

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>		
<b>Voss Events NYC LLC</b>		<b>To be determined</b>		
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>	
<b>88 Tenth Avenue</b>		<b>West 15th and West 16th Streets</b>	<b>10011</b>	
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b>	<b>Brandon Voss</b>	<b>ATTORNEY/ REPRESENTAIVE</b>	
	<b>PHONE:</b>	<b>917 304 3342</b>		<b>NAME:</b>
	<b>EMAIL:</b>	<b>brandon@vossevents.com</b>		<b>Bernstein Redo &amp; Savitsky PC Donald M. Bernstein</b>
			<b>PHONE:</b>	
			<b>212 651 3100</b>	
			<b>EMAIL:</b>	
			<b>donald@brpclaw.com</b>	
<b>MANAGER</b>	<b>NAME:</b>	<b>To be determined</b>	<b>LANDLORD</b>	
	<b>PHONE:</b>			<b>NAME:</b>
	<b>EMAIL:</b>			<b>Jamestown LP</b>
			<b>PHONE:</b>	
			<b>212 652 2111</b>	
			<b>EMAIL:</b>	
			<b>claire.bernard@jamestownlp.com</b>	
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i> )				
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO	
	What is/was the name and address of establishment?		<b>See attached list</b>	
	What were the dates applicant was involved with this former premise?		<b>See attached list</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?			
	<i>Please list/describe the nature of all the changes and attach the plans:</i>			
<b>METHOD OF OPERATION</b>				
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider			
<b>ESTABLISHMENT TYPE</b>	<input 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 <b>Dinner Theater</b> <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	<b>May 2024</b>	
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	<b>See enclosed Area Survey</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES <input checked="" type="radio"/> NO		
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO		

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	<b>See enclosed chart</b>						
	Kitchen	<b>11am-2am</b>	<b>11am-2am</b>	<b>11am-2am</b>	<b>11am-2am</b>	<b>11am-2am</b>	<b>11am-2am</b>	<b>11am-2am</b>
	Music	<b>See enclosed chart</b>						

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

<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ *	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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**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
<b>INSIDE</b>	<b>Estimated 515**</b>	<b>515</b>	<b>81</b>	<b>292</b>	<b>One</b>	<b>Two</b>	<b>19</b>
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>							
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>							

How many floors are there? What is the capacity for each floor?  
**1st floor estimated occupancy is 315 and cellar estimated occupancy is 200**

How frequently will the owner(s) be at the establishment?  
**Five nights a week for the 1st three months and then 2 nights a week**

Will there be dancing?  
 YES  NO **Employee dancing only for dinner theater**

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

Will applicant be hosting private; promotional or corporate events?  
 YES  NO **Special/ private events estimated at one per month**

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

Will applicant have a security plan? If, yes please attach.  
 YES  NO **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 **Third party delivery services**

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**

\*Generally, the premises plan to be open until midnight, however there will be special events and programming for which the applicant will want to remain open until 2am, therefore we will be seeking a 2am license. We are requesting a 4am close for New Year's Eve.

\*Applicant will amend the TCO fo an increase in occupancy. Also see enclosed chart for breakdowns.

**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
	<b>See enclosed Chart</b>							

**Voss Events NYC LLC / Chart on Seating, Hours and Music**

<b>Space Floor</b>	<b>Description Use of Space</b>	<b>Capacity</b>	<b>Hours</b>	<b># of Tables</b>	<b># of Seats</b>	<b>#of Service Bars</b>	<b>#of Stand-Up Bars/ Seats at Bar</b>	<b>Music</b>
1 <sup>st</sup> Floor	Restaurant	Estimated 75	11am - 2am*	15	60	None	None	Background
1 <sup>st</sup> Floor	Dinner Theater	Estimated 240	6pm - 2am*	66	232	One	One with 6 bar stools	Live Music, DJ and Background  Two dinner theater shows from 6pm to 8pm and 9pm to 11am  The live band plays from 6pm to 7pm and then again from 9pm to 10pm.  The shows run after the live band plays from 8pm to 9pm and 10pm to 11pm.
Cellar	Lounge and Immersive Décor	Estimated 200	6pm - 2pm*	None	None	None	One with 13 bar stools	Background
<b>TOTALS</b>		<b>515</b>		<b>81</b>	<b>292</b>		<b>19</b>	
<p>*Generally, the premises plan to be open until midnight, however there will be special events and programming for which the applicant will want to remain open until 2am, therefore we will be seeking a 2am license.</p> <p>We are requesting a 4am close for New Year's Eve.</p>								

