

Manhattan Community Board 4
(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME THE RIGHT GROUP LLC		DOING BUSINESS AS (DBA) DRIES LOUNGE	
STREET ADDRESS 453 WEST 17TH STREET, NEW YORK, NY 10011		CROSS STREETS 9th AVENUE AND 10TH AVENUE	ZIP CODE 10011
Applicant <i>(Attach a list of all individuals that will be listed associated with the license)</i>	NAME: SEE ATTACHED	ATTORNEY/ REPRESENTATIVE	NAME: JOSEPH LEVEY & MATTHEW COLTON (HELBRAUN & LEVEY LLP)
	PHONE: SEE ATTACHED		PHONE: 212-219-1193
	EMAIL: SEE ATTACHED		EMAIL: MATTHEW.COLTON@HELBRAUNLEVEY.COM
MANAGER	NAME: JUSTIN MASI	LANDLORD	NAME:
	PHONE: 516-343-8206		PHONE:
	EMAIL: JUSTINMASI.X@GMAIL.COM		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO <input type="radio"/> N/A
	What is/was the name and address of establishment?	N/A	
	What were the dates applicant was involved with this former premise?	N/A	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?	N/A	
	Is applicant making any alterations or operational changes?	YES	<input type="radio"/> NO <input type="radio"/>
	If alterations or operational changes are being made, please describe/list all changes.	N/A	
<input type="radio"/> Alteration	What is the current license # and expiration date?	N/A	
	Please list/describe the nature of all the changes and attach the plans:	N/A	
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input checked="" type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	<input checked="" type="radio"/> NO	NO, WILL FILE SHORTLY AFTER CB MEETING.
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the 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 within a 200 foot radius of the establishment.	YES	<input checked="" type="radio"/> NO	N/A
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

***Ground Floor Hours of Operation: 5pm-12am Sunday-Thursday; 5pm-2am Friday & Saturday**
Basement Hours of Operation: 5pm - 4am seven days a week

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	* Indoors	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Kitchen	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	
	Music (indoors)	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	5:00PM - 4AM	
If yes, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVE MUSIC		<input type="checkbox"/> DJ		<input type="checkbox"/> JUKE BOX	
		<input type="checkbox"/> KARAOKE							
OCCUPANCY									
	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (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	300	20	200	0	2	23		
OUTSIDE <i>(Rooftop/ Rear Yard/ Patio/ Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
DOT Dining Out: Sidewalk Cafe			N/A	N/A	N/A				
DOT Dining Out: Roadway			N/A	N/A	N/A				
How frequently will the owner(s) be at the establishment?					DAILY				
Will there be dancing?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant have bottle or table service for alcohol beverages other than wine?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be hosting private promotional or corporate events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will outside promoters be used on a regular basis? If yes, please describe.					<input type="radio"/> YES	<input checked="" type="radio"/> NO			
Will applicant have a security plan? If yes, please attach.					<input checked="" type="radio"/> YES	<input type="radio"/> NO	SEE ATTACHED		
Will security plan be implemented?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will State certified security personnel be used?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> YES	<input type="radio"/> NO			
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?					<input type="radio"/> YES	<input checked="" type="radio"/> NO			

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	NO	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A		
Where will applicant store its garbage containers when not in use?	INSIDE PREMISES		
Where will applicant lay out garbage containers and at what time?	IN FRONT OF ESTABLISHMENT		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	WEST CHELSEA
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	SEE ATTACHED
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	
What is the zoning designation for this location?	CG-3		

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	ALL ORGANIZATIONS ON LIST SENT WITH MEETING INVITE	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	8/30/2024		
Where did applicant post the notice that was provided?	ON ESTABLISHMENT AND SURROUNDING INTERSECTIONS		
Please provide dates when applicant met with the groups listed above.	N/A		
Who was your contact person at each group you met with?	N/A		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO	516-343-8206
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO	

MULTIPLE SPACES/FLOORS 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
BASEMENT	PATRON ACCESS LOUNGE SPACE	75	5PM- 4AM DAILY	8	30	0	1/0	BACKGROUND LIVE DJ
GROUND FLOOR	PRIVATE EVENT SPACE (USED OCCASSIONALLY)	300	5pm- 12am Sunday to Thursday; 5pm-2am Friday & Sunday	12	170	0	1/23	BACKGROUND LIVE DJ

BUILDING DESIGN			
State the name and type of business previously located in the space.	1 OAK: NIGHT CLUB		
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	1 OAK
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB4 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.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	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?	YES	<input type="radio"/> NO	N/A
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	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?	YES	<input type="radio"/> NO	PENDING
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	BASEMENT		
When was the air conditioner installed?	2021		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			
Has the applicant/owner(s) read MCB4 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? 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 11 p.m. on Friday & Saturday and 10 p.m. 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 prohibit patrons from drinking in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK		
Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be applying for sidewalk seating now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
If you answered no to the question above, jump to the next page		
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="radio"/> YES	<input type="radio"/> NO
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
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant permit NO wait lines or smoking outside?	<input type="radio"/> YES	<input type="radio"/> NO
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant agree not to use propane heaters?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="radio"/> YES	<input type="radio"/> NO
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input type="radio"/> NO
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="radio"/> YES	<input type="radio"/> NO
Will the sidewalk seating have a platform?	<input 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 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 type="radio"/> YES	<input type="radio"/> NO
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> YES	<input type="radio"/> NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?		

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY		
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	<input checked="" type="radio"/> NO
If you answered no to the question above, jump to the next page		
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO
Will the electric wires be brought over at the roof level?	YES	NO
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will applicant permit NO wait lines or smoking outside?	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?	YES	NO
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO
Will applicant permit NO wait lines or smoking outside?	YES	NO
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO
Will applicant agree not to use propane heaters?	YES	NO
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will prepare and submit to MCB4 by 11/25/24 a traffic management plan that includes a traffic drop-off/pick-up point on 10th Avenue, venue signage and website notices urging patrons to use that drop-off/pick-up point, and personnel on the sidewalk/street to facilitate traffic flow on West 17th Street and use of the drop-off/pick-up point.

- There will be no ticketed events or use of outside promoters

- There will be no queuing on sidewalk, and all waiting/entering patrons will be accommodated within applicant's premises

Basement Space:

- Capacity of basement space will be limited to 75 persons

- Basement space will operate primarily using patron reservations (rather than walk-ins)

- Basement space will be closed and vacated of patrons no later than 4am nightly

Ground Floor Space:

- Ground floor space will be used for private events only, limited to 12 private events per year

- Ground floor space will be closed and vacated of patrons no later than midnight Sunday through Thursday and 2am Friday & Saturday


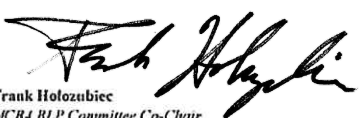
To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.


<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its December 4, 2024 full board meeting, with 34 members voting in favor of the recommendation, 6 members opposed, 2 members abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial <input type="checkbox"/> Approval</p>
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MCB4 REPRESENTATIVES

 Nelly Gonzalez <i>MCB4 Assistant District Manager</i>	 Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i>	 Burt Lizarin <i>MCB4 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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p>SIGN HERE →</p>	<p>MATTHEW COLTON (REPRESENTATIVE)</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>9/3/2024</p> <p>DATE</p>
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HELBRAUN || LEVEY

THE RIGHT GROUP LLC PRINCIPALS

- Amanda Orso
- Stephen Orso
 - 516-724-5725
 - Stephenstark113@gmail.com
- Hugh Nguyen
- Tri Nguyen

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THE VISION

Situated at 453 W 17th Street in New York City, our objective is to transform this historic venue into an intimate neighborhood nightlife space in the heart of Chelsea.



THE BASICS

The Team

The Driès team is a collective of seasoned professionals with a proven track record in the hospitality, entertainment, and security industries. We prioritize safety, attentiveness, and quality of life for both our patrons and neighbors.

The Building

Uniquely, we are not only the operators but also the **building owners**. As such, we have a vested interest and responsibility to the site, our establishment, and the neighborhood; and we maintain distinctive flexibility in our operations and procedures.

The Space

Unlike the previous large-scale nightclub occupant, Driès will operate within a small subterranean space, with a **75-person capacity**.



THE TEAM



Amanda Orso

CCO & Special Events Coordinator

Amanda is a detail- and logistics-driven event planner and operator. She began her hospitality career in 2011, when she successfully executed several large-scale, celebrity-driven events for Super Bowl XLV in Dallas, Texas (during an unprecedented snowstorm) as well as the 2011 NBA All-Star Weekend in Los Angeles, California.

She has been featured in Martha Stewart Living, The NY Post, People Magazine, US Weekly, and more for her events and expertise.

Amanda offers a unique lens and proficiency to the team, having a decade-long tenure as a managing director for a prestigious NYC private investigations firm, where safety and security were paramount.



