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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies** plus supporting material **requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following month's meeting. **Speak to Florence Arenas at the Board Office.** **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Meeting Date: 09/ /2021

APPLICANT INFORMATION:

Name of applicant(s):
Chester WSA LLC

Trade name (DBA):
The Chester

Premises address:
18 Ninth Avenue, New York, NY 10014

Cross Streets and other addresses used for building/premise:
13th Street - between 9th Avenue and Hudson Street

CONTACT INFORMATION:

Principal(s) Name(s):
Michael Achenbaum, William Achenbaum

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
Hotel Gansevoort Group LLC has a ground lease for the property with 75+ years remaining. The fee owner of the property is [REDACTED].

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

William Achenbaum Current: Gansevoort Hotel: 18 Ninth Avenue, NY, NY 10014

Michael Achenbaum C+C Coffee + Cocktails: 18 Ninth Avenue, NY, NY 10014
The Chester, 18 Ninth Avenue, NY, NY 10014

Previous: Gansevoort Park & Lounge: 420 Park Avenue South, NY, NY 10016

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Full service restaurant on the ground floor of the Gansevoort Hotel

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Transfer of the on-premises liquor license; Michael Achenbaum and William Achenbaum are on the current liquor license but will be taking over full control of the restaurant. Operations will remain substantially the same with some reduced hours. The hours inside will be to 2AM daily; outside will be to 12AM Sunday through Wednesday and 1AM Thursday through Saturday; with extended hours as follows: all holiday weekends, outside closing hour on Sunday will be 1AM; Halloween and New Year's Eve closing inside will be 4AM and outside will be 2AM. The current additional stand-up bar is being removed.

If this is for a new application, please list previous use of location for the last 5 years:

n/a

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: 1) Hotel: Paige GH Group LLC and Hotel Gansevoort Group LLC #1146037, Exp 2/28/2022 ; 2) Restaurant: CGM-GH LLC, Paige GH Group LLC and Chester WSA LLC #1146048 Exp 9/30/2022; 3) Cafe: WSA Cafe LLC #1329727 Exp 5/31/2023

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

Provocateur Night Club - previously occupied other retail space in the hotel building, but is no longer open

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 1 Year Built : 2003

Describe neighboring buildings:
Commercial, Mixed Use, Residential

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 628 / 4

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes * no
*applicant premises will include a portion

Is the premise located in a historic district? yes no of the mezzanine for the restrooms

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : n/a

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain outdoor covered patio space on 13th Street within property line

What is the proposed Occupancy? 150

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes
*Any new permits required will be obtained prior to opening.

If yes, what is the maximum occupancy for the premises? 150

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no
premise is open and operating

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 2336 SF (1174 inside, 1162 outside)

If more than one floor, please specify square footage by floors: mezzanine - rest rooms only

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
covered outside patio space (within property line) 1162sf

If more than one floor, what is the access between floors? stairs

How many entrances are there? 1 How many exits? 1 How many bathrooms? 2 plus additional restrooms in hotel
Plus exits through the hotel

Is there access to other parts of the building? no yes, explain: restaurant opens into the hotel lobby

OVERALL SEATING INFORMATION:

Total number of tables? Inside: 4 Outside: 9 Total table seats? Inside: 24 Outside: 30

Total number of bars? 1 Total bar seats? 8

Total number of "other" seats? 18 please explain: rail seats in outdoor patio space

Total OVERALL number of seats in Premises: 80

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe: _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

N/A

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

SEE ATTACHED to ___ to ___ to ___ to ___ to ___ to ___ to ___

Will the business employ a manager? ___ no yes, name / experience if known : TBD

Will there be security personnel? ___ no yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no ___ yes

If yes, please describe : _____

Will you have TV's ? no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box Ipod / CDs ___ none

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no ___ yes

IF YES, will you be using a professional sound engineer? n/a

Please describe your sound system and sound proofing: mid-range sound system for background music, less than 75dB

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no ___ yes (if yes, please attach plans) the premises is open and operating

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no ___ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

HOURS OF OPERATION

Inside*:

12PM – 2AM Daily

*Extended hours inside on Halloween and New Year's Eve – to 4AM

Outside*:

Sunday 11AM – 1AM

Monday – Wednesday 12PM – 1AM

Thursday – Saturday 12PM – 1AM

*Extended hours outside on Sunday of any holiday weekend to 1AM; Halloween and New Year's Eve to 2AM