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

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	<b>See enclosed list of community based organizations together with email</b>	
	# 2	<b>See enclosed notice to residents with list of addresses</b>	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.	<b>N/A</b>		
Who was your contact person at each group you met with?	<b>N/A</b>		
When did applicant post the notice that was provided?	<b>4/24/2024</b>		
Where did applicant post the notice that was provided?	<b>Premises and on lamp posts</b>		
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	<b>917 304 3342</b>
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	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>Morimoto NY Ventures LP as a restaurant with a full liquor license from 2005 to 2020</b>		
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	NO	<b>Morimoto NY Ventures LP</b>
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	<b>New signage for the trade name</b>
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	<b>New signage for the trade name</b>
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	<b>Restaurant has existing sound proofing</b>
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?	YES	NO	<b>N/A</b>
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<b>To be determined as new air conditioner will be installed</b>		
When was the air conditioner installed?	<b>To be determined</b>		

## OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

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

## 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 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the 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)**

- Applicant agrees to queue people inside and tickets will be checked inside
- This application does not extend to any outdoor space




***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  
 June 5, 2024 full board meeting, with 39 members voting in favor  
 of the recommendation, 0 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 <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><b>SIGN HERE</b> →</p>	<p><b>Brandon Voss</b>          PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT <b>X</b>	<p>DATE 5-6-24</p>
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## **Brandon Voss Hospitality Experience**

XL Dance Bar LLC  
512 West 42<sup>nd</sup> Street  
New York, New York 10036  
Held the license from 2012 to 2014

Santa's Secret  
Beverly Center  
8500 Beverly Boulevard - Suite 860  
Los Angeles, CA 90048  
Liquor License from November 2023 to present

Santa's Secret  
20 Hudson Yards  
New York, New York 10001  
Pop Up from December 2021 to January 2022

Santa's Secret  
20 Hudson Yards  
New York, New York 10001  
Pop Up from November 2022 to December 2022

Santa's Secret  
350 Eleventh Avenue  
Hudson Yards  
New York, New York 10001  
Pop Up from November 2023 to December 2023

## **Security / Crowd Control Plan**

All staff are trained to check IDs of all guests. The staff will refuse to serve anyone who is under the age of 21 or who cannot produce ID or produces inadequate ID. The staff will refuse to serve anyone who is visibly intoxicated; and if necessary, the intoxicated individual will be asked to leave. If they refuse to leave voluntarily, they will be escorted out of the premises. If a person attempts to take an alcoholic beverage outside the premises they will be stopped by the staff and be asked to move back into the designated area of the premises. The licensee is dedicated to the supervision and training of all their Front of House staff. Further, staff are trained to make sure that lines do not form outside the venue and that guests do not linger outside. We will have one security guard at the dinner theater entrance and one security guard inside for the dinner theater space.

**From:** Jules Vigh <Jules@brpclaw.com>  
**Sent:** Tuesday, May 7, 2024 12:17 PM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Cc:** Brandon Voss <brandon@vossevents.com>; Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>  
**Subject:** Voss Events NYC LLC / 88 Tenth Avenue

Good afternoon,

We had sent the below email to your organization on April 23, 2024. We are now updating the email for hours, seating and to add a DJ.

We are contacting you to let you know that Voss Events NYC LLC will be applying for a liquor license at 88 Tenth Avenue between West 15<sup>th</sup> and West 16<sup>th</sup> Streets in Chelsea Market. The space was formerly Morimoto NY Ventures LP that operated as a restaurant with a liquor license from 2005 to 2020.

Voss Events appeared before the Community Board for a winter seasonal license for 500 West 33<sup>rd</sup> Street aka 20 Hudson Yards for its themed Christmas variety shows with immersive decor for Santa's Secret in September 2022. The application was approved as presented. Further, Voss Events has held its Christmas shows for the last three years at Hudson Yards from 2021 to 2023.

Voss Events now wants to expand its concept year-round offering guests a restaurant with dinner theater and seasonal programming throughout the year. The first floor will be divided between a section for dinner theater in the back with 232 seats and a regular restaurant in the front with 70 seats for a total of 7,023 square feet. Live music, a DJ and employee dancing will be featured for dinner theater. There will be no entertainment in the restaurant space, only background music. The menu will feature an elevated interpretation on classic American cuisine including steaks and seafood.

The cellar is a walk-through experience featuring interactive and immersive décor that changes with the season to compliment the show currently playing upstairs in the dinner theater space. It is coupled with a lounge that has a 33-foot customer bar with 13 bar stools with proposed occupancy for 200 with 6,447 square feet. There will be no live music in the cellar, only background music. There will also be an exterior sidewalk café with 28 seats with 620 square feet.

The proposed hours of operation for the dinner theater are 6pm to 2am all days of operation. The restaurant will be opened seven days a week from 11am to 2am. Generally, the premises plan to be open until midnight, however there will be special events and programming for which the applicant will want to remain open until 2am, therefore we will be seeking a 2am license.

