

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

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> An entity to be formed by The Conduit		<b>DOING BUSINESS AS (DBA)</b> The Conduit New York	
<b>STREET ADDRESS</b> 241 West 14th Street		<b>CROSS STREETS</b> 7th and 8th Avenue	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Mark Somen	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Donald M. Bernstein c/o Bernstein Redo, P.C.
	<b>PHONE:</b> (646) 525-6691		<b>PHONE:</b> (212) 651-3100
	<b>EMAIL:</b> Marksomen@theconduit.com		<b>EMAIL:</b> Donald@brpclaw.com and Emily@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> Mark Somen	<b>LANDLORD</b>	<b>NAME:</b> Benjamin Shaoul
	<b>PHONE:</b>		<b>PHONE:</b> (212) 941-9399
	<b>EMAIL:</b>		<b>EMAIL:</b> bshaoul@magnumreg.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?		The Conduit London
	What were the dates applicant was involved with this former premise?		2018-Present
<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 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?		<input type="radio"/> YES <input checked="" type="radio"/> NO	
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	Attached
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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-4am	7am-12am	
	Kitchen	7am-3am	7am-3am	7am-3am	7am-3am	7am-3am	7am-3am	7am-12am	
	Music	7am-3am	7am-3am	7am-3am	7am-3am	7am-3am	7am-3am	7am-12am	
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> 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	223	223	38	213	1	3	17		
OUTSIDE <i>(Other than sidewalk café)</i>	TBD	46	15	46	0	0	0		
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A	N/A				
How many floors are there? What is the capacity for each floor?					6 floors: cellar, basement (24), 1 (55), 2 (58), 3(63), 4(23)				
How frequently will the owner(s) be at the establishment?					20-50 hours per week				
Will there be dancing?					YES	<input checked="" type="radio"/> NO			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="radio"/> YES	NO	Wine		
Will you be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="radio"/> YES	NO			
Will security plan be implemented?					<input checked="" type="radio"/> YES	NO			
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	NO	Only for certain events		
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	<input checked="" type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	N/A		
Where will delivery bicycles be stored during the day when not in use?					N/A				

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

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached email sent to block associations	
	# 2	Notice to Neighbors posted in residential buildings: 245 West 14th Street; 225 West 14th Street; 219 West 14th Street; 211 West 14th Street;	
	# 3	Notice to Neighbors posted in residential buildings: 238 West 15th Street; 236 West 15th Street; 232 West 15th Street; 230 West 15th Street;	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		TBD	
Who was your contact person at each group you met with?		TBD	
When did applicant post the notice that was provided?		1/29/2020	
Where did applicant post the notice that was provided?		245 West 14th Street; 14th and 8th Avenue	
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 (646) 525-6691
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

**Emily Jedda**

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**From:** Emily Jedda  
**Sent:** Tuesday, January 28, 2020 1:26 PM  
**To:** Emily Jedda  
**Cc:** Donald Bernstein  
**Subject:** Notice To Our Neighbors - The Conduit New York

NOTICE TO OUR NEIGHBORS  
The Conduit New York

The Conduit, a London based private members club, is in the process of opening their first location in Manhattan at 241 West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues.

The Conduit, which officially opened in London in 2018, serves as a home for a diverse community of people interested in social change. Bringing together social entrepreneurs, investors, creatives, business leaders, policymakers and civil society, The Conduit acts as a catalytic platform for individuals tackling some of today's most pressing challenges.

Through the power of community, The Conduit will generate a stimulating environment conducive to collaboration and new ways of thinking. The founding members and membership community include individuals from all different backgrounds, ranging from youth activists to grassroots social entrepreneurs, from critically acclaimed authors to CEO's, from innovative policy makers to tech entrepreneurs, from scientists to civil society leaders and everyone in between.

The Conduit will be open for breakfast, lunch and dinner and is committed to sourcing produce that helps to nurture the best farmers, organic producers and artisans from around the local area. Centered around sustainability, The Conduit aims to eliminate its food waste and minimize the use of plastics.

The Conduit will be applying to the New York State Liquor Authority for a members club license and will be meeting with Manhattan Community Board 4's Business Licenses & Permits Committee Meeting in February 2020 to discuss the application.

If you have any questions or would like to learn more about The Conduit, please contact Donald Bernstein, [Donald@brpclaw.com](mailto:Donald@brpclaw.com) or Mark Somen, [MarkSomen@theconduit.com](mailto:MarkSomen@theconduit.com).

Thank you.

**Emily R. Jedda | Licensing Specialist | BERNSTEIN REDO, P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[emily@brpclaw.com](mailto:emily@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

NOTICE

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Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be

Email sent 1.28.2020 to the below addresses

	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	Kirron	Retzko	n15mstr@mac.com
100/200 West 15 Street	Steve	Starosta	steve@w15ba.com
300 West 15th Street	Jim	Jasper	jjaspar@cc.cuny.edu
100 West 16th Street	Paul	Grocni	paul@grocni.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	acevedoandassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com, craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laranjezag@qmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sallygmg@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beacon195@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanygerald@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m@melissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalslhn@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Dottie	Francoure	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	fcmg@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
500 West 19th Street	Neil	Selkirk	neil@neilselkirk.com
300 West 20th Street	Carol	Ott	coll@nyc.rr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesley@yishard.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quilledcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabriele	300wba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Waisman	phylliswaisman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazelloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	rms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McEluff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristanson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	w400ba@gmail.com
100 West 25th Street	Carla	Nordstrom	west25thstreetproject@qmail.com
100 West 26th Street	Susan	Bullenwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@spenkeasy.net
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florance	Dent	fdenthunter@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlono	Waters	dwatersh@gmail.com
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keany	bkeany@pennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(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	Huppe	212-838-3700
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Citizens Arts Club Inc. d/b/a Norwood: Club Liquor		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Citizens Arts Club Inc. d/b/a Norwood
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input 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	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> 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 checked="" 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	<input type="radio"/> 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	<input type="radio"/> 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	<input 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Roof; Mitsubishi VRF System		
When was the air conditioner installed?	2006		

