

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME W27 Highline Owner LLC; W27 Highline Operator LLC; and Habita World LLC* <small>*Habita World LLC is being removed; Selina Operation Chelsea LLC will be the new hotel operator. **Trade names will be updated to incorporate "Selina."</small>		DOING BUSINESS AS (DBA) HotelAmericano (Hotel)**			
STREET ADDRESS 516-518 West 27th Street		CROSS STREETS Btwn. 10th & 11th Ave.	ZIP CODE 10001		
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: W27 Highline Owner LLC	ATTORNEY/ REPRESENTAIVE	NAME: Alexander Victor		
	PHONE: (212) 216-0000		PHONE: (212) 557-7200		
	EMAIL: cody@selina.com; michael@selina.com; and williams@selina.com		EMAIL: abv@dhclegal.com		
MANAGER	NAME: William Burpitt	LANDLORD	NAME: West 27 Highline Owner LLC		
	PHONE: (212) 216-0000		PHONE: (212) 216-0000		
	EMAIL: williams@selina.com		EMAIL: jf@grupofranklin.com		
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)					
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO	
	What is/was the name and address of establishment?				
	What were the dates applicant was involved with this former premise?				
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?				
	Is applicant making any alterations or operational changes?		YES	NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>				
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		Serial Number 1232070 - Exp. 8/31/2019		
	<i>Please list/describe the nature of all the changes and attach the plans: See "Current Floor Plans" vs. "Proposed Floor Plans" attached. Roof/Cellar: change tables/seating. Cellar: change size/location of bar.</i>				
METHOD OF OPERATION					
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider				
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input checked="" type="radio"/> Night Club <input checked="" type="radio"/> Hotel Lounge/Bar in Cellar <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)				
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES	NO	Alteration Applications will be filed after Selina is approved as a co-licensee.	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		YES	NO		
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES	NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES	NO		

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	Hotel is open 24 hours 7 days a week. F&B sales/service end at 4am inside and at 12am Sun.-Wed. and 1am on Thurs.-Sat. on roof.						
	Kitchen	Food is available during all hours of operation.						
	Music	Music may be played during all hours of operation.						
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ*	JUKE BOX	KARAOKE	

OCCUPANCY *At background levels on rooftop (i.e., at the same levels determined by sound study to be applicable to recorded, pre-set playlists being played, but at amplified levels in cellar.

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE Cellar	136	136	~24	~64	0	2	6
OUTSIDE Rooftop (Other than sidewalk café)	150	150	~31	~105	0	1	0
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A		

How many floors are there? What is the capacity for each floor? **10 Floors (Cellar, Guest Room Floors 2-9, Rooftop), See Certificate of Occupancy attached.**

How frequently will the owner(s) be at the establishment? **Regularly, weekly.**

Will there be dancing? YES NO **In cellar - yes; perhaps incidental dancing elsewhere, or in connection with a private/special event.**

Will applicant have bottle or table service for beverage alcohol? YES NO **Cellar only, and except for bottles of beer/wine in rooftop restaurant.**

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO **Upon information and belief a security plan was previously provided; will follow NYPD Best Practices.**

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO

Where will delivery bicycles be stored during the day when not in use? **N/A**

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	WCH - West Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	
Is a Public Assembly permit required?	YES	NO	
Are your plans filed with DOB?	YES	NO	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Manhattan Community Board 4 ("CB4")	
	# 2	List of individuals/associations provided by CB4 for Chelsea.	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	Notice to CB4 sent on July 22, 2019. Email to individuals and associations within Chelsea sent on August 2, 2019.		
Who was your contact person at each group you met with?	Nelly Gonzalez (CB4) and see list attached.		
When did applicant post the notice that was provided?	August 4, 2019.		
Where did applicant post the notice that was provided?	At street corners of 27th Street and 10th Avenue and at 27th Street and 11th Avenue and delivered to residential building on West 27th Street.		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO	(212) 216-0000
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO	

BUILDING DESIGN			
State the name and type of business previously located in the space.	Hotel Americano Hotel/Restaurant/Rooftop/Cellar Lounge/Club/Bar		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Currently licensed to W27 Highline Owner LLC; W27 Highline Operator LLC; and, Habita World LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	New hotel/restaurant signage, see diagram below.
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	
Is the entrance ADA Compliant?	YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	See above/below re new hotel and restaurant signage.
Will applicant have a vestibule within the establishment?	YES	NO	
Will applicant use a storm enclosure?	YES	NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	
Will applicant comply with the NYC noise code?	YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
			WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A, but note that the rooftop may be unenclosed when recorded music is played.
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	CB4 approved hours of operation for rooftop is 12am on Sun.-Wed. and 1am on Thurs.-Sat.
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	Upon information and belief a sound study was previously provided to CB4; another sound study is being done to re-evaluate appropriate limits.
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	
Will the establishment have an illuminated sign?	YES	NO	Approx. 24" x 24" (see image below)
Will the establishment have a canopy extending over the sidewalk?	YES	NO	
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	Existing (prior to 2012).		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	Rooftop.
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	CB4 approved hours of operation for rooftop are 12am on Sun.-Wed. and 1am on Thurs.-Sat.
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	Rooftop has a stand-up/customer bar.
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	See above; all outdoor occupancy will primarily be to seated guests but there will be no smoking.
Will there be no amplified music, as per the law?	YES	NO	Music will be "amplified" in that it will be played through speakers but, whether from a pre-selected playlist or a DJ, music will be played at background levels per sound study.
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A, outdoor space is on roof.
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ****N/A****

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- All recommendations in 8/12/19 acoustic study will be implemented and followed
- All music on roof will cease no later than 11 p.m. nightly

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*




To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
September 4, 2019 full board meeting, with 38 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the
operation

Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holoubiec CB4 BLP Committee Co-Chair	 Yoni Utker CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Yoni Utker
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

Aug. 13, 2019
DATE



A Brief History

In 2007 Rafael Museri and Daniel Rudasevski were living in Pedasi, a small fishing town in Panama. They ran real estate projects and while developing the town, they began to build a tight-knit social circle with locals and travelers. The two friends had a project in mind...

...after traveling the world and staying in many places, they believed they could begin to change the world through hospitality and share their community with other travelers. This is how the first Sellna was born in Venao, Panama, a surf town near Pedasi, in 2014.

OUR MISSION

To inspire authentic
meaningful connections
with people, places and
communities around the
world.

Through the curation of
inspiring physical spaces,
the development of a
dynamic platform and
creation of holistic stay,
work and live products - we
provide our guests with
seamless global access
and fully enable their
nomadic lifestyles

OUR VISION

WHERE
DO I
GET IT
AND HOW

Choosing The Location

Once inspired by a destination our market research team looks for vital signs, where small communities are starting to gather, where artists are emerging. Selma takes all this into consideration to find an exciting building to renovate, reconnect and bring to life as a Selma.

	<p>Beach: We identify the best footprints not always the most touristy locations. Beaches where people can gather and create a community.</p>	<p>Jungle: Immersive jungle experience with rolling out fresh air. From the Caribbean coast of South America to central South Asian jungles.</p>	<p>Urban Centers: The alternative zones in big cities with growing cultural value, close to trendy bars, cafes and galleries. We want to keep away from the obvious tourists.</p>	<p>Cultural/ Historical: Cultural centers with architectural or historical value but not necessarily located in big cities.</p>
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The Experience Board

What gets your neighbors out of bed in the morning? Why do they choose one cafe over another? What do they crave at the end of a long day?



It takes years to understand what makes a place tick, to become fluent in local behavior and desires. In each country, Selma enters, a full-time experienced director hard-socks every local experts to help us answer these questions. From real estate strategy to concept creation and quality control of the guest experience after opening.

The Experience Board is the driving force in developing the market fit and programming of a Selma location. From the early stages of vision development to creating content for ongoing operations.

Comprised of 5-7 local leaders, these on-the-ground partners ensure Selma is adding unique value and cultivating an authentic experience for the entire community: our crew, our guests, and our neighbors.





Sustainability, Community & Creativity

We love giving a second life to objects. Our production strategy is recycled by a locally kind design team - all pieces are recycled into one-of-a-kind furniture. We recruit local artists, artists, antique stores and flea markets to find materials and experts who can design and up-cycle.

Co-Live

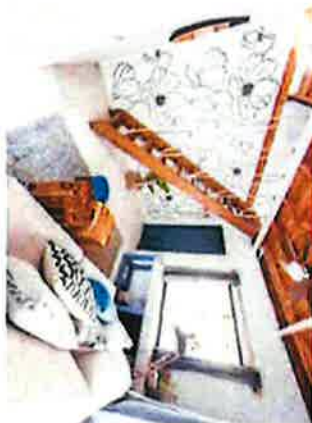
Special locations offer 25+ live apartments, in these locations, we offer affordable living accommodations for long-term guests.

Maximize your space and enjoy a larger studio apartment. Plenty of natural light, modern and minimal decor and your own privacy without paying a premium for a four-bedroom home. These rooms are all insulated and soundproofed to ensure a quiet, peaceful and productive living experience day or night.



1, 2, 3 Bed Apartment

Whether you are traveling with friends, family or just in need of a place to stay, our 1, 2, 3 bed apartments provide the perfect home away from home.



Hotel Rooms



Relax Room

Our Relax Rooms are always ready to receive a guest. Relaxing space, a private balcony, and many superior amenities. Inclusive and soundproofed with quality for a good night's sleep. These rooms occupy prime spaces in our hotels. Through spaces for a solo visit but great for a group with a superior view. Our Relax Rooms are within walking distance.



Standard

This room has a queen size bed and provides all the amenities. These rooms are a private bathroom, after enjoying the evening in the bar or restaurant you'll be able to have a good night's rest in a room more like a private hotel room. But with the added extras you expect from a hotel, unlike an airbnb or other rental that room stays ahead of a normal hotel room.

The Suite

A one-of-a-kind option for travelers that want plenty of space and a contemporary design. It's not about size or luxury. It's about the atmosphere and experience. Included are extra stocked with quality items for a personal touch. It's the little things that make a room a home. We'll make you feel like a local with our collection of items to fit your needs.



The Micro

A private micro room with a queen size bed, desk, chair, and bathroom. Perfect for 2 other micro rooms. Comfort beds, and high-quality linens. Stay in a room that's perfect for your needs. All that space at your fingertips.



