

**Meeting Date:** 1/ /2025

**APPLICANT INFORMATION:**

Name of applicant(s):  
Hotel Gansevoort Group LLC & WSA-NY Manager LLC

Trade name (DBA):  
Gansevoort Hotel

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 #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
Gansevoort LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Michael Achenbaum</u>	<u>Current Premises:</u> <u>Hotel Gansevoort Group LLC &amp; WS- NY Manager LLC- 18 Ninth Avenue, New York, New York 10014</u> <u>WSA Café LLC &amp; WSA-NY Manager LLC- 18 Ninth Avenue, New York, New York 10014</u> <u>Maizon New York LLC &amp; Gansevoort LLC - 657 Hudson Street, New York, New York 10014</u>
<u>Alex Berman</u>	<u>Previous Premises:</u> <u>TGA II LLC, One 29 Park LLC and Highgate Hotels, LP- 420 Park Avenue South, New York, New York 10016</u> <u>CGM-GH LLC, Paige GH Group LLC and Chester WSA LLC- 18 Ninth Avenue, New York, New York 10014</u>
<u> </u>	<u> </u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Hotel with restaurant, bar/lounge and rooftop.

**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.)

To add certain parts of the cellar, one additional bar and ground floor staircase direct to cellar

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

N/A

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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 Gansevoort Group LLC & WSA- NY Manager LLC (0343-21-116004) Exp. 2/28/2026 2) 18 9th Avenue Membership Club Corp (0349-24-100160) Exp. 12/31/2025 3) WSA Cafe LLC & WSA-NY Manager LLC (0340-23-130812) Exp. 5/31/2025 4) Maizon New York LLC & Gansevoort LLC (0340-23-136130) exp. 8/31/2025

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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.

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## 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  
13 floors

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 and garden patio/cafe

What is the proposed Occupancy? Approx 750

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. 900

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

\*premises is already open

Do you plan to file for changes to the Certificate of Occupancy? ☐ yes ☒ no and operating  
(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? Approx. 122,602 SF (including mechanical floors)

If more than one floor, please specify square footage by floors: Approx. 8,477/floor

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

Ground exterior: 1400 SF; Roof exterior: 2,215 SF

If more than one floor, what is the access between floors? Elevator/Stairs

How many entrances are there? 4 How many exits? 7 How many bathrooms ? 7 public

Is there access to other parts of the building? no X yes, explain: Entrance to WSA Cafe LLC from hotel lobby

## OVERALL SEATING INFORMATION:

Total number of tables? 52 Total table seats? 200

Total number of bars? 4 Total bar seats? 25

Total number of "other" seats? 101 please explain : lounge/other seats

Total OVERALL number of seats in Premises : 326

## BARs:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 3 Seats 25

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

Any food counters? X no yes, describe : \_\_\_\_\_

### ***For Alterations and Upgrades:***

Please describe all current and existing bars / bar seats and specific changes: There are currently 2 stand-up bars and 1 service bar. The alteration will add certain cellar space and one stand-up bar.

\* 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)

X Bar X Bar & Food X Restaurant Club/ Cabaret X Hotel Other: \_\_\_\_\_

What are the Hours of Operation?

Hotel 24/7

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

\_\_\_\_ to \_\_\_\_    \_\_\_\_ 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?) 6-15 per day

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 N/A- this is an existing and open property

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

Please describe your sound system and sound proofing: N/A- this is an existing open and operating property

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) N/A- this is an existing open and operating property

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: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

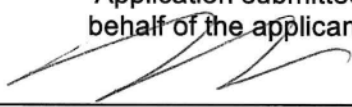
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Michael Achenbaum Phone: 

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

Email : 

Application submitted on  
behalf of the applicant by:

  
\_\_\_\_\_  
Signature

Print or Type Name Michael Achenbaum

Title Principal

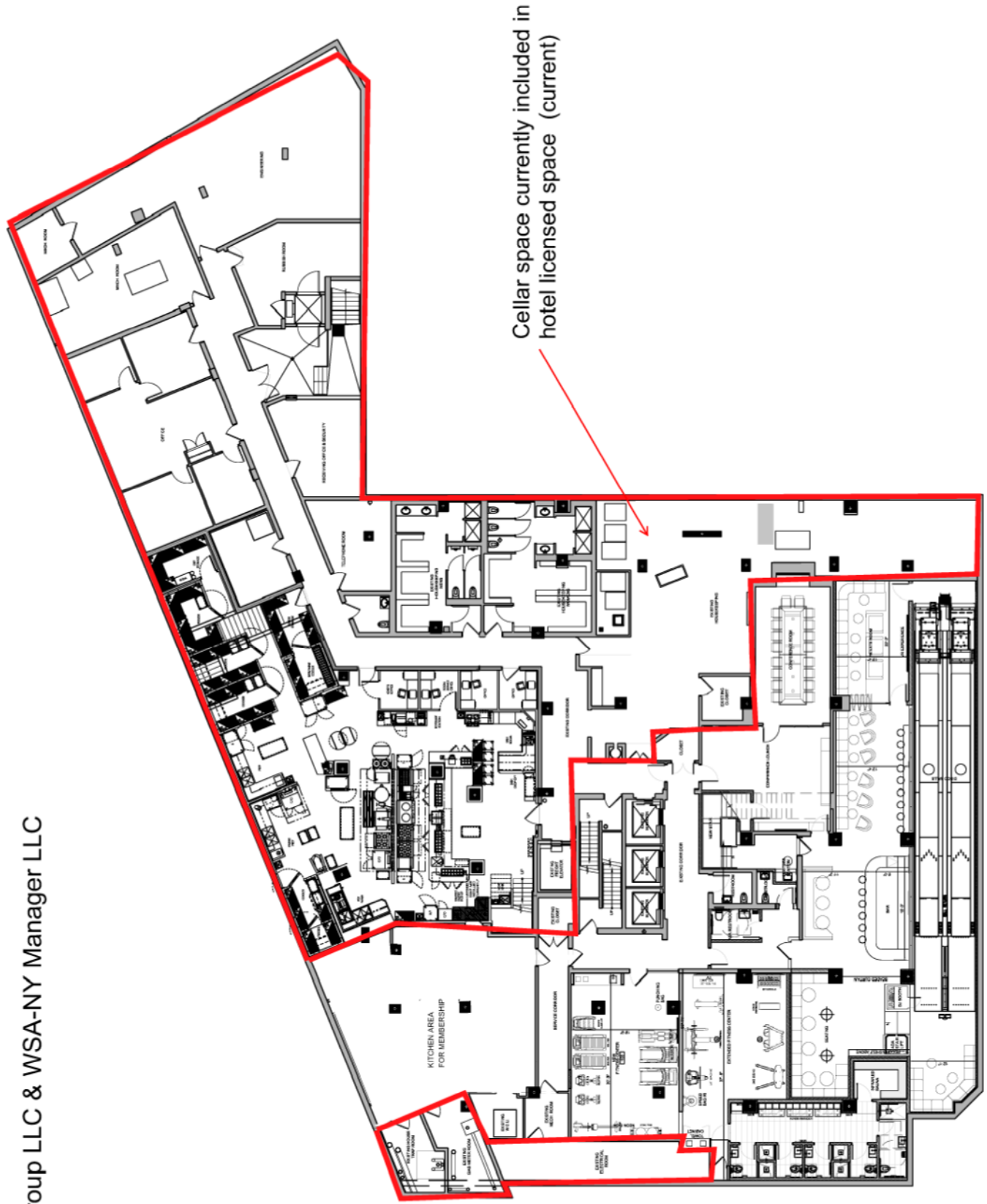
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