The proposed hours for the sidewalk café are 11am to 10pm Sunday to Thursday and 11am to 11pm Friday to Saturday. The applicant is further requesting a 4am close on New Year's Eve.

Brandon Voss is the president of Voss Events Inc which has been operating as a very successful international production company since 2009. The company is headquartered in nearby Chelsea. Voss Events has hosted thousands of theatrical shows and events worldwide. They work closely with Hudson Yards, and have hosted many private and public events at various locations within the development such as The Public Square and Gardens by The Vessel, The Edge Observatory, The Shops and Queensyard restaurant. Other Manhattan venues where Voss Events has hosted events include Dream Downtown, Hammerstein Ballroom, HK Hall, Marquee, Sony Hall and Radio City Music Hall.

Please contact our counsel's office at [donald@brpclaw.com](mailto:donald@brpclaw.com) and [jules@brpclaw.com](mailto:jules@brpclaw.com) if you would like additional information on our liquor license application.

The application will be heard at the Community Board on May 14, 2024.

Jules

**Jules Vigh|Paralegal**  
**BERNSTEIN REDO & SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100 \ Cell Phone 646 358 0653  
[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

Bounced back emails

**Delivery has failed to these recipients or groups:**

[steve@w15ba.com](mailto:steve@w15ba.com) ([steve@w15ba.com](mailto:steve@w15ba.com))

A problem occurred and this message couldn't be delivered. Check to be sure the email address is correct. If the problem continues, please contact your email admin.

[info@w15ba.com](mailto:info@w15ba.com) ([info@w15ba.com](mailto:info@w15ba.com))

A problem occurred and this message couldn't be delivered. Check to be sure the email address is correct. If the problem continues, please contact your email admin.

[kimon@w15ba.com](mailto:kimon@w15ba.com) ([kimon@w15ba.com](mailto:kimon@w15ba.com))

A problem occurred and this message couldn't be delivered. Check to be sure the email address is correct. If the problem continues, please contact your email admin.

**Delivery has failed to these recipients or groups:**

[bkeany@pennsouth.coop](mailto:bkeany@pennsouth.coop)

Your message wasn't delivered because the recipient's email provider rejected it.



## Amended Notice to Residents

Dear Neighbor:

We are contacting you again to update this notice in connection with hours, seating and the addition of a DJ. Voss Events NYC LLC will be applying for a liquor license at 88 Tenth Avenue between West 15<sup>th</sup> and West 16<sup>th</sup> Streets in Chelsea Market. The space was formerly Morimoto NY Ventures LP that operated as a restaurant with a liquor license from 2005 to 2020.

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Please contact our counsel's office at [donald@brpclaw.com](mailto:donald@brpclaw.com) and [jules@brpclaw.com](mailto:jules@brpclaw.com) if you would like additional information on our liquor license application.

The application will be heard at the Community Board on May 14, 2024.