Justin Masi

General Manager

Justin is a skilled operator and financial expert known for building genuine connections with partners and clients. His diverse business experience has led to success across multiple sectors, where he focuses on cultivating relationships and ensuring people are well accommodated. Justin's leadership style is defined by his commitment to both financial growth and the well-being of those he works with, driving thriving ventures while maintaining strong personal connections.



Adam Landsman

Food & Beverage Operator

Adam is a co-founder of NYC-based Sunday Hospitality. Prior to starting Sunday, Adam successfully ran and grew two of the most successful New York City-based restaurant groups, Major Food Group and Catch Hospitality Group (formerly EMM Group), as Chief Operating Officer.

Sunday Hospitality was founded in 2016, with its namesake restaurant, Sunday in Williamsburg, Brooklyn, and has an outpost in Notting Hill, London. Rule of Thirds, a restaurant and event space, opened in partnership with BMW in Greenpoint, Brooklyn in 2020. El Quijote, Café Chelsea and Lobby Bar at The Hotel Chelsea are all operated by Sunday at The Hotel Chelsea in partnership with Sean MacPherson and BD Hotels.



Ariel Palitz

Operations Consultant

Appointed as the Founding Director of the NYC Mayor's Office of Nightlife, Ariel served under both Mayor Bill de Blasio and Mayor Eric Adams from 2018 to 2023. Ariel used her experience as a former nightclub owner and community board member to create the infrastructure for a new government office. She helps to identify solutions and strategies for incident prevention and response.

She is recognized as a pioneer & ambassador of the nighttime governance movement and for creating internationally adopted common sense solutions that address and resolve issues around enforcement, safety, harm reduction, quality of life, community & government relations, licensing & permitting, and crisis management.

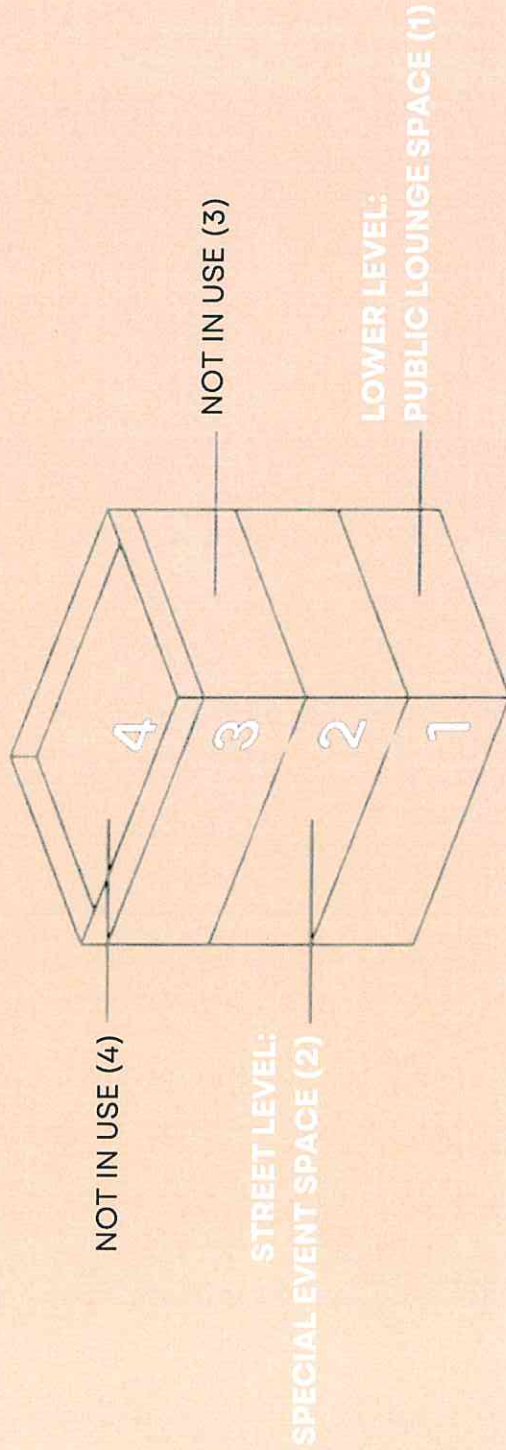
THE BUILDING

NOT THE AVERAGE NIGHTCLUB TENANT

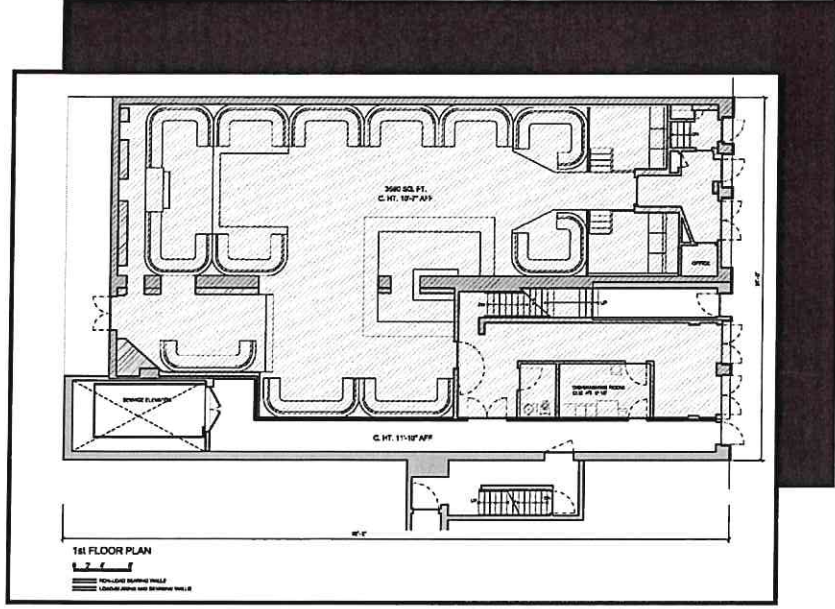
Not just another tenant, our ownership of the building at 453 West 17th Street ensures our obligation to the success and safety of the site and our genuine commitment to the neighborhood. Our inherent liability fundamentally demonstrates our priorities towards safety, quality of life, and positive neighbor relations.

NOT THE SAME FORMAT

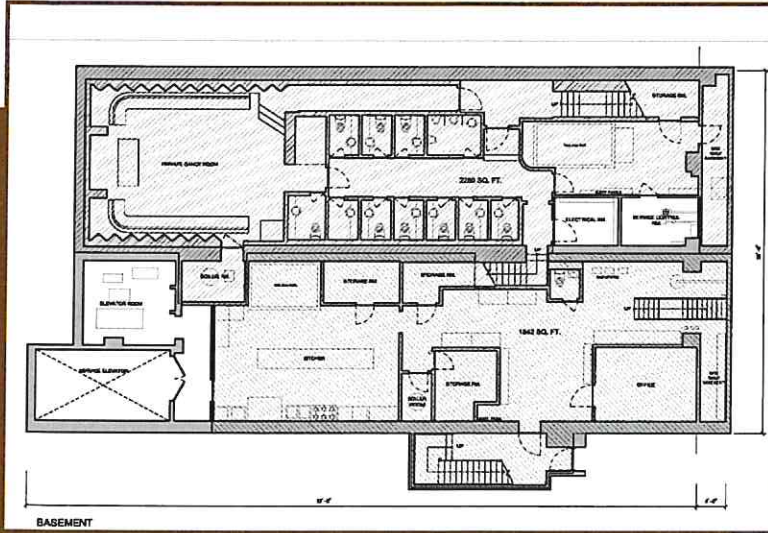
Our team is re-imagining the space and its usage, in stark contrast to the prior large-format nightclub that previously occupied the space. The Driès lounge will exist in the building's small-scale lower level with its own separate entrance. The street-level space will be utilized for sporadic special events only. Additionally, as owners, we have the unique flexibility to adapt our operational plans (e.g. relating to crowd management and sanitation) to best meet the needs of our patrons and neighbors.



