 639 West 46th Street; and if yes, please let us know if you would like any additional information about the application. I have attached a flier with a description of the premises with renderings.

Our client also owns and operates another events facility – Metropolitan Pavilion located on 125 West 18th Street.

Thank you,

Jules

Jules Vigh, Paralegal | Victor & Bernstein, P.C.
18 East 41st Street, 10th Floor | New York, NY 10017
Tel.: 212.486.6000 | Fax: 212.486.8668 | Cell: 646.358.0653
jvigh@victorbernstein.com www.victorbernstein.com





CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

West 46th Venture LLC
d/b/a Metropolitan West
639 West 46th Street

An application for a Catering Establishment Liquor License

DATE:	Tuesday, January 14, 2013
TIME:	6:30 PM
PLACE:	Intercontinental NY Time Square - 300 West 44 th Street

We invite you to attend this meeting and give your comments on this application.
Alternately, you may mail, fax or email us at the address listed above.
For more information, please call 212-736-4536.

STAPLES

5. Catering Menus

BREAKFAST & LUNCH
for 7-8 hours
By Petite Abeille
\$39pp+

(Included: event staff, disposable tableware)

Breakfast

Fresh Squeezed Orange Juice, Fresh Fruit Salad,
Assorted Danishes, Croissants, Almond Croissants, Bagels, Muffins and Brioche
Served with Jam, Cream Cheese and Butter

Assorted Sandwiches

(choose four sandwiches from the list)

Black Forest Ham & Brie

Brie Cheese, Lettuce and Tomato on Baguette

Spicy Tuna

Spicy Albacore Tuna Salad on Organic White Bread

Turkey Club

Roast Turkey, Aged Cheddar, Lettuce, Tomato and Mayonnaise on Baguette

Tomato Mozzarella

Fresh Mozzarella, Basil and Pesto on Ciabatta

Curry Chicken

Curried Chicken Salad, Green Apples, Raisins and Arugula, on Organic Country Bread

Chicken Wrap

Grilled Chicken Caesar Wrap with Caesar Dressing, Romaine, and Parmesan Cheese

Turkey Club

Oven Roasted Turkey Breast, with Bacon, Lettuce, Tomato and Cheddar on a Baguette

Proscuitto Mozzarella

Proscuitto, Mozzarella, Tomato and Pesto on Ciabatta Bread

Salads

Niçoise, Pasta, Greek, Mixed Greens Salad, and Carrots

Desserts

Assortment of Homemade Desserts and Cookies

Coffee and Drinks

Regular Coffee, Decaf Coffee and Tea
Soda and Water



Metropolitan
Events & Production Services

Hudson Seated Dinner by Thomas Preti Catering \$1,999++

Let Metropolitan West host your seated dinner reception for 200 to 660 guests. They will be treated to one hour of passed, premium hot and cold hors d'oeuvres, Thomas Preti's signature Artisanal Cheese Presentation, a three-course dinner, and coffee and tea. We offer a variety of choices for appetizers and entrées and a tempting selection of desserts. Your guests will also enjoy a full bar for four hours. We will provide a high-quality selection of tables, ballroom chairs, and linens to create an elegant room design. Event staff are included in this package.

...and Top of The Following Passed Hors D'Oeuvres

Seared Tuna on Lotus Root Chips with pickled daikon and yuzu vinaigrette

Rock Shrimp Tempura, sriracha key lime mayo

Chicken and Grilled Vegetable Spiedini, smoked tomato sauce

Hibachi Steak with grilled mango

Orange and Tequila Scented Gravlax on a potato wafer, crème fraîche and caviar

Warm Beef Tenderloin with Tomato Chutney on a crisp baguette

Peking Duck Crepes, rolled with duck, scallions and hoisin sauce

Asian Chicken in a Wonton Cup

Vegetarian Hors D'oeuvres

Corn and Zucchini Quesadilla, smoked tomato salsa

Roasted Gold and Red Beets layered with creamy chevre on a peppered crostini, Serrano chili pepper garnish