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____


Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Michael Achenbaum Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Donald M. Bernstein

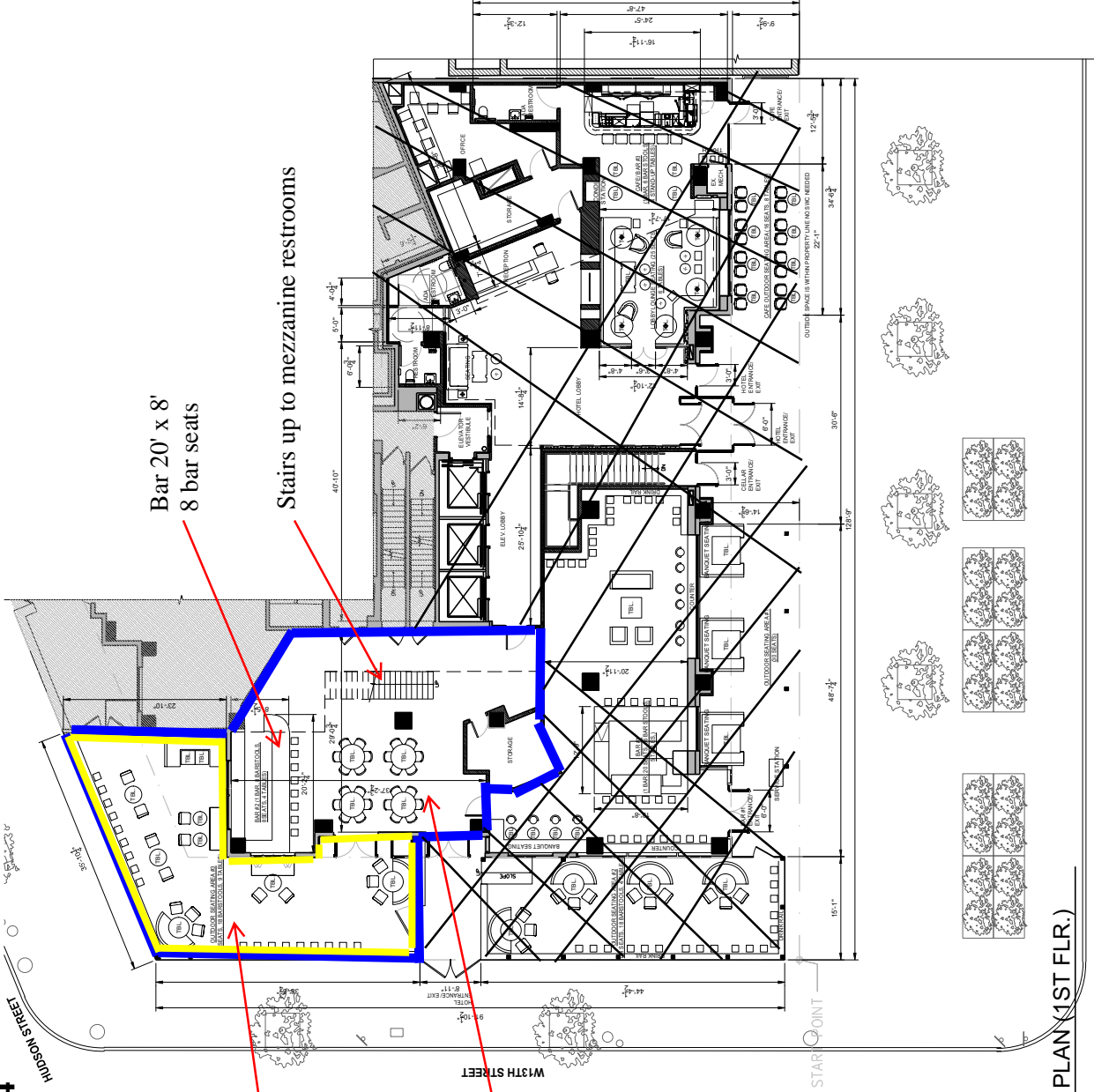
Title Attorney

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

**CHESTER WSA LLC
18 NINTH AVENUE
NEW YORK, NY 10014**



Bar 20' x 8'
8 bar seats

Stairs up to mezzanine restrooms

Outside patio space
9 Tables, 30 seats
18 rail seats

Inside dining
4 Tables, 24 seats

LLP1 LIQUOR LICENSE PLAN (1ST FLR.)
SCALE: 1/16" = 1'-0"

