

Meeting Date: 03/07/23

APPLICANT INFORMATION:

Name of applicant(s): Gigi Group LLC ; 142 Emnut Partners LLC

Trade name (DBA): TBD

Premises address: 138 Bowery

Cross Streets and other addresses used for building/premise:
Bln Broome ; Grand Sts

CONTACT INFORMATION:

Principal(s) Name(s): Jonathan Mason

Office or Home Address: 138 Bowery

City, State, Zip: NYC, NY

Telephone #: 

Landlord Name / Contact: 142 Emnut Partners LLC

Landlord's Telephone and Fax: 

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Jonathan Mason</u>	<u>N/A</u>
<u>Ryan Urban</u>	
<u>John Young</u>	

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

Full service 81 room hotel with food and beverage service to the rooms - featuring a ground floor, dinner theater restaurant, serving nouvelle cuisine in an intimate amphitheater style setting and a cellar lounge level designed to handle overflow and late night dining, all within a state of the art, insulated and floating acoustic shell. These premises also feature a large entry vestibule, guest reception area - paired with an innovative reservation system which ensures no patrons/guests gathering/waiting outside minimizing sidewalk and street noise.

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: Hotel

Number of floor: 8 Year Built: 2016

Describe neighboring buildings: mixed use commercial/residential

Zoning Designation: C6-1G

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 470 / 53

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 - no changes

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 top

What is the proposed Occupancy? 68

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes (currently being amended)

If yes, what is the maximum occupancy for the premises? 600

If yes, what is the use group for the premises? 12

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) (not yet filed)

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

(if yes, please describe: no facade or sign currently exists

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? Approx 40,000 sf (entire building)

If more than one floor, please specify square footage by floors: 5,321 sf per floor

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

5,321 sf

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

How many entrances are there? 2 How many exits? 5 How many bathrooms? 19 + hotel rooms

Is there access to other parts of the building? ___ no x yes, explain: entry to common areas of the hotel

OVERALL SEATING INFORMATION:

Total number of tables? 51 Total table seats? 324

Total number of bars? 3 Total bar seats? 26

Total number of "other" seats? 20 please explain: these are dependent upon varied configurations depending upon the event

Total OVERALL number of seats in Premises: 448

BARS:

How many * stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 26

How many service bars are being applied for on the premises? 1

Any food counters? no ___ yes, describe: _____

For Alterations and Upgrades:

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

* 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 x Hotel ___ Other: _____

What are the Hours of Operation?

Sunday: 7am to 4 am Monday: 8 to 4 am Tuesday: 8 to 4 am Wednesday: 8 to 4 am Thursday: 8 to 4 am Friday: 8 to 4 am Saturday: 8 to 4 am

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?) TBD

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? YES

Please describe your sound system and sound proofing: PLEASE SEE ACOUSTIC LOG REPORT ATTACHED;

to remedy Acoustilog's concerns, these premises will feature an acoustic shell and Insulation Box, which will completely seal in any sound from these premises, please see attachment

Will you be permitting: self 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) SEE ATTACHED PLAN. ALSO see reservations system and guest reception area layout.

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

No

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 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

What are the Hours of Operation?

Sunday: 7am to 4am Monday: 8 to 4am Tuesday: 8 to 4am Wednesday: 8 to 4am Thursday: 8 to 4am Friday: 8 to 4am Saturday: 8 to 4am

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

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

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

If yes, please describe:

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

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

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

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

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

Please describe your sound system and sound proofing: PLEASE SEE ACOUSTILOG REPORT ATTACHED;

to remedy Acoustilog's concerns, these premises will feature an acoustic shell and Insulation Box, which will completely seal in any sound from these premises, please see attachment

Will you be permitting: X self promoted events X scheduled performances outside promoters

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

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no X yes (if yes, please attach plans) SEE ATTACHED PLAN

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? X 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 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church:

Address: Distance:


Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

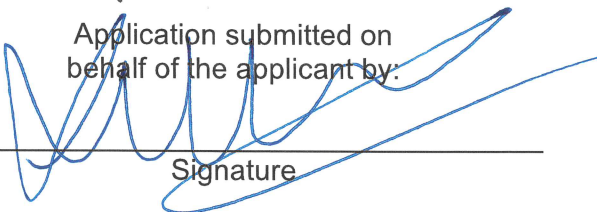
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Jonathan Mason Phone: 

Address: 138 Bdwerg

Email: 

Application submitted on behalf of the applicant by:

X 

Signature

Print or Type Name Jonathan Mason

Title 03 / 01 / 23

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

Addendum to Community Board 2
Application

FIRST: A primary focus of this application is noise containment; these premises will feature a floating acoustic shell and box, which utilizes vibration and sound absorbers and 1 3/4" thick acoustic panel layers to completely trap and seal all noise produced by these premises. This is a state of the art system which is costing the applicant in excess of \$1,500,000.00, in addition to the cost of the premises build out; the applicant would not be making such an exorbitant investment unless it was proven to be 100% effective in noise containment. Please see the attached 2 pages labelled "Sound Insulation Overview".

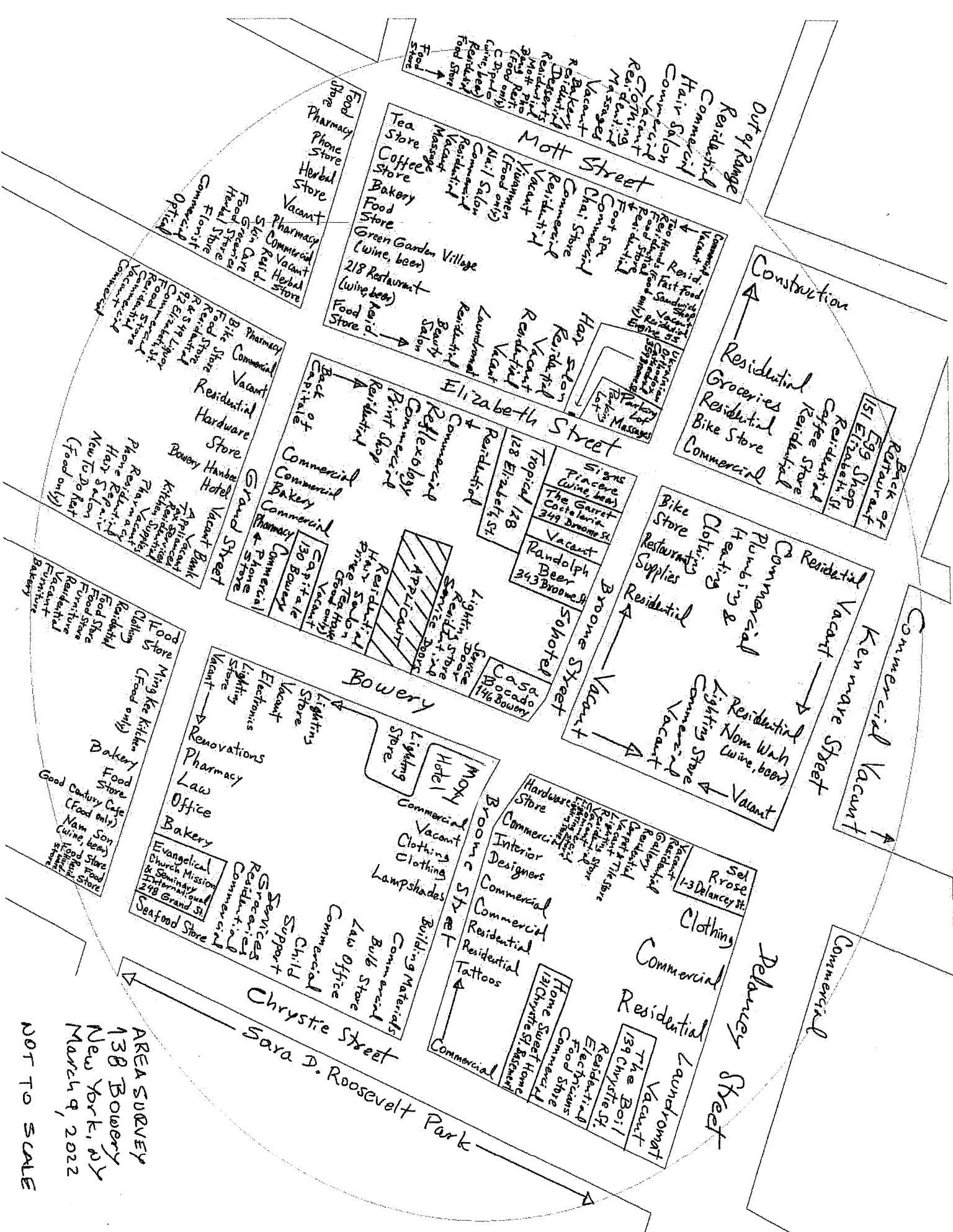
SECOND: Another prime focus for this applicant is noise mitigation. These premises feature double heavy doors which provide a sound vestibule that further insulates the space, creating an entry "snake"; the vestibule has been created to prevent patrons from lingering on the sidewalk.

To further mitigate noise, these premises feature a "reservations only" policy (with very limited exceptions for bar seating). An admitted patron at these premises will first be required to create an account online, make a reservation and will be emailed confirmation of that reservation.

Further, all guests, upon arrival, will be issued RFID (Radio Frequency Identification) bands, which will allow the management team to provide more effective monitoring of patrons behaviors; guest will upload their ID, contact and payment information, all of which will be stored in the restaurants database, permitting management to closely monitor guests behavior.

These premises will feature multiple hosts at multiple entrances to swiftly confirm reservations and seat patrons at all times, to insure that there will be no queuing on the sidewalk. Please see the attached pages labeled "Floor Plan" and "Front Door Plan".

The applicant intends to completely confine sound in its premises through the use of the acoustic shell and box; further, the applicant intends to eliminate noise on the street through the measures outlined above.



AREA SURVEY
 138 Bowery
 New York, NY
 March 9, 2022
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 138 Bowery

1. Sel Rose - 1-3 Delancey Street - (389')
2. The Boil - 139 Chrystie Street - (437')
3. Home Sweet Home - 131 Chrystie Street Basement - (383')
4. Capitale - 130 Bowery - (158')
5. Casa Bocado - 146 Bowery - (107')
6. Randolph Beer - 343 Broome Street - (142')
7. The Garrett Cocteleria - 349 Broome Street - (188')
8. Tropical 128 - 128 Elizabeth Street - (205')
9. Egg Shop - 151 Elizabeth Street - (459')
10. Moxy Hotel - 145 Bowery (70')

Schools & Churches

1. Ukrainian Orthodox Cathedral - 359 Broome Street - (247')
2. Evangelical Church Mission & Seminary International - 248 Grand Street - (380')



Casa Bocado 146 Bowery
Service door
Lighting store
Residential
Service Doors
APPLICANT
Residential
Hair Salon
Prince Tea House (Food only)
Vacant
Capitale 130 Bowery
Commercial
Phone Store



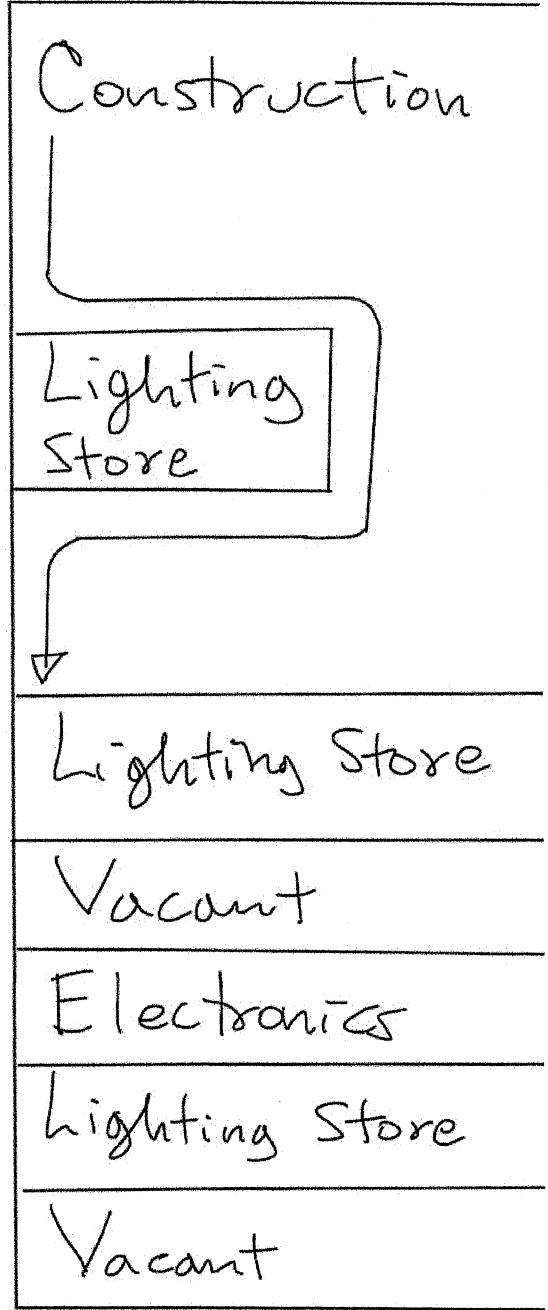
Bowery

NOT TO SCALE

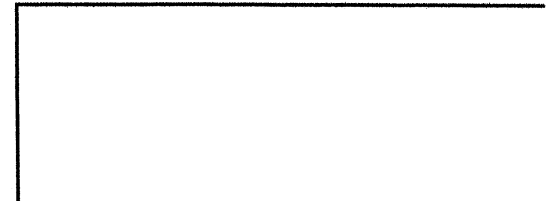
BLOCK PLOT
138 Bowery
New York, NY
March 9, 2022

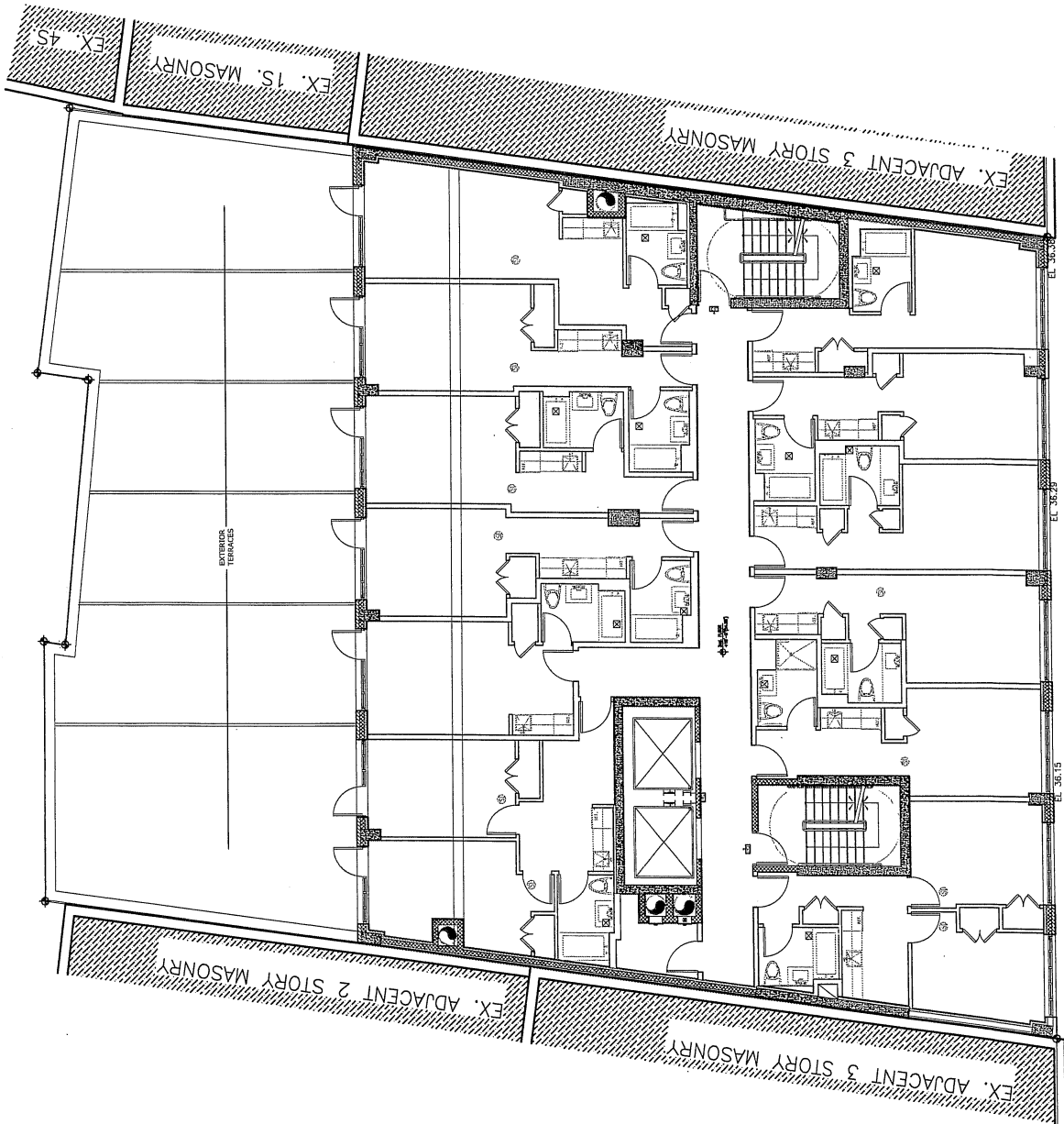


Broome Street



Grand Street

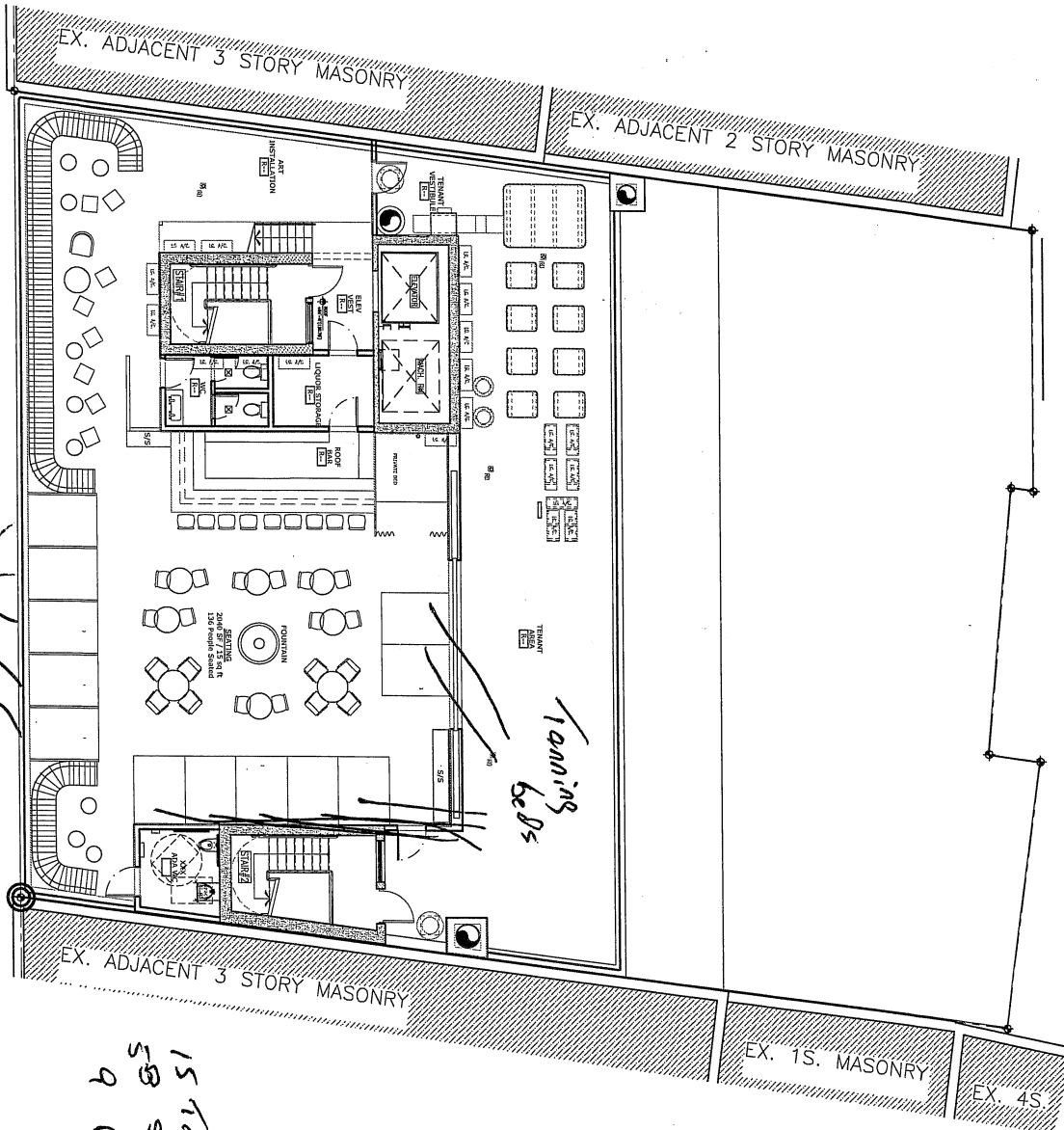




- Typical hotel floor plan

138 BOWERY - 2ND FLOOR PLAN
 INTERIOR SQUARE FOOTAGE - 5321 sq ft

BOWERY
 (REG. WIDTH)



1 FLOOR PLAN - ROOF
SCALE: 3/8" = 1'-0"

TANNING BEDS

Tanning beds

15 Tables
58 seats
9 Bar stools

NOT FOR CONSTRUCTION OR DESIGN INFER ONLY

A-109

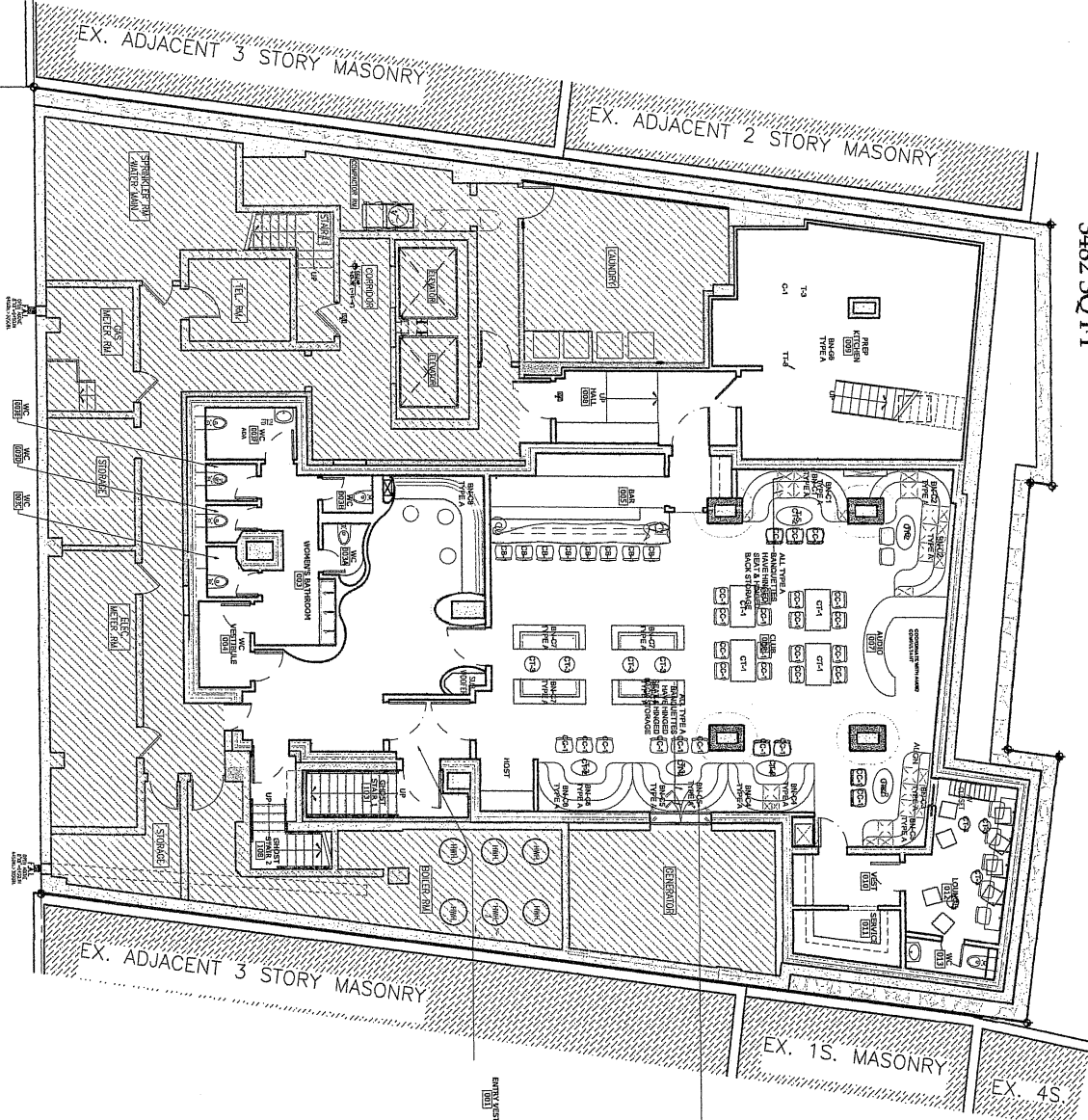
DWG. No.

PROPOSED ROOF PLAN
Date: 2 September 2021
Scale: 3/16"=1'-0"

Daniel Laporte
Architecture
119 Wolf Street
New York, NY 10013
Tel: 917.228.9462

gato/ghost
138 Bowery
New York NY 10013

Project No.
No. 042822 DD
Date Description Issued to
ICON



3407 CUL 1

1 CELLAR FURNITURE & FIXTURE PLAN
 1/2008, 3/16, 11/17

NOT FOR CONSTRUCTION OR DESIGN INTENT ONLY

NOTES:

NEED MANAGERIAL 179-1088-10 MANAGERIAL SCHEMATIC

ENTRANCE

NO.	DATE	DESCRIPTION	DESIGNED BY	REVIEWED BY
01	03/22/08	3D REVIEW	gaita/ghost	gaita/ghost

Project No. 138 Bowery
 gaita/ghost
 138 Bowery
 New York NY 10013

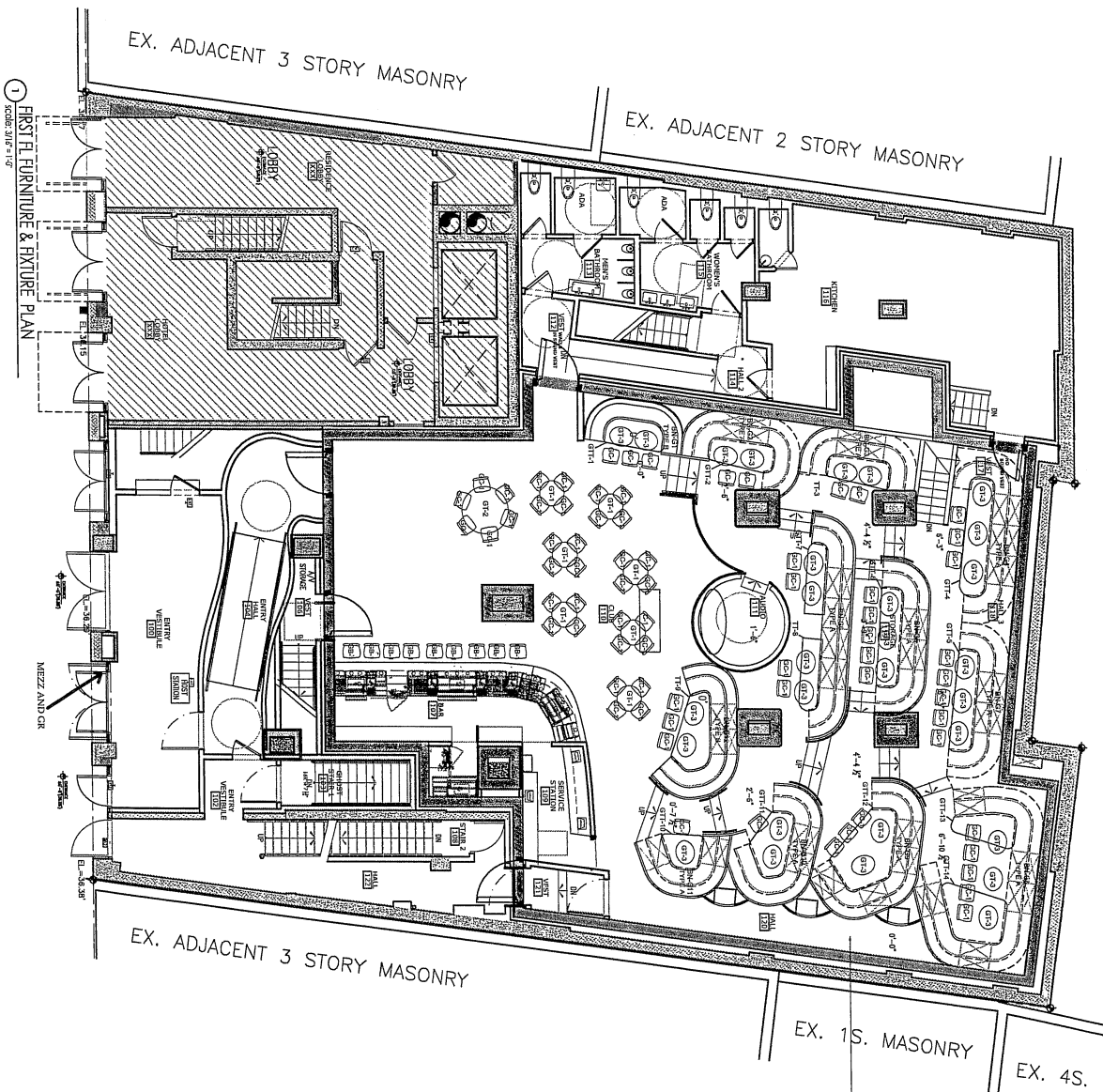
Daniel Laporte
 Architecture
 119 Mott Street
 New York, NY 10013
 Tel. 917.225.5462

Date: 29 March 2021
 Scale: 3/16"=1'-0"
CELLAR FURNITURE & FIXTURE PLAN

DWG. NO.

F-100

© 2021 22.01A. ALL RIGHTS RESERVED



1 FIRST FL. FURNITURE & FIXTURE PLAN
SCALE: 3/16" = 1'-0"

ALL FURNITURE HERE TO SCHEDULE

NOT FOR CONSTRUCTION-FOR DESIGN INTENT ONLY

NOTES:

F-101

DWG. NO.

DATE: 2 September 2021
SCALE: 3/16"=1'-0"
FIRST FLOOR FURNITURE PLAN

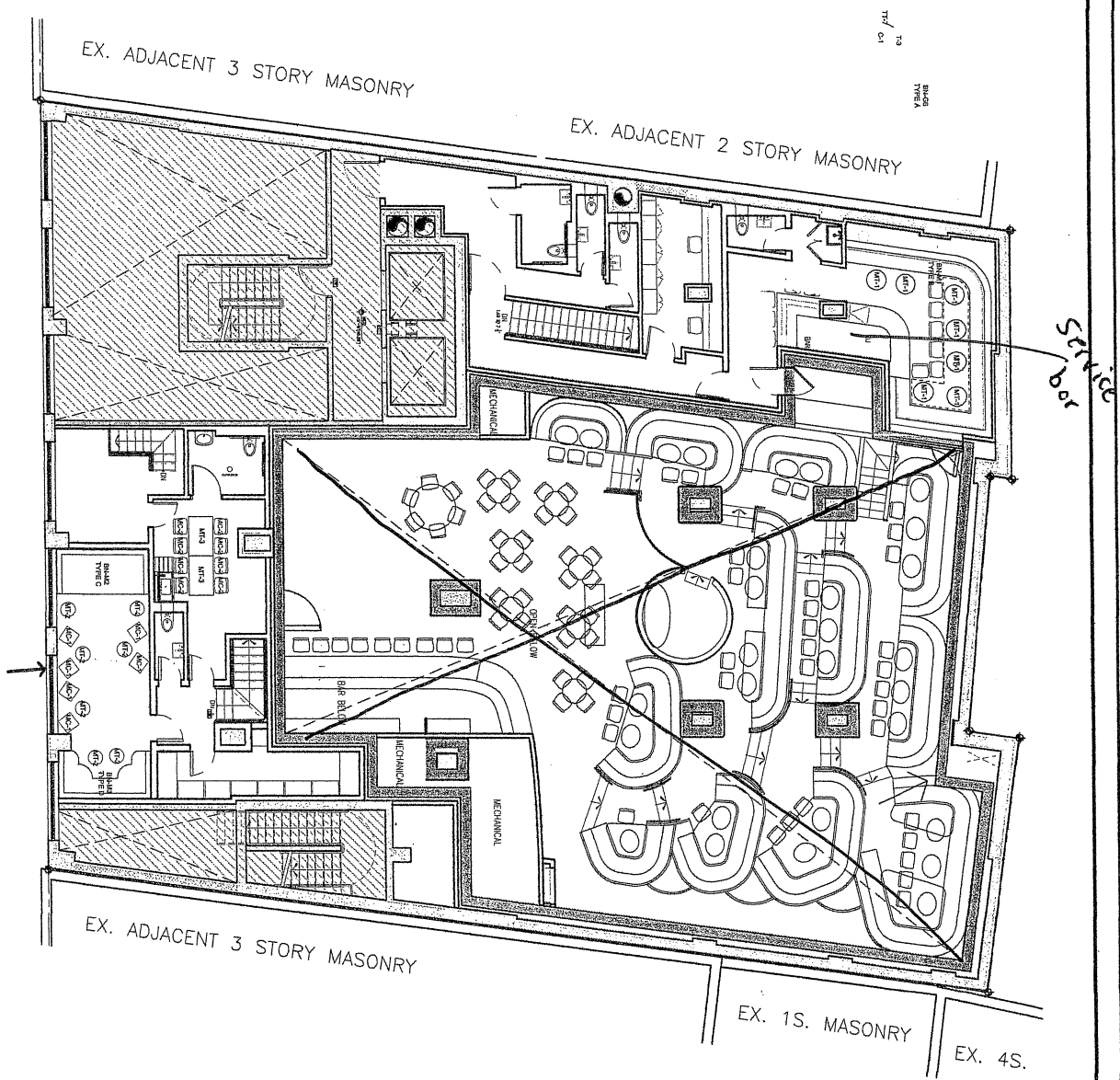
Daniel Laporte
Architecture

119 Mott Street
New York, NY 10013
Tel: 917.225.6462

Project No.
gclia/ghost
138 Bowery
New York, NY 10013

No.	Date	Description	Issued to	ICON
03.28.22	DD			

1 FURNITURE & FIXTURE PLAN-MEZZANINE
SCALE: 3/8" = 1'-0"



NOT FOR CONSTRUCTION-FOR REFERENCE ONLY

NOTES:

△	03.2022	DD	ICON
No.	Date	Description	Issued to

Project No.
gital/ghost
119 Mohr Street
New York, NY 10013
New York, NY 10013

Daniel Laporte
Architecture
119 Mohr Street
New York, NY 10013
Tel. 917.225.4442

Date: 2 September 2021
Scale: 3/8"=1'-0"

MEZZANINE FURNITURE
PLAN

DWG. No.
F-102

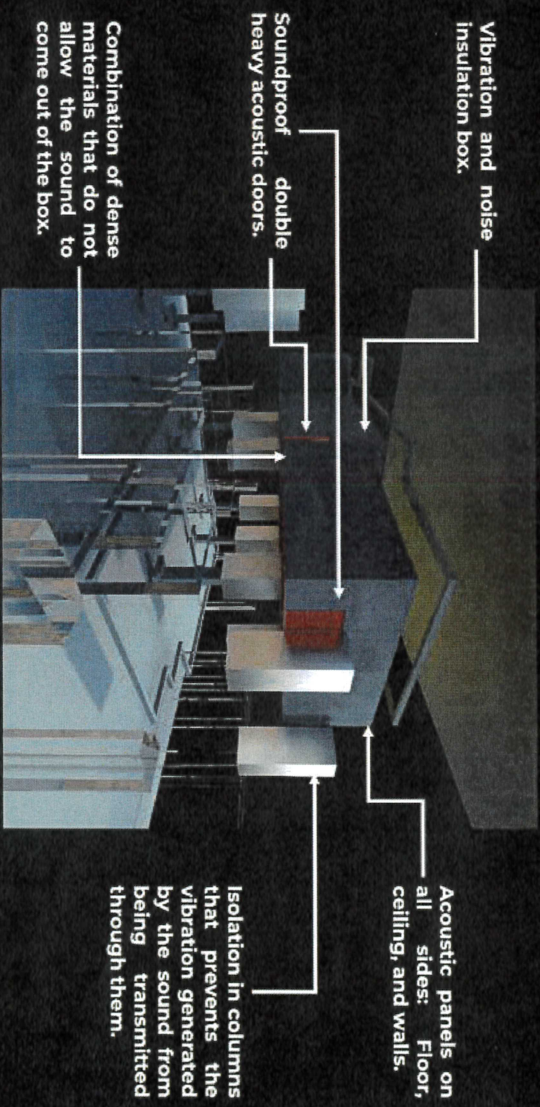


SonicLab & Integral Sound

Sound Insulation Overview

The system is tested to have complete sound insulation of 120dBA. This protects beyond the maximum level of 110 dBA identified by Acoustilog. In addition, limiters will be placed on our sound system to ensure levels stay below 110dBA

Acoustic Shell & Insulation Box





SonicLab & Integral Sound

Sound Insulation Overview

The system is tested to have complete sound insulation of 120dBa. This protects beyond the maximum level of 110 dBA identified by Acoustilog. In addition, limiters will be placed on our sound system to ensure levels stay below 110dBa

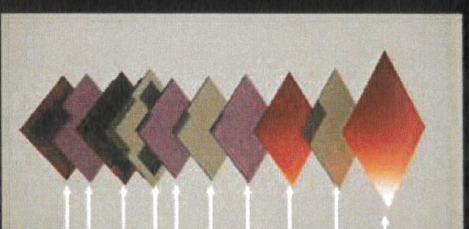
Acoustic Shell & Insulation Box Continued

Multi-perforated surfaces inside that general traps for critical frequencies.



Faces that make up the insulating box of more than 1 foot thick of different absorbent materials and geometries to generate traps in the entire range of sound frequencies.

Isolation in columns that prevents the vibration generated by the sound from being transmitted through them.



Acoustic panel layers
1' 3/4" thickness

- Steel plate 3/16"
- Cement board 5/8"
- Low frequency layer: Steel plate 1/16" (resonant panel fr=50 Hz)
- High density absorbent 1"
- 2 layers Cement board 5/8"
- High density absorbent 2"
- Laminated cement boards 5/8" + 1/2"
- Steel plate 1/8"
- High density absorbent 1"
- Steel plate 1/4"

The maximum levels of the ACUSTILOQ study were considered to achieve the optimal isolation levels according to the study Acustilog dated March 16, 2022. Arabiut Architecture Design Acoustics & Building Technologies considered the maximum levels of the ACUSTILOQ reports.



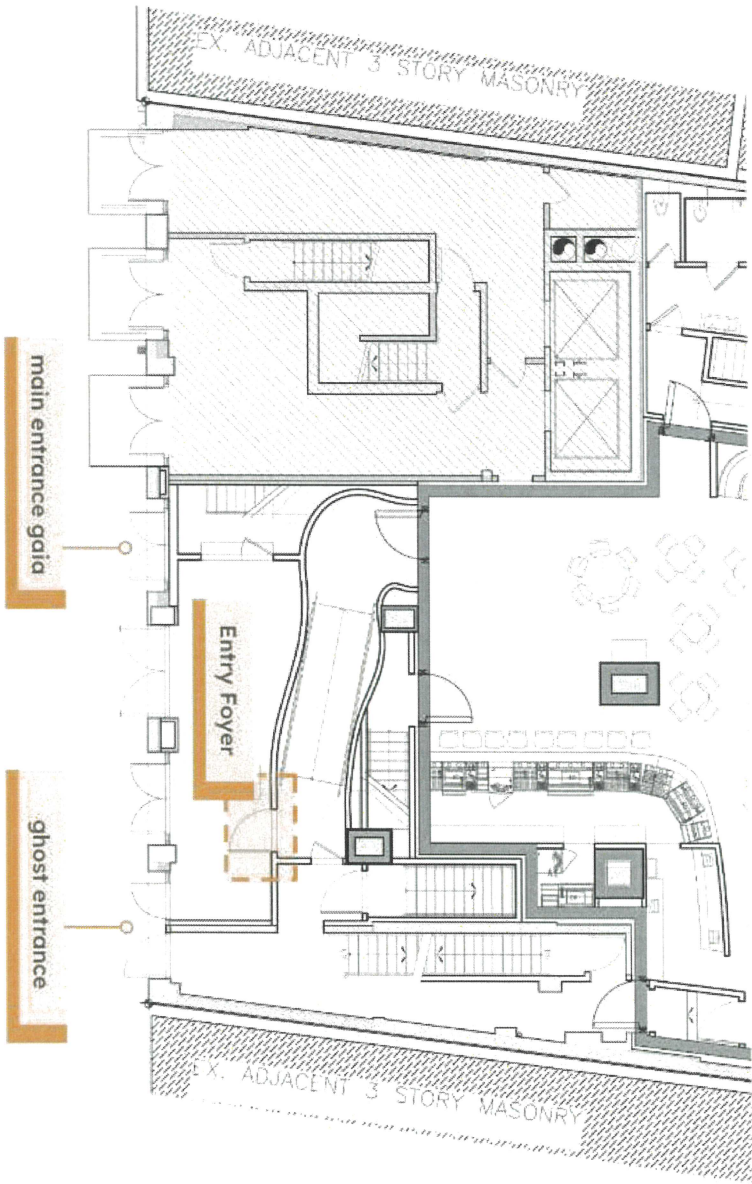
Gaia | Arrival

Floor Plans

Entry Vestibule + Coat Check

Guests enter space through double heavy doors - sound vestibules that insulate the space - at the bottom and top of entry "snake".

