

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>APPLICANT</b>		<b>DOING BUSINESS AS (DBA)</b>				
701 Restaurant, LLC		The Jolly Monk				
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>				
701 9th Avenue, New York, New York 10019		Between 48 & 49 Streets				
<b>OWNER</b>	<b>NAME:</b>	Brian Connell, Tony Doyle, John Sideris, Patrick Schmidt	<b>ATTORNEY NAME:</b>	Michael J. Paleudis		
	<b>PHONE:</b>	(917) 653-7390	<b>ATTORNEY PHONE:</b>	(914) 220-8270		
	<b>FAX:</b>		<b>ATTORNEY FAX:</b>	(914) 220-8271		
<b>MANAGER</b>	<b>NAME:</b>	Patrick Schmidt	<b>LANDLORD</b>	<b>NAME:</b>	Woodland Realty Associates, LLC Attn.: Neil Polon	
	<b>PHONE:</b>	(551) 655-2953		<b>PHONE:</b>	(212) 686-4144	
	<b>FAX:</b>			<b>FAX:</b>		
<b>DESCRIPTION OF BUSINESS</b>						
<b>Establishment Type:</b>		<input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Eating Place Beer <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Restaurant <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Club (Fraternal Organization – Members Only) <input type="checkbox"/> Other (Explain): Bar/Arcade				
<b>Method of Operation:</b>		<input type="checkbox"/> Restaurant <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Pizzeria <input type="checkbox"/> Cafe <input checked="" type="checkbox"/> Other (Explain): Bar/Arcade    Authentic Belgian Beer Bar & Restaurant				
<b>License Type:</b>		<input checked="" type="checkbox"/> On-Premise <input type="checkbox"/> Wine <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer <input checked="" type="checkbox"/> Liquor, Wine & Beer				
<b>APPLICATION TYPE</b> (check one)	<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
		What is/was the name of establishment?		See list of bars presently and previously operated by Anthony Doyle, Brian Connell, and/or Patrick Schmidt attached hereto as Exhibit A.		
		What is/was the address of the establishment?				
		What were the dates the applicant was involved with this former premise?				
	<input type="checkbox"/> <b>Transfer</b>	What is the prior license #?		1250696		
		What is the expiration date on the prior license?		07/31/2015		
		Are you making any alterations or operational changes?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
		If alterations or operational changes are being made, please attach plans. Significant operational changes will be made. Physical alterations will be cosmetic in nature.				
	<input type="checkbox"/> <b>Alteration</b>	What is the current license #?		n/a		
What is the expiration date on the current license?		n/a				
Please describe the nature of the alterations and attach the plans						

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	11:00 am to 4:00 am	11:00 am to 4:00 am	11:00 am to 4:00 am	11:00 am to 4:00 am	11:00 am to 4:00 am	11:00 am to 4:00 am	11:00 am to 4:00 am	12:00 am to 4:00 am	
	Music	*****RECORDED BACKGROUND MUSIC ONLY*****								
	Kitchen	11:00 am to 1:00 am	11:00 am to 1:00 am	11:00 am to 1:00 am	11:00 am to 1:00 am	11:00 am to 2:00 am	11:00 am to 2:00 am	11:00 am to 2:00 am	11:00 am to 1:00 am	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	74	74	15	40	0	1	18	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	The NYC DOB has indicated that it has no objection to the two floors being occupied by seventy four people.		
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="radio"/> NO	N/A			
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A			
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will the security plan submitted be implemented?					YES	NO	<input checked="" type="radio"/> N/A			
Will State certified security personnel be used?					YES	NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO	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)					YES	<input checked="" type="radio"/> NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	<input checked="" type="radio"/> N/A	Applicant is unsure whether a sidewalk cafe is permitted at this location		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	NO	N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ					
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					<input checked="" type="radio"/> YES	NO	N/A			
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	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	<input checked="" type="radio"/> N/A			

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

LOCATION & ZONING			
Primary Zoning District:	R8	Overlay (If Applicable):	C1-5
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A
Are your plans filed with DOB?	<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
<b>NOTIFICATION:</b> What organizations / community groups have you notified regarding your application?	# 1	West 47th/48th Street Block Association	
	# 2		
	# 3		

