

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):

Michael Achenbaum

Alex Berman

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Current Premises:

Hotel Gansevoort Group LLC & WS- NY Manager LLC- 18 Ninth Avenue, New York, New York 10014
WSA Café LLC & WSA-NY Manager LLC- 18 Ninth Avenue, New York, New York 10014

Maizon New York LLC & Gansevoort LLC - 657 Hudson Street, 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
CGM-GH LLC, Paige GH Group LLC and Chester WSA LLC- 18 Ninth Avenue, New York, New York 10014

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

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 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

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

What are the Hours of Operation?

Hotel 24/7

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

____ 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?) _____

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 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: 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

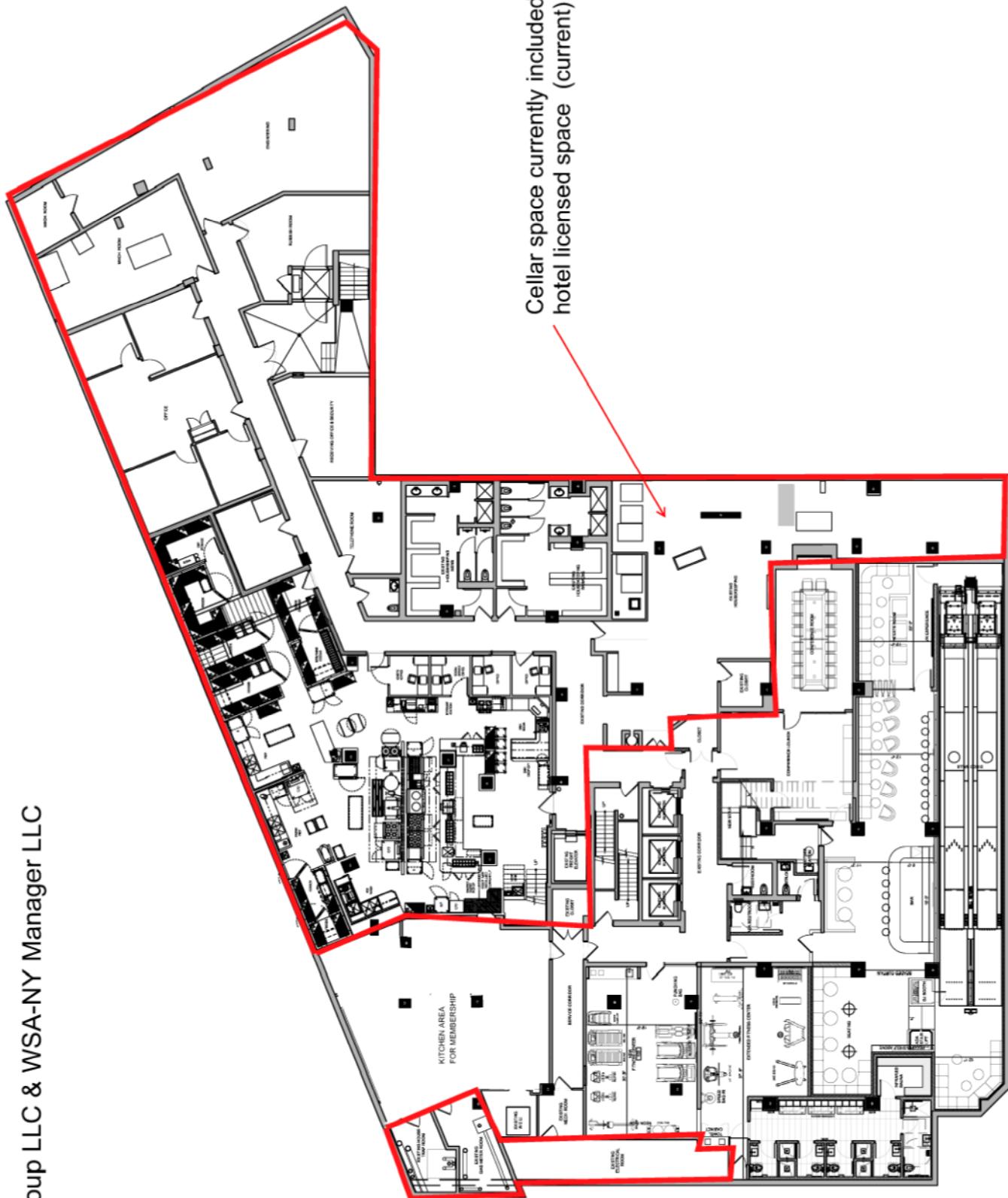
Title Principal

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

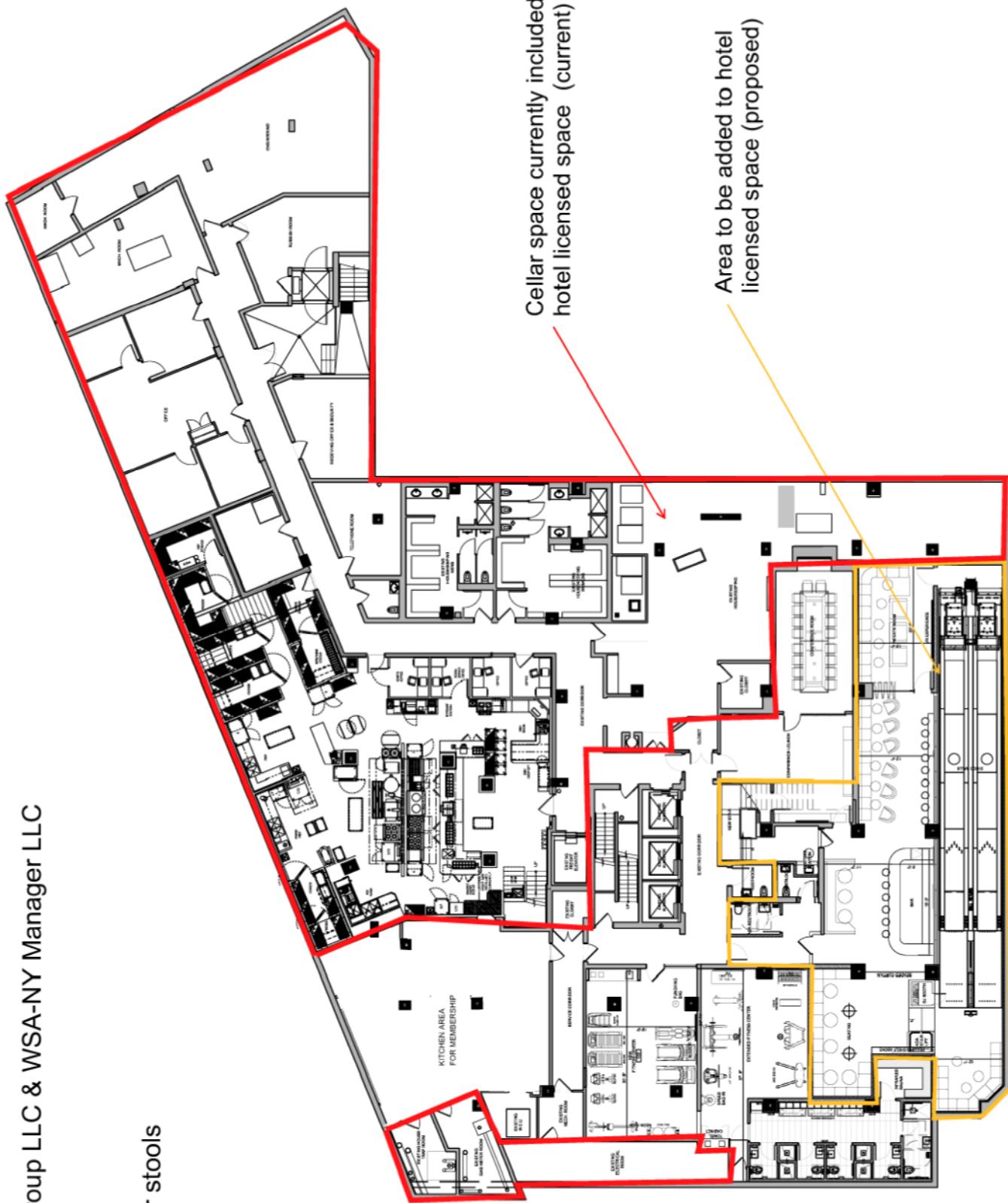


Hotel Gansevoort Group LLC & WSA-NY Manager LLC

Hotel Cellar

Proposed

25 tables, 81 seats
1 stand-up bar, 6 bar stools



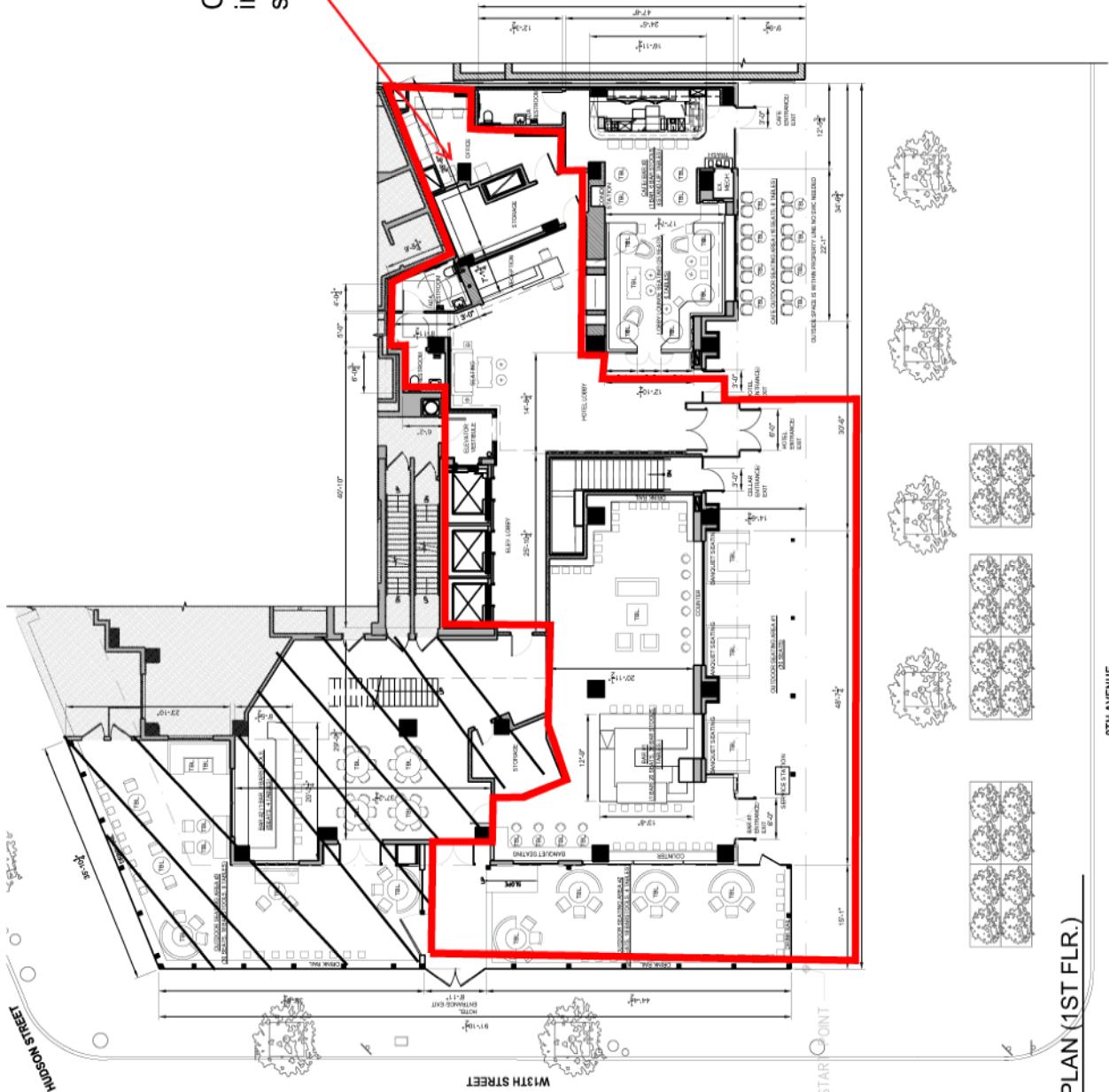
Hotel Gansevoort Group LLC & WSA-NY Manager LLC

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"