Asian Inspired Pizzettes, bok choy, ginger, roasted garlic and scallion

Artichoke Fritters, lemon basil aioli, slivered olives

Vegetarian Ceviche, popcorn garnish, served in ceramic spoons

Artisanal Cheese and Charcuterie Presentation

An Incredible Selection of Hand-Crafted Artisanal Cheeses from Europe and North America; the following are a few of the selections ranging from soft to semi-soft and hard:

Manchego, Idiazabal, Cabrales and Murcia al Vino from Spain;

Brillat Savarin, Bucheron from France;

Hudson Valley Goat Cheese and Wisconsin Cheddar from North America...

All accompanied by assorted mustards, quince paste, grape clusters, fresh fruit, water crackers and sliced baguettes.

A Fine Selection of Charcuterie including....

Herb-Crusted Salamis, Soppressata, Bresaola, Spanish Chorizo, and Jamon Serrano; plus...

olives, mustards and multi-grain breads.



Hudson Appetizers

Select one prior to the event

Orange & Tequila-Cured Salmon Carpaccio with micro greens and citrus crème fraîche

Organic Black Kale and Frisée Sundried Figs, with heirloom baby tomatoes, roasted walnuts, shaved Piave Vecchia cheese, and sherry vinaigrette

Blood Orange and Roasted Beet Salad with toasted walnuts and crumbled chèvre over locally-grown field greens

Roasted Beet Salad tossed with gala apples, dandelion greens and herbed chevre, drizzled with a smoky poblano chile vinaigrette

Vegetable Croustade flaky pastry layered with grilled asparagus, sunchokes, oven-dried tomatoes & cippolini onions, yellow pepper coulis, and fig balsamic reduction

Hudson Valley Goat Cheese and Smoked Tomato Tart on wild baby greens with roasted shallot vinaigrette

Beef Entrées

Select one prior to the event

Roasted Boneless Chicken stuffed with corn and morel mushrooms, fresh herb and chicken nage with local rainbow carrots served on sautéed black kale

Poulet Roti roasted chicken with French green lentils, pearl onions and crispy bacon lardoons, with sauce Chasseur

Herb-Crusted Sea Bass with plum tomato confit, sauce vin blanc, and saffron risotto

Beef entrée available for \$7 additional per person

Vegetarian Entrees Available Upon Request

Desserts & Confections

Select one prior to the event

Torta Caprese with whipped cream and strawberries

Citronelle, a "thousand-layer" lemon cake with blackberry sauce and fresh blackberries

White Chocolate and Caramelized Peach Brioche Pudding served with vanilla ice cream

Dark Chocolate and Caramel Tart with Tahitian vanilla ice cream, crispy pecan tuile cookie and fresh berries

Petits Fours at each table

Coffee Service

Liquor

Liquor Absolut vodka ~ Beefeater gin ~ Dewar's scotch ~ Jack Daniel's Tennessee whiskey ~ Bacardi rum
Wines Chalone Chardonnay, Monterey County, Sonoma, CA ~ BV Coastal Estates Cabernet Sauvignon, CA
Beers Bass Ale ~ Heineken ~ Amstel Light ~ Budweiser ~ Coors Light
Sodas, Juices, Water

Champagne Grand Laurent, Blanc De Blanc, Brut NV \$27.50 per bottle

6. Public Interest Statement

PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

West 46th Street Venture LLC
dba Metropolitan West
639 West 46th Street
New York, NY 10036

The subject premises will be a catering establishment on the first and second floors of the former H&H Bagels located on the far west side of Manhattan at 639 West 46th Street between 11th Avenue and 12th Avenue. Metropolitan West will be the same type of catering establishment and private events venue as Metropolitan Pavilion located on 110 West 19th Street in Chelsea. The principal of both venues, Alan Boss also owns three successful flea markets – The Antiques Garage, West 25th Street Market and Hell's Kitchen Flea Market.

