

# *The Tavern by WS New York*

WS New York Tavern LLC  
and RHS Wine Management LLC  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards / Retail Unit D1  
New York, New York 10001

## Questionnaire for an On-Premises Liquor License Application

1. Renderings and Floor Plans
2. Menu
3. Photographs
4. Public Interest Statement
5. Area Survey NYC Department of Buildings Property Profile Page

BERNSTEIN REDO, P.C.

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100

[donald@brpclaw.com](mailto:donald@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

Meeting Date May 14, 2019

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
WS New York Tavern LLC & RHS Wine Management LLC		The Tavern by WS New York	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
560 West 33rd Street aka 35 Hudson Yards		Hudson Boulevard East & 11th Avenue	10001
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Stephen M. Ross and Kenneth A. Himmel	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Donald M. Bernstein, Esq/ Bernstein Redo PC
	<b>PHONE:</b> 617 896 1062		<b>PHONE:</b> 212 651 3100
	<b>EMAIL:</b> bsommer@himmelhospitality.com		<b>EMAIL:</b> donald@brpclaw.com & jules@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> RHS Wine Management LLC	<b>LANDLORD</b>	<b>NAME:</b> ERY North Tower RHC Tenant LLC
	<b>PHONE:</b> 617 896 1062		<b>PHONE:</b> 646 885 6335
	<b>EMAIL:</b> bsommer@himmelhospitality.com		<b>EMAIL:</b> justin.holtzman@related.com
<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>See attached list</b>	
	What were the dates applicant was involved with this former premise?	<b>See attached list</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>			
<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  <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>We will file in June 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	
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	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM
	<b>Kitchen</b>	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM
	<b>Music</b>	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM	11AM - 12AM
If you plan to have music, what type(s)? (Circle all that apply)			<b>BACKGROUND</b>	LIVE MUSIC	DJ	JUKE BOX	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
<b>INSIDE</b>	TBD	Estimate 110	22	66	None	One	12
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	TBD	Estimate 30	12	24	None	None	None
<b>SIDEWALK CAFÉ</b>	N/A						

How many floors are there? What is the capacity for each floor?

**Ground floor and patio= Estimate 140  
Mezzanine= Estimate 40**

How frequently will the owner(s) be at the establishment?

**Weekly and as needed**

Will there be dancing?

YES  NO

Will applicant have bottle or table service for beverage alcohol?

YES  NO

Will you be hosting private; promotional or corporate events?

YES  NO

Will outside promoters be used on a regular basis? If yes please describe.

YES  NO

Will you have a security plan? If, yes please attach.

YES  NO

**Security Cameras Only**

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

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

<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	See attached list of community based organizations together with emails sent on <b>May 6, 2019.</b>
	# 2	<b>Contacted CB#4 for a site visit for the exterior patio space</b>
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		<b>May 10, 2019</b>
Who was your contact person at each group you met with?		<b>Frank Holozubiec</b>
When did applicant post the notice that was provided?		<b>April 26, 2019</b>
Where did applicant post the notice that was provided?		<b>Conspicuous space on barricades outside of establishment</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 <input type="radio"/> NO <b>617 896 1062</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 <input type="radio"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>N/A - New Construction</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.	<input checked="" type="radio"/> YES	NO	<b>New signage</b>
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)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<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	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	
Where will the air conditioner be located? What type is it?	<b>Within building</b>		
When was the air conditioner installed?	<b>Spring 2019</b>		

## 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 cafe?	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), *Continued***

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

Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
June 5, 2019 full board meeting, with 45 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

### 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 →

Kenneth A. Himmel

PRINT NAME OF APPLICANT

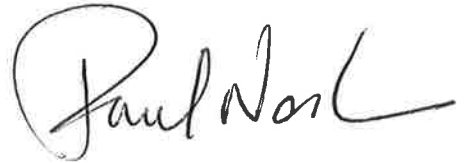


SIGNATURE OF APPLICANT

4/26/19

DATE

PAUL NASH  
MI)  
5/14/19





## PRINCIPAL LIQUOR LICENSES

### Stephen M. Ross – Current Licenses

TKNYC, LLC - #1145197, 10 Columbus Circle, 4<sup>th</sup> Floor, New York, NY 10019 (Per Se) **January 2004 to present**

TKNYC, LLC - #1174777, 10 Columbus Circle, 3<sup>rd</sup> Floor, New York, NY 10019 (Bouchon Bakery) **April 2007 to present**

Columbus Bar LLC - #1145141, 10 Columbus Circle, New York, NY 10019 (Ascent Lounge) **January 2004 to present**

Columbus Restaurant Fund IV LLC - #1178493, 10 Columbus Circle, New York, NY 10019 (Porter House) **September 2006 to present**

Columbus Restaurant Fund IV LLC - #1262802, 10 Columbus Circle, New York, NY 10019 (Center Bar) **September 2012 to present**

Momofuku 232 Eighth Avenue LLC - #1287643, 232 8<sup>th</sup> Avenue, New York, NY 10011 (Momofuku) **November 2015 to present**

KO EP LLC - #1277322, 8 Extra Place, New York, NY 10003 (Momofuku Ko) **November 2014 to present**

Fuku Battery Park LLC - #1308193, 225 Liberty Street, New York, NY 10281 (Fuku) **April 2018 to present**

