

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Konkpot Entertainment Inc		The Golf Club	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
59 Chelsea Piers Golf Lounge		West 19th Street and West 20th Street	10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated listed with the license)</i>	<b>NAME:</b> David Tewksbury, Roland Betts & Tom Bernstein	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Donald M. Bernstein, Esq./ Bernstein Redo PC
	<b>PHONE:</b> 212 336 6868		<b>PHONE:</b> 212 651 3100
	<b>EMAIL:</b> dtewksbury@chelseapiers.com		<b>EMAIL:</b> donald@brpclaw.com & jules@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> David Tewksbury	<b>LANDLORD</b>	<b>NAME:</b> Chelsea Piers LP
	<b>PHONE:</b> 212 336 6831		<b>PHONE:</b> 212 336 6800
	<b>EMAIL:</b> dtewksbury@chelseapiers.com		<b>EMAIL:</b> dtewksbury@chelseapiers.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <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?	See attached list	
	What were the dates applicant was involved with this former premise?	See attached list	
<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>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <b>Golf Lounge</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?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	October 2019
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	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> 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	

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM
	Kitchen	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM
	Music	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM	11AM-11PM
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

**OCCUPANCY**

	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	209*	321	20	108	None	One	11
OUTSIDE (Other than sidewalk café)	Golf Driving Range Stalls=112	112**					
SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?  
 Ground Floor= 137 Second Floor= 22  
 Mezzanine= 50 Gold Driving Range Stalls= 112

How frequently will the owner(s) be at the establishment?  
**40 hours per week**

Will there be dancing?  
 YES  NO

Will applicant have bottle or table service for beverage alcohol?  
 YES  NO **No bottle service**

Will you be hosting private; promotional or corporate events?  
 YES  NO **Private parties and corporate events**

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

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  **N/A**

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

**\*Represents current occupancy numbers that are subject to change after the renovations are completed and the TCO is amended.**

**\*\*The occupancy for the golf driving stalls will remain at 112.**

<b>LOCATION &amp; ZONING</b>		
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 <b>TCO will be amended</b>
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO <b>To be filed December 1, 2019</b>

<b>Community Notification/Relations</b>		
<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>Emails to community based organizations sent September 22, 2019</b>
	# 2	<b>See attached list</b>
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		<b>September 27, 2019</b>
Where did applicant post the notice that was provided?		<b>Doors of premises</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>212 336 6868</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

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>N/A - Golf Training</b>		
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	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> 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?	<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?	YES	<input checked="" type="radio"/> 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?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<b>Above the ceiling and is DX System</b>		
When was the air conditioner installed?	To be installed since it will be part of the new construction		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Exterior Golf Driving Range Stalls</b>
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<b>Only for an event / No direct alcohol service to the driving range stalls</b>
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<b>Only for an event / No direct alcohol service to the driving range stalls</b>
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

## OUTDOOR ITEMS – SIDEWALK CAFÉ

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 closes obstruction including construction barricades?	YES	NO	


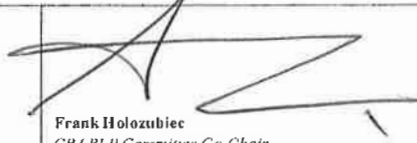

**ADDITIONAL STIPULATIONS: (Office Use Only)**

***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.***

Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
November 6, 2019 full board meeting, with 37 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 method of  
operation  
 Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Yoni Bokser 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 →

David Tewksbury  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

September 19, 2019  
DATE

David Belme 10/17/19  




List of Licenses for David Tewksbury, Roland Betts and Tom Bernstein

Konkapot Entertainment Inc.  
dba Sky Rink  
61 Chelsea Piers  
New York, New York 10011  
Serial #1024910  
1996 to present

Pier Sixty LLC  
60 Chelsea Piers  
New York, New York 10011  
Serial #1022654  
1998 to present

Pier Sixty LLC  
61 Chelsea Piers  
New York, New York 10011  
Serial #1022653  
1999 to present

Pier Sixty LLC  
dba Current  
59 Chelsea Piers  
New York, New York 10011  
Serial #1283660  
2015 to present

Konkapot Entertainment Inc  
dba Chelsea Piers Fitness / Pier 60 Sundeck  
60 Chelsea Piers – 2<sup>nd</sup> Floor  
New York, New York 10011  
Serial Nos. 1319387 and 1319388  
September 2019 to present – Summer Seasonal Wine License

**BBC:** 'wborock@hotmail.com' <wborock@hotmail.com>; 'n15mstr@mac.com' <n15mstr@mac.com>;  
'steve@w15ba.com' <steve@w15ba.com>; 'jjasper@gc.cuny.edu' <jjasper@gc.cuny.edu>;  
'paul@groncki.com' <paul@groncki.com>; 'eric.bomze@gmail.com' <eric.bomze@gmail.com>;  
'willrogers@gmail.com' <willrogers@gmail.com>; 'acevedoandassociates@gmail.com'  
<acevedoandassociates@gmail.com>; 'craig.slutzkin@outlook.com' <craig.slutzkin@outlook.com>;  
'craigs1029@aol.com' <craigs1029@aol.com>; 'jakmail@earthlink.net' <jakmail@earthlink.net>;  
'clkupper@aol.com' <clkupper@aol.com>; 'Ethan.Felson@jewishfederations.org'  
<Ethan.Felson@jewishfederations.org>; 'laranjeirag@gmail.com' <laranjeirag@gmail.com>  
'wborock@hotmail.com' <wborock@hotmail.com>; 'sallygmg@gmail.com' <sallygmg@gmail.com>;  
'beacon195@aol.com' <beacon195@aol.com>; 'germanygerald@aol.com' <germanygerald@aol.com>;  
'm@melissa-stern.com' <m@melissa-stern.com>; 'mwalshny@yahoo.com' <mwalshny@yahoo.com>;  
'pamela@angel.net' <pamela@angel.net>; 'dfranco243@earthlink.net' <dfranco243@earthlink.net>;  
'fcmgt@me.com' <fcmgt@me.com>; 'merle.levine@gmail.com' <merle.levine@gmail.com>;  
'neil@neilselkirk.com' <neil@neilselkirk.com>; 'cott@nyc.rr.com' <cott@nyc.rr.com>;  
'alberttaylor@gmail.com' <alberttaylor@gmail.com>; 'lesley@lyrichord.com' <lesley@lyrichord.com>;  
'eleanor@quiltedcorner.com' <eleanor@quiltedcorner.com>

**From:** Jules Vigh

**Sent:** Friday, September 20, 2019 10:22 AM

**To:** Jules Vigh <Jules@brpclaw.com>

**Cc:** Donald Bernstein <Donald@brpclaw.com>; Martha Redo <Martha@brpclaw.com>

**Subject:** RE: Konkapot Entertainment Inc / Chelsea Piers / Pier 59

Good Morning;

We wanted to contact your organization to let you know that Konkapot Entertainment Inc / 59 Chelsea Piers dba Golf Club Bar and Restaurant will be applying to the NYS Liquor Authority for an on-premises liquor license. The application will be heard at the Community Board on October 8, 2019.

