

WS New York

WS New York Inc

560 West 33rd Street aka 35 Hudson Yards / Retail Unit D2
New York, New York 10001

Questionnaire for Private Members Club Liquor License Application

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

BERNSTEIN REDO, P.C.

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Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

Meeting Date May 14, 2019

CORPORATION NAME WS New York Inc		DOING BUSINESS AS (DBA) WS New York	
STREET ADDRESS 560 West 33rd Street aka 35 Hudson Yards - Retail Unit D2		CROSS STREETS Hudson Boulevard East & 11th Avenue	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Stephen M. Ross	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein, Esq/ Bernstein Redo PC
	PHONE: 212 801 1125		PHONE: 212 651 3100
	EMAIL: sross@related.com		EMAIL: donald@brpclaw.com & jules@brpclaw.com
MANAGER	NAME:	LANDLORD	NAME: ERY North Tower RHC Tenant LLC
	PHONE:		PHONE: 646 885 6335
	EMAIL:		EMAIL: justin.holtzman@related.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	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="checkbox"/> Corp Change/Class Change/Removal	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="checkbox"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input 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 checked="" 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 type="radio"/> NO <input checked="" type="radio"/>	We will file in June 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.		YES <input type="radio"/> NO <input checked="" type="radio"/>	
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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation*	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM
	Kitchen	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM	7AM - 2AM
	Music**	12PM - 11PM	12PM - 11PM	12PM - 11PM	12PM - 11PM	12PM - 11PM	12PM - 11PM	12PM - 11PM
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> 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
INSIDE	TBD	Estimate 220	50	174	None	Two	20
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

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

Second floor= Estimate 220

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

***Service of alcohol will commence no earlier than 8:00AM Monday to Saturday and 10:00AM on Sunday.**

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Hudson Yards
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	Pending
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	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached list of community based organizations. Emails were forwarded on April 30, 2019.	
	# 2		
	# 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?		April 26, 2019	
Where did applicant post the notice that was provided?		Conspicuous space on barricades outside of establishment	
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	347 277 7590
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	

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A - New Construction		
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	New signage
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> 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)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<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?	Within building		
When was the air conditioner installed?	Spring 2019		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
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

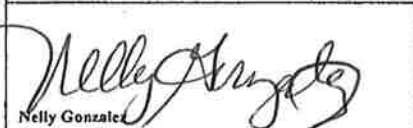


Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to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

ADDITIONAL STIPULATIONS: (Office Use Only), *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.

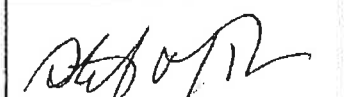
<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its June 5, 2019 full board meeting, with <u>45</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval</p>
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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.

<p>SIGN HERE →</p>	<p>Stephen M. Ross PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>April 26 2019 DATE</p>
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PAUL WASH
 MD

 5/14/19.

PRINCIPAL LIQUOR LICENSES

Stephen M. Ross – Current Licenses

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

TKNYC, LLC - #1174777, 10 Columbus Circle, 3rd 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 8th 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 1st Avenue, New York, NY 10023 (Noodle Bar) **April 2018 to present**

Daimyo Group LLC - #1210975, 207 2nd 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 33rd 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 56th 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 & 60th, New York, NY 11019 **January 2004 to 2005**

From: Jules Vigh

Sent: Monday, May 06, 2019 4:37 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 Inc / 35 Hudson Yards

Good Afternoon:

WS New York Inc dba WS New York will be applying to the NYS Liquor Authority for a private members club liquor license. The application will be heard at the Community Board on May 14, 2019.

The subject premises will be a private members club located at 560 West 33rd Street aka 35 Hudson Yard between Hudson Boulevard East and Eleventh Avenue. The premises will be located on the second floor of a 92-story limestone tower.

The new club will add additional ambiance to Hudson Yards featuring an elegant and lush interior. The menu offers a selection of chilled seafood. There are soups and salads and other featured items on the menu are beef tartare, and cedar wood roasted king salmon.

Background music will be played and live music will feature a pianist and jazz trios. The hours of operation for the club will be 7:00AM to 2:00AM Monday to Sunday. Alcohol service will commence no earlier than 8:00AM Monday to Saturday and 10:00AM on Sunday.

The interior will have 50 tables with 174 seats and two customer bars with 10 bar stools each. The total seating is 194.