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

Hotel Gansevoort Group LLC & WSA-NY Manager LLC  
Hotel Cellar  
Current



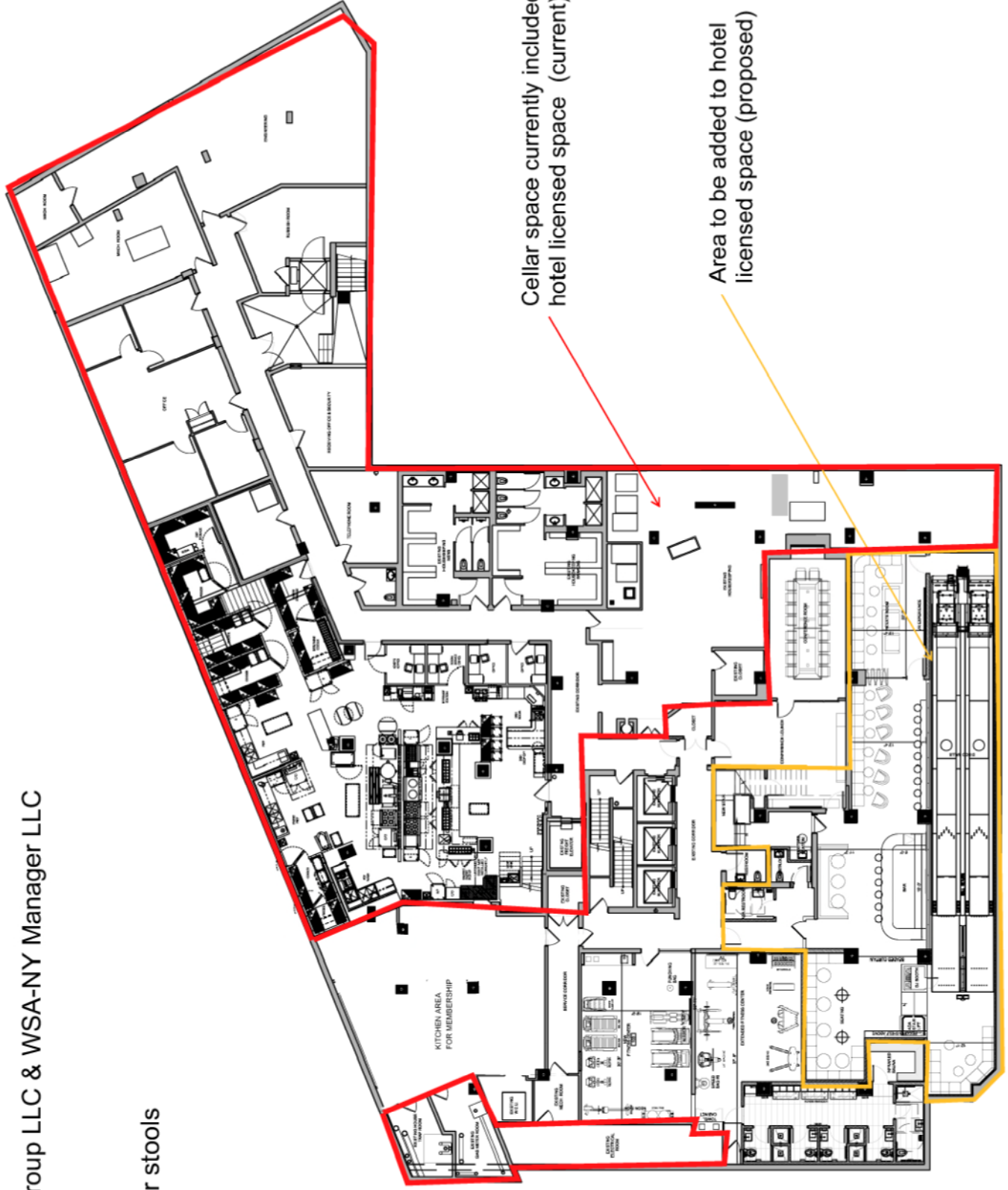
Hotel Gansevoort Group LLC & WSA-NY Manager LLC

Hotel Cellar

Proposed

25 tables, 81 seats

1 stand-up bar, 6 bar stools



Cellar space currently included in  
hotel licensed space (current)