Voss Events NYC LLC / List of Addresses Where Notices to Residents Were Left

413 W 16<sup>th</sup> Street

401 W 16<sup>th</sup> Street

400 W 17<sup>th</sup> Street

412 W 17<sup>th</sup> Street

418 W 17<sup>th</sup> Street

419 W 17<sup>th</sup> Street

421 W 17<sup>th</sup> Street

430 W 17<sup>th</sup> Street

431 W 17<sup>th</sup> Street

450 W 17<sup>th</sup> Street

457 W 17<sup>th</sup> Street

# Voss Events

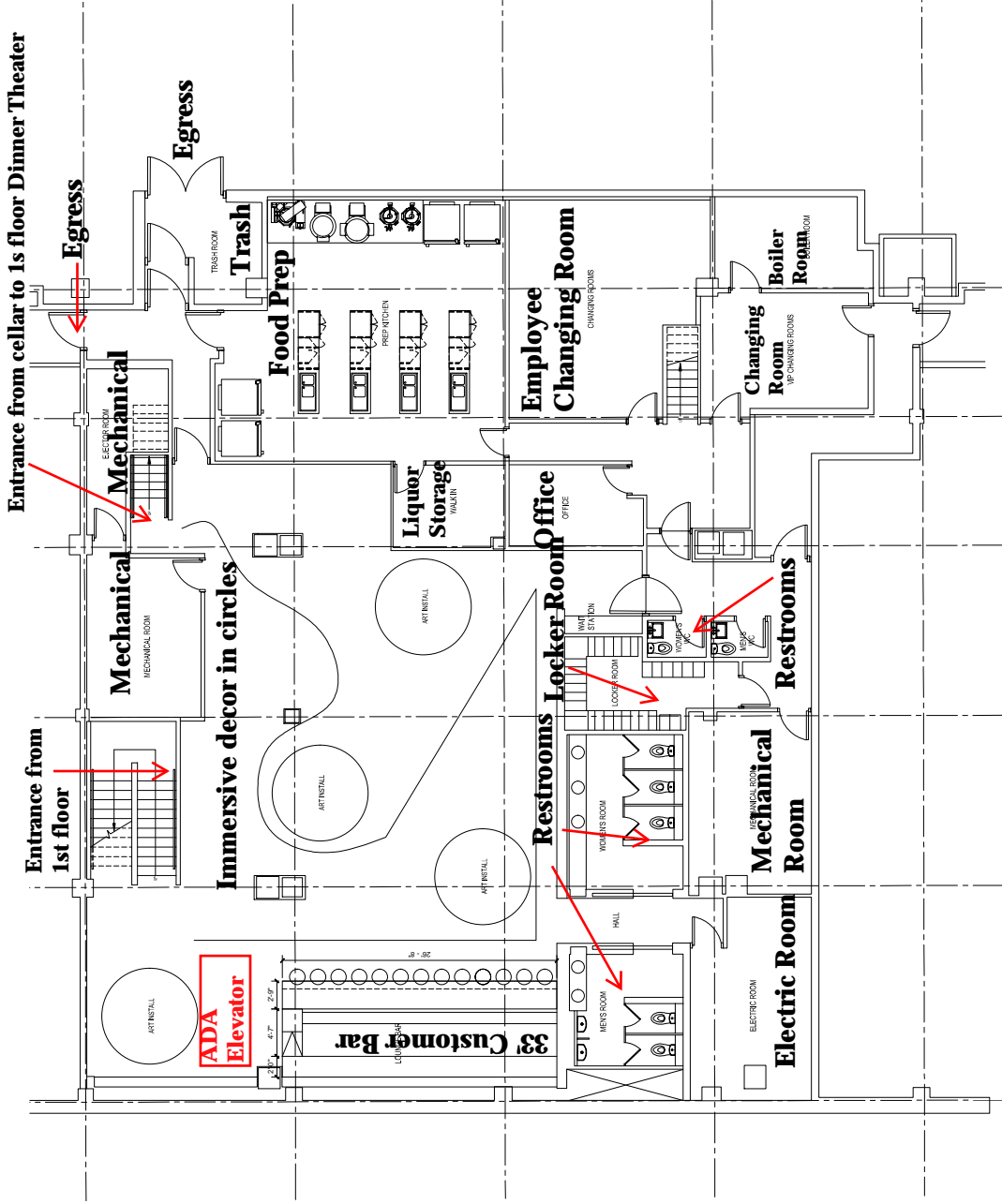
## Diagrams



Voss Events NYC LLC / 88 Tenth Avenue, New York, NY 10011

Cellar with 33' customer bar with 13 bar stools and circles represent immersive decor with 6,447 square feet

Total 81 tables and seats 311 (includes 19 bar stools)



1 | CONSTRUCTION PLAN  
A-100.00 | SCALE: 3/16" = 1'-0"

PROJECT TEAM:  
ARCHITECT:  
MOODY BONDURANT ARCHITECTS  
402 WEST 11TH STREET, SUITE 602  
NEW YORK, NY 10018  
TEL: 212 279 1100  
CLIENT:  
BRANDON VOSS

CONSTRUCTION SET - BID

FOR THE ARCHITECT'S REVIEW  
M.A.D. DESIGN ARCHITECTURE  
100 WEST 11TH STREET, SUITE 602  
NEW YORK, NY 10018  
TEL: 212 279 1100

PROJECT:  
88 10TH AVENUE  
NEW YORK, NY  
10011

DRAWING TITLE:  
CELLAR FLOOR  
CONSTRUCTION PLAN

SHEET NUMBER:  
PROJECT NO.: 1224  
DRAWING NO.:  
DATE: 01-14-18  
SCALE: 3/16" = 1'-0"  
A-100.00

# Voss Events

Photographs

Voss Events NYC LLC  
88 Tenth Avenue  
New York, New York 10011



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# Voss Events

Menu



## **88 Tenth Proposed Menu**

### **RAW BAR**

#### WEST OR EAST COAST OYSTERS

*half dozen, classic cocktail, dolin mignonette*

#### JUMBO SHRIMP COCKTAIL

*bandy cocktail sauce*

#### HALF MAIN LOBSTER

*classic cocktail, green goddess*

#### KING CRAB LEGS

*classic cocktail, lemon Dijon*

#### PLATEAU

*assortment of alaskan king crab, shrimp, maine lobster & oysters*

### **CAVIAR SERVICE**

#### 50 GRAMS TSAR IMPERIAL OSSETRA

#### 30 GRAMS DAURENKI

*crème fraiche, traditional garnishes*

### **APPETIZERS**

#### HAMACHI CRUDO

*cucumber, peppadew yuzu*

#### SEARED HUDSON VALLEY FOIE GRAS

*red wine poached cranberries, white chocolate brioche, pecans*

#### HIERLOOM TOMATO

*green olive, cured lemon opal basil*

#### KING CRAB CAESAR

*belgian endive, caper aioli, parmigiano reggiano, fresh lemon, herbed bread crumbs*