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, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ 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	



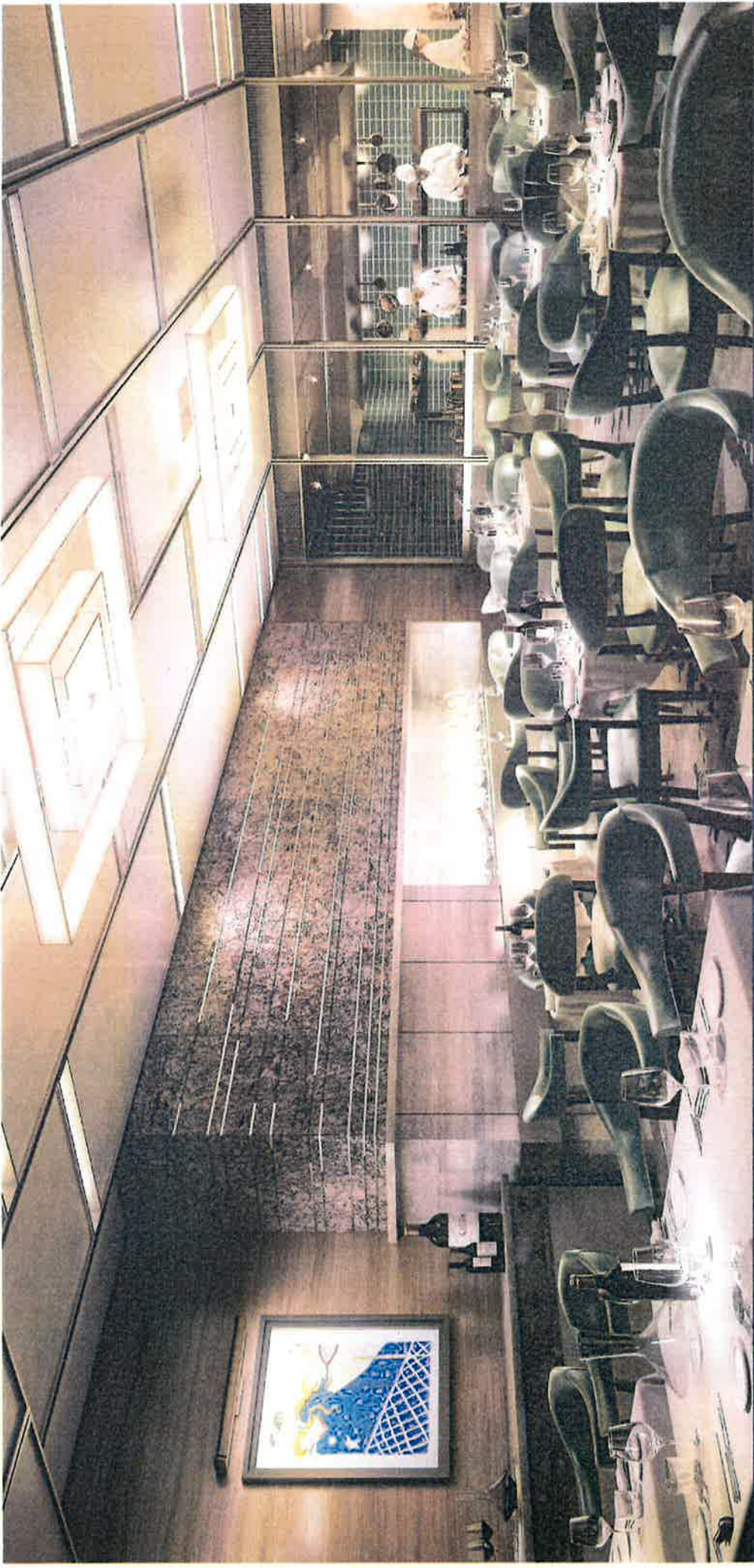
THE BAR



THE LOUNGE



VINE DINING ROOM



VVEST D DINING ROOM

WS New York Inc dba WS New York
560 West 33rd Street aka 35 Hudson Yards
Retail Unit D2
New York, New York 10001

Tables=50 and Seats= 174

Bar Stools= 20

2 Customer Bars with

10 bar stools each

Total Seats= 194





CLUB
MENU

LUNCH & DINNER

WS NEW YORK

CLUB DINNER 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

SANTA BARBARA SEA URCHIN Lemon Butter, Scallions, Black Rye

TARTARE OF BLUEFIN TUNA Preserved Lemon Dressing, Creamy Avocado

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

SPINACH RIGATINI Braised Beef Short Rib, Ragout, Bone Marrow Croutons, Grated Pecorino

RICOTTA GNUDI Cracked Hazelnuts, Black Truffle Emulsion (V)

