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**Manhattan Community Board 4**  
*Business Licenses & Permits Committee*

June 6, 2019

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Davidoff Hatcher & Citron LLP  
605 Third Avenue  
New York, New York 10158

## **Concept Overview**

At the crossroads of art, science and technology, ARTECHOUSE (which stands for the combination of Art + Tech + House) brings true 21st century art experience as the first innovative platform for experiential, genre-bending, one-of-a-kind multimedia art exhibitions and explorations.

Founded in 2015 by art advocates Sandro Kereselidze and Tatiana Pastukhova, ARTECHOUSE is a new age art destination dedicated to showcasing works by groundbreaking artists who work with new technology and new forms of creative expression. In 2017, they opened their first permanent home in Washington, DC and in 2018, they brought ARTECHOUSE to Miami Beach, FL.

As part of the overall operation and multi-sensory experience, ARTECHOUSE will have a small food and beverage program and a variety of music, played or performed, to accompany/compliment the immersive art experience.

ARTECHOUSE believes that art should be for everyone and strives to create a welcoming, inclusive environment that helps visitors discover and appreciate new art forms. Our exhibition programming is designed to appeal to all ages and our expert Visitor Experience team is always on-hand to answer questions or help visitors engage with the work. Many of our experiences are participatory and immersive, inviting visitors to become a part of the art.

## **The Owners**

### **Tatiana Pastukhova**

Tatiana (Tati) Pastukhova is the founder and managing director at ARTECHOUSE. Tati graduated from George Washington University's Elliott School of International Affairs in 2007, and returned to receive an MBA degree in 2011. Her early career background includes international marketing for the higher education and finance industries.

Always inspired by and passionate for the arts, in 2009 she and ARTECHOUSE co-founder and now husband Sandro Kereselidze founded Art Soiree, a Washington, DC based arts organization, and in 2015 founded ARTECHOUSE. Now leading American innovation in art and technology, ARTECHOUSE is dedicated to curating, showcasing, and producing experiential and technology driven exhibits by new media artists. ARTECHOUSE first opened its doors in Washington, DC, in June 2017 and has since captivated a global audience, making headlines in The New York Times, BBC, USA Today, National Geographic, CNN, the Washington Post and numerous other national and international media outlets as the premier contemporary art space.

ARTECHOUSE is a leading innovative art space and platform in the U.S. solely dedicated to showcasing and producing the world's best experiential and immersive digital art exhibitions by groundbreaking artists working at the intersection of art, science and technology. Following its

successful run in D.C., ARTECHOUSE has expanded in 2018 with a location in Miami Beach, Florida, and with plans to open in New York in spring 2019.

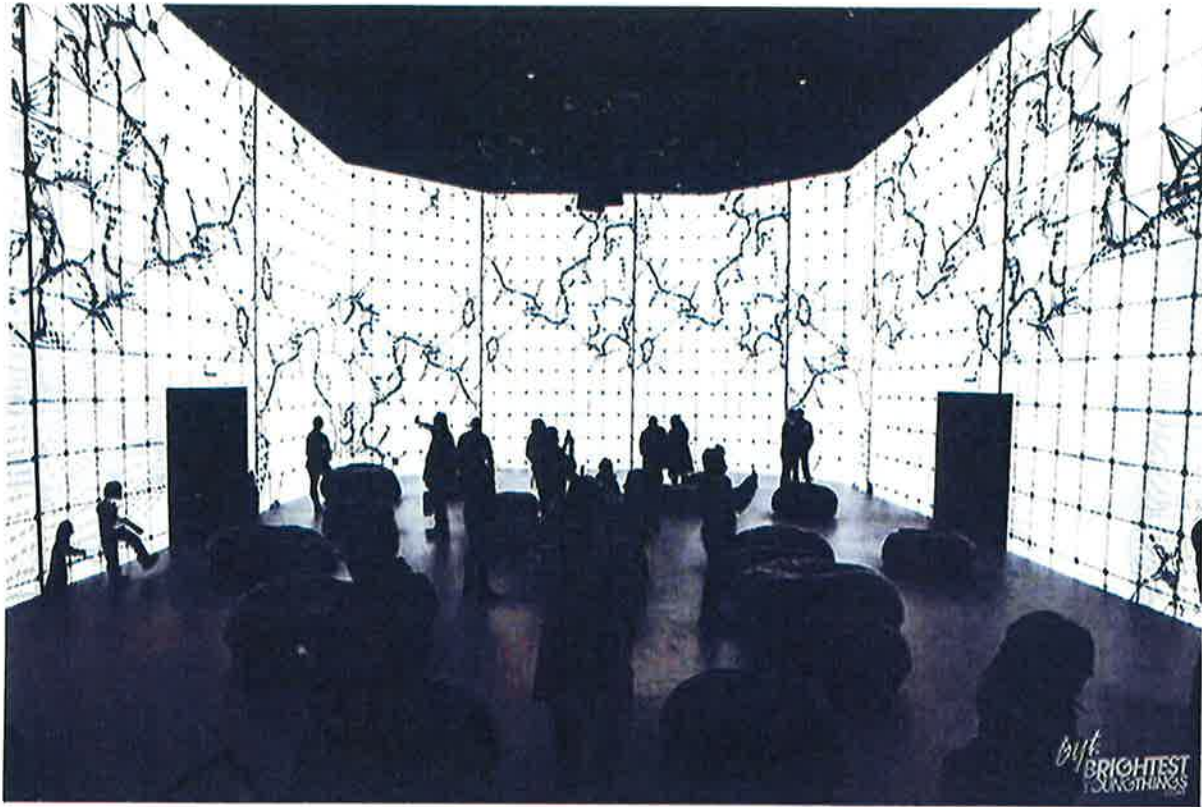
Tati believes that providing a dedicated space for artists to collaborate, showcase their talents, and create is vital to the future of not only the arts, but all sciences, business, and of course, technology.

### **Sandro Kereselidze**

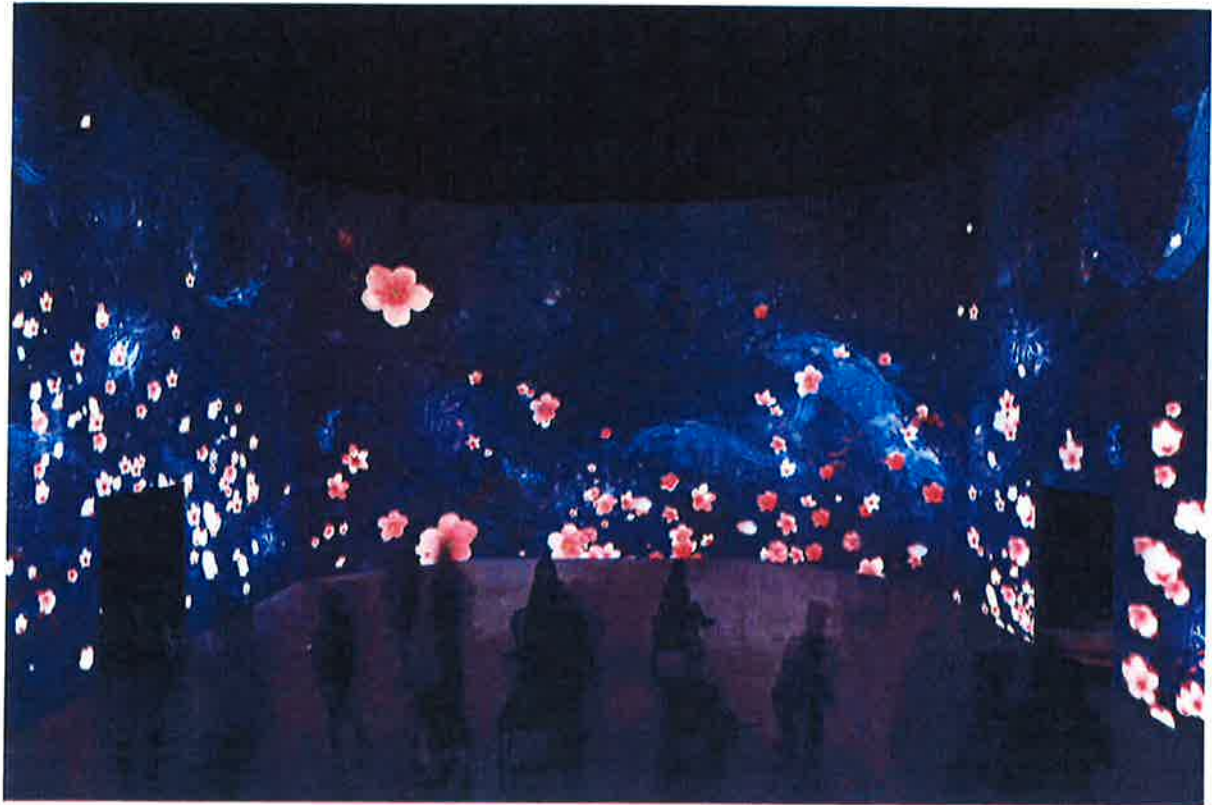
Sandro Kereselidze is the founder and art director of ARTECHOUSE, a new innovative home for 21st century art, artists and audience. With locations in Washington, DC, Miami, FL and soon New York, NY, ARTECHOUSE is the first innovative art space and platform solely dedicated to showcasing and producing large scale digital art exhibitions by the world's best artists pioneering creative expression and the new ways of looking at the world of digital art.