Taking Care Of Our People And Our Community

Every Selina aims to be a contributing member of the communities in which we operate and we want to make sure we measure our impact. We do this in two ways: through Community Relations (CR) and Selina Gives Back (SGB).

We care about our community and we want to add value to our neighbors lives and spaces. It's a vital motivator for our Community Relations program. Selina CR has the flexibility to offer dynamic support to the local community based on their specific needs as they evolve over time. We build close relationships with

local leaders to help assess current needs where Selina can affect outcomes, design a program and dig-in.

Selina Gives Back is an on-the-job host- piloting training program designed to decrease unemployment among our neighbor communities. Selina commits 2% of labor time to our crew can volunteer in Selina Gives Back activities. Selina volunteers use their SGB hours to teach unemployed locals about hospitality (theory and practice) and empower them with the knowledge and experience to land a job in the industry.

Our North Star is creating an ecosystem where our crew, guests, and locals feel they belong to a global community that cares about them, that shares their values, and which they can help shape through their actions.

Learning with Selina

Selina is forging a brand new, experience-driven hospitality network. Our fully-equipped play + play campuses allow today's generation of nomads to live their lives how they want, when they want, wherever they are. This dynamic ecosystem for people on the go is constantly evolving. That's half the fun of being here, but it has its challenges. To keep pace with the ever-changing needs of our guests and global ecosystem, our crew needs a world-class learning platform.

Selina Academy is a collection of training programs, methodologies and techniques designed to educate employees, interns and those interested in the hospitality industry around the world. Our programs and internships come in a variety of highly interactive forms: E-learning platforms, shadowing, on-the-job training, trainee positions and on-location open campus learning workshops.

Selina commits 2% of labor time so our staff can volunteer in Selina Gives Back activities. Whether it's promoting arts and culture, or taking care of the environment, SGB offers the chance to give back.

Sharing Talent:

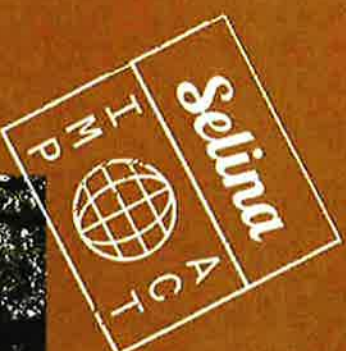
Some of the things we support the local community with - mostly we help them learn so they can help themselves, we also make sure we help look after the local areas that our guests come to see.

- Training future "Chef Kids"
- English classes for locals
- Painting, building and improving local infrastructure
- Teaching Arts & Crafts
- Sharing surf classes
- Yoga lessons for locals

Protecting the Environment:

Upcycling material of properties we take over and use it to give objects a second life

- Reforestation
- Beach clean-ups
- Town clean-ups
- Environmental education
- Educating on the use of plastics



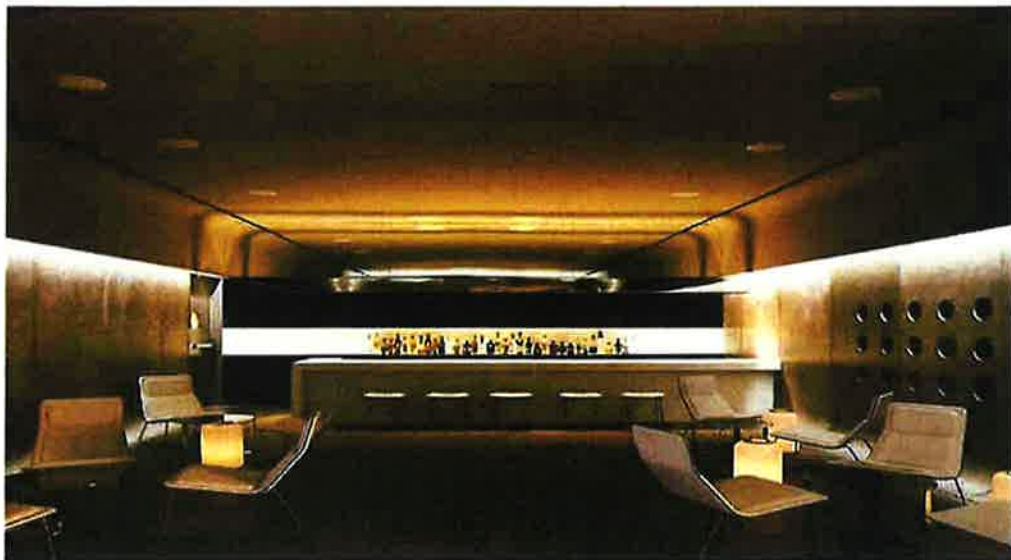
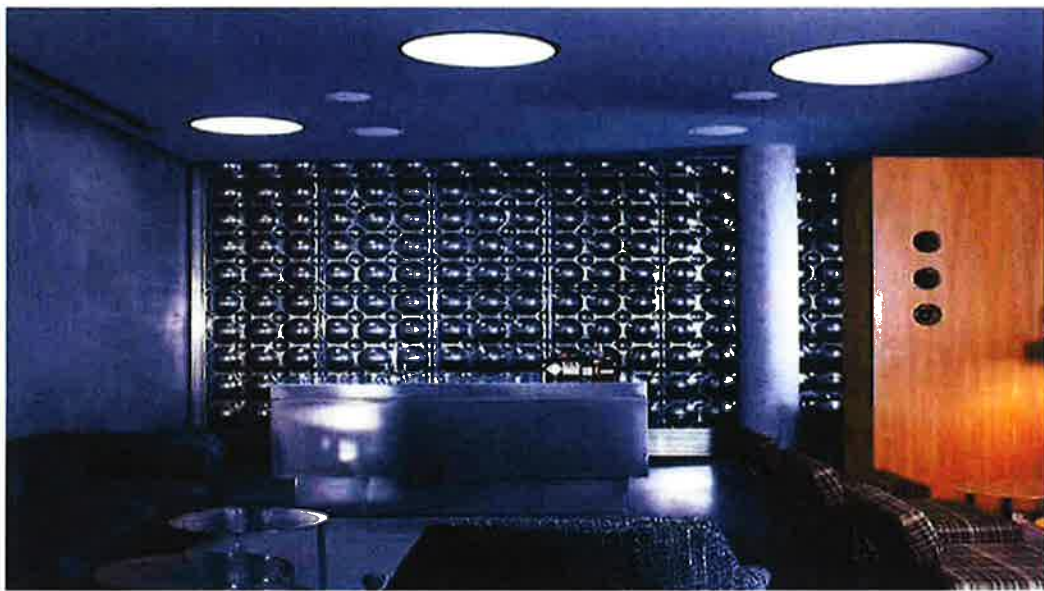
Photographs/Images of Hotel Americano



Photographs/Images of Hotel Americano

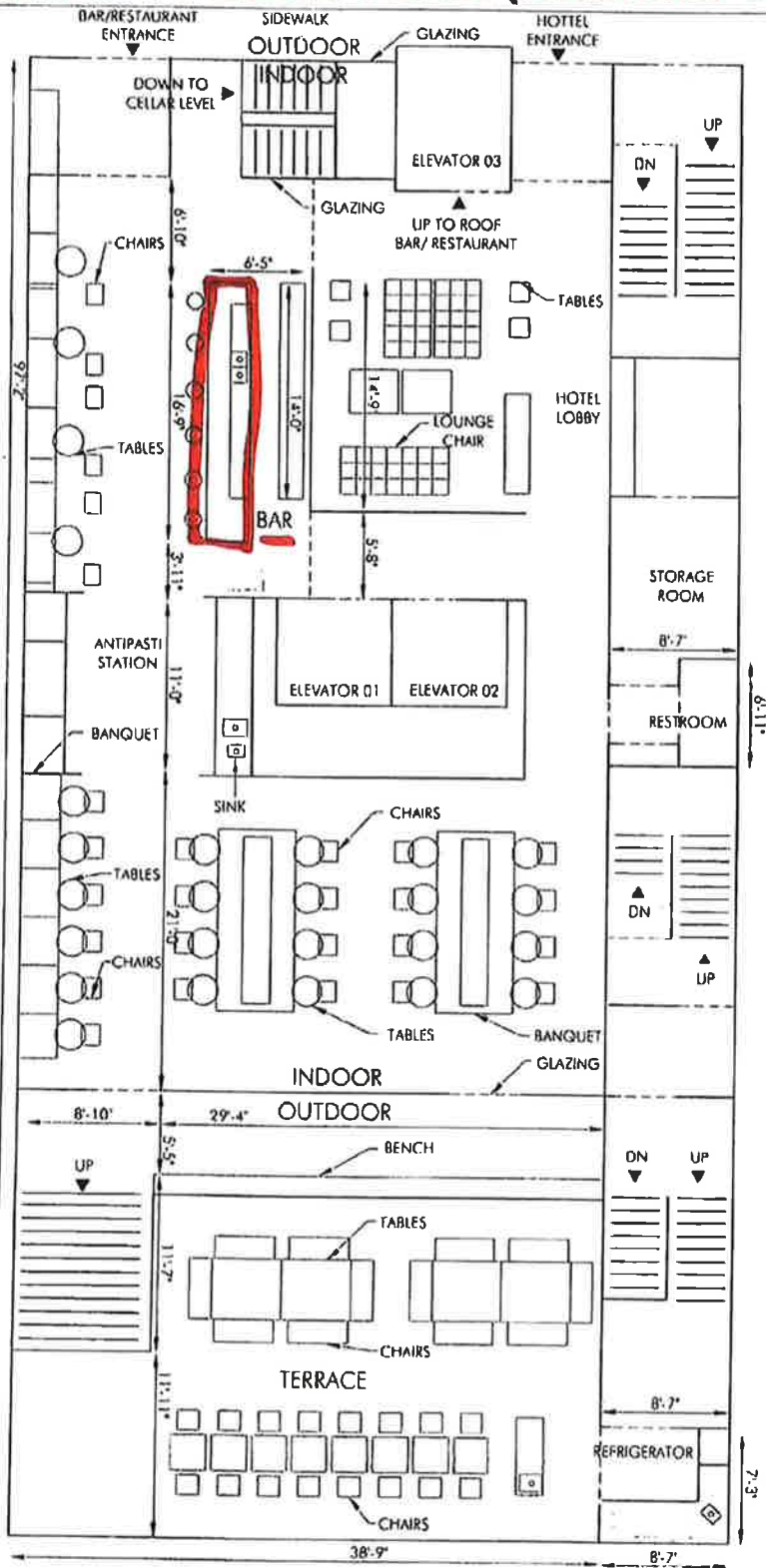


Photographs/Images of Hotel Americano



CURRENT FLOOR PLAN (GROUND FLOOR - RESTAURANT)