WEDGE

*blue cheese, candied bacon, buttermilk dressing*

**ENTREES**

ORA KING SALMON

*melted leeks, sunchoke puree & chips*

GRILLED BRANZINO

*roasted potatoes, wild oregano, mediterranean olives, ladolemono dressing*

KING CRAB CAVATELLI

*tomatoes, calabrian chili, sunny vodka*

BLACK TRUFFLE CACIO E PEPE

*fresh pappardelle, pecorino*

GREEN CIRCLE FARM ROASTED HALF CHICKEN

*swiss chard, black truffle jus*

BEEF WELLINGTON

*filet mignon, herbed crepe, porcini mushroom duxelles, puff pastry, black truffle pomme purée, madeira wine jus*

DRY-AGED TOMAHAWK FOR TWO

*long bone ribeye, Schuyler ranch, black truffle fries*

**DESSERTS**

PEACH MELBA

*raspberry swirl ice cream, toasted almonds*

NEW YORK CHEESECAKE

*passion fruit coulis, tropical fruit*

APPLE TARTE SUNDAE

*vanilla ice cream, green apple sorbet*

BAKED ALASKA

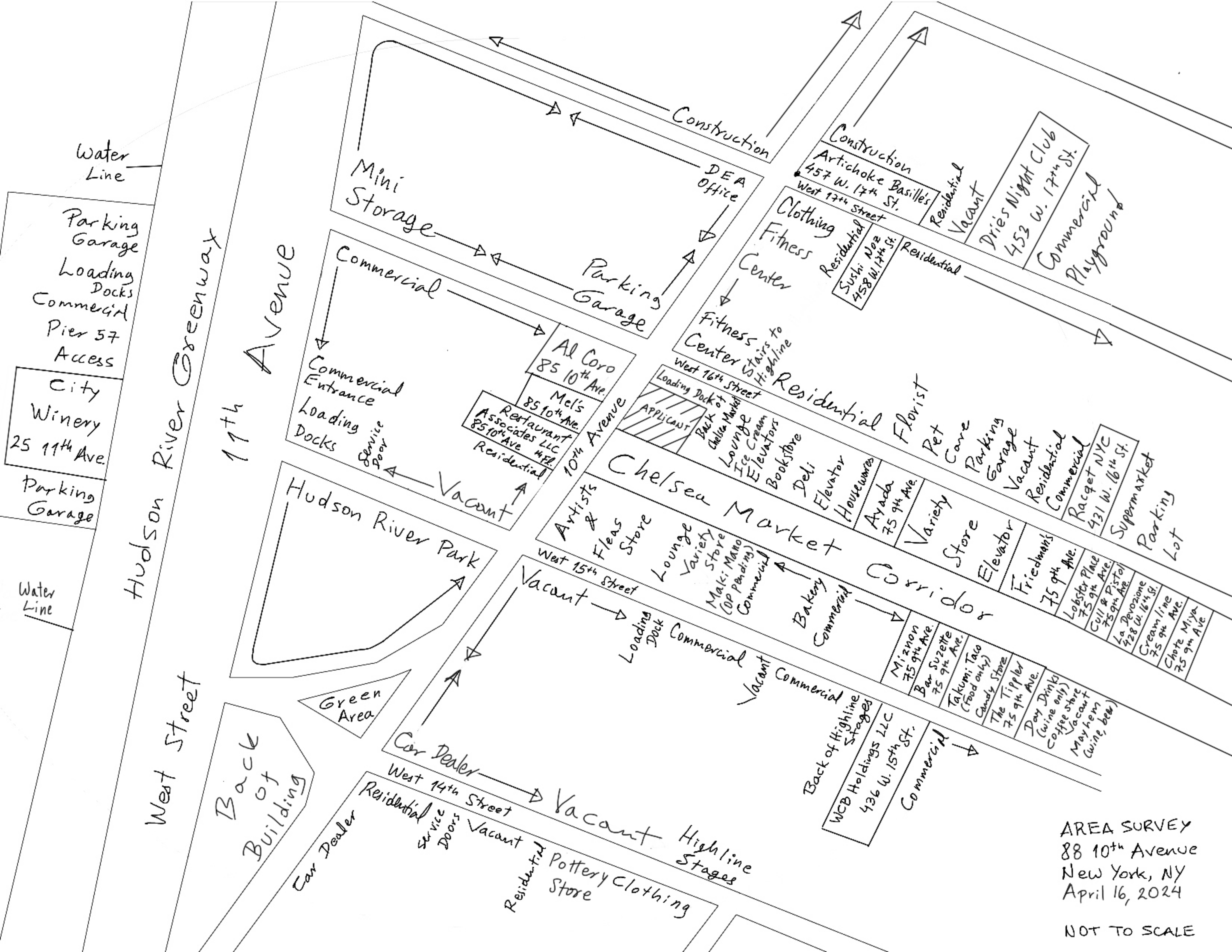
*neapolitan ice cream, sponge cake, meringue*