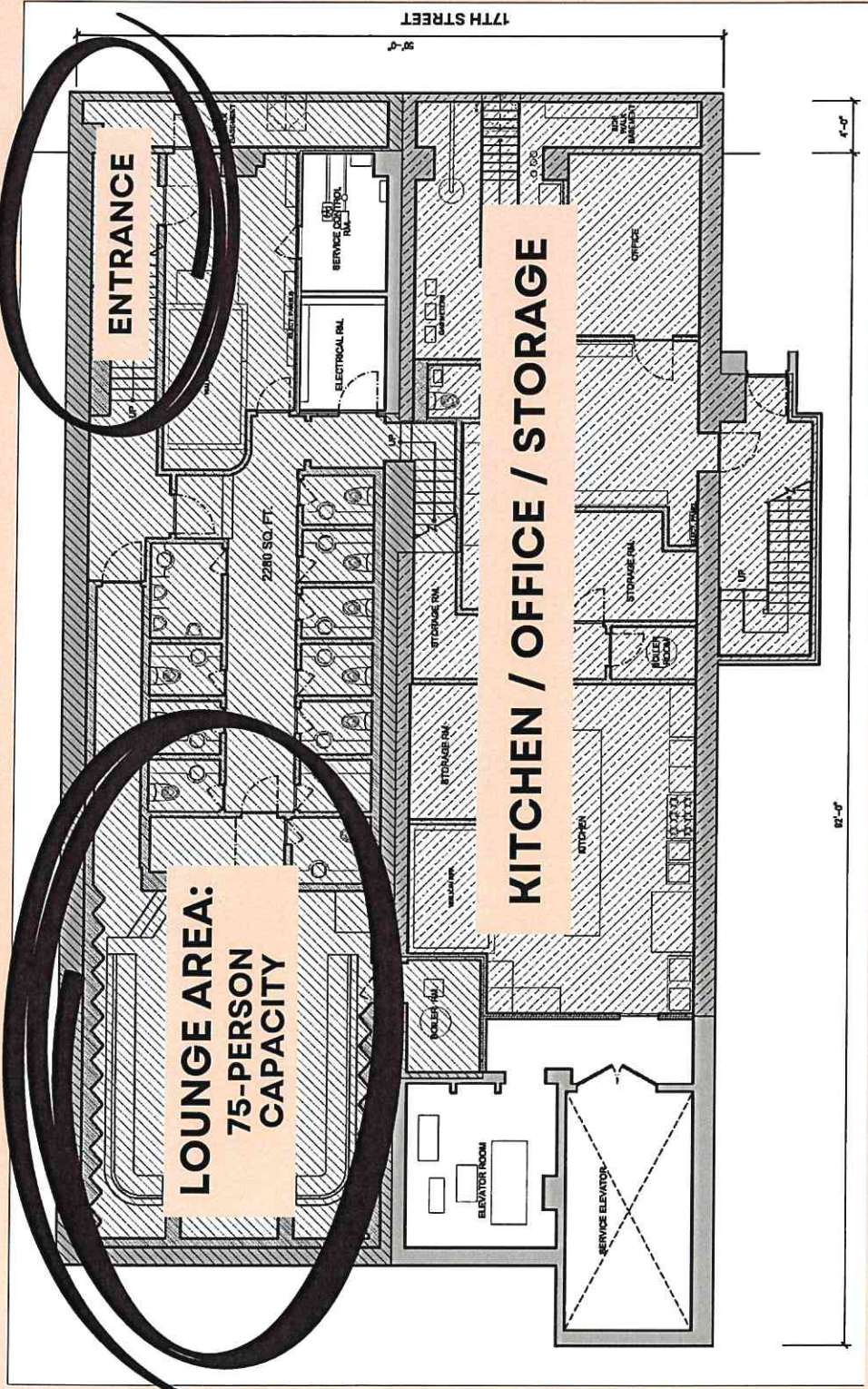
STREET LEVEL - SPECIAL EVENT SPACE (2): The street level space will serve as a venue for independent private events (ie non-regular and non-promoted).



LOWER LEVEL - LOUNGE SPACE (1): The Driès lounge will operate from this intimate subterranean space, with a separate entrance and a mere **75-person capacity**.



THE SPACE (1 & 2)

