

Meeting Date: June/ /2022

APPLICANT INFORMATION:

Name of applicant(s):
An entity to be formed by the Gansevoort Hotel

Trade name (DBA):
TBD

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

Cross Streets and other addresses used for building/premise:
Ninth Avenue between West 13th Street and Little West 12th Street

CONTACT INFORMATION:

Principal(s) Name(s):
Michael Achenbaum

Office or Home Address: 18 Ninth Avenue

City, State, Zip: New York, New York 10014

Telephone #: (212) 206-6700 email : [REDACTED]

Landlord Name / Contact:
Affiliate of applicant, Hotel Gansvevoort Group LLC has a ground lease for the property with approximately 77 years remaining. [REDACTED]
Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Michael Achenbaum, ABC Officer

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Current Premises:

- 1)Hotel Gansevoort Group LLC and Paige GH Group LLC- 18 Ninth Avenue, New York, New York 10014
- 2) CGM-GH LLC, Paige GH Group LLC and Chester WSA LLC- 18 Ninth Avenue, New York, New York 10014
- 3) WSA Café LLC- 18 Ninth Avenue, New York, New York 10014

Previous Premises:

TGA II LLC, One 29 Park LLC and Highgate Hotels, LP- 420 Park Avenue South, New York, New York 10016

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

Members club with cafe, basement lounge and rooftop with pool

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

- a new liquor license (Restaurant Tavern / On premise liquor Other)
Members Club
- 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.)

N/A

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

Hotel, restaurant and spa

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) Paige GH Group LLC and Hotel Gansevoort Group LLC #1146037 Exp. 2/29/2024 2) CGM-GH LLC, Paige GH Group LLC and Chester WSA LLC #1146048 Exp. 9/30/2022; 3) 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: 13 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

Is the premise located in a historic district? yes no

(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 Roof & outdoor area adjacent to sidewalk but on landlord property

What is the proposed Occupancy? Approx 450

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes

If yes, what is the maximum occupancy for the premises? Approx 750

If yes, what is the use group for the premises? UG5, UG6, UG9

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

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: Adding operable windows and painting

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approx. 16,843 SF

If more than one floor, please specify square footage by floors: Cellar: 7,648 SF
Ground: 2,771 SF
Mezzanine: 686 SF

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

Rooftop: Approx 3,913 SF; Ground floor: Approx 1,825 SF (within property line)

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

How many entrances are there? 2 How many exits? 2 How many bathrooms? 9

Is there access to other parts of the building? no yes, explain: Emergency egress and ADA only

OVERALL SEATING INFORMATION:

Total number of tables? 45 Total table seats? 154

Total number of bars? 3 Total bar seats? 11

Total number of "other" seats? 86 please explain: lounge and counter seating

Total OVERALL number of seats in Premises: 251

BARS:

How many ^{*}stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 11

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: Members club

What are the Hours of Operation?

SEE ATTACHED

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

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

Will there be security personnel? no yes(if yes, what nights and how many?) 2-10 per day
Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe : Outdoor ground floor area that is currently fully outdoors will add operable windows

Will you have TV's ? no yes (how many?) 15

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? No

Please describe your sound system and sound proofing: Soundproofing to be installed in basement

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)

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: _____

Proposed Hours of Operation:

Cellar:

- 7:00am-4:00am daily
- After 2:00am, customers in basement will exit via 9th Avenue entrance
Gym and board room open 24/7

Ground floor:

- Interior: 7:00am-2:00am daily
- Exterior: 7:00am-12:00am Sunday through Wednesday; 7:00am-1:00am Thursday to Saturday

Rooftop:

- 7:00am-4:00am daily
- From Sunday to Wednesday the nano glass wall is closed by 12:00am; 2:00am Thursday to Saturday. Guest are permitted in the pool area until 4:00am but the glass wall must be closed and music speakers turned off at the pool.

Additionally:

The premises will operate in the interior from 7:00am-4:00am on Halloween and New Year's Eve.

The premises will cease operation in the exterior (exclusive of any seating as part of the Temporary Open Restaurants program) at 1am on any Sunday that is part of the following holiday weekends: Martin Luther King Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day and Thanksgiving and at 2am on Halloween and New Year's Eve regardless of the day of the week.

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

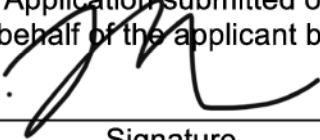
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Ryan Kossman Phone: [REDACTED]

Address: 18 Ninth Avenue, New York, New York 10014

Email : Ryan@thehg.com

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Michael Achenbaum

Title ABC Officer

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.