**ADDITIONAL INFORMATION: (Applicant Use)**

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

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

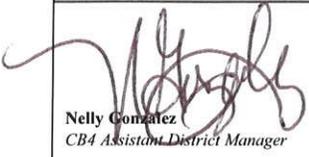
- Applicant agrees to close premise by 1 a.m. Sunday through Wednesday and by 2 a.m. Thursday through Saturday
- Applicant can reapply for changes 3 months after opening
- Applicant agrees to no doors on 48<sup>th</sup> Street (other than one emergency exit for emergency use only)
- Applicant agrees to no garage door
- Applicant will provide information on sound abatement materials to be installed prior to 5/7/14
- Applicant agrees to not opening windows on 48<sup>th</sup> Street side
- Applicant agrees to cellar doors will be open only to allow deliveries
- Applicant will maintain neat & orderly sidewalk & 18 inches into gutter
- Applicant will provide multiple contact numbers to neighbors to address any concerns that may arise
- All items in "Items & Changes" list (attached) will be implemented
- Revised plans reflecting changes to the physical space to be submitted by Wednesday May 7, 2014

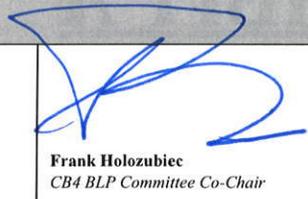


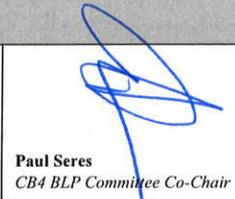
Manhattan Community Board 4 (MCB4) recommends:

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

**CB4 REPRESENTATIVES**

  
Nelly Gonzalez  
CB4 Assistant District Manager

  
Frank Holozubiec  
CB4 BLP Committee Co-Chair

  
Paul Seres  
CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

**SIGN HERE** →

  
SIGNATURE OF APPLICANT

DATE 4/8/14

**701 Restaurant, LLC d.b.a The Jolly Monk.**

**701 Ninth Avenue.**

Items and changes to be made to existing Bar/Restaurant

1. Removal of concrete and steel bar structure to be replaced with a more traditional style wooden bar face and counter.
2. Removal of tiled floor to be replaced with a wooden floor throughout.
3. Removal of garage style doors as part of store front renovation.
4. Installation of store front and façade with wood and red brick to replace the stainless steel front. This will bring the look of the building back to what it was in the past. The store front will be brick with double glazed windows that will contribute to noise mitigation.
5. Construct a vestibule inside the store , remove the 48<sup>th</sup> Street side door. This will negate the need for any temporary winter installation and contribute greatly to noise mitigation.
6. Add sound attenuating material to the ceiling above the sheet rock and below the sub-floors of the apartments above. Install two layers of "QUIET ROCK" sound proof sheets, lighting fixtures, ductwork etc. will then be added below the sound proof layers.
7. Re-working of audio and video systems to suit size and style of The Jolly Monk.



**Hell's Kitchen  
Hospitality**  
*www.HKHGroup.com*  
321 West 44<sup>th</sup> Street,  
NY 10036

Phone: 212-245-0564  
Fax: 917-591-7325

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**Purpose:** Neighborhood information and progress meeting pertaining to **The Jolly Monk**, a new bar/restaurant concept at 701 Ninth Avenue, NY NY 10019.

**Date:** April 28<sup>th</sup>, 2014.

**Time:** 6pm.

**Place:** The New York Beer Company, 321 West 44<sup>th</sup> Street, NY NY 10036.

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### **AGENDA**

1. Introduction of the owners.
  2. Sound proofing.
  3. Kitchen fire proofing.
  4. Removal of garage doors and replacement with double pane panels.
  5. General construction and layout. (Store Front, Vestibule, Floors, Bar Counter etc.)
  6. CB4/SLA license process and timelines.
  7. Questions.
-

### **Item 1. THE JOLLY MONK OWNERS**

Tony Doyle and Brian Connell have owned and operated bars and restaurants in this neighborhood since 1999. We currently own The House of Brews, one on West 46<sup>th</sup> Street and one on West 51<sup>st</sup> Street, along with The New York Beer Company on West 44<sup>th</sup> Street. Patrick Schmidt joined the company in 2011 and will be the lead manager at The Jolly Monk.