KEY LIME PIE

*florida key limes, fresh whipped cream*

# Voss Events

Area Survey



AREA SURVEY  
 88 10th Avenue  
 New York, NY  
 April 16, 2024

NOT TO SCALE



## Re: 88 10<sup>th</sup> Avenue

1. Artichoke Basille's - 457 West 17<sup>th</sup> Street - (386')
2. Sushi Nori - 458 West 17<sup>th</sup> Street - (334')
3. Racquet NYC - 431 West 6<sup>th</sup> Street - (422')
4. Ayada - 75 9<sup>th</sup> Avenue - (245')
5. Friedmans - 75 9<sup>th</sup> Avenue - (287')
6. Lobster Place - 75 9<sup>th</sup> Avenue - (339')
7. Cull & Pistol - 75 9<sup>th</sup> Avenue - (396')
8. La Devozione - 75 9<sup>th</sup> Avenue - (414')
9. Creamline - 75 9<sup>th</sup> Avenue - (471')
10. Chote Miya - 75 9<sup>th</sup> Avenue - (497')
11. The Tippler - 75 9<sup>th</sup> Avenue - (247')
12. Bar Suzette - 75 9<sup>th</sup> Avenue - (251')
13. Miznon - 75 9<sup>th</sup> Avenue (239')
14. WCB Holdings LLC - 436 West 15<sup>th</sup> Street - (388')
15. Al Coro - 85 10<sup>th</sup> Avenue - (115') (Closed but OP license active)
16. Mell's - 85 10<sup>th</sup> Avenue - (99')
17. Restaurant Associates LLC - 85 10<sup>th</sup> Avenue 4<sup>th</sup> Floor - (101')
18. City Winery 25 11<sup>th</sup> Avenue - (486')
19. Dries Night Club - 453 West 17<sup>th</sup> Street - (401')

## Schools & Churches

No schools and churches within 500' area.

Parking Garage

Al Coro  
85 10<sup>th</sup> Ave.  
(Closed)

Mell's  
85 10<sup>th</sup> Ave

Restaurant  
Associates LLC  
85 10<sup>th</sup> Ave. 11<sup>th</sup> Fl.

Residential

↑  
Vacant

Hudson River Park

Fitness Center

West 16<sup>th</sup> Street

Loading  
Dock

APPLICANT

Chelsea  
Market  
Entrance

Artist &

Fleas

Store

West 15<sup>th</sup> Street

Vacant

10<sup>th</sup> Avenue

BLOCK PLOT  
88 10<sup>th</sup> Avenue  
New York, NY  
April 16, 2024

NOT TO SCALE

# Voss Events

## Public Interest Statement

## PUBLIC INTEREST STATEMENT / 500' RULE STATEMENT

Voss Events NYC LLC  
88 Tenth Avenue  
New York, New York 10011

The subject premises will be a restaurant with dinner theater and immersive décor and is applying for a liquor license at 88 Tenth Avenue between West 15<sup>th</sup> and West 16<sup>th</sup> Streets in Chelsea Market in Manhattan. The space was formerly Morimoto NY Ventures LP that operated as a restaurant with a full liquor license from 2005 to 2020.

Voss Events appeared before the Community Board for a winter seasonal license for 500 West 33<sup>rd</sup> Street aka 20 Hudson Yards for its themed Christmas variety shows with immersive decor for Santa's Secret in September 2022. The application was approved as presented. Further, Voss Events has held its Christmas shows for the last three years at Hudson Yards from 2021 to 2023.

Voss Events now wants to expand its concept year-round offering guests a restaurant with dinner theater and seasonal programming throughout the year. The first floor will be divided between a section for dinner theater in the back with 66 tables and 232 seats together with a 11' service bar and a 13' -4 ½" customer bar with 6 bar stools. The restaurant in the front will have with 15 tables with 60 seats. The square footage for the ground floor is 7,023. Live music and employee dancing will be featured for dinner theater. We will also have an occasional DJ for dinner theater.