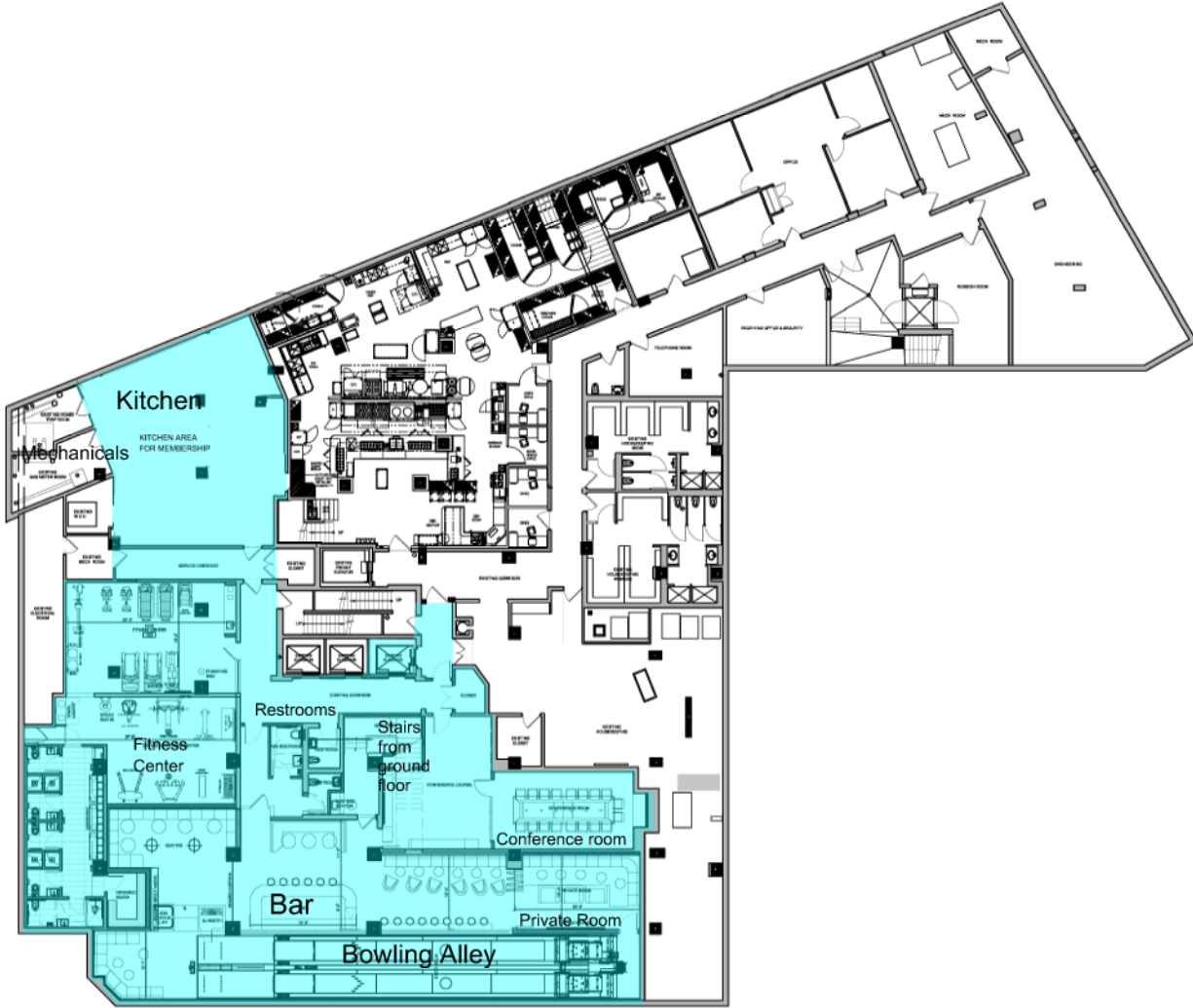
Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

Cellar

26 tables, 99 seats
1 stand-up bar, 6 bar stools

Hours of operation:
7:00am-4:00am daily
*After 2:00am, customers in basement will exit via 9th Avenue entrance
Gym and board room open 24/7

Occupancies
Kitchen area: 10
Gym: 25
Conference Room: 40
Lounge:150



1 CELLAR
SCALE: NTS

Ground

Interior:

7 tables, 16 seats

Approximately 12 lounge seats

1 stand-up bar, 5 bar stools

Exterior:

30 tables, 63 seats

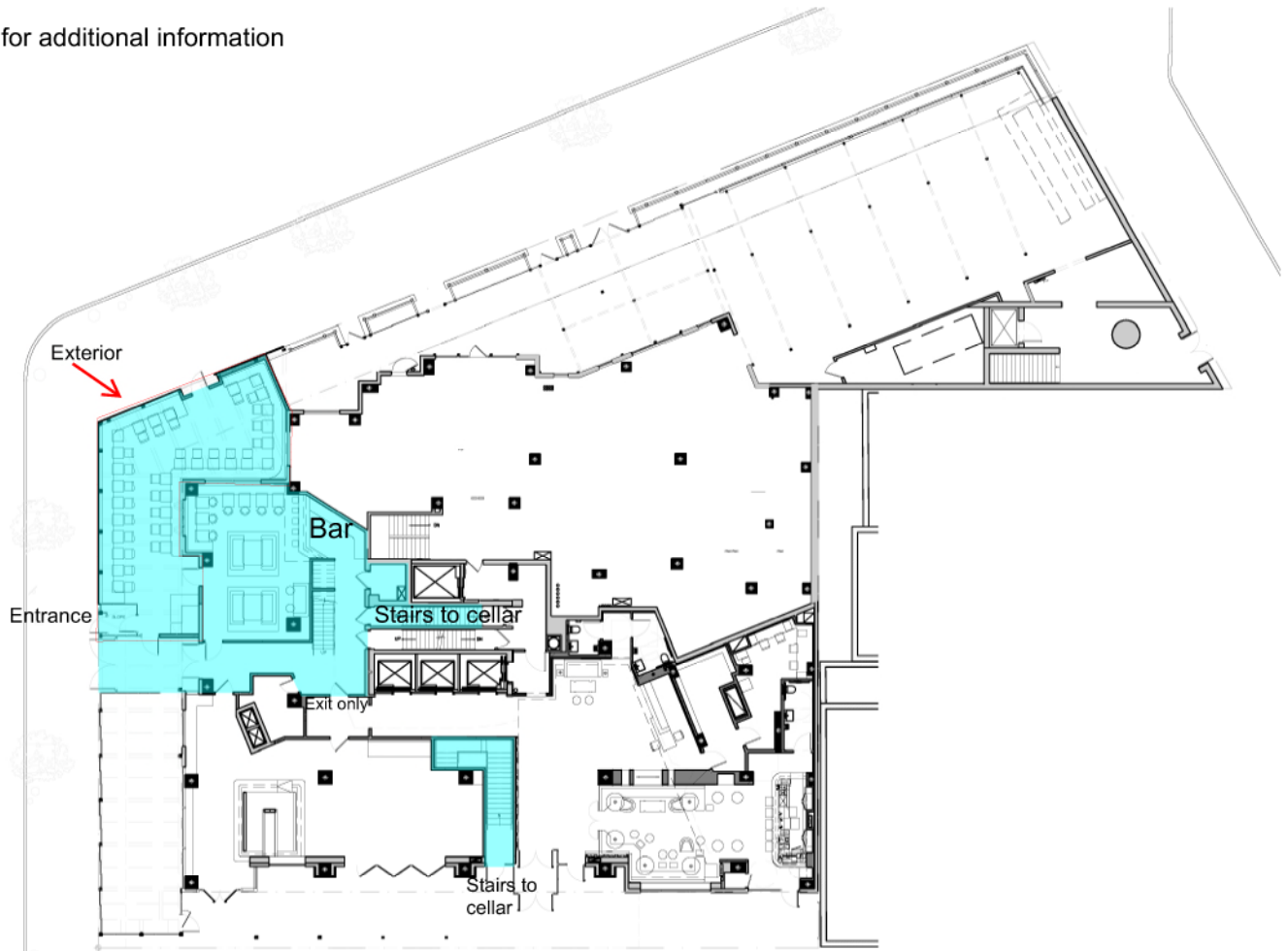
Hours of operation:

Ground floor interior: 7:00am-2:00am daily

Ground floor exterior: 7:00am-12:00am Sunday through Wednesday;

