

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

Meeting Date: October 12, 2021

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Konkpot Entertainment Inc		The Golf Club	
STREET ADDRESS		CROSS STREETS	ZIP CODE
59 Chelsea Piers Golf Lounge		West 19th Street and West 20th Street	10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: David Tewksbury, Roland Betts & Tom Bernstein	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein, Esq./ Bernstein Redo PC
	PHONE: 212 336 6868		PHONE: 212 651 3100
	EMAIL: dtewksbury@chelseapiers.com		EMAIL: donald@brpclaw.com & jules@brpclaw.com
MANAGER	NAME: David Tewksbury	LANDLORD	NAME: Chelsea Piers LP
	PHONE: 212 336 6831		PHONE: 212 336 6800
	EMAIL: dtewksbury@chelseapiers.com		EMAIL: dtewksbury@chelseapiers.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?	Serial #1323087 - Expiration date: 06/30/2022	
	Is applicant making any alterations or operational changes?	<input checked="" type="radio"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i> See enclosed list		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	Serial #1323087 - Expiration date: 06/30/2022	
	<i>Please list/describe the nature of all the changes and attach the plans:</i> See enclosed list		
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 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 Golf Lounge <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="radio"/> NO	End of October 2021
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A - not a new application. An area survey is included for reference.
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="checkbox"/> YES	<input type="checkbox"/> NO	N/A - not a new application. An area survey is included for reference.
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="checkbox"/> NO	

List of Changes

The alteration application seeks to add the first-floor interior mezzanine and the adjoining exterior mezzanine golf driving range stalls to the licensed premises.

The change in method of operation application is requesting to extend the closing hours for the interior and the exterior to 1:00AM. The current approved hours of operation are as follows:

The exterior golf driving range stalls are opened from 6:30AM to 12:00AM seven days a week from March through October; and, are opened from 6:30AM to 11:00PM seven days a week from November through February.

We are seeking to extend the hours of background music from 11:00PM to 1:00AM for the interior.

We are further seeking to serve alcohol for the exterior mezzanine golf driving range stalls and not to be limited to private events.

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	11AM-1AM	11AM-1AM	11AM - 1AM	11-1M - 1AM	11AM- 1AM	11AM - 1AM	11AM- 1AM
	Kitchen	11AM-1AM	11AM-1AM	11AM - 1AM	11-1M - 1AM	11AM- 1AM	11AM - 1AM	11AM- 1AM
	Music	11AM-1AM	11AM-1AM	11AM - 1AM	11-1M - 1AM	11AM- 1AM	11AM - 1AM	11AM- 1AM
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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	375	387	20	108	None	One	11	
OUTSIDE <i>(Other than sidewalk café)</i>	1st floor and 1st floor mezzanine golf driving range stalls= 56 (28 each)	56						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A							

How many floors are there? What is the capacity for each floor? **Ground Floor= 298; Second Floor= 22; Mezzanines= 55 Gold Driving Range Stalls= 56 (28 each)**

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

Will there be dancing? YES NO

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

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

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will applicant have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO **N/A**

Will State certified security personnel be used? YES NO **N/A**

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO **N/A**

Does applicant agree to notify MCB4 prior to making changes to its method of operation? 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**

Manhattan Community Board 4

(All Fields Must Be Completed)

Establishments with multiple spaces/floors

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Interior 1st Floor	Golf Club Lounge & Restaurant with Golf Pro Shop & Office	298	11AM-1AM	16	68	None	One with 11 bar stools	Background
Exterior 1st Floor Golf Driving Range Stalls	Golf Driving Range Stalls with alcohol service	28	11AM - 1AM	N/A	N/A	N/A	N/A	N/A
Interior 1st Floor Mezzanine	Mezzanine to Exterior Golf Driving Range Stalls	5	11AM - 1AM	N/A	N/A	N/A	N/A	N/A
Exterior Golf Driving Range Stalls	Adjacent to 1st Floor Mezzanine Golf Driving Range Stalls with alcohol service	28	11AM - 1AM	N/A	N/A	N/A	N/A	N/A
Interior 2nd Floor	Golf Simulators & Golf Training Lounge	22	11AM-1AM	N/A	16	None	None	Background
Interior 2nd Floor Mezzanine	Eating and Drinking	50	11AM-1AM	4	24	None	None	Background

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

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	Please see attached list of Community Based Organizations together with email send on October 4, 2021	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Meetings have not been requested	
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		Yes on October 1, 2021	
Where did applicant post the notice that was provided?		At the premises, the inside garage and a lamp post.	
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 212 336 6868
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A - Golf Club with Restaurant and Golf Training		
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	Konkapot Entertainment Inc dba The Golf Club received its liquor license July 2020
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" 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 type="radio"/> YES	<input checked="" 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	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as 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) N/A	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	<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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - The premises have been operating as a golf driving range since 1996
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Above the ceiling and is a DX System/ Trane		
When was the air conditioner installed?	2020		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
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, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	NO	1st floor and 1st floor mezzanine golf driving range stalls.
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?	YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	<input type="radio"/> NO	No smoking will be allowed.
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)	YES	NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

