

Manhattan Community Board 1 Liquor License Stipulations

I, Paul Lamas, as a qualified representative of Pier A Battery Park Associates LLC located at 22 Battery Place, New York, New York, agree to

*PL*

the following stipulations for the applicant's Method of Operation:

My hours of operation will be 7AM-4AM Sunday - Thursday and 7AM-4AM Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour). *The committee has agreed to the hours of 7AM-4AM at this special & unique location for a 6 month trial period, after which the applicant may revisit the committee & request these hours on a permanent basis if there are no unresolved complaints from neighbors.*

I will operate a full-service restaurant, (please describe type of restaurant): \_\_\_\_\_ with full food service until \_\_\_\_\_ hour(s) before closing.

I will install soundproofing (please describe type and locations) \_\_\_\_\_

I will have: DJs  Yes  No Live music  Yes  No Promoted events  Yes  No  
Cover fee events  Yes  No Scheduled performances  Yes  No

I will play recorded background music only, consisting of \_\_\_\_\_ If it can be heard outside, or by neighbors, it is not background music.

I will close all doors and windows by \_\_\_\_\_ Sun-Thurs and \_\_\_\_\_ Fri-Sat.  I will not have French doors or windows.

I will employ a doorman/security personnel on the following days and hours: \_\_\_\_\_

I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

I intend to apply for a sidewalk café license.  I intend to apply for a cabaret license.

Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

I will (additionally): apply for a cabaret liquor license, will return to the Battery Park Committee of Community Board 1 with a proposal for water-borne uses that will be associated with this establishment.

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Paul Lamas

Dated 4-3-14

Sworn to this 3 day of April 2014 ally 2 all

Notary Public

ALLY L. COLVIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01C06245186  
Qualified in Queens County  
Commission Expires July 18, 2015

Community Board 1 requests that the SLA add these stipulations to the license of the above-named applicant. Rev. 10/12



The City of New York

## Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

April 4, 2014

Ms. Kerri O'Brien  
Deputy Commissioner of Licensing  
State Liquor Authority  
317 Lenox Avenue  
New York, NY 10027

Dear Deputy Commissioner O'Brien:

At our monthly meeting on March 25, 2014, Community Board #1 adopted the attached resolution indicating that we oppose the granting of the following license unless the applicant complies with the stipulations stated in the resolution, which they have agreed to follow. We are sending copies of the stipulations signed by the applicants as well.

- 22 Battery Place, application for a catering/banquet hall liquor license for Battery Park Associates LLC

Sincerely,

A handwritten signature in black ink, appearing to read 'Noah Pfefferblit'.

Noah Pfefferblit  
District Manager

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	5 Opposed	0 Abstained	0 Recused

RE: 22 Battery Place, application for a catering/banquet hall liquor license for Battery Park Associates LLC

WHEREAS: The applicant, Pier A Battery Park Associates LLC, is applying for a catering/banquet hall liquor license; and

WHEREAS: The hours of bar service for this establishment will be 7:00 a.m. to 4 a.m. seven days a week; and

WHEREAS: The Committee has agreed to the hours of 7:00 a.m. to 4:00 a.m. at this special and unique location for a 6 month trial period after which the applicant may revisit the Committee and request these hours on a permanent basis if there are no unresolved complaints from neighbors; and

WHEREAS: The total area of the restaurant is 32,000 square feet with a public assembly capacity of 1,175 people; and

WHEREAS: The applicant intends to apply for a cabaret license; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment, although there are several vessels with liquor licenses that dock close by; and

WHEREAS: The applicant intends to return to the Battery Park City Committee of Community Board 1 with a proposal for water-borne uses that will be associated with this establishment; and

*DP*

---

WHEREAS: The Ritz-Carlton New York, Battery Park, located at 2 West Street, includes residential units and is located across Battery Place from Pier A, and other residential buildings are nearby; and

WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 opposes the granting of a liquor license to Pier A Battery Park Associates LLC for 22 Battery Place unless the applicant complies with the limitations and conditions set forth above.

## APPLICATION RECEIPT

SERIAL NUMBER: 1277555

04/08/2014 08:36 AM

PIER A BATTERY PARK ASSOCIATES LLC  
22 BATTERY PL  
NEW YORK, NY 10280

Thank you for submitting your application to the New York State Liquor Authority. We will be processing your application.

If you have any questions, please reference your application or any documents with the following seven digit serial number: 1277555

The following fees were received with your application:

Serial#	Description	Amount
1277555	RETAIL LICENSE	4,552.00
1277556	ADDITIONAL BAR	4,372.00
1277557	ADDITIONAL BAR	4,372.00
1277558	ADDITIONAL BAR	4,372.00
1277559	ADDITIONAL BAR	4,372.00
Total		22,040.00

Sincerely yours,

Kerri J. O'Brien, Deputy Commissioner  
[Licensing.Information@sla.ny.gov](mailto:Licensing.Information@sla.ny.gov)

RECEIPT NUMBER: 971178614

ORI #: NY922217Z

If fingerprints are required, please wait 48 business hours after your application receipt date before contacting Identogo by Morpho Trust USA Solutions to schedule your appointment. After the 48 hours, appointments must be scheduled within 2 weeks by going online to [www.identogo.com](http://www.identogo.com) or by calling (877) 472-6915.

Fingerprint Request Forms are available on our website at: <http://www.sla.ny.gov/forms-quick-find#retail>

If fingerprints are not taken within two (2) weeks from the date of this receipt, your application may be disapproved.

Fingerprints required for: **STEGA, JEANETTA**

**NOTE: If you are applying for an On Premises Liquor License or a Liquor Store License, you must visibly post notice of your intent to file an application on the front of your establishment. This notice can be found on our website at [www.sla.ny.gov/forms-quick-find#retail](http://www.sla.ny.gov/forms-quick-find#retail).**

cc: HELBRAUN LEVEY & O'DONOGHUE  
110 WILLIAM ST STE 1410  
NEW YORK NY 10038