### **Item 2. THE JOLLY MONK SOUND PROOFING**

While our original intention was to add to the existing sound proofing system, we were very surprised and dismayed to learn that there is no sound proofing material whatsoever above the ceiling. Simply put this means some plaster and a coat of paint separates the bar from the neighbor's floor boards. Our plan is to install a 6 inch deep ceiling structure below the existing ceiling, firstly there will be a layer of HOMOSOTE, a fibre board material, then within the structure we will install creased fiber sound attenuation fire blankets (SAFB) as per the attached spec. sheet. Once the sound proofing is in place, we will then add two layers of QUIET ROCK, a sound attenuating plaster board as per attached sheets.

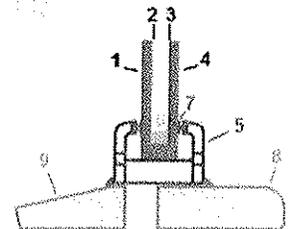
### **Item 3. THE JOLLY MONK FIRE PROOFING**

The same SAFB's will be installed above the kitchen ceiling as our investigation revealed an old tin tile ceiling above the kitchen and so we'd like to fire proof that area to make it safer.

#### **Item 4. THE JOLLY MONK WINDOW DETAILS**

The window installation shall consist of double pane insulated units that are filled with Argon Gas; the gas is contained within the vacuum between the panes and serves to reduce the transmission of heat and noise. The 48<sup>th</sup> street side windows will be fixed not to open.

A sectioned diagram of a fixed Insulated Glazed Unit (IGU). Surface #1 is facing outside, Surface #2 is the inside surface of the exterior pane, Surface #3 is the outside surface of the interior pane, and Surface #4 is the inside surface of interior pane. The window frame is labelled #5, a spacer is indicated as #6, seals are shown in red (#7), the internal reveal is on the right hand side (#8) and the exterior windowsill on the left (#9)



#### **Item 5. THE JOLLY MONK GENERAL CONSTRUCTION**

Ater the removal of the garage style doors, we plan to build a more traditional type store front with plenty of red brick more in keeping with the brick building that was. Any external wall construction will be insulated with R19 glass fibre. We will construct an internal vestibule with self closing double doors. This will negate the need for any temporary winter installation and greatly reduce the transmission of noise while patrons are entering and exiting the store. We will remove the steel and concrete décor and bar counter and replace with wood. We will remove the tiled floor and replace with a traditional wide plank wooden floor. A 3 ½ tonne air conditioning unit will be installed for the basement kitchen area to avoid having to leave the trap doors open for ventilation.

#### **Item 6. THE JOLLY MONK CB4 SLA and TIMELINE**

CB4's BLP have voted to support our application on condition of modified hours of operation (closing at 1am weekdays and 2am on the weekends) for a period of three months when we can apply to have those hours amended. We expect to have SLA approval by early June 2014.

# ITEM 2

## Superb sound performance plus impact and shear resistance

QuietRock 530 is a versatile, high performance gypsum panel that delivers superb noise reduction. This 'super-panel' is UL fire-rated, STC-rated, shear-rated, impact-resistant, and optionally mold-resistant.

## QuietRock 530 Benefits

- Delivers STC ratings of 52-53
- Fire rating equivalent to Type X drywall; UL fire-rated
- Shear-rated (average 487 lbs/ft)
- Mold resistant face and back available as an option
- Hanges and finishes like standard drywall
- QuietRock 530RF available for RF and noise shielding and tested in accordance with IEEE 2999-1097; Radio Frequency shield testing (standard 530 does not provide RF shielding)
- Continues to reduce noise even when fixtures are installed, such as artwork or lamps
- Only 5/8" thick
- Outperforms other sound damping methods, including soundboard and resilient channel
- Lab tested
- Can be used in load bearing and non-load bearing assemblies
- Tested in accordance with ASTM E695-03; impact load testing
- Tested in accordance with article 4, section 27-335.1(2) and article 5, section 27-348E of the building code of the city of New York

# ITEM 2 and 3



## Benefits of Thermafiber SAFB's

### Higher Recycle Content

Thermafiber SAFB's consist of over 80% recycled content versus 40-50% recycled content of glass fiber and other ordinary mineral wool products.

### LEED Credits

Using Thermafiber insulation products can make it possible to earn up to 20 LEED® credits for your building from 4 different categories.

### Reduction of GHG Emissions

Thermafiber insulation reduces the amount of energy needed to heat and cool a building. Less energy use means less Greenhouse Gas (GHG) emissions.