Metropolitan West will host private events for corporate clients. Events will include trade shows, conferences, fashion events, corporate lunches and dinners; and galas including fund raisers. Their clients include but are not limited to companies in the fashion industry, accounting firms, securities industry, technology companies, media companies and charities.

The projected opening date for the cafe is between May and June 2014. The first floor is 12,500 square feet and the second floor is also 12,500 square feet for a total of 25,000 square feet. Each floor has occupancy of 712 for a total occupancy of 1,424.

The maximum number of tables will be 66 tables for an event and the maximum number of seats will be 660 seats for an event for the first and the second floors for a total of 132 tables and 1,320 seats. The applicant does not anticipate having many events for 660 guests. The average number of guests for an event will be approximately 350 guests. The large space is also designed for trade shows.

There will be a maximum of three 15' stand-up bars set up on the first floor and a maximum number of three 15' stand-up bars set up on the second floor. There will be no bar stools.

Background music will be played in accordance with the type of event; and live music will be played mostly for fund raisers and/or gala type of events. There will be no outside spaces. The earliest the premises will open is 7AM Monday to Sunday and the latest the premises will close is 12:00AM Sunday to Thursday and 2:00AM Friday to Saturday.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are 4 locations within 500 feet of the applicant that hold full liquor licenses, one pending liquor license application and one wine license.

There are two venues with catering establishment licenses: (1) Hudson Terrace is located 52' from the applicant and is a private events venue for parties. Hudson Terrace also offers customers special events where tickets can be purchased. (2) The Intrepid Sea Air Space Museum is located 425' from the applicant. The Intrepid Sea, Air & Space Museum is the only interactive museum where visitors can explore a legendary aircraft carrier, the first space shuttle, the world's fastest jets, and a secret submarine. The Intrepid Museum offers large spaces for special events.

Pacha is located 162' from the applicant and is a large venue nightclub and dance club. The Penthouse Executive Club is 603' from the applicant and is an adult entertainment establishment.

The applicant, Metropolitan West will be a welcomed addition to this diverse area of the far Westside that has commercial spaces and no residential building.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies

A copy of the enclosed Certificate of Occupancy is being updated for Use Group and increased occupancy. The applicant will apply for all necessary licenses, permits and certifications including but not limited to a Department of Health and Mental Hygiene permit, a Fire Department inspection and a Certificate of Authority to Collect Sales Taxes together with Workers Compensation Insurance and Disability Insurance.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location

Since the area is established as a commercial zone and a destination for visitors to the Intrepid Sea Air and Space Museum as well as a venue for night clubs issuance of a catering establishment license will not negatively impact traffic patterns in and around the area. The premises are easily accessible from the West Side Highway and taxis. There are also four parking garages between 46th Street and 45th Street.

(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises

The premises have thick concert walls that act like a fortress. Further, the majority of private events will be corporate functions without any live music. The venue is for private scheduled events only and issuance of a catering establishment license will not cause an unusual increase in noise levels in this area.

(e) The history of liquor violations and reported criminal activity at the proposed premises

The premises will be situated in the former H&H Bagel. Before H&H Bagels the premises were used to store oil trucks so there would be no known SLA violations for this location. Further, upon information and belief there is no known history of criminal activity at the premises.

Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of a catering establishment license will promote the public interest and convenience and we request that the Community Board should so find.