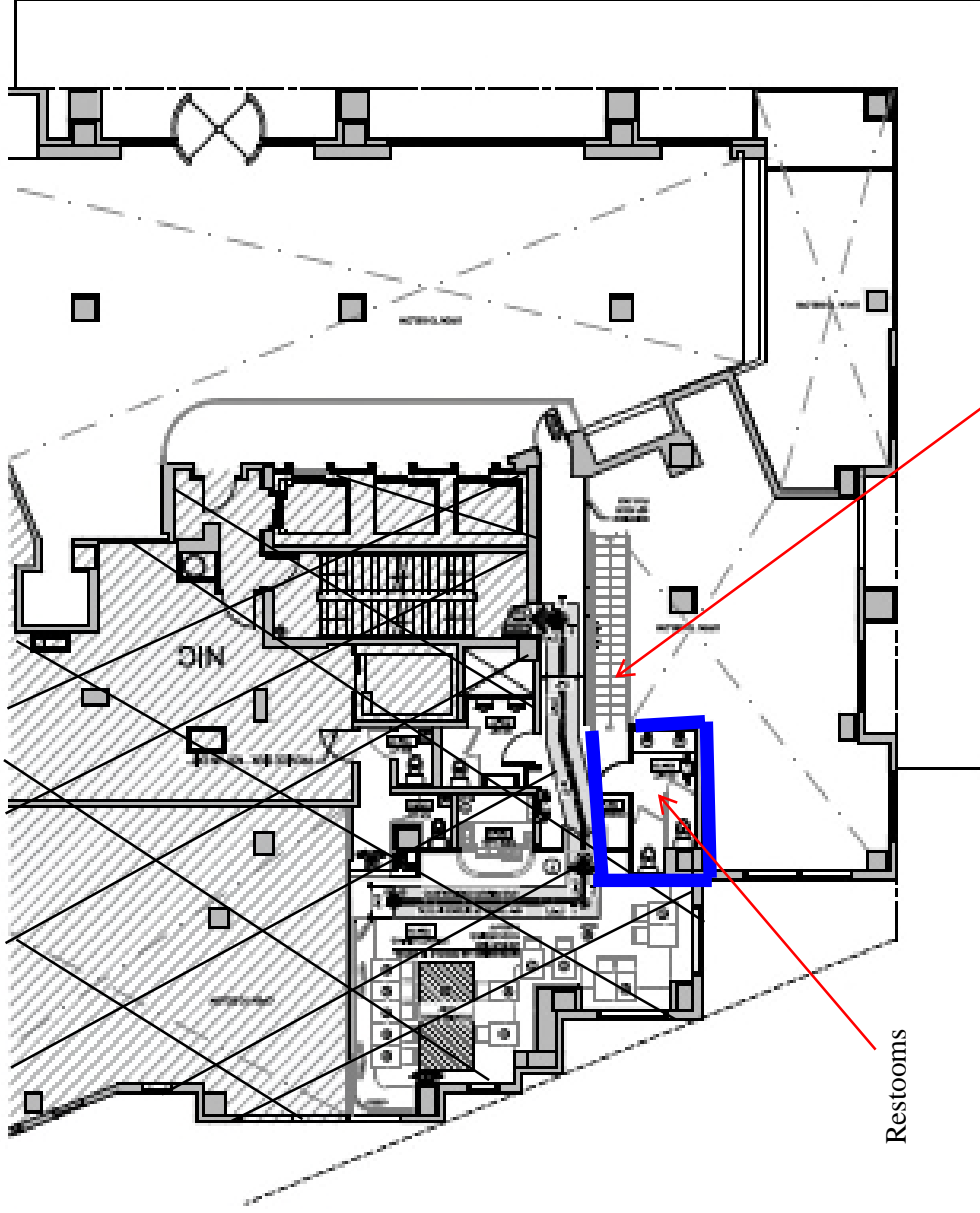
9TH AVENUE



GSDCH • SEFULVEDA ARCHITECTURE

CHESTER WSA LLC
18 NINTH AVENUE
NEW YORK, NY 10014

MEZZANINE



Restrooms

Stairs from main level