



Konkpot Entertainment Inc dba The Golf Club
59 Chelsea Piers – Golf Lounge / New York, New York 10011

Questionnaire for an Alteration Application

1. Current Diagrams
2. Proposed Diagrams
3. Current Photographs
4. Photograph of Space to be added
5. Menu

BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

Manhattan Community Board 4

(All Fields Must Be Completed)

Meeting Date: February 14, 2023

CORPORATION NAME		DOING BUSINESS AS (DBA)		
Konkapot 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 <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	David Tewksbury, Roland Betts & Tom Bernstein	ATTORNEY/ REPRESENTAIVE	
	PHONE:	212 336 6868		NAME:
	EMAIL:	dtewksbury@chelseapiers.com		Donald M. Bernstein, Esq. Bernstein Redo & Savitsky PC
			PHONE:	
			212 651 3100	
			EMAIL:	
			donald@brpclaw.com & jules@brpclaw.com	
MANAGER	NAME:	David Tewksbury	LANDLORD	
	PHONE:	212 336 6831		NAME:
	EMAIL:	dtewksbury@chelseapiers.com		Chelsea Piers LP
			PHONE:	
			212 336 6800	
			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	
	What is/was the name and address of establishment?		<input type="checkbox"/> NO	
	What were the dates applicant was involved with this former premise?			
<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="checkbox"/> YES	
	If alterations or operational changes are being made, please describe/list all changes.		<input type="checkbox"/> NO	
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		Serial #1323087 - Expiration date: 06/30/2024	
	Please list/describe the nature of all the changes and attach the plans:		Adding the 2nd floor and 2nd floor mezzanine exterior golf driving range stalls to the licensed premises	
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="checkbox"/> NO	
		February 2023		
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.		
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.		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	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 fl to 2nd floor mezzanine golf driving range stalls= (28 each)	112					
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= 112 (28 each)**

How frequently will the owner(s) be at the establishment?	40 hours a week	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES	NO No bottle service
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO Private parties and corporate events
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO N/A
Where will delivery bicycles be stored during the day when not in use?	N/A	

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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 Golf Driving Range Stalls	Adjacent to 1st Floor 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
Exterior Golf Driving Range Stalls	Adjacent to 2nd Floor Golf Driving Range Stalls with alcohol service	28	11AM-1AM	N/A	N/A	N/A	N/A	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
Interior 2nd Floor Mezzanine	Eating and Drinking	50	11AM-1AM	4	24	None	None	Background
Exterior Golf Driving Range Stalls	Adjacent to 2nd Floor Mezzanine Golf Driving Range Stalls with alcohol service	28	11AM-1AM	N/A	N/A	N/A	N/A	N/A

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 sent on February 3, 2023	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		Yes, on February 2, 2023 at the premises.	
Where did applicant post the notice that was provided?		At the premises	
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	<input type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<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 checked="" type="radio"/> NO	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 to 2nd 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 checked="" type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input checked="" 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 checked="" 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
 March 1, 2023 full board meeting, with 36 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 X	<p>February 6, 2023 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

From: Jules Vigh <Jules@brpclaw.com>
Sent: Friday, February 3, 2023 3:01 PM
To: Jules Vigh <Jules@brpclaw.com>
Cc: Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>
Subject: Chelsea Piers Golf Club / Pier 59

Good Afternoon:

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 NY State Liquor Authority for an alteration application seeking to add the second floor and second floor mezzanine exterior golf driving ranges to its liquor license.

In October 2021 The Golf Club appeared before the Community for an alteration application to add the first-floor interior mezzanine and the adjoining exterior mezzanine golf driving range stalls to the licensed premises. The application was approved as presented.

The proposed hours of operation for the exterior golf driving ranges are 6:30AM to 1:00AM seven days a week from March through October; and, are opened from 6:30AM to 1:00AM seven days a week from November through February.

The current approved hours of operation for the interior golf club restaurant are 11:00AM to 1:00AM Monday to Sunday.

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

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

The application will be heard at the Community Board on February 14, 2023.

Please let us know whether you have any questions or require any additional information.

Thank you,

Jules

Jules Vigh | Paralegal
BERNSTEIN REDO & SAVITSKY PC
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

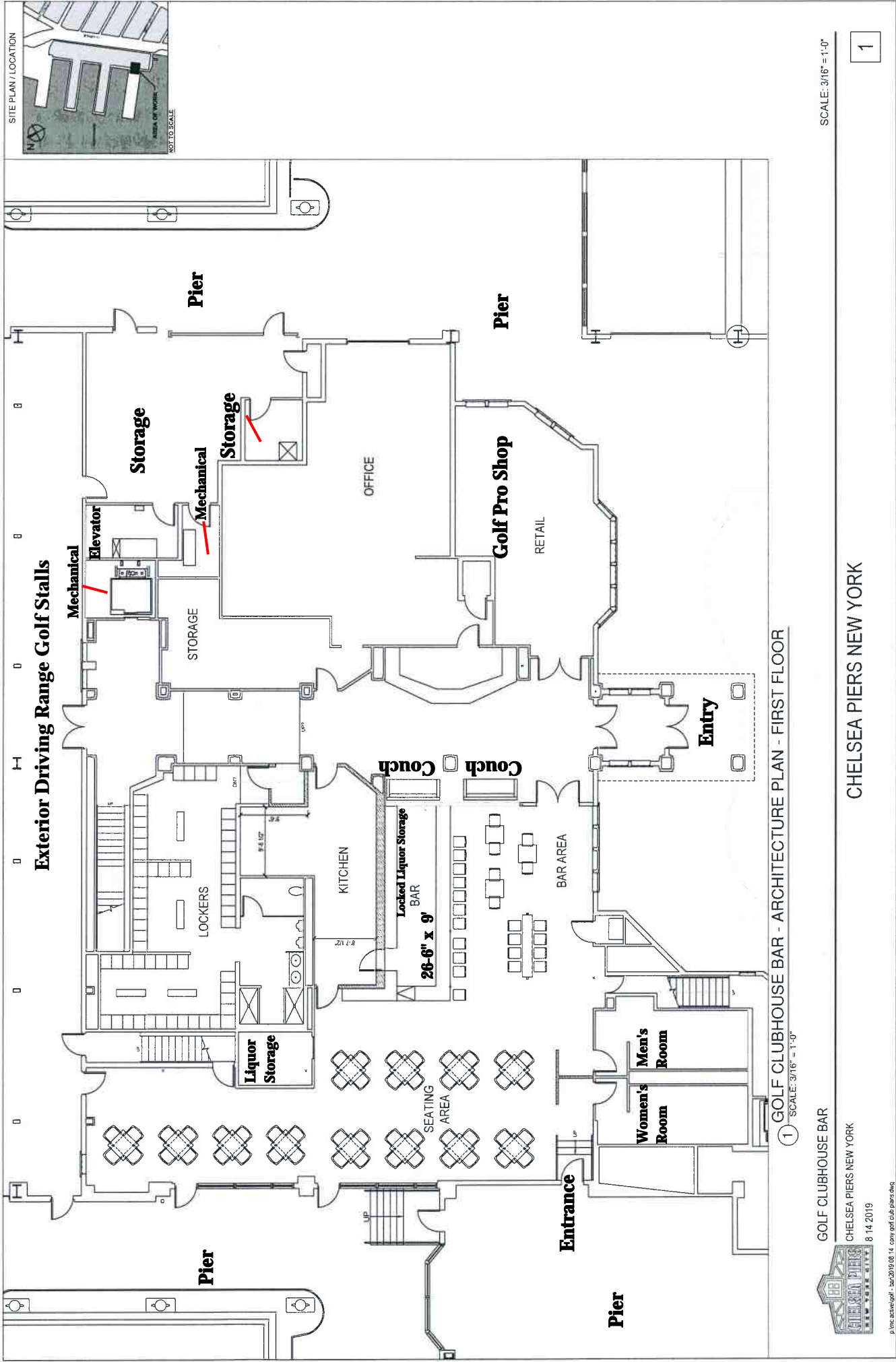
Chelsea Block Associations/Tenant Associations/Community Groups

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	sallyqmg@gmail.com	Last Tuesday of the month @ 630pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com ; info@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	Grocni	pgroncki@gmail.com	
100 West 16th Street Block Association	Mathew	Robinson	mattbrob@aol.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.drf@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	judyklein999@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	ccba1001920@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	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Buttenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	DiFelicantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyflx@gmail.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	pamela@angel.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	pjcooke@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 @ 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	thuyqpham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuyqpham1@gmail.com	First Monday of the month @ 630 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	davidloss@gmail.com	Third Tuesday of the month @ 6pm
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	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andra	Gabrielle	300wba@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phylliss	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@dlesser.com	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	aoster@earthlink.net	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com ; kjacobnyc@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 ; 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	hoffmandibj@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	Bear	dwbear421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bkd8@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	bkeany@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Hu	212-838-3700	
Donna Langman Costumes	Donna	Langman	donna@donna-langman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	No monthly meetings
Midtown South Community Council	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@qvsnp.org	
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	

***WHEN SENDING AN EMAIL TO THIS LIST, PLEASE BCC EVERYONE ON ONE EMAIL ***



Current Diagrams



SCALE: 3/16" = 1'-0"

GOLF CLUBHOUSE BAR

CHELSEA PIERS NEW YORK

8 14 2019

p:\line\ckaport_08-2019\08-14_cprn\golf club piers.dwg

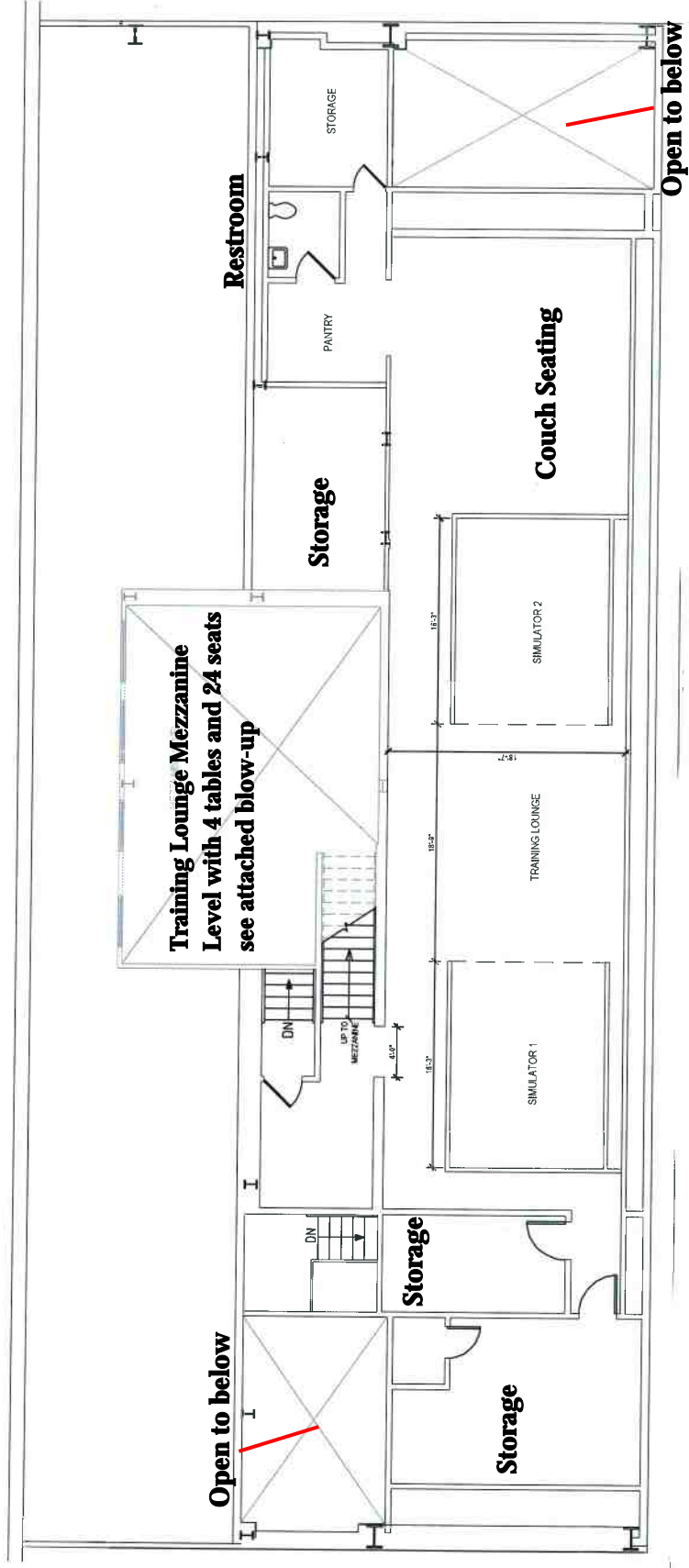


CHELSEA PIERS NEW YORK

1 GOLF CLUBHOUSE BAR - ARCHITECTURE PLAN - FIRST FLOOR

**Approval Diagram- Konkapot Entertainment Inc dba Golf Club Bar and Restaurant /59 Chelsea Piers Golf Lounge / New York, New York 10011
Serial #1323087**

Second Floor

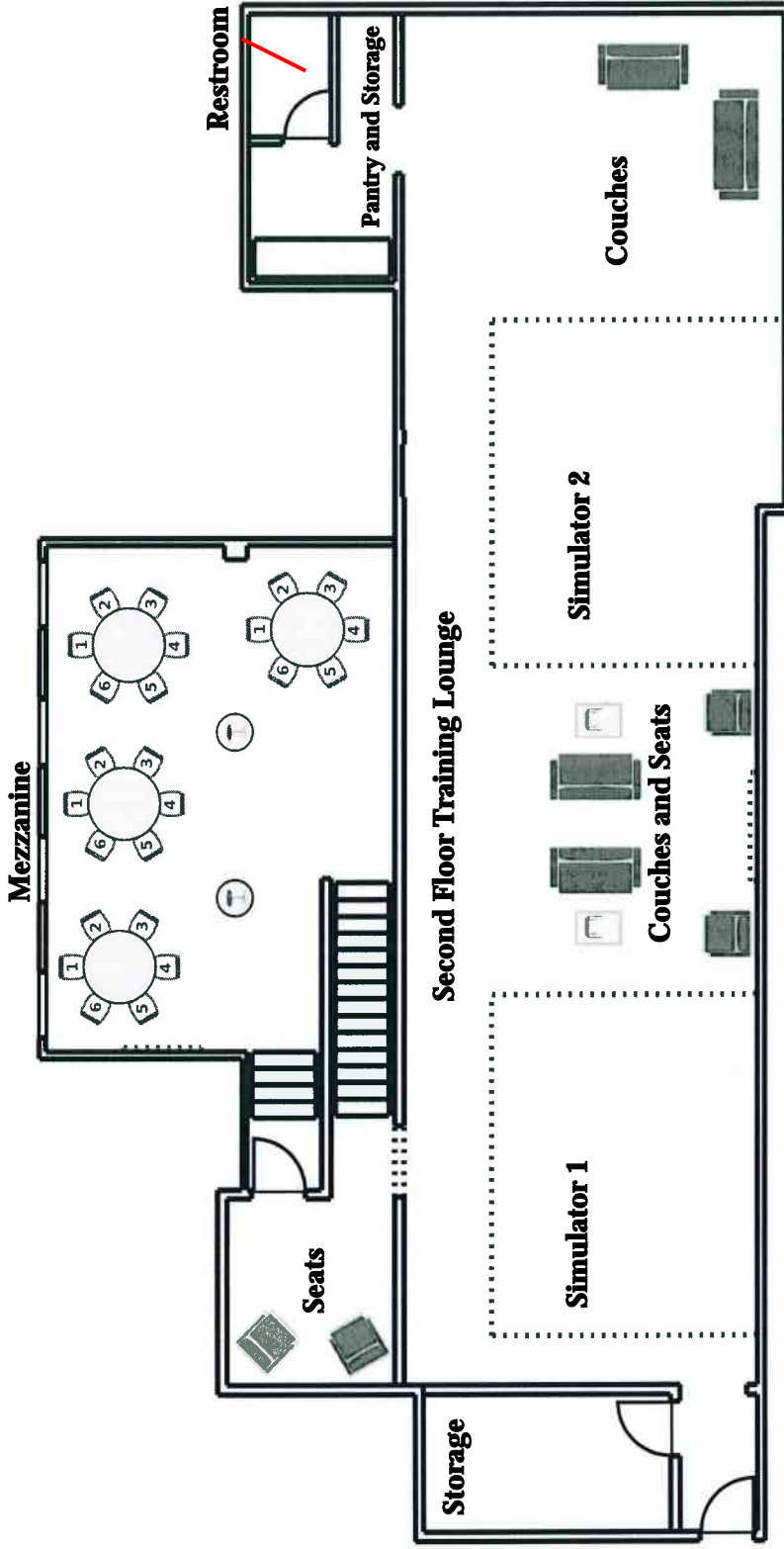


Approved Diagram - Konkapot Entertainment Inc dba The Golf Club /59 Chelsea Piers Golf Lounge / New York, New York 10011 / Serial #1323087

Second floor seating= 16

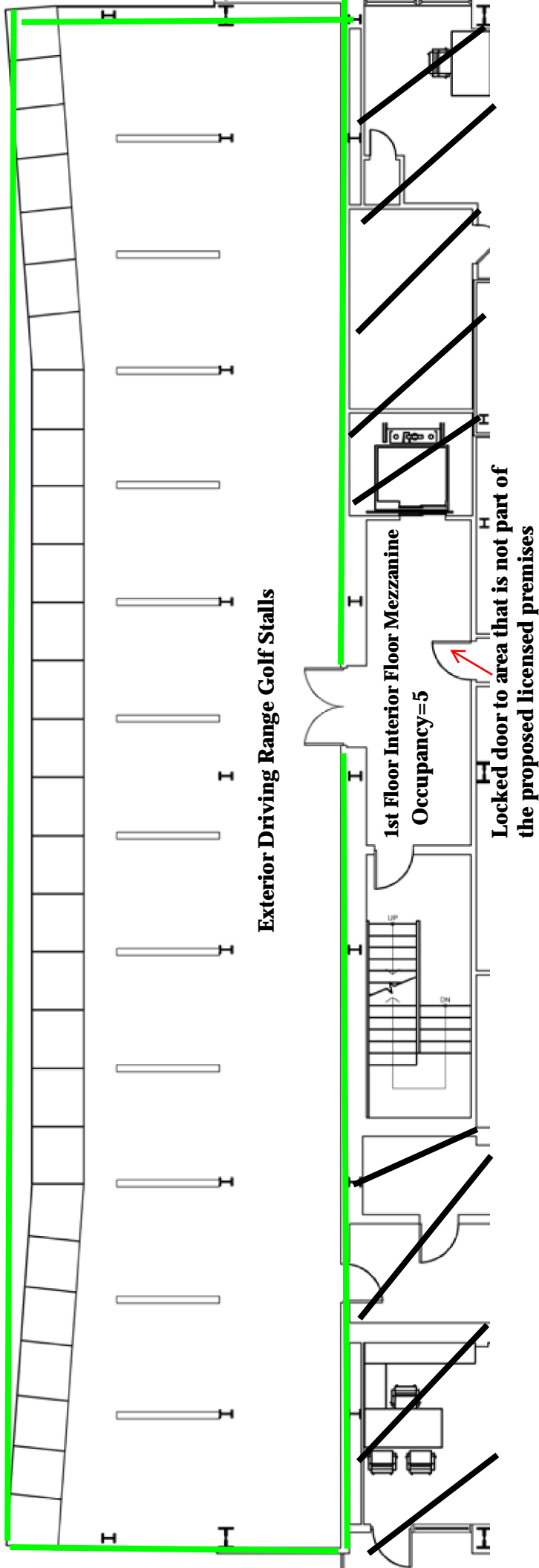
Second Floor Mezzanine Tables= 4 and Seats= 24

Grand Total Tables= 20 and Seats= 119



Approved 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

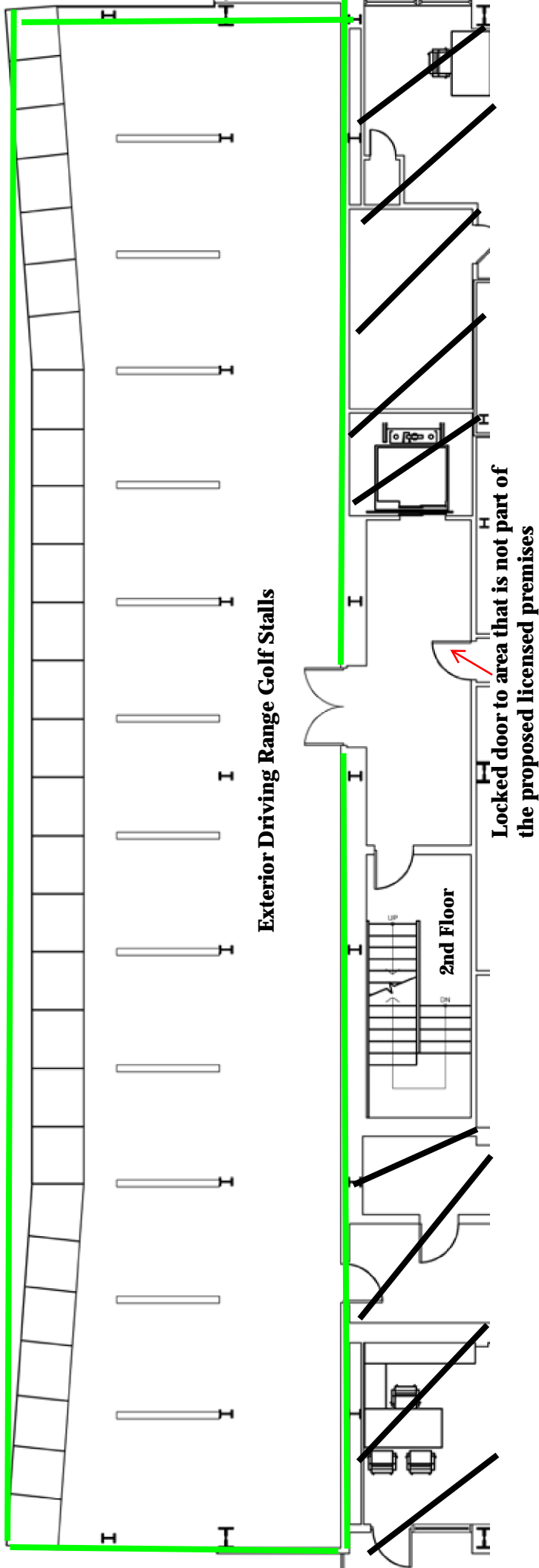




Proposed Diagrams

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

**Second floor with exterior golf driving range golf stall
The stalls are outlined in green**

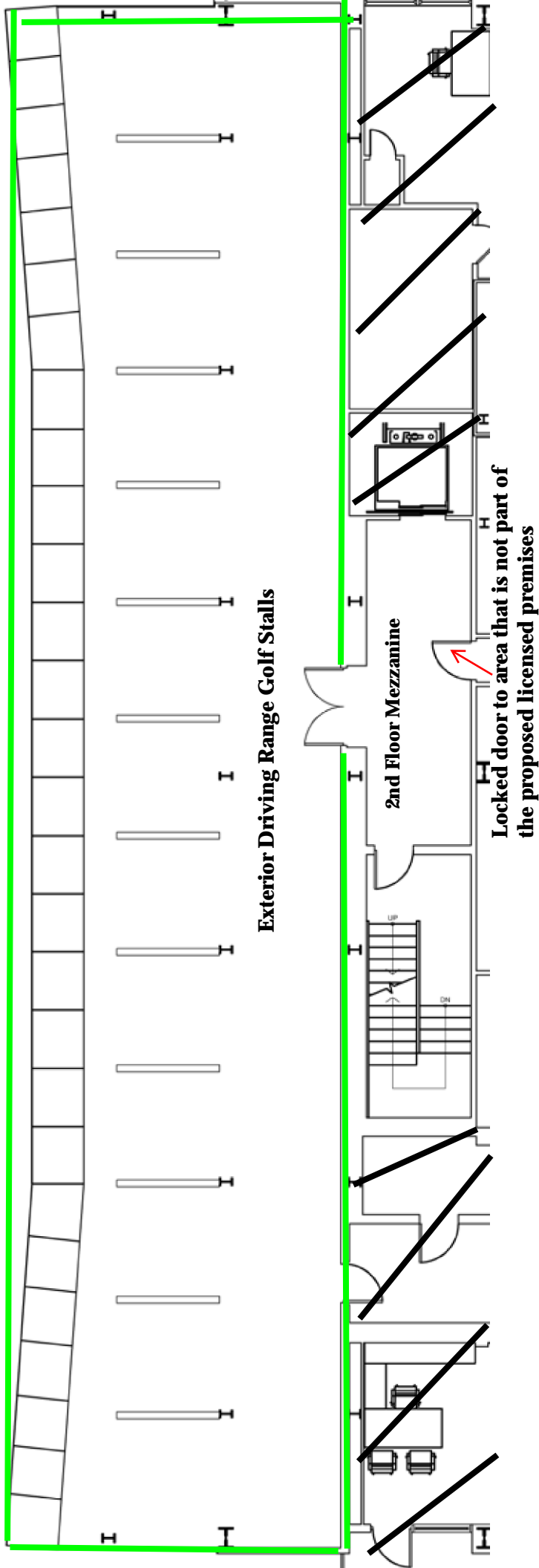


Exterior Driving Range Golf Stalls

**Locked door to area that is not part of
the proposed licensed premises**

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

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

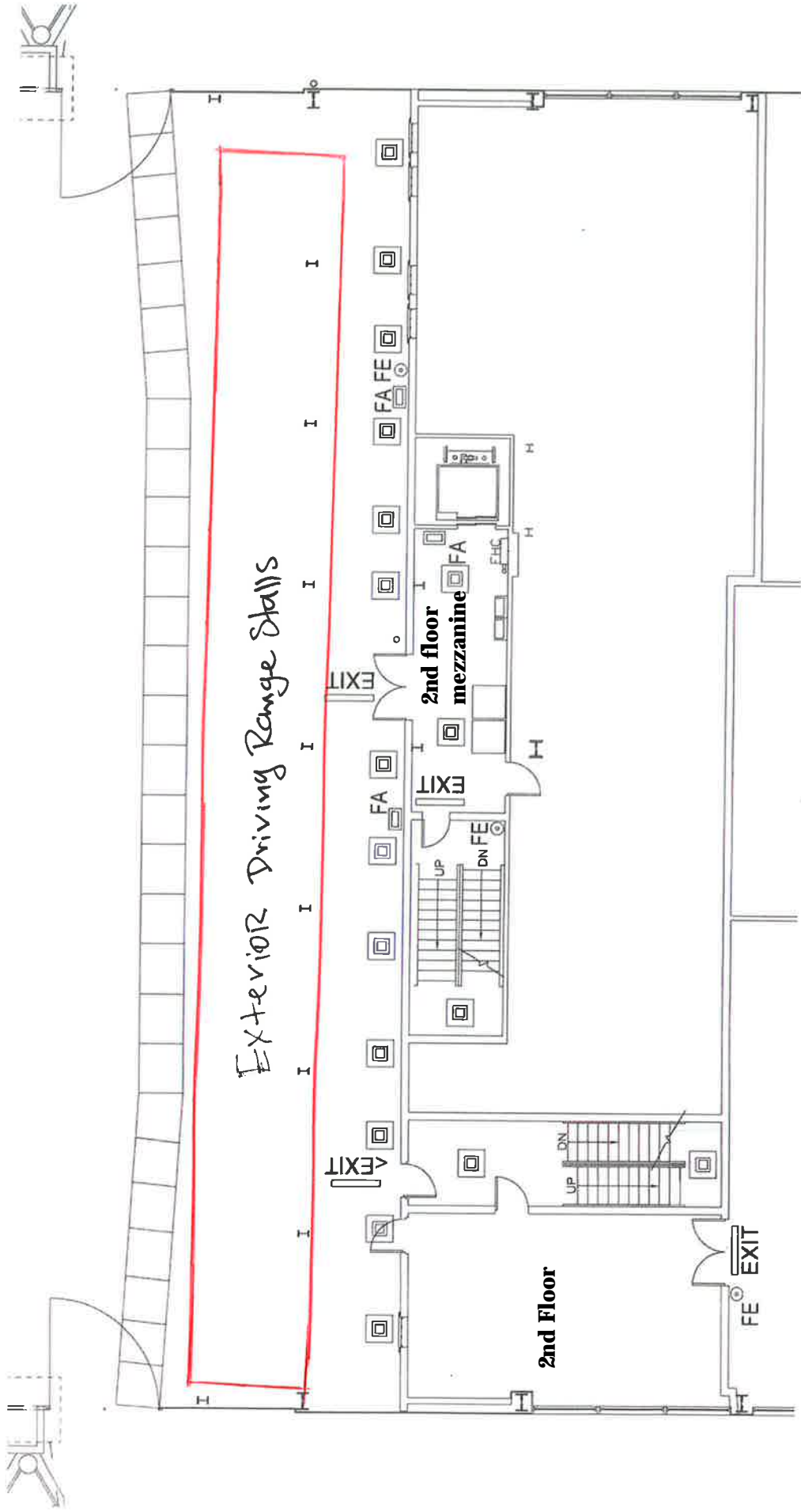


Exterior Driving Range Golf Stalls

2nd Floor Mezzanine

Locked door to area that is not part of the proposed licensed premises

Proposed Diagram of the 2nd Floor and 2nd Floor Mezzanine - Konkapot Entertainment Inc dba The Golf Club /59 Chelsea Piers Golf Lounge
New York, New York 10011 / Serial #1323087. This diagram shows access to the exterior.





Current Photographs

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



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Konkapot Entertainment Inc
dba The Golf Club
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Customer Bar



Konkapot Entertainment Inc
dba The Golf Club
59 Chelsea Piers - Golf Lounge
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Kitchen

Konkapot Entertainment Inc
dba The Golf Club
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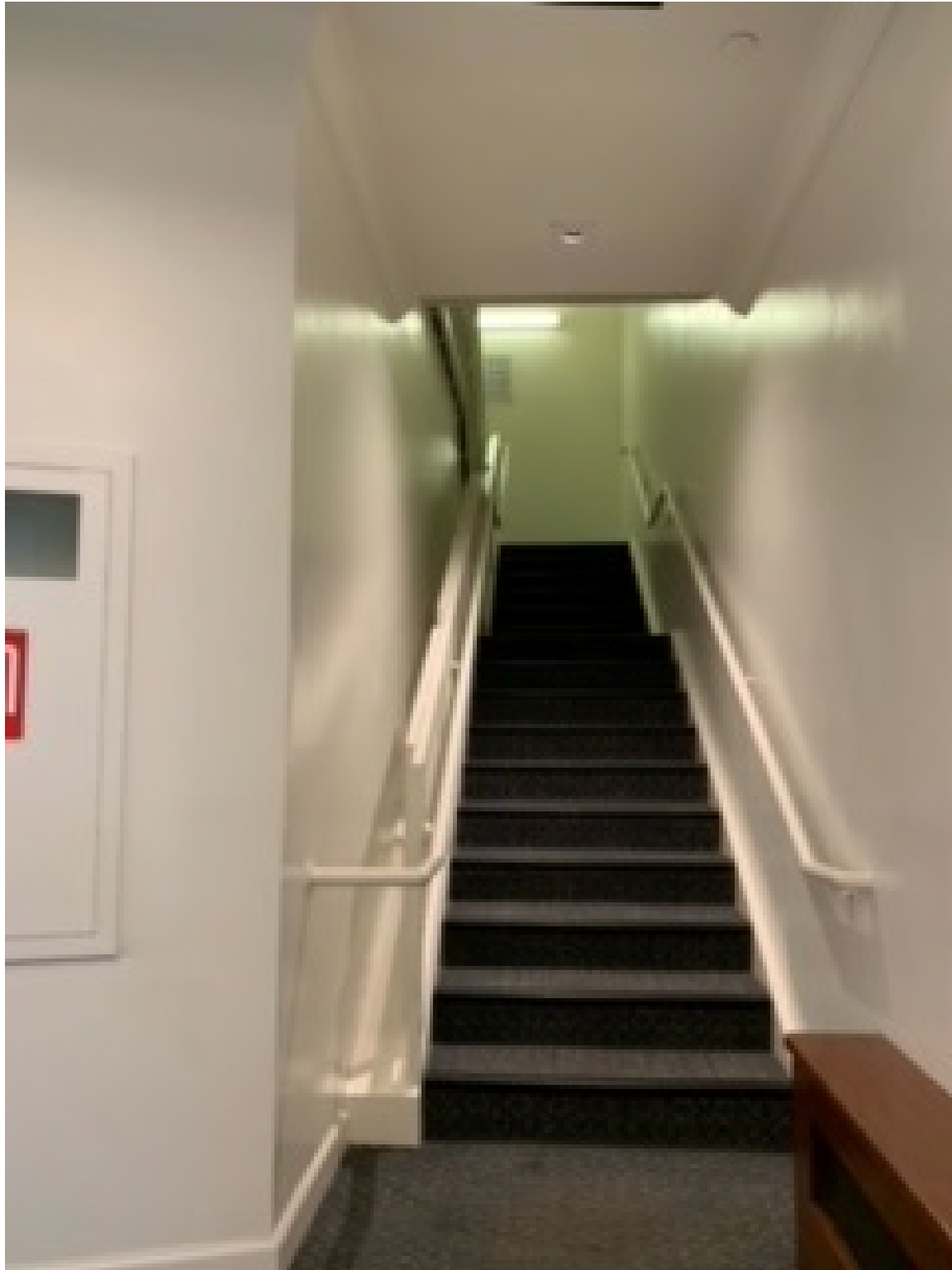
Konkapot Entertainment Inc
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Mezzanine showing entrance to golf driving range stalls