Momofuku 171 FIRST AVENUE LLC - #1213049, 171 1<sup>st</sup> Avenue, New York, NY 10023 (Noodle Bar) **April 2018 to present**

Daimyo Group LLC - #1210975, 207 2<sup>nd</sup> Avenue, 12 & 13 New York, NY 10003 **October 2008 to present**

Momo NB 3 LLC - #1310541, 10 Columbus Circle, Shops At Columbus Cir Unit 301, New York, NY 10019 (Momofuku Noodle Bar & Bang Bar) **October 2018 to present**

RSE Momo HY LLC - #1312996, 500 W 33<sup>rd</sup> Street aka 20 Hudson Yards, Unit RU501, New York, NY 10001 (Kawi & Peach Mart) **February 2019 to present**

American Grill Investor LLC - #1313658, 20 Hudson Yards, RU401A, New York, NY 10001 (Hudson Yards Grill) **February 2019 to present**

BL 98 Kenmare NY LLC - #1316215, 19 Kenmare Street New York, NY 10012 (Bluestone Lane) **Filed February 25, 2019 and pending**

BL Hudson Yards NY LLC - #1316292, 10 Hudson Yards, New York, NY 10001 (Bluestone Lane) **Filed February 19, 2019 and pending**

**Stephen M. Ross – Previous Licenses**

M56 LLC, #1241334, 13 15 West 56<sup>th</sup> Street, New York, NY 10019 (Ma Peche)

**October 2010 to 2018**

Hudson Yards Catering LLC d/b/a Union Square Events - #1280373, 731 Lexington Avenue, New York, NY 10022 **March 2015 to 2017**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289110, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289112, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

50 Union Square Hospitality LLC - #1109796, 201 Park Avenue South, New York, NY 10003 **November 2006 to 2008**

Columbus Steakhouse LLC - #1145156, 10 Columbus Cir Rest #4 4th Fl, 58th & 60<sup>th</sup>, New York, NY 11019 **January 2004 to 2005**

### **Kenneth A. Himmel – Current Licenses**

TKNYC, LLC - #1145197, 10 Columbus Circle, 4<sup>th</sup> Floor, New York, NY 10019 (Per Se) **January 2004 to present**

TKNYC, LLC - #1174777, 10 Columbus Circle, 3<sup>rd</sup> Floor, New York, NY 10019 (Bouchon Bakery) **April 2007 to present**

Columbus Bar LLC - #1145141, 10 Columbus Circle, New York, NY 10019 (Ascent Lounge) **January 2004 to present**

Columbus Restaurant Fund IV LLC - #1178493, 10 Columbus Circle, New York, NY 10019 (Porter House) **September 2006 to present**

Columbus Restaurant Fund IV LLC - #1262802, 10 Columbus Circle, New York, NY 10019 (Center Bar) **September 2012 to present**

American Grill Investor LLC - #1313658, 20 Hudson Yards, RU401A, New York, NY 10001 (Hudson Yards Grill) **February 2019 to present**

Hudson Hall LLC & Mercado Investor LLC As Manager - #1314392, 10 Hudson Yards, 501 W 30<sup>th</sup> Street, Unit 00RET3, New York, NY 10001 **March 2019 to present**

Hudson Yards Grill LLC and TKHY, LLC - #1314915, 20 Hudson Yards, Unit 505 & 602, AKA 500 W 33<sup>rd</sup> ST, New York, NY 10001 **February 2019 to present**

### **Kenneth A. Himmel – Previous Licenses**

Columbus Steakhouse LLC - #1145156, 10 Columbus Cir Rest #4 4th Fl, 58th & 60<sup>th</sup>, New York, NY 11019 **January 2004 to 2005**

Hudson Yards Catering LLC d/b/a Union Square Events - #1280373, 731 Lexington Avenue, New York, NY 10022 **March 2015 to 2017**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289110, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

Hudson Yards Catering LLC d/b/a Union Square Events - #1289112, 120 Park Avenue, New York, NY 10017 **Filed September 18, 2015. Application withdrawn**

Country In New York LLC - #1165175, 92 Madison Ave, East 20th E 30th Streets, New York, NY 10016 **August 2015 to 2011**

A Voce Columbus LLC - #1227656, 10 Columbus Circle 3rd Fl, New York, NY 10019 **August 2005 to 2017**

**From:** Jules Vigh

**Sent:** Monday, May 06, 2019 4:35 PM

**To:** 'kathleentreat123@gmail.com' <kathleentreat123@gmail.com>; 'mcgee79@aol.com' <mcgee79@aol.com>; 'info@clintonhousing.org' <info@clintonhousing.org>; 'jrestuccia2@clintonhousing.org' <jrestuccia2@clintonhousing.org>; 'rmarcano@clintonhousing.org' <rmarcano@clintonhousing.org>; 'rjbenfatto@hyhkalliance.org' <rjbenfatto@hyhkalliance.org>; 'pgouris@hyhkalliance.org' <pgouris@hyhkalliance.org>; 'donna@donnalangman.com' <donna@donnalangman.com>

**Cc:** 'wborock@hotmail.com' <wborock@hotmail.com>; 'cberthet@me.com' <cberthet@me.com>; Donald Bernstein <Donald@brpclaw.com>

**Subject:** WS New York Tavern LLC and RHS Wine Management LLC / 35 Hudson Yards

Good Afternoon:

WS New York Tavern LLC and RHS Wine Management LLC dba The Tavern by WS New York will be applying to the NYS Liquor Authority for an on-premises liquor license. The application will be heard at the Community Board on May 14, 2019.