DCA APPROVED UNENCLOSED 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 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 closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

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

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
 November 3, 2021 full board meeting, with 43 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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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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>David Tewksbury PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>October 5, 2021 DATE</p>
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List of Licenses for David Tewksbury, Roland Betts and Tom Bernstein

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

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

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

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

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

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com	
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com ; info@w15ba.com	
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	
100 West 16th Street Block Association	Paul	Groncki	pgroncki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	mattbrob@aol.com	
200 West 16th Street Block Association	Will	Rogers	willrogers@gmail.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	
100 West 17th/18th Street Block Association	Donna	Frankel	bvh_dr@gmail.com	
100 West 17th/18th Street Block Association	Michael	Glassman	michael_glassman@hotmail.com	
100 West 17th/18th Street Block Association	Judy	Klein	judyklein999@hotmail.com	
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	sallymq@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert.simon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	m@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25thstreetproject@gmail.com	
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	DiFeliciantonio	Tina@NakedEyeProductions.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolf	pamela@angel.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	picooke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	dianne2ns@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	laurencefrommer@yahoo.com	
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuygpham1@gmail.com	
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.com	
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	
300 West 18/19 Streets Block Association	David	Sloss	davidloss@gmail.com	
300 West 20th Street Block Association	Carol	Ott	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	albertrtaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quiltedcorner.com	
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wba@gmail.com	
300 West 21/22/23(South) Streets Block Association	Phyllis	Waisman	phyllis.waisman@gmail.com	
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	mig91360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dlessser.com	
400 West 20 Street Block Association	Woody	Flower	wflowers7@gmail.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	mis@nyc.rr.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElduff	emce33@aol.com	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	aoster@earthlink.net	
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com ; kjacobnyc@gmail.com	
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein724@gmail.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	tenants@lta.info ; inge64@me.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fdenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	dwatersh@gmail.com	
500 West 19 Street Block Association	Neil	Selkirk	neil@neilselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandibi@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	
500 West 21/22/23/24 Streets Block Association	Debra	Beard	dwbear421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bkd8@cornell.edu bkeany@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keaney		
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americo			(212) 216-0000	
Highline537	Scott	Hupe	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	
Midtown South Community Council	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, &
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@qvshp.org	

From: Jules Vigh <Jules@brpclaw.com>

Sent: Monday, October 4, 2021 9:06 AM

To: Jules Vigh <Jules@brpclaw.com>

Subject: Konkapot Entertainment Inc / 59 Chelsea Piers dba The Golf Club

Bcc: steve@w15ba.com; kimon@w15ba.com; pgroncki@gmail.com; mattbrob@aol.com; willrogers@gmail.com; antonellacipollone2000@yahoo.it; bvh.drf@gmail.com; michael_glassman@hotmail.com; judyklein999@hotmail.com; wborock@hotmail.com; sallygmg@gmail.com; mwalszny@gmail.com; robert.simon2267@gmail.com; beacon195@aol.com; germanygerald@aol.com; m@melissa-stern.com; west25thstreetproject@gmail.com; susanb1011@aol.com; Tina@NakedEyeProductions.com; pamela@angel.net; pjcooke@me.com; dianne2ns@gmail.com; omar.fattal@gmail.com; laurencefrommer@yahoo.com; thuyqpham1@gmail.com; glowe@wohlfarth.com; palmermarshall@yahoo.com; davidsloss@gmail.com; cott@habitatmag.com; albertrtaylor@mac.com; eleanor@quiltedcorner.com; 300wba@gmail.com; phyllis.waisman@gmail.com; mig91360@yahoo.com; david@dlessner.com; wflowers7@gmail.com; mis@nyc.rr.com; emce33@aol.com; aoster@earthlink.net; w400ba@gmail.com; kjacobnyc@gmail.com; amyklein724@gmail.com; andyhummm@aol.com; tenants@lta.info; inge64@me.com; fdenthunter@gmail.com; dwatersh@gmail.com; meil@neilselkirk.com; hoffmandibj@hotmail.com; wade2084@gmail.com; dwbeard421@me.com; bkd8@cornell.edu; bkeany@pennsouth.coop; education@pennsouth.coop; donna@donnalangman.com; jeremy.carmel@gmail.com; john.mudd@usa.net; andrew@gvshp.org; wborock@hotmail.com

Good Morning:

We wanted to contact your organization to let you know that Konkapot Entertainment Inc / 59 Chelsea Piers dba The Golf Club will be applying to the NYS Liquor Authority for an alteration and change in method of operation.

The alteration application is seeking to add the first-floor interior mezzanine and the adjoining exterior mezzanine golf driving range stalls to the licensed premises.

The change in method of operation application requests to extend the closing hours for the interior and the exterior to 1:00AM; and, to extend the hours of background music from 11:00PM to 1:00AM for the interior. The change in method of operation is further requesting to serve alcohol for the exterior mezzanine golf driving range stalls and not to be limited to private events for the service of alcohol for the exterior.