### Better Indoor Air Quality

Thermafiber insulation meets and exceeds the California standard for chemical emissions, one of the highest standards in the country. Our insulation is also inorganic, which means there is no food source to grow mold or mildew.

THERMAFIBER® Sound Attenuation Fire Blankets (SAFB) are the best way to stop sound in wall and ceiling assemblies. The noncombustible mineral-fiber composition of this product not only gives it high sound attenuation characteristics, but also enables it to contribute to high fire ratings in many assemblies. The tests prove that THERMAFIBER SAFBs are the best performance value for multi-family residential projects, hotels and motels, offices and retail businesses. A few of the innumerable tests of assemblies utilizing THERMAFIBER SAFBs for sound and fire performance are shown on pages 5-9. For other available systems contact THERMAFIBER, Inc.

**System Performance** THERMAFIBER Sound Attenuation Fire Blankets are the highest quality insulations in the building industry. Systems incorporating THERMAFIBER SAFBs exhibit the following features:

- More **fire, sound and thermal** tests than any other insulation product.
- High density of THERMAFIBER SAFBs makes them resist sagging and stand up better in stud cavities.
- Enhances fire protection—adds to fire performance of many assemblies (see pages 5-9).
- Efficient sound performance—see pages 5-9 for 30 typical assemblies with sound and fire ratings.
- Special details—Can be used in acoustical ceilings as overlayment to **reduce flanking** sound; "**creased**" systems provide additional sound performance through acoustic engineering. Note that THERMAFIBER Sound Attenuation Fire Blankets may be used in a wide variety of acoustical applications, including those in occupied spaces and ceiling air plenums.

**Superior Sound Attenuation** Ratings have improved by as much as 11 points in some cases when THERMAFIBER SAFBs are installed in stud cavities. These blankets are also effective in reducing low-frequency sound levels from machinery, mechanical equipment and music. Features include:

- Higher efficiency attenuation than with glass fiber insulation. A test conducted by USG showed the following performance: A 3-5/8" steel-framed wall with 5/8" gypsum panels on both sides tested as STC 40 (no insulation); with 3-1/2" glass fiber insulation in the stud cavity, performance improved to STC 47; with 3" THERMAFIBER SAFBs instead, performance was STC 49. The same system with 3" Creased THERMAFIBER SAFBs yielded an STC 51.
- High density insulation provides high-performance attenuation at medium and high frequencies—critical frequencies when speech is the principal sound source (such as in offices).

**Superior Fire Resistance** All THERMAFIBER products perform well in fire protection:

- THERMAFIBER SAFBs are defined as "noncombustible" by NFPA Standard 220 when tested according to ASTM E136.
- Tests proved that THERMAFIBER products can resist temperatures in excess of 2,000 °F, comparing favorably with glass fiber products that begin to disintegrate and melt at about 1,050 °F.
- Side-by-side fire-exposure test conducted according to ASTM E119 test procedure demonstrated that THERMAFIBER insulation remained intact significantly longer than the glass fiber insulation. In a one hour test, THERMAFIBER Insulation maintained its integrity more than twice as long as the glass fiber insulation (see next page).

ITEM 4/5

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS.
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**SYMBOLS**

- TO BE REMOVED
- EXISTING PARTITIONS
- REPAIR/REPLACE/ALTER/REMOVE/ADD
- NEW PARTITIONS
- NEW DOORS
- NEW WINDOWS
- NEW ROOF
- NEW FLOOR
- NEW CEILING
- NEW WALLS
- NEW STAIRS
- NEW ELEVATORS
- NEW MECHANICAL
- NEW ELECTRICAL
- NEW PLUMBING
- NEW HVAC
- NEW LIGHTING
- NEW PAINT
- NEW FINISHES
- NEW FURNITURE
- NEW FIXTURES
- NEW EQUIPMENT
- NEW UTILITIES
- NEW STRUCTURE
- NEW FOUNDATION
- NEW EXTERIOR
- NEW INTERIOR
- NEW MECHANICAL
- NEW ELECTRICAL
- NEW PLUMBING
- NEW HVAC
- NEW LIGHTING
- NEW PAINT
- NEW FINISHES
- NEW FURNITURE
- NEW FIXTURES
- NEW EQUIPMENT
- NEW UTILITIES
- NEW STRUCTURE
- NEW FOUNDATION
- NEW EXTERIOR
- NEW INTERIOR

**TENANT PROTECTION PLAN: FC 28-104.6.1**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND THE CITY OF NEW YORK DEPARTMENT OF FIRE PREVENTION AND ALARMS.