The subject premises will be an upscale restaurant located at 560 West 33<sup>rd</sup> Street aka 35 Hudson Yard between Hudson Boulevard East and Eleventh Avenue. The premises will be located on the ground floor and mezzanine of a 92-story limestone tower.

The new restaurant will add additional ambiance to Hudson Yards featuring an elegant and lush interior. The menu offerings include peekytoe crab remoulade, tartare of king salmon, lobster fettucini, and an apple cider glazed heritage pork loin.

Only background music will be played in the interior space. The hours of operation for interior restaurant will be 11:00AM to 12:00AM Monday to Sunday. The hours of operation for the exterior patio will be 11:00AM to 10:00PM Sunday to Thursday and 11:00AM to 11:00PM Friday to Saturday.

The interior will have 22 tables with 66 seats and one customer bar with 12 seats. The exterior patio will have 13 tables with 26 seats. The total number of tables is 35 and the total number of seats is 104.

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

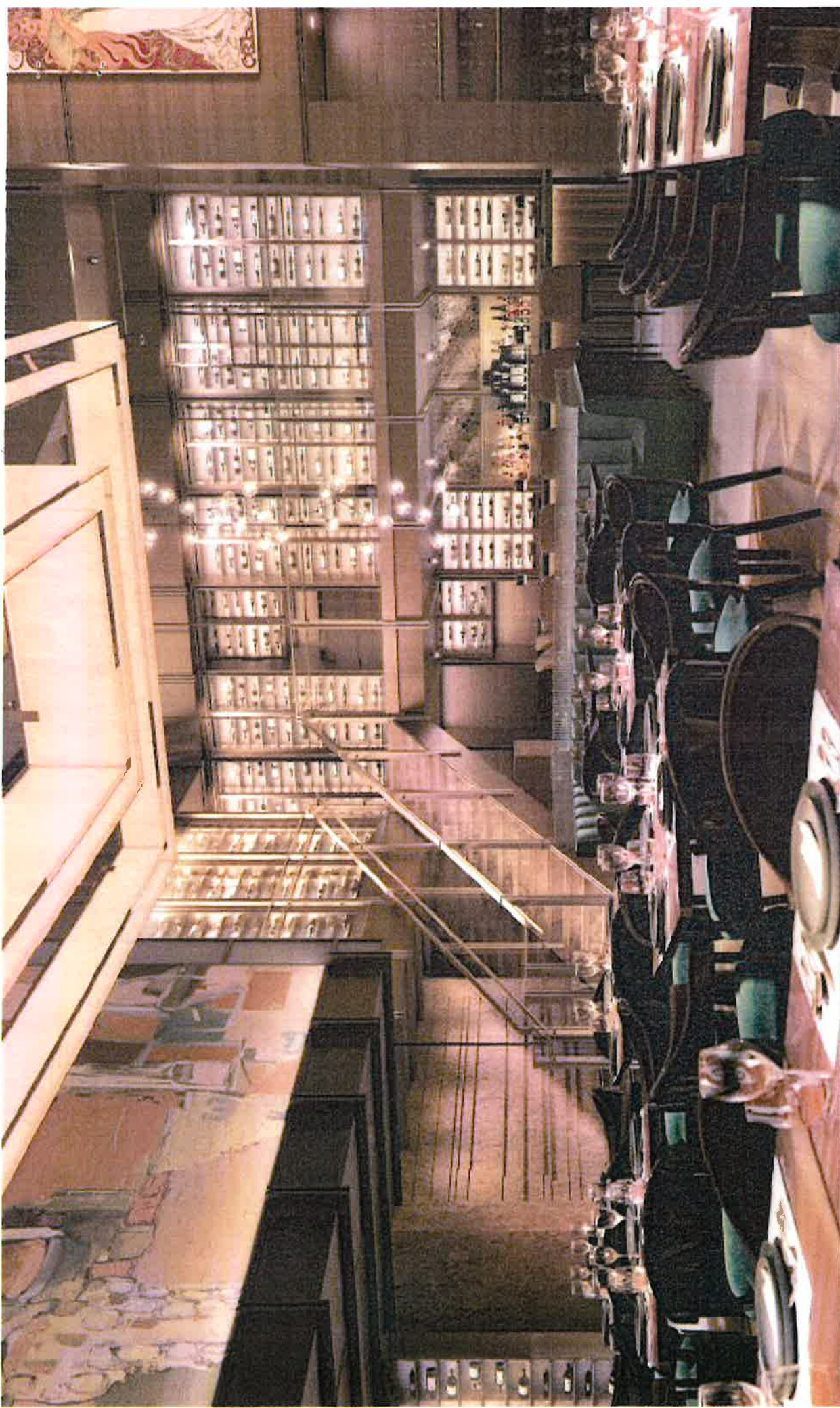
New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

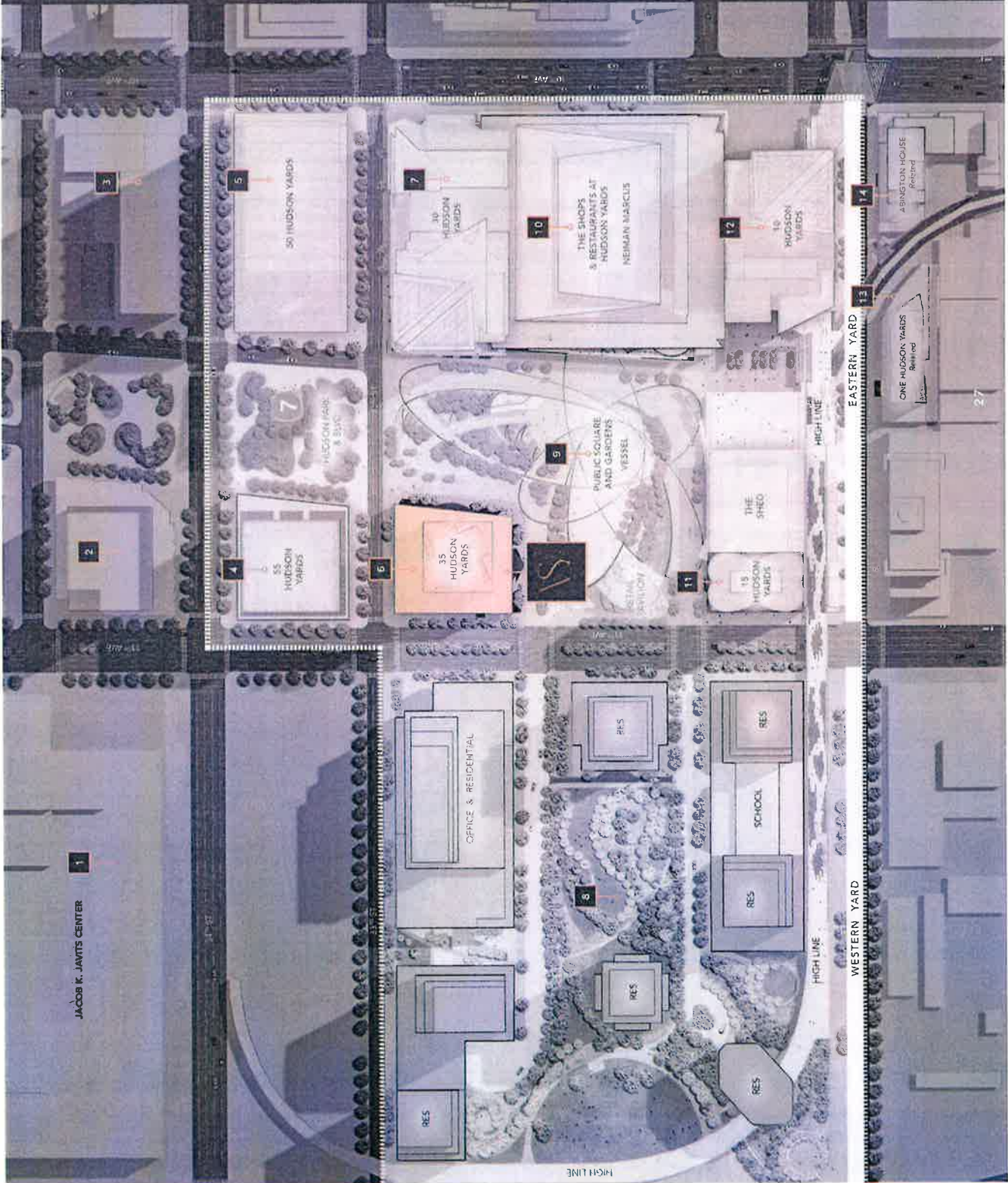
[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

First name	Last name	ORGANIZATION	E-MAIL
Kathleen	Treat	HKNA (incl. Dog Run)	kathleentreat123@gmail.com
Frank	Strock	West 36th Street	mcgee79@aol.com
Joe	Restuccia	CHDC (incl. Bob's & bird parks)	info@clintonhousing.org; jrestuccia2@clintonhousing.org
Ryan	Marcano	CHDC (incl. Bob's & bird parks)	rmarcano@clintonhousing.org
Bob	Benfatto	Hudson Yards Hell's Kitchen Alliance	rjbenfatto@hyhkalliance.org
Patty	Gouris	Hudson Yards Hell's Kitchen Alliance	pgouris@hyhkalliance.org
Scott	Hupe	Hotel Americano	
Donna	Langman	Highline537	donna@donnalangman.com
Bill	Borock	Donna Langman Costumes	wborock@hotmail.com
Christine	Berthet	Council Chelsea Block Association	cberthet@me.com
		CHEKPEDS	





# THE TAVERN



1. JAVITS CENTER
2. MOINIAN GROUP
3. TISHMAN SPEYER
4. 55 HUDSON YARDS (OPEN 2016)
  - ARCSA
  - B5F
  - COOLEY
  - ENGINEERS GATE
  - MARKETAXESS
  - MJBANK
  - POINT 72
  - SILVERLAKE
  - STONEPEAK
  - THIRD POINT
5. 50 HUDSON YARDS (OPEN 2022)
  - BLACKROCK
6. 35 HUDSON YARDS (OPEN 2019)
  - WEBSIDE
  - WE NEW YORK
  - THE TAVEN ST. M.S.
  - FOURM
  - BICYCLE
7. 30 HUDSON YARDS (OPEN 2019)
  - CNN
  - DMB
  - HBO
  - KKR
  - OXFORD
  - RELATED
  - TURNER
  - WARNER BROTHERS
  - WARNER MEDIA
  - WELLS FARGO
8. WESTERN YARDS  
25K RESIDENTS
9. PUBLIC SQUARE AND GARDENS  
(OPEN SPRING 2019)  
2K RESIDENTS PER DAY
10. THE SHOPS & RESTAURANTS AT  
HUDSON YARDS  
(OPEN SPRING 2019)
  - NEIMAN MARCUS
11. 15 HUDSON YARDS  
2K RESIDENTS
12. 10 HUDSON YARDS
  - BCC / ECC DIGITAL VENTURES
  - GUARDIAN
  - INTERCEPT
  - INTERSECTION
  - LOREAL
  - SAP
  - SIDEWALK LABS
  - TAPESTRY
  - VAYNERMEDIA
13. 10 HUDSON YARDS  
179 UNITS
14. ABINGTON HOUSE  
312 UNITS



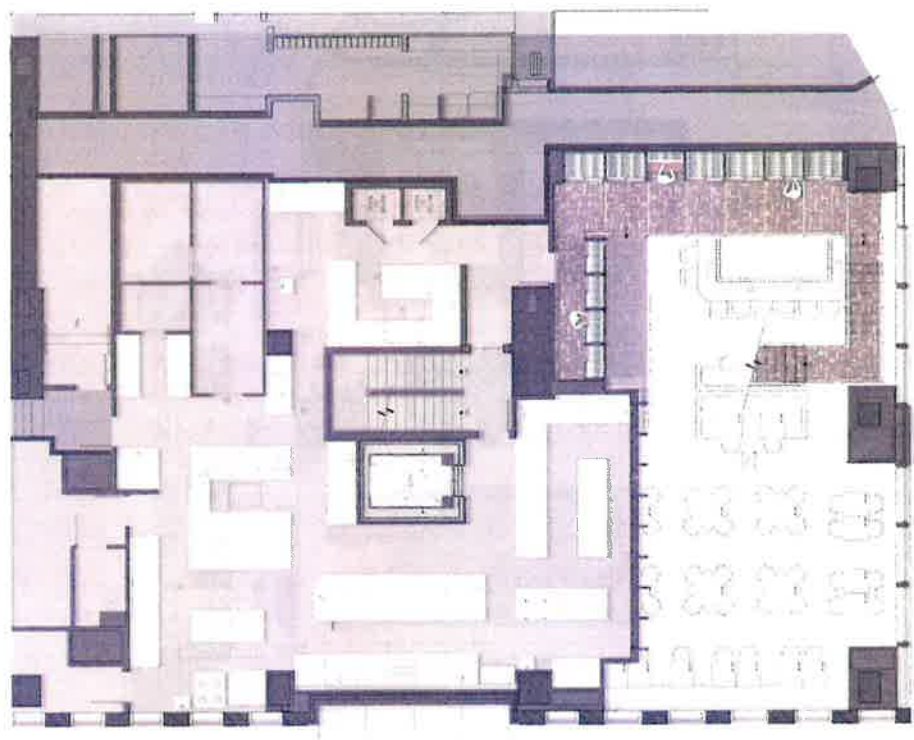
WS New York Tavern LLC and  
 RHS Wine Management LLC  
 dba The Tavern by WS New York  
 560 West 33rd Street aka 35 Hudson Yards  
 Retail Unit D1  
 New York, New York 10001

THE ARRIVAL

Interior Tables=22 and Seats= 66  
 Bar Stools= 12/ Total Seats= 78  
 Exterior Tables= 12 and Seats= 24  
 Grand Total Tables= 34 and Seats= 102



WS New York Tavern LLC and  
RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001



MEZZANINE  
KITCHEN

MEZZANINE LEVEL



THE TAVERN  
MENU

LUNCH & DINNER

# THE TAVERN BY WS

## MENU

### CHILLED SEAFOOD

PRAWN COCKTAIL Celery Salad, Grated Horseradish

PEEKYTOE CRAB REMOULADE English Cucumber Jelly, Dill Pollen

MARINATED NANTUCKET BAY SCALLOPS Fresno Chilies, Citrus Vinaigrette

TARTARE OF KING SALMON Creamy Avocado Dressing, Purslane

ATLANTIC COAST OYSTERS

### REGIIS OVA CAVIAR SERVICE

### SOUPS & SALADS

CELERY ROOT SOUP Country Bread Croutons, Lemon Custard, Ricotta Salata (V)

BEEF AND BARLEY Pearl Barley & Mushroom Soup, Corned Beef Brisket, Tatsoi, Toasted Sunflower Seeds

SALAD OF CHICORY LETTUCES Shaved Honey Crisp Apples, English Walnuts, Aged Comte, Balsamic Vinegar (V)

ASIAN PEAR SALAD Baby Spinach, Crumbled Blue Cheese, Toasted Hazelnuts, Sherry Vinegar, Brown Butter Dressing (V)

### STARTERS

SLOW ROASTED BUTTERNUT SQUASH Celeriac Cream, Toasted Oats, Black Truffle Vinaigrette (V)