The current approved hours of operation are 11:00AM to 11:00PM Monday to Sunday for the restaurant and the service of alcohol. The exterior golf driving range stalls are opened from 6:30AM to 12:00AM seven days a week from March through October; and, are opened from 6:30AM to 11:00PM seven days a week from November through February.

The applications will be heard at the Community Board on October 12, 2021.

The Golf Club is seeking these changes to enhance its business model and to offer its customers later hours and the option for alcohol service on the exterior golf driving range stalls.

The subject premises have been operating as golf driving range since 1996. The initial liquor license application was heard at the Community Board October 2019 was unanimously approved at the Full Board on November 6, 2019.

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

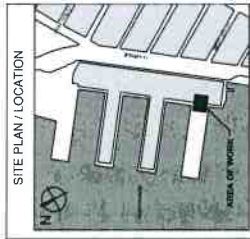
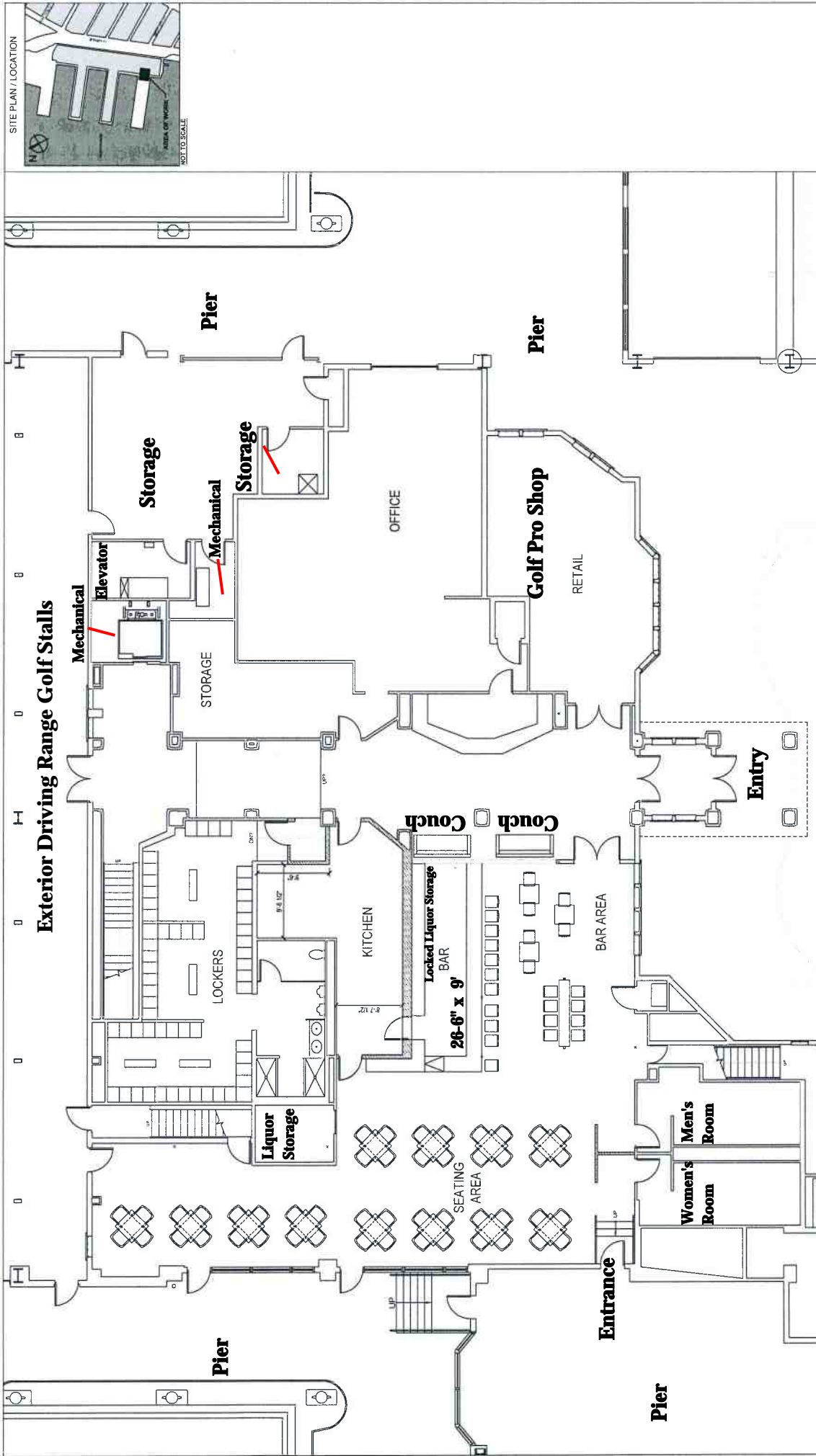
New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com