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**PROPOSED NINTH AVENUE ELEVATION**  
SCALE: 1/4" = 1'-0"

**PROPOSED WEST 48TH STREET ELEVATION**  
SCALE: 1/4" = 1'-0"

**PARTIAL FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

**5 STORY RESIDENTIAL & COMMERCIAL**

**WEST 48TH STREET**

**9**

**1**

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/21/2014

**CLIENT INFO:**  
70 NINTH AVENUE  
NEW YORK, NY 10009

**ARCHITECTURAL FIRM:**  
INGOLD & GREGORY - ARCHITECTS

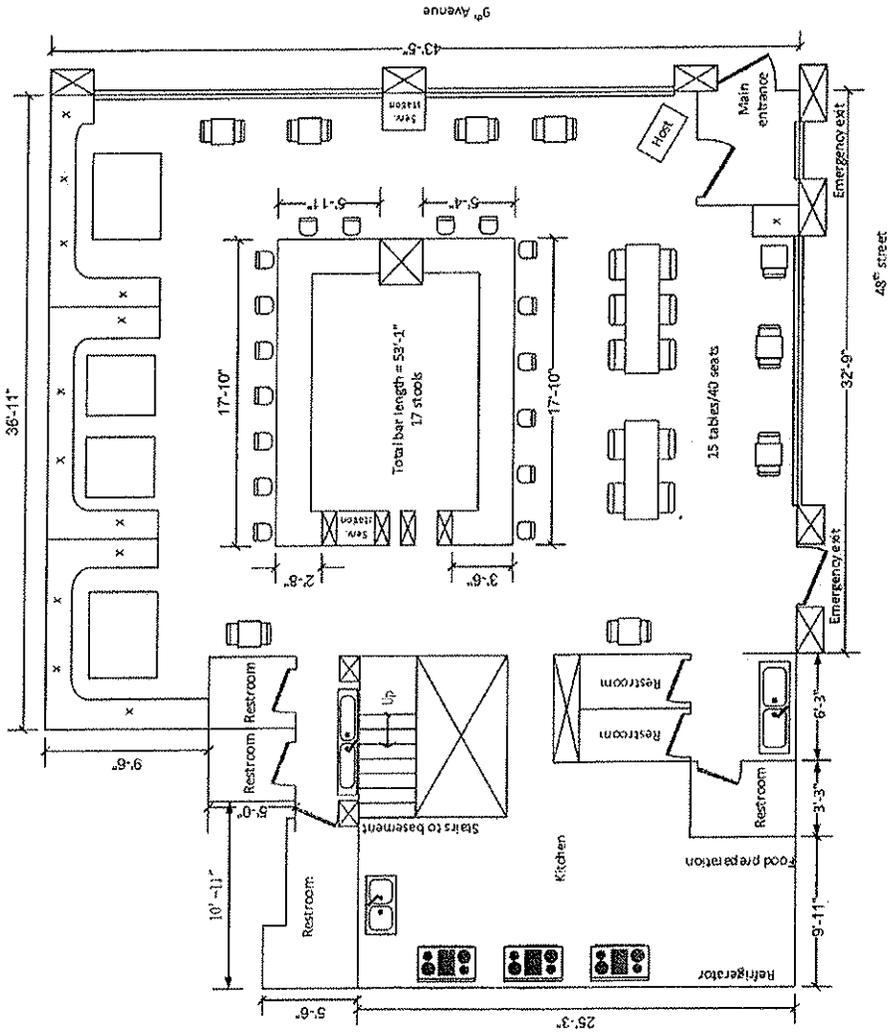
**OWNER:**  
NEW YORK UNIVERSITY

**DATE:**  
07/21/2014

**PROJECT NO.:**  
A-00100

**SCALE:**  
1/4" = 1'-0"

Item 5



INTERIOR DIAGRAM - 1<sup>st</sup> Floor  
701 8th Avenue  
New York, NY  
March 18, 2014  
NOT TO SCALE