The subject premises have been operating as golf driving range since 1996. The exterior golf driving range will be expanding its operation by adding a restaurant with a bar lounge. There will be private events on occasion. Chelsea Piers wants to offer guests of the golf driving range an additional amenity of a restaurant and lounge for their enjoyment.

The premises will be located on the ground floor, second floor and mezzanine. A casual menu offering an assortment of soups, salads and sandwiches will be available. The interior will have approximately 80 seats with one customer bar.

Only background music will be played. The hours of operation are 11:00AM to 11:00PM seven days a week.

Construction is expected to be completed April 2020.

Please let us know whether you have any questions or require any additional information.

Thank you,

Jules

**Jules Vigh, Paralegal | BERNSTEIN REDO, P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100 \ Cell Phone 646 358 0653  
[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

#### Email Bounce Backs

(1)

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(3)

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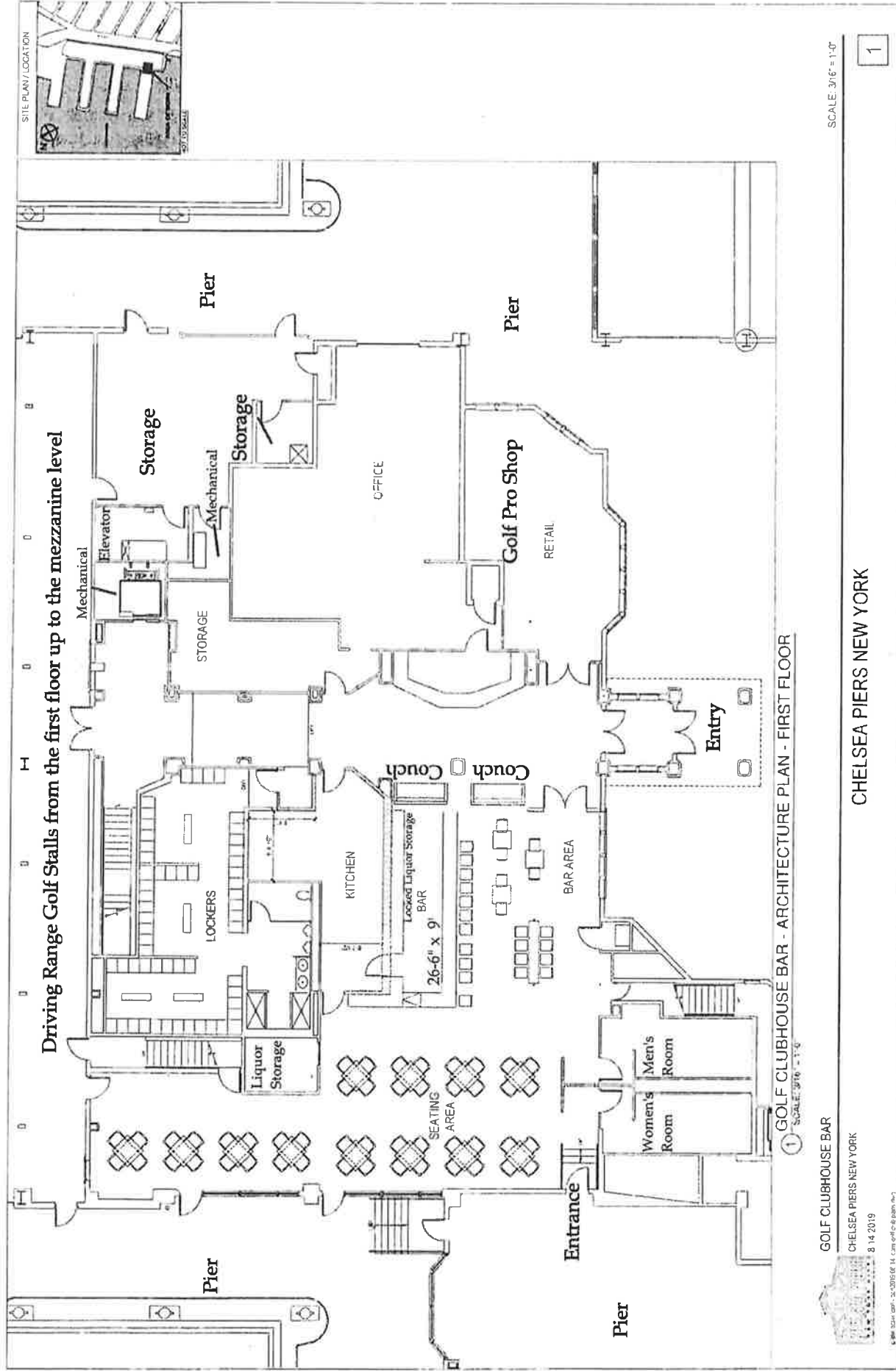
**[dfranco243@earthlink.net](mailto:dfranco243@earthlink.net)...User account is unavailable**

	First Name	Last Name	Email
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200 West 15 Street	Kimori	Reizos	n15mstr@mtac.com
100/200 West 15 Street	Steve	Starosta	steve@w15ba.com
300 West 15th Street	Jim	Jasper	jasper@gc.cuny.edu
100 West 16th Street	Paul	Groccki	paul@groccki.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedoassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com, craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmali@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckkupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laranjerig@gmail.com
300 West 19th/20th Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallygm@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beecon19@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germangerald@aol.com
100 West 19th/20th/21st/22nd Street	Meissa	Stern	m@meissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@angol.net
200 West 19th/20th/21st/22nd/23rd Street	Dottie	Francoure	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	femaj@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.livne@gmail.com
500 West 19th Street	Neil	Selkirk	neil@neiselkirk.com
300 West 20th Street	Carol	Ott	cott@nyc.fr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesley@vrichord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quiltcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylliswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazeloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	mis@nyc.fr.com
400 West 21st/22nd/23rd Street	Eileen	McElouff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristianson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	w400ba@gmail.com
100 West 25th Street	Carla	Nordstrom	west25thstreetproject@gmail.com
100 West 26th Street	Susan	Buttenwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdentntr@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Kearny	bkearney@bennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@bennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Renlib	(212) 675-2000
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
London Terrace Tenants Association	Inge	Ivchenko	tenants@lta.info
Hotel Americano			(212) 216-0000
Highline537	Scott	Hupe	212-638-3700
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com