Current Diagrams



1 GOLF CLUBHOUSE BAR - ARCHITECTURE PLAN - FIRST FLOOR
 SCALE: 3/16" = 1'-0"

GOLF CLUBHOUSE BAR

CHELSEA PIERS NEW YORK

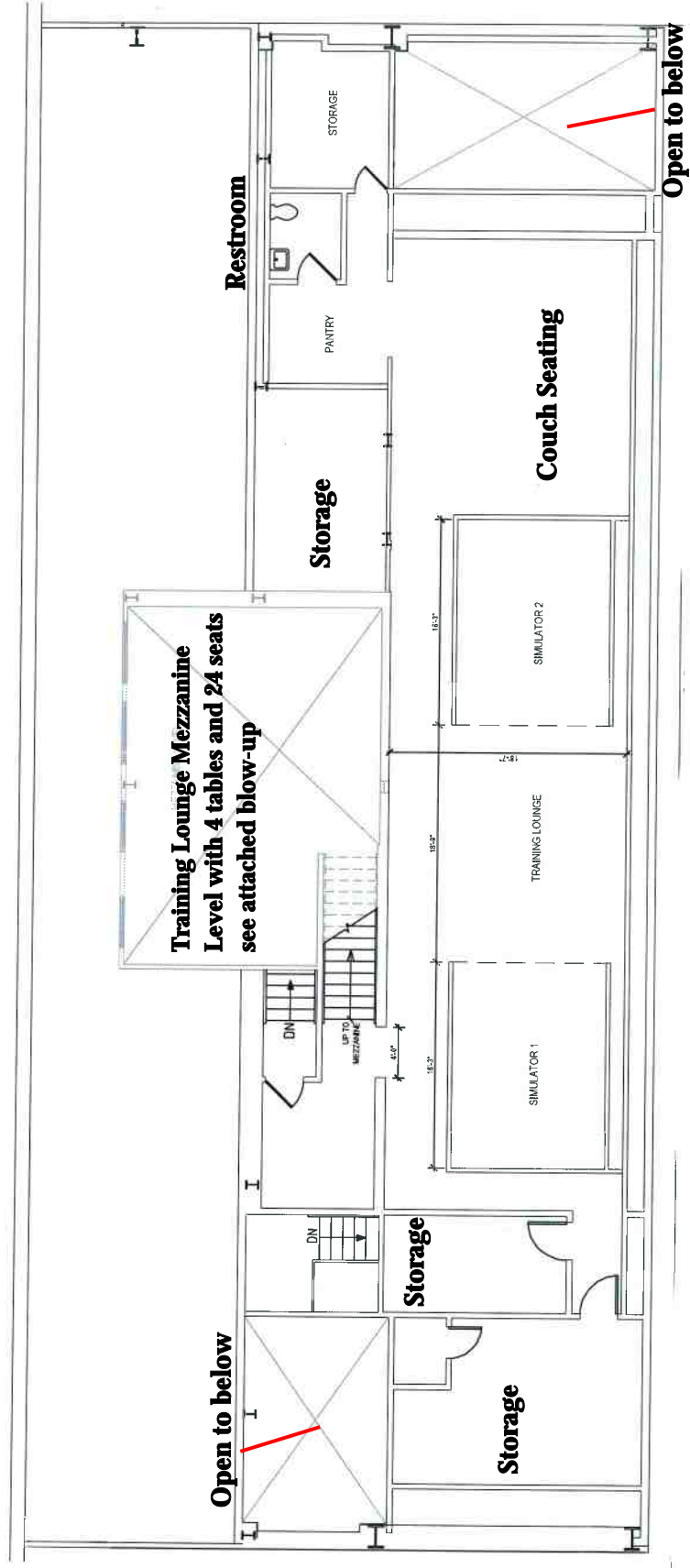
8 14 2019



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CHELSEA PIERS NEW YORK