Sandro emigrated to the United States from Georgia in 1994. Growing up in a family of acclaimed artists, writers, performers and filmmakers, he developed great love and appreciation for the arts and culture since early age. Sandro credits his family for instilling in him the importance of artistic creation, and contribution to the development of the arts.

Prior to the opening of ARTECHOUSE in 2017, Sandro co-founded, and for over eight years, headed a Washington, D.C.-based art organization - Art Soiree - committed to the curation and presentation of exhibitions, concerts, festivals and installations within the visual and performing arts. Between 1998 and 2010, Sandro also served as the first creative director and fashion designer for DC's most successful and upscale urban sports clothing brand.







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## ARTECHOUSE to open first New York City location in August 2019 at Chelsea Market



Rendering of Machine Hallucination by Refik Anadol. Image courtesy of the artist and ARTECHOUSE.

**NEW YORK, NY.-** ARTECHOUSE, the leading digital art presenter in the United States, is pleased to announce its first location in New York City, opening in August 2019 with Machine Hallucination, a groundbreaking and immersive digital art exhibition by Los Angeles-based, Turkish artist Refik Anadol. The new space will be situated in Chelsea Market's historic boiler room, a 6,000-square-foot space beneath the Market's main concourse that will be transformed into a destination for cutting-edge and experiential exhibitions.

"Bringing ARTECHOUSE to New York was a clear next step for our mission," said Founder and Art Director Sandro Kereselidze. "Utilizing Chelsea Market's hub within the storied art-centric neighborhood of Chelsea, we're looking to bring a new kind of art experience to New York. Refik Anadol's boundary-pushing concepts are in line with ARTECHOUSE's commitment to expand what is possible in an art exhibition and experience environment."

Machine Hallucination, Anadol's first large-scale solo exhibition in New York and the artist's first exhibition in New York utilizing artificial intelligence, is a synesthetic reality experiment deploying machine learning algorithms on a dataset of more than three million images—representing a wide-ranging selection of architectural styles and movements—to reveal the hidden connections between these moments in architectural history. As the machine generates a data universe of architectural hallucinations in 512 dimensions, it begins to explore the ways in which knowledge can be experienced spatially.

Machine Hallucination challenges the conventional definition of "space" as the boundless three-dimensional extent in which objects and events possess a position and direction relative to each other, exploring the space in the mind of a machine, limitless in its dimensions and the information it holds.

"I feel privileged to be chosen as the inaugural artist for ARTECHOUSE's newest space," Anadol said. "I'm especially proud to be the first to reimagine this historic building, which is more than 100 years old. By employing machine intelligence to help narrate the hybrid relationship between architecture and our perception of time and space, Machine Hallucination offers the audience a glimpse into the future of architecture itself."

From the raw brick walls to the refurbished terracotta ceiling, the century-old Chelsea Market Boiler Room will maintain some of its striking architectural features, connecting its storied past to a new, creative use.

"We are excited to introduce this first generation space for such an engaging, dynamic concept," said Michael Phillips, President of Jamestown. "Rooted in art and technology, ARTECHOUSE is a welcome addition to the integrated culture of Chelsea Market and the local community."

Over the past 2 years, ARTECHOUSE has worked to reinvent the traditional art-viewing experience, producing and commissioning numerous technology-based art exhibitions in Washington D.C., Albuquerque, NM and most recently in Miami, FL, attracting more than 350,000 visitors to-date. Together, these exhibitions have marked a substantial contribution to the understanding of new media art, allowing for an international range of artists, including Adrien M and Claire B, NONOTAK, Marpi, and fuse\*, to use ARTECHOUSE as an opportunity to re-envision and expand their work.



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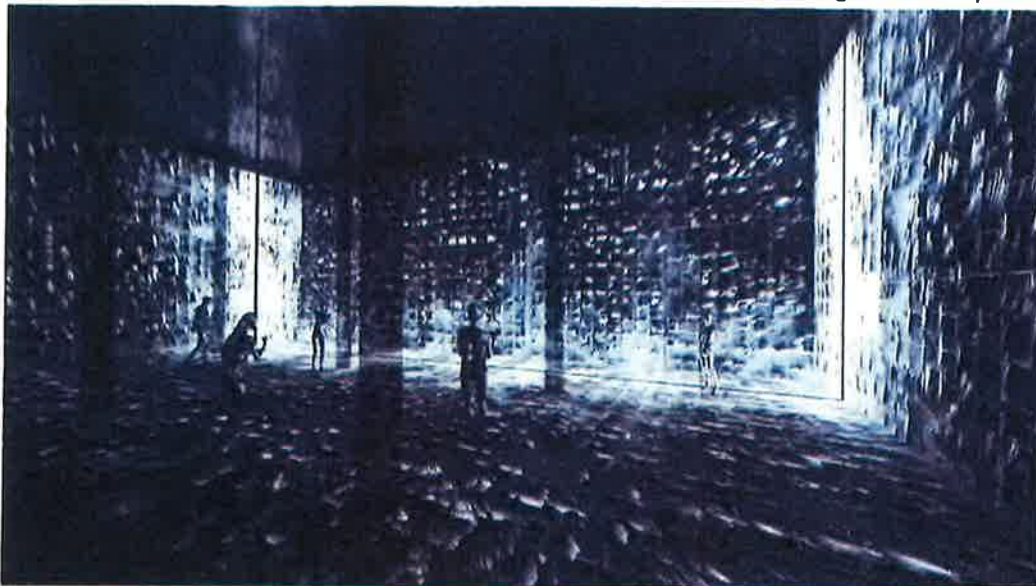
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**ARTECHOUSE TO DEBUT IN NEW YORK AT CHELSEA MARKET  
DIGITAL ART SPACE WILL OPEN NEW LOCATION SUMMER 2019**

*Digital art presenter ARTECHOUSE will debut a new location in Chelsea Market's historic Boiler Room; an exhibition by acclaimed artist Refik Anadol will inaugurate the space*



*Machine Hallucination by Refik Anadol (rendering)*

**NEW YORK, NY (March 29, 2019)** – ARTECHOUSE, the leading digital art presenter in the United States, is pleased to announce its first location in New York City, opening in summer 2019 with *Machine Hallucination*, a groundbreaking and immersive digital art exhibition by Los Angeles-based, Turkish artist **Refik Anadol**. The new space will be situated in Chelsea Market's historic boiler room, a 6,000-square-foot space beneath the Market's main concourse that will be transformed into a destination for cutting-edge and experiential exhibitions.

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#### **ABOUT REFIK ANADOL**

Refik Anadol is a media artist and director born in Istanbul, Turkey, and based in Los Angeles. As a media artist, designer and spatial thinker, Anadol is intrigued by the ways in which the transformation of the subject of contemporary culture requires rethinking of the new aesthetic, technique and dynamic perception of space. Embedding media arts into architecture, he questions the possibility of a post digital architectural future in which there are no more non-digital realities. Anadol's work suggests that all spaces and facades have potentials to be utilized as the media artists' canvases.