# **EXHIBIT A**

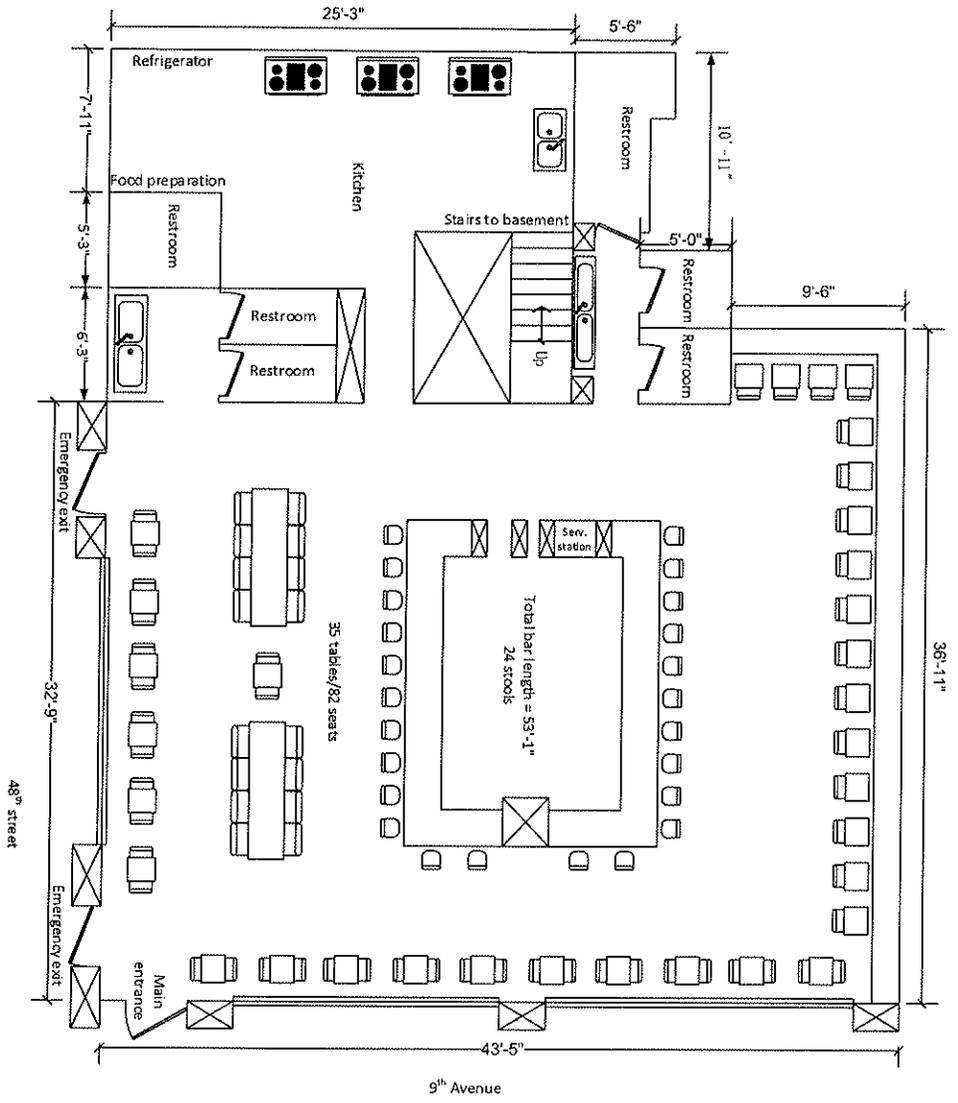
1. The House of Brews  
302 West 51<sup>st</sup> Street  
New York, NY 10019  
Serial #: 1026424  
Dates of Operation: 1998 to Present
2. The House of Brews  
363 West 46<sup>th</sup> Street  
New York, NY 10036  
Serial #: 1148229  
Date of Operation: 2004 to Present
3. Bourbon Street Bar and Grille  
346 West 46<sup>th</sup> Street  
New York, NY 10036  
Serial #: 1199101  
Date of Operation: 2007 to March 13, 2014
4. New York Beer Company  
321 West 44<sup>th</sup> Street  
New York, NY 10036  
Serial # 1256000  
Date of Operation: 2011 to Present
5. Oliver's Gastropub  
37-19 Broadway  
Astoria, NY 11103  
Serial #: 1274236  
Date of Operation: 2013 to Present