Second Floor

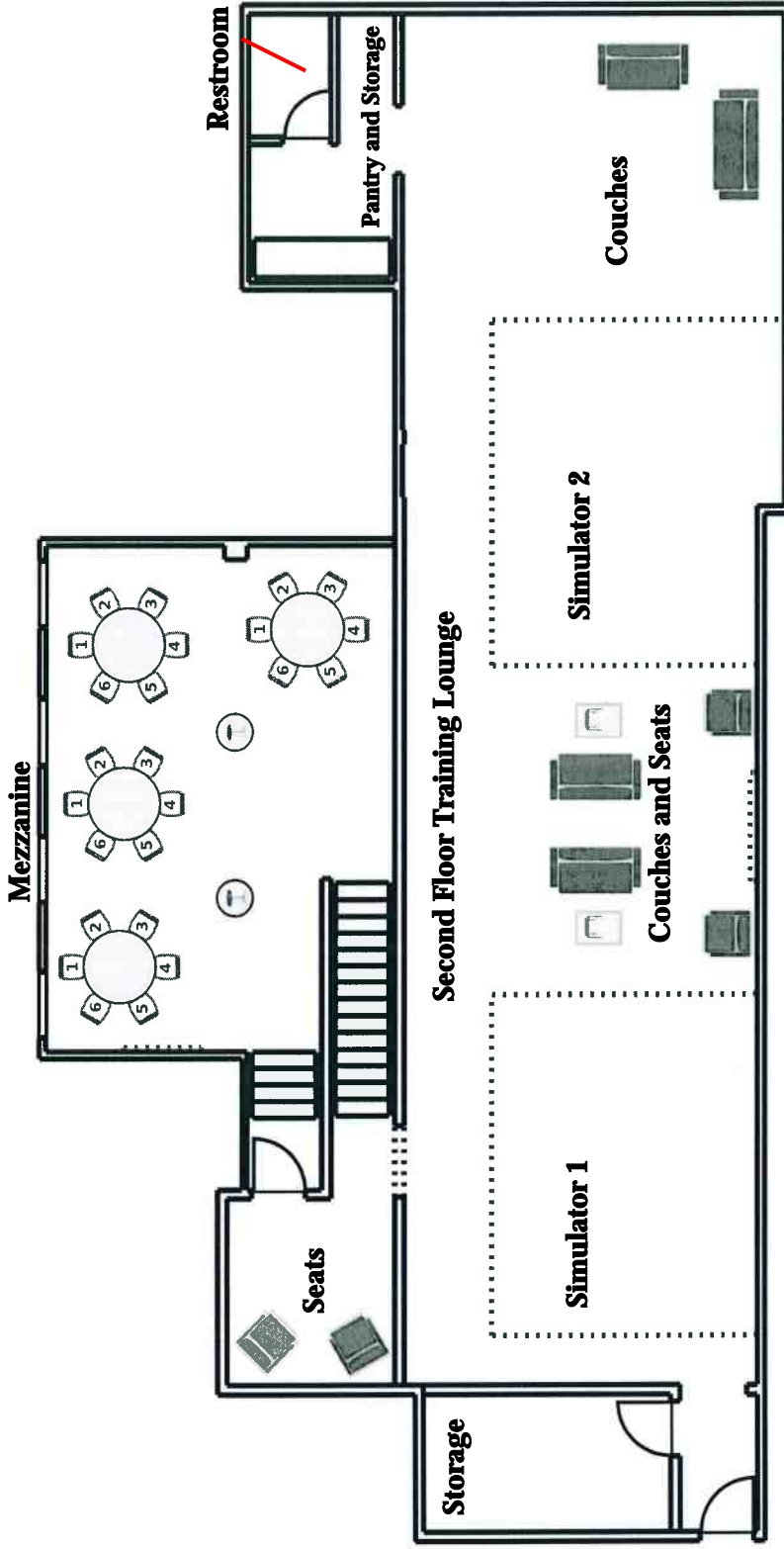


Current Approved Diagram - Konkapot Entertainment Inc dba The Golf Club /59 Chelsea Piers Golf Lounge / New York, New York 10011 / Serial #1323087