Vestibule was built to reduce any noise and to prevent crowds outside.



full floor plans attached separately





Front Door Plan

01 | Gaia + Ghost is a reservation only space, with limited exceptions for bar seating.

02 | All Guests have to have an account to enter.

- Additionally they will also need to make a reservation for that particular date + time for general entry.
- Guests will be emailed in advance a code that confirms their account + reservation.
- **This will facilitate fast + efficient entry process & limit any crowd gathering outside**
- We will also be using RFID bracelets which guests will upload their ID, contact + payment information.



03 | No waiting outside/no lines.

- We are building a holding pen inside the entrance preventing any line formation outside.
- There will be multiple hosts expediting check-in process

04 | Multiple expedited entrances + exits.

- Main entrances, vip entrance, ghost entrance, lobby entrance through hotel.

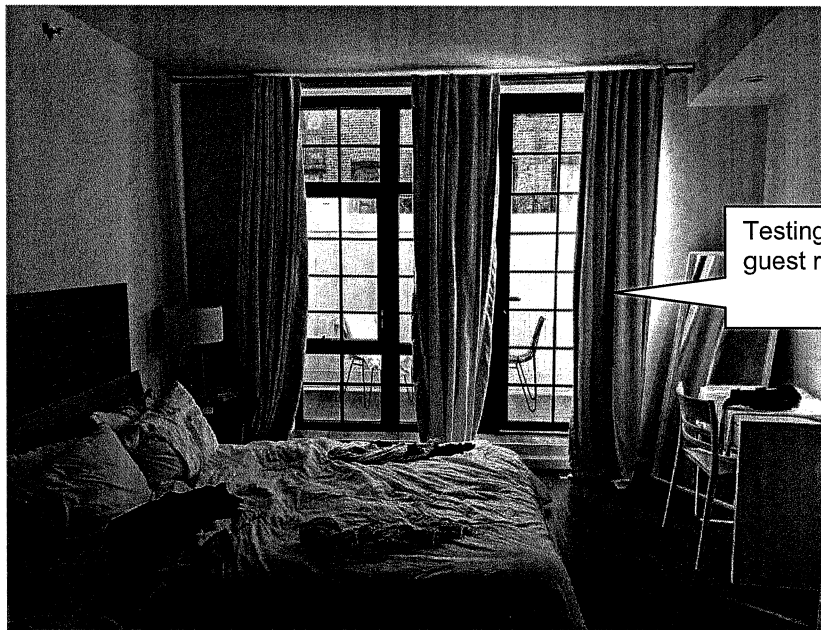
05 | We will offer private transportation to pick up + drop off VIP guests.

- Aid in reducing any potential car congestion. Along with assigned security to traffic flow.





Large subwoofers were used to produce loud sound in the ground floor and the cellar.



Testing in 2nd floor guest room 207



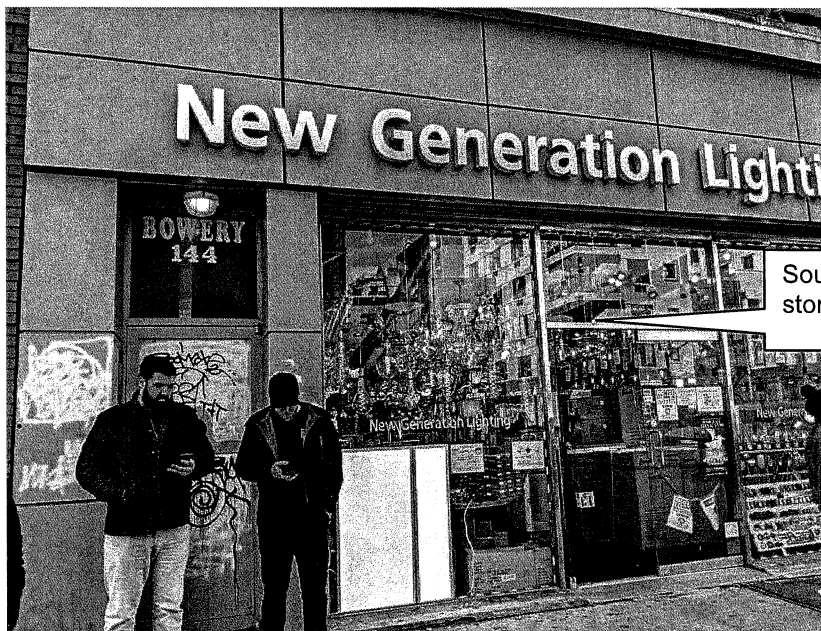
Testing on roof terrace space outside of 2nd floor guest room 207



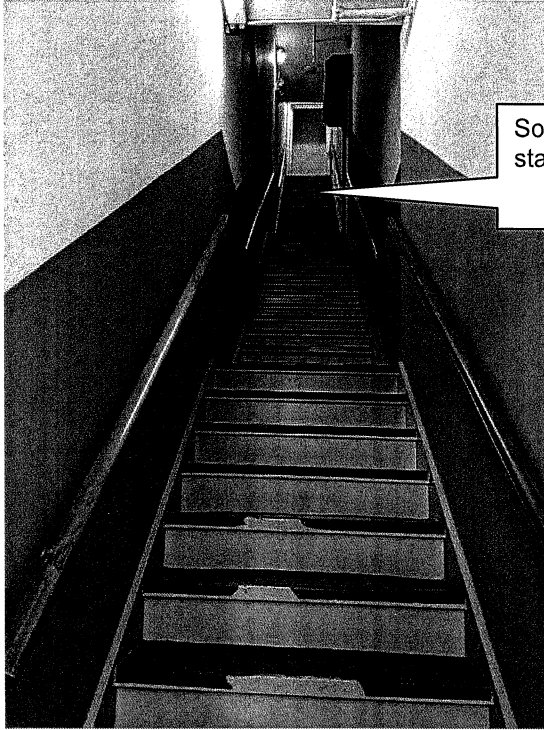
Testing in hallway outside of 2nd floor guest room 208



Testing in stairwell on 2nd floor



Sound was tested in the lighting store to the north.



Sound was tested in the second-floor stairwell in the building to the north.



Sound was also tested on the sidewalk right in front of the building.