#### **ABOUT ARTECHOUSE**

A cutting-edge destination for immersive art exhibitions at the crossroads of art, science and technology, ARTECHOUSE brings a 21st century approach to art. Dedicated to showcasing works by groundbreaking artists who work with new technology and new forms of creative expression, ARTECHOUSE presents large-scale installations that inspire wonder, awe, curiosity and connection. [www.artechouse.com](http://www.artechouse.com) // @artechouse // #artechouse

### **ABOUT CHELSEA MARKET**

Since it opened its doors to the public in 1996, Chelsea Market has been the insider's resource for artisanal goods in Manhattan. Chelsea Market is an authentic destination for culinary connoisseurs, chefs and local residents. Serving as the bridge between two iconic Manhattan neighborhoods, Chelsea and the Meatpacking District, Chelsea Market continues its commitment to the artisanal marketplace and craft manufacturing, and to the community that surrounds it. For more information, visit [www.chelseamarket.com](http://www.chelseamarket.com).

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## The New York Times

# Artechouse Lights Up Washington's Museum Scene

By Kerry Hannon

March 14, 2018

WASHINGTON — A couple waltzed across the floor in a darkened art gallery while Tchaikovsky's music played.

As they danced, evanescent colors swirled around their legs and beneath their feet in shimmering shades of purple, blue and crimson. The patterns twirled across the surrounding 24-foot-high black walls in shapes spawned by the movement of their bodies.

In another crook, a toddler stomped his feet, creating a one-of-a-kind gyrating design. His older sister, clad in sparkling silver heels, had lain on the floor beside him, moving her arms up and down, and her legs from side to side, making a multicolored angel shape. "Look, Mommy, I made a rainbow," she shouted with glee.

The ever-changing images are digital.

Welcome to the Artechouse, a 15,000-square-foot, three-level digital art immersion space situated along the southwest waterfront in Washington. Its mission: to display large-scale installations produced by artists who are merging arts and technology, such as this recent wall and floor projection, called "IceNeon," which was created by Noirflux, an experience design company near Syracuse.



From left, Tara Rogers, Stefanie Wall and Chelsea Caulfield at the bar at Artehouse, which features augmented reality cocktails. Justin T. Gellerson for The New York Times

Artists have been using technology for decades, but until now there were few, if any, spaces dedicated to their work. Artehouse, founded by Sandro Kereselidze, 41, and Tatiana Pastukhova, 30, consists of four distinct digital display spaces that have been viewed by more than 100,000 visitors since it opened in June.

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“Ninety-nine percent of the people who came through our door have never experienced this type of art form,” Mr. Kereselidze said. “The emotions that we see throughout the installations are fascinating. I see people cry. I see people laugh. I see 4-year-olds, and I see people who are 80 years old acting the same. It’s hard to describe unless you are experiencing it — kind of like love.”

It is a hot ticket. Admission costs \$15 and there is timed entry to control the influx to 60 people per session and not exceed the gallery’s 400-person capacity. Sessions are typically sold out with a waiting list. An immersive-interactive installation featuring Noirflux celebrating traditional Japanese themes, such as cherry blossoms and Koi, will be presented at the museum starting on March 15 to coincide with the National Cherry Blossom Festival in the city.

Artehouse is open during installations until 10:30 p.m. on weekdays and 11:30 p.m. on weekends. The after-hours appeal is a bar area overlooking the exhibits that teems with millennials taking selfies and posting to Instagram, often holding an augmented reality cocktail — one that superimposes a computer-generated image above the rim of the glass — using their smartphones and the Artechouse app.



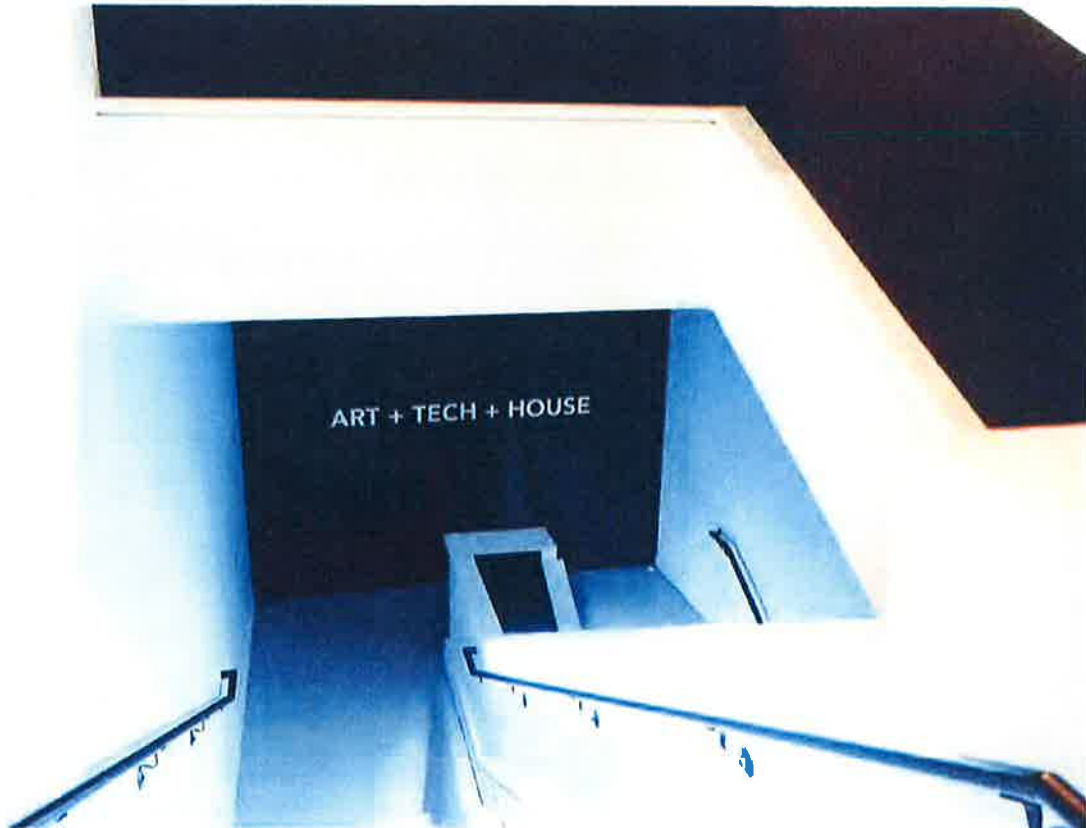
The Artechouse app made food appear in the dining room area of an exhibition.  
Justin T. Gellerson for The New York Times

“A lot of museums close up at 5, but we wanted to create an evening environment where you can come on a date, like you would performing arts, or the theater,” Mr. Kereselidze said. “Museums are there to preserve. We are here to present. The exhibit is exactly the same in the evening, only you see the adults acting like kids.”

At Artechouse, art has “no limits and takes all forms,” Ms. Pastukhova said. “We wanted to create an environment where artists can push the limits and are inspired to create new artworks.” This year, there will be a revolving stream of eight major immersive, multimedia installations exhibited for one to two months each, in addition to side-gallery ones.

Artehouse's space is designed and configured to make it easy for artists to help pull the visitor in. "The magic is what the person experiences interacting with the art," said Lorne Covington, Noirflux's creative director and principal. "Most art is an object or a thing. We work with something that is intangible — that direct experience."

Visitors to Artehouse become part of the display. "If it's working right, it's working like a good dance partner," Mr. Covington said. "You don't want someone just mimicking your moves, but to respond to you and surprise you back, so you wind up in a give-and-take dance."



The entrance to Artehouse, where art has "no limits and takes all forms," said Tatiana Pastukhova, one of its founders. Justin T. Gellerson for The New York Times

This kind of activity demands a big space like Artehouse, which provides lighting systems and 17 hanging projectors hidden carefully from the public eye.

The elusive combination of art and technology is enticing in this era of the selfie. "These big, bold, immersive installations are ones that have a sense of wonderment about them and that notion of spectacle, that sense of being overwhelmed by the work, is very conducive to a social media presence," said Edward Saywell, chief of exhibitions strategy and gallery displays at the Museum of Fine Arts in Boston.

As museums around the world are grappling with what their role is and how to attract new audiences, it comes down to making connections with visitors, he said. “The power of art is to wake us up — it is to change us.”

In recent years, art schools have exploded with a new group of artists who are doing interactive art of a digital nature, said George Fifield, director of Boston Cyberarts, a gallery that regularly includes interactive art in its exhibitions. “At its best, with this art form, the audience never knows about the computer,” he said. “This is not about the computer. The art is interacting with your own body and making magic happen.”

Museums should be “creating a sense of wonder not just conveying information,” Mr. Covington said. “We think that is the future of all museums — not just Artechouse.”