<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	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	NO	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	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	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	

<b>OUTDOOR ITEMS – SIDEWALK CAFÉ</b>			
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)**

- All live music and DJ's eill cease no later than 2 a.m. nightly

**In Rear Yard:**

- All patrons must vacate rear yard no later than 10 p.m. nightly
- No more than 5 tables & 20 patrons in rear yard at anytime
- No tables in rear yard will seat more than 4 people
- No parties in rear yard


***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.***

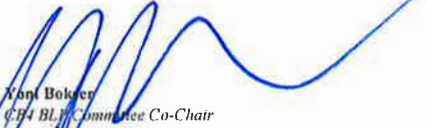
Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its March 4, 2020 full board meeting, with 37 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

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 Holczubiec  
 CB4 BLP Committee Co-Chair

  
 Yoni Boker  
 CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

<p><b>SIGN HERE</b> →</p>	<p>Donald Bernstein          PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT</p>	<p>2/5/2020          DATE</p>
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MARK SOMMER  
  
 2/11/20

## PUBLIC INTEREST STATEMENT

### The Conduit New York

The Conduit New York plans to open and operate a private members club located at 241 West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues. The applicant will occupy and license the entire building, cellar to fourth floor along with a small outdoor patio on 14<sup>th</sup> Street and backyard garden facing 15<sup>th</sup> Street. The premises is currently licensed under Citizens Art Club Inc. d/b/a Norwood for a members club license.

The Conduit, which opened in London in 2018, serves as a home for a diverse community of people interested in social change. Bringing together social entrepreneurs, investors, creatives, business leaders, policymakers and civil society, The Conduit acts as a catalytic platform for individuals tackling some of today's most pressing challenges.

Through the power of community, The Conduit will generate a stimulating environment conducive to collaboration and new ways of thinking. The founding members and membership community include individuals from all different backgrounds, ranging from youth activists to grassroots social entrepreneurs, from critically acclaimed authors to CEO's, from innovative policy makers to tech entrepreneurs, from scientists to civil society leaders and everyone in between.

The hours of operation will be Monday to Saturday 7am-4am and Sunday's 7am-12am. The Conduit will be open for breakfast, lunch and dinner and is committed to sourcing produce that helps to nurture the best farmers, organic producers and artisans from around the local area. Centered around sustainability, The Conduit aims to eliminate its food waste and minimize the use of plastics. The Conduit in London supports the local community in many respects – from hiring locally, to supporting local artisans and social enterprises. The Conduit in New York plans to do the same thing.

There will be background recorded music and occasional live acoustic music or DJ. The applicant prepared a security plan to help create a safe and secure environment, provide a level of control and safety for all arriving and departing guests and to mitigate any noise or concerns for the neighborhood. All employees and management will be trained in basic security and all those serving alcohol will be TIPS certified. There will always be an employee stationed at the front desk to help check in members and will keep a list of all who are entering and exiting the premises. Members will be reminded to keep noise levels down when exiting the premises to help maintain order and mitigate any noise concerns. If on the occasion there is a private event, additional security will be hired to monitor entrances, exits and to ensure capacity does not exceed the legal occupancy.

The applicant has also agreed to comply with Manhattan Community Boards 4's recommendations and policies for outdoor space. The applicant will close windows when music is played indoors and will close windows by 11pm Fridays and Saturdays and 10pm all other days. Further, the outdoor spaces will be vacated 11pm Fridays and Saturdays and 10pm on all other days. There will not be any amplified music played outside and service and consumption of alcohol will be via seated service only.

There are approximately 13 licenses within 500 feet of the Applicant. Specifically, there are 4 bar/pubs, 1 nightclub and 8 traditional restaurants. Not one of the identified establishments is a member's club nor encompass the same method of operation and therefore, no license nearby is of the same class and character of this application. Additionally, since the premises is currently licensed, the Applicant will not be bringing any additional licenses to the area.

Accordingly, we believe the approval of this application will promote the public interest and convenience.



**Exhibit 1: The Conduit**

TheConduit

THE CONDUIT

NEW YORK





# A brief overview of The Conduit London and our unique offering

## OUR ETHOS

The Conduit serves as a home for a diverse community of people interested in social change. Bringing together social entrepreneurs, investors, creatives, business leaders, policy-makers and civil society, The Conduit acts as a catalytic platform for individuals tackling some of the most pressing challenges facing us today.

## THE PROGRAM

The Conduit's program will showcase solutions and engender a better understanding of the trends, opportunities and geo-political forces shaping our world. With over 150 unique talks, workshops and experiences a year, The Conduit will bring together some of the world's leading thinkers and entrepreneurs for thought-provoking conversations around 7 core themes: Climate Change & Sustainability, Education & Skills, Employment & Economic Opportunity, Health & Nutrition, Gender Empowerment, Justice & Equality and Arts & Culture.

## FOOD & DRINK

The Conduit is committed to sourcing produce that helps to nurture the best farmers, organic producers and artisans from around the local area. Centred around sustainability, we aim to eliminate food waste and minimize the use of plastics.

## THE CONDUIT CONNECT

The Conduit Connect is The Conduit's impact platform. It has been designed to identify and support exceptional businesses who combine purpose with profit and want to achieve impact at scale. The Conduit Connect will facilitate introductions between members of The Conduit community and some of the most exciting entrepreneurs working to solve global issues, so that members can support the growth of ideas, through: mentorship, investment, sector and regional knowledge. Through these events, we have offered investment opportunities to over 300 attendees. £5m has already been raised for impact businesses.

# Early success in London; Key milestones

## SUCCESS TO DATE

The rapid recognition and success of The Conduit's mission since opening in September 2018 is reflected in:

**Fast growing membership:** c. 3,350 total to date with c. 40 new members joining per week. The calibre of the members is a real asset since many are influential people who are committed to positive social change.