APPLEWOOD SMOKED STURGEON SALAD Watercress, Pumpernickel Toast

BEEF TARTARE Toast Points, Horseradish Cream

LOBSTER FETTUCINI

BASIL & POLENTA RAVIOLI Minestrone Sauce

TERRINE OF HUDSON VALLEY FOIE GRAS & DUCK CONFIT Spiced Prunes, Toasted Pecans



# THE TAVERN BY WS

## MENU

### ENTREES

- PAN SEARED BLACK COD Toasted Almonds, Smoked Crème Fraiche
- CEDAR WOOD ROASTED KING SALMON Béarnaise Sauce, Romaine Lettuce Hearts
- WS CHARCOAL-GRILLED PRIME BEEF BURGER Traditional Preparation
- BRANDT FARM'S BEEF CHEEK POT ROAST
- NEW YORK STRIP STEAK Seasonal Mixed Leaf Salad
- SALISBURY STEAK Mushroom Gravy, Mashed Potatoes
- FREE RANGE ROTISSERIE CHICKEN Lemon-Thyme Jus, Seasonal Mixed Leaf Salad
- APPLE CIDER GLAZED HERITAGE PORK LOIN Wilted Swiss Chard
- STUFFED ARTICHOKE PROVENÇALE (V)

### SIDES

- WILTED SPINACH WITH WILD RICE
- FRIED GREEN TOMATOES & WILD RICE
- HAND-CUT FRENCH FRIES
- BROCCOLINI (STEAMED OR SAUTEED)
- BAKED BABY YAMS WITH GRATED HAZELNUTS
- ONION RINGS
- CRISPY GREEN ASPARAGUS