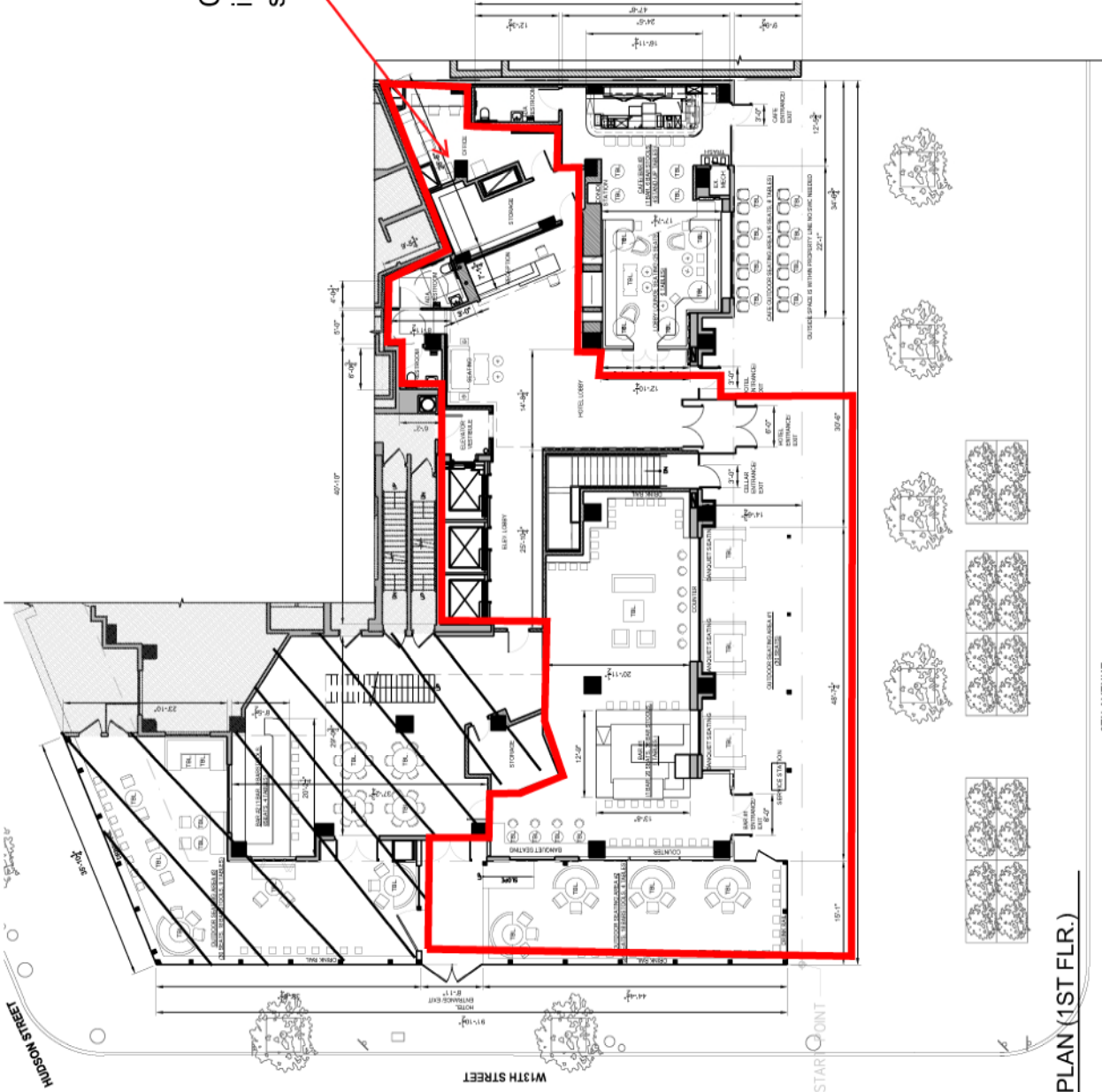
Area to be added to hotel  
licensed space (proposed)



GROUND FLOOR

- Hotel Ground floor
- Current
- Interior: 5 tables, 9 seats
- 1 stand-up bar, 12 bar tools
- 36 other/counter seats
- Exterior: 7 tables, 54 seats
- 18 other/counter seats

Cellar space currently included in hotel licensed space (current)