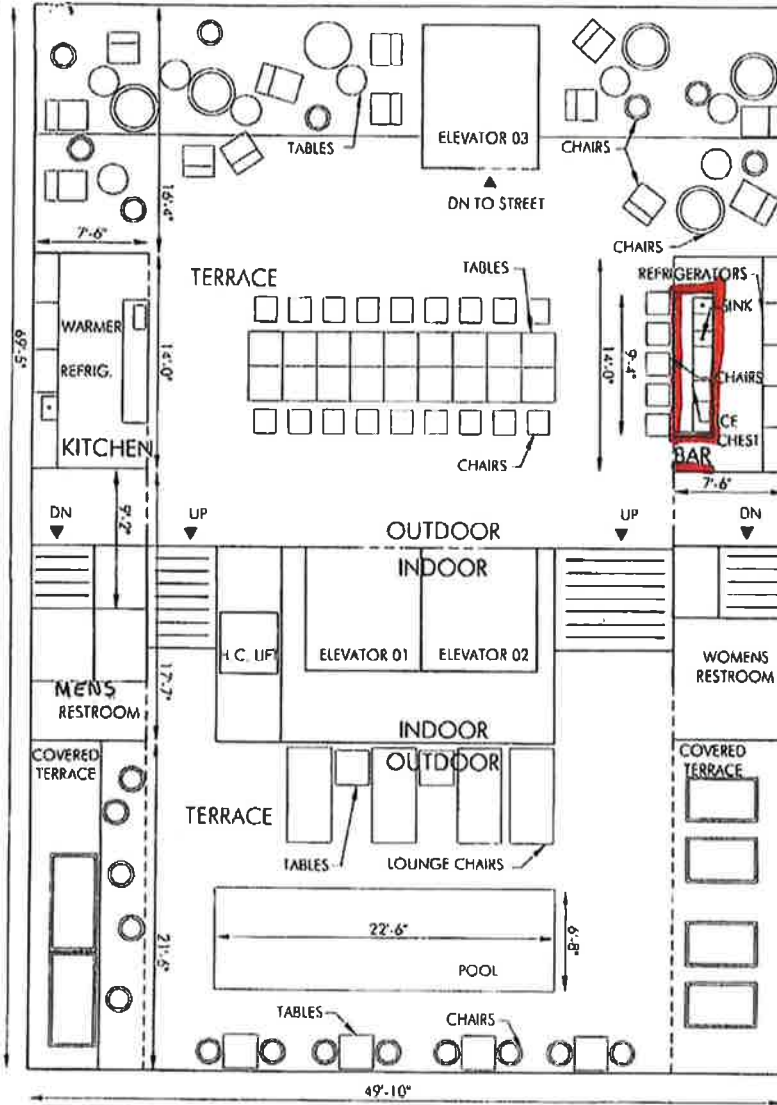
W27 HIGHLINE
OWNER, LLC.



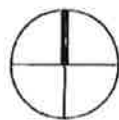
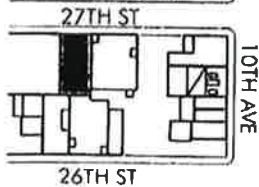
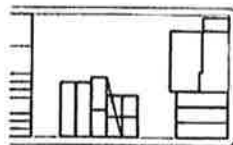
LEVEL 01 BAR AND RESTAURANT DIAGRAM

CURRENT FLOOR PLAN (ROOFTOP - HOTEL)

W27 HIGHLINE
OWNER, LLC.



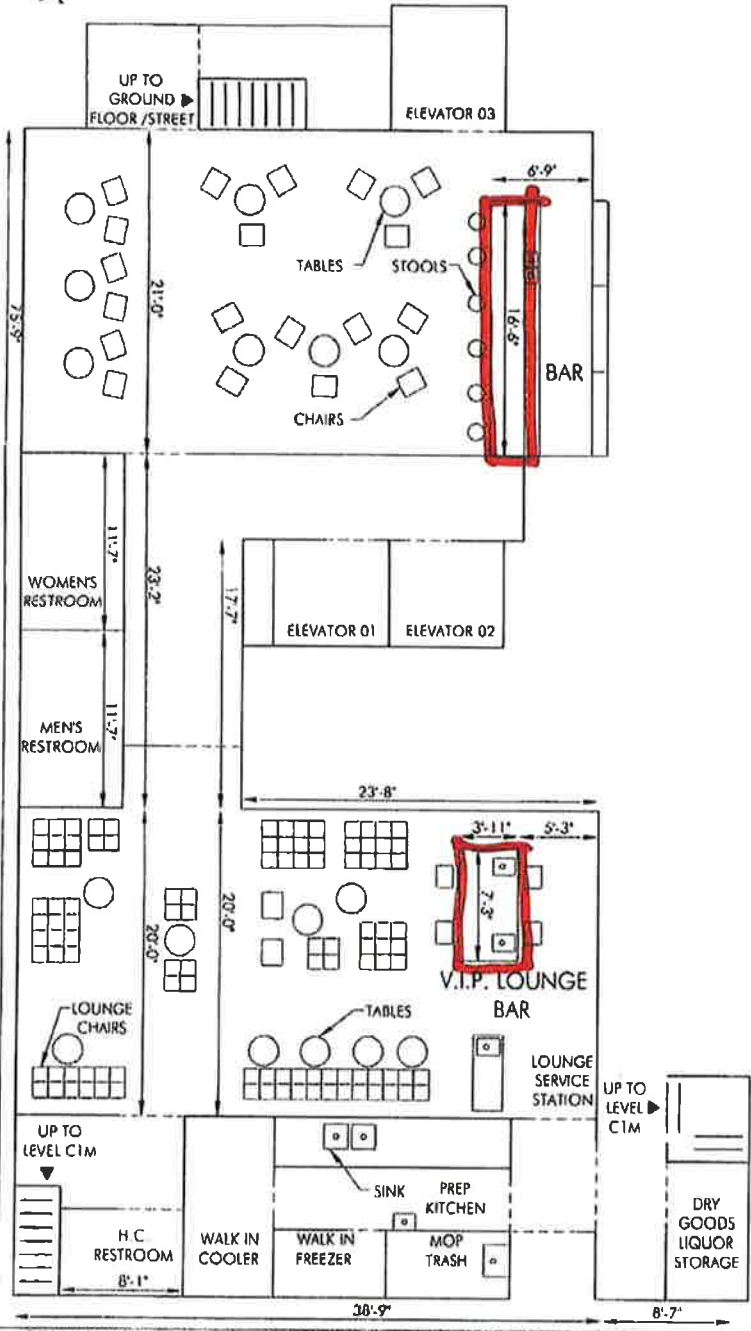
ROOF LEVEL BAR AND POOL TERRACE DIAGRAM



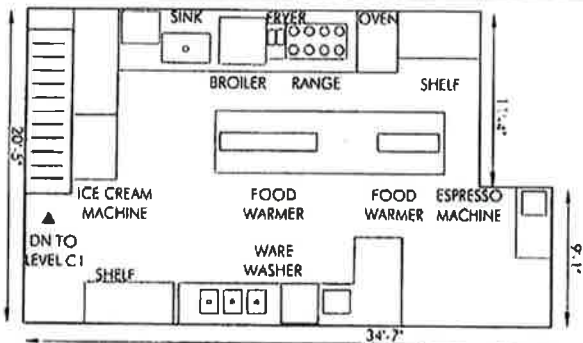
BLOCK PLOT DIAGRAM

CURRENT FLOOR PLAN (CELLAR & MEZZANINE - HOTEL)

W27 HIGHLINE
OWNER, LLC.



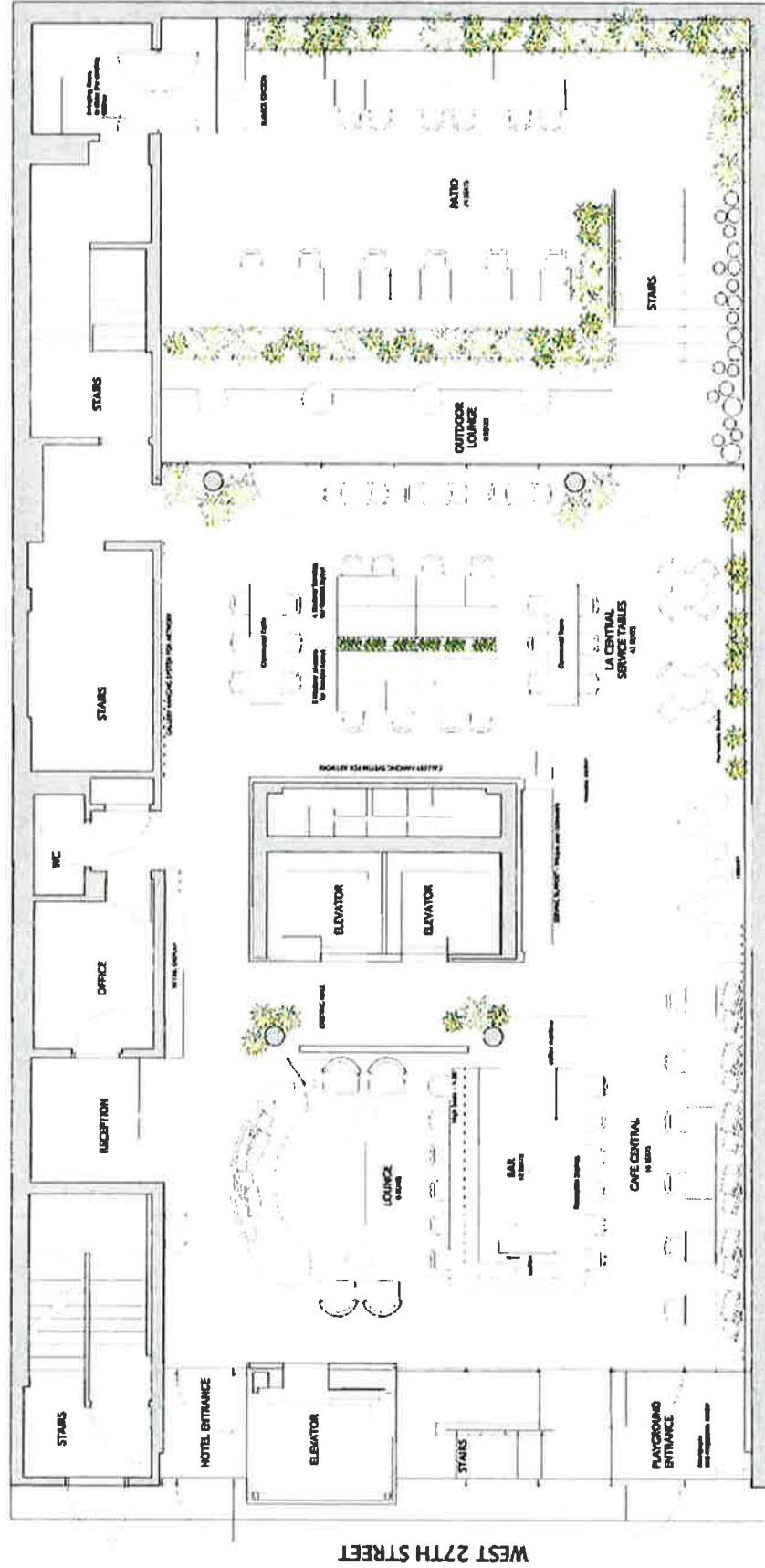
CELLAR LEVEL BAR, V.I.P. LOUNGE, AND KITCHEN DIAGRAM