**Events:** 250 events held since September 2018 across its seven core themes, which have attracted over 3,500 total attendees.

**The design** of The Conduit has been extremely well received by members and continues to receive design awards and accolades in the media.

**Press:** Uniformly positive **media coverage** has helped to attract members and build The Conduit's brand equity.

**The food menus** of The Conduit are celebrated for their commitment to sustainably sourced produce and are designed by Merlin Labron-Johnson, one of the youngest British recipients of a Michelin star.

**Impact Partnerships:** In its first year The Conduit has created partnerships with thirteen companies who have focus around positive social change. Each company pays an annual amount which includes memberships and access to events space.

## MEMBERSHIP

The Club's membership will be drawn primarily from three communities:

**Social Impact** - Including philanthropists and those working for non-profits, social enterprises, foundations and academic institutions.

**Entrepreneurs and Investors** - Including those who have founded, built, or are building companies, as well as those working in private equity, venture capital, family offices, and individual investors.

**Creativity and Innovation** - Including Fashion, Art, Music, Film, Television, Theater, Literature, Architecture and Design.

# The Conduit exists to build and nurture a diverse community of people interested in social change

We are building a balanced community drawn primarily from the business, creative and not-for-profit sectors.

Our Founding Members share our ethos and are gateways to our membership community, ranging from youth activists to grassroots social entrepreneurs, from critically acclaimed authorsto CEOs, from innovative policy makers to tech entrepreneurs, from scientists to civil society leaders to documentary filmmakers and everyone in between.

Through the power of community, we will generate a stimulating environment conducive to collaboration and new ways of thinking.





# Global insights from the world's leading thinkers, doers, and makers

Our program offers insights into global issues from the world's leading thinkers. With over 150 unquietalks, workshops and experiences a year, The Conduit is a platform for conversations centred around the 7 core themes.

We bring in experts from the private, creative and not-for-profit sectors so that members are fully equipped to understand and tackle some of the world's most pressing issues, including but not limited to: the refugee crisis, climate change, justice, energy, the future of news, modern slavery, technology and education.

Notable speakers include: Christiane Amanpour of CNN International; Lynsey Addario, the Pulitzer Prize-winning photojournalist; and Fred Swaniker, Co-founder and Trustee of African Leadership Group.



# Our world-class program and speakers

## A FLAVOR OF OUR PAST EVENTS

### **Yemen: Finding solutions to a country in crisis**

This event featured keynote speaker Helle Thorning-Schmidt, CEO of Save the Children International and former Prime Minister of Denmark, to discuss solutions to address the worst humanitarian crisis on earth.

### **The New Impact Fund Frontier: Breakfast with The Financial Times**

This Impact Investing breakfast took a deep dive into a special report published by the FT, which focused on: 'Profit with Purpose' in Asia and Africa; 'Conserving an ecosystem using blockchain'; 'Technology in Healthcare'; and 'Millennials changing the investment landscape'.

### **Climate Solutions lunch**

This event is part of a series, which will run in parallel to The New York Times Climate Solutions quarterly special sections, connecting the discussion to the global conversation around new and innovative climate initiatives. Our speakers included Christiana Figueres, Founder, Global Optimism Ltd and Jonathon Porritt, Founder Director, Forum for the Future.

### **AI and the promise of a healthcare revolution**

Artificial Intelligence has the ability to revolutionise the health sector and provide access to quality healthcare for all. We collaborated with Women in AI (WAI) to explore the future of healthcare, the exponential possibilities of AI and the reality of where we are, as well as the ethics behind its use.

### **Evening Standard/Elton John Aids Foundation AIDSfree Cities Global Forum**

We hosted a major conference involving six international mayors in support of the Evening Standard and Elton John Aids Foundation's campaign to fight HIV/Aids. For The Conduit, events like this are a means of mobilising public, private and not-for-profit partners to exchange ideas and come together to drive positive change.

## OUR SPEAKERS

We are partnering with globally renowned individuals, including:

- Al Gore - Climate Change
- Professor Muhammad Yunus - Nobel Peace Prize winner for microfinance
- Christiane Amanpour & Dean Baquet
- Journalist CNN and Executive Editor NY Times respectively.
- Esther Duflo - Nobel Prize for Economics

## PRESS

Formal partnerships with the Financial Times

# The Building

## New York

241 W 14th Street, NY

### OVERVIEW

We have secured a beautiful West Village townhouse. Built in 1847 it covers 13,000 rentable sqft with c. 9,500 usable sqft.

### 4TH FLOOR LOUNGE

The top floor will inhabit c. 1,500 USF and be transformed into a bar and lounge for drinks and eating from an all day menu. Natural light from large frontal windows will make the space perfect for work and entertaining.

### 3RD FLOOR RESTAURANT, LOUNGE & PDR

Members can enjoy the 3rd floor work areas and extensive library which houses books related to politics, philosophy, economics, history and the environment. The library is a dedicated section on social entrepreneurship and development and include a selection of essays, letters and biographies. The library will also serve as an atmospheric setting for meetings and eight person private dining. The 3rd floor also provides additional informal work and collaboration space.

The Restaurant will introduce members to the most talented chefs in the US and beyond. The dining room will serve refined menus dedicated to sustainably sourced ingredients paired with an extensive collection of organic and bio-dynamic wines.

### THE 2ND FLOOR LIVING ROOMS

The 2nd floor is a 1,500 sq. ft. event space which will be the mainstay for the Conduit Content program. The versatile venue, also available for private hire, can be configured to accommodate talks, panel discussions, exhibitions, film screenings and conferences of varying capacities. The space can fit up to 30 people for a seated lunch or dinner. In the day the 2nd floor will be an additional comfortable member space that with large windows will be perfect for either meetings or work.