FLOOR PLAN | GANSEVOORT HOTEL MEATPACKING NYC | AUGUST 19, 2020

646-389-4590 | WWW.GSA-ARCH.COM | NEW YORK CITY | HO-HO-KUS, NJ

9TH AVENUE

W15TH STREET

HUDSON STREET

14TH STREET

15TH STREET

16TH STREET

17TH STREET

18TH STREET

19TH STREET

20TH STREET

21ST STREET

22ND STREET

23RD STREET

24TH STREET

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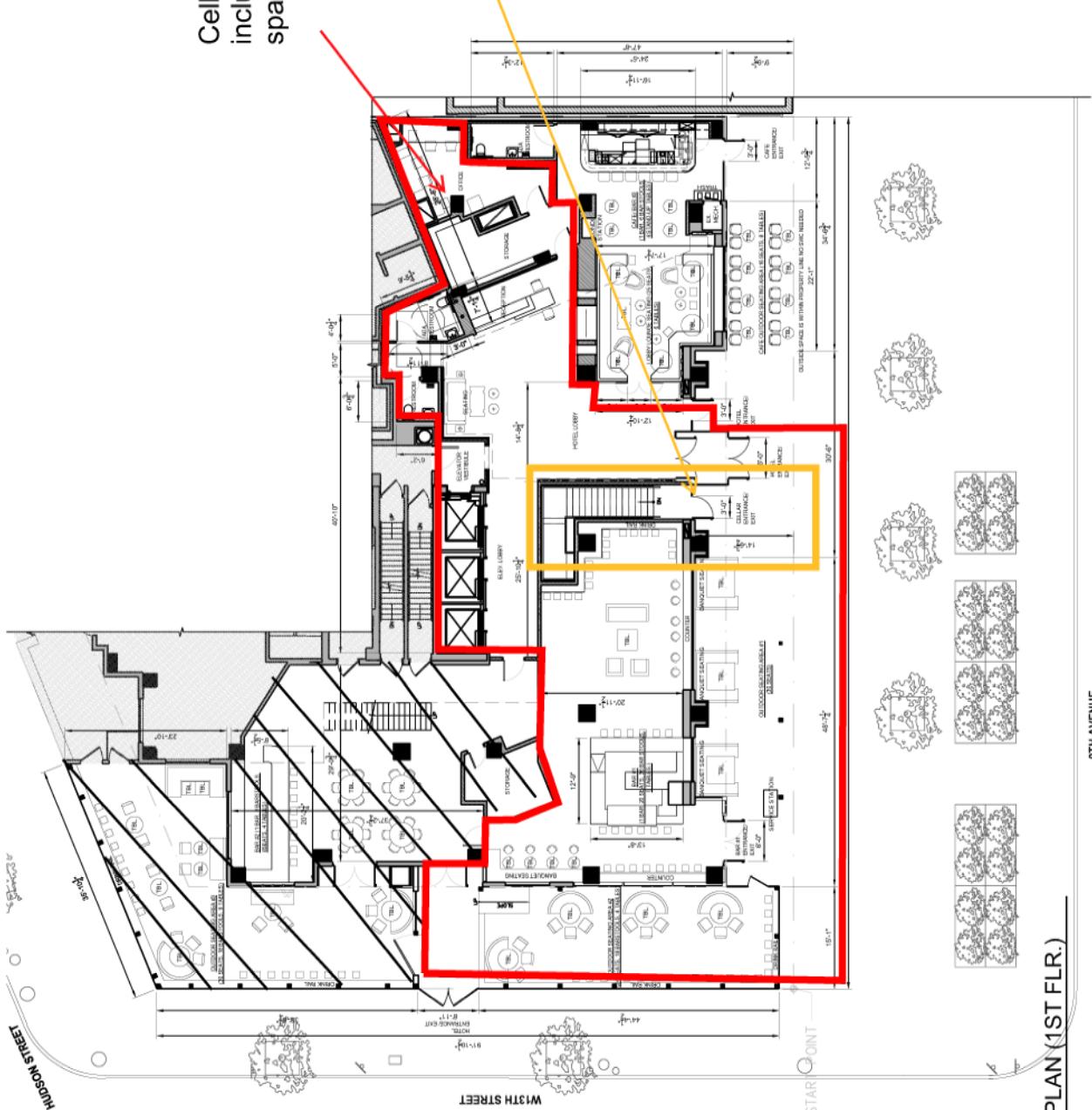
Hotel Gansevoort Group LLC & WSA-NY Manager LLC