CELLAR MEZZANINE KITCHEN DIAGRAM

**PROPOSED FLOOR PLAN (RESTAURANT)
GROUND FLOOR**

LAYOUT

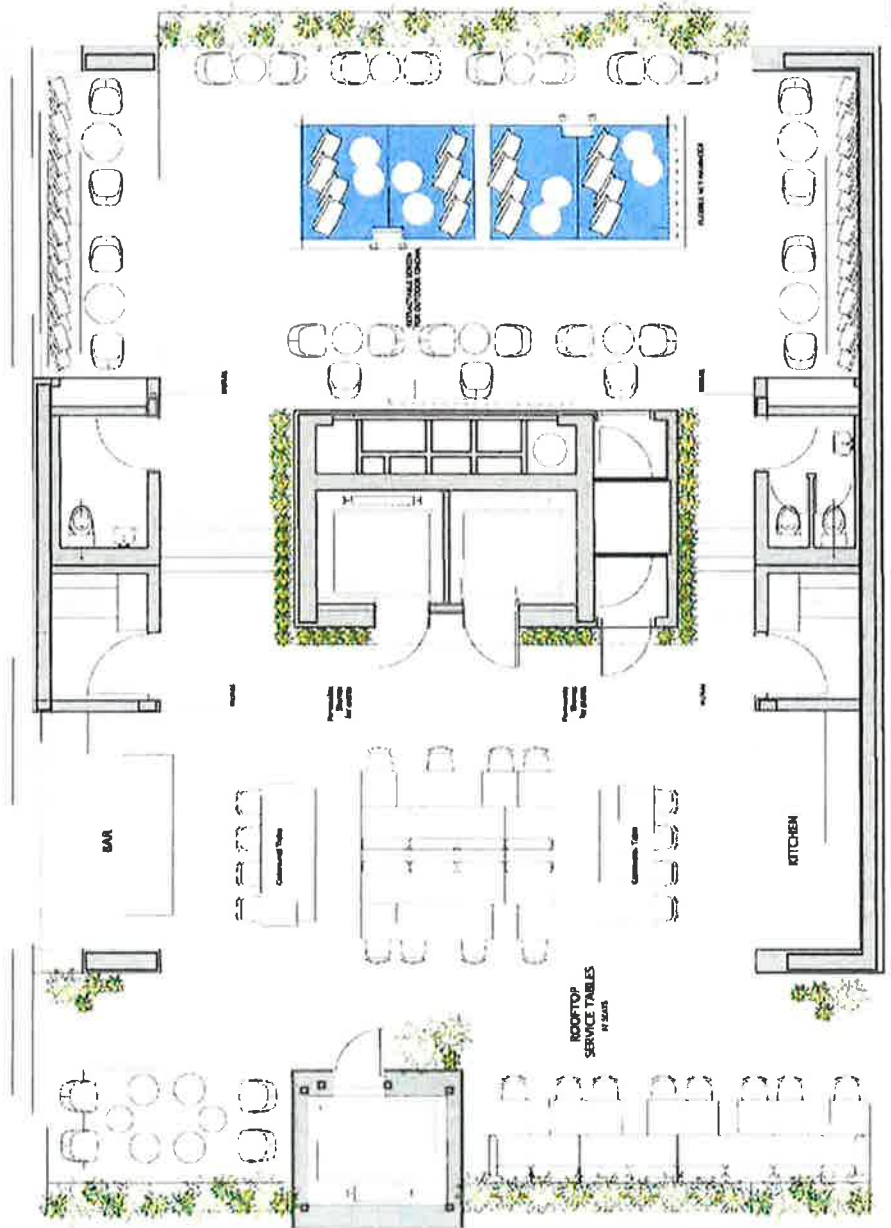


Selina High Line
07-31-2019
Interior Designer: Clarice Semerene

Selina

**PROPOSED FLOOR PLAN (HOTEL)
ROOFTOP**

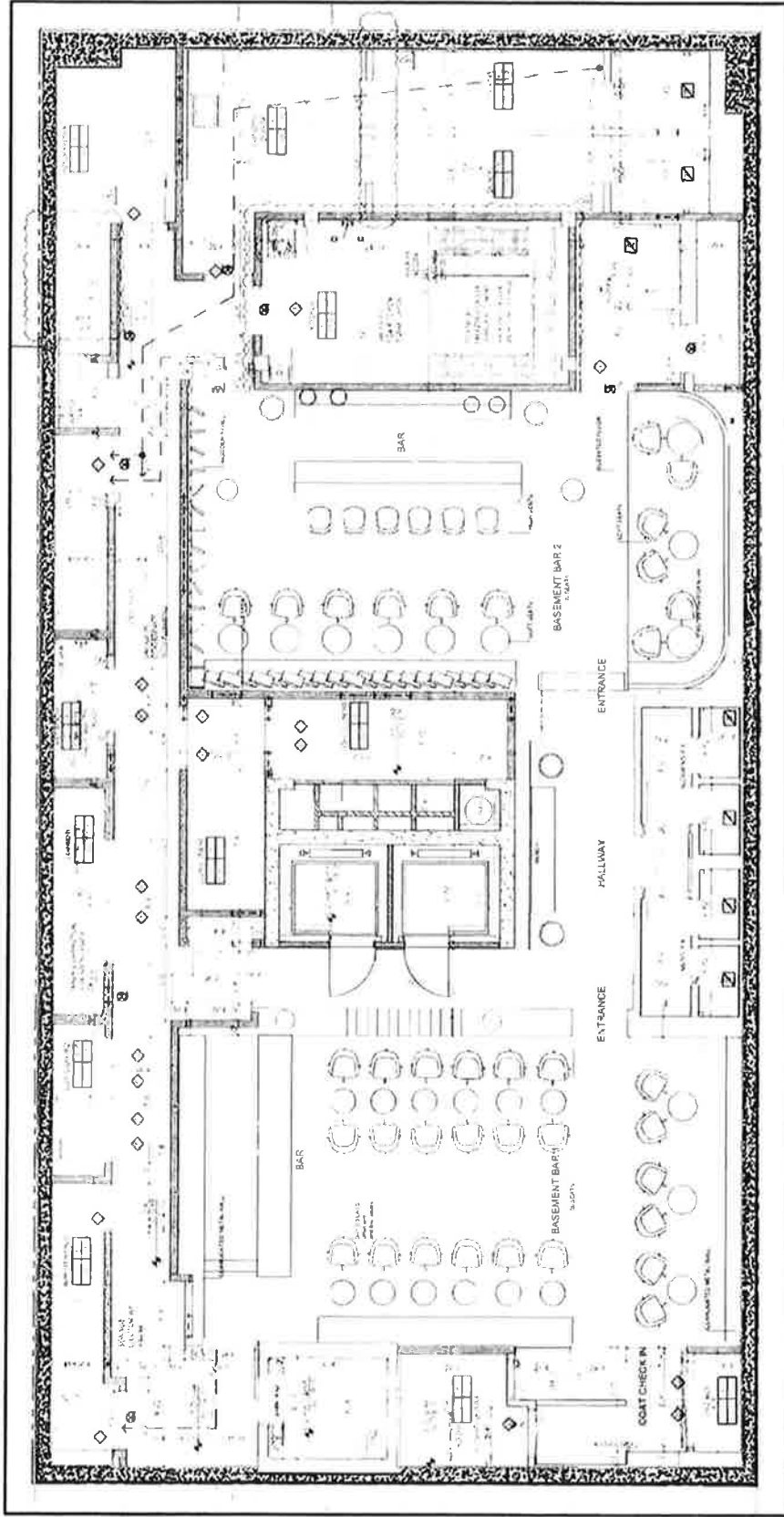
LAYOUT



Selina High Line
07-31-2019
Interior Designer: Clarice Semeerene

PROPOSED FLOOR PLAN (HOTEL) BASEMENT

LAYOUT



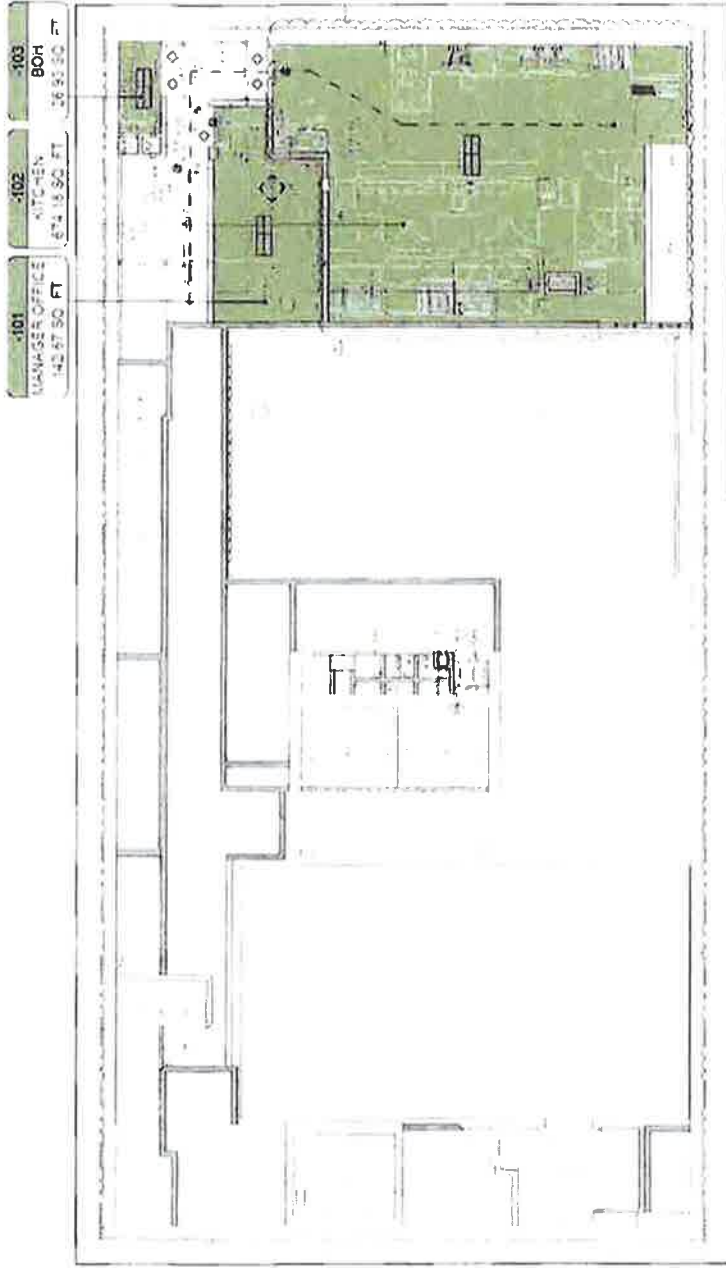
Selina High Line
07-31-2019
Interior Designer: Clarice Semerene

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Selina

PROPOSED FLOOR PLAN (MEZZANINE - HOTEL)

ROOM INDEX

Back of house



- New construction marker
- Existing walls
- Structure projection
- Walls to be demolished
- New walls
- New low walls
- New/Relocated element
- Roof projection
- Room access

Selina

By Chef Nir Mesika

Israeli Breakfast \$16

two eggs any style, israeli salad, tahini, greek yogurt

"Fatush" Salad \$15

summer garden vegetables, grilled bread, goat feta cheese

Roasted Cauliflower \$14

curry yogurt, pickled sumac onion, puffed quinoa

Beet and Lentil Salad \$15

black beluga lentils, root vegetables, raw tahini, date syrup

Homemade Granola \$14

organic yogurt, fresh fruit, honey

Salmon Benedict \$18

grilled brioche, spinach fondue, smoked salmon, smoked paprika aioli

Shakshuka \$17

all night tomato stew, poached eggs, tahini, harissa

Cowshuka \$23

grilled skirt steak, all night tomato stew, poached eggs, tahini, harissa

Buttermilk Pancakes \$14

New Hampshire maple syrup, roasted banana, creme fraiche

Hummus Masabacha \$16

chunky hummus, preserved lemon, hard boiled egg

High Line Burger \$19

10oz organic beef burger, grilled avocado, home fries, aioli paprika

Sides 8

Spinach Fondue

Fried Cauliflower

Home Fries

Grilled Avocado

Israeli Salad

Soft Boiled Eggs & Toast

Dessert 11

Seasonal Fruit

Chocolate Mousse

shredded halva, pecan crumbs

Selina

By Chef Nir Mesika

APPETIZERS

Kubbana Bread 12

jalapeno salsa, crushed tomatoes, crème fraiche

Pani Puri 13

crazy baba, tomatoes, vinegar, Persian lemon powder

Garden Salad 14

heirloom tomatoes, cherry tomatoes, baby radishes,
jalapeno, zaata yogurt, fresh herbs