***Correction: March 14, 2018***

*An earlier version of a picture caption with this article misspelled the name of an experience design company that created “IceNeon” at Artechouse in Washington. It is Noirflux, not Noriflex.*

A version of this article appears in print on March 15, 2018, on Page F10 of the New York edition with the headline: Lighting Up Washington's Museum Scene



## This art exhibition will have augmented reality cocktails that shift before your eyes

By Maura Judkis  
August 8, 2017

When you look at Artechouse's cocktail menu through your phone, words and images might leap off the page and swirl around. The exhibition around you could be visible inside your drink. It might even look like someone else is taking a sip.

That's the plan for the interactive art space's upcoming augmented reality cocktail experience, opening Sept. 20 along with its new exhibitions, founder Sandro Kereselidze said. People already have their phones out for the space's super-Instagrammable first exhibition, "XYZT," which closes Sept. 3. Now, their phones will become a critical part of their visit — it's how they'll view part of the exhibition.

It's a little like Pokémon Go, the augmented-reality game that everyone seemingly went crazy over last summer — or that little dancing Snapchat hot dog that's all over the place these days. Using an Artechouse app, guests will hover over certain images or words in the space — including their drinks — and get a visual surprise, designed by the Artechouse team. During a preview, Kereselidze let his phone linger over a page of bold-lettered text. After a few seconds, the letters changed colors, rose off the page and swirled together like an alphabet soup.

The gallery will also unveil a new immersive projection system encompassing the gallery's main room with customized sound and light displays. Kereselidze said he's "itching" to give it a try. "This month will give us an opportunity to use it as a playground, to play with different types of environments, different types of experiences, visualizations," he said.

One of them, "Spirit of Autumn," also designed by Artechouse's staff, will highlight one of the best things about the season: falling leaves, making it a perfect environment for those who can't get enough of all things pumpkin spice and plaid. Guests will draw and color in a leaf on a sheet of paper, scan it and watch it appear in the installation, along with everyone else's leaves, which they can fling around. The theme will change with the seasons — maybe snowflakes or ornaments for winter, or flowers for spring, Kereselidze said.

Artechouse is also bringing in Sila Sveta, the multimedia creative team behind this year's light installations at the Met Gala honoring Japanese fashion designer Rei Kawakubo and Comme des Garçons. It won't be the same exhibit that Katy Perry, Solange, Anna Wintour and other celebrities posed in, and Kereselidze was tight-lipped on how exactly this part of the exhibition would take shape, but he did say it would be based on the theme of "celebration."

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>ATH NY CM LLC</b>		DOING BUSINESS AS (DBA) <b>ARTEHOUSE</b>	
STREET ADDRESS <b>75 Ninth Avenue (Chelsea Market)</b>		CROSS STREETS <b>Btwn. 9th &amp; 10th Avenue</b>	ZIP CODE <b>10011</b>
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: <b>ATH Holdings LLC (Tatiana Paslukhova &amp; Sandro Koresolidze)</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Alexander B. Victor</b>
	PHONE: <b>(202) 277-4358</b>		PHONE: <b>(212) 557-7200</b>
	EMAIL: <b>info@artehouse.com</b>		EMAIL: <b>abv@dhclegal.com</b>
MANAGER	NAME:	LANDLORD	NAME: <b>Manhattan Chelsea Market LLC</b>
	PHONE:		PHONE: <b>(212) 652-2121</b>
	EMAIL:		EMAIL:
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	<b>ARTEHOUSE, 1238 Maryland Ave SW, Washington DC</b> <b>ARTEHOUSE, 736 Collins Ave, Miami Beach, FL 33139</b>	
	What were the dates applicant was involved with this former premise?	<b>2017 - Present (Washington DC)</b> <b>2018 - Present (Miami)</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
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 type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern* <input type="radio"/> Catering Establishment <b>*In connection with an art/exhibition space</b> <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	<input checked="" type="radio"/> NO	<b>On or about July 1, 2019</b>
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>See attached.</b>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

## 500 FOOT PUBLIC INTEREST STATEMENT

ATH NY CM LLC d/b/a ARTECHOUSE (the "Applicant") is applying for an On-Premises Liquor License pursuant to Alcoholic Beverage Control Law § 64-a(6)(b) in connection with its operation of an innovative art gallery exhibiting a variety of multimedia works located at 75 Ninth Avenue, New York, New York 10001 (within Chelsea Market).

The goal of ARTECHOUSE, which name is derived from the concept of merging concepts of Art, Tech, and House, is to provide a home for 21<sup>st</sup> century art works incorporating science and technology. ARTECHOUSE is the first platform for augmented reality, experiential, genre-bending, one-of-a-kind multimedia art exhibitions.

ARTECHOUSE is the leading presenter of digital art, it is currently open and operating in Washington D.C. and in Miami, and has been very well received and written about by, for example, the New York Times, The Washington Post, ArtDaily.org, among others.

Like the ARTECHOUSE in Washington D.C. and in Miami, and as part of its overall operation of a multi-sensory, immersive experience, the Applicant's operation will include a modest food and beverage program, including alcoholic beverages, and a variety of music to accompany and compliment the moving, transformative art exhibited. ARTECHOUSE will be open from approximately 10:00 a.m. and close no later than 2:00 a.m. daily. All patrons seeking to enter ARTECHOUSE will be required to have tickets in advance, and there will be a limited number of tickets available for each timed interval.

ARTECHOUSE will occupy a two-story premises within Chelsea Market, a massive urban shopping center known for its food hall and variety of retail stores occupying the entire City block bounded by 9<sup>th</sup> Avenue to the east, 10<sup>th</sup> Avenue to the west, West 16<sup>th</sup> Street to the north, and West 15<sup>th</sup> Street to the south.

The Applicant's premises are located along the West 15<sup>th</sup> Street side of Chelsea Market and the entrance is directly accessible from West 15<sup>th</sup> Street. The premises' entry floor is located on the ground floor of Chelsea Market and there is an internal staircase to go from it down to the lower level main gallery area (located in the cellar of Chelsea Market).

In addition to there being a limited number of tickets available for each timed interval (and many less tickets being available for each interval than the maximum number of people that could theoretically occupy the premises pursuant to its Certificate of Occupancy), the premises will have an interior vestibule so that the entire entry process can be handled within the premises (i.e., not on the street) and so that all artistic displays and any music played or performed in connection therewith is kept within the premises (and certainly within Chelsea Market). Moreover, not only are there no residential tenants/units above ARTECHOUSE (or elsewhere in Chelsea Market), there are no residential tenants/units directly across the street either.

The vast majority of the premises will be used as art exhibition/gallery space where patrons will have the ability (and be encouraged) to leisure roam at their own pace. The premises' only bar is on the ground floor and will have approximately 11 bar seats. Additional permanent seating will

be available throughout the premises, and there may be temporary seating arrangements added depending upon how various works or performances may be configured within the space.

In light of the premises' specific location within Chelsea Market, which is known for having many food and beverage establishments, and the premises also being in a generally popular area of Manhattan, there are a number of premises licensed to sale liquor within 500 feet of the Applicant's premises. Notably, approximately half of the existing licenses appear to be within Chelsea Market and none are for the type of premises or operation that Applicant seeks to license here. While the Applicant's premises will certainly be unique, its uniqueness will be consistent with the variety of uses within Chelsea Market (and the neighborhood) and the premises' artistic and technological exhibits will surely appeal to Chelsea's artistic and increasing "tech" communities (like, for example, all of the people that work for Google which not only owns the building in which Chelsea Market is located but also has offices directly across the street from Chelsea Market).

Chelsea Market has a Temporary Certificate of Occupancy which permits the intended use of the premises, and the Temporary Certificate of Occupancy will continue to be renewed and maintained to permit the Applicant's use. The Applicant will apply for and obtain any and all other necessary licenses, permits, and certificates as and when needed for the premises construction and eventual opening and operation.

In light of the premises' location, intended method of operation, and its size and capacity (particularly considering its intentionally, voluntary reduced occupancy) relative to Chelsea Market and the general area, the approval of the Applicant's application and the issuance of the On-Premises Liquor License will not negatively impact, if impact at all, the traffic patterns or noise levels in or around Chelsea Market.