Second floor seating= 16

Second Floor Mezzanine Tables= 4 and Seats= 24

Grand Total Tables= 20 and Seats= 119

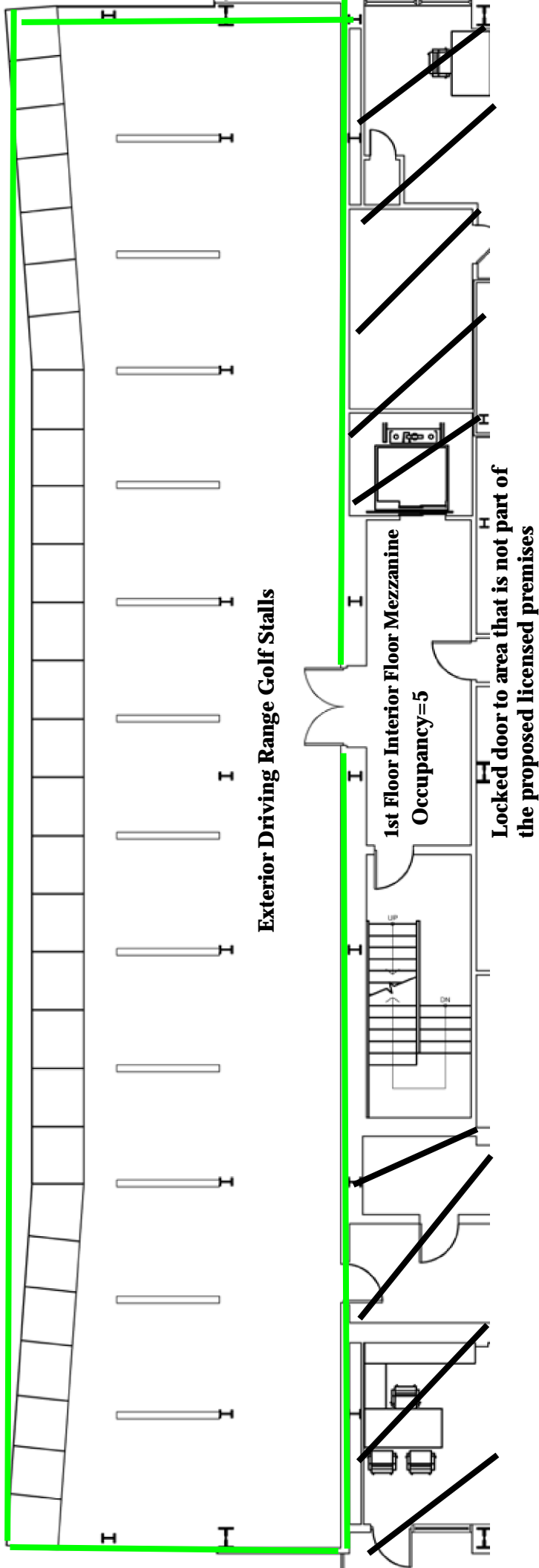




Proposed Diagram

**Proposed Diagram - Konkapot Entertainment Inc dba The Golf Club /59 Chelsea Piers Golf Lounge / New York, New York 10011
Serial #1323087**

**First floor mezzanine with exterior golf driving range golf stalls
The stalls are outlined in green**



Exterior Driving Range Golf Stalls



Current Photographs

Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Customer Bar



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Kitchen

Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Konkpot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
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dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087





Photographs of Space to be Added

Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087



Mezzanine showing entrance to golf driving range stalls

Konkpot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
New York, New York 10011
Serial No. 1323087

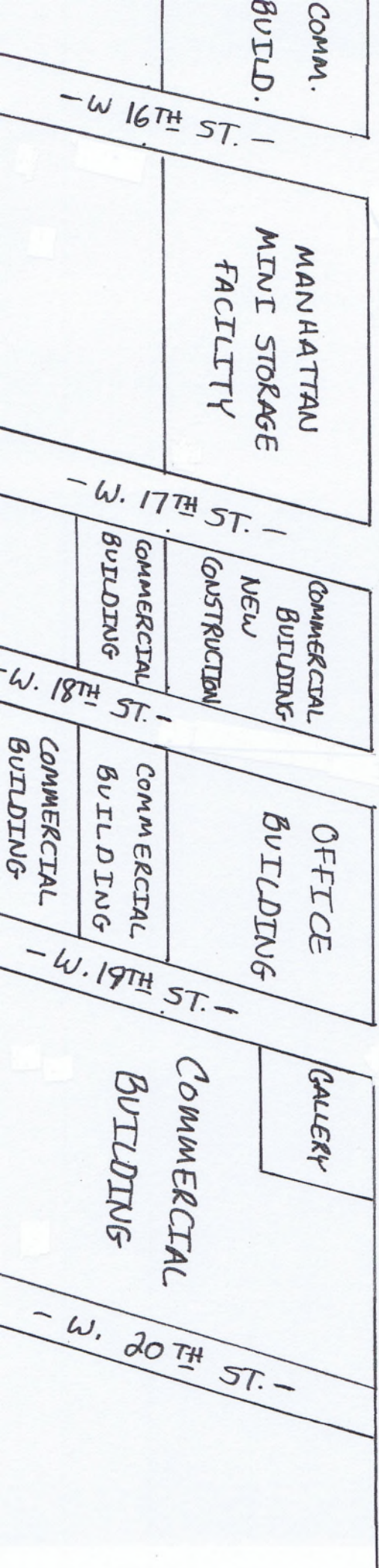
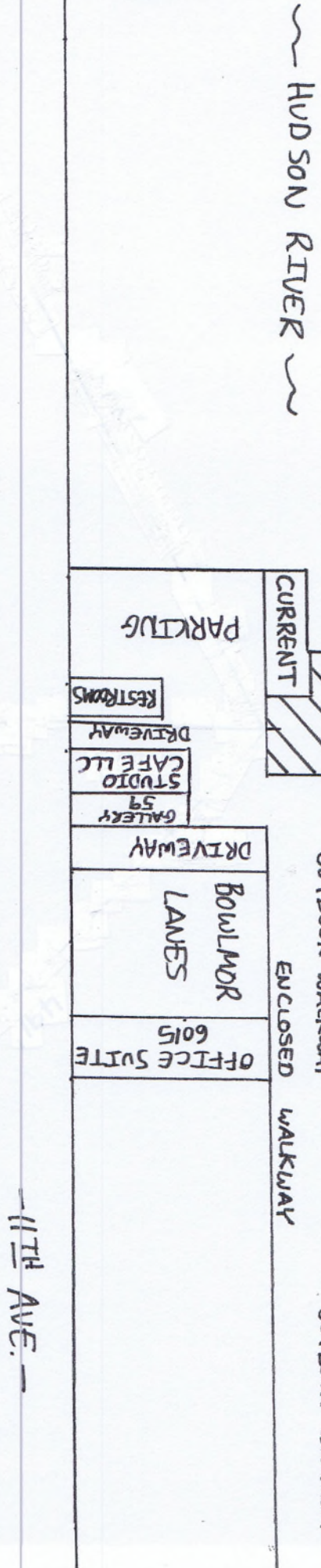