## STATEMENT OF PUBLIC CONVENIENCE AND ADVANTAGE

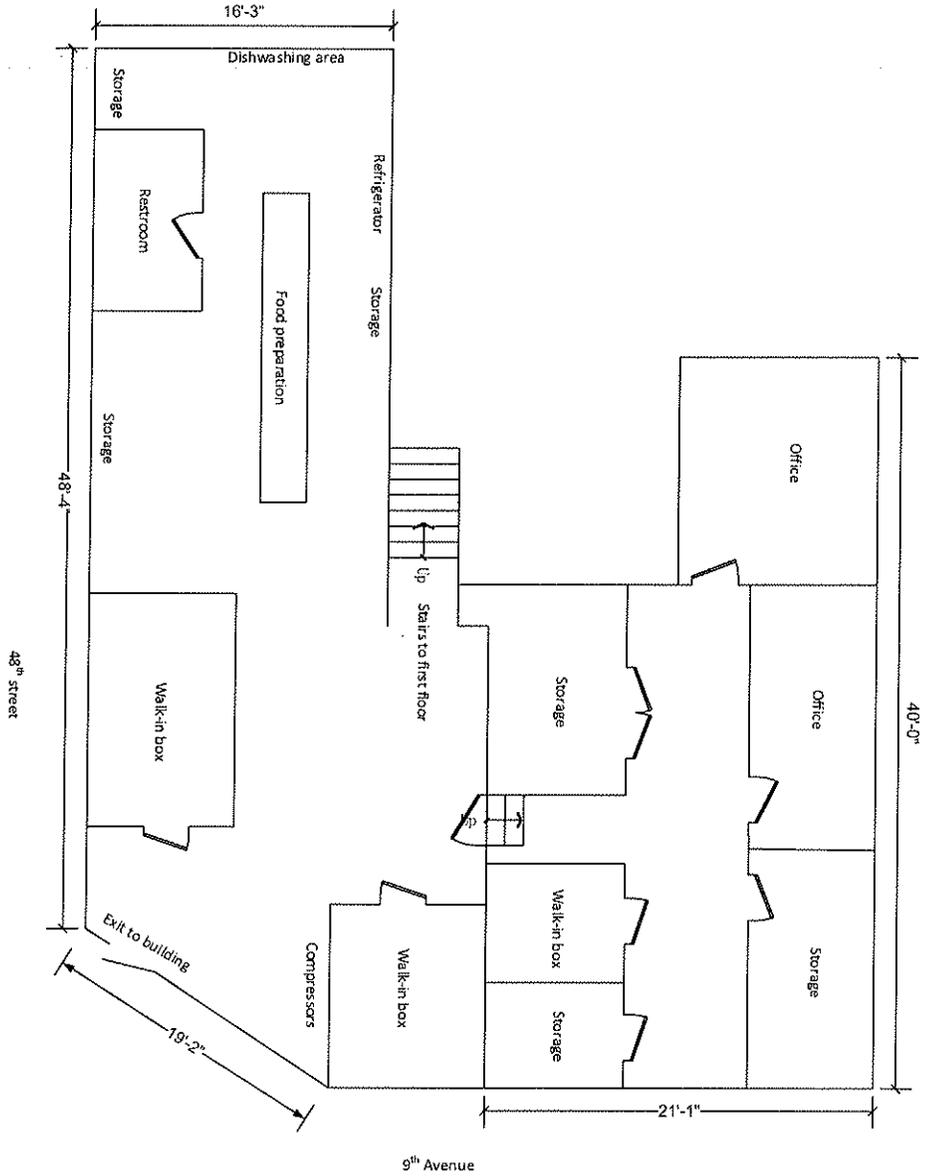
This Statement is submitted in support of 701 Restaurant, LLC's (d/b/a The Jolly Monk) application for an on-premises liquor license (serial number to be determined) to be operated at 701 9<sup>th</sup> Avenue, New York, New York 10019. The applicant reserves its right to supplement this Statement prior to any 500 Foot Rule Hearing that may be held in this matter. The New York State Liquor Authority's approval of said application would create public convenience and advantage for the following reasons:

1. The business will create much-needed jobs in the City and State of New York.
2. Revenue generated by The Jolly Monk will result in additional City and State tax revenue from sales, withholding, corporate, and personal taxes. The value of these taxes cannot be understated, as the State of New York is currently experiencing budget deficits, which in turn distress the overall economy.
3. The business will create economic stimulus by virtue of its regularly purchasing beer, wine, liquor, food supplies, and other products necessary in order to operate the business.
4. The business will foster competition within the bar and tavern industry by competitively pricing its food and beverage products.
5. The New York State Liquor Authority should presume that the business would create public convenience and advantage until such time as opposition is voiced.
6. The Jolly Monk will operate as an authentic Belgian beer bar and restaurant. It will offer a fine selection of gourmet Belgian food, in addition to a wide range and selection of Belgian and craft beer not available at the premises within the five hundred foot radius of its doors. In fact, the nearest Belgian styled establishment is in the heart of Times Square and has as its target customer base the tourists that regularly visit New York City. The Jolly Monk, by contrast, is situated in the heart of Hell's Kitchen and will cater to the residents of Manhattan's developing West Side. Two members of The Jolly Monk own several extremely successful craft beer specialized bars throughout New York City and are seasoned in the craft beer market. They look forward to extending their repertoire to include the finest selection of beer brewed by Trappist Monks who brew their unique and tasteful beer in Belgium. These characteristics distinguish The Jolly Monk from the other establishments in the neighborhood and will offer residents a unique, sophisticated and quality alternative to their present choices.
7. Additionally, there will be no change in pedestrian and/or vehicular traffic patterns as this establishment will be operated at a location that has housed a bar/restaurant for more than thirty years.

While the above benefits may not, independently, constitute public convenience and advantage, when considered together their cumulative effect certainly creates convenience and advantage to the public.



INTERIOR DIAGRAM - 1<sup>ST</sup> FLOOR  
 701 9th Avenue  
 New York, NY  
 March 18, 2014  
 NOT TO SCALE



INTERIOR DIAGRAM - Basement  
 701 9th Avenue  
 New York, NY  
 March 18, 2014  
 NOT TO SCALE



## Re: 701 9th Avenue

1. Mickey Spillane's - 350 West 49th Street - (213')
2. Diego's Mexican Grill - 714 9th Avenue - (184')
3. The Delta Grill - 700 9th Avenue - (111')
4. Room Service - 690 9th Avenue - (197')
5. Amaroni - 686-688 9th Avenue - (232')
6. Convo Bar - 675 9th Avenue - (438')
7. Chelsea Grill - 675 9th Avenue - (415')
8. Hell's Kitchen - 679 9th Avenue - (358')
9. Barrage - 683 9th Avenue (AKA 401 West 47th Street) - (276')
10. Pietrasanta - 683 9th Avenue - (263')
11. AA Jing - 689 9th Avenue - (179')
12. Balkanika - 691 9th Avenue - (154')
13. The Gaf West - 401 West 48th Street - (82')
14. Viv Thai - 717 9th Avenue - (169')
15. Gossip - 733 9th Avenue - (371')
16. Molloy's - 737 9th Avenue - (416')

### Schools & Churches

1. P.S. 17 Professional Performing Arts School - 328 W. 48th St. - (198')
2. High School of Graphic Communication Arts - 439 W. 49th St. - (497')
3. Calvary Christian Church - 409 West 47th Street - (298')

# The Jolly Monk

Belgian Beer Bar & Grill - Hell's Kitchen NYC

## Appetizers

- Deluxe Belgian Frites - 10
- Jolly Belgian Wings - 10
- Beer Battered Onion Rings - 9
- Pint O' Fries - 7
- Meat & Cheese Plate - 15
- Sriracha Deviled Eggs - 8
- Truffled Mushroom Flatbread - 12
- Mac & Cheese Chicken Sliders - 12
- Parmesan Pretzel Bread - 11

## Entrees

- Truffled Mac & Cheese - 15
- Chicon au Gratin - 16
- Pretzel Crusted Salmon - 19
- Beer Braised Brisket - 16
- Grilled Pork Loin - 18
- Moules Frites - 22
- Boudin Blanc - 19

## Fresh Salads

- Belgian Endive Salad - 13
- Poached Pear & Walnut Salad - 14
- Jolly Monk House Salad - 10

## Burgers & Sandwiches

- Belgian Waffle Burger - 14
- The Jolly Burger - 12
- Turkey Sambal Wrap - 12
- Buttermilk Chicken - 13
- Harvest Grilled Cheese - 12
- Mushroom Kale Burger - 13
- Rustic Crab Cake Flatbread - 14

## Side Dishes

- Mixed Green Salad - 5
- Sauteed Spinach - 5
- Buttermilk Biscuits - 4
- Rustic Mashed - 6
- Fried Pickles - 7