Issuance of the Applicant's on-premises liquor license would also promote the public interest in that it would put a currently vacant commercial space to a positive use, the premises' operation would be a truly unique addition to the neighborhood, and the premises will be a positive contribution to the economy by way of the jobs created and maintained (for the premises' build out and operation), continued wages paid, income, sales, and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base. Accordingly, and for all of the foregoing reasons, we believe the approval of this application and the issuance of an On-Premises Liquor License to the Applicant will promote the public interest and convenience and respect that the Authority should so find.

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
HOURS* <i>(Indoor Only)</i>	Operation	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	
	Kitchen	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	
	Music	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	10am to 2am	
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
<b>OCCUPANCY</b>									
	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	305	100*	1-2	~55**	0	1	13		
OUTSIDE <i>(Other than sidewalk café )</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A					
How many floors are there? What is the capacity for each floor?					2 floors (139 on first floor & 166 on cellar gallery level)				
How frequently will the owner(s) be at the establishment?					Regularly, weekly.				
Will there be dancing?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Incidental or performance-based.		
Will applicant have bottle or table service for beverage alcohol?					<input type="radio"/> YES	<input checked="" type="radio"/> NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					<input type="radio"/> YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	<input type="radio"/> NO	Staff will monitor, subject to Chelsea Market's rules/regulations and building's security.		
Will security plan be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will State certified security personnel be used?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	Staff will monitor, but not act as "security guards"		
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	To the extent applicable.		
Will applicant be using delivery bicycles? If yes, how many?					<input type="radio"/> YES	<input checked="" type="radio"/> 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?					<input type="radio"/> YES	<input checked="" type="radio"/> NO			
Where will delivery bicycles be stored during the day when not in use?					N/A				

**\*For the regular day-to-day gallery operation the occupancy will be limited to 100 patrons, but the premises may operate up to the legal occupancy if in connection with a private/corporate or special event (e.g., the opening of a new exhibition).**

**\*\*Seating for approximately 36-48 people will be around the columns on cellar and there will be seating at a table or two for another 4-8 people.**

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

Community Notification/Relations		
<b>NOTIFICATION:</b> 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	<b>Manhattan Community Board 4 ("CB4")</b>
	# 2	<b>List of Individuals/associations provided by CB4 for Chelsea</b>
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	<b>Notice sent or to be sent on or before June 3, 2019.</b>	
Who was your contact person at each group you met with?	<b>Nelly Gonzalez (CB4) and see list attached.</b>	
When did applicant post the notice that was provided?	<b>May 31, 2019</b>	
Where did applicant post the notice that was provided?	<b>Window of premises and at 4 closest street corners.</b>	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO <b>(202) 861-7022</b>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO <a href="https://www.artechouse.com/job-opportunities">https://www.artechouse.com/job-opportunities</a>

**From:** Celestino, Josephine M. on behalf of Victor, Alexander B.  
**To:** Victor, Alexander B.  
**Cc:** "negonzalez@cb.nyc.gov"; "jpretentech4@gmail.com"; Faria, Jonathan; "info@artechouse.com"  
**Bcc:** "whorock@hotmail.com"; "n15nstr@mac.com"; "steve@w15ha.com"; "jasper@gc.cuny.edu";  
"paul@groncki.com"; "eric.bonze@gmail.com"; "willrogers@gmail.com"; "acevedoandassociates@gmail.com";  
"craig.slutzkin@outlook.com"; "craigs1029@aol.com"; "jakmail@earthlink.net"; "clkupper@aol.com";  
"Ethan.Felson@jewishfederations.org"; "laranjera@gmail.com"; "sallygmg@gmail.com"; "beacon195@aol.com";  
"germanvgerald@aol.com"; "m@mellissa-stern.com"; "mwalshtny@yahoo.com"; "pamela@angel.net";  
"dfranco243@earthlink.net"; "fcmgt@ime.com"; "merle.levine@gmail.com"; "neil@neilsckirk.com";  
"colt@nyc.rr.com"; "alberttaylor@gmail.com"; "lesley@lyrichord.com"; "eleanor@quiltedcorner.com";  
"300wba@gmail.com"; "phylisswaisman@gmail.com"; "zazelloven@yahoo.com"; "mis@nyc.rr.com";  
"susce33@aol.com"; "jblair@bobchristianson.com"; "w400ba@gmail.com"; "west25thstreetproject@gmail.com";  
"susanb1011@aol.com"; "shulman@speakeasy.net"; "fdenthunter@gmail.com"; "dwatersh@gmail.com";  
"jkeany@pennsouth.coop"; "education@pennsouth.coop"; "andyhum@aol.com"; "tenants@lta.info";  
"donna@donnalangman.com"

**Subject:** Artechouse- CB4/ SLA Application  
**Date:** Monday, June 03, 2019 3:55:30 PM

Dear Sir or Madam,

I received your contact information from Manhattan Community Board 4 and I am writing on behalf of my client ATH NY CM LLC, which will conduct business under the trade name ARTECHOUSE (for Art + Tech + House).

ARTECHOUSE will be applying for an on-premises liquor license for a space in Chelsea Market that will be used as an innovate art gallery exhibiting a variety of multimedia works; ARTECHOUSE is the first platform for experiential, genre-bending, one-of-a-kind multimedia art exhibitions. ARTECHOUSE is currently open and operating in Washington D.C. and in Miami. For more information about ARTECHOUSE, please visit [www.artechouse.com](http://www.artechouse.com).

Like the ARTECHOUSE locations in Washington D.C. and Miami, and as part of the overall operation and multi-sensory experience, ARTECHOUSE will have a small food and beverage program and may have a variety of music to accompany/compliment the immersive art experience. ARTECHOUSE intends to open around 10am and to close no later than 2am every day, and like the other ARTECHOUSE locations, all guests will be required to have tickets and there will be a limited number of tickets available for each timed interval. In addition to being within Chelsea Market, the space is being designed with an interior vestibule for queuing and so that any art or music displayed or performed is kept within the space. ARTECHOUSE's liquor license application will be before Manhattan Community Board 4's Business Licenses & Permits Committee on Tuesday, June 11, 2019, which meeting begins at 6:30 p.m. and is being held at Fountain House, 425 West 47<sup>th</sup> Street, Lower Level. In the meantime, please feel free to contact me if you have any questions or would like additional information about this application.

Thank you,  
Alexander Victor



Alexander B. Victor, Esq.  
Davidoff Hatcher & Citron LLP  
605 Third Avenue, New York, NY 10158  
Firm: 212.557.7200 Direct: 646.428.3293  
Fax: 212.286.1884 Email: [abv@dhclegal.com](mailto:abv@dhclegal.com)  
[Website](http://www.dhclegal.com)

Organization	First Name	Last Name	Email
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Hill	Borock	wborock@hotmail.com
100/200 West 15 Street	Stanley	Bulbacht	lattera@bulbacht.com
100/200 West 15 Street	Robert	Boddington	rboddington@gmail.com
300 West 15th Street	Jim	Jasper	jjasper@bc.cuny.edu
100 West 16th Street	Paul	Groncki	paul@groncki.com
100 West 16th Street	Eric	Bonze	eric_bonze@hotmail.com
100 West 16th Street	Elizabeth	Zechella	ezzechella@gmail.com
200 West 16th Street	Wal	Rogers	wilrogers@gmail.com
Fulton House Tenant Association (W 16th St to W 19th St from 9th/10th Avenue)	Miguel	Acovetto	acovettoandassociates@hotmail.com
100 West 17th/18th Street	Crabj	Slutkin	craig_slutkin@outlook.com; craigs1020@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felton	Ethan.Felton@the-19th-federations.org
300 West 18th/19th Street	Gloria	Low	laranjing@gmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallymg@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beacon199@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanygermany@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m2melissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Whiff	pamela@angtel.net
200 West 19th/20th/21st/22nd/23rd Street	Ottie	Francoure	ofranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	lcmr1@me.com
500 West 19th Street	Merle	Lister	merle_levano@gmail.com
300 West 20th Street	Nel	Selkirk	nel@netstate.com
300 West 20th Street	Carol	Ott	colt@nyc.rr.com
400 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesloy@richard.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quilledcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wha@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylliswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Leven	zazeloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	ms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McDuff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Bair	jbair@boltonchristian.org
400 West 21st/22nd/23rd Street	Karen	Jacob	w40th@yahoo.com
100 West 26th Street	Susan	Burtonwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
Chelsea-Eliot Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdent1987@gmail.com
Chelsea-Eliot Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 26th Street from 9th/10th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
Hotel Americano			
Highline537	Scott	Hupe	
Donna Langman Costumes	Donna	Langman	donna1@domainregister.com



<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
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?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	NO	
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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	<b>N/A</b>
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	<b>Not yet, potential in the future.</b>
Where will the air conditioner be located? What type is it?	<b>Existing</b>		
When was the air conditioner installed?	<b>Existing</b>		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>		<b>**N/A**</b>	
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	
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	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
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 <sup>st</sup> and March 21 <sup>st</sup> , 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 closest obstruction including construction barricades?	YES	NO	

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

***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.***

DE NO

THERE WILL LIVE MUSIC  
AND/OR DJ AFTER  
MIDNIGHT NIGHTLY.