Curry Flower 15

fried cauliflower, pickled onion, puffed quinoa, curry yogurt

Mediterranean Sashimi 17

cured tuna, tabol'e salad, Persian cucumbers, tzatziki

Moroccan Bruschetta 16

burrata, roasted pepper salad, smoked onion powder

MAINS

Beet and Lentil Salad 18

black beluga lentils, root vegetables, raw tahini, silan

Shrimp Agilo e Olio 19

shrimp confit, fresh herbs, grilled bread

Scallops ala Plancha 25

fresh corn polenta, shiitake mushroom, sunchock chips

Bedouin Octopus 28

chickpea puree, grilled cabbage, tahini, smoked tomato salsa

Oven Brick Chicken 22

roasted organic chicken, grilled fennel, Moroccan olives, orange harissa sauce

Pan Seared Striped Bass 31

labane cheese, salsa verde, chickpea salad, dried grapes

Lamb Saddle 42

haricot vert, hawiej butter, fingerling potatoes

By Chef Nir Mesika

Selina

SIDES 9

Fresh Corn Polenta

Grilled Haricot Vert

Fingerling Potatoes

Israeli Couscous Risotto

Crazy Baba

Fresh Tahini 6

DESSERT

Basbosa Cake 11

semolina cake, coconut sorbet, rosee water couli

Chocolate Mousse 13

shredded halva, pecan crumbs, tonka

APERITIF

Henry Bardouin 10

Ricard Pastis 10

Sambuca Romana 10

Aperol 12

Campari 12

Ricard Pernod 12

Lillet Blanc 12

Pimm's Cup 12

DIGESTIF

Fernet Branca 12

Grand Marnier 12

Bailey's 12

Frangelico 12

Drambuie 12

Amaro Montenegro 12

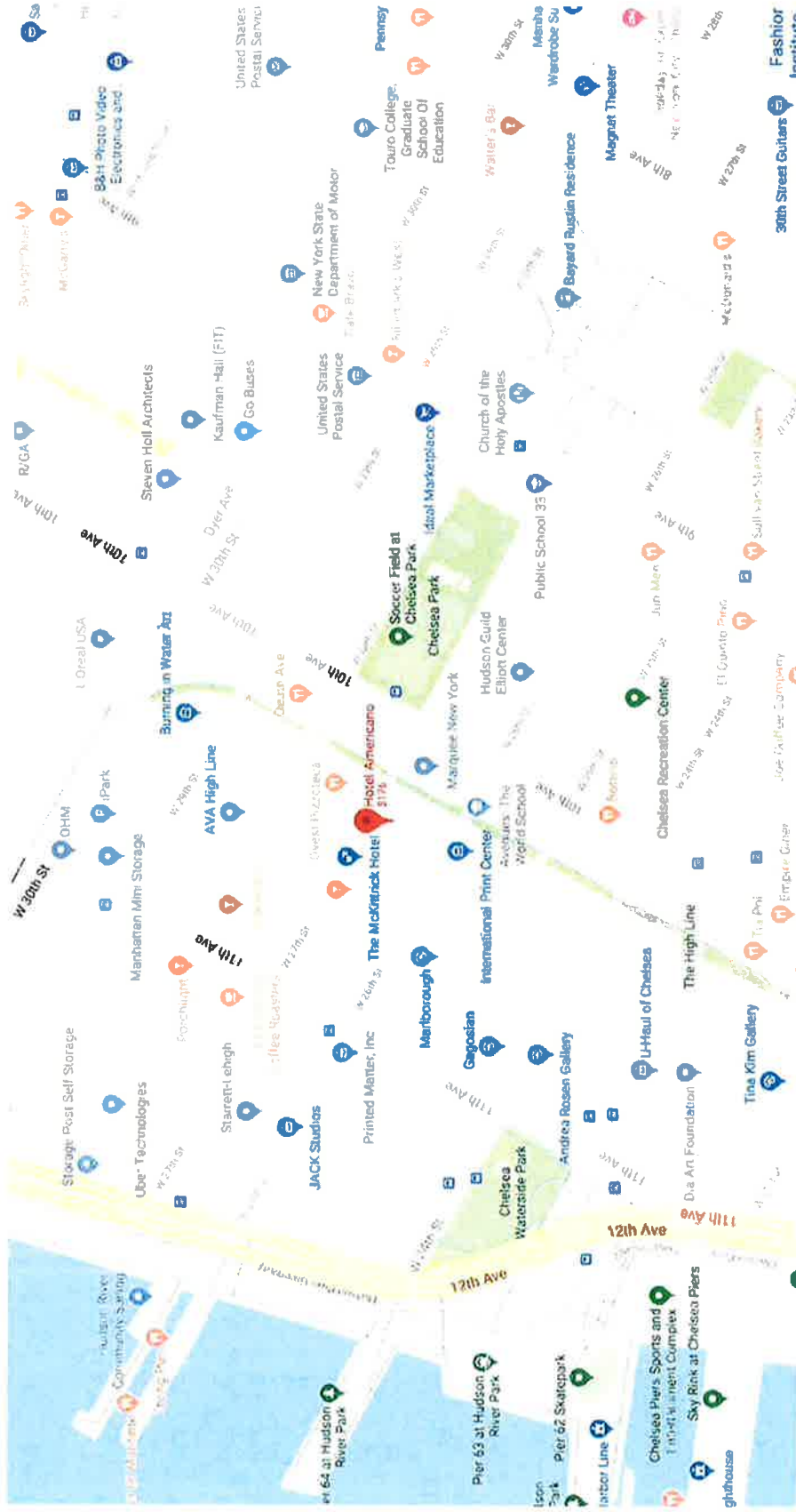
Amaro Nonnino 12

Amaretto Disaronno 12

Grappa di Moscato Nonnino 14

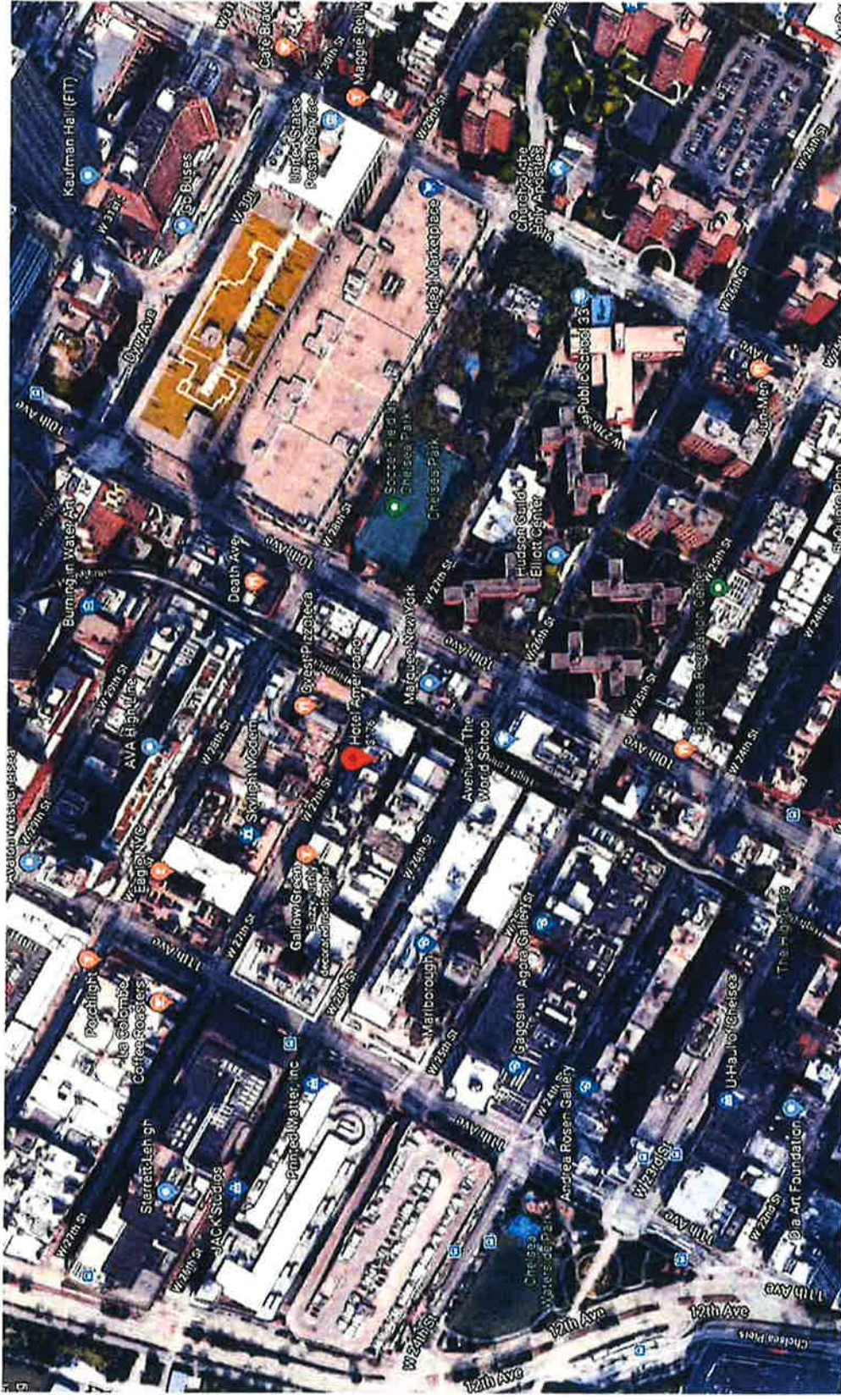
W27 Highline Owner LLC; W27 Highline Operator LLC; and, Selina Operation Chelsea LLC
516-518 West 27th Street
New York, New York 10001

Block Plot Maps

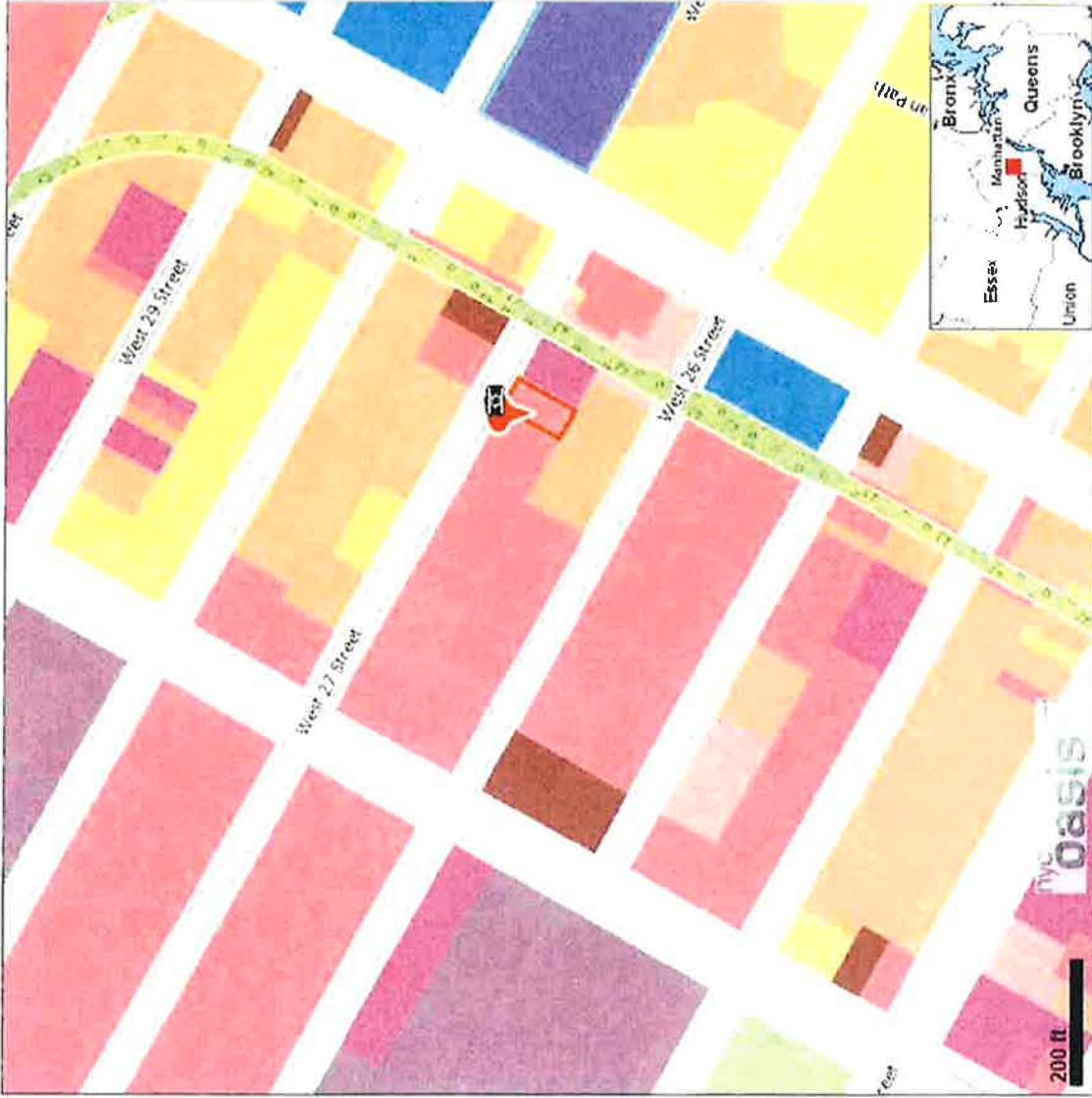


W27 Highline Owner LLC; W27 Highline Operator LLC; and, Selina Operation Chelsea LLC
516-518 West 27th Street
New York, New York 10001

Block Plot Maps



518 West 28th Street



Legend

Transit, Roads, Reference Features
 Roads, ferries, commuter rail, neighborhood names

- Major Roads
- Interstate Highways
- Tunnels
- NYC subway routes and stations
- Neighborhood/Town Labels
- County Boundaries
- Ferry
- Commuter Rail

Parks, Playgrounds, & Open Space

- Parks & Public Lands
- Forested Areas (NJ)
- Community Gardens
- School property with garden
- Playgrounds
- Green Spaces Along Streets
- Golf Courses
- Baseball/Soccer/Football Fields
- Tennis/Basketball/Handball Courts & Tracks
- Cemeteries

Land Use

- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots

(Not all items in the legend may be visible on the map.)

(CC) BY-NC-SA This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License. Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the Center for Urban Research, CUNY Graduate Center.

Location Report**Property Information (1)**

518 WEST 27 STREET, MANHATTAN 10001

Commercial / Office Building**Owner:** W27 HIGHLINE OWNER L**Block:** 698 **Lot:** 47**Property Characteristics:****Lot Area:** 4,937 sq ft (50' x 98.75')**# of Buildings:** 1 **Year built:** 2011**Building frontage:** 50' (Building frontage along the street measured in feet.)**# of floors:** 9 **Building Area:** 35,987 sq ft**Total Units:** 1 **Residential Units:** 0**Primary zoning:** M1-5 **Commercial Overlay:** None**Floor Area Ratio:** 7.29**Max. Allowable Residential FAR:** 0**Max. Allowable Commercial FAR:** 5**Max. Allowable Facility FAR:** 6.5

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities. FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- **Zoning Map #:** [8b](#) ([how to read NYC zoning maps](#))
- **Historical Zoning Maps:** [8b](#)
- NYC Dept. of Buildings
- **Property transaction records** (**NB:** buildings w/condos may not show transaction results)
- [NYC Dept. of Finance Assessment Roll](#)
- NYC HPD data
- [NYC Planning's Zola application](#)
- [NYC Digital Tax Map](#)
- [NYC zoning guide](#)
- [NYC Watershed Resources](#)

OASIS shortcut to this property:<https://www.oasisnyc.net/printmap.aspx?zoomto=lot:1006980047>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2018 (ver. 18v1).

Manhattan (1)**Stewards (1)****Updated stewardship data coming soon (as of 2017).****NB: Stewards are civic groups that help take care of New York, not necessarily property owners.**

[Friends of the High Line](#)
[Feedback? Email Us.](#)

[Stewards with large turfs \(not mapped\)](#)**Community District (1)****Manhattan 4 Community District Information****Chairperson:** Delores Rubin**District Manager:** Mr. Robert J. Benfatto**Address:** 330 West 42nd Street, 26th Floor, New York, NY, 10036**Phone:** 212-736-4536 **Email:** info@manhattancb4.org**Website:** <http://www.nyc.gov/mcb4>

Meeting Information: The Full Board generally meets on the first Wednesday of each month at 6pm, alternating between a location in Chelsea (119 9th Avenue, Fulton Center) and one in Hell's Kitchen (1000 10th Avenue, Roosevelt Hospital, 2nd floor).