Area Survey and List of Measurements for Reference

AREA SURVEY
 PIER 59
 NEW YORK, N.Y.
 OCTOBER 2, 2019
 NOT TO SCALE

HUDSON RIVER



HUDSON RIVER

APPLICANT

CURRENT

PARKING

RESTROOMS

DRIVEWAY

PIER 59 STUDIOS

GALLERY 59

OFFICE

BOWLMOR LANES

OFFICE SUITE 6015

HUDSON RIVER

BLOCK PLOT PIER 59 NEW YORK, N.Y. OCTOBER 2, 2019 NOT TO SCALE

- 11TH AVE. -

NEW CONSTRUCTION COMMERCIAL BUILDING

- W. 18TH ST. -

OFFICE BUILDING

Landess-Simon, Inc.

Legal & Commercial Photography

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

RE: PIER 59, NEW YORK, N.Y.

1. Current - 59 Chelsea Piers - 30'
2. Studio Cafe LLC - 59 Chelsea Piers (2ND Level) - 108'
3. Bowlmor Lanes - 60 Chelsea Piers - 227'

CHURCHES & SCHOOLS

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



Temporary Certification of Occupancy

Certificate of Occupancy

CO Number: 100619957T073

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00662	Certificate Type: Temporary
	Address: PIER 59 NORTH RIVER	Lot Number(s): 11	Effective Date: 12/24/2020
	Building Identification Number (BIN): 1012256	Building Type: Altered	Expiration Date: 03/24/2021
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	1-E	(1968 Code)
	Building Occupancy Group classification:	F-3	(1968 Code)
	Multiple Dwelling Law Classification:	None	
	No. of stories: 2	Height in feet: 72	No. of dwelling units: 0
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: Parking spaces (450), Loading berths (17)		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 3 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner

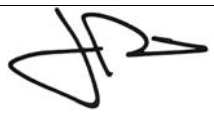


Commissioner

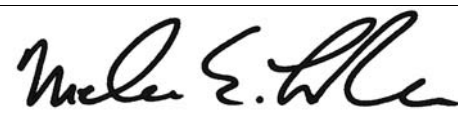
Certificate of Occupancy

CO Number: 100619957T073

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ1	33		E		13	(HEADHOUSE SOUTH A) OFFICES
Above 1st floor						
MZ1	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ1	19	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS
MZ1	19	50	F-4		6	(HEADHOUSE NORTH) RESTAURANT MEZZANINE
MZ1	82		G		3	(HEADHOUSE NORTH) DAYCARE CENTER
MZ1	53		H-2		3	(HEADHOUSE NORTH) DAY NURSERY
MZ1	3		E		6	(HEADHOUSE NORTH) OFFICE
MZ1			F-4		6	(HEADHOUSE NORTH) PARTY ROOM NON-SIMULTANEOUS
MZ1	19	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
MZ1			E		12	(PIER 61) RESTAURANT OFFICE & LOCKERS
MZ1	44	50	E		10	(HEADHOUSE CENTER) OFFICE & DRESSING ROOMS
MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS



Borough Commissioner



Commissioner

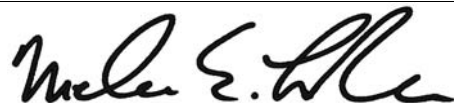
Certificate of Occupancy

CO Number: 100619957T073

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ1	27		E		13	(HEADHOUSE SOUTH A) OFFICES
MZ1	70	100	F-4		12	(HEADHOUSE SOUTH B) BAR/LOUNGE (ACCESORY TO BOWLING ALLEY)
MZ1	4	100	E		6	(HEADHOUSE SOUTH B) OFFICE
MZ1			E		13	(PIER 60) BANQUET HALL OFFICE + TOILETS
MZ2	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ2	50		F-3		13	(PIER 59) GOLF TRAINING
MZ2	1054	100	F-3		9,12	(PIER 60) SWIMMING POOL, TRAINING AREA, BLEACHER SEATING
MZ2	261	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ2		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM
MZ2	36	50	E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE)
MZ2	26		E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE)
MZ2	14	50	E		6	(HEADHOUSE SOUTH A) OFFICES (UPPER MEZZANINE)
001	39		D-1		10	(HEADHSE CTR.) TV STUDIOS