THERE WILL BE NO P.A. & N  
DANCING.

APPLICANT WILL HAVE A LICENSED  
SECURITY PERSON ~~FOOTED~~  
~~STAFF~~ ON PREMISES  
WHATEVER CAPACITY EXCEPT P.A.  
~~THE~~ PATRONS.

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  
 July 24, 2019 full board meeting, with 34 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 1 present but not eligible)


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

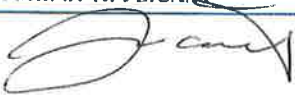
**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozublec CB4 BLP Committee Co-Chair	 Yoni Holzer CB4 BLP Committee Co-Chair
---	--	---

**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.

<p><b>SIGN HERE</b> →</p>	ATH Holdings LLC Managing Member of ATH NY CM LLC Tatiana Pastukhova, Managing Director of ATH Holdings LLC PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	06/01/2019 DATE
---------------------------	---	--	--------------------

 6/11/2019



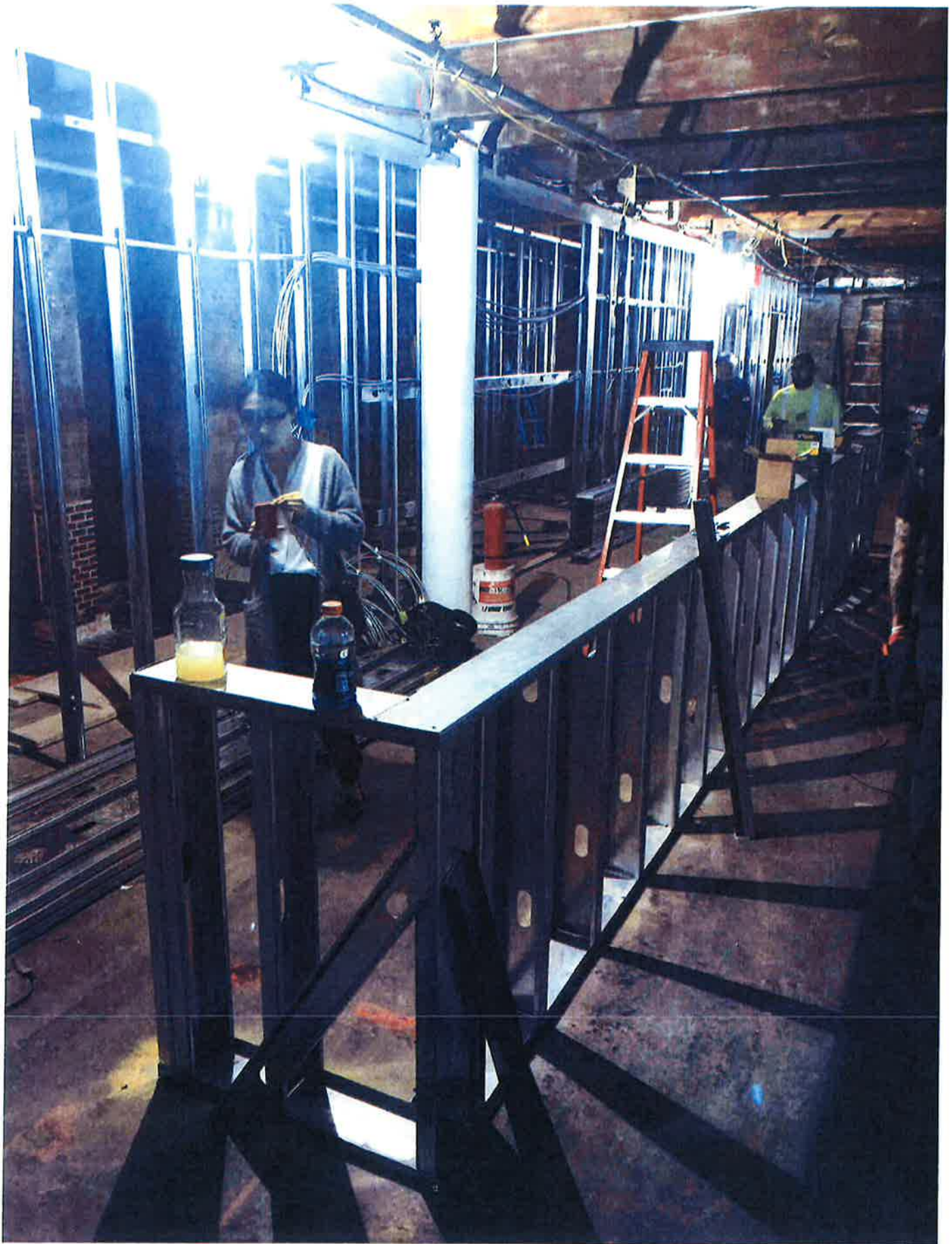














## **Proposed/Representative Menu**

### **Khachapuri**

Cheese-filled pie

### **Lobiani**

Bean-filled pie

### **Green Pkhali**

Spinach roll with walnut and herbs

### **Red Pkhali**

Beet roll with walnut and herbs

### **Pelamushi**

Grape juice pudding with walnut



# 75 Ninth Avenue



## Legend

- Transit, Roads, Reference Features
- Roads, ferries, commuter rail, neighborhood names
- Major Roads
- County Boundaries
- Interstate Highways
- Ferry
- Tunnels
- Commuter Rail
- NYC subway routes and stations
- 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

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](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto: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)

75 9 AVENUE, MANHATTAN 10011

**Commercial / Office Building**

Owner: MANHATTAN CHELSEA MAR

Block: 713 Lot: 1

Property Characteristics:

Lot Area: 165,200 sq ft (206.5' x 800')

# of Buildings: 1 Year built: 1905

Building frontage: 206' (Building frontage along the street measured in feet.)

# of floors: 8 Building Area: 1,100,533 sq ft

Total Units: 62 Residential Units: 0

Primary zoning: M1-5 Commercial Overlay: None

Floor Area Ratio: 6.66

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:**<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:1007130001>

Source: MapLUTO Tax Block &amp; 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](mailto: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)