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



WS NEW YORK

CURTIS & WATSON

ENTRÉE

CEDAR WOOD ROASTED KING SALMON Bearnaise Sauce, Romaine Lettuce Hearts

LEMON & THYME SWORDFISH Pureed Potatoes, Charred Peppers

LOBSTER PICATTA 1 LB. Nova Scotia Lobster, White Wine Butter, Italian Capers

RIBEYE OF MILK FED VEAL Applewood Smoked Bacon, Veal Sweetbreads, Forest Mushrooms, Caramelized Onions

NEW YORK STRIP STEAK BORDELAISE

FILET MIGNON Tournedos Foie Gras & Madeira Sauce, Preserved Winter Truffle

ROTISSERIE CHICKEN Cornbread & Black Truffle Stuffing, Chanterelle Mushrooms, Port Wine & Shallot Sauce (for Two)

CRISPY ELYSIAN FARMS LAMB SHANK Tomato Compote (for Two)

STUFFED ARTICHOKE PROVENÇALE (V)

PRIME RIB OF AGED BRANDT BEEF WITH PRESERVED HORSERADISH SAUCE

VEGETABLES

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

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New York, New York 10001



PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

WS New York Inc
dba WS New York
560 West 33rd Street aka 35 Hudson Yards
Retail Unit D2
New York, New York 10001

The subject premises will be a private members club located at 560 West 33rd Street aka 35 Hudson Yard between Hudson Boulevard East and Eleventh Avenue. The premises will be located on the second floor of a 92-story limestone tower. The Equinox Hotel will occupy floors 3 to 52 and the residential units will start on the 53rd 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 wonderous 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 club will add additional ambiance to Hudson Yards featuring an elegant and lush interior. The menu offers a selection of chilled seafood including marinated Nantucket bay scallops and Santa Barbara sea urchin. There are soups and salads including celery root soup and a salad of chicory lettuces. Other featured items on the menu are beef tartare, ricotta gnudi, cedar wood roasted king salmon, lobster picatta and crisy elysian farms lamb shank.

Background music will be played and live music will feature a pianist and jazz trios. The hours of operation for the club will be 7:00AM to 2:00AM Monday to Sunday. Alcohol service will commence no earlier than 8:00AM Monday to Saturday and 10:00AM on Sunday.

The interior will have 50 tables with 174 seats and two customer bars with 10 bar stools each. The total seating is 194.

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.

WS New York will be a wonderful new private member for individuals seeking an inviting atmosphere with an elegant menu and a comprehensive wine list. There is even a private dining room for a party of 14. The club will offer members a private place to relax in the lounge area as well as an enjoyable night out for a fine 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 club 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 club 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 club liquor license will not cause an unusual increase in noise levels in this area. The club will be intimate with an emphasis on great food and a quiet atmosphere. Background music will be played and live music will consist of a pianist and jazz trios. Members will not have to raise their voices to be heard during live music performances.

(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
 2ND FLOOR
 NEW YORK, N.Y.
 APRIL 21, 2019
 NOT TO SCALE

COMMERCIAL BUILDING

HUDSON YARDS PARK

NEW BUILDING/VACANT

APPLICANT

384'

OPEN RAISED COURTYARD

THE VESSEL

ENTRANCE

THE SHOPS

(8 LIQUOR LICENSES WITHIN)

OFFICE/RESIDENTIAL BUILDING

THE SHED

COMMERCIAL/RETAIL BUILDING

NEW BUILDING

- 11TH AVE. -

PARKING LOT

COMMERCIAL BUILDING

- W. 33RD ST. -

TRAIN
YARD

- 11TH AVE. -

NEW BUILDING/
VACANT

APPLICANT

OPEN
RAISED
COURTYARD

NEW BUILDING/
VACANT

DELI/GROCERY

- W. 30TH ST. -

COMMERCIAL BUILDING

BLOCK PLOT
35 HUDSON YARDS
2ND FLOOR
NEW YORK, N.Y.
APRIL 31, 2019
NOT TO SCALE

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 33RD Street - 384'
2. Queensyard - 500 West 33RD Street - 384'
3. Hudson Yards Grill - 20 Hudson Yards - 384'
4. Kawi (Momofuko) - 500 West 33RD Street - 384'
5. Neiman Marcus - 20 Hudson Yards - 384'
6. Belcampo - 20 Hudson Yards - 384'
7. Milos - 20 Hudson Yards - 384'
8. American Grill Investor LLC - 20 Hudson Yards - 384'
9. The Shed - 545 West 30TH Street - 327'

All
licenses
are
within
The
Shops

CHURCHES & SCHOOLS

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



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

BIN# 1089999
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
Complaints	24	0
Violations-DOB	0	0
Violations-ECB (DOB)	6	0
Jobs/Filings	106	
ARA / LAA Jobs	0	
Total Jobs	106	
Actions	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](#).