### 1ST FLOOR GARDEN TERRACE

The Restaurant's garden terrace will be a wonderful oasis, surrounded by indigenous flowers and plants. The full à la carte menu and guest chef offerings are served here, with seamless service both outside and in

### BASEMENT PRIVATE DINING ROOM

Nestled on the cellar level, the PDR is an intimate venue with for showcasing talks and events programming. The space can also be hired out to members for up to 24 people.

# Co-Founders



## ROWAN FINNEGAN

Co-Founder of The Conduit, Rowan oversees the building and business development. As founder of Regenerative Investment, a US-based sustainability-focused impact fund, Rowan was an early adopter of impact investing. His focus in both investment and philanthropy includes purpose driven companies and cradle to cradle initiatives spanning sustainable energy, infrastructure and food systems, alongside gender-lens investment, the arts, and community building. Rowan led the development of a family office, working on multi-generational family businesses, philanthropy, and investment practices.



## NICHOLAS HAMILTON

Co-Founder of The Conduit, Chair of Finance Committee and fundraising, Nick is a managing partner of Laurasia Capital Management, a Singapore-based investment firm focused on investments in real estate, infrastructure and special situations which have a social impact. Previously, Nick was the Asia Pacific CEO of Standard Bank Group, having held the same position at UniCredit Bank, and was a founding partner of CapAsia, the largest infrastructure fund in SE Asia. After 25 years in investment banking and asset management, he began to focus on for-profit investments with positive social outcomes, such as the Latitude Hotels group in east sub Saharan Africa.



## PAUL VAN ZYL

Co-Founder of The Conduit and Chief Creative Officer, Paul is a winner of the prestigious Skoll Award for Social Entrepreneurship and was named a Young Global Leader by the World Economic Forum. He served as the Executive Secretary of South Africa's post-apartheid Truth and Reconciliation Commission and co-founded the International Center for Transitional Justice (ICTJ), an international human rights organisation based in New York City. Paul is also co-founder of Maiyet, a modern, ethical luxury fashion brand that celebrates and cultivates traditional design and culture by partnering with global artisans.



# The Team



## MARK SOMEN, CEO

Mark has more than 25 years' hospitality experience. Beginning his career in his native country, Kenya, Mark has held positions at the Connaught Hotel in London, The Pierre Hotel, Four Seasons, China Grill Management, and the Hudson Hotel in New York, and The Tribe in Nairobi. He was General Manager at Soho House New York and then Director of Operations for Soho House North America. Mark is the Chair of the Board for FilmAid International and sits on the Maasai Wilderness Conservation Trust Board.



## ANDY CHILDS, CFO

Andrew started his career at Soho House in 2001 after finishing college with a Hons in Business Economics. As a senior management accountant in London he oversaw the financial running of multiple sites both in London, including Soho House, Greek St and Electric House, Notting Hill, as well as the hotel in Babington, Somerset. In 2009 he moved to the US being promoted to financial controller of Soho House New York, and then shortly after to the role as CFO of North America, financially overseeing Soho House Miami, Soho House LA, Cecconi's LA, Soho House Toronto and Soho House Chicago with a combined revenue of \$150m with over 1,500 employees in total. Heavily involved in the successful refinancing of Soho House, Miami and investment strategy for new growth sites.



## JO SPARBER, HEAD OF MEMBERSHIP AND PROGRAMMING

Jo is responsible for Membership and Community development, as well as the curation of the programme and content. Previously, Joanna was the Deputy Head of the Forum of Young Global Leaders (YGL) at the World Economic Forum with responsibility for the strategy, growth and impact of the Community. Jo was additionally the Head of the Foundation Communities for Europe, heading up the engagement and relationship management with all constituents based in Europe from the 3 Foundation Communities: The Schwab Foundation for Social Entrepreneurship, Young Global Leaders and The Global Shapers.



## KIRAN BARN, HEAD OF COMMUNITY AND TALENT

Kiran completed a law degree before pursuing a career in Human Resources. This began at Selfridges where she held various specialist roles within the function alongside further study to gain professional accreditation from the Chartered Institute of Professional Development for HR Management. She then joined LVMH providing comprehensive and strategic HR support for Maison's including Celine, Givenchy, Loewe, Kenzo and Emilio Pucci. Later, she assumed the Head of HR role at SUSHISAMBA and Duck&Waffle leading the department and its growth with the Companies expansion.



**Exhibit 2: Floor Plans and Photographs**

The Conduit New York; 241 West 14th Street, NY, NY 10011

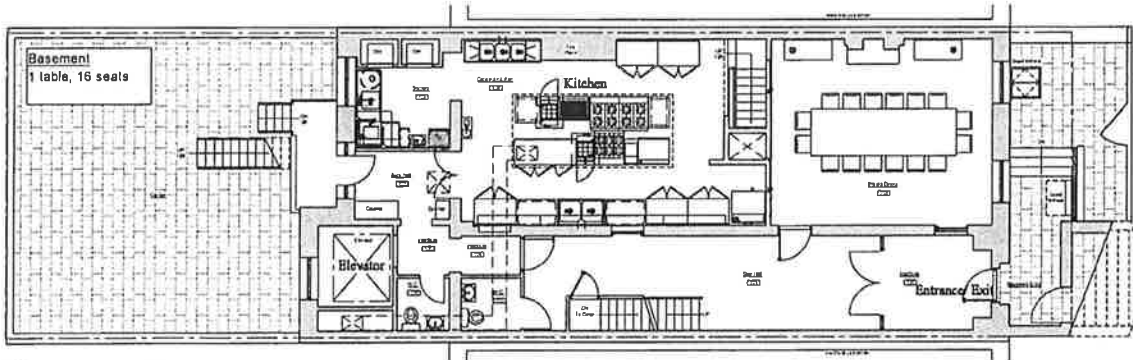
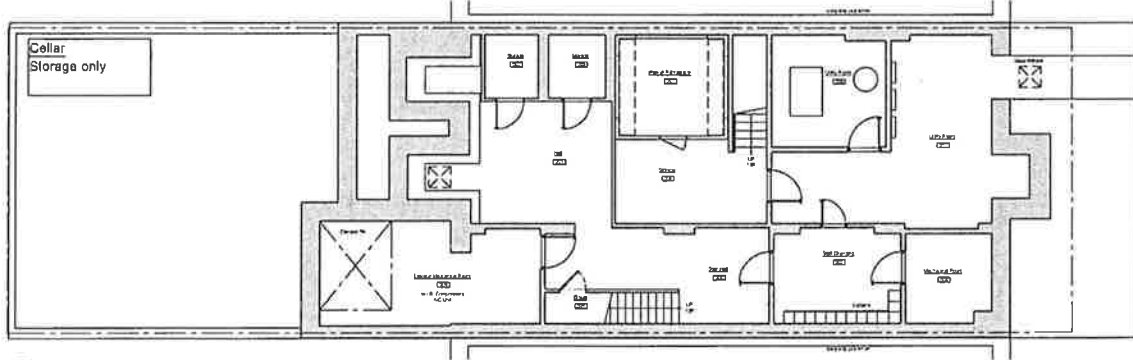
LEGEND