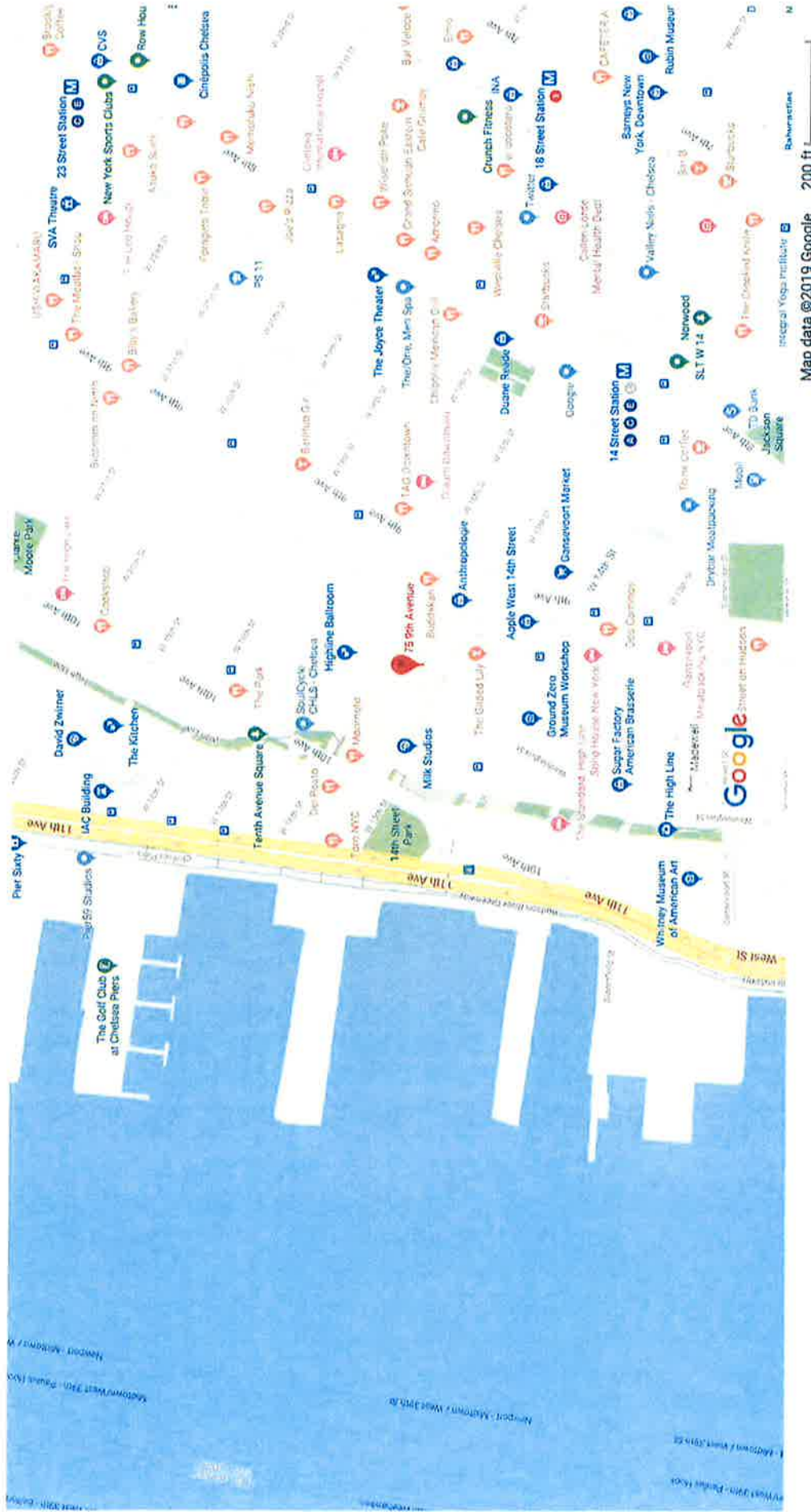
NYC Council: [District 3](#)<http://www.oasisnyc.net/printmap.aspx>

5/24/2019

NYS Assembly: [District 066](#)  
NYS Senate: [District 27](#)  
US House of Representatives: [District 10](#)  
US Senate: [New York](#)

OASIS Print

# Google Maps 75 9th Ave





Imagery ©2019 Google, Map data ©2019 Google 200 ft

## Proximity Report for Location:

June 4, 2019

75 9 Ave, New York, NY, 10011

\* 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
CHELSEA WINERY LTD	75 9TH AVENUE	440 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1020 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	1035 ft
LITTLE WEST WINE AND SPIRITS INC	19 LITTLE W 12TH ST	1040 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1155 ft
156 10TH AVENUE WINE & LIQUOR INC	156 10TH AVE	1260 ft
MAHADEV INC	242 W 14TH ST	1340 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

Name	Address	Approx. Distance
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### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
GRAND CREW NYC LLC	75 9TH AVE	0 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	0 ft
CLEAVER COMPANY INC, THE	75 9TH AVE	0 ft
CHELSEA MUSIC HALL LLC	75 9TH AVE	0 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
CHELSEA RETAIL PARTNERS LLC AND DCCM LLC	75 9TH AVE	0 ft
MIZNON AT CHELSEA LLC	75 9TH AVE	0 ft
URBAN DAIRY LLC	75 9TH AVE	0 ft
LOBSTER PLACE INC, THE	75 9TH AVE	0 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
RESTAURANT ASSOCIATES LLC	75 9TH AVE	0 ft
HUDSON RIVER INN LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVENUE	195 ft
MARITIME F&B LLC E&S HOTEL OWNERS INC AS MGR	88 9TH AVE 2ND FLOOR	210 ft
LDV 16 LLC	357 WEST 16TH ST	260 ft
MARISCOS CHELSEA LLC	409 W 15TH ST	280 ft

Name	Address	Approx. Distance
SIREN RETAIL CORPORATION	61 9TH AVE	305 ft
408 W 15 MEMBERS LLC & BOWERY HOSPITALITY GROUP	408 410 W 15TH ST	345 ft
BD STANHOPE LLC AND E&S HOTEL OWNERS INC AS MGR	369 W 16TH ST	345 ft
ORIGINAL HOMESTEAD,THE	56 9TH AVENUE	345 ft
DT HOSPITALITY GROUP INC	110 9TH AVE	385 ft
BUDDAKAN NY LP	75 9TH AVE CHELSEA MARKET	410 ft
MKT GROUP LLC	75 9TH AVENUE	420 ft
PHILIPPE MP LLC	355 W 16TH ST	460 ft
ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC	355 W 16TH ST	475 ft
SAHARA DREAMS LLC, AVE REST LLC & STRATEGIC DREAM	355 W 16TH STREET	475 ft
346 LOUNGE LLC & STRATEGIC DREAM ROOFTOP LLC	355 W 16TH STREET	475 ft
MR WOOH LLC	355 W 14TH ST	495 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	500 ft
TMSI INC AND USE LX LLC	412 W 14TH ST	585 ft
DLP GROUP LLC	132 9TH AVE	640 ft
DLP GROUP LLC	134 9TH AVE	665 ft
VIRCAN GROUP LLC	136 9TH AVE	685 ft
W 14 MARKET LLC	353 W 14TH ST	695 ft
DEAN & DELUCA SMALL FORMAT LQ LLC	29 35 9TH AVE	695 ft
675 HUDSON VAULT LLC	675 HUDSON STREET	700 ft
SOHO HOUSE NEW YORK LLC	29 35 9TH AVENUE	705 ft
REHANDARI LLC	24 9TH AVENUE	740 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
DUANGJAI CORP	75 9TH AVE	0 ft
DI MARTINO AIR NY LLC	75 9TH AVE	0 ft
BIG MOZZ CHELSEA MARKET LLC	75 9TH AVE	0 ft
CHELSEA MARKET EVENTS INC	410 W 16TH ST	80 ft
88 NINTH AVENUE HOSPITALITY LLC	88 9TH AVE	205 ft
HELEN'S LLC	675 HUDSON ST	695 ft
BENTO BROOKLYN LLC	675 HUDSON ST	695 ft
29 33 NINTH AVENUE LLC	29 35 9TH AVE	750 ft

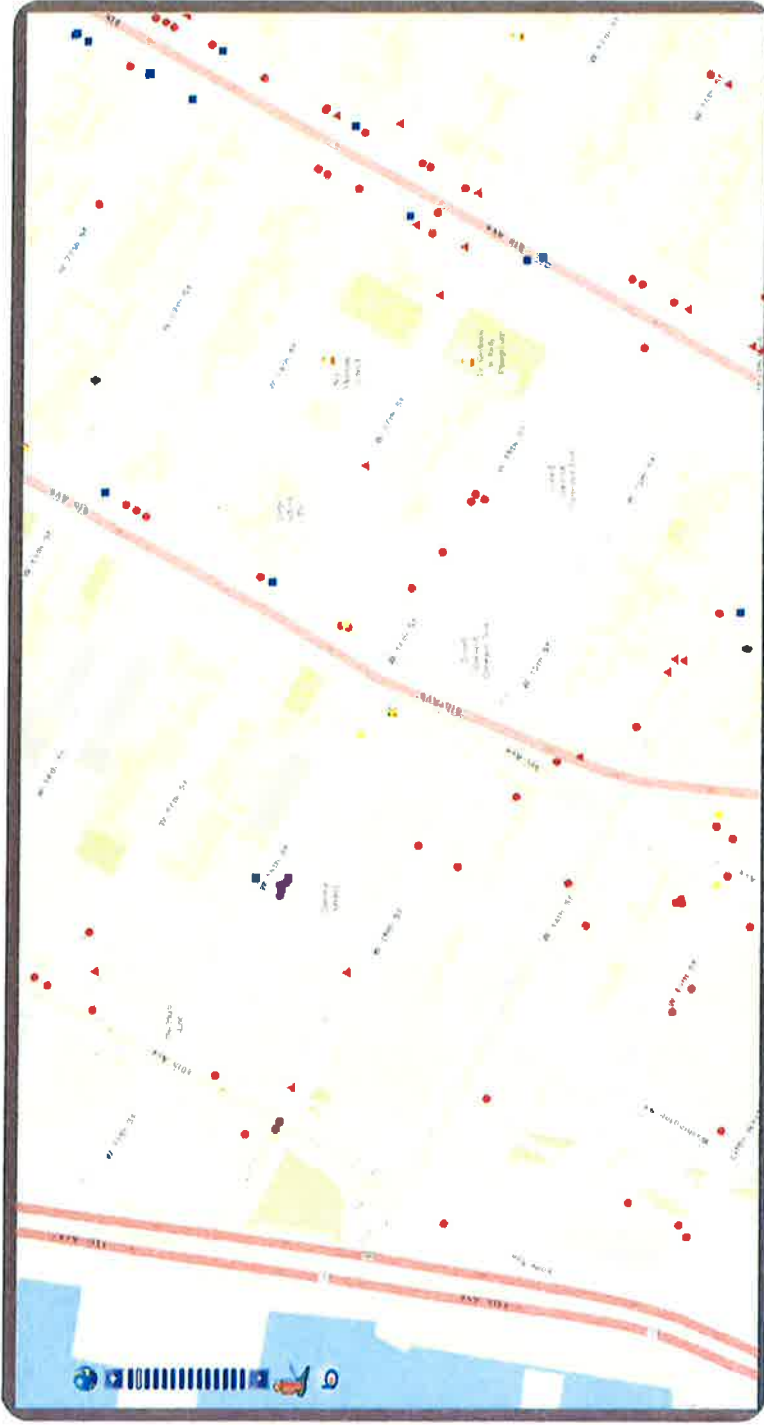
### Unmapped licenses within zipcode of report location