7. Sound Report and Sound System

David Feldman A.I.A., Architect

December 20, 2013

Metropolitan Pavilion
125 West 18th Street
New York, New York 10011

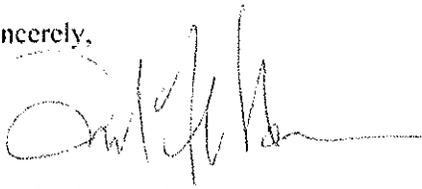
Att: Scott Isebrand

Re.: **#48513**
New facility at 639 West 46th Street, NYC

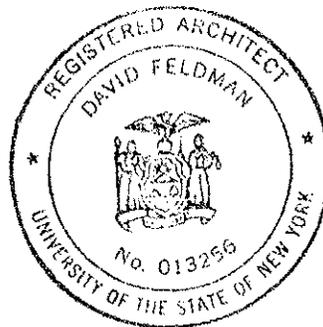
Scott:

In accordance with the Remedial Action Plan required by the New York City Office of Environmental Remediation the glass windows and doors on the south elevation of the building must meet a 28 dBA attenuation. This rating has been satisfied to their requirements. As far as the rest of the envelope of the building it is a hundred year old existing building. The structure is a concrete shell with probably 12" thick concrete cinder block walls. The exterior walls are furred out on the interior with gypsum board on furring strips with 4" of batt insulation. The roof is 6 to 8 inches of poured concrete with 2" of rigid insulation between the concrete slab and the finished roof. As the building is existing, I cannot ascertain the sound rating further.

Sincerely,



David Feldman A.I.A.
DF/ihk





To Whom It May Concern:

For Metropolitan West (639 West 46th Street), Worldstage has submitted a proposal for the design and distribution of a satellite speaker system such as at Metropolitan Pavilion (125 West 18th Street) where we have been the provider for several years.

This system will be used for speech reinforcement and will produce an ambient sound level appropriate for background music.

Sincerely,

A handwritten signature in black ink, appearing to read "DAM". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail.

Dennis Menard
Project Manager
Worldstage, Inc.

8. Area Survey

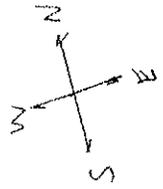
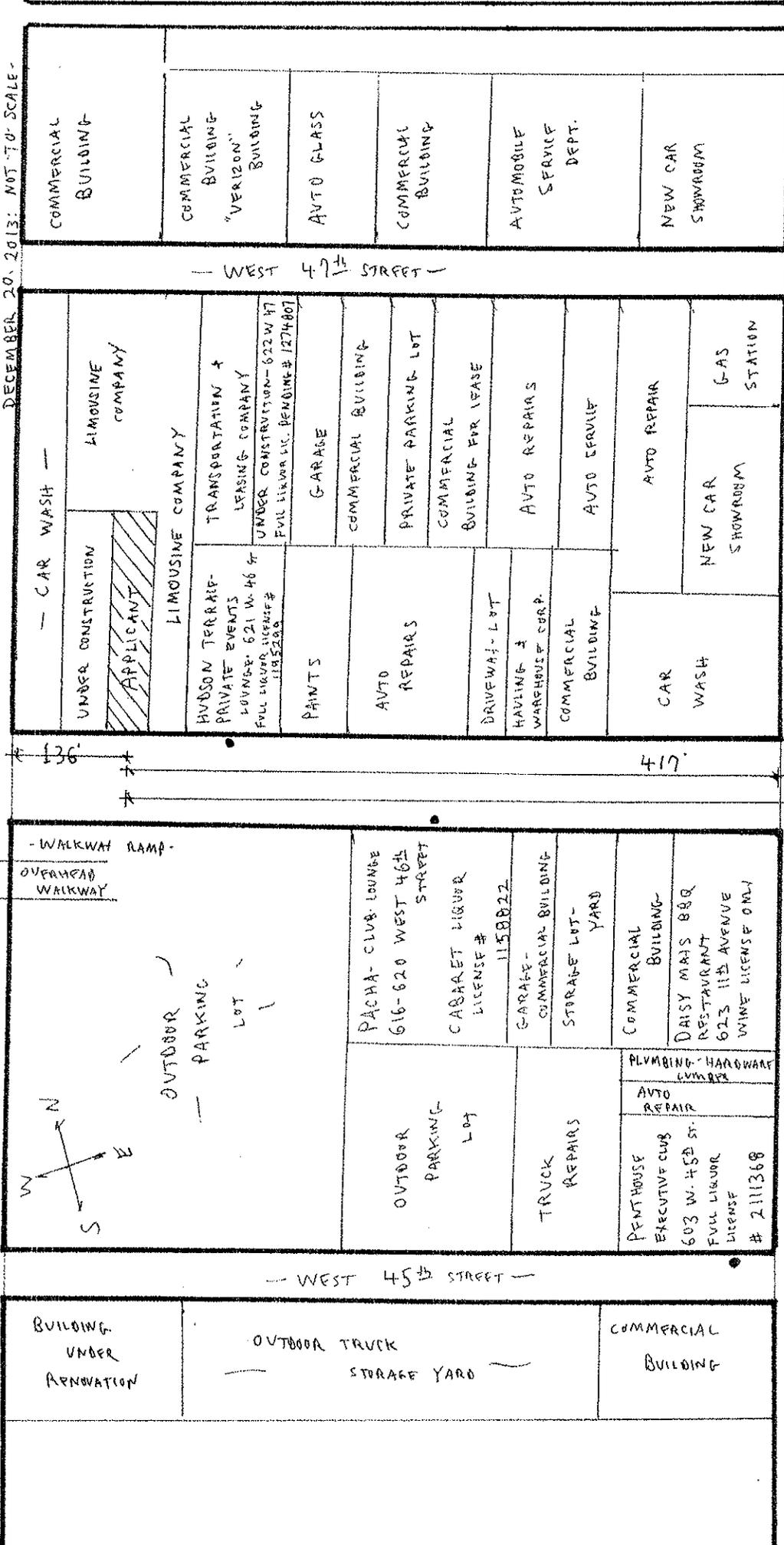
INTREPID SEA, AIR, SPACE MUSEUM
 CATERING ESTABLISHMENT LIQUOR
 W 46th ST & 12th AVENUE
 LICENSE # 1146270