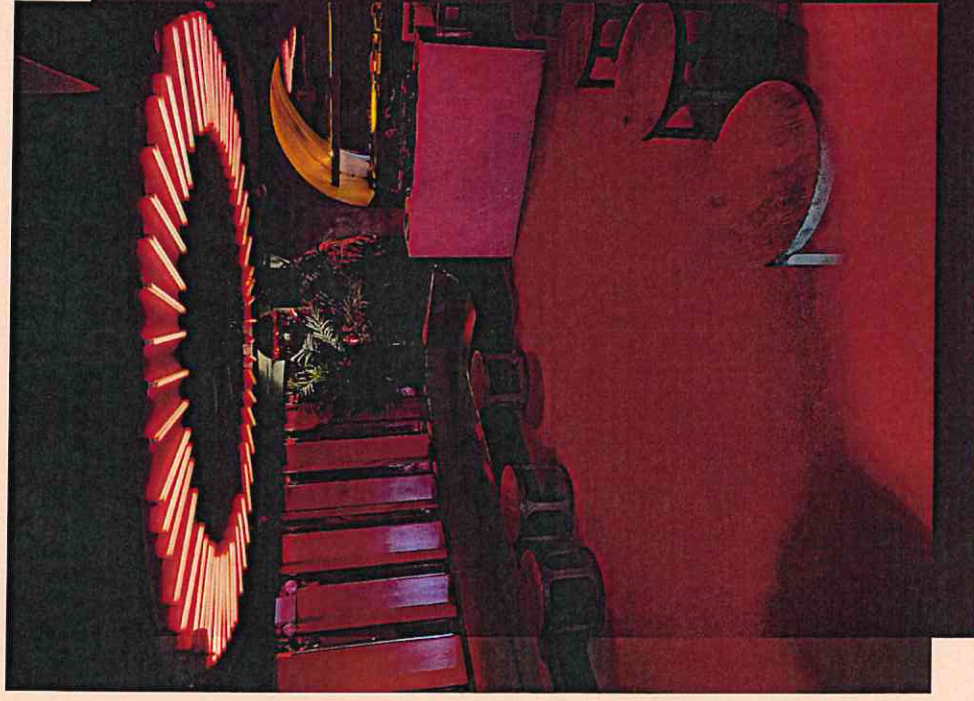


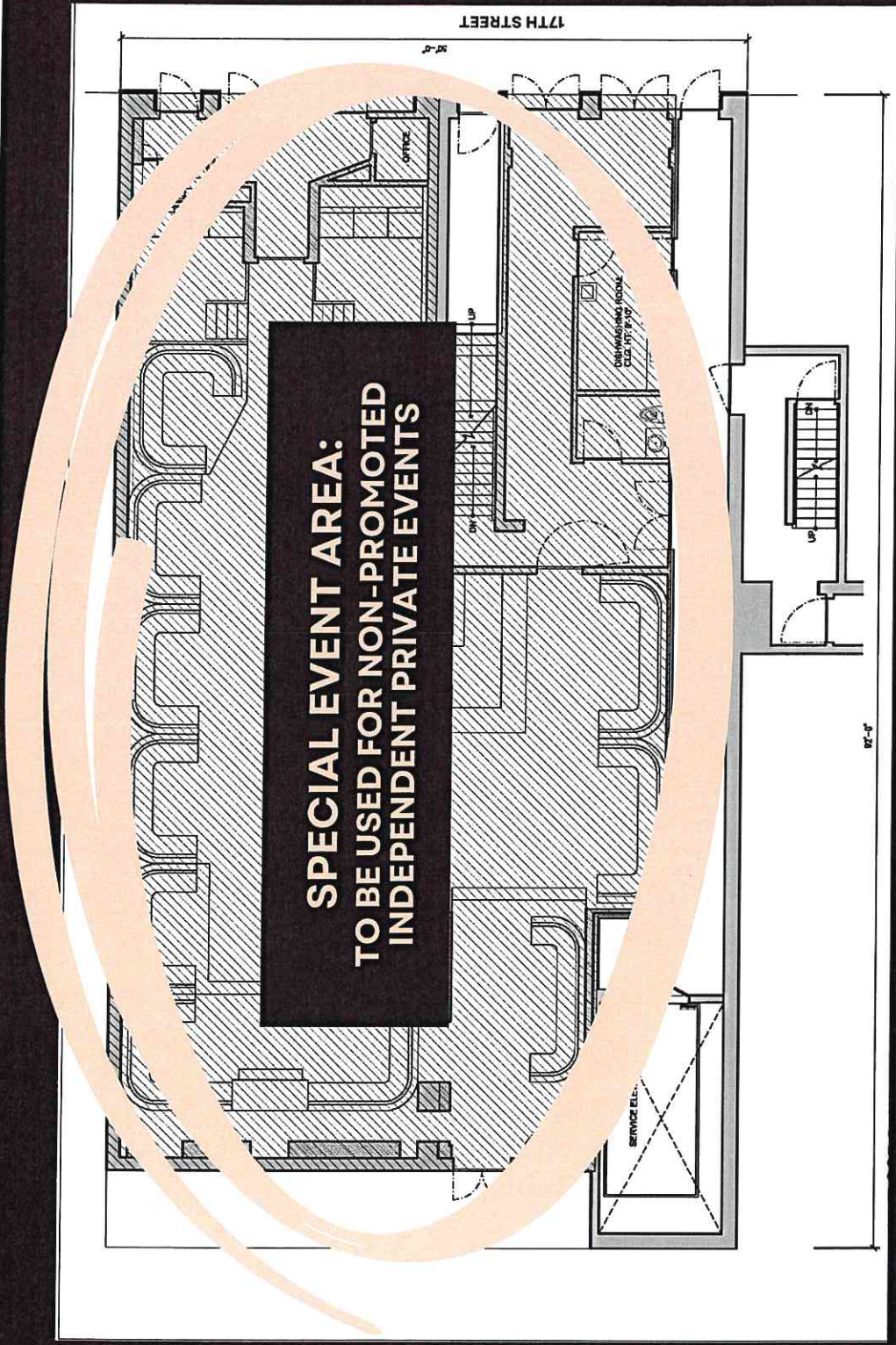
THE LOUNGE SPACE

THE DRIÈS LOUNGE

PHOTOS

- Subterranean
- 75-person capacity
- Separate entrance
- Open to the public





THE EVENT SPACE

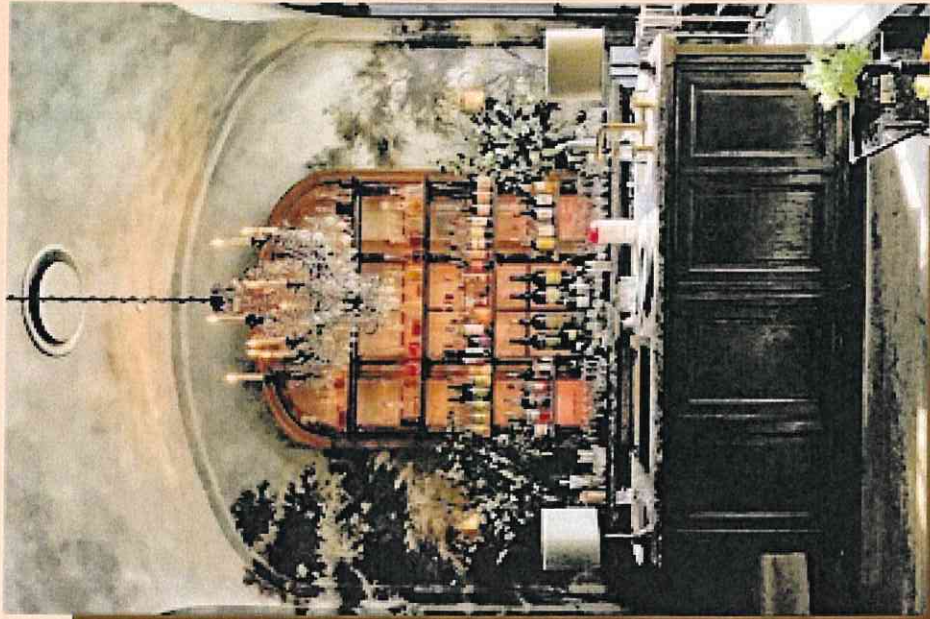
THE OPERATIONAL PLANS SECURITY, SANITATION, & TRAFFIC MANAGEMENT

Driès has a comprehensive security plan that has been designed by NYC-based Dignitary Strategic Solutions, led by highly-experienced security professional Igor Eftindzioski. Our plans cover standard security protocols and have evolved to address any and all concerns of community members. An overview:

Security personnel includes one (1) supervisor and one (1) or more guard(s) as needed for every 50 guests. All security staff is licensed and trained.

Protocols include:

- Checking ids
- Ensuring both exits and sidewalks are clear and orderly
- Managing and minimizing sidewalk crowd and sound
- Managing orderly vehicular and patron traffic in front of and surrounding venue
- Maintaining a designated outdoor smoking area away from residential windows and doors
- Preventing and deescalating hostile situations
- Maintaining (by venue management) CCTV cameras (ie surveillance) at entrances, exits, main floor, and back of house



THE END

Thank you for your time and attention.

AMANDA@DRIËSLOUNGE.COM

JUSTIN@DRIËSLOUNGE.COM

Dries

EMERGENCY RESPONSE/SECURITY PLAN

The Right Group LLC dba; Dries NYC requires a comprehensive approach that addresses various aspects of safety, security, and emergency preparedness. Below is a general outline for such a plan, tailored to the address at 453 West 17th Street, New York.

- **General Overview**
 - Location: Dries 453 West 17th St
 - Capacity: ~~375~~
 - Type of Events: Private events, performances, podcasts, comedy, and DJ's.
 - Hours of Operation: Thursday, Friday, Saturday 6PM to 4AM (some variations with private events, anywhere from Noon to 4pm, 4pm to 7pm, 7pm to 10pm and 10pm to 4am).

- **Security Plan**
 - Security Personnel: 1 supervisor, and 1 or more guards FOR EVERY 50 guests, including fire guards, street personnel to help with flow of traffic and safety for patrons on street/sidewalk.
 - Roles and responsibilities of each security staff member: all security staff is licensed and trained for all emergency evacuation protocols. They're responsibilities include
 - Checking ids
 - ensuring exits are clear
 - managing fire safety equipment
 - de-escalating all hostile situations
 - reporting any and all irregular incidents to management and security supervisor
 - reporting to the proper authorities any and all emergencies.
 - Schedule and shift rotation: All security staff has a maximum daily work hours of 7 hours per day. Any events, or multiple events requiring a shift rotation will adhere to this maximum of 7 hours per shift of every guard.
 - Entry and Exit Points: 453 West 17th st (egress/entry) front door only. Left side entry, right side exit.
 - Security check protocol (bag checks, ID verification, metal wands if requested by event host).
 - Surveillance: Video with Audio, 20 cameras, 7-week playback storage; ONLY admin is security installation company.
 - Placement of CCTV cameras (entrances, exits, main floor, back of house). FULL COVERAGE;
 - Monitoring procedure and who is responsible; MANAGERS and OWNERS have viewing access, playback; ONLY security company has FULL ADMIN
 - Incident Reporting: Security log, EOD report from manager, etc.
 - Procedures for reporting and documenting incidents: see *incident report below*
 - Communication protocols (radios, phones) and chain of command; phones, radios in house, and What's APP messaging with appropriate chats created

- **Fire Safety Plan**

- Fire Guard Personnel: All guards carry licenses and turn into building FSD at 75 Ninth Avenue (landlord guard and FSD stations).
- Designate fire guards (trained and certified) per shift.
- Responsibilities include monitoring fire hazards, ensuring exits are clear, and managing fire safety equipment.
- Fire Alarm and Detection Systems: Fully functional and checked regularly; yes. • Ensure fire alarms are functioning and regularly tested: yes
- Placement of smoke detectors, heat detectors, and manual pull stations.; all as according to the approved DOB plans; smoke detectors are positioned atop all hvac units and tied into the Ansel systems, sounds systems, and building systems.
- Fire Extinguishers: all as according to the approved and required DOB plans
- Placement throughout the venue (including back of house, kitchens, and main floor).; YES
- Regular checks and maintenance schedule; in accordance with regulations, city, state and landlord ordinances.
- Emergency Exits: signs in accordance with DOB and submitted plans, legal requirements.
- Clearly marked and illuminated exits. Yes
- Ensure exits are free of obstructions. Yes.
- Evacuation Plan: Front door exit, all doors unlocked and accessible.
- Detailed floor plan indicating exits, routes, and assembly points. Yes.
- Evacuation procedures and drills for staff.
- Procedures for assisting individuals with disabilities. Yes.
- **Emergency Response Plan**
 - Medical Emergencies:
 - Designate trained first responders on staff.
 - Location of first aid kits and AEDs (Automated External Defibrillators): BAR
 - Procedures for calling 911 and guiding emergency responders to the scene.
 - Natural Disasters:
 - Procedures for handling natural disasters (e.g., earthquakes, floods).
 - Secure areas within the venue for shelter:
 - Active Shooter/Violent Incidents:
 - Lockdown procedures and safe areas within the venue.
 - Communication protocols during an incident.
 - Coordination with local law enforcement: Local 10th Precinct;
- **Training and Drills:**
 - Staff Training: Regular training sessions for security, fire safety, and emergency response.
 - Include specific training for fire guards and first aid responders.
 - Emergency Drills:
 - Conduct regular fire drills and other emergency response drills.
 - Review and update procedures based on drill outcomes.
- **Coordination with Authorities**
 - Ensure the venue's fire safety plan is approved by the local fire department. As instructed by the DOB: walkthroughs regularly, by landlord, and FSDNY
 - Coordinate with the fire department for inspections and compliance. YES through the landlord; currently in progress.

- Police Department: 10th precinct; • Develop a relationship with local law enforcement. Yes
 - Ensure quick response times and coordinated efforts in case of an emergency.
- **Documentation and Compliance**
 - Permits and Licenses: up to date
 - Ensure all required permits and licenses are up to date (e.g., fire safety, liquor licenses). Up to date
 - Inspection Records: up to date
 - Keep detailed records of all safety equipment inspections, fire drills, and staff training — emails from landlord for every inspection dates, etc re fire drills, alarm tests, etc on record, yes.
 - Review and Update Plan:
 - Regularly review and update the security and safety plan based on new regulations, feedback, or incidents.
- **Communication Plan**
 - Internal Communication:
 - Clear communication protocols among staff during regular operations and emergencies.
 - External Communication:
 - Procedures for communicating with guests, authorities, and media during an emergency.
 - Designate a spokesperson or public information officer.

9. Additional Considerations

- COVID-19 Protocols: Include health and safety measures in line with current public health guidelines.
- Accessibility: The venue is compliant with the Americans with Disabilities Act (ADA). Provide clear evacuation procedures for individuals with disabilities.

10. Contacts and Resources

- Emergency Contacts: Justin Masi (GM)
- List of key contacts, including fire department, police, medical emergency services, and utility providers.
- Resource List:
 - Contact information for security contractors, fire safety equipment suppliers, and maintenance services: Security Contractors (Igor);

This plan should be tailored further based on the specific needs of The Right Group LLC dba;Dries, and it's advisable to consult with a professional security and fire safety expert to ensure compliance with local regulations and best practices

Dries

MENU

Spiced Nuts 8

Marinated Olives 6

Pizza Margherita 18

Pizza Bianca 20

Dries Fries 10
Garlic, Parmesan, Spicy Ketchup

Shishito Peppers 14
Smoked Sea Salt & Lemon Tajin Aioli

New York Crudo 26
House Cured Gravlax, Crème Fraiche,
Everything Seasoning, Dill

House-Made Pigs in a Blanket 18
Wagyu Beef, Cheddar, Bourbon Mustard

Grilled Cheese 15
Gruyere, Cabot Sharp Cheddar, Roma
Tomatoes, Clover Honey

Wagyu Beef Sliders* 24
Smoked Cheddar, Au Poivre Aioli, Pickled
Ramps and Asparagus

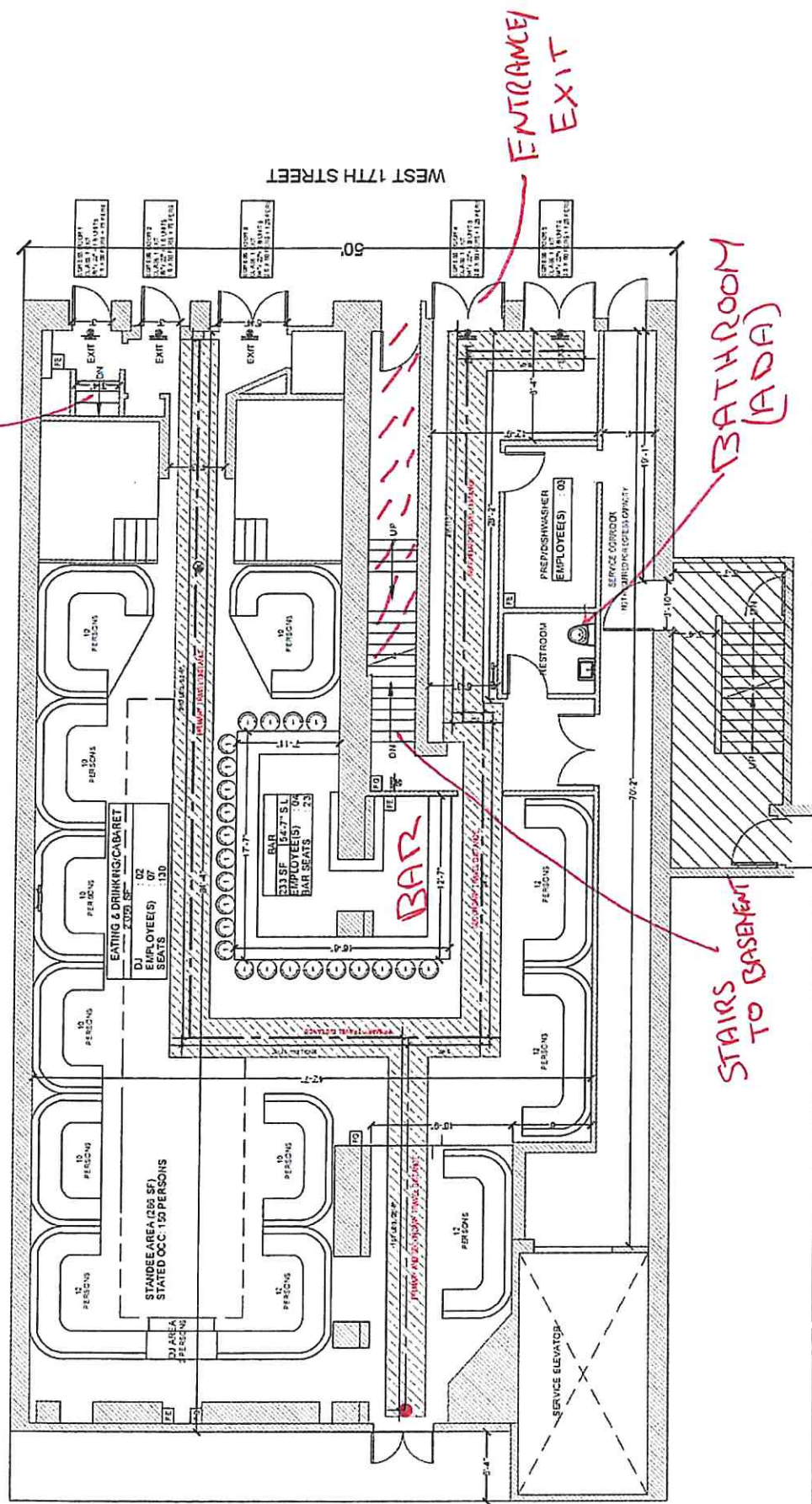
Dark Chocolate Chip Cookies 10
Kissed with Smoked Salt

Coconut Panna Cotta 12
Strawberry and Rhubarb Compote, Coconut
Graham Crumble

Enjoy

* PRIVATE
EVENTS *
GROUND
FLOOR
ONLY

STAIRS TO
BASEMENT



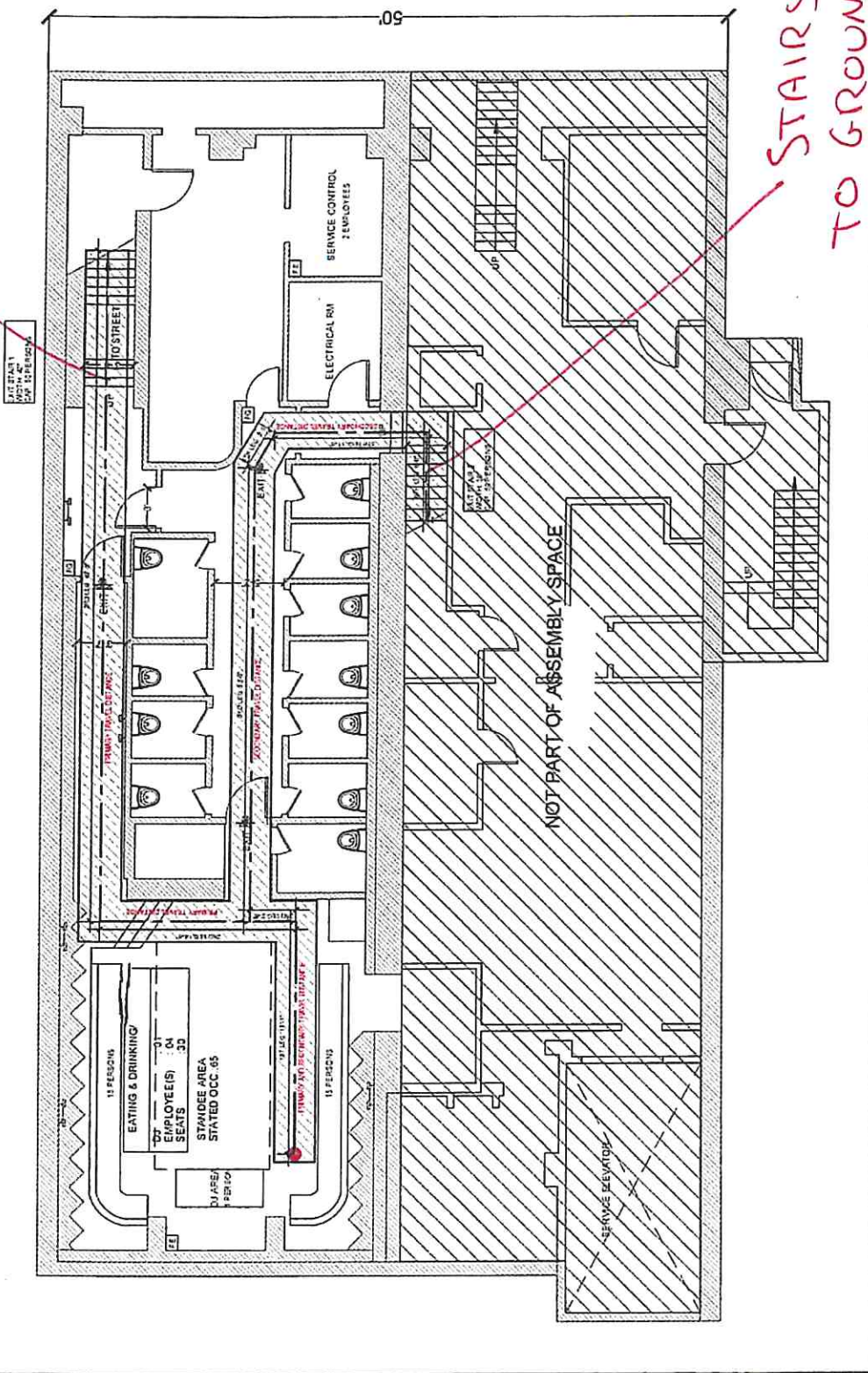
ENTRANCE/
EXIT

BATHROOM
(ADA)