Name	Address
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# SLA License Map

## Legend

- LEGEND**
- On-Premise Liquors
- On-Premise Liquor
- On-Premise Wine and Beer
- On-Premise Beer
- Off-Premise Liquors
- Off-Premise Liquor
- Off-Premise Wine
- Off-Premise Beer
- Amusement Licenses
- Pending Licenses
- Licenses
- On-Premise Liquor
- On-Premise Wine and Beer
- On-Premise Beer
- Off-Premise Liquor
- Off-Premise Wine
- Off-Premise Beer
- Microbrew
- Piercing
- Churches
- Streets
- Zones
- Community Centers
- Public Housing
- Courts



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.



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

NYC Department of Buildings  
Property Profile Overview

69 9 AVENUE

MANHATTAN 10011

BIN# 1012541

9 AVENUE : 69 - 87  
10 AVENUE : 78 - 92  
WEST 15 STREET : 401 - 459  
WEST 16 STREET : 400 - 460

Health Area : 5600  
Census Tract : 83  
Community Board : 104  
Buildings on Lot : 1

Tax Block : 713  
Tax Lot : 1  
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): WEST 15 STREET, WEST 16 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

LL 158/17 Pro Cert Restriction until: 09/10/2019

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O6-OFFICE BUILDINGS

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	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	73	1	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	335	7	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	48	4	<a href="#">Illuminated Signs Annual Permits</a>
This property has <a href="#">1 open ECB</a> "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			<a href="#">Plumbing Inspections</a>
<a href="#">Jobs/Fillings</a>	1523		<a href="#">Open Plumbing Jobs / Work Types</a>
<a href="#">ARA / LAA Jobs</a>	30		<a href="#">Facades</a>
Total Jobs	1553		<a href="#">Marquee Annual Permits</a>
<a href="#">Actions</a>	503		<a href="#">Boiler Records</a>
			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

OR Enter Action Type:

OR Select from List:

AND

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: 104025706T044**

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.*

<b>A. Borough:</b> Manhattan <b>Address:</b> 75 9 AVENUE <b>Building Identification Number (BIN):</b> 1012541	<b>Block Number:</b> 00713 <b>Lot Number(s):</b> 1	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 04/11/2019 <b>Expiration Date:</b> 07/10/2019
	<b>Building Type:</b> Altered	

*For zoning lot metes & bounds, please see BISWeb.*

<b>B. Construction classification:</b> 1 (Prior to 1968 Code)		
<b>Building Occupancy Group classification:</b> COM (Prior to 1968 Code)		
<b>Multiple Dwelling Law Classification:</b> None		
<b>No. of stories:</b> 7	<b>Height In feet:</b> 72	<b>No. of dwelling units:</b> 0

**C. Fire Protection Equipment:**  
None associated with this filing.

**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 17 outstanding requirements. Please refer to BISWeb for further detail.

**Borough Comments:** None

Borough Commissioner

Acting

Commissioner

*Certificate of Occupancy*

CO Number: 104025706T044

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	15		D-2 B-2 C		6	KITCHEN, OFFICE, STORAGE, MECHANICAL ROOM ACCESSORY TO RETAIL (430)
CEL	10	OG	B-2		6	STORAGE
CEL	244		F-4		6	EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT
CEL	10	OG	B-2		6	STORAGE
CEL	1		B-2		6	ACCESSORY OFFICE
CEL	63	OG	C		6	RETAIL SPACE A1
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	2		E		6	ACCESSORY OFFICE
CEL	20		D-2		6	PREP KITCHEN, ACCESSORY STORAGE AND MECHANICAL ROOM
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	21		C		6	RETAIL KIOSKS
CEL	5		B-2		6	RETAIL STORAGE
CEL	63		C		6	RETAIL SPACE A2



Borough Commissioner



Acting

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

*Certificate of Occupancy*

CO Number: 104025706T044

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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	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	143		F-4		6	RESTAURANT EAST #2
CEL	136	OG	F-4		6	RESTAURANT CENTRAL
CEL			D-2		6	MECHANICAL, ELECTRICAL AND GAS ROOMS
CEL	47		E		6	RESTAURANT EAST #1
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT(WEST)
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	7		E		6	ACCESSORY OFFICE
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	50	150	E		6	KIOSK DINING
001	4		D-2		6	KIOSK KITCHEN
001	38		C		6	RETAIL D1



Borough Commissioner



Acting  
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

*Certificate of Occupancy*

CO Number: 104025706T044

**Permissible Use and Occupancy**

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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
001	4		B-2		6	LOADING DOCK (455)
001	2		E		6	ACCESSORY OFFICE
001	40		C		6	RETAIL SPACE
001	35		C		6	RETAIL E1
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	200		F-1B		6	WAITING AREA
001	62		C D-2 E		6	RETAIL KIOSK, ACCESSORY KITCHEN AND DINING AREA (419)
001	5		B-2		6	LOADING DOCK (419)
001	161		C D-2 E		6	RETAIL, ACCESSORY KITCHEN AND DINING AREA, ACCESSORY STORAGE (430)
001	25	300	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	144	150	C		6	RETAIL B
001	33		C		6	RETAIL C1
001	209		F-4		6	RESTAURANT CENTRAL



Borough Commissioner



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DOCUMENT CONTINUES ON NEXT PAGE

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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
001	153		C		6	RETAIL (455)
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	127		C		6	RETAIL (419)
001	150		F-4		6	RESTAURANT D
001	43		C		6	KIOSK RETAIL SPACE
001		150	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	147		C		6	RETAIL C

NOTE: STANDPIPE AND SPRINKLER APPROVED BY FIRE DEPARTMENT MARCH 19, 1948 FIRE ALARM APPROVED BY FIRE DEPARTMENT MARCH 23, 1948 GARAGE USE APPROVED BY FIRE DEPARTMENT MARCH 23, 1948

**END OF SECTION**



Borough Commissioner



Acting  
Commissioner

**END OF DOCUMENT**



BURT LAZARIN  
Chair

JESSE BODINE  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-730-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

### PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

## ATH NY CM LLC

### 75 9th Avenue

An application for a liquor, wine, beer & cider  
license for a Recreation Facility/ Exhibition Hall  
Establishment with a DJ, Recorded Music, and Live  
Music (Multi- Media Performances) and Innovative  
Art Space Exhibiting Multimedia Works and  
Offering Art & Technology

<b>DATE:</b>	Tuesday, June 11, 2019
<b>TIME:</b>	6:30 PM
<b>PLACE:</b>	Fountain House 425 W 47 <sup>th</sup> Street, Lower Level

We invite you to attend this meeting and give your comments on this application.  
Alternately, you may mail, fax or email us at the address listed above.  
For more information, please call 212-736-4536.

*Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.*