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **100619957T073**

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	21		E		9	(HEADHOUSE SOUTH A) PHOTO STUDIO ENTRANCE
001	13		B-2		6	(HEADHOUSE SOUTH B) STORAGE
001	124		F-4		13	(HEADHOUSE SOUTH A) GOLF LOUNGE
001	320	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
001	7	100	D-2		13	(HEADHOUSE SOUTH A) BANQUET HALL KITCHEN
001	63	100	C		13	(HEADHSE SOUTH A) GOLF CLUBHOUSE WITH ACCESSORY USES
001	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
001	61		B-2		8	(HEADHSE SOUTH A) PARKING FOR 112 CARS (LIVE LOAD: AASHTO)
001	1634	100	F-4		13	(PIER 60) BANQUET HALL
001	619	50	F-3		6, 9	(HEADHSE NORTH) GYMNASIUM AND PHYSICAL RECREATION CENTER WITH ACCESSORY USES (ADDITIONAL LIVE LOAD: 100, 150)
001	559	100	F-4		12	(PIER 61) RESTAURANT & KITCHEN
001	234		B-2		8	(PIER 61) PARKING FOR (110) CARS (LIVE LOAD: AASHTO)
001	190		B-2		8	(PIER 60) PARKING FOR (110) CARS (LIVE LOAD: AASHTO)



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 100619957T073

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	28	150	D-2		12	(PIER 60) KITCHEN
001	750	100	F-3		12	(HEADHOUSE SOUTH B) BOWLING ALLEY W/ACCESSORY USES INCLUDING (30) AMUSEMENT ARCADE GAMES
001	4		G		3	(HEADHSE N.) DAYCARE CENTER/DAY NURSERY RECEPTION
001	51		C		6	(HEADHSE SOUTH B) RETAIL SPACES
001	3		E		6	(HEADHOUSE NORTH) OFFICE
001	38		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	79		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	22		E		10	(HEADHOUSE CENTER) DRESSING ROOM
001	38		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	18		E		6	(HEADHOUSE SOUTH B) OFFICE
001	28		E		6	(HEADHOUSE SOUTH A) OFFICE
001	74		F-4		6	(HEADHOUSE SOUTH B) RESTAURANT
001	7		D-2		6	(HEADHOUSE SOUTH B) KITCHEN



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	6		B-2		13	(HEADHSE SOUTH A) TRUCK LOADING (LIVE LOAD: AASHTO)
001	13		B-1		10	(HEADHSE CTR.) WARDROBE / SCENERY
001	6		B-2		10	(HEADHOUSE NORTH) STORAGE
001	12		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	6		B-2		6	(HEADHOUSE SOUTH A) STORAGE
001	6		B-2		10	(HEADHSE CTR.) STORAGE ROOMS
001	51	100	F-4		6	(HEADHOUSE NORTH) RESTAURANT
001	2		B-2		13	(HEADHOUSE SOUTH A) LAUNDRY
001	60		E		13	(HEADHOUSE SOUTH A) GOLF OFFICES
002	74	100	F-4		6	(HEADHSE SOUTH A) RESTAURANT
002	41	100	E			(HEADHOUSE CENTER) SPORTS MEDICINE/BLUESTREAK
002	17	50	F-3		13	(PIER 59) GOLF TRAINING
002	5		E		13	(PIER 59) GOLF SUPPORT



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 100619957T073

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	5	50	B-1		10	(HEADHSE CTR.) STORAGE
002	2120	100	F-3		12	(PIER 61) ICE SKATING RINKS WITH ACCESSORY USES, RETAIL SPACE
002	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
002	21	50	B-1		6	(HEASHSE NORTH) STORAGE (ADDITIONAL LIVE LOAD: 150)
002	279	50	E		9	(HEADHSE SOUTH A) PHOTO STUDIOS WITH ACCESSORY USES
002		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM
002		50	F-4		9	HEADHOUSE SOUTH A. SEASONAL DINING (APRIL THRU OCTOBER ONLY) NON SIMULTANEOUS WITH PHOTO STUDIO FOR A MAXIMUM OF (74) PERSONS
002		150	D-2			(HEADHSE CTR.) MECHANICAL ROOM
002	183	100	D-1		10	(HEADHSE CTR.) TV STUDIOS WITH ACCESSORY USES
002	2	150	D-2		6	(HEADHSE SOUTH A) KITCHEN
002	985		F-3		9,12	PIER 60 - SNACK BAR/LOUNGE, RUNNING TRACK, OUTDOOR TERRACE, GYMNASIUM & HEALTH CLUB WITH ACCESSORY USES
002	211	50	E		6	(HEADHSE NORTH) OFFICES



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 100619957T073

BSA CALENDAR NO.69-95-BZ GRANTED ON AUGUST 8, 1995, THE FOLLOWING CONDITIONS SHALL APPEAR ON THE CERTIFICATE OF OCCUPANCY. THAT THERE SHALL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE ESTABLISHMENT WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BOARD. THAT THE ESTABLISHMENT SHALL COMPLY WITH THE FIRE PROTECTION SAFETY MEASURES PREVIOUSLY APPROVED BY THE BOARD UNDER CALENDAR NO.87-93-A FOR THE PREMISES. THAT THIS SPECIAL PERMIT HAS BEEN RENEWED AND APPROVED BY THE BSA ON OCTOBER 16, 2015 FOR A TERM OF 10 YEARS TO EXPIRE ON AUGUST 8, 2025.

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT