

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Facility Concession Services, Inc.		Spectrum Catering and Concessions	
STREET ADDRESS		CROSS STREETS	ZIP CODE
431 West 16th Street, New York, NY		W. 16th St. & 9th/10th Ave.	10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Facility Concession Services, Inc. (not tenant)	ATTORNEY/ REPRESENTAIVE	NAME: Barbara J. Kwon
	PHONE: 617-692-0011		PHONE: 212-370-3744
	EMAIL: jreed@spectrumfcs.com		EMAIL: bkwon@dmppc.com
MANAGER	NAME: Ronan Daly	LANDLORD	NAME: MCPJF W 16TH, LLC
	PHONE: 423-741-4077		PHONE: 718-417-3770
	EMAIL: rdaly@bowerypresents.com		EMAIL: phil@cactusholdings.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See attached rider.	
	What were the dates applicant was involved with this former premise?	See attached rider.	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input checked="" type="radio"/> Cabaret (live entertainment venue) <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	After 3/8/2022
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	See 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	

Facility Concession Services, Inc.
 431 W. 16th St., New York, NY 10011
 Application for On-Premises (Cabaret) Liquor License – 2022
Rider to MCB4 Liquor License/Sidewalk Café Stipulations Application

Active New York City Licensed Venues of Applicant

Venue Name	Premises Address	Year Licensed
Terminal 5	610 W. 56 th St., New York, NY 10019	2016
Music Hall of Williamsburg	66 N. 6 th St., Brooklyn, NY 11211	2016
Brooklyn Steel	219 Frost St., Brooklyn, NY 12222	2017
Webster Hall	125 E. 11 th St., New York, NY 10003	2019

Active Licensed Venues of Applicant Outside of New York

Venue Name	City	State
The Sinclair	Cambridge	MA
Charles Playhouse	Boston	MA
Cutler Majestic Theatre	Boston	MA
Paramount Theatre	Boston	MA
Hippodrome Theatre	Baltimore	MD
Baltimore Symphony Orchestra at Meyerhof and Strathmore	Baltimore	MD
Orpheum Theatre	Minneapolis	MN
Pantages Theatre	Minneapolis	MN
State Theatre	Minneapolis	MN
The National	Richmond	VA
NorVa Theatre	Norfolk	VA
Portsmouth Pavilion	Portsmouth	VA
Starland Ballroom	Sayerville	NJ
TTCU Center	Grand Prairie	TX
The Hobby Center	Houston	TX
The Gordy	Houston	TX
Ovation	Newport	KY
The Eastern	Atlanta	GA
Variety Playhouse	Atlanta	GA
Terminal West	Atlanta	GA
Georgia Theatre	Athens	GA
The Keswick Theater	Glendale	PA
Franklin Music Hall	Philadelphia	PA
Express Live	Columbus	OH
Newport Music Hall	Columbus	OH
A&R / Basement	Columbus	OH
The Agora	Cleveland	OH

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. Shows will generally begin at 7pm and generally end at 11pm, however we need the earlier and later hours for special events and certain setups. Soundchecks occur prior to and depending on the show.							
	Kitchen	-----ALL HOURS OF OPERATION-----							
	Music	-----ALL HOURS OF OPERATION-----							

If you plan to have music, what type(s)?
(Circle all that apply)

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	660	660	0	0	0	3	0
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A						

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

3 (see next page for capacity of each)

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

All business hours

Will there be dancing?

YES

NO

Will applicant have bottle or table service for beverage alcohol?

YES

NO

Option to do so

Will applicant be hosting private; promotional or corporate events?

YES

NO

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

YES

NO

Occasionally

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

YES

NO

See attached

Will security plan be implemented?

YES

NO

Will State certified security personnel be used?

YES

NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES

NO

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

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
1 (ground)	Foyer and box office	Min.	See prior page for hours	0	0	0	0	Live and recorded
2	Performance stage, food & beverage service	387	See prior page for hours	0	0	0	2	Live and recorded
3	Food & beverage service	270	See prior page for hours	0	0	0	1	Live and recorded

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

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 schedule.	
	# 2	Robert Fulton Housing Tenants Association- Miguel Acevedo	
	# 3	Caledonia, 450 W. 17th St. - Josie Bechand	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		2/18/2022	
Who was your contact person at each group you met with?		Miguel Acevedo	
When did applicant post the notice that was provided?		Monday, February 14, 2022	
Where did applicant post the notice that was provided?		Front of premises and 3 lampposts on 16th St.	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO
		423-741-4077 (Ronan Daly)	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Highline Ballroom Live Entertainment Venue		
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	Highline Ballroom
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 type="radio"/> YES	<input checked="" 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)	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 type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	System is not yet installed (part of the planning process)
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 type="radio"/> YES	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	HVAC units on the roof		
When was the air conditioner installed?	Spring 2022		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	Patrons may smoke outside before, during and after show
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input type="radio"/> 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)

- Any lines & barricades will occupy no more than 3 feet of sidewalk width
- Applicant will inform MCB4 office by March 28, 2022 of proposed procedures and space allocations for searching patrons upon arrival
- There will be no alcohol service prior to 10 a.m. daily
- Security checkpoint will be limited to the building frontage and:
 - Shall extend no more than 7 ft from building;
 - Will utilize flat-footed barricades; and
 - All security personnel will operate within the checkpoint

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.

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Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
April 6, 2022 full board meeting, with 38 members voting in favor
of the recommendation, 3 members opposed, 0 members
abstaining and 1 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
CB4 Assistant District Manager



Frank Holozubiec
CB4 BLP Committee Co-Chair



Burt Lazarin
CB4 BLP Committee Co-Chair

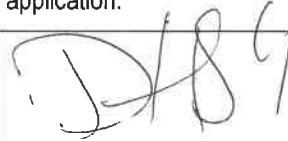
APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →

David Smalley

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

2.27.2022

DATE

**COMMUNITY
OUTREACH &
PUBLIC NOTICE**

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	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzos	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Grocnki	paroncki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	matthrob@aol.com	
100 West 16th Street Block Association	Will	Rogers	wilfroiers@gmail.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	bvh.dfr@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	michael_glassman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein99@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	sallygmc@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert.simon267@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	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	Difeliciano	Tina@NakedEyeProductions.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	pamela@anel.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	pcooke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	diannezns@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fatal	omar.fatal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Frommer	laurencefrommer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuygpham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuygpham1@gmail.com	First Monday of the month @ 6:30 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshall@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	davidsloss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Oit	cott@habitatmag.com	
300 West 20th Street Block Association	Albert	Taylor	alberttaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleanor@quitedoanor.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andria	Gabriele	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Waisman	phyllis.waisman@gmail.com	First Monday of the month @ 7 pm
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@clessler.com	
400 West 20 Street Block Association	Woody	Flower	wflower7@gmail.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	misi@nyc.fr.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElcluff	emce33@aol.com	
400 West 21/22/23(South) Streets Block Association	Aileen	Oster	aoster@earthlink.net	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com	No monthly meetings
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	ingeb4@me.com
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Walters	dwaterst@gmail.com	
500 West 19 Street Block Association	Neil	Selkirk	neil@neliselkirk.com	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hofmandb@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Debra	Beard	dwbear4421@me.com	
500 West 26/29 Streets Block Association	Brian	Donovan	bkds@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	bkeany@bennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@bennsouth.coop	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Hupe	212-838-3700	
537 W 27th Street Building	Donna	Langman	donna@domlangman.com	No monthly meetings
Midtown South Community Council	Jeremy	Carmel	jeremy.carmel@gmail.com	Third Thursday of month @ 7 pm except July, August,
Village Preservation/The Greenwich Village Society for Historic Preservation	John	Mudd	john.mudd@susa.net	
	Andrew	Berman	andrew@gvshp.org	

Brian Fink

From: Barbara Kwon
Sent: Thursday, February 17, 2022 11:19 AM
To: Brian Fink
Subject: FW: 431 W 16th Street / The Bowery Presents - Introduction

From: Info Bowerypresents <info@bowerypresents.com>
Sent: Wednesday, February 16, 2022 12:02 PM
To: andrew@gvshp.org; wborock@hotmail.com; 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@gmail.com; wborock@hotmail.com; sallygmg@gmail.com; mwalshny@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; fdenthunter@gmail.com; emce33@aol.com; aoster@earthlink.net; kjacobnyc@gmail.com; amyklein724@gmail.com; dwatersh@gmail.com; andyhumm@aol.com; tenants@lta.info; neil@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
Cc: Hal Gould <hgould@bowerypresents.com>; negonzalez@cb.nyc.gov; Barbara Kwon <bkwon@dmppc.com>
Subject: RE: 431 W 16th Street / The Bowery Presents - Introduction

Dear neighbors,

I wanted to reach out once again on behalf of The Bowery Presents to let you know that our concessions company, Facility Concession Services Inc., has sent a notice for a new liquor license to Manhattan Community Board 4, and will meet with the Business License & Permits Committee on March 8, 2022 at 6:30 p.m.

Below is a link to register to attend this virtual meeting:

Video/Phone Conference Registration: https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

We welcome the opportunity to answer any questions and address any concerns prior to this meeting. As always, please feel free to reach out to me directly at hgould@bowerypresents.com or at 917-805-2508.

Thank you,

Hal Gould
VP of Operations
The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010
(p)212-375-1200
(c) 917-805-2508
hgould@bowerypresents.com | www.bowerypresents.com

From: Info Bowerypresents
Sent: Tuesday, January 25, 2022 5:16 PM

Cc: Hal Gould <hgould@bowerypresents.com>

Subject: 431 W 16th Street / The Bowery Presents - Introduction



January 25, 2022

Dear neighbor,

My name is Hal Gould, and I am the VP of Operations for The Bowery Presents, LLC in New York City. The Bowery Presents is excited to soon assume responsibility to operate and manage 431 West 16th Street, the venue formerly known as The Highline Ballroom.

The Bowery Presents, a partner of AEG Presents, is the leading East Coast concert promoter, whose mission is to bring the best artists to New York City, Boston, Philadelphia and beyond while providing an excellent experience for artists, fans, and the communities in which we operate. Attached you will find some additional information about The Bowery Presents and the venues we operate, including our venues in New York:

- Terminal 5 – 610 West 56th Street, Manhattan (Community Board 4, Manhattan)
- Webster Hall – 125 East 11th Street, Manhattan (Community Board 3, Manhattan)
- Brooklyn Steel – 319 Frost Street, Brooklyn (Community Board 1, Brooklyn)
- Music Hall of Williamsburg – 66 North 6th Street, Brooklyn (Community Board 1 Brooklyn)

Bowery is proud to work closely with the local communities of each of our venues, including neighbors, police and fire departments, to ensure events we host operate safely, smoothly and without disturbance to local residents.

I am reaching out to invite you to share your feedback about your experience related to the former operations of the venue at 431 West 16th Street. As we begin our tenure as operators and managers of the venue, with Facility Concession Services confirmed to direct all food and beverage sales, we welcome any insight you might have. Our goal is to understand concerns to improve the way we may considerately work alongside our new neighbors.

My contact information is in my signature below - please feel free to contact me directly if you have any feedback. We look forward to being good neighbors and being in touch with you.

Sincerely yours,

Hal Gould
VP of Operations, New York
The Bowery Presents
53 West 23rd Street, 5th Floor
New York, NY 10010
hgould@bowerypresents.com
212.375.1200

Brian Fink

Subject: FW: 431 west 16th street

From: Hal Gould

Sent: Wednesday, February 23, 2022 2:01 PM

To: Wu, Kaufman <KWu@Related.com>

Cc: Bechand, Josie <JBechand@Related.com>; Camaj, Simon <SCamaj@Related.com>

Subject: RE: 431 west 16th street

Thank you for contacting me,

Our company Bowery Presents has recently signed the lease for the property at 431 west 16th street, I was hoping I might have the opportunity to come to talk to you or to one of you team about our proposed plans for the location?

Hal Gould

VP of Operations

The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010

(p)212-375-1200

(c) 917-805-2508

hgould@bowerypresents.com | www.bowerypresents.com

From: Wu, Kaufman <KWu@Related.com>

Sent: Wednesday, February 23, 2022 12:40 PM

To: Hal Gould <hgould@bowerypresents.com>

Cc: Bechand, Josie <JBechand@Related.com>; Camaj, Simon <SCamaj@Related.com>

Subject: RE: 431 west 16th street

EXTERNAL

Hi Hal,

Hope all is well and nice to meet you via email.

We represent the Caledonia Condominium and my team is on this email. How can we assist here?

Regards,

Kaufman Wu

General Manager

(212) 842-1932 Office

kwu@related.com

**RELATED
MANAGEMENT
COMPANY**

The Caledonia

450 West 17th Street

New York, NY 10011

From: Bechand, Josie <JBechand@Related.com>
Sent: Wednesday, February 23, 2022 11:55 AM
To: Wu, Kaufman <KWu@Related.com>
Subject: FW: 431 west 16th street

See below

Sent from [Mail](#) for Windows

From: Hal Gould <hgould@bowerypresents.com>
Sent: Tuesday, February 15, 2022 12:32 PM
To: Abington House Assistant General Manager <AbingtonHouseAGM@Related.com>; One Hudson Yards AGM <OneHudsonYardsAGM@Related.com>
Subject: FW: 431 west 16th street

Hello,

I was given you contact information by, Jillian Tom, I'm trying to locate a co-op board, or tenants Association from the Caledonia on 17th street, I'd like to discuss a neighboring venue at 431 west 16th street, FKA Highline Ballroom. Bowery Presents has just obtained the lease and we would welcome the opportunity to introduce ourselves and discuss our possible future plans for location.

Hal Gould

VP of Operations

The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010

(p)212-375-1200

(c) 917-805-2508

hgould@bowerypresents.com | www.bowerypresents.com [bowerypresents.com]

From: Tomm, Jillian <JTomm@Related.com>
Sent: Tuesday, February 15, 2022 9:22 AM
To: Hal Gould <hgould@bowerypresents.com>
Subject: Automatic reply: 431 west 16th street

EXTERNAL

Hello,

Thank you for your email. As of December 31st 2020, I will no longer be with Related. For further assistance, please message one of the below email accounts:

AbingtonHouseAGM@Related.com

OneHudsonYardsAGM@Related.com

If you need immediate assistance, please contact our Concierge.

Abington House - 646-582-2333
One Hudson Yards - 646-971-2344

RELATED COMPANIES

500 West 30th Street
New York, NY 10001
Office: (646)-582-2330

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The information contained in this message and any attachment(s) may be privileged, confidential, proprietary or otherwise protected from disclosure and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying or use of this message and any attachment is strictly prohibited and may be unlawful. If you have received this message in error, please notify us immediately by replying to this email and permanently delete the message from your computer. Nothing contained in this message and/or any attachment(s) constitutes a solicitation or an offer to buy or sell any securities.

Brian Fink

Subject: RE: 431 west 16th street

From: Hal Gould <hgould@bowerypresents.com>

Sent: Wednesday, February 23, 2022 1:45 PM

To: JBechand@related.com

Cc: Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Barbara Kwon <bkwon@dmppc.com>

Subject: RE: 431 west 16th street

Hello Josie Bechard,

I wanted to reach out again to see if you might possibly have time to meet with me to discuss our plans for the venue at 431 west 16th street?

Thanks you

Hal Gould

VP of Operations

The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010

(p)212-375-1200

(c) 917-805-2508

hgould@bowerypresents.com | www.bowerypresents.com

From: Hal Gould

Sent: Wednesday, February 16, 2022 10:39 AM

To: 'JBechand@related.com' <JBechand@related.com>

Cc: 'Gonzalez, Nelly (CB)' <negonzalez@cb.nyc.gov>; 'Barbara Kwon' <bkwon@dmppc.com>

Subject: RE: 431 west 16th street

Dear Josie Bechard,

I see from your autoreply that you're out of the office until February 22nd, Please feel free to reach out to me on your return,

We wanted let you know that our concessions company, Facility Concession Services Inc., has sent a notice for a new liquor license to Manhattan Community Board 4, and will meet with the Business License & Permits Committee on March 8, 2022 at 6:30 p.m.

Below is a link to register to attend this virtual meeting:

Video/Phone Conference Registration: https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

We welcome the opportunity to answer any questions and address any concerns prior to this meeting. As always, please feel free to reach out to me directly at hgould@bowerypresents.com or at 917-805-2508.

Hal Gould

VP of Operations

The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010

(p)212-375-1200

(c) 917-805-2508

hgould@bowerypresents.com | www.bowerypresents.com

From: Hal Gould

Sent: Tuesday, February 15, 2022 2:22 PM

To: JBechand@related.com

Subject: 431 west 16th street

Good afternoon Josie Bechand,

I'm not sure if James McCue has forward me email but I'm trying to locate a co-op board, or tenants Association from the Caledonia on 17th street, I'd like to discuss a neighboring venue at 431 west 16th street, FKA Highline Ballroom. Bowery Presents has just obtained the lease and we would welcome the opportunity to introduce ourselves and discuss our possible future plans for this location.

Hal Gould

VP of Operations

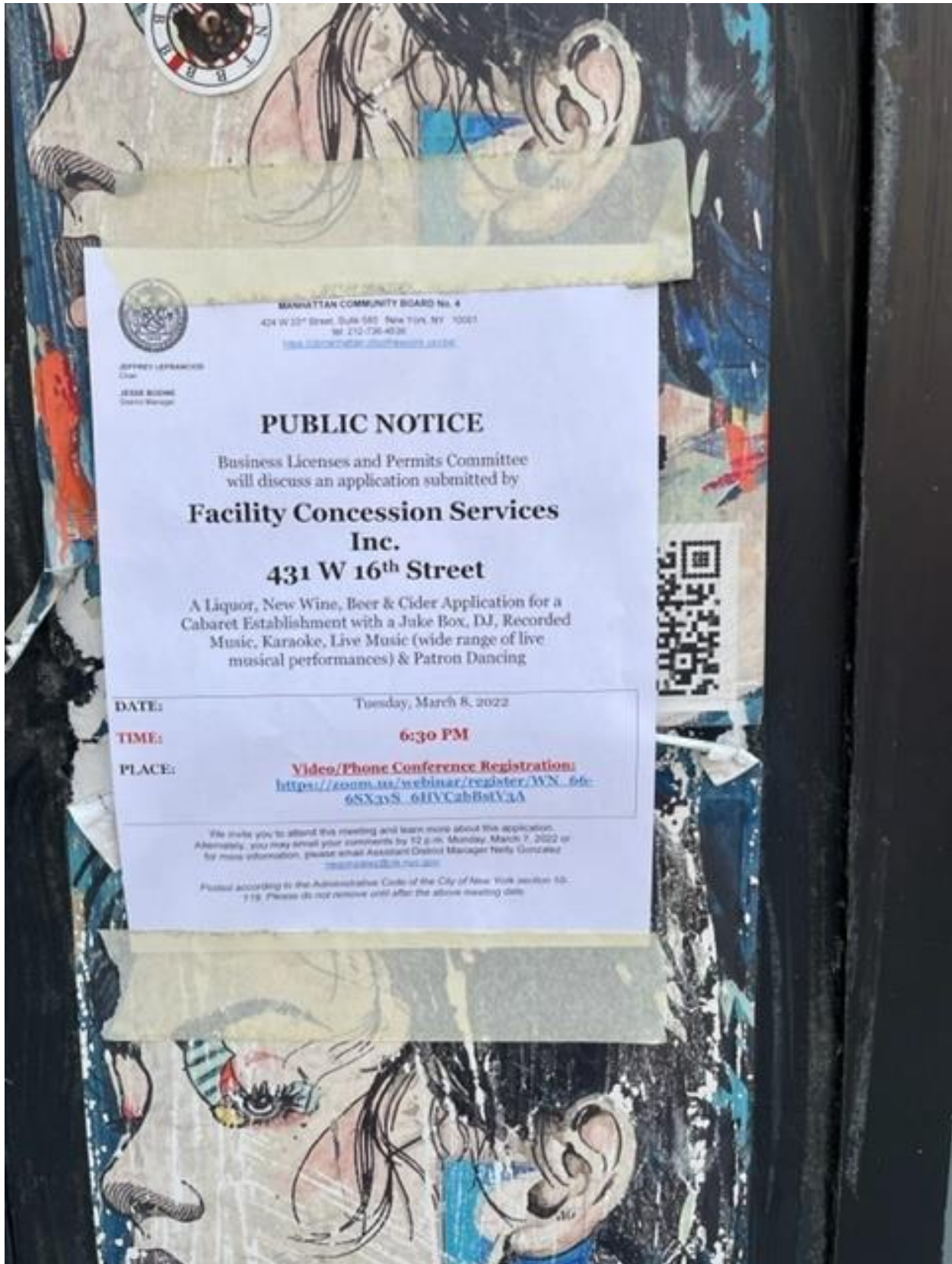
The Bowery Presents | 53 West 23rd St 5th Floor | NY | 10010

(p)212-375-1200

(c) 917-805-2508

hgould@bowerypresents.com | www.bowerypresents.com

Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Posted Public Notice



MANHATTAN COMMUNITY BOARD No. 4
424 W 20th Street, Suite 500 New York, NY 10011
Tel: 212-736-4036
www.manhattancommunityboard4.com

JEFFREY LEFRANKO
Chair
JESSA BUENE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Facility Concession Services Inc. 431 W 16th Street

A Liquor, New Wine, Beer & Cider Application for a
Cabaret Establishment with a Juke Box, DJ, Recorded
Music, Karaoke, Live Music (wide range of live
musical performances) & Patron Dancing

DATE: Tuesday, March 8, 2022

TIME: 6:30 PM

PLACE: **Video/Phone Conference Registration:**
https://zoom.us/j/webinar/register/WN_6665X3yS_6UVcabBstVcA

We invite you to attend this meeting and learn more about this application.
Alternatively, you may email your comments by 12 p.m. Monday, March 7, 2022 or
for more information, please email Assistant District Manager Tereya Gonzalez
tereyag@nyc.gov

Posted according to the Administrative Code of the City of New York section 24-
118. Please do not remove until after the above meeting date.

Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Posted Public Notice



Facility Concession Services, Inc.
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Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Posted Public Notice



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 32nd Street, Suite 550, New York, NY 10001
tel: 212-736-4536
<http://www.manhattan.gov/cb4>

PUBLIC NOTICE
Business Licenses and Permits Committee
will discuss an application submitted by
**Facility Concession Services
Inc.**
431 W 16th Street
A Liquor, New Wine, Beer & Cider Application for a
Cabaret Establishment with a Juke Box, DJ, Recorded
Music, Karaoke, Live Music (wide range of live
musical performances) & Patron Dancing

DATE: _____
TIME: _____
Tuesday, March 8, 2022

 **NEW YORK POST** Page Six
MONDAY, FEBRUARY 28, 2022 / 11:00 AM / \$2.00 / LATE CITY FINAL nypost.com \$2.00

STALKED
**Asian woman
slain after
fiend trails**



Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Posted Public Notice

Business Licenses and Permits Committee
will discuss an application submitted by

Facility Concession Services Inc.

431 W 16th Street

A Liquor, New Wine, Beer & Cider Application for a
Cabaret Establishment with a Juke Box, DJ, Recorded
Music, Karaoke, Live Music (wide range of live
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DATE:	Tuesday, March 8, 2022
TIME:	6:30 PM
PLACE:	Video/Phone Conference Registration: https://zoom.us/webinar/register/WN_66-6SX3vS_6HVCabBstV3A

We invite you to attend this meeting and learn more about this application. Alternatively, you may email your comments by 12 p.m. Monday, March 7, 2022 or for more information, please email Assistant District Manager Nelly Gonzalez negonzalez@city.nyc.gov

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.



 **NEW YORK POST** **Page Six**

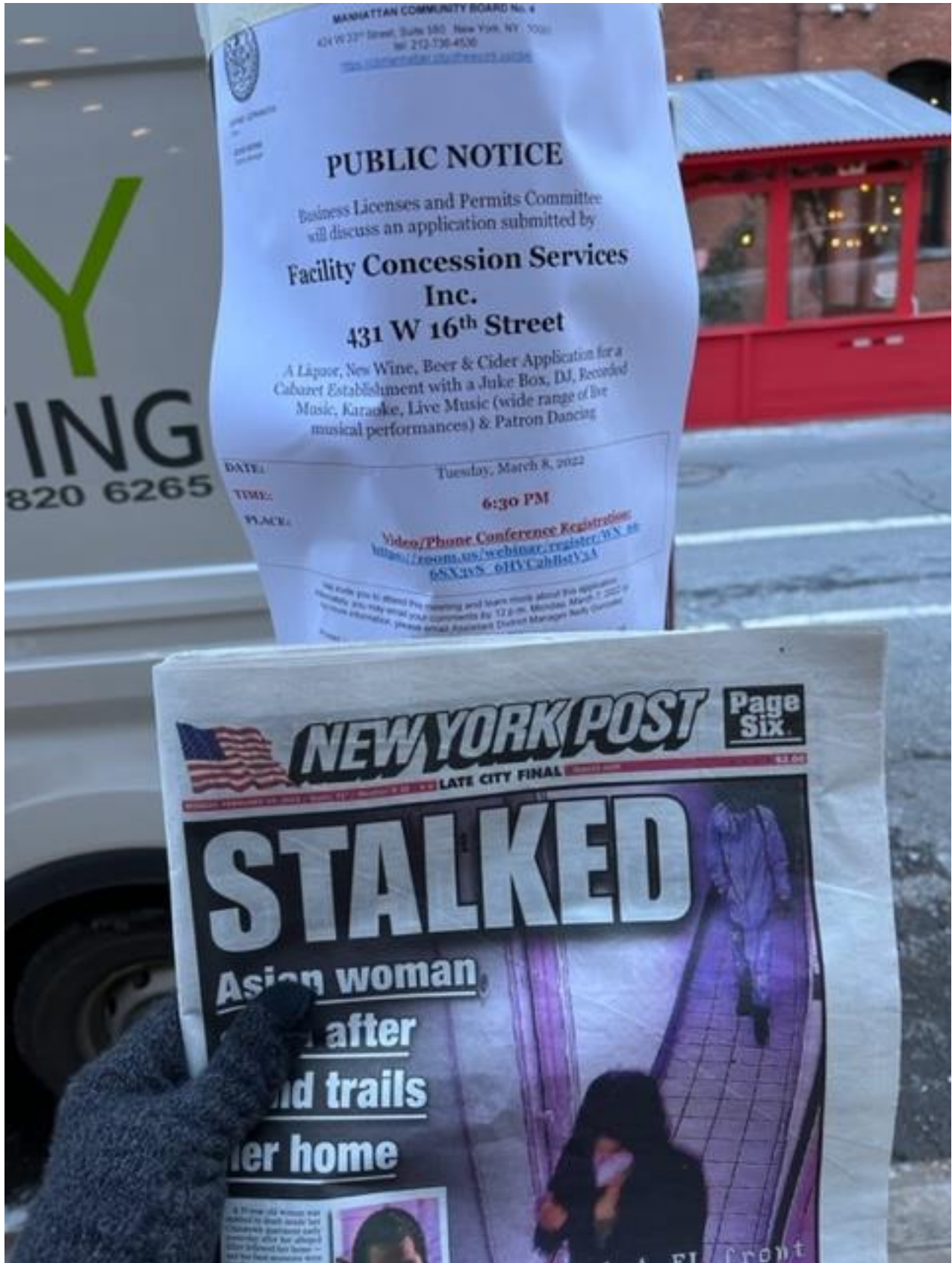
MONDAY, FEBRUARY 24, 2022 / News, 51¢ / Number 9 28 LATE CITY FINAL nypost.com \$2.00

STALKED

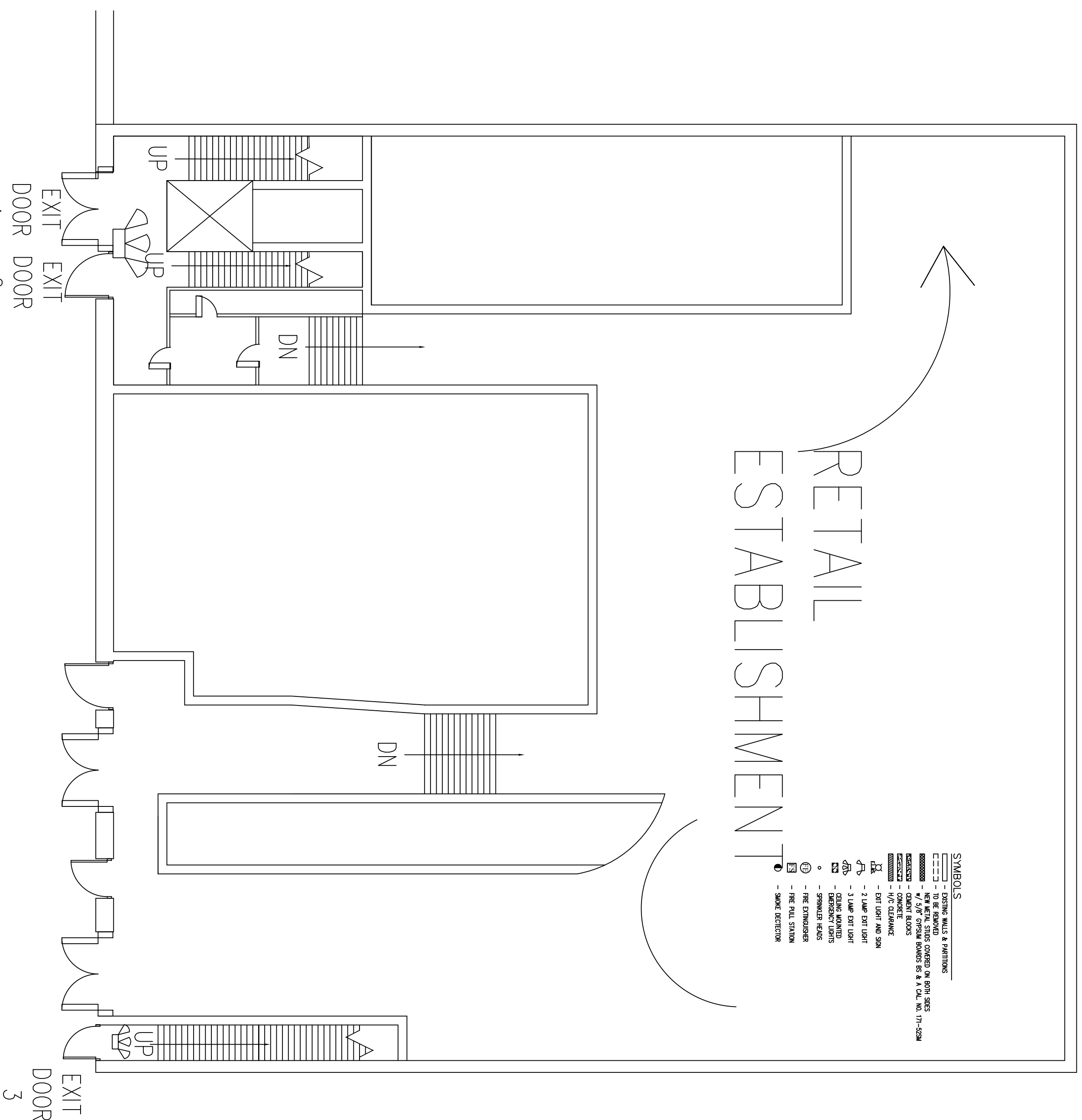
Asian woman slain after

The newspaper cover features a photograph of a person in a purple protective suit walking on a sidewalk, likely related to the headline.

Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Posted Public Notice

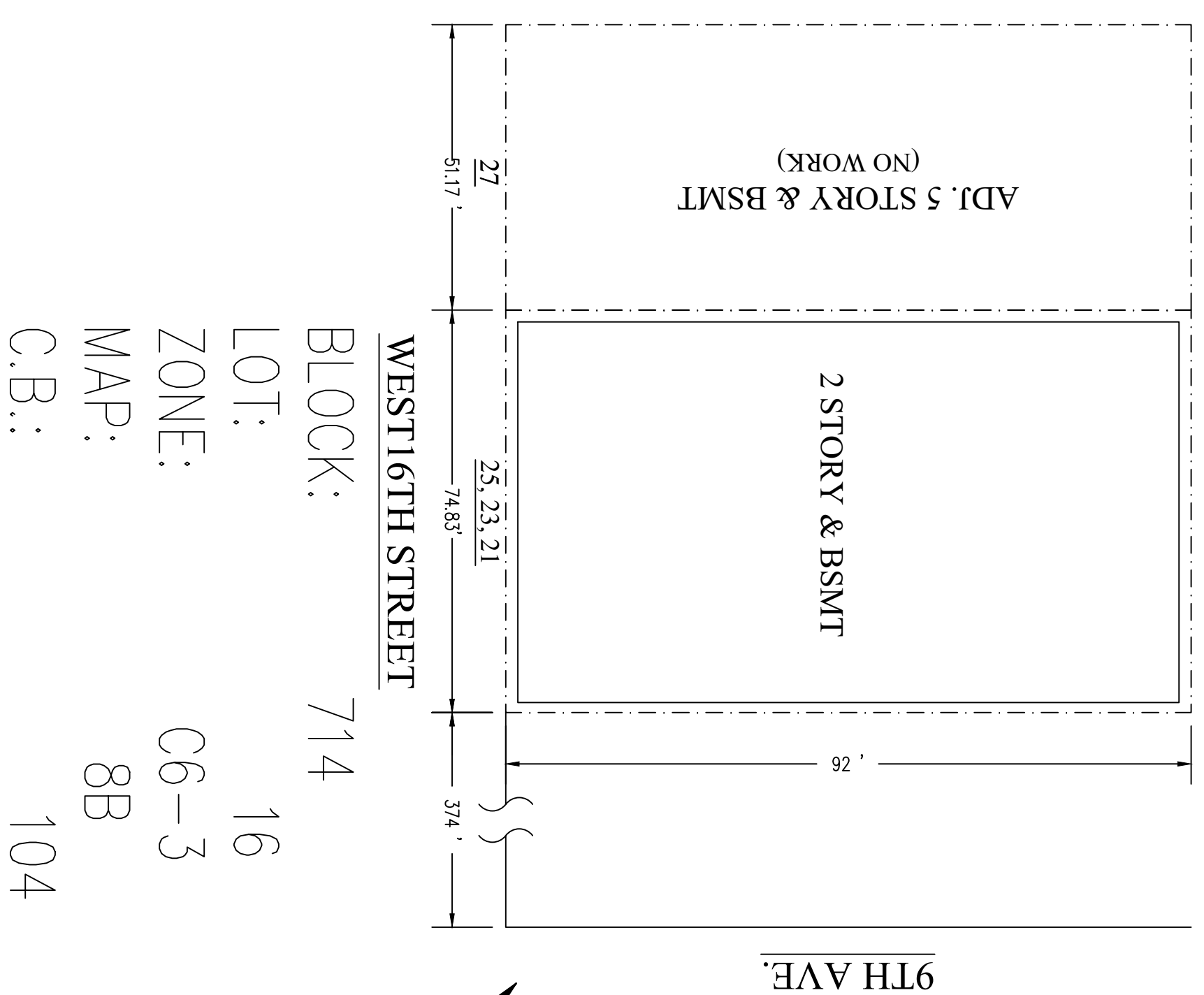


FLOORPLANS



FIRST FLOOR
SCALE: 1/8" = 1'-0"

16TH ST.



WEST 16TH STREET
BLOCK: 714
LOT: 16
ZONE: C6-3
MAP: 8B
C.B.: 104

Revisions: - - - -

ALT II:
NO CHANGE IN USE, OCCUPANCY, OR EGRESS

OWNER INFO:	BOWERY 431 WEST 16 STREET NEW YORK, NY, 10011
DATE:	02-14-2022
PROJECT No.:	2022.01
DRAWN BY:	DWM
CHECKED BY:	PG
ARCHITECTURAL PLAN	
DATE:	02-14-2022
PROJECT No.:	2022.01
DRAWN BY:	DWM
CHECKED BY:	PG
FEINGOLD & GREGORY 118W83 ST. NY, NY 10024	3 of 3

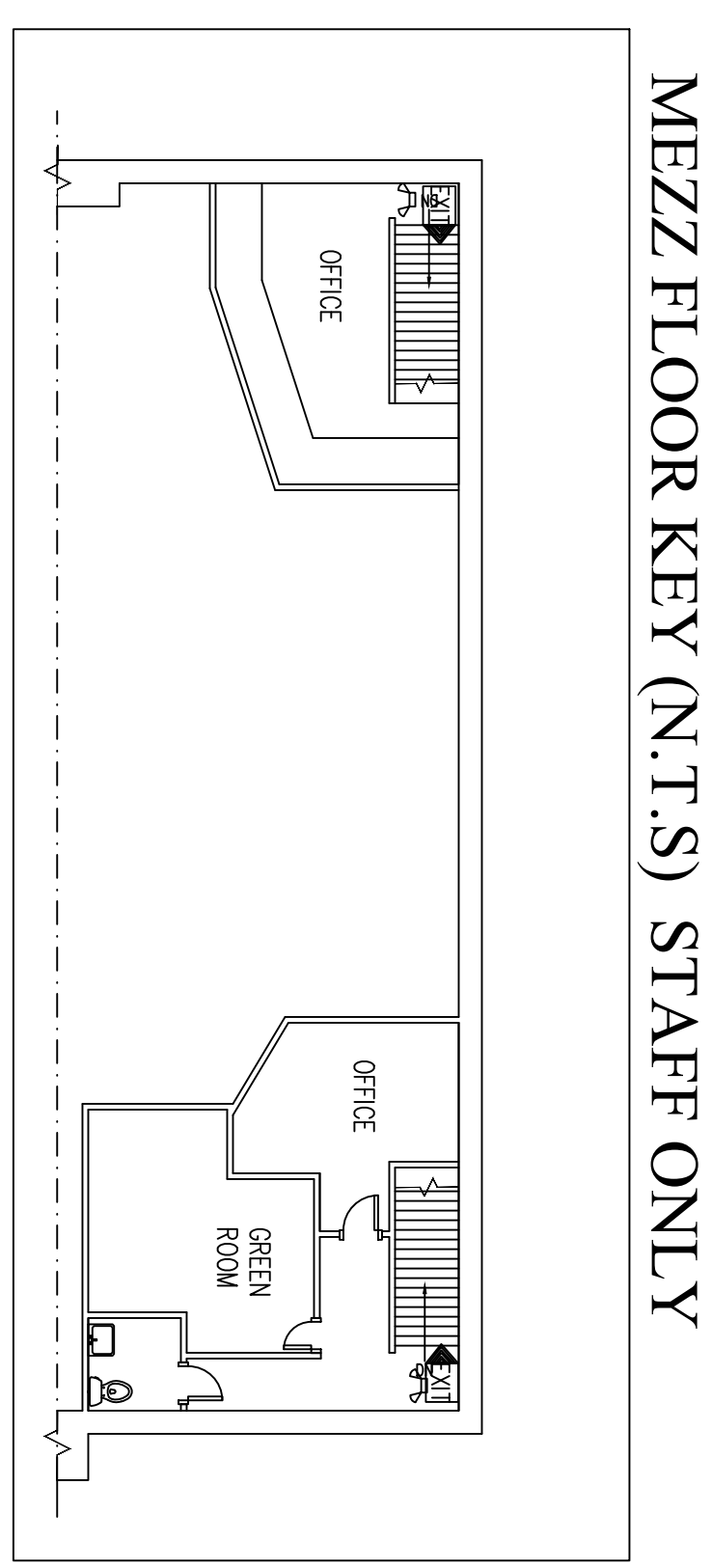
CLIENTELE INFO:	NAME: BOWERY
ADDRESS:	431 WEST 16 STREET NEW YORK, NY, 10011

REVISIONS:	
BIS JOB NUMBER:	

feingold & gregory · architects
118 west 83rd street · new york, n.y. · 10024
tel.: (212) 595-6895 · fax: (212) 787-8992

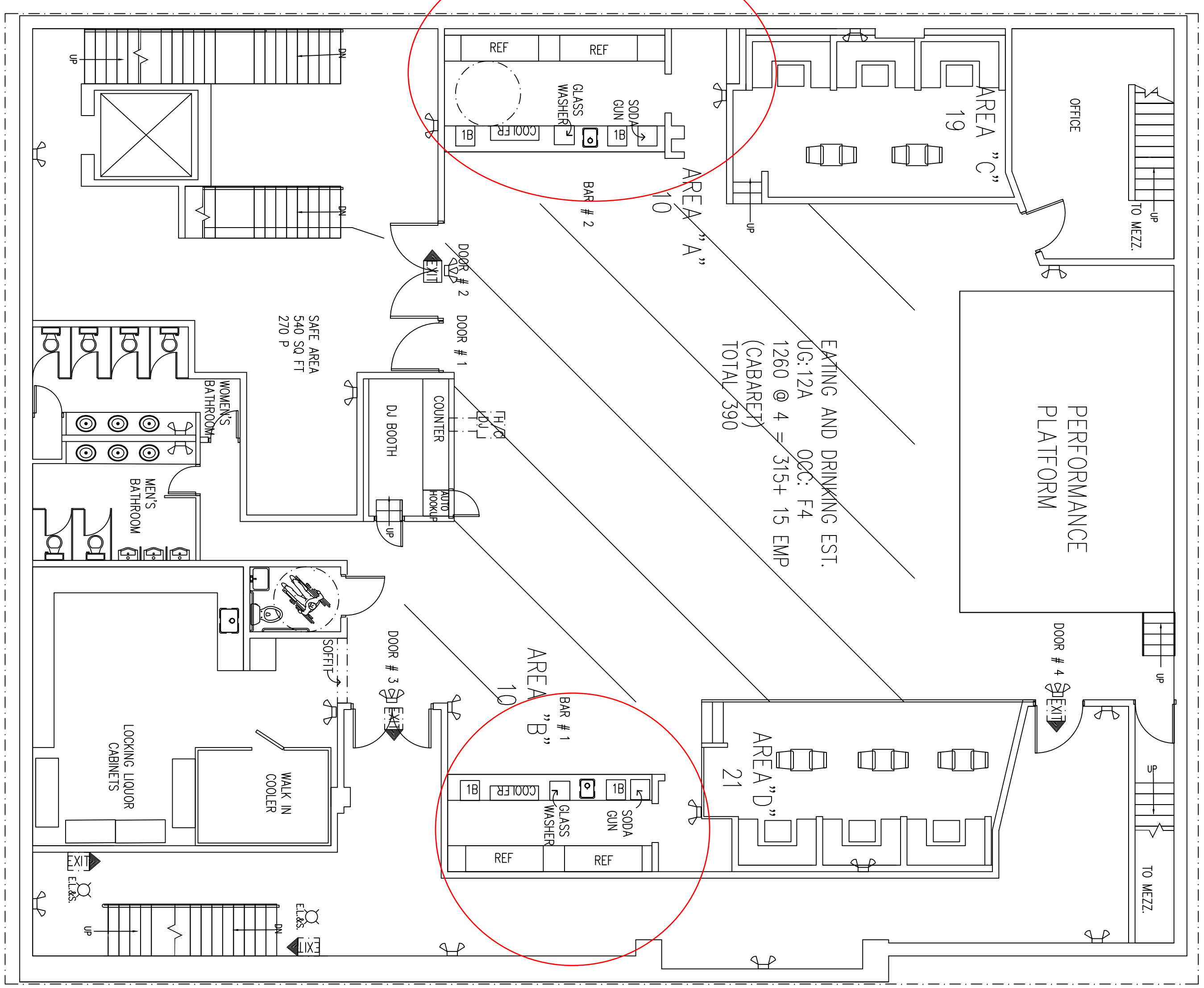
ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK.

PRINTS:	
06-07-11 2 LPC	
07-05-11 3 DOB	



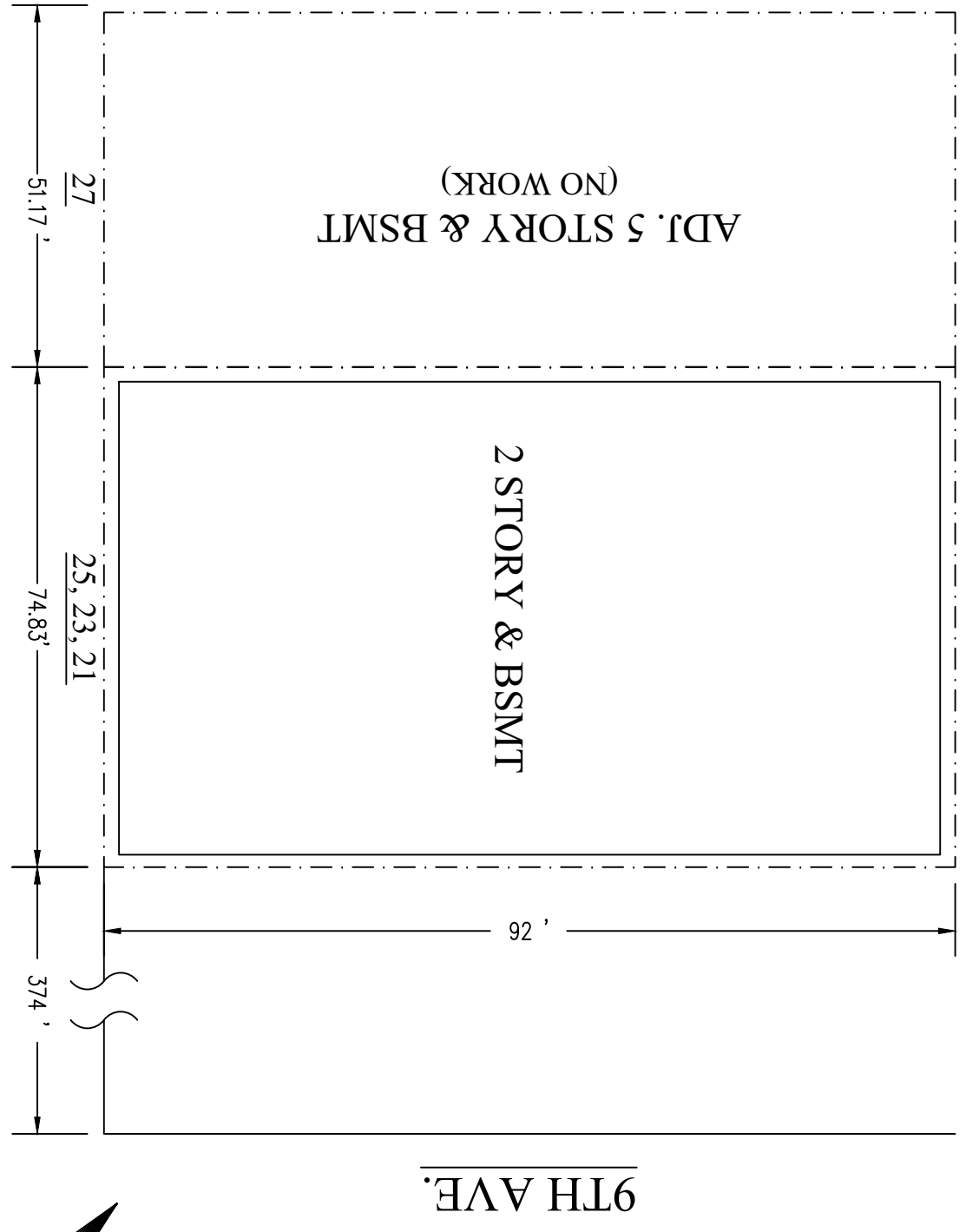
MEZZ FLOOR KEY (N.T.S) STAFF ONLY

- SYMBOLS**
- EXISTING WALLS & PARTITIONS
 - - - TO BE REMOVED
 - ▨ NEW METAL STUDS COVERED ON BOTH SIDES
 - ▩ 5/8" GYPSUM BOARDS BS & A CAL. NO. 171-525M
 - ▩ CEMENT BLOCKS
 - ▩ CONCRETE
 - ▩ H/C CLEARANCE
 - ⊙ EXIT LIGHT AND SIGN
 - ⊙ 2 LAMP EXIT LIGHT
 - ⊙ 3 LAMP EXIT LIGHT
 - ⊙ CEILING MOUNTED EMERGENCY LIGHTS
 - ⊙ SPRINKLER HEADS
 - ⊙ FIRE EXTINGUISHER
 - ⊙ FIRE PULL STATION
 - ⊙ SMOKE DETECTOR



SECOND FLOOR

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



WEST 16TH STREET
 BLOCK: 714
 LOT: 16
 ZONE: C6-3
 MAP: 8B
 C.B.: 104

Revisions: - - - -

ALT II:
 NO CHANGE IN USE, OCCUPANCY, OR EGRESS

OWNER:
 INFO:
 BOWERY
 431 WEST 16 STREET
 NEW YORK, NY, 10011

ARCHITECTURAL PLAN

DATE:	02-14-2022
PROJECT No.:	2022.01
DRAWN BY:	DWM
CHECKED BY:	PG
DATE:	A-001.00
PROJECT No.:	18W83

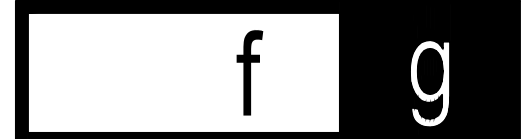


FEINGOLD & GREGORY
 18W83 ST. NY, NY 10024

CLIENTELE INFO:	NAME: BOWERY
ADDRESS:	431 WEST 16 STREET NEW YORK, NY, 10011

REVISIONS:	BIS JOB NUMBER:

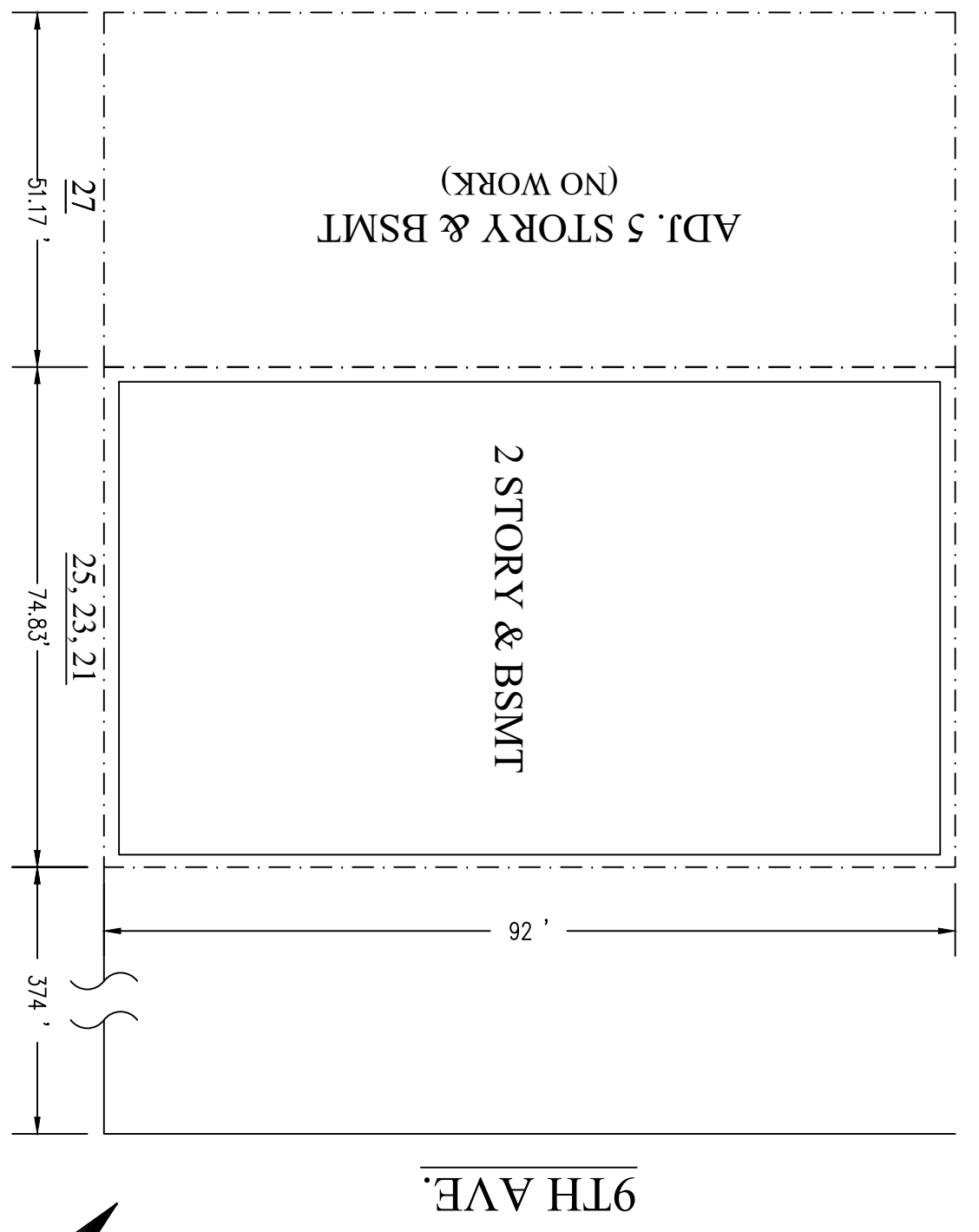
feingold & gregory · architects
 118 west 83rd street · new york, n.y. · 10024
 tel.: (212) 595-6895 · fax: (212) 787-8992



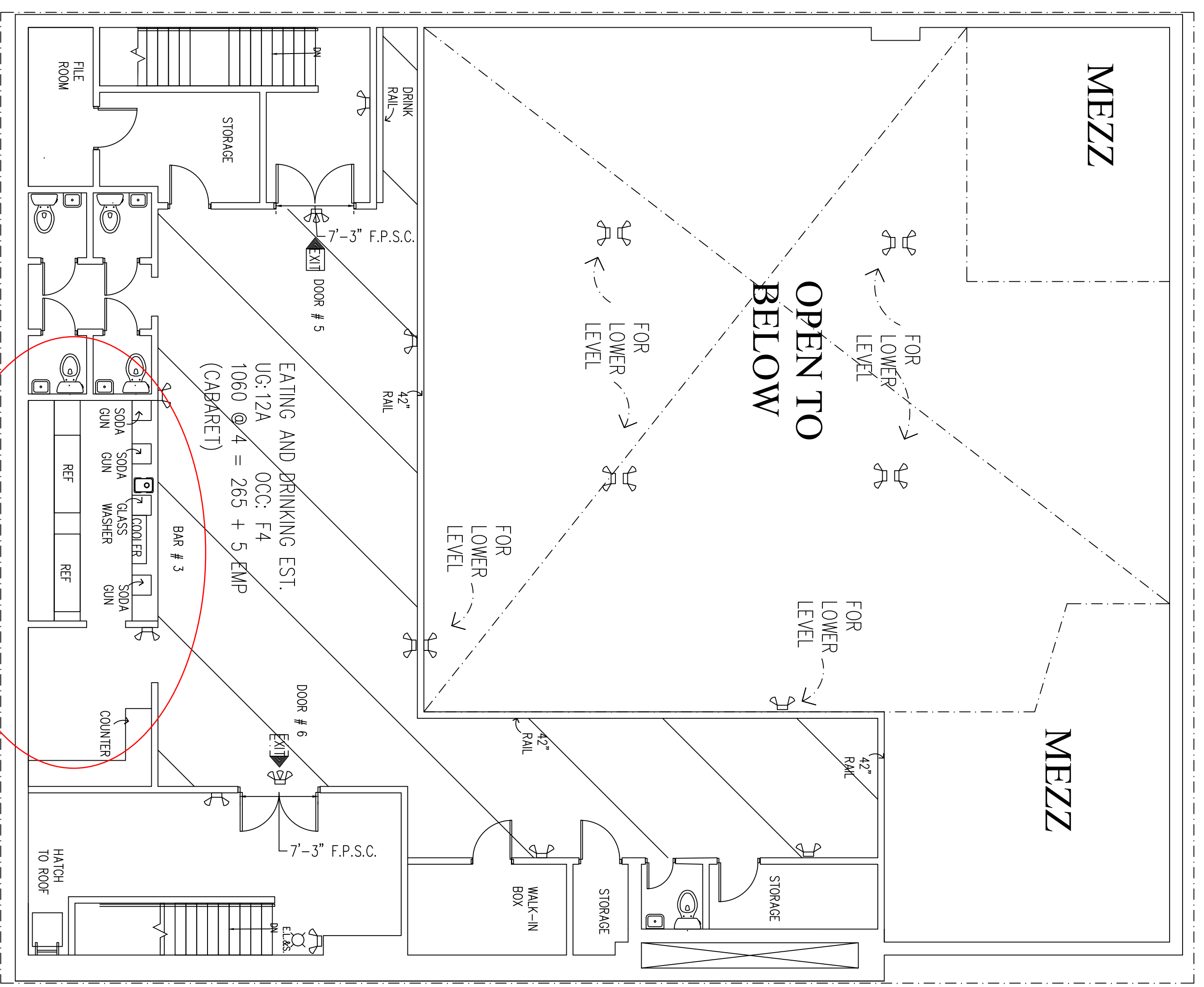
ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK.

PRINTS:	06-07-11 2 LPC
	07-05-11 3 DOB

- SYMBOLS**
- EXISTING WALLS & PARTITIONS
 - - - TO BE REMOVED
 - ▨ NEW METAL STUDS COVERED ON BOTH SIDES
 - ▨ w/ 5/8" GYPSUM BOARDS BS & A CAL. NO. 171-525M
 - ▨ CEMENT BLOCKS
 - ▨ CONCRETE
 - ▨ H/C CLEARANCE
 - ⊠ EXIT LIGHT AND SIGN
 - ⊠ 2 LAMP EXIT LIGHT
 - ⊠ 3 LAMP EXIT LIGHT
 - ⊠ CEILING MOUNTED EMERGENCY LIGHTS
 - ⊠ SPRINKLER HEADS
 - ⊠ FIRE EXTINGUISHER
 - ⊠ FIRE PULL STATION
 - ⊠ SMOKE DETECTOR



WEST 16TH STREET
 BLOCK: 714
 LOT: 16
 ZONE: C6-3
 MAP: 8B
 C.B.: 104



THIRD FLOOR
 SCALE: 1/8" = 1'-0"

Revisions: - - - -

PRINTS:

06-07-11	2	LPC
07-05-11	3	DOB

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feingold & gregory · architects
 118 west 83rd street · new york, n.y. · 10024
 tel.: (212) 595-6895 · fax: (212) 787-8992

BIS JOB NUMBER:

REVISIONS:

ALT II:
 NO CHANGE IN USE, OCCUPANCY, OR EGRESS

CLIENTELE INFO:

NAME:	BOWERY
ADDRESS:	431 WEST 16 STREET NEW YORK, NY, 10011

OWNER: BOWERY
 431 WEST 16 STREET
 NEW YORK, NY, 10011

ARCHITECTURAL PLAN

DATE:	02-14-2022
PROJECT No.:	2022.01
DRAWN BY:	DWM
CHECKED BY:	PG
	A-002.00
FEINGOLD & GREGORY	118W83 ST. NY, NY 10024



MENU

Menu

VODKA

House	9
Ketel One	11
Stoli	11
Stoli O	11
Stoli V	11
Stoli Ras	11
Absolut	11
Abs. Citron	11
Abs. Mand	11
Abs. Vanilla	11
Abs, Pear	11
Grey Goose	12

GIN

House	9
Tanqueray	11
Sapphire	12

RUM

House	9
Bacardi	11
Myers	11
Malibu	11
Cpt. Morgan	11

TEQUILA

House	9
Cuervo	11
Hornitos	11
Commemorative	11
Patron Silver	12

SCOTCH

House	9
Dewar's	11
JW Red	11
JW Black	12

WHISKEY

House	8
Seagram's 7	10

IRISH WHISKEY

Jameson	11
---------	----

BOURBON

House	9
Jack Daniels	11
Maker's	11
Makers' 46	12

CORDIALS

Triple Sec	9
Peach Schn	8
SoCo	11
Sambuca	10
Amaretto	10
Jager	10
Gr. Marnier	11
Fire Ball	11

WINE

Red/ White	10
------------	----

BOTTLED BEER

Budweiser	8
corona	9
Amstel	9
Bub lite	8
Becks NA	8
Downeast Cider	9
Guinness can	9
Sera torpedo	9
Six points Crisp	9
Six Points Resin	9
Brooklyn	9
Redeberger	9
Founders	9
Schoffenhhofer	9
Newcastle Brown	9

DRAFT BEER

Bud	8
Bud lite	8
Stella	9
Sierra Nevada	9
Brooklyn	9

MIXED DRINKS

Martini	13
Manhattan With MM	14
Margarita	13
Cosmo	13
LI tea	16

Red Bull and Vodka	14
Premium RB and vodka	15

All mixed drinks with call
liquor \$1 up charge

OTHER

Juice	4
Soda	4
Bottled Water	4
Perrier	5
Red Bull	7

FOOD

Hot Pretzels	4
Ham & cheese pocket	5
Broccoli & cheese Pocket	5
Personal sized pizza	6
Chicken nuggets	6
Mozzarella Sticks	6
Chips	3
Peanuts	3
Beef jerky	6
Snickers	3
M&Ms	3
Peanut M&Ms	3

PHOTOS OF EXTERIOR

Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Exterior

Exterior – Front



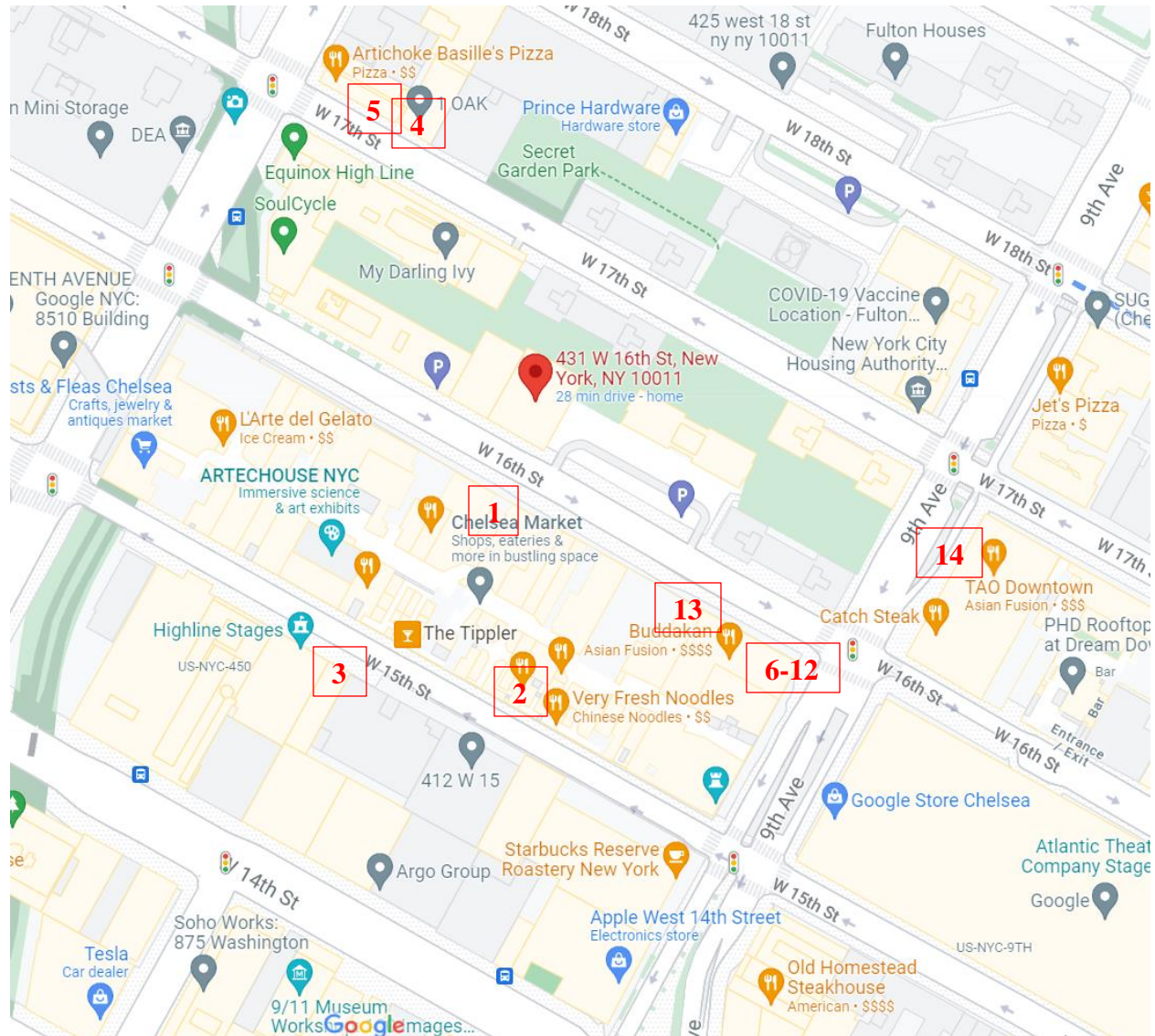
Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License – 2022
Photos of Exterior

Exterior – Rear



**500-FOOT /
200-FOOT
MATERIALS**

Facility Concession Services, Inc.
 431 W. 16th St., New York, NY 10011
 Application for On-Premises (Cabaret) Liquor License – 2022
On-Premises Establishments Located within 500 Feet of Proposed Premises



- | | |
|--|---|
| 1. Chelsea Market Events Inc. (312 ft.) | 8. Chelsea Music Hall LLC (388 ft.) |
| 2. Mariscos Chelsea LLC (317 ft.) | 9. Grand Crew NYC LLC (388 ft.) |
| 3. WCB Holdings LLC (349 ft.) | 10. Urban Dairy LLC (388 ft.) |
| 4. 17 th Street Entertainment II LLC (368 ft.) | 11. NG Chelsea LLC (388 ft.) |
| 5. West 17 th Street Italian Restaurant LLC (386 ft.) | 12. Mkt Group LLC (455 ft.) |
| 6. ATH NY CM LLC (388 ft.) | 13. Buddahan NY LP (473 ft.) |
| 7. DI Martino Air NY LLC (388 ft.) | 14. 88 Ninth Avenue Hospitality LLC (491 ft.) |

PUBLIC INTEREST STATEMENT

Facility Concession Services, Inc.
431 W. 16th St., New York, NY 10011
Application for On-Premises (Cabaret) Liquor License
Serial Number **NOT YET ASSIGNED**

I. Background of the Premises

The Applicant intends to operate a live entertainment venue with a capacity for 600 or more patrons (the “Premises”) on the ground, second, and third floors of 431 W. 16th St., New York, NY 10011. The Premises is taking over the same area that once housed the historic Highline Ballroom, another live entertainment venue. Like the Highline Ballroom, the Premises will function as an important cultural and entertainment destination in Manhattan.

II. Licenses in the Area

The proposed cabaret-licensed Premises will have three (3) stand-up customer bars. These stand-up bars will be placed throughout the second and third floors. The Premises is located within 500 feet of more than three on-premises licenses. In an area known for its vibrant nightlife, none of these licensed premises operate as a live entertainment venue similar to the one the Applicant intends to open.

III. Impact

The Premises will be a live entertainment venue. Given the wide range of events that will take place at the Premises, guests will primarily be local residents. Guests will likely take MTA trains to the Premises, but there may be some increase in vehicular traffic during large events, particularly from pickups and drop-offs. Parking is available within a block of the Premises. The reopening of the Premises will be a welcome return for New York City.

IV. Community

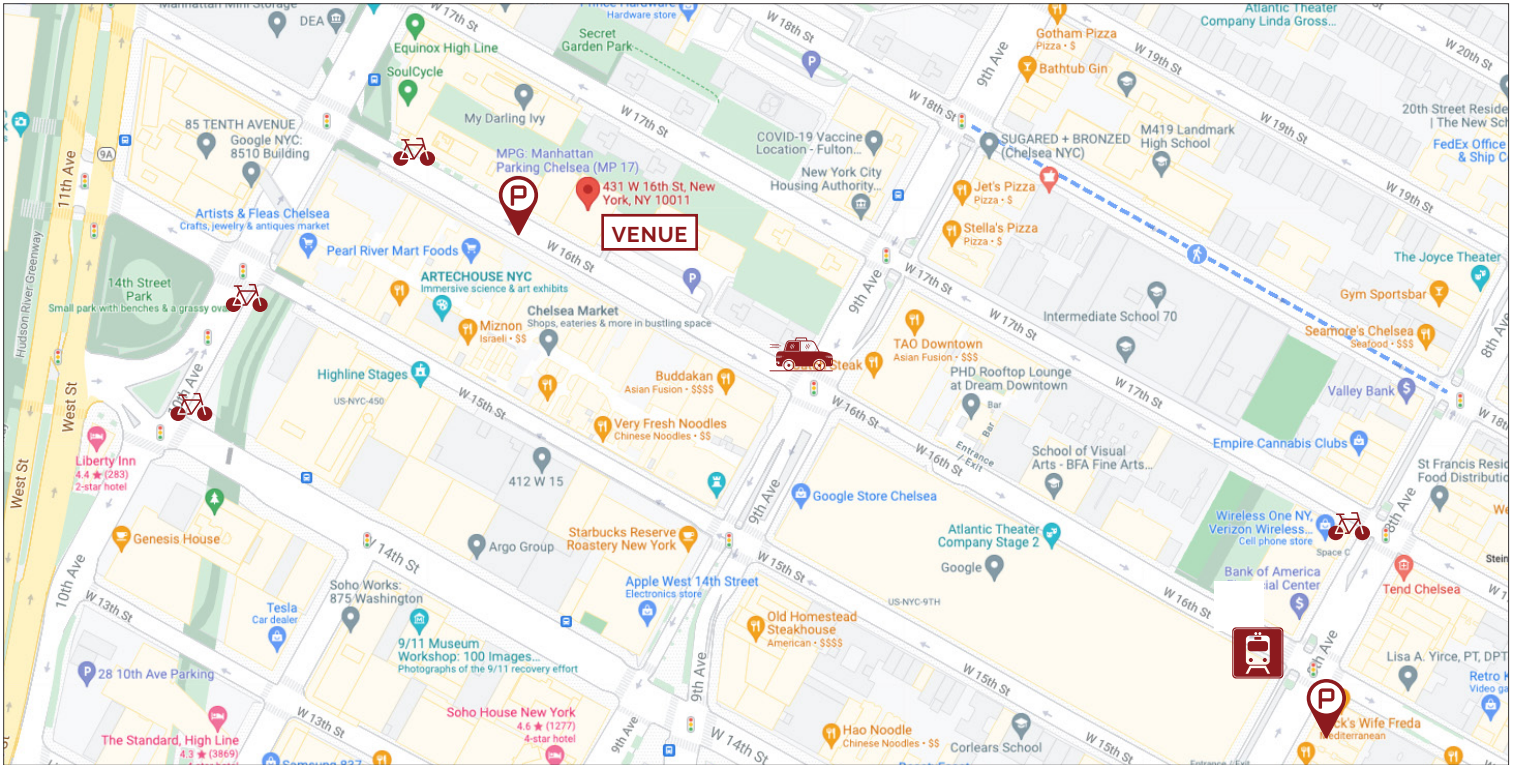
The Applicant sent the required notice to Manhattan Community Board 4 (“CB4”) on January 24, 2022 and is scheduled to meet with the Business License & Permit Committee of CB4 on March 8, 2022. As part of its meeting with CB4, the Applicant notified dozens of community and other associations potentially impacted by its application.

V. Conclusion

For all of the reasons set forth above, it is clear that the Authority’s approval of the Applicant’s application for catering establishment liquor license will be in the public interest, convenience and advantage of the community. Accordingly, we respectfully request that the Authority grant the issuance of the on-premises liquor license to the Applicant.

TRAFFIC & SECURITY PLANS

NYC TRAVEL AND TRAFFIC PLAN



CUSTOMERS ARRIVING BY SUBWAY

The vast majority of the patrons attending events at the 16th St. venue will arrive by subway. We anticipate them using the 14th St. stop for the L, A, C & E trains exiting at 16th St. and 8th Avenue, from there it is a short one and a half block straight walk to the venue.



CUSTOMERS ARRIVING BY UBER, LYFT, OR TAXI CAB

A smaller percentage of our patients are expected to arrive by Uber, Lyft, or taxi cab. These customers will be allowed to be dropped off directly outside the venue, but under security supervision all vehicles will be asked to leave immediately afterwards. Pick up for all ride shares will be directed to 9th Avenue to relieve congestion outside of the venue after the event.



CUSTOMERS ARRIVING BY CAR

Via our website customers arriving by car will be directed to local parking lots:

MPG: Manhattan Parking Chelsea - 450 West 17th, New York, NY 10011 (entrance on 16th 20 yards east of venue)

Icon Parking - 118 8th Ave, New York, NY 10011

We are hoping to arrange discount rates for one or both of these parking lot companies.



CUSTOMERS ARRIVING BY CITI BIKE

There is a City Bike stand with 59 docks on 16th Street, 50 yards east of the venue, with two additional Citi Bike stands on 10th Avenue and 15th and 14th Streets.



431 W16th St, New York, NY Security Operations Plan

Presented By: The 5280 Protection Group

The 5280 Protection Group (5280) will provide on average 7 New York State licensed Security Guards to manage patrons attending concerts at 431 W16th St, New York, NY (Venue).

The business plan of the Bowery Presents is to present Concerts and Live Entertainment. Bowery Presents has consulted with 5280 as to their Security Plan for the Venue, and 5280 has participated in the creation of and approves this plan.

5280 will provide security before, during, and after the events at several locations on W16th to ingress and egress attendees as quickly and orderly as possible and to discourage loitering. Using personnel, 'metal bicycle rack' barricades and/or other industry standard crowd control barriers to control patron ingress and maintain a pedestrian walkway for general public use. All attendees will be subject to search and will enter the venue through a walk through metal detector and/or hand held metal detecting wand.

5280 will staff all egress emergency exits with New York City licensed Fire Guards. All activity within the venue will be closely monitored by staff placed in strategic observational positions, as well as by response teams.

5280 will work closely with local NYPD Precinct Community Affairs and Officers, providing accurate intelligence regarding the operations of the Concerts and Events, in advance, in order to insure public safety and meet neighborhood concerns.

5280 currently provides security services in the NYC area for concerts and events at several venues such as Madison Square Garden, Forest Hills Stadium, Terminal 5, Hammerstein Ballroom, Webster Hall, Brooklyn Steel, MetLife Stadium, Coney Island Amphitheater, South Street Seaport, and several others. We also consult at venues nationwide on security operations and emergency preparation and procedures. We stand on our excellent record and reputation with the citizens of NYC, the Police and Fire Departments, the buildings and neighborhoods we work in, and our clients.

SECURITY OPERATIONS PLAN

This Security Operations Plan constitutes the "Standard Operating Procedures" relating to physical and procedural security for the venue. The purpose of this plan is to create a safe environment for all patrons and staff at the venue and its surrounding areas. It contains an overview of the security program and procedures to use to properly execute the security plan. Security personnel and venue managers shall be familiar with the information and procedures associated with this Security Operations Plan.

SECURITY STAFF RESPONSIBILITIES:

Security staff will be a licensed and bonded third party security team hired by venue management. Their responsibilities include the following:

- Processing (search) of all patrons entering the venue to prohibit illegal contraband, as well as other restricted items from being brought in to the venue.
- Enforce alcohol compliance policies
- Enforce Venue policies
- Emergency evacuation procedures
- Control access to restricted areas
- Safe and orderly ingress and egress
- Monitoring and patrolling the venue and its immediate surrounding areas
- Security will be placed 16th St to direct patrons into and away from the venue to minimize impact to the surrounding areas

SECURITY PROCEDURES

This portion describes each of the procedures used by the security staff to execute the security operation plan.

CREDENTIALS

All working staff and performing artists will be required to wear a day pass distributed by The Bowery Presents production. There will be multiple levels of passes per event that will have access to several restricted areas. A security grid will be created to clearly identify the passes and define the restrictions on all credentials. Security will control the access to the restricted areas of the venue.

There will be a meeting with all department heads, and security staff to discuss and understand all details of the day's events, including beginning and end times, times of each performance, credential grid, as well as venue emergency policies.

PROCESSING/LINE CONTROL

Queuing

- Security will patrol the sidewalk and announce the prohibited items list to incoming patrons
- Any lines will be maintained in an orderly fashion
- A bike rack will be used to divide the sidewalk to maintain access for local pedestrians

Search

- Patrons will go through a bag and metal detecting search (walk through metal detector and/or a hand wand)
- Patrons will be directed to dispose of any items found on them that appear on the prohibited items list
- Refusal to comply with policy will result in denial of entry to the venue
- Patrons found to be intoxicated prior to entry will not be permitted into the venue

ALCOHOL COMPLIANCE

- All patrons entering the venue will have their identification checked by "ID Checkers" at the main entrance of the venue.
- All patrons over the age of 21 will be given a wristband which will be on the security grid allowing permission to purchase and consume alcoholic beverages within the venue's lines of alcohol consumption.
- Any patron under the age of 21 found to be in possession of an alcoholic beverage within the venue will be immediately escorted out of the venue.
- Any patron found to be providing a patron under the age of 21 an alcoholic beverage will be immediately escorted out of the venue.
- Security will monitor bar areas to intervene with any patron found to be intoxicated.
- Security will escort intoxicated patrons to the lobby area to assess necessary action.

- Security will be posted at all exits of the venue and will stop alcoholic beverages from exiting the lines of alcohol consumption.

EJECTION POLICY

Security will escort out of the venue any patron found to:

- Violate a stated venue policy
- Violate alcohol compliance policies
- Pose a danger to themselves and/or other patrons
- Knowingly enter into a restricted area

COMMUNICATION

- Security personnel will be equipped with radios.
- A Security supervisor will be in direct radio contact with venue management as well as Bowery Presents production who will have direct communication to the artist team.

Show Stop Procedure

If an incident occurs that is deemed to compromise the safety of artists, staff, or event patrons, the following procedures may be implemented:

If authorized event personnel decide it is necessary to deviate from the scheduled performance, a request will be made directly to the performing artist's representatives on stage. This procedure is only to be used when it has been identified that to continue the show would result in critical injuries or death to patrons and/or staff. Any member of an artist's party who receives a request from authorized event personnel must act immediately in accordance with the instructions given.

In the case that communications have been compromised, the authorized personnel will use the universal sign (illustrated below) of holding both arms raised in the air and crossing them with clenched fists to signal when show is to cease.



Stage Manager is then to stop show immediately and not allow the performance to continue. To complete this, event management may employ any means necessary, including deactivating stage power.

All sounds and/or music must completely stop when this procedure is implemented. This includes drums, guitars, and any other band equipment.

Where applicable, emergency lighting will be turned on.

All work areas, including the area front of stage, will be cleared of any non-essential personnel. "Voice of God" announcements will be made advising patrons why the act has been stopped. Artists may be asked to assist in this process by encouraging patrons to remain calm.

Based on assessments of the incident, authorized event personnel listed above will decide whether the act will be required to leave the stage and/or venue should be evacuated. Should this be the case, "Voice of God" announcements will be made.

Procedures for an evacuation (full or partial) will be implemented.

EMERGENCY SITUATIONS

In the case of an emergency that may require an evacuation, security supervisors along with venue management will convene to discuss the details of the emergency and properly disseminate all information to venue staff. Announcements will be made from the stage informing the audience. Emergency lights will be activated. All Emergency Exits will be opened and prepared for evacuation. Security staff will direct all patrons to the nearest clearly defined emergency exits. Once outside, the venue security will continue to direct patrons to a safe destination away from the venue.