There will be no entertainment in the restaurant space, only background music. The menu will feature an elevated interpretation on classic American cuisine including steaks and seafood.

The cellar is a walk-through experience featuring interactive and immersive décor that changes with the season to compliment the show currently playing upstairs in the dinner theater space. It is coupled with a lounge that has a 33' customer bar with 13 bar stools with 6,447 square feet. There will be no live music in the cellar, only background music.

The proposed hours of operation for the dinner theater are 6pm to 2am all days of operation. For dinner theater there are two shows from 6pm to 9pm and from 9pm to 11pm. The band plays from 6pm to 7pm and then again from 9pm to 10pm. The shows run after the live band plays and are from 8pm to 9pm and 9pm to 11pm. Generally, the premises plan to be open until midnight, however there will be special events and programming for which the applicant will want to remain open until 2am, therefore we will be seeking a 2am license. We are requesting a 4am close for New Year's Eve.

The restaurant will be opened seven days a week from 11am to 2am.

The sole member of the applicant is Brandon Voss. He is the president of Voss Events Inc which has been operating as a very successful international production company since 2009. The company is headquartered in nearby Chelsea. Voss Events has hosted thousands of theatrical shows and events worldwide. They work closely with Hudson Yards, and have hosted many private and public events at various locations within the development such as The Public Square and Gardens by The Vessel, The Edge Observatory, The Shops and Queensyard restaurant. Other Manhattan venues where Voss Events has hosted events include Dream Downtown, Hammerstein Ballroom, HK Hall, Marquee, Sony Hall and Radio City Music Hall.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

**(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are nineteen locations that hold full liquor licenses within 500 feet of the applicant: Fifteen are restaurants, three are taverns and one is a catering establishment.

The new establishment is taking over a space in Chelsea Market that has been vacant for four years and will be an asset to the neighborhood offering residents, business professions and tourists a wonderful new restaurant, dinner theater and immersive décor for each season. The new venue will offer guests a unique experience with the dinner theater entertainment.

**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies**

The premises have a NYC Department of Buildings Temporary Certificate of Occupancy showing Use Group 6 / Eating and Drinking Establishment that will be amended for an increase in occupancy and be renewed on a timely basis. The applicant will apply for all necessary inspections and permits, including but not limited to a Department of Health and Mental Hygiene permit and the necessary Fire Department Inspections. The applicant will further apply for Workers Compensation and Disability Insurance, a NYS Sales Tax Certificate and a NYS Certificate of Assumed Name.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location**

The space was formerly Morimoto restaurant that operated with a full liquor license from 2005 to 2020. The space is also located in Chelsea Market which has over ten liquor licenses at the market. The venue is a destination for neighborhood residents, business professional and tourists and not a destination establishment for individuals to travel to for cocktails. Customers of the restaurant and the dinner theater can walk to the premises thereby not negatively impacting traffic patterns in and around the area. The venue is accessible by New York City buses, subways, taxis and private car services. Further, there are two parking garages in the area. One on Tenth Avenue and one on West 16<sup>th</sup> Street.

**(d) The existing noise level at the location and any increase in noise levels that would be generated by the proposed premises**

The establishment will have background and live music and only DJs for special/private events. The applicant will close all doors and windows when live music is played. Further, there is already soundproofing at the premises consisting of steel in the ceilings. The venue is located in Chelsea Market which is a commercial building with no residential tenants and the High Line is directly above the premises.

**(e) The history of liquor violations and reported criminal activity at the proposed premises**

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

In addition to the matters stated above, issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this removal application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.

# Voss Events

NYC Department of Buildings Property Profile  
Page and Temporary Certificate of Occupancy

NYC Department of Buildings  
**Property Profile Overview**

Due to temporary system maintenance, Certificates of Occupancy can only be viewed from the Application Details page for a specific job number. PDF files cannot be downloaded from the View Certificates of Occupancy link on this page. Instead, select Jobs/Filings below and select the applicable job number. From the Application Details page, select C/O Summary and then C/O PDF Listing.

**88 10 AVENUE** **MANHATTAN 10011** **BIN# 1012541**

9 AVENUE	69 - 87	<b>Health Area</b>	: 5600	<b>Tax Block</b>	: 713
10 AVENUE	78 - 92	<b>Census Tract</b>	: 83	<b>Tax Lot</b>	: 1
WEST 15 STREET	401 - 459	<b>Community Board</b>	: 104	<b>Condo</b>	: NO
WEST 16 STREET	400 - 460	<b>Buildings on Lot</b>	: 1	<b>Vacant</b>	: NO

[View DCP Addresses...](#) [Browse Block](#)

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[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#)