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Photograph 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

Proposed licensed premises





Menu



SNACKS

CHIPS & SALSA \$9

CHIPS AND
GUACAMOLE \$12

JUMBO PRETZEL \$12

MOZZARELLA STICKS \$10

CHEESE QUESADILLA \$13

Option to add: Chicken, Shredded
Pork \$3

BREADED CHICKEN
TENDERS \$13

FRENCH FRIES \$9

LOADED FRIES \$13

French Fries, Mozzarella Cheese,
Bacon, Sour Cream

Option to add: Chicken, Shredded
Pork \$3

DISCO FRIES \$12

WINGS (BONE-IN)

6 for \$11 | 10 for \$18 | 16 for \$25

Choice of Sauce
Classic Hot, Barbecue, Honey
Barbecue, Sweet Chili, Honey Garlic,
or Mango Habanero

Choice of Side
Ranch or Blue Cheese

NACHOS \$13

Cheese Sauce, Black Beans,
Sour Cream, Pico

Option to add: Chicken, Shredded
Pork, Guacamole \$3

TACOS

Three per Serving

CHICKEN &
GUACAMOLE \$15

CARNITAS \$15

SALAD

CHICKEN CAESAR \$14

Romaine & Parmesan

GREEK SALAD \$12

Romaine, Feta, Red Onion, Olives,
Lemon Vinaigrette

Option to add: Chicken,
Shredded Pork \$3

SLIDERS

Two per Serving, Extra Slider \$3

ANGUS BEEF \$14

BBQ SHREDDED
PORK \$14

Option to add: Onion, Jalapeno,
Melted Cheddar

PRESSED SANDWICHES

All Served with Chips

BREADED
CHICKEN \$13

Melted Cheddar, Red Onion,
Chipotle Mayo

BBQ PULLED
PORK \$13

CLASSIC ITALIAN
PANINI \$13

Prosciutto, Diced Tomato,
Arugula, Mozzarella, Truffle Oil

FIVE CHEESE
PANINI \$12

Cheddar, Mozzarella, Fontina,
Parmesan and Truffle Feta Crumble



BEER

DRAFT

Michelob Ultra \$9
Stella \$10
Allagash White \$11
Lagunitas \$11

BOTTLES & CANS

IPA

Coney Island NY Merman IPA \$9
Ithaca Flower Power IPA \$10
Southern Tier Frosted Sugar Cookie
(8.6% abv) \$15
Peak's Winter IPA \$10

Wheat

Blue Moon \$9

Sour

Brooklyn Bel Air Sour \$10

Ale

Sierra Nevada Ale \$10
Fat Tire Amber Ale \$9
Kona Big Wave Golden Ale \$9
Sweet Water 420 Extra Pale Ale \$9
New Belgium's Christmas Ale \$10

Lager

Sam Adams Winter Lager \$10
Bud Light \$8
Corona Extra \$10
Michelob Ultra \$8
Michelob Ultra (can) \$8
Stella Artois \$9

Pilsner

Coney Island NY Merman Pilsner \$9
Modelo Especial \$9
Presidente Pilsner \$9

Seltzer

Michelob Ultra \$9
White Claw \$9

Cider

Austin Eastciders Rosé \$10

Stout

Guinness (14.9oz) \$12

Tripel

New Belgium Trippel (8.5% abv) \$9

Porter

Breckenridge Vanilla Porter \$10

Non-Alcoholic

Becks \$9
Athletic Brewing Free Wave Hazy IPA \$9

PITCHERS OF BEER

Stella \$30
Michelob \$28
Lagunitas \$32

BUCKETS OF BEER

Premium (pick 5) \$40
Michelob \$36
Frozen Tundra \$38

WINE

WHITE

Pinot Grigio, Barone Fine, Italy \$15/60

RED

HobNob Pinot Noir \$16/64

ROSÉ

Rosé, Rosé All Day \$17/80

SPARKLING

Prosecco DoC, Josh \$14/56

COCKTAILS

\$16 each

On the Screws

Rum, Passionfruit, Lime, Simple Syrup

Transfusion

Vodka, Grapefruit Juice,
Lemon/Lime, Ginger Ale

Lip Out

Gin, Simple Syrup, Grapefruit Juice,
Lime Juice

Casual Water

Vodka, Club Soda, Iced Tea, Lemon
Juice, Simple Syrup

Smoky Watermelon Margarita

Mezcal, Watermelon Puree, Lime Juice,
Agave Syrup, Hella Spice Bitters

The Water Hazard

Cranberry, Blue Curacao, Gin, Lemon
Juice, Tonic, Mint Sprig Garnish

SEASONALS

The Thin Mint Cookie

Baileys, Titos, Peppermint Schnapps,
Hershey Chocolate, Crushed Oreo
Cookie

Wintry Spiced Cider

Bacardi Spice, Apple Cider, Brown
Sugar, Cloves, Cinnamon

Host your next party or event at the Water Hazard!