STAIRS
TO BASEMENT

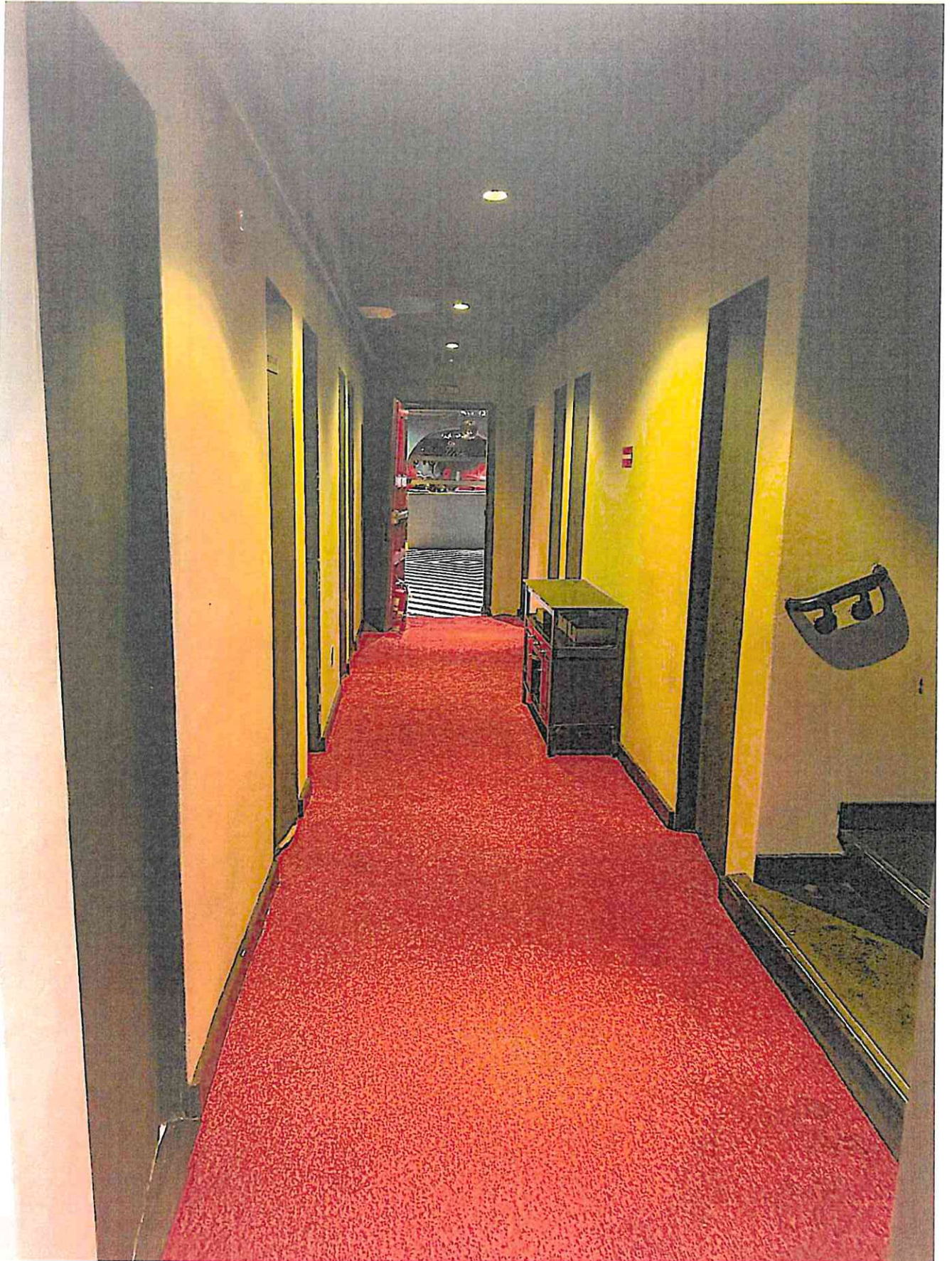
BASEMENT

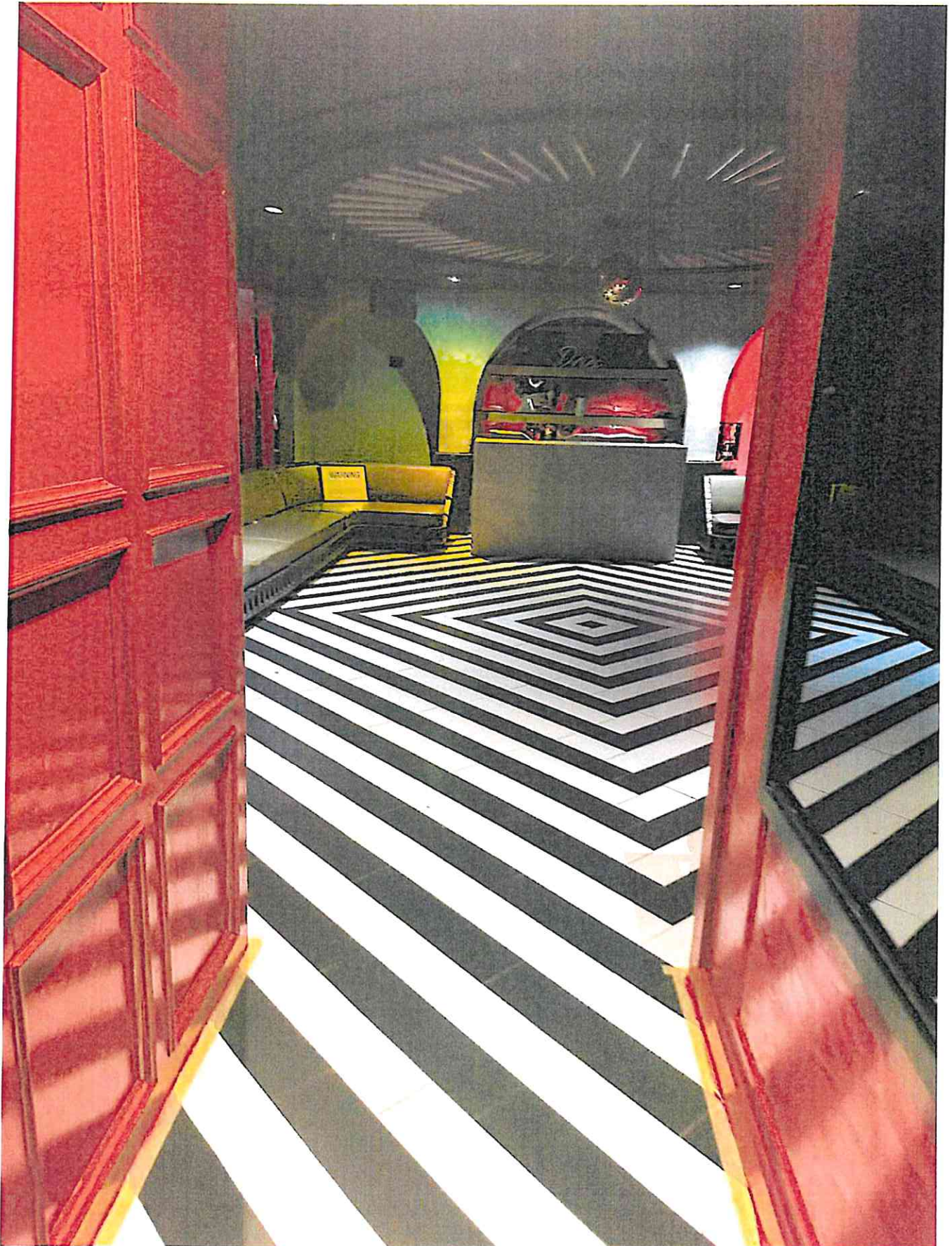
STAIRS TO
GROUND FLOOR

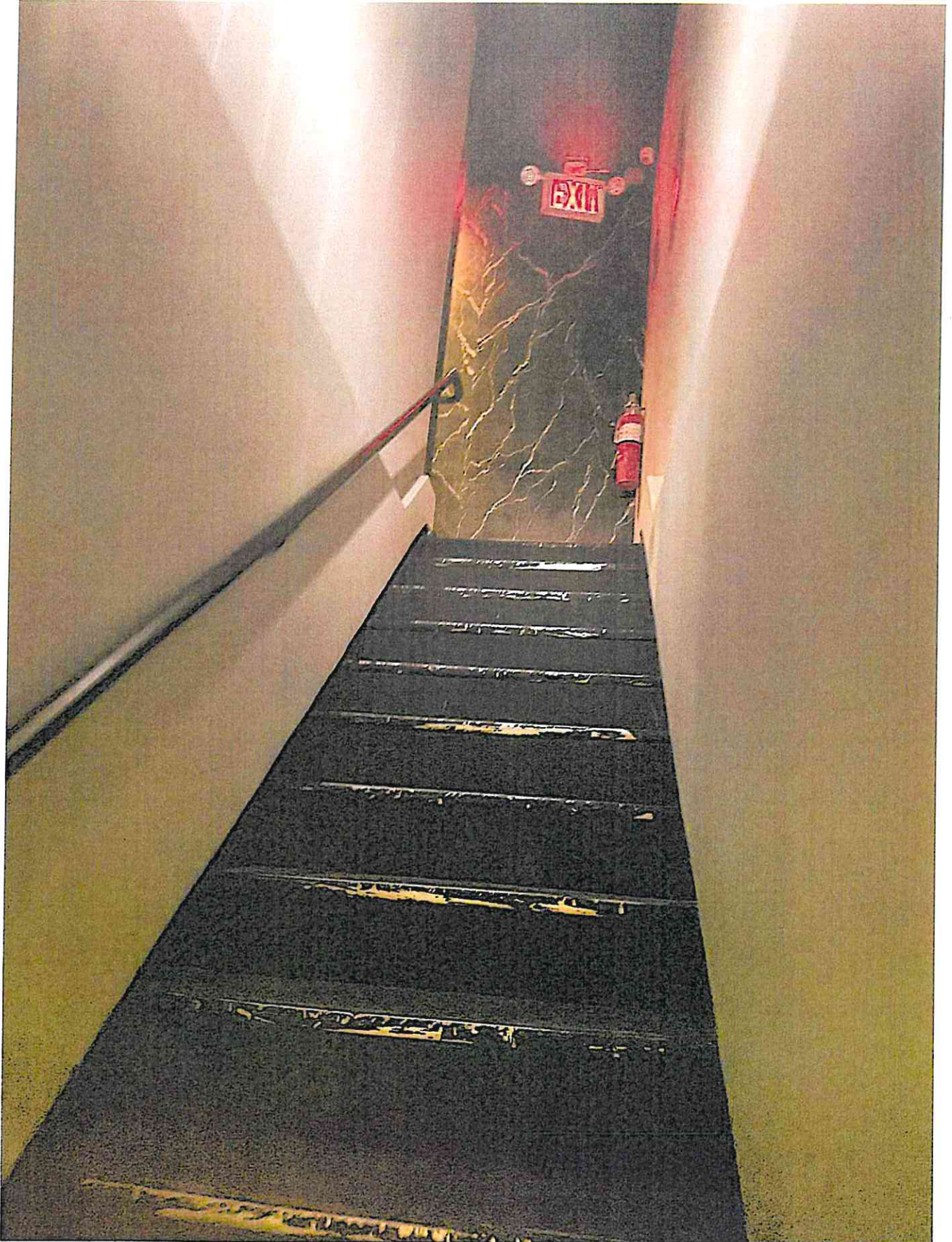


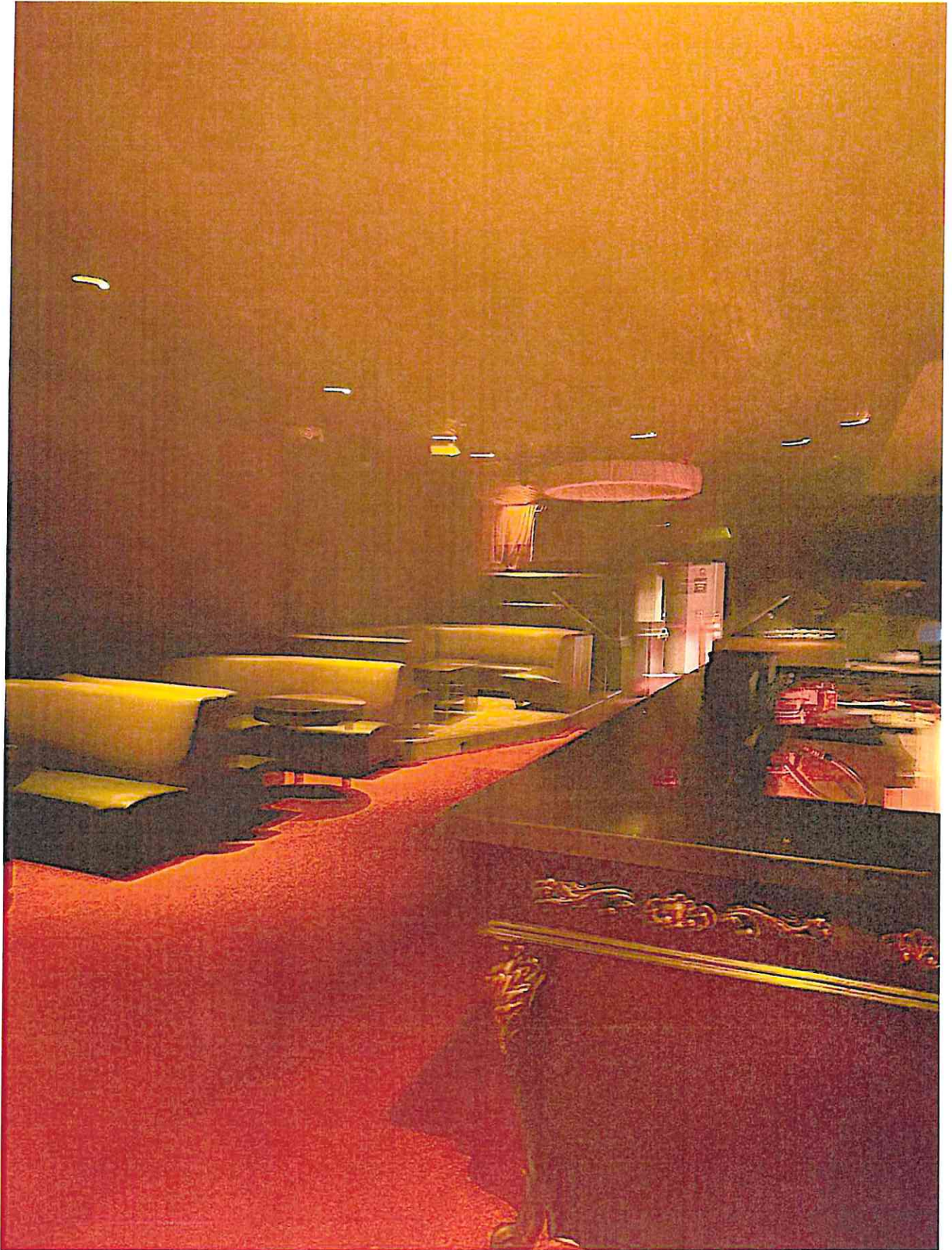
STAIRS
TO GROUND FLOOR

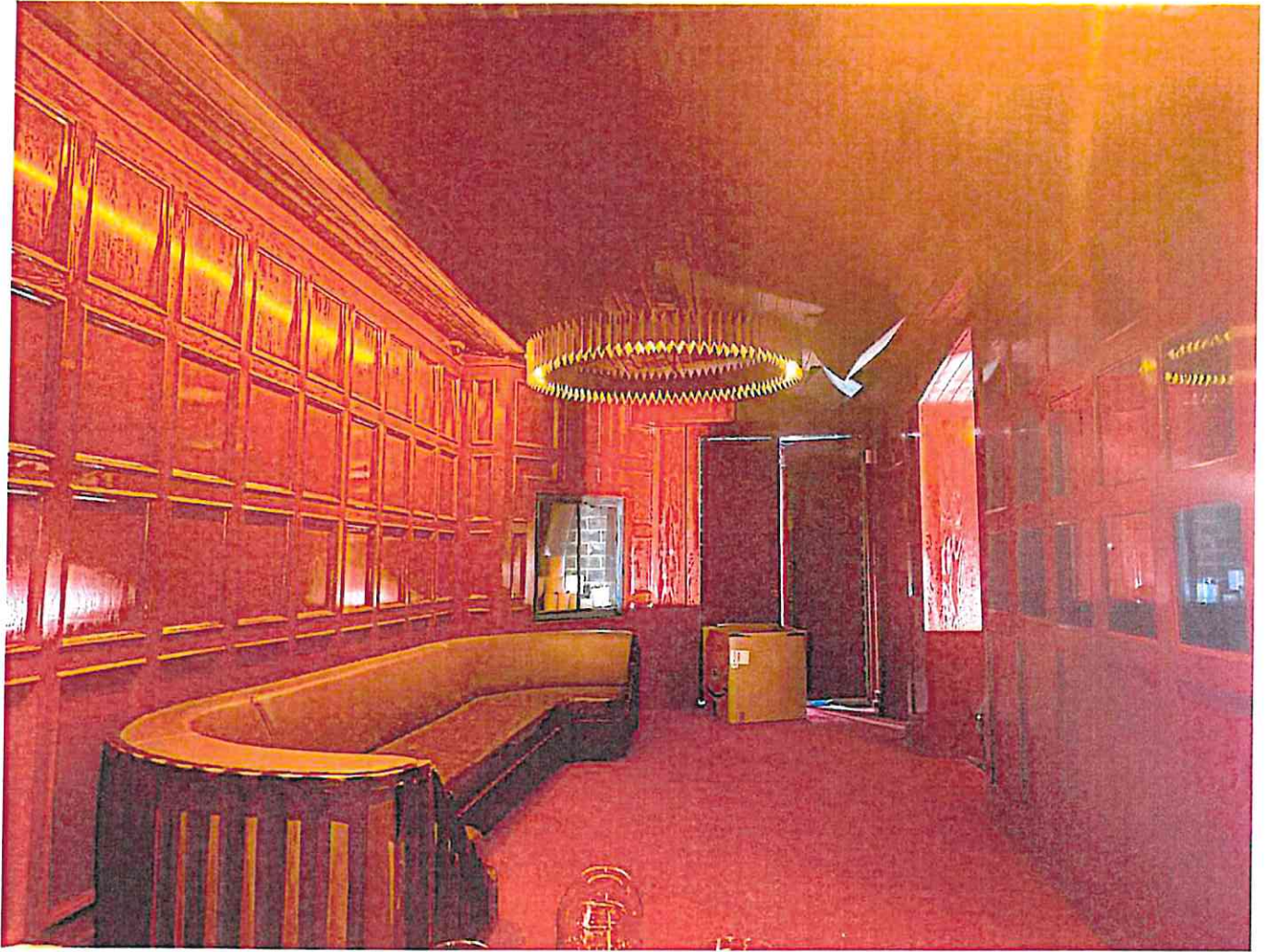












NYC Department of Buildings
Schedule 'A'

Premises: 453 WEST 17 STREET MANHATTAN
BIN: 1012548 Block: 715 Lot: 5

Doc No: 01

Job No: 104079051
Job Type: A1 - ALTERATION TYPE 1

EXISTING / PROPOSED	FLOORS FRM - TO	NO. PERS	LIVE LOAD	2022/2014/2008 Code?	OCC GRP	UNITS	Comments ZONE USE