**PRELIMINARY**  
not for construction

PROJECT  
THE CONDUIT CLUB  
241 WEST 14TH STREET  
NEW YORK, NY 10011

SHEET TITLE  
CONSTRUCTION FLOOR PLAN-B  
CELLAR, BASEMENT

DATE: 12/15/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
**A-202.00**



FRANK BOSTELMANN ARCHITECTURE p.c.  
1133 Broadway, Suite 1301  
New York, NY 10010

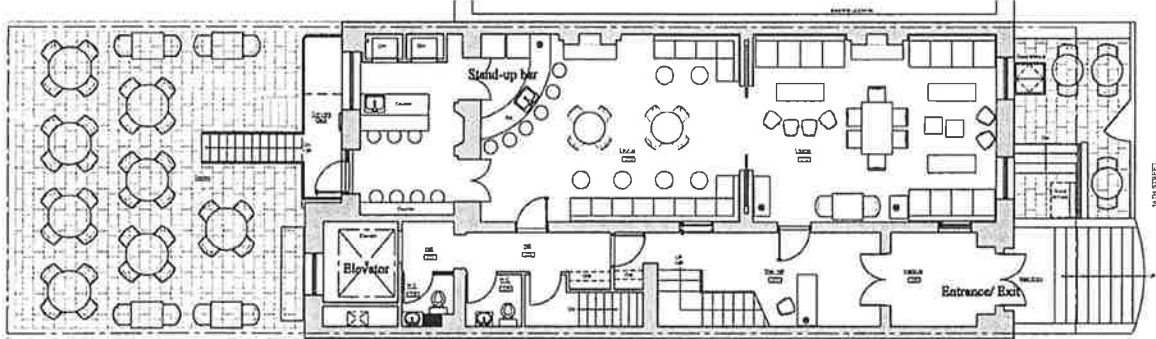
DATE	APPROVED BY	DATE	REVISION
12/15/10	Clark Brown		

The Conduit New York: 241 West 14th Street, NY, NY 10011

LEGEND

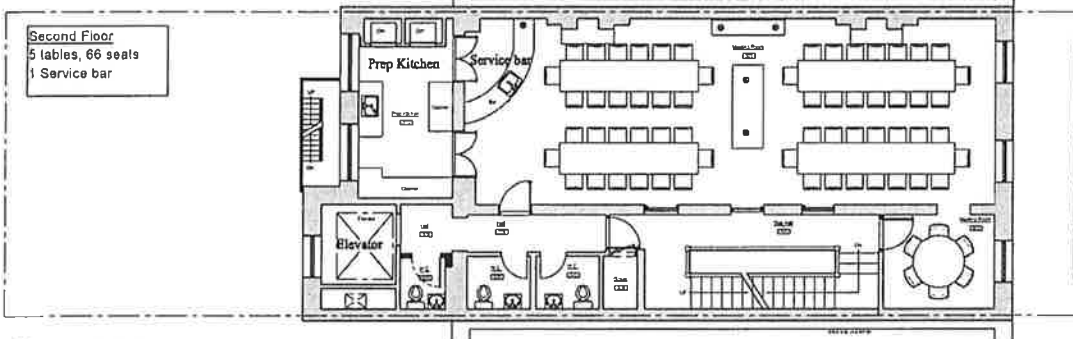


**PRELIMINARY**  
not for construction



**FLOOR PLAN - FIRST FLOOR**  
SCALE: 1/8" = 1'-0"  
TOTAL USABLE INTERIOR SQUARE FOOTAGE (APPROXIMATE) 1387.22  
Not including Elevators, Stairs, Ramps, etc.

**First Floor**  
Interior: 13 tables, 48 seats, 7 counter stool  
1 Stand-up bar, 6 bar stools  
Exterior: 15 tables, 46 seats



**FLOOR PLAN - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"  
TOTAL USABLE INTERIOR SQUARE FOOTAGE (APPROXIMATE) 1400.11  
Not including Elevators, Stairs, Ramps, etc.