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

9TH AVENUE

Hotel Ground floor

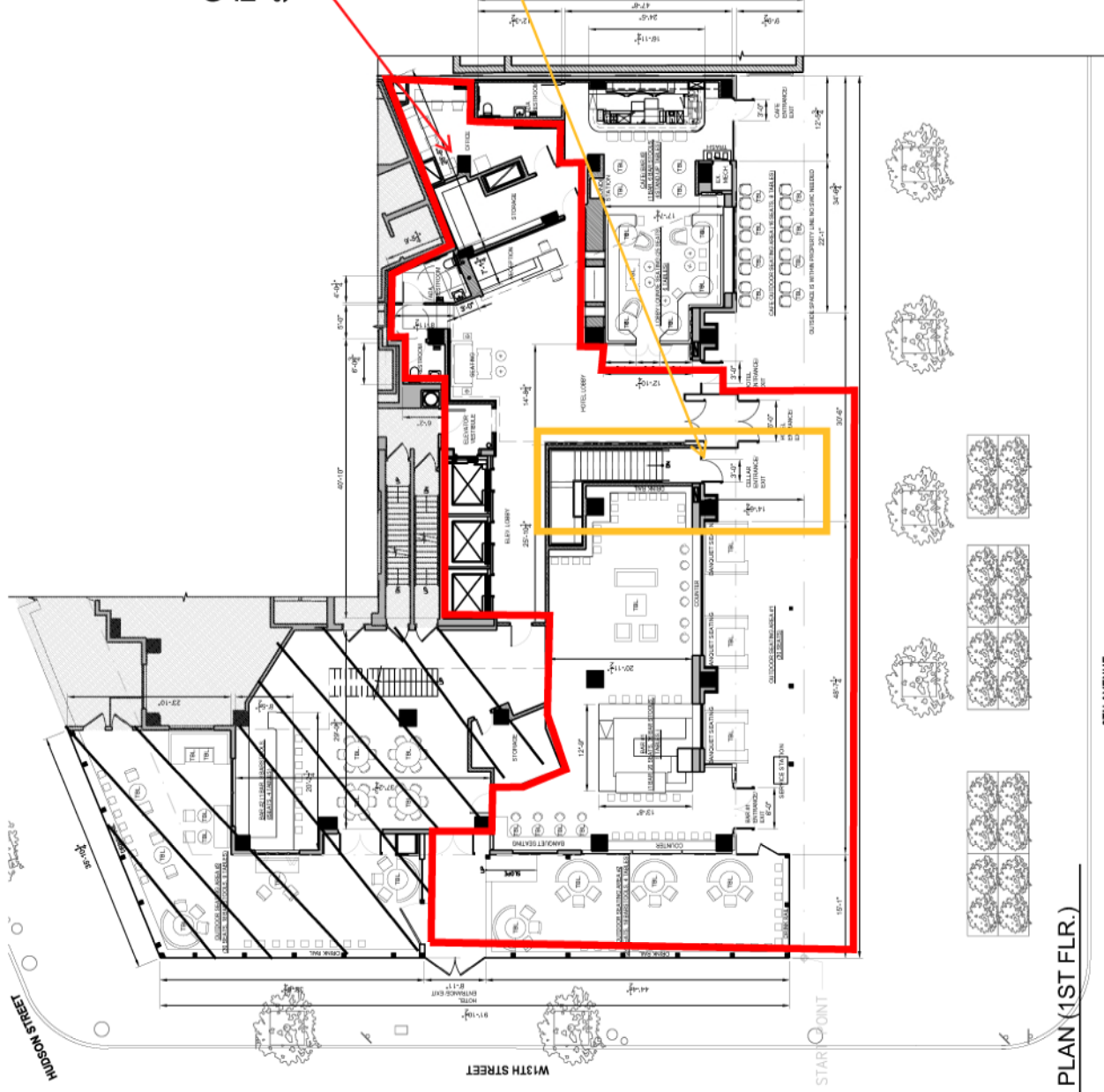
Proposed (No change in seating)

Interior: 5 tables, 9 seats  
1 stand-up bar, 12 bar stools  
36 other/counter seats

Exterior: 7 tables, 54 seats  
18 other/counter seats

Cellar space currently included in hotel licensed space (current)

Staircase to be added to hotel licensed space



**LLP1**

9TH AVENUE



11 CIRCLE AVE  
GARDEN CITY, NY 11530  
Tel: 973.772.8150 Fax: 973.772.8175

**PROGRESS SET**

**NOT FOR  
CONSTRUCTION**

SEE RENDERINGS IN SUPPLEMENTAL  
PAPERWORK FOR SUPPLEMENT FOR 3D VIEWS  
OF CUSTOM MILLWORK.

NOT IN SCOPE

PROJECT:

**GANSEVOORT  
HOTEL**

18 9TH AVE NEW YORK, NY 10014

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REV	DATE	DESCRIPTION

DRAWING TITLE

**FURNITURE PLAN**

SCALE	As indicated	DATE	7/12/2018
DESIGNED BY	CH, BR, JR	PROJECT #	1001
DRAWN BY	BR	CAD FILE	
CHECKED BY	Owner	DRAWING #	
PROFESSIONAL SEAL	DRAWING #		