## Floor Plans and Photographs

Konkpot Entertainment Inc dba Golf Club Bar and Restaurant / 59 Chelsea Piers Golf Lounge / New York, New York 10011  
 First Floor Tables= 16 / Seats= 68 with 11 Bar Stools for a total of 79 Seats (includes couch seating)



1 GOLF CLUBHOUSE BAR - ARCHITECTURE PLAN - FIRST FLOOR  
 SCALE: 3/8" = 1'-0"

GOLF CLUBHOUSE BAR

CHELSEA PIERS NEW YORK

8.14.2019

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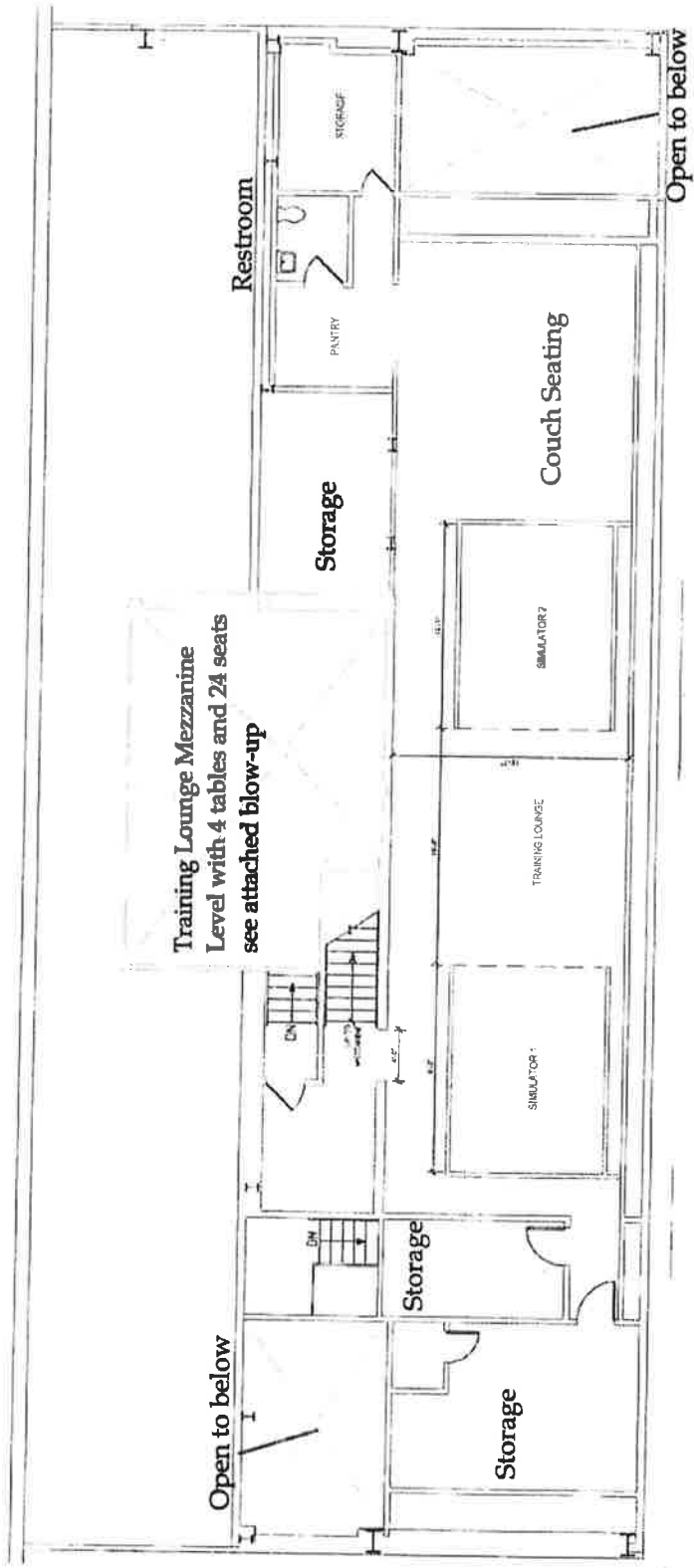
CHELSEA PIERS NEW YORK

SCALE: 3/8" = 1'-0"

1

Konkapot Entertainment Inc dba Golf Club Bar and Restaurant / 59 Chelsea Piers Golf Lounge / New York, New York 10011

Second Floor



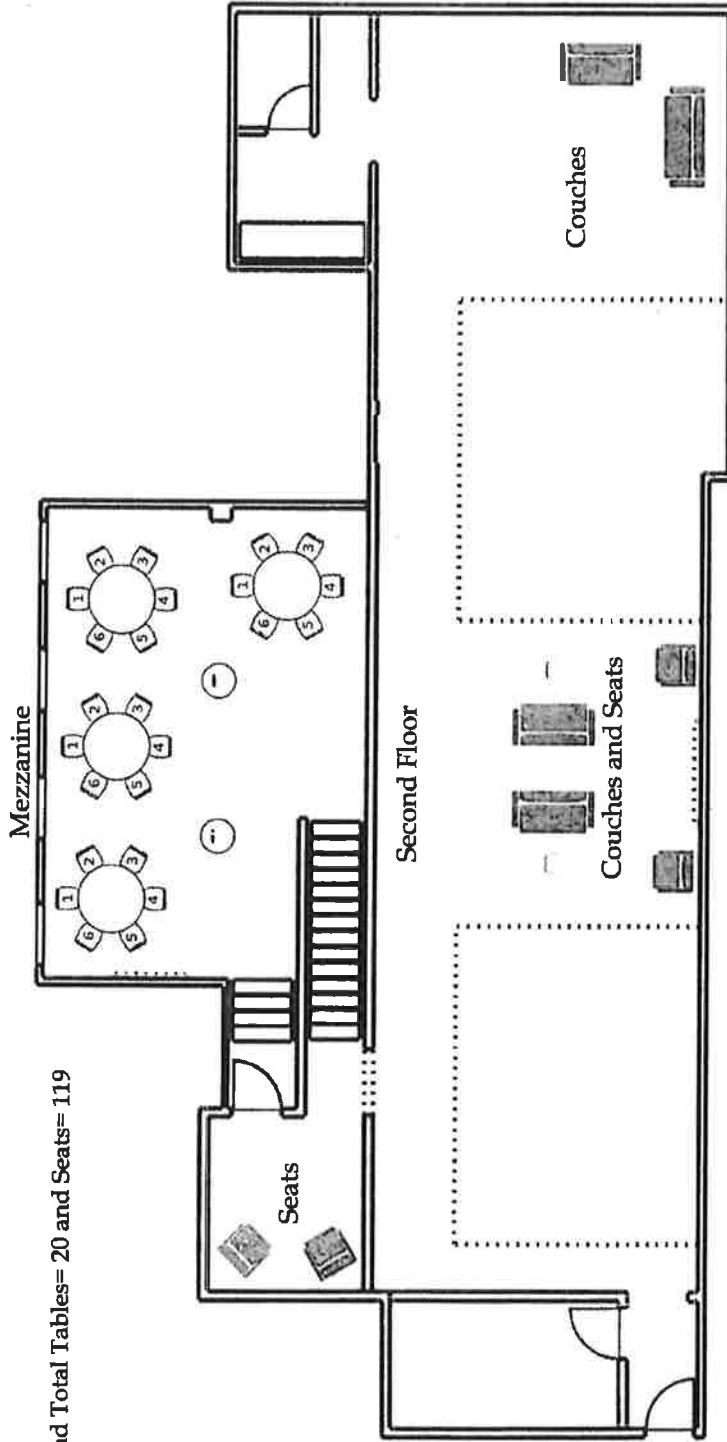
# CHELSEA PIERS

Konkpot Entertainment Inc dba Golf Club Bar and Restaurant / 59 Chelsea Piers Golf Lounge / New York, New York 10011

Second floor seating= 16

Second Floor Mezzanine Tables= 4 and Seats= 24

Grand Total Tables= 20 and Seats= 119





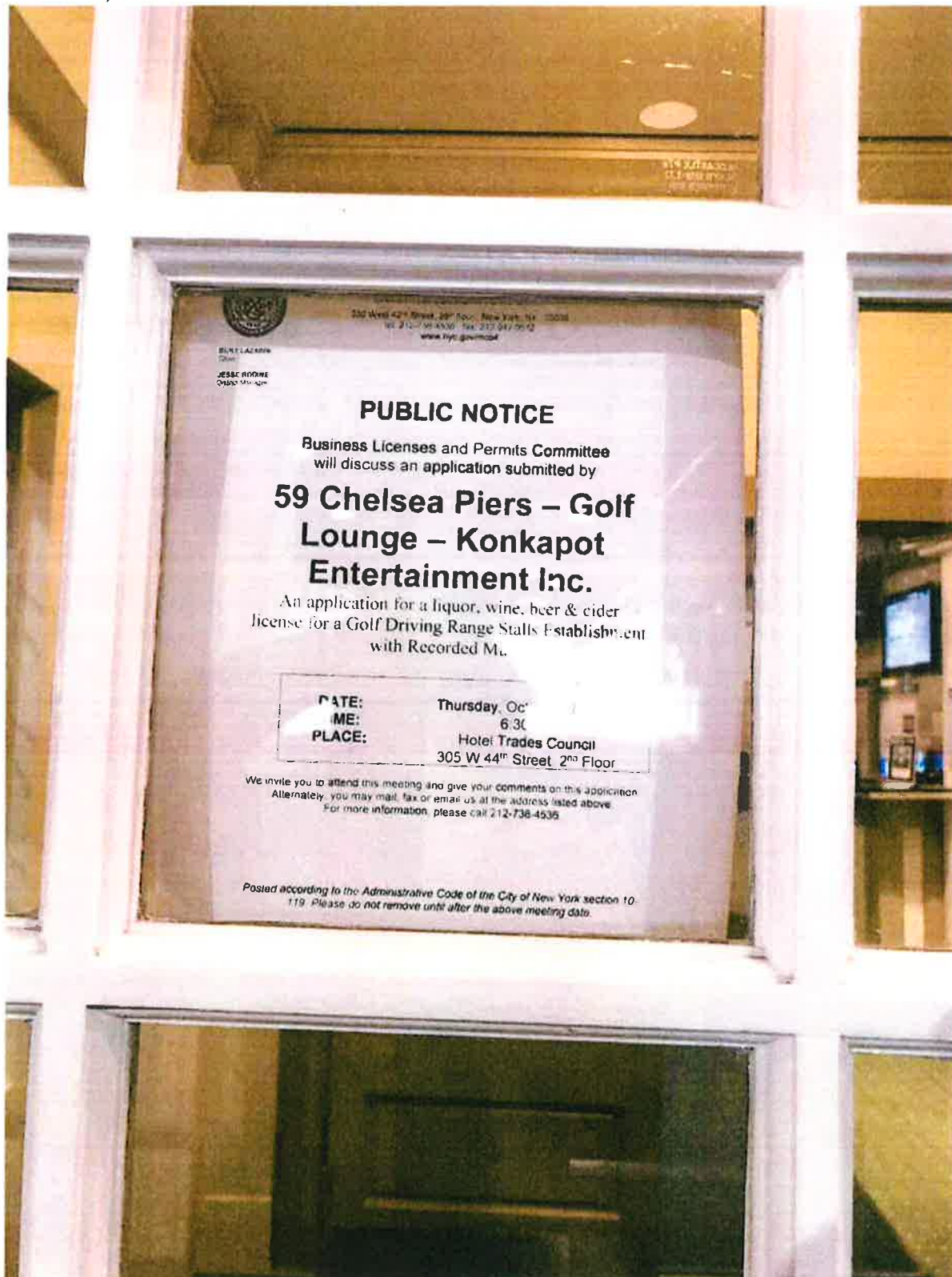
Konkapot Entertainment Inc  
dba Golf Club Bar and Restaurant  
59 Chelsea Piers - Golf Lounge  
New York, New York 10011



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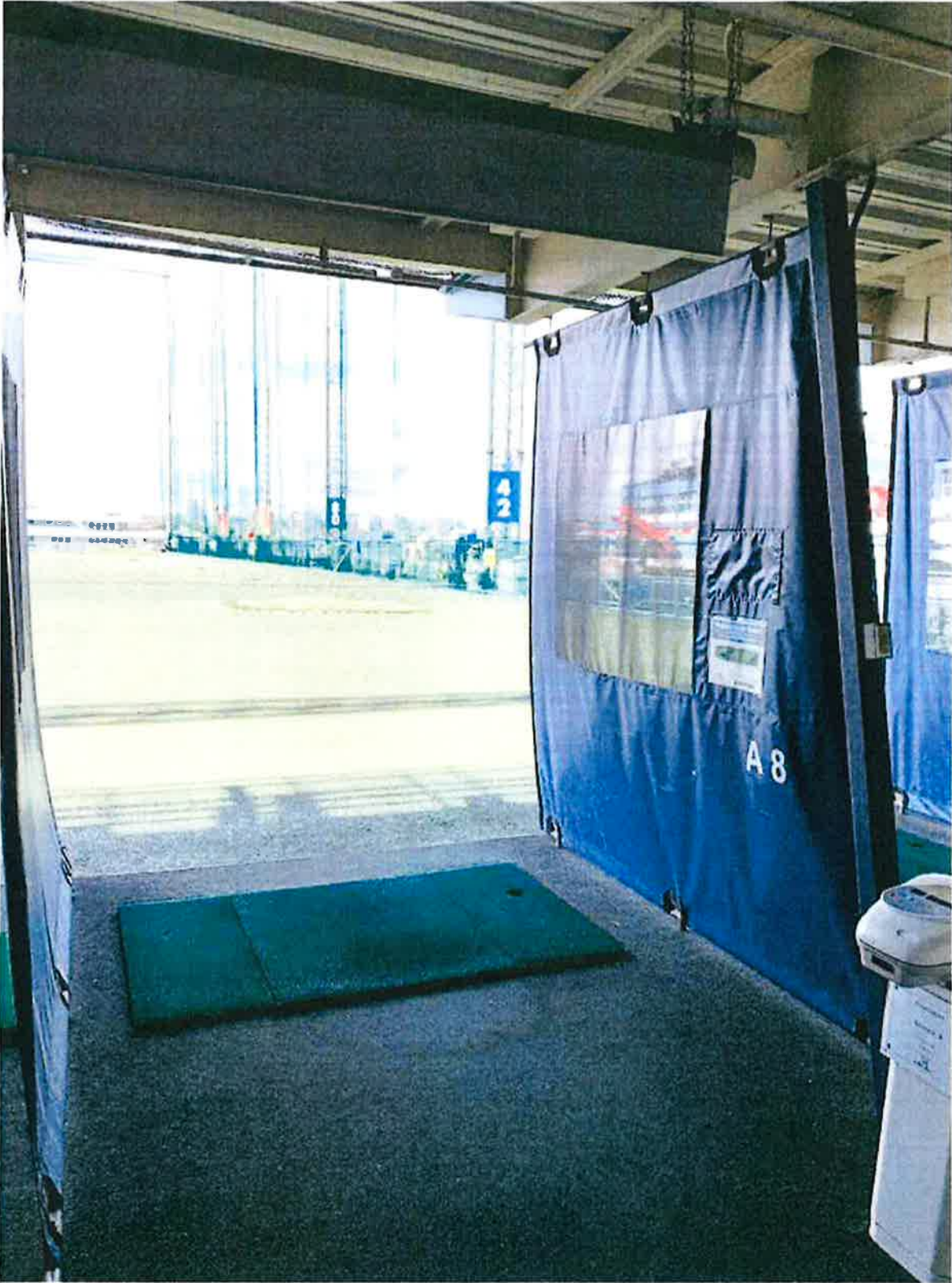
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Konkapot Entertainment Inc  
dba Golf Club Bar and Restaurant  
59 Chelsea Piers - Golf Lounge  
New York, New York 10011







Menu



## GOLF CLUB MENU

### Appetizers

#### Chips & Salsa Trio

Corn & Black Bean, Pineapple, Tomato Salsa served with Corn Tortilla Chips

#### NY Everything Deviled Eggs

Creamy Deviled Eggs with NY Everything Spice & Bacon

#### Hummus

Red Pepper Hummus served with Cucumbers and Pita Bread

#### Jumbo Pretzel

Jumbo Bavarian Pretzel served with Spicy Brown Mustard

#### Popcorn

Rosemary, Garlic, Parmesan Seasoning

### Tacos

All Tacos served 3 per order on Soft Flour Tortillas

#### Carnitas

Slow Roasted Pork served with Black Bean and Corn Salsa

#### Al Pastor

Spit Roasted Al Pastor with Pineapple Salsa

#### El Pollo

Slow Braised Chicken with Fresh Tomato Salsa

#### Vegetarian

Roasted Cauliflower with Chipotle Slaw



## GOLF CLUB MENU

### Salads

Add Grilled Chicken to any salad

#### House Salad

Mixed Greens, Tomato, Red Onion, Cucumber, Cheddar Cheese & Croutons

#### Classic Caesar

Chopped Romaine, Shredded Parmesan, Seasoned Croutons

#### Chelsea Piers Salad

Kale, Kholrabi, Brussel Sprouts, Napa Cabbage, Carrots & Broccoli with Candied Walnuts and Craisins

#### Greek Salad

Chopped Romaine, Kalamata Olives, Tomato, Red Onion, Cucumber, Feta Cheese, Pita

#### New England Cobb

Mixed Greens, Hardboiled Egg, Blue Cheese Crumbles, Tomato, Bacon, Chicken

### Flatbreads

Substitute Cauliflower Crust for any Flatbread

#### Classic

San Marzano Tomato and Mozzarella Cheese

#### Mediterranean

Red Pepper Hummus, Feta Cheese, Red Onion, Kalamata Olives, Tomato

#### Tenderoni

San Marzano Tomato, Mozzarella Cheese, Sopressata, Hot Honey

#### BBQ Chicken

Smokey BBQ Sauce, Chicken, Red Onion, Mozzarella and Cheddar Cheese



Public Interest Statement with Area Survey  
and List of Measurements

## PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

Konkapot Entertainment Inc  
dba The Golf Club  
59 Chelsea Piers – Golf Lounge  
New York, New York 10011

The subject premises are a golf club lounge with golf driving range stalls that have been operating since 1996 at 59 Chelsea Piers between West 19<sup>th</sup> Street and West 20<sup>th</sup> Street in Manhattan. The interior of the premises will be renovated and the new space will include a restaurant and lounge. The golf club will occupy the ground floor, second floor and second floor mezzanine spaces on Pier 59. The new space plans to open March 2020.

Chelsea Piers wants to offer guests of the driving range an additional amenity of a restaurant and lounge for their enjoyment. The applicant is applying for a full liquor license so guests can enjoy their meals with a cocktail. The menu will include an assortment of tacos, salads and flatbreads.

The premises will have the following seating areas: The ground floor will have 16 tables with 68 seats and a 26'-6" x 9' customer bar with 11 bar stools for a total of 79 seats which include couch seating. The second floor has 16 seats which include chairs and couches and the mezzanine will have 4 tables with 24 seats. The grand total number of tables is 20 with 119 seats.

There will only be background music played. The proposed hours of operation are 11:00AM to 11:00PM Monday to Sunday.

Please see the following community related achievements for Chelsea Piers:

### **Chelsea Piers Community Commitments**

Mindful of its responsibilities as a corporate citizen of New York City, Chelsea Piers Management has been supportive of the local neighborhood as well as the larger New York City community. Chelsea Piers has been involved with the community since 1995. We are an active participant with Chelsea groups including Hudson River Advisory Council, Friends of Hudson River Park, Community Board 4, Hudson Guild, Council of Chelsea Block Associations, The Greenwich Village Chelsea Chamber of Commerce, the Friends of the High Line, and MPIA.

Chelsea Piers remains committed to creating an environment where New Yorkers can enjoy healthy recreation with family and friends. Chelsea Piers is committed to giving children from all backgrounds the opportunity to learn and play through involvement in sports activities. To this end, Chelsea Piers Management supports two scholarship funds, as well as other programs, that enable disadvantaged children to participate in camps and activities at Chelsea Piers and throughout the city.

The Chelsea Piers Scholarship Fund, established in 1996, has provided grants to over 1,600 children and close to \$1 million for summer camp and other after-school programs.

## **Green Energy**

### **Chelsea Piers purchases 100% of its energy from renewable resources**

Effective October 1, 2008, Chelsea Piers began purchasing green power equal to 100% of its annual electricity usage from a renewable energy source - wind! This purchase offset 13,344 metric tons of electricity-related greenhouse gas emissions (CO<sub>2</sub>), an amount equal to taking 2,856 cars off the road or planting 12,292 acres of trees.

Chelsea Piers is now a *Green Power Leadership Club* member of the EPA's Green Power Partnership. Leadership Club requirements include the purchase of at least 20% green power (electricity generated from eligible renewable resources) over a one-year period.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

- (a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are only three locations within 500 feet of the applicant that hold full liquor licenses: Current is catering establishment operated by Abigail Kirsch in partnership with Chelsea Piers opened to excellent reviews in 2015. Bowlmor Lanes has been operating at Pier 60 since 1997 and Pier 59 is a café with a photography studio that has operated since 2000.

The new Pier 59 Golf Club and new restaurant will be a welcomed additional for golf enthusiasts who will be able to enjoy a meal and cocktail after spending time on the golf driving range.

**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies**

The premises have been issued a Temporary Certificate of Occupancy for the golf club spaces from the New York City Department of Buildings. The applicant will amend the Temporary Certificate of Occupancy for new occupancy numbers and to show Use Group 6 Eating and Drinking Establishment for the restaurant space.

The applicant will apply for all necessary licenses, permits and certifications including but not limited to a Department of Health and Mental Hygiene permit, a Fire Department inspection, a Certificate of Authority to Collect Sales Taxes, a Certificate of Assumed Name together with Workers Compensation Insurance and Disability Insurance.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location**

Since the space has been operating since the 1996 approval of the application and issuance of full liquor license will not negatively impact traffic patterns in and around the premises. As the premises contain a parking garage and the premises are accessible by public transportation, New York City taxis and private car services. The New York City 23<sup>rd</sup> Street cross town bus stops at Chelsea Piers too.

**(d) The existing noise level at the location and any increase in noise levels that would be generated by the proposed premises**

Since the premises have been operating for 23 years approval of the application and issuance of a full liquor license will not cause an unusual increase in noise levels in this area. The restaurant will be close by 11:00PM and only background will be played.

**(e) The history of liquor violations and reported criminal activity at the proposed premises**

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

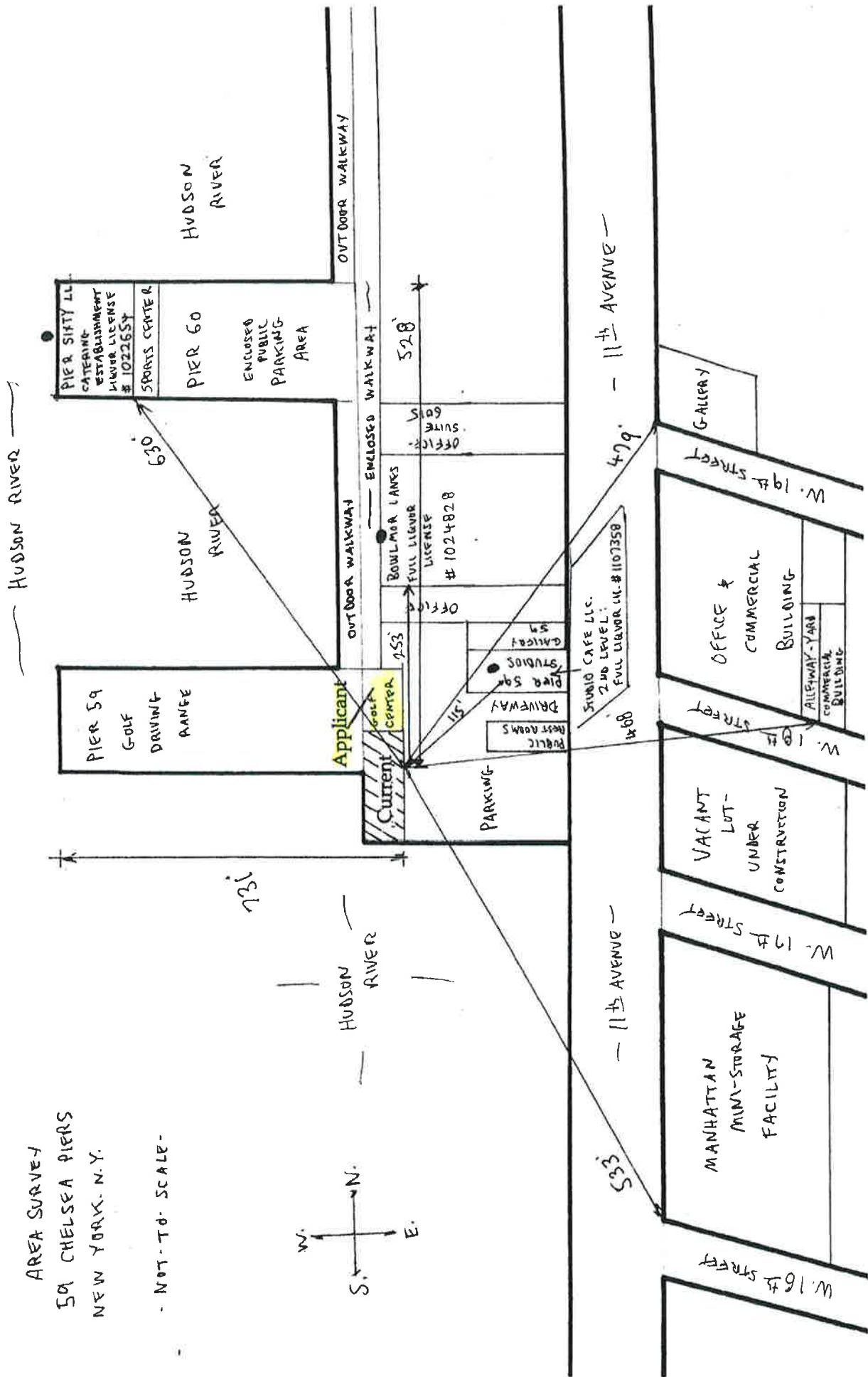
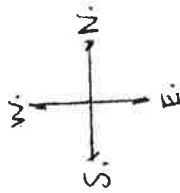
Issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Authority approve the application.



AREA SURVEY  
 59 CHELSEA PIERS  
 NEW YORK, N.Y.

NOT TO SCALE



LOCATIONS WITH  
FULL-ON-PREMISES  
LIQUOR LICENSES LOCATED WITHIN  
500 FEET OF APPLICANT:

---

① BOWLMOR LANES - # 1024828  
60 CHELSEA PIERS  
253 FEET FROM APPLICANT Approximately

---

② PIER 59 STUDIOS - # 1107358  
STUDIO CAFE LLC. 2ND LEVEL  
CHELSEA PIERS # 59  
115 FEET FROM APPLICANT Approximately

---

③ Current Serial #1283660  
Pier Sixty LLC  
Chelsea Piers #59  
55 Feet From Applicant. Approximately



NYC Department of Buildings Property Profile  
Page together with Temporary Certification of  
Occupancy



**Buildings**

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

**NYC Department of Buildings  
Property Profile Overview**

111 A 11 AVENUE

MANHATTAN 10011

BIN# 1012256

11 AVENUE 111 A - 111 A  
 PIER 59 NO NUMBER  
 CHELSEA PIERS GOLF CLUB NO NUMBER  
 MARGINAL STREET NO NUMBER

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

Tax Block : 662  
 Tax Lot : 11  
 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 19 STREET, WEST 20 STREET  
 DOB Special Place Name: CHELSEA PIER, PIER 59  
 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  
 Additional BINs for Building: NONE

Special District: UNKNOWN

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

Tidal Wetlands Map Check: Yes  
 Freshwater Wetlands Map Check: No [Click here for more information](#)  
 Coastal Erosion Hazard Area Map Check: No  
 Special Flood Hazard Area Check: Yes

Department of Finance Building Classification: T2-TRANSPORTATION FA

**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.

	<b>Total</b>	<b>Open</b>	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	15	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	76	2	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	22	2	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	343		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	2		<a href="#">Open Plumbing Jobs / Work Types</a>
<b>Total Jobs</b>	<b>345</b>		<a href="#">Facades</a>
<a href="#">Actions</a>	84		<a href="#">Marquee Annual Permits</a>
<b>OR Enter Action Type:</b>			<a href="#">Boiler Records</a>
<b>OR Select from List:</b> Select...			<a href="#">DEP Boiler Information</a>
<b>AND</b> Show Actions			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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: 100619957T066**

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> PIER 59 NORTH RIVER <b>Building Identification Number (BIN):</b> 1012256	<b>Block Number:</b> 00662	<b>Certificate Type:</b> Temporary
	<b>Lot Number(s):</b> 11	<b>Effective Date:</b> 07/16/2019
		<b>Expiration Date:</b> 10/14/2019
	<b>Building Type:</b> Altered	

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

<b>B. Construction classification:</b>	1-E	(1968 Code)
<b>Building Occupancy Group classification:</b>	F-3	(1968 Code)
<b>Multiple Dwelling Law Classification:</b>	None	
<b>No. of stories:</b> 2	<b>Height in feet:</b> 72	<b>No. of dwelling units:</b> 0

**C. Fire Protection Equipment:**  
Sprinkler system

**D. Type and number of open spaces:**  
Parking spaces (450), Loading berths (17)

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

**Outstanding requirements for obtaining Final Certificate of Occupancy:**

There are 3 outstanding requirements. Please refer to BISWeb for further detail.

**Borough Comments:** None



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 100619957T066

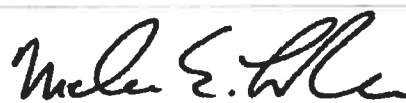
**Permissible Use and Occupancy**

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
MZ1	33		E		13	(HEADHOUSE SOUTH A) OFFICES
MZ1	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ1			E		13	(PIER 60) BANQUET HALL OFFICE + TOILETS
MZ1	19	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS
MZ1	19	50	F-4		6	(HEADHOUSE NORTH) RESTAURANT MEZZANINE
MZ1	82		G		3	(HEADHOUSE NORTH) DAYCARE CENTER
MZ1	53		H-2		3	(HEADHOUSE NORTH) DAY NURSERY
MZ1	3		E		6	(HEADHOUSE NORTH) OFFICE
MZ1			F-4		6	(HEADHOUSE NORTH) PARTY ROOM NON-SIMULTANEOUS
MZ1	19	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
MZ1			E		12	(PIER 61) RESTAURANT OFFICE & LOCKERS
MZ1	44	50	E		10	(HEADHOUSE CENTER) OFFICE & DRESSING ROOMS



Borough Commissioner



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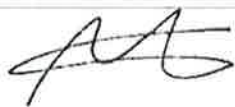
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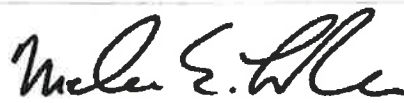
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MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS
MZ1	27		E		13	(HEADHOUSE SOUTH A) OFFICES
MZ1	137	100	F-4		12	(HEADHOUSE SOUTH B) LOUNGE (ACCESSORY TO BOWLING ALLEY)
MZ1	3	100	E		6	(HEADHOUSE SOUTH B) OFFICE
MZ1	3	100	D-2		12	(HEADHOUSE SOUTH B) FOOD PREPARATION/BAR
MZ2	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ2	50		F-3		13	(PIER 59) GOLF TRAINING
MZ2	1054	100	F-3		9,12	(PIER 60) SWIMMING POOL, TRAINING AREA, BLEACHER SEATING
MZ2	261	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ2		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM
MZ2	36	50	E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE)
MZ2	26		E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE)
MZ2	14	50	E		6	(HEADHOUSE SOUTH A) OFFICES (UPPER MEZZANINE)



Borough Commissioner



Commissioner

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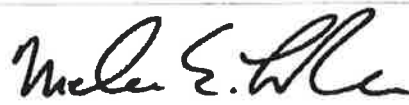
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	39		D-1		10	(HEADHSE CTR.) TV STUDIOS
001	21		E		9	(HEADHOUSE SOUTH A) PHOTO STUDIO ENTRANCE
001	7		D-2		6	(HEADHOUSE SOUTH B) KITCHEN
001	13		B-2		6	(HEADHOUSE SOUTH B) STORAGE
001	74		F-4		13	(HEADHOUSE SOUTH A) GOLF LOUNGE
001	320	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
001	7	100	D-2		13	(HEADHOUSE SOUTH A) BANQUET HALL KITCHEN
001	63	100	C		13	(HEADHSE SOUTH A) GOLF CLUBHOUSE WITH ACCESSORY USES
001	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
001	61		B-2		8	(HEADHSE SOUTH A) PARKING FOR 112 CARS (LIVE LOAD: AASHTO)
001	6		B-2		13	(HEADHSE SOUTH A) TRUCK LOADING (LIVE LOAD: AASHTO)
001	13		B-1		10	(HEADHSE CTR.) WARDROBE / SCENERY
001	1634	100	F-4		13	(PIER 60) BANQUET HALL



Borough Commissioner



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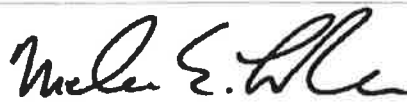
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	619	50	F-3		6, 9	(HEADHSE NORTH) GYMNASIUM AND PHYSICAL RECREATION CENTER WITH ACCESSORY USES (ADDITIONAL LIVE LOAD: 100, 150)
001	559	100	F-4		12	(PIER 61) RESTAURANT & KITCHEN
001	234		B-2		8	(PIER 61) PARKING FOR 110 CARS (LIVE LOAD: AASHTO)
001	6		B-2		10	(HEADHOUSE NORTH) STORAGE
001	12		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	6		B-2		6	(HEADHOUSE SOUTH A) STORAGE
001	6		B-2		10	(HEADHSE CTR.) STORAGE ROOMS
001	190		B-2		8	(PIER 60) PARKING FOR (110) CARS (LIVE LOAD: AASHTO)
001	28	150	D-2		12	(PIER 60) KITCHEN
001	487	100	F-3		12	(HEADHOUSE SOUTH B ) BOWLING ALLEY W/ACCESSORY USES INCLUDING 30 AMUSEMENT ARCADE GAMES
001	4		G		3	(HEADHSE N.) DAYCARE CENTER/DAY NURSERY RECEPTION
001	51		C		6	(HEADHSE SOUTH B) RETAIL SPACES
001	3		E		6	(HEADHOUSE NORTH) OFFICE



Borough Commissioner



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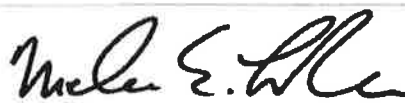
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001	51	100	F-4		6	(HEADHOUSE NORTH) RESTAURANT
001	38		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	79		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	22		E		10	(HEADHOUSE CENTER) DRESSING ROOM
001	38		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	2		B-2		13	(HEADHOUSE SOUTH A) LAUNDRY
001	60		E		13	(HEADHOUSE SOUTH A) GOLF OFFICES
001	18		E		6	(HEADHOUSE SOUTH B) OFFICE
001	28		E		6	(HEADHOUSE SOUTH A) OFFICE
001	74		F-4		6	(HEADHOUSE SOUTH B) RESTAURANT
002		50	F-4		9	HEADHOUSE SOUTH A. SEASONAL DINING (APRIL THRU OCTOBER ONLY) NON SIMULTANEOUS WITH PHOTO STUDIO FOR A MAXIMUM OF 74 PERSONS
002		150	D-2			(HEADHSE CTR.) MECHANICAL ROOM
002	183	100	D-1		10	(HEADHSE CTR.) TV STUDIOS WITH ACCESSORY USES



Borough Commissioner



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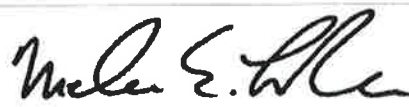
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	211	50	E		6	(HEADHSE NORTH) OFFICES
002	74	100	F-4		6	(HEADHSE SOUTH A) RESTAURANT
002	2	150	D-2		6	(HEADHSE SOUTH A) KITCHEN
002	41	100	E			(HEADHOUSE CENTER) SPORTS MEDICINE/BLUESTREAK
002	17	50	F-3		13	(PIER 59) GOLF TRAINING
002	5		E		13	(PIER 59) GOLF SUPPORT
002	5	50	B-1		10	(HEADHSE CTR.) STORAGE
002	985		F-3		9,12	PIER 60 - SNACK BAR/LOUNGE, RUNNING TRACK, OUTDOOR TERRACE, GYMNASIUM & HEALTH CLUB WITH ACCESSORY USES
002	2120	100	F-3		12	(PIER 61) ICE SKATING RINKS WITH ACCESSORY USES, RETAIL SPACE
002	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
002	21	50	B-1		6	(HEADHSE NORTH) STORAGE (ADDITIONAL LIVE LOAD: 150)
002	279	50	E		9	(HEADHSE SOUTH A) PHOTO STUDIOS WITH ACCESSORY USES
002		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

*Certificate of Occupancy*

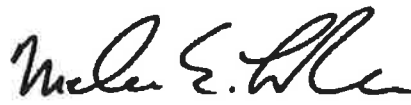
CO Number: **100619957T066**

BSA CALENDAR NO.69-95-BZ GRANTED ON AUGUST 8, 1995, THE FOLLOWING CONDITIONS SHALL APPEAR ON THE CERTIFICATE OF OCCUPANCY. THAT THERE SHALL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE ESTABLISHMENT WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BOARD. THAT THE ESTABLISHMENT SHALL COMPLY WITH THE FIRE PROTECTION SAFETY MEASURES PREVIOUSLY APPROVED BY THE BOARD UNDER CALENDAR NO.87-93-A FOR THE PREMISES. THAT THIS SPECIAL PERMIT HAS BEEN RENEWED AND APPROVED BY THE BSA ON NOVEMBER 21, 2006 FOR A TERM OF 10 YEARS TO EXPIRE ON AUGUST 8, 2015.

**END OF SECTION**



Borough Commissioner



Commissioner

**END OF DOCUMENT**

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