PROJECT: THE CONDUIT CLUB  
241 WEST 14TH STREET  
NEW YORK, NY 10011

CONSTRUCTION FLOOR PLANS  
FIRST FLOOR, SECOND FLOOR

DATE: 12/12/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

A-202.01

ARCHITECT OF RECORD:  
FRANK BOSTELMANN ARCHITECTURE p.c.  
1133 Broadway, Suite 1301  
New York, NY 10010

DATE	DESCRIPTION	BY	APPROVED BY
12/12/11	CLUB ROOM	[Name]	[Name]



The Conduit New York: 241 West 14th Street, NY, NY 10011

LEGEND

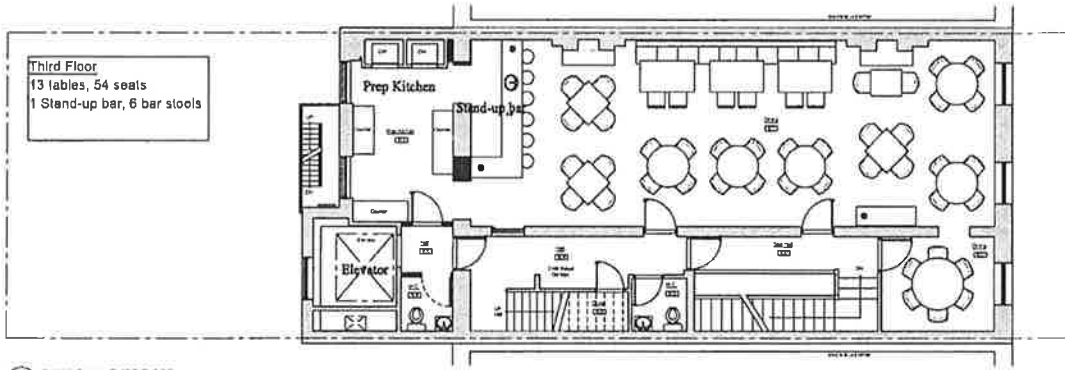
**PRELIMINARY**  
not for construction

PROJECT  
THE CONDUIT CLUB  
241 WEST 14TH STREET  
NEW YORK, NY 10011

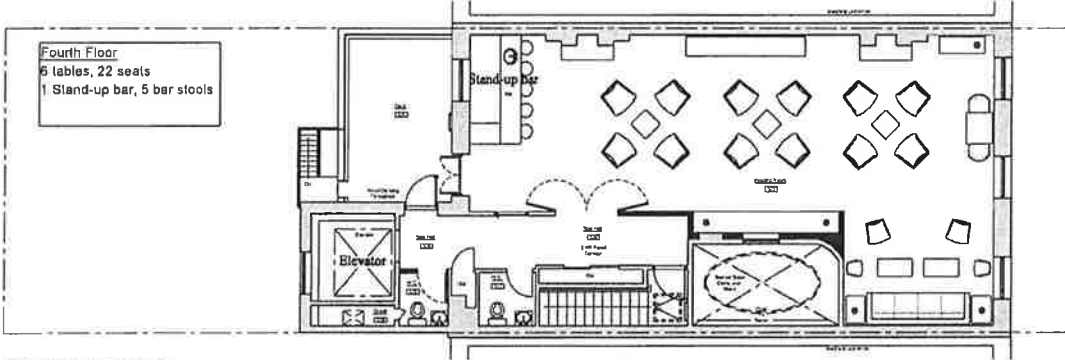
SHEET TITLE  
CONSTRUCTION FLOOR PLANS  
THIRD FLOOR, FOURTH FLOOR

DATE	REVISION	BY	DATE	REVISION	BY
	1	DR			

A-202.02



FLOOR PLAN - THIRD FLOOR  
1/8" = 1'-0"  
TOTAL USABLE INTERIOR SQUARE FOOTAGE (APPROXIMATE) 1344.21  
Not Including Corridor, Restrooms, etc.



FLOOR PLAN - FOURTH FLOOR  
1/8" = 1'-0"  
TOTAL USABLE INTERIOR SQUARE FOOTAGE (APPROXIMATE) 1730.34  
Not Including Corridor, Restrooms, etc.

PROJECT OR ARCHITECT  
FRANK BOSTELMANN ARCHITECTURE p.c.  
1133 Broadway, Suite 1301  
New York, NY 10010

DATE	REVISION	BY	DATE	REVISION	BY
	1	DR			



241 West 14th Street  
Photographs





**Exhibit 3: Menu**

# The Conduit

ALL DAY DINING MENU

Breakfast up to 11:00am

BREAKFAST PASTRIES (VEG)

6

SUNFLOWER SEED GRANOLA, POACHED APRICOTS & YOGURT (GF, VEG)

3.5

TOASTED OAT PORRIDGE, SPICED BRAMLEY APPLE (V, GF)

8.5

KIMCHI FRIED EGGS (VEG)

9.5

MUSHROOM SCRAMBLED EGGS (VEG)

9.5

If you have any allergies or require information on any allergens relating to dishes on our menu please ask a member of the team for more information.

(\*V) Vegan option - (\*VEG) Vegetarian option

Breakfast up to 11am

HOMEMADE BEANS ON TOAST (V)  
7.5

OMELETTE WITH STRACCIATELLA (VEG)  
11

MALDON SMOKED SALMON  
rye bread, egg and watercress  
10

BACON or SAUSAGE BAP  
8

THE CONDUIT ENGLISH BREAKFAST  
Blood pudding, brown eggs, streaky bacon, old  
Cornish sausage, brown sourdough and sauté mushrooms  
14.5

EXTRAS

2 Eggs any style 6  
Sausage – two sausages 4  
Bacon – two rashers 3  
Black Pudding – one slice 3  
Spiced Beans (bowl) 4.5  
Kimchi - (bowl) 5  
Slice of Bread 1  
Fruit Compote/Jam 2  
House Poached Seasonal Fruit 5  
Yogurt – (bowl) 3

SNACKS

BALTHAZAR BAKERY BROWN SOURDOUGH BREAD (VEG)  
4.5

CORNISH CRAB ON SODA BREAD  
11

GRILLED FLATBREAD OF SMOKED EEL, SHIITAKE & BROWN BUTTER  
10

FRIED POPCORN CHICKEN (GF)  
harissa mayo  
7.5

PORK CRACKLING, FERMENTED APPLE DIP (GF)  
5.5

OLIVES (V, GF)  
house marinated Nocellara and  
Kalamata olives with salted almonds  
5