GROUND FLOOR

Hotel Ground floor
Proposed (No change in seating)

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



LLP1 LIQUOR LICENSE PLAN (1ST FLR)

SCALE: 1/16" = 1'-0"

FLOOR PLAN | GANSEVOORT HOTEL MEATPACKING NYC | AUGUST 19, 2020

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GODCH + SEPULVEDA ARCHITECTURE





S T U D I O S

11 CIRCLE AVE
CLIFTON 07011
Tel 973.772.8110 Fax 973.772.4175

PROGRESS SET**NOT FOR CONSTRUCTION**

SEE RENDERINGS IN SUPPLEMENTAL
PRESENTATION DOCUMENT FOR 3D VIEWS
OF CUSTOM MILLWORK.

NOT IN SCOPE

PROJECT

GANSEVOORT HOTEL

18 9TH AVE NEW YORK, NY 10014

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

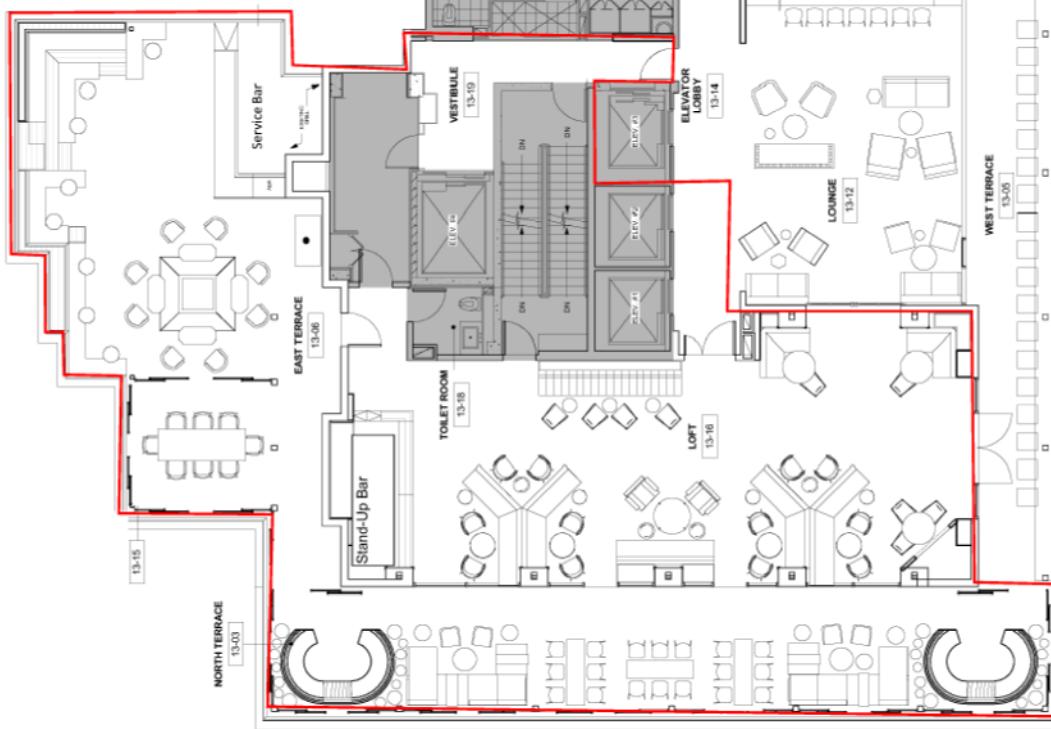
FURNITURE PLAN

| SCALE | As indicated | DATE |
|-----------------------|--------------|--------------|
| | | 7-12-2010 |
| DEIGNED BY | CK, BH, JR | REVISION |
| DRAWN BY | BB | CASE FILE |
| CHECKED BY | CK | ENRVOING TO |
| PROFESSIONAL SEAL: | | DRAWING NO.: |
| DATE: | | A-300 |
| DESIGNER'S SIGNATURE: | | DESIGNER #: |

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



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