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<b>Cross Street(s):</b>	WEST 15 STREET, WEST 16 STREET		
<b>DOB Special Place Name:</b>			
<b>DOB Building Remarks:</b>			
<b>Landmark Status:</b>		<b>Special Status:</b>	N/A
<b>Local Law:</b>	NO	<b>Loft Law:</b>	NO
<b>SRO Restricted:</b>	NO	<b>TA Restricted:</b>	NO
<b>UB Restricted:</b>	NO		
<b>Environmental Restrictions:</b>	N/A	<b>Grandfathered Sign:</b>	NO
<b>Legal Adult Use:</b>	NO	<b>City Owned:</b>	NO
<b>LL 158/17 Pro Cert Restriction until:</b>	N/A		
<b>Additional BINs for Building:</b>	NONE		
<b>HPD Multiple Dwelling:</b>	No		

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**Special District:** WCH - WEST CHELSEA

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**This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)**

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**Department of Finance Building Classification:** O6-OFFICE BUILDINGS

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

# Certificate of Occupancy

**CO Number: 104025706T049**

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

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00713	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 75 9 AVENUE	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 02/09/2021
	<b>Building Identification Number (BIN):</b> 1012541	<b>Building Type:</b> Altered	<b>Expiration Date:</b> 05/10/2021
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1	(Prior to 1968 Code)	
	<b>Building Occupancy Group classification:</b> COM	(Prior to 1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 7	<b>Height in feet:</b> 72	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 17 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

**CO Number: 104025706T049**

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	15		D-2 B-2 C		6	KITCHEN, OFFICE, STORAGE, MECHANICAL ROOM ACCESSORY TO RETAIL (430)
CEL	10	OG	B-2		6	STORAGE
CEL	244		F-4		6	EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT
CEL	10	OG	B-2		6	STORAGE
CEL	1		B-2		6	ACCESSORY OFFICE
CEL	63	OG	C		6	RETAIL SPACE A1
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	2		E		6	ACCESSORY OFFICE
CEL	20		D-2		6	PREP KITCHEN, ACCESSORY STORAGE AND MECHANICAL ROOM
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	21		C		6	RETAIL KIOSKS
CEL	5		B-2		6	RETAIL STORAGE
CEL	63		C		6	RETAIL SPACE A2



Borough Commissioner



Commissioner

*Certificate of Occupancy*

**CO Number: 104025706T049**

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All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	143		F-4		6	RESTAURANT EAST #2
CEL	136	OG	F-4		6	RESTAURANT CENTRAL
CEL			D-2		6	MECHANICAL, ELECTRICAL AND GAS ROOMS
CEL	47		E		6	RESTAURANT EAST #1
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT(WEST)
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
CEL	166	OG	F-3		6	EXHIBITION SPACE
001	7		E		6	ACCESSORY OFFICE
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	50	150	E		6	KIOSK DINING
001	4		D-2		6	KIOSK KITCHEN



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 104025706T049

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	38		C		6	RETAIL D1
001	4		B-2		6	LOADING DOCK (455)
001	2		E		6	ACCESSORY OFFICE
001	40		C		6	RETAIL SPACE
001	35		C		6	RETAIL E1
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	200		F-1B		6	WAITING AREA
001	62		C D-2 E		6	RETAIL KIOSK, ACCESSORY KITCHEN AND DINING AREA (419)
001	5		B-2		6	LOADING DOCK (419)
001	161		C D-2 E		6	RETAIL, ACCESSORY KITCHEN AND DINING AREA, ACCESSORY STORAGE (430)
001	25	300	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	144	150	C		6	RETAIL B
001	33		C		6	RETAIL C1



Borough Commissioner



Commissioner

*Certificate of Occupancy*

**CO Number: 104025706T049**

<b>Permissible Use and Occupancy</b>						
<b>All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.</b>						
<b>Floor From To</b>	<b>Maximum persons permitted</b>	<b>Live load lbs per sq. ft.</b>	<b>Building Code occupancy group</b>	<b>Dwelling or Rooming Units</b>	<b>Zoning use group</b>	<b>Description of use</b>
001	209		F-4		6	RESTAURANT CENTRAL
001	153		C		6	RETAIL (455)
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	127		C		6	RETAIL (419)
001	150		F-4		6	RESTAURANT D
001	43		C		6	KIOSK RETAIL SPACE
001		150	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	147		C		6	RETAIL C
001	139		F-3		6	EXHIBITION SPACE, WITH ACCESSORY EATING & DRINKING ESTABLISHMENT
NOTE: STANDPIPE AND SPRINKLER APPROVED BY FIRE DEPARTMENT MARCH 19, 1948 FIRE ALARM APPROVED BY FIRE DEPARTMENT MARCH 23, 1948 GARAGE USE APPROVED BY FIRE DEPARTMENT MARCH 23, 1948						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner

**END OF DOCUMENT**