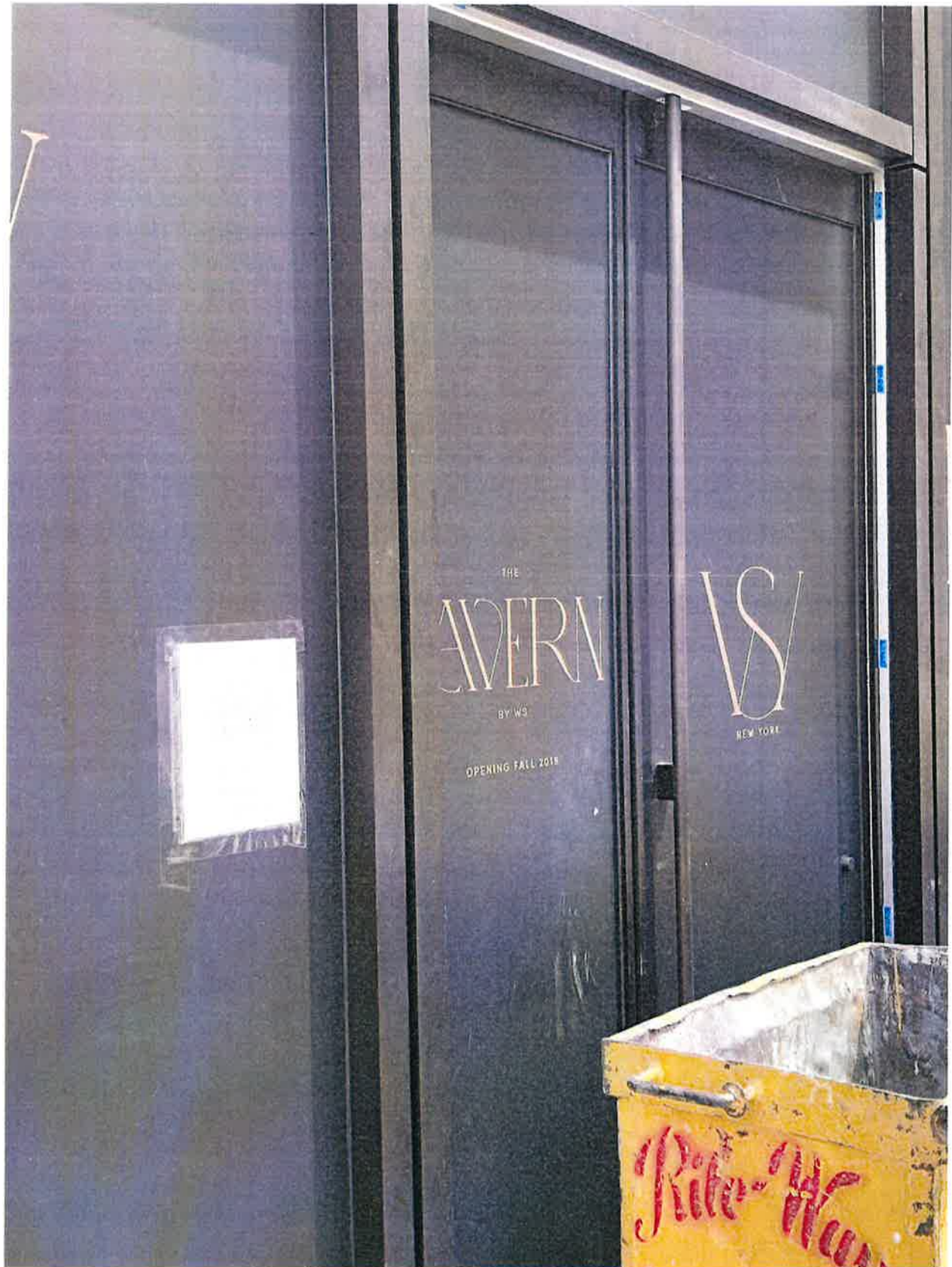
### SAUCES

- LEMON THYME JUS
- HOLLANDAISE
- BORDELAISE
- GREEN PEPPERCORN

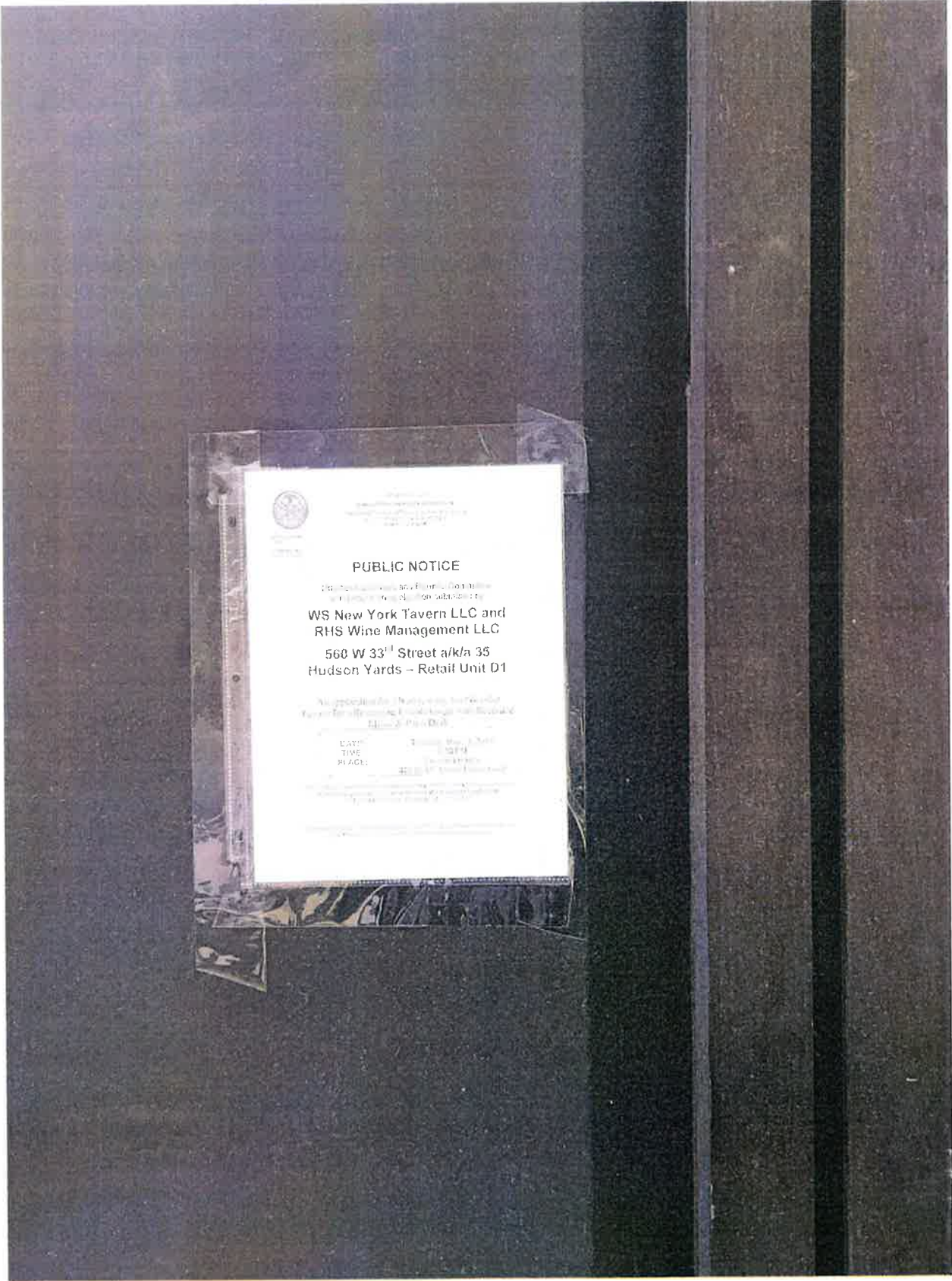
WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001



WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001



WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001





WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001



WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001



## PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

WS New York Tavern LLC and RHS Wine Management LLC  
dba The Tavern by WS New York  
560 West 33<sup>rd</sup> Street aka 35 Hudson Yards  
Retail Unit D1  
New York, New York 10001

The subject premises will be an upscale restaurant located at 560 West 33<sup>rd</sup> Street aka 35 Hudson Yard between Hudson Boulevard East and Eleventh Avenue. The premises will be located on the ground floor and mezzanine of a 92-story limestone tower. The Equinox Hotel will occupy floors 3 to 52 and the residential units will start on the 53<sup>rd</sup> floor.

Hudson Yards recently opened to the public and the site features many famous restaurants, shops, residential building and office buildings. Residents and tourists are visiting Hudson Yards for its unique and wonderful architectural buildings. The most fascinating structure at Hudson Yards is The Shed – a building that features art and music and is on the cutting edge of culture.

The new restaurant will add additional ambiance to Hudson Yards featuring an elegant and lush interior. The menu offers peekytoe crab remoulade, tartare of king salmon, an Asian pear salad, lobster fettucini, New York Strip Steak and an apple cider glazed heritage pork loin.

Only background music will be played in the interior space. The hours of operation for interior restaurant will be 11:00AM to 12:00AM Monday to Sunday. The hours of operation for the exterior patio will be 11:00AM to 10:00PM Sunday to Thursday and 11:00AM to 11:00PM Friday to Saturday.