POTATO LATKE AND SMOKED COD ROE (GF)  
6

FRIES AND AIOLI (VEG)  
4.5

MUSHROOM & MOZZARELLA TURNOVER (VEG)  
7

Starters

SOUP OF THE DAY (VEG)  
9

STUFFED BABY SQUID, CHORIZO & FLATBREAD  
9.5

SOUP & SANDWICH  
daily changing soup and sandwich  
10

KALE SALAD (V, GF)  
sesame and soy  
7.5

AIR DRIED DUCK & GRUMOLO SALAD, PRESERVED QUINCE (GF)  
8.5

CITRUS CURED HALIBUT & WINTER TOMATOES (GF)  
9.5

*SIDES*

GREEN SALAD (GF)  
5

BUTTERY MASHED POTATOES (VEG, GF)  
5

BUTTER BEANS WITH PARMESAN & LEMON (VEG, GF)  
5



AUBERGINE BURGER (VEG)  
scamorza, parmesan and tomato sauce & fries and aioli  
15.5

POTATO GNOCCHI (V)  
black winter truffle and puntarelle  
19

CASSEROLE OF VEGETABLES (V)  
spaghetti squash and baby leek tempura  
18

SOPRESSINE, GORGONZOLA & WALNUTS  
18

CREAMY RICE OF PORLOCK OYSTERS, FRIED GARLIC & CORIANDER (GF)  
21

"IMPOSSIBLE SCHNITZEL", APPLE SALAD & REMOULADE SAUCE (V)  
15

## Desserts

QUINCE MILLEFEUILLE, EARL GREY CREAM (VEG)  
12.5

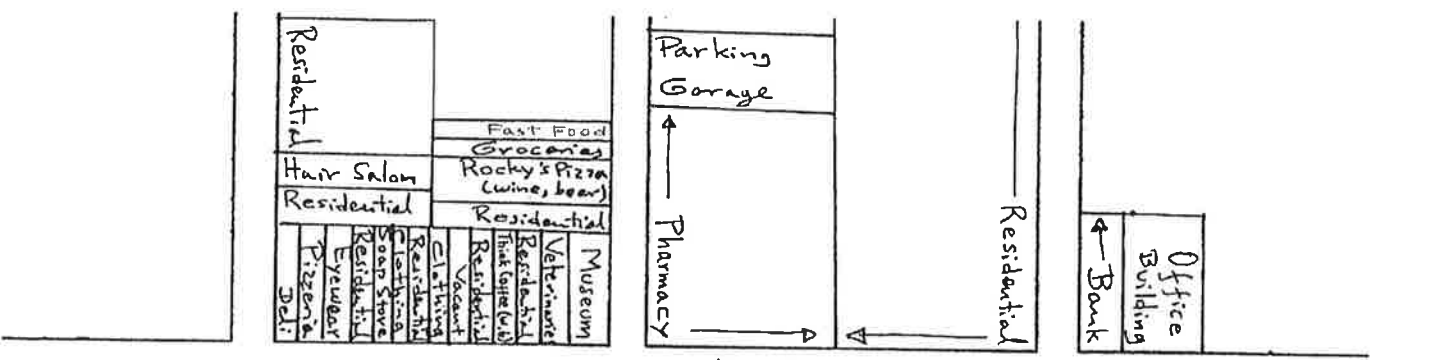
APPLE CRUMBLE, OATS & PECANS (V, GF)  
10.5

COLD PRESSED RAPESEED OIL CAKE (VEG)  
10

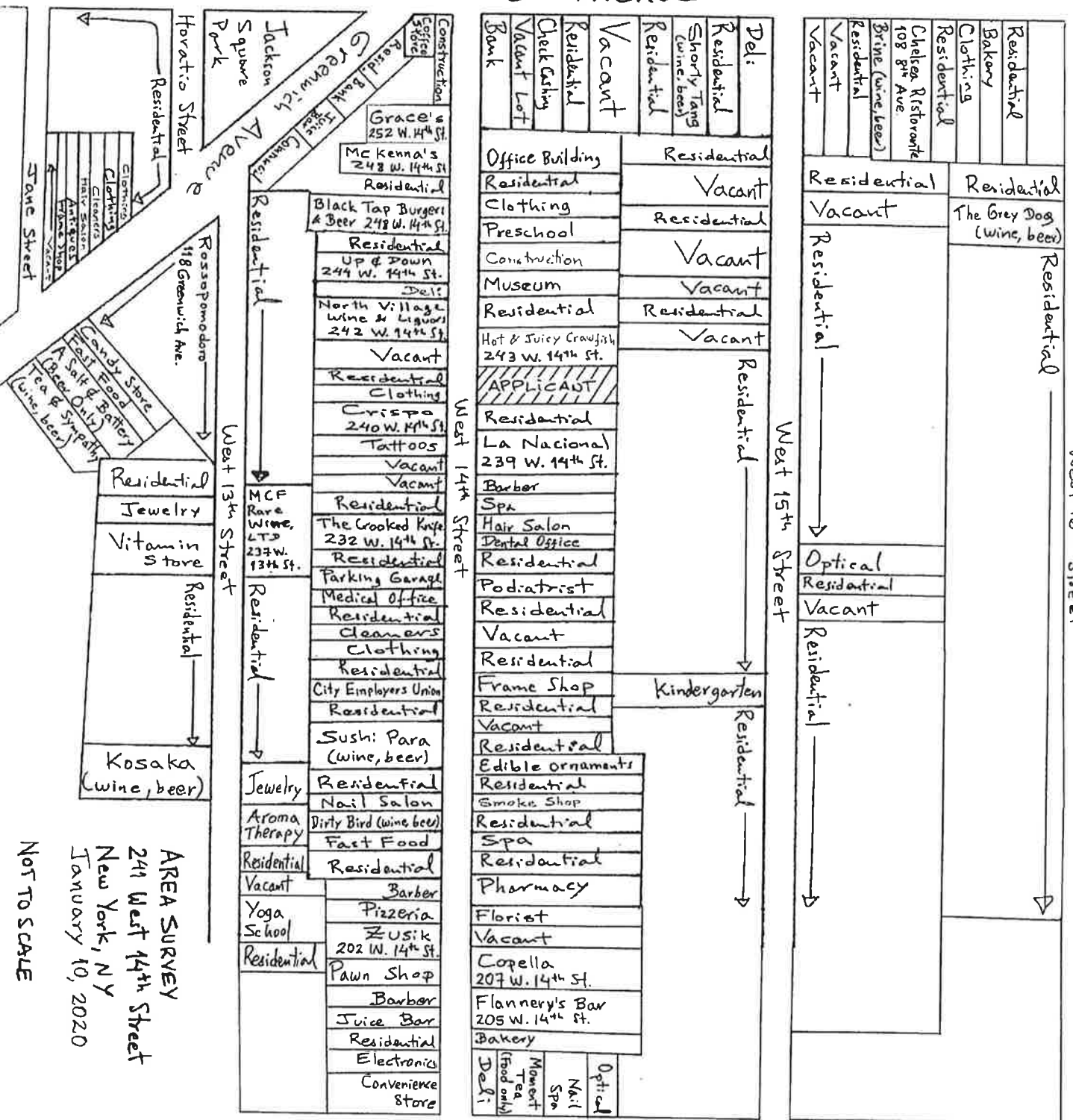
We serve exceptional food with a deep commitment to sustainability throughout The Conduit. We have established relationships with small-scale farmers, fishermen and specialist producers predominately within New York State. Provenance and ethically renewable stocks are guiding the way we bring produce to the table, giving us the ability to showcase not only a wonderful variety of ingredients but also support conscientious farming, environmental responsibility and positive agriculture practices.