Go to [District Profile](#) by NYC Dept. of City Planning**Political Districts (5)**NYC Council: [District 3](#)<http://www.oasisnyc.net/printmap.aspx>

Proximity Report for Location:

July 25, 2019

516 W 27th St, New York, NY, 10001

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
MWC RETAIL LLC	606 W 28TH ST SUITE A	840 ft
CITARELLA HUDSON WINES & SPIRITS LLC	20 HUDSON YARDS	850 ft
ADB&SAB LLC	554 W 30TH ST	875 ft
ALGA WINES & SPIRITS LTD	221 9TH AVENUE	1340 ft
MEENA SAMANI CORPORATION	460 W 34TH ST	1785 ft
156 10TH AVENUE WINE & LIQUOR INC	156 10TH AVE	1895 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1950 ft

Churches within 500 Feet

Name	Approx. Distance
------	------------------

Schools within 500 Feet

Name	Address	Approx. Distance
------	---------	------------------

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CAFFE PICASSO LTD	513 W 27TH STREET	75 ft
W 27 HIGHLINE OWNER LLC	516 518 W 27TH ST	90 ft
289 HOSPITALITY LLC	289 10TH AVE	125 ft
PORTENO LLC	299 10TH AVE	130 ft
287 VENUE LLC	287 10TH AVE	155 ft
SLEEPNOMORE NA LLC	530 W 27TH STREET	275 ft
PICCOLO BY GAMBRINUS LLC	506 W 28TH ST	325 ft
CLUB AZURE LLC	533 535 W 27TH ST	355 ft
PINCH FOOD DESIGN LLC	537 W 27TH ST	405 ft
27 WEST CHELSEA INC	544 W 27TH ST	440 ft
RHYTHMS OF CUBA LLC	544 W 27TH ST	450 ft
EAGLE OPEN KITCHEN LLC	554 WEST 28TH ST	480 ft
CHELSEA CORPORATE EVENTS LLC	545 W 25TH ST FLS 14 & 21	590 ft
WHITMANS WESTSIDE LLC	500 W 30TH ST	615 ft
PINYIN KITCHEN INC	254 10TH AVE	615 ft
HIGHLINE GROUP NYC LLC	525 W 29TH ST	620 ft
BOTTINO CORP	246 248 10TH AVE	670 ft
242 TENTH AVENUE LLC	242 10TH AVE	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
W 27 HIGHLINE OWNER LLC	516 518 W 27TH ST	110 ft
216 KHJ CORP	303 10TH AVE	195 ft
ONE 27 ROOF LLC	530 542 W 27TH ST	310 ft
THE FAT RADISH THREE LLC & TFR MANAGEMENT LLC	242 TENTH AVE	745 ft

Unmapped licenses within zipcode of report location

Name	Address
RAJ WINE LLC	PENN STATION
TVA BAKERY LLC	138 140 W 32RD ST



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

516 WEST 27 STREET

WEST 27 STREET

516 - 518

MANHATTAN 10001

Health Area : 5500
Census Tract : 99
Community Board : 104
Buildings on Lot : 1

BIN# 1088519

Tax Block : 698
Tax Lot : 47
Condo : NO
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): HIGH LINE, 11 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: WCH - WEST CHELSEA

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: No
Freshwater Wetlands Map Check: No
Coastal Erosion Hazard Area Map Check: No
Special Flood Hazard Area Check: Yes

[Click here for more information](#)

Department of Finance Building Classification: H1-HOTELS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	19	0	Electrical Applications
Violations-DOB	31	7	Permits In-Process / Issued
Violations-ECB (DOB)	8	0	Illuminated Signs Annual Permits
Jobs/Filings	50		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	51		Facades
Actions	41		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="text" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Certificate of Occupancy

CO Number: 110129922T031

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00698	Certificate Type: Temporary
	Address: 516 WEST 27TH STREET	Lot Number(s): 47	Effective Date: 06/25/2019
	Building Identification Number (BIN): 1088519		Expiration Date: 09/23/2019
		Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-B (1968 Code)
	Building Occupancy Group classification: J-1 (1968 Code)
	Multiple Dwelling Law Classification: HAEB
	No. of stories: 9 Height in feet: 94 No. of dwelling units: 56

C. Fire Protection Equipment:
Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 9 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Borough Commissioner

Commissioner

Certificate of Occupancy

CO Number: 110129922T031

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	27	OG	J-1		5	ACCESSORY EMPLOYEE LOCKER ROOMS AND LINEN ROOMS
CEL	9	OG	D-2		5	ACCESSORY KITCHEN AND MECHANICAL EQUIPMENT ROOMS
CEL	100	OG	F-4		10	ACCESSORY BAR, & LOUNGE
ME Z	4	100	D-2		5	ACCESSORY KITCHEN
ME Z	1	100	B-2		5	ACCESSORY STORAGE ROOM
ME Z	2	100	E		5	ACCESSORY OFFICES
001	110	100	F-4		10	ACCESSORY EATING AND DRINKING ESTABLISHMENT
001	13	100	J-1		5	HOTEL LOBBY/OFFICES
002	10	100	D-2		5	BOILER ROOM; MECHANICAL EQUIPMENT ROOMS
003 009	16	40	J-1	8	5	EIGHT TRANSIENT HOTEL UNITS ON EACH FLOOR
RO F	150	100	F-4		10	ACCESSORY RESTAURANT, POOL
EXHIBITS I & III WERE FILED AND RECORDED WITH THE NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTRAR THE FOLLOWING ARE THE ASSIGNED CITY REGISTER FILE NUMBERS: EXHIBITS I: CRFN 2008000006896 EXHIBITS III: CRFN 2008000006895 EXHIBITS WERE FILED AND RECORDED ON JANUARY 7TH, 2008 LOT LINE WINDOW DECLARATION HAS BEEN FILED AND RECORDED UNDER CRFN # 201100 0148887						
END OF SECTION						



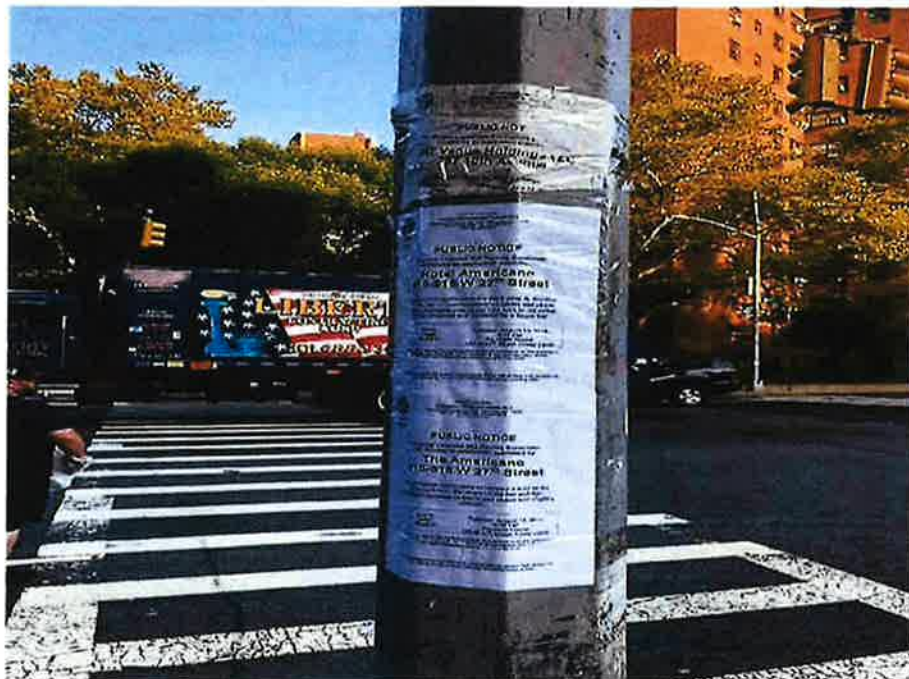
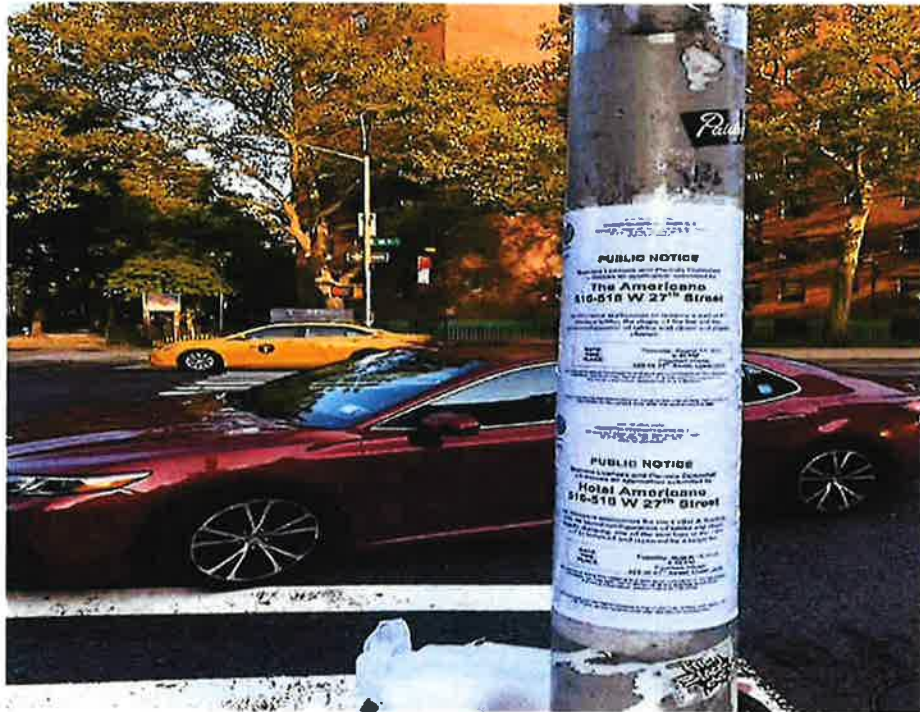
Borough Commissioner