The interior will have 22 tables with 66 seats and one customer bar with 12 seats. The exterior patio will have 13 tables with 26 seats. The total number of tables is 35 and the total number of seats is 104.

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 approximately nine locations that hold full liquor licenses within 500 feet of the applicant. There are Journal, Momofuko, Neiman Marcus and American Grill. Even The Shed has a liquor license.

The Tavern by WS New York will be a wonderful new restaurant for residents and hotel guests of 35 Hudson Yards since residents and guests do not have to leave the building to enjoy an exquisite meal. The new restaurant will also be a destination for local residents and tourists. Individuals who are interested in purchasing an apartment at the tower will surely stop at The Tavern by WS New York for a meal.

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

The premises have applied for a Certificate of Occupancy showing Use Group 6 / Eating and Drinking Establishment from the New York City Department of Buildings. 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 vacant for many years and since other liquor licenses have been issued at Hudson Yards approval of the application and issuance of full liquor license will not negatively impact traffic patterns in and around the premises. As the premises are in walking distance of most residences and businesses there will not be a great number of cars vying to park in and around the premises. The restaurant also is accessible by New York City taxis, buses and private cars.

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

Since the space has been vacant for many years and since other liquor licenses have been issued at Hudson Yards issuance of a full liquor license will not cause an unusual increase in noise levels in this area. The restaurant will be intimate with an emphasis on great food and a quiet atmosphere. Background music will only be played at the restaurant.

**(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 Community Board approve the application.

- W. 34TH ST. -

PARKING LOT

- W. 33RD ST. -

TRAIN

YARD

AREA SURVEY  
 35 HUDSON YARDS  
 NEW YORK, N.Y.  
 APRIL 21, 2019  
 NOT TO SCALE

- 11 20TH ST

COMMERCIAL BUILDING

HUDSON YARDS PARK

NEW BUILDING VACANT

APPLICANT

477'

OPEN RAISED COURTYARD

THE VESSEL

ENTRANCE

THE SHOPS

(8 LIQUOR LICENSES WITHIN)

OFFICE/RESIDENTIAL BUILDING

THE SHED

COMMERCIAL/RETAIL BUILDING

NEW BUILDING

- 11TH AVE. -

# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## RE: 35 HUDSON YARDS

1. Journal - 500 West 33<sup>RD</sup> Street - 477'
2. Queensyard - 500 West 33<sup>RD</sup> Street - 477'
3. Hudson Yards Grill - 20 Hudson Yards - 477'
4. Kawi (Momofuko) - 500 West 33<sup>RD</sup> Street - 477'
5. Neiman Marcus - 20 Hudson Yards - 477'
6. Belcampo - 20 Hudson Yards - 477'
7. Milos - 20 Hudson Yards - 477'
8. American Grill Investor LLC - 20 Hudson Yards - 477'
9. The Shed - 545 West 30<sup>TH</sup> Street - 368'

All  
licenses  
are  
within  
The  
Shops

## CHURCHES & SCHOOLS

There are no churches and schools within 500' of the premise.

PARKING LOT

COMMERCIAL BUILDING

- W. 33<sup>RD</sup> ST. -

TRAIN  
YARD

- 11<sup>TH</sup> AVE. -

BLOCK PLOT  
35 HUDSON YARDS  
NEW YORK, N.Y.  
APRIL 21, 2019  
NOT TO SCALE

- W. 30<sup>TH</sup> ST. -

COMMERCIAL BUILDING

NEW BUILDING/  
VACANT

APPLICANT

OPEN  
RAISED  
COURTYARD

NEW BUILDING/  
VACANT

DELI/GROCERY





**Buildings**

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

**NYC Department of Buildings  
Property Profile Overview**

**560 WEST 33 STREET**  
WEST 33 STREET 560 - 560  
11 AVENUE NO NUMBER

**MANHATTAN 10001**

**BIN# 1089999**

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

**Tax Block** : 702  
**Tax Lot** : 150  
**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):** HUDSON BOULEVARD EAST, 11 AVENUE  
**DOB Special Place Name:**  
**DOB Building Remarks:** LOT 150 = 550-560 WEST 33 STREET AKA 336-376 11 AVENUE (09/2017)  
**Landmark Status:** **Special Status:** N/A  
**Local Law:** YES **Loft Law:** NO  
**SRO Restricted:** NO **TA Restricted:** NO  
**UB Restricted:** NO  
**Environmental Restrictions:** HAZMAT/NOISE **Grandfathered Sign:** NO  
**Legal Adult Use:** NO **City Owned:** NO  
**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:** D7-ELEVATOR APT

**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="#">Complaints</a>	24	0
<a href="#">Violations-DOB</a>	0	0
<a href="#">Violations-ECB (DOB)</a>	6	0
<a href="#">Jobs/Filings</a>	106	
<a href="#">ARA / LAA Jobs</a>	0	
<b>Total Jobs</b>	106	
<a href="#">Actions</a>	11	

- [Elevator Records](#)
- [Electrical Applications](#)
- [Permits In-Process / Issued](#)
- [Illuminated Signs Annual Permits](#)
- [Plumbing Inspections](#)
- [Open Plumbing Jobs / Work Types](#)
- [Facades](#)
- [Marquee Annual Permits](#)
- [Boiler Records](#)
- [DEP Boiler Information](#)
- [Crane Information](#)
- [After Hours Variance Permits](#)

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](#).