AREA SURVEY

639 WEST 46th STREET
 NEW YORK, N. Y.

DECEMBER 20, 2013. NOT TO SCALE.

— 12th AVENUE —



— WEST 47th STREET —

— WEST 45th STREET —

— 11th AVENUE —

COMMERCIAL BUILDING	COMMERCIAL BUILDING "VERIZON" BUILDING	AUTO GLASS	COMMERCIAL BUILDING	AUTOMOBILE SERVICE DEPT.	NEW CAR SHOWROOM
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UNDER CONSTRUCTION	LIMOUSINE COMPANY	LIMOUSINE COMPANY	TRANSPORTATION & LEASING COMPANY	UNDER CONSTRUCTION - 622 W 47 th FULL LIQUOR LICENSE # 1195200	UNDER CONSTRUCTION - 622 W 47 th FULL LIQUOR LIC. BENDING # 1274807	GARAGE	COMMERCIAL BUILDING	PRIVATE PARKING LOT	COMMERCIAL BUILDING FOR LEASE	AUTO REPAIRS	AUTO SERVICE	AUTO REPAIR	NEW CAR SHOWROOM	GAS STATION
APPLICANT	HUDSON TERRACE PRIVATE EVENTS LOUNGE - 621 W. 46 th ST FULL LIQUOR LICENSE # 1195200	PAINTS	AUTO REPAIRS	DRIVEWAY - LOT	HAVING & WAREHOUSE CORP.	COMMERCIAL BUILDING	CAR WASH	NEW CAR SHOWROOM	AUTO REPAIR	GAS STATION				