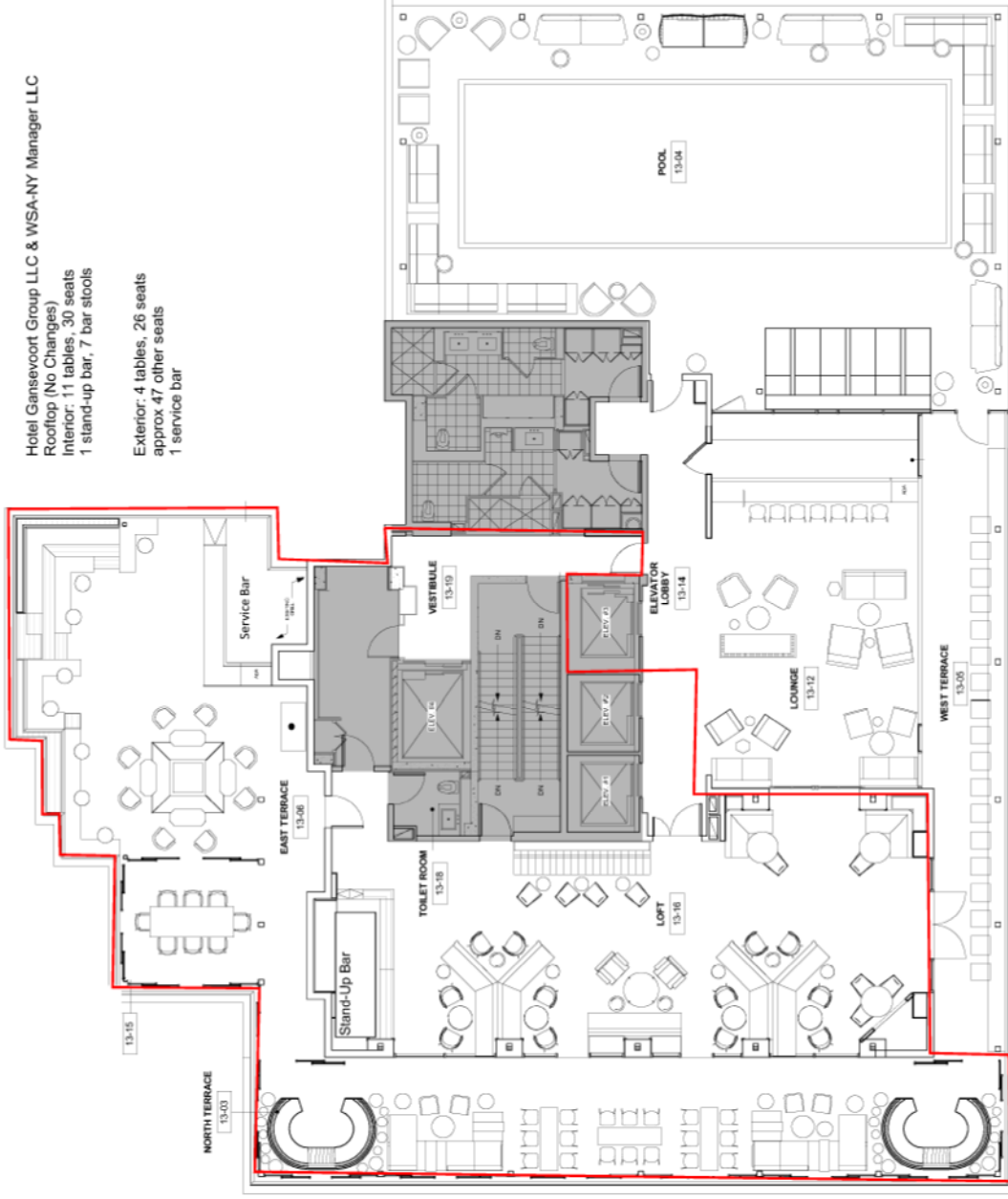
**A-300**

SHEET #

Hotel Gansevoort Group LLC & WSA-NY Manager LLC

Rooftop (No Changes)  
Interior: 11 tables, 30 seats  
1 stand-up bar, 7 bar stools

Exterior: 4 tables, 26 seats  
approx 47 other seats  
1 service bar



1. FURNITURE PLAN  
3/8\"/>

## Seating Information

Cellar:	25 tables, 81 seats 1 stand-up bar, 6 bar stools
Ground interior:	5 tables, 9 seats 1 stand-up bar, 12 bar stools 36 other/counter seats
Ground exterior:	7 tables, 54 seats 18 other/counter seats
Roof Interior:	11 tables, 30 seats 1 stand-up bar, 7 bar stools
Roof Exterior:	4 tables, 26 seats 1 service bar 47 other seats