**Exhibit 4: Area Survey and Security Plan**



8th Avenue



7th Avenue

AREA SURVEY  
 241 West 14th Street  
 New York, NY  
 January 10, 2020

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: 241 West 14<sup>th</sup> Street

---

1. Chelsea Ristorante - 108 8<sup>th</sup> Avenue - (465')
2. Copella - 207 West 14<sup>th</sup> Street - (418')
3. Hot 'n' Juicy Crawfish - 243 West 14<sup>th</sup> Street - (18')
4. Flannery's Bar - 205 West 14<sup>th</sup> Street - (443')
5. La Nacional - 239 West 14<sup>th</sup> Street - (32')
6. Black Tap Burgers & Beer - 248 West 14<sup>th</sup> Street - (189')
7. Mc Kenna's - 250 West 14<sup>th</sup> Street - (213')
8. Up & Down - 244 West 14<sup>th</sup> Street - (159')
9. Crispo - 240 West 14<sup>th</sup> Street - (104')
10. Grace's - 252 West 14<sup>th</sup> Street - (232')
11. The Crooked Knife - 232 West 14<sup>th</sup> Street - (96')
12. Rossopomodoro - 118 Greenwich Street - (365')
13. Zusik - 202 West 14<sup>th</sup> Street - (404')

## Schools & Churches

No schools and churches within 500' area.

# **SECURITY PLAN**

## **THE CONDUIT NEW YORK**

### **Goals:**

- To create a safe and secure environment within The Conduit for all patrons.
- To provide a level of control and safety for all arriving and departing guests of The Conduit.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from The Conduit.
- To diffuse all situations ideally before they unfold.

### **Introduction:**

A strategy of deterrence will be adopted as to minimize the impact of additional traffic to the community while ensuring the benevolent effects of revenue and business. A policy of zero tolerance will be enacted against narcotics and other contraband. Proactive measures will be utilized (as training is available and techniques are safe). A policy of full disclosure/full cooperation will be in effect towards law enforcement personnel and other city officials. Additionally, full cooperation and coordination with neighboring businesses will act as a force multiplier of security for the community, businesses, patrons and employees.

### **The Security Team**

Our culture will establish the fact that every staff member is part of the security team. Every staff member are the eyes and ears when it comes to safety and security – everyone will be trained in basic security, to heighten their awareness of possible issues and to know what to do in the event of a security issue.

The management team will have more advanced training – as will the front desk. The front desk, which will be manned from the moment The Conduit opens until we close the doors, are an integral part of the security of our members, staff and neighbors. The advantage of running a private members' club is that we will only admit members and their guests. Everyone entering the building will be checked in – and all members will leave their guests' names at the door. For events, we will have the same process. Similarly, the front desk will say goodbye to all patrons, reminding them at night to keep the noise down and respect our community.

All personnel serving alcohol will be TIPS trained – 'Training for Intervention ProcedureS' – to ensure we are always serving responsibly.

### **Responsibilities:**

All Security shall maintain order within The Conduit and its immediate surroundings and prevent any activity, which would interfere with the quiet enjoyment of the property by nearby residents.

### **Additional Security:**

On occasion we will have large events at The Conduit – for example, Halloween, New Years Eve, etc – in which case we will hire additional security personnel. This staff will monitor entrances and exits, ensure we do not exceed our capacity, and maintain a presence throughout the Club.

**IT IS THE DUTY OF EVERY MEMBER OF THE TEAM TO PROTECT THE ESTABLISHMENT, ITS PATRONS, AND EMPLOYEES FROM ANY AND ALL PERCEIVED AND REAL THREATENING SITUATIONS.**

### **Communication:**

All front desk personnel will be in direct communication with the duty manager at all times.

### **Electronic Security:**

The Venue will always use an extensive CCTV (Closed Circuit Television) system integrated with an alarm network, which will feed into the control room. This camera system will provide coverage of all interior areas, including all entrances and exits to the premises. The camera system will be activated and in use during any business activity. Advanced digital recording will store all data from the CCTV and alarm systems. All data will be maintained for no less than a 24-day period. All tapes shall be made available to the police department upon demand.