OUTDOOR PARKING LOT	PACHA - CLUB LOUNGE 616-620 WEST 46 th STREET	CABARET LIQUOR LICENSE # 1158822	GARAGE - COMMERCIAL BUILDING STORAGE LOT - YARD	COMMERCIAL BUILDING	DAISY MATIS BBQ RESTAURANT 623 11 th AVENUE WINE LICENSE ONLY	PLUMBING - HARDWARE CENTER	AUTO REPAIR	PENTHOUSE EXECUTIVE CLUB 603 W. 45 th ST. FULL LIQUOR LICENSE # 2111368	TRUCK REPAIRS	OUTDOOR TRUCK STORAGE YARD	COMMERCIAL BUILDING
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BUILDING UNDER RENOVATION	OUTDOOR TRUCK STORAGE YARD	COMMERCIAL BUILDING
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LOCATIONS WITH FULL-ON-PREMISES
LIQUOR LICENSES LOCATED WITHIN
500 FEET OF APPLICANT:

① HUDSON TERRACE - PRIVATE EVENTS LOUNGE
1195299
621 WEST 46th STREET
52 FEET FROM APPLICANT

② PACHA - CLUB-LOUNGE
CABARET LIQUOR LICENSE # 1158822
616-620 WEST 46th STREET
162 FEET FROM APPLICANT

③ INTREPID SEA, AIR, SPACE MUSEUM -
CATERING ESTABLISHMENT LIQUOR LICENSE # 1146270
WEST 46th STREET & 12th AVENUE
425 FEET FROM APPLICANT

④ PENTHOUSE EXECUTIVE CLUB : # 2111368
603 WEST 45th STREET
439 FEET FROM APPLICANT

* ONE PENDING LIQUOR LICENSE SHOWN ON SURVEY: *

622 WEST 47th STREET

* FULL LIQUOR LICENSE - PENDING: # 1274807 *

216 FEET FROM APPLICANT

9. Certificate of Occupancy

West 46th Street Venture LLC is applying for updates to the Certificate of Occupancy



Buildings

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Property Profile Overview

639 WEST 46 STREET

MANHATTAN 10036

BIN# 1027106

WEST 46 STREET 631 - 639

Health Area : 4500

Tax Block : 1094

Census Tract : 129

Tax Lot : 12

Community Board : 104

Condo : NO

Buildings on Lot : 1

Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): 11 AVENUE, PEDESTRIAN OVERPASS

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law:

NO

Loft Law: NO

SRO Restricted:

NO

TA Restricted: NO

UB Restricted:

NO

Little 'E' Restricted:

HAZMAT/NOISE/AIR

Grandfathered Sign: NO

Legal Adult Use:

NO

City Owned: NO

Additional BINs for Building:

NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: F9-FACORY//INDUSTRIAL

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	10	0	Electrical Applications
Violations-DOB	62	14	Permits In-Process / Issued
Violations-ECB (DOB)	12	2	Illuminated Signs Annual Permits
Jobs/Filings	28		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	28		Facades
Actions	58		Marquee Annual Permits
			Boiler Records
OR Enter Action Type: <input type="text"/>			DEP Boiler Information
OR Select from List: <input type="text"/>			Crane Information
AND <input type="text"/>			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

DEPARTMENT OF HOUSING AND BUILDINGS

JT/lc

BOROUGH OF MANHATTAN

CITY OF NEW YORK

No.

Date November 4, 1946

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~premises~~ located at

631-639 West 46th street

Block 1094 Lot 12

125 ft. front, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.Y.C. Bk. Alt. No. — 1454-1945

Construction classification — Fireproof

Occupancy classification — Commercial

Height — 2 stories, 39 feet.

Date of completion — August 26, 1946

Located in Unrestricted Use District.

A Area 2 times Height, Zone at time of issuance of permit, 1735-1945.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st story	On ground	10	20	30	Shipping, packing, and storage.
2d story	145	20	20	40	Offices, Coffee roasting, and Storage.
					Fuel Oil, Fire Department approval, October 29, 1946.
					Standpipe, Fire Department approval, October 22, 1946.

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

Handwritten signature or initials in the bottom left corner.