7:00am-1:00am Thursday to Saturday

**see below for additional information

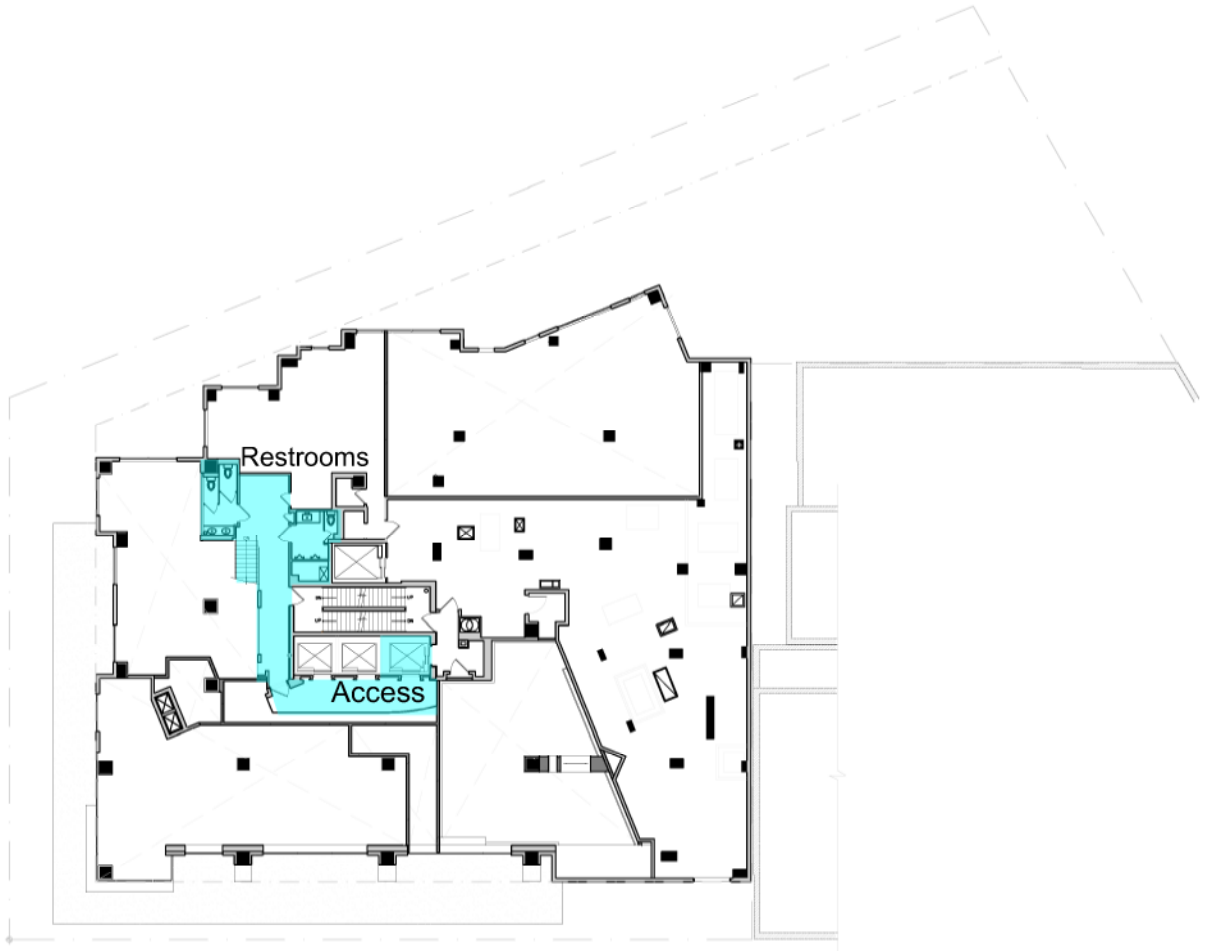


1 GROUND FLOOR
SCALE: NTS

**The premises will operate in the interior from 7:00am-4:00am on Halloween and New Year's Eve.

The premises will cease operation in the exterior (exclusive of any seating as part of the Temporary Open Restaurants program) at 1am on any Sunday that is part of the following holiday weekends: Martin Luther King Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Veterans Day and Thanksgiving and at 2am on Halloween and New Year's Eve regardless of the day of the week.

Mezzanine
Access and restrooms only



1 MEZZANINE
SCALE: NTS

Rooftop

12 tables, 39 seats
Approximately 54 lounge seats
1 stand-up bar
20 counter stools

Hours of operation:

7:00am-4:00am daily

*From Sunday to Wednesday the nano glass wall is closed by 12:00am; 2:00am Thursday to Saturday. Guest are permitted in the pool area until 4:00am but the glass wall must be closed and music speakers turned off at the pool.