Commissioner

END OF DOCUMENT

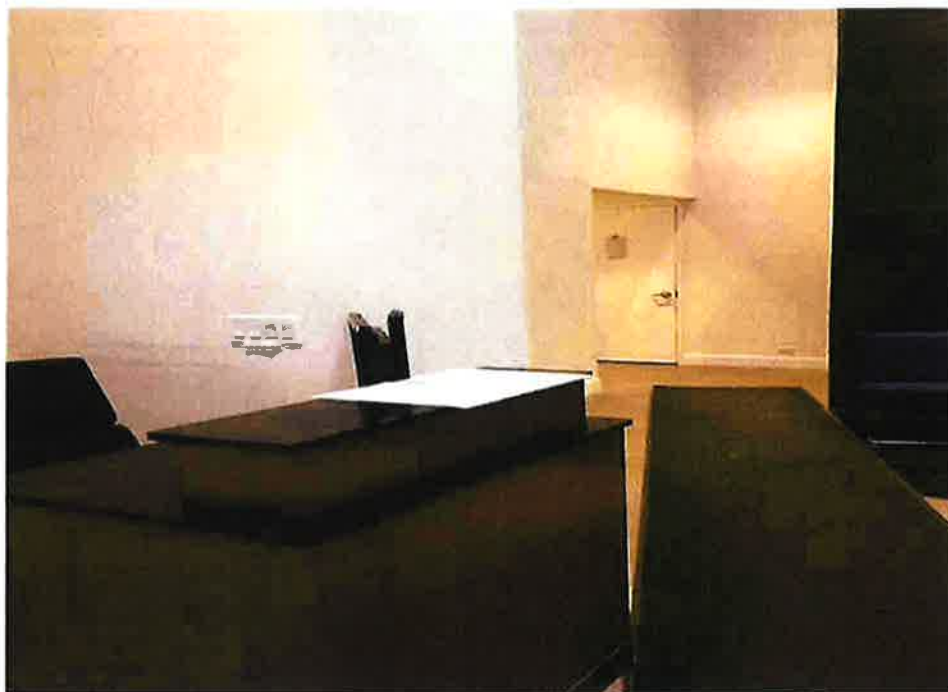
Photographs of Community Board 4's Public Notice Postings



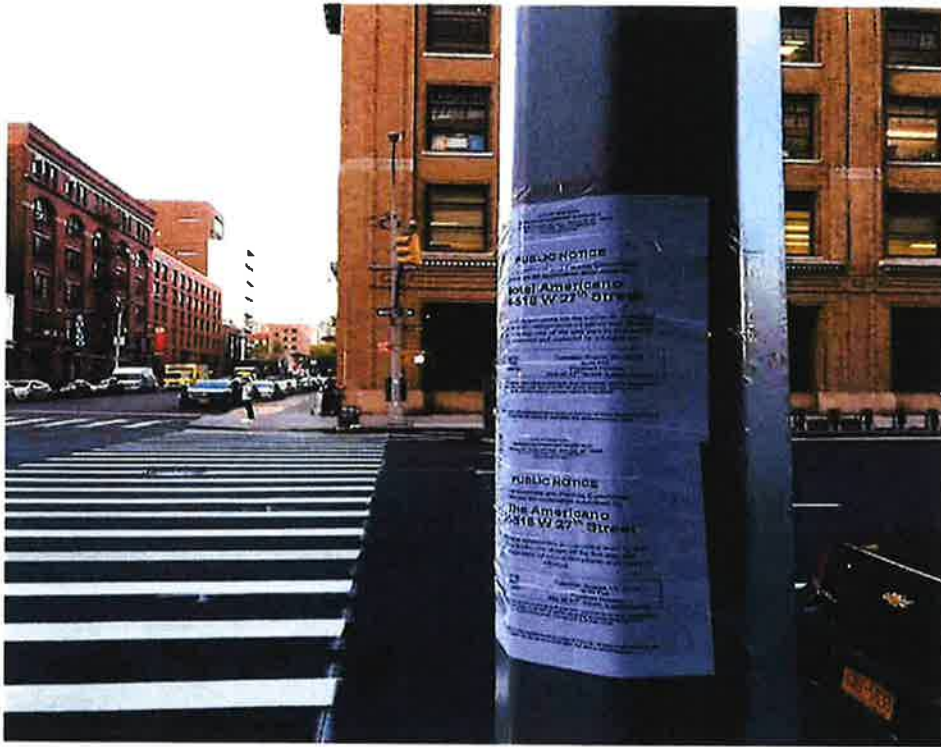
Photographs of Community Board 4's Public Notice Postings



Photographs of Community Board 4's Public Notice Postings



Photographs of Community Board 4's Public Notice Postings





ROBERT A. HANSEN ASSOCIATES, INC
ACOUSTICAL / AUDIO / VIDEO CONSULTANTS

August 12, 2019

Alexander B. Victor, Esq.
Davidoff Hutcher & Citron LLP
605 Third Avenue
New York, NY 10158

Re: Acoustical Study Report
Hotel & Restaurant
516-518 West 27th Street
Ground Floor & Rooftop
New York, NY

Dear Alexander,

This letter details our findings and certifies that, based upon our acoustical survey of the neighborhood surrounding the unenclosed eating and drinking facilities on the ground floor and the rooftop of the hotel located at 516-518 West 27th Street in the Chelsea section of Manhattan (the "Premises") from 10 PM Wednesday through 2:30 AM Thursday, August 7-8, 2019 and our review of the Premises' sound system and, particularly the location/configuration of the currently installed speakers, the anticipated noise levels to be generated by the Premises' patrons coupled with music at or below certain levels (as detailed herein) regardless of how played would not only comply with the requirements of the NYC Administrative Code but would also be below the level that could be intrusive upon any residential dwelling.

The overarching requirement is that the Premises comply with paragraph §24-231, Commercial Music, of the NYC Administrative Code. This section requires the commercial tenant to reduce the transmission of music reproduction sound levels to prevent intrusion on residential dwelling units:

The following Noise Code sections of the NYC Administrative Code are applicable to the Premises:

§24-203 General definitions. When used in the New York City noise control code the following terms shall have the following meanings:

(62) Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.

§24-218 General prohibitions.

(a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise ...except that this section shall not apply to any sound from any source where the decibel level of such sound is within the limits prescribed by another section of this title and where there is compliance with all other applicable requirements of law with respect to such sound.

(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:

(1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

(3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.

§ 24-231 Commercial music.

(a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:

(1) is in excess of 42 dB(A) as measured with a sound level meter; or

(2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or

(3) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).

The Premises' intended operation will generate two primary noise types: 1) speech levels attributable to the number of persons on the Premises' ground floor restaurant

(130 people, including staff, approximately 35 of which would be in the rear patio area) and on the Premises' rooftop (150 people, including staff), and 2) the music sound systems. This study is based upon the following information and assumptions:

For the purpose of predicting the noise levels attributable to people in the outdoor areas of the Premises (whether patrons or employees), we have calculated the sound level for half of the intended number of occupants talking at any given time (with the assumption that while one person is speaking another is listening) and that people are speaking at normal voice levels. One person talking at normal levels is 63 dBA at a distance of 3 feet according to ASTM standards.

The music sound system that presently exists outside is intended to continue being used for ambient background music playback. There will not be any live music performances on the rooftop and any live music on the ground floor will be at background levels. With respect to recorded background music, the manner in which the music is played is irrelevant and, regardless of whether music is arranged in advance or selected by a DJ, the rooftop system should be electronically limited and set for a maximum level of 79 dBA, such limit being the appropriate level for background music based upon the rooftop's occupancy and the speaking noise to be generated therefrom. With respect to the ground floor patio, background music will not be heard at nearby residential dwelling units even if played at the level determined for the rooftop.

FINDINGS

Based upon the acoustical survey of the neighborhood, the quietest ambient background noise level that was measured at a nearby residential buildings was 57.4 dBA. The levels peaked at 62.5 dBA. The average ambient noise condition was 60 dBA.

The building directly behind the hotel is used for commercial purposes; the closest building to the hotel that currently has residential occupancy is 520 West 28th Street. This closest residential building is 124 feet from the Premises. At this distance, with the noise levels from music limited to the dBA's provided above coupled with the anticipated noise from people speaking, whether in the restaurant's outdoor area or on the roof, the total noise generated would be calculated to be 46.5 dBA, which is much lower than the quietest ambient background noise level recorded in the neighborhood.

The results of our acoustical analysis confirm that the Premises' noise levels shall be lower than background ambient conditions at each of the closest neighboring residential buildings:

1. Nearest residential building to the north – 520 West 28th Street
 - a. This building is 124 feet away from the Premises.
 - b. Background ambient noise levels were measured to be 59 dBA at the 27th Street property line.

- c. Premises' activity noise levels shall be 46.5 dBA which 12.5 dBA lower than ambient conditions.
 - d. The ambient noise condition shall render the ground floor and roof-top activity to be inaudible.
2. Nearest residential building to the east – 502 West 27th Street
 - a. This building is 150 feet away from the Premises, and is on the other side of The Highline.
 - b. Background ambient noise levels were measured to be 57.4 dBA at the property line.
 - c. Premises' noise levels shall be 44.8 dBA which is 12.6 dB lower than ambience.
 - d. The ambient noise condition shall render the ground floor and roof-top activity to be inaudible.

In order to further ensure the Premises' noise levels comply with the requirements, we recommend the following:

1. Maintaining the low-level distribution background music system that locates speakers in close proximity to listeners, in order to provide for even distribution of limited noise levels coming from the speakers.
2. Incorporate audio processing devices in the music system and then professionally calibrate the overall sound system volume controls to regulate the overall loudness levels. Audio processing devices will include:
 - a. dbx Professional 1066 Compressor/Limiter – to automatically limit loudness levels to preset limits controlled by hotel management.
 - b. dbx Professional 231 Dual 31-Band Graphic Equalizer – to limit and attenuate the music program's lower bass frequencies.
 - c. In addition to the audio processing devices, the hotel management shall purchase and employ the regular use of a professional sound level meter to monitor music reproduction sound levels. A recommended sound level meter is the Quest Technologies Model 2100 Sound Level Meter.

In conclusion, the hotel's ground floor and rooftop operations conducted in accordance with the limits and recommendations set forth in this report shall comply with the NYC Noise Code and shall not be intrusive to residential dwelling units in the neighborhood.

Very truly yours,
ROBERT A. HANSEN ASSOCIATES, INC.



Robert S. Lee
President