EXISTING	CEL -			N	COM		
PROPOSED	STORAGE CEL -	55	OG	N	F-4		12A
EATING & DRINKING ESTABLISHMENT "WITHOUT RESTRICTIONS_ON ENTERTAINMENT"; CABARET							
EXISTING	CEL -		OG	N	COM		6
PROPOSED	STORAGE CEL -		OG	N	COM		6
BLDG. UTILITIES ROOM							
EXISTING	001 -	9	120	N	COM		6
PROPOSED	OFFICE AND STORAGE 001 -	9	120	N	COM		6 18
BLDG. LOBBY, FREIGHT ENTERANCE.							
EXISTING	001 -			N	COM		
PROPOSED	OFFICE AND STORAGE 001 -	320	120	N	F-4		12A
EATING & DRINKING EST. "WITHOUT RESTRICTION ON ENTERTAINMENT"; CABARET							
EXISTING	002 -	4	120	N	COM		18
PROPOSED	STORAGE, EXPERIMENTAL LABORATORY AND OFFICES 002 -	4	120	N	COM		18
STORAGE, EXPERIMENTAL LABORATORY AND OFFICES							
EXISTING	003 -	1	120	N	COM		18
PROPOSED	STORAGE 003 -	1	120	N	COM		18
STORAGE							
EXISTING	004 -	1	120	N	COM		18
PROPOSED	STORAGE 004 -	1	120	N	COM		18
STORAGE							
EXISTING	ROF -			N			

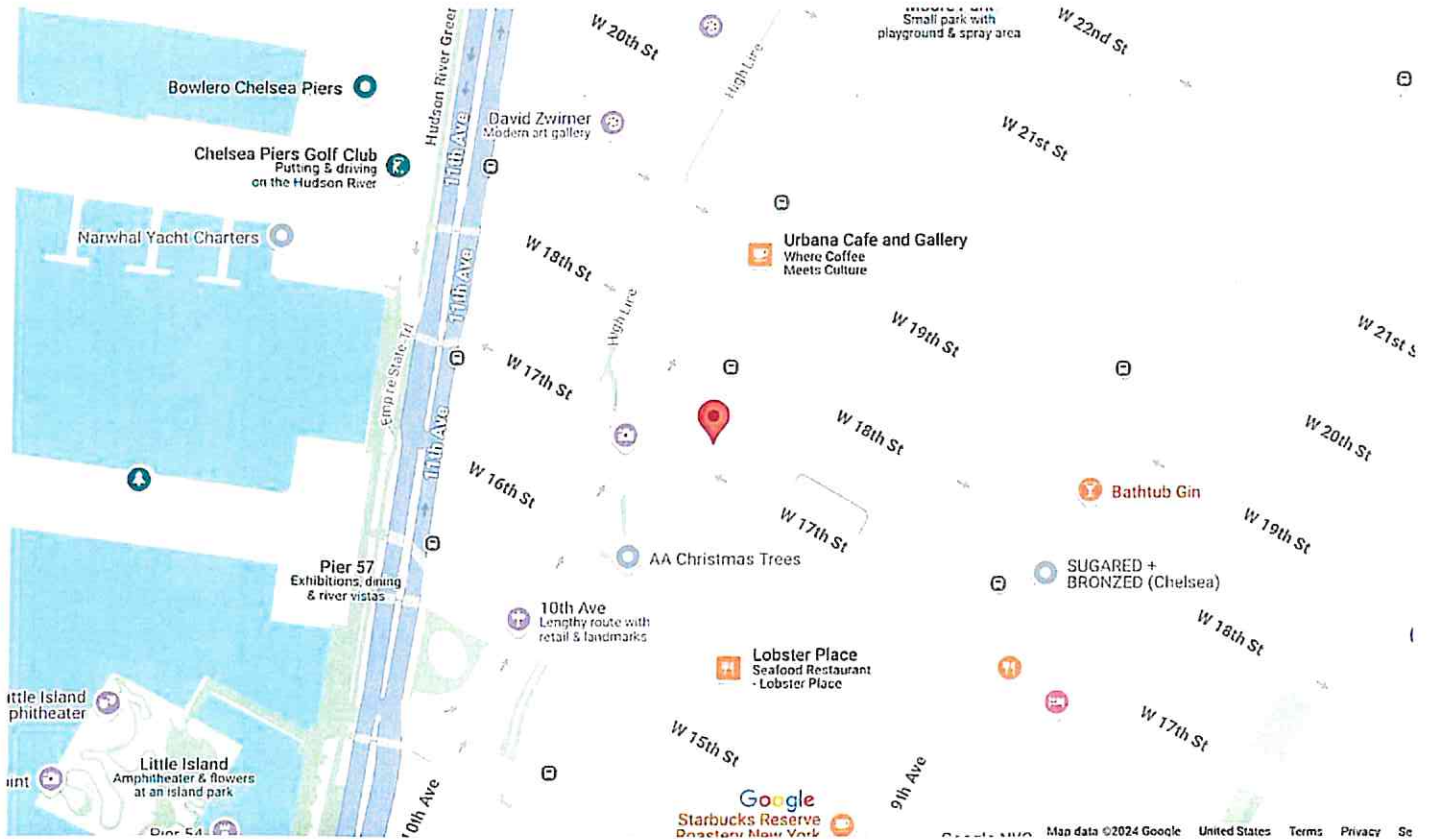
PROPOSED	BULKHEAD ROF - BULKHEAD	100	N	COM	18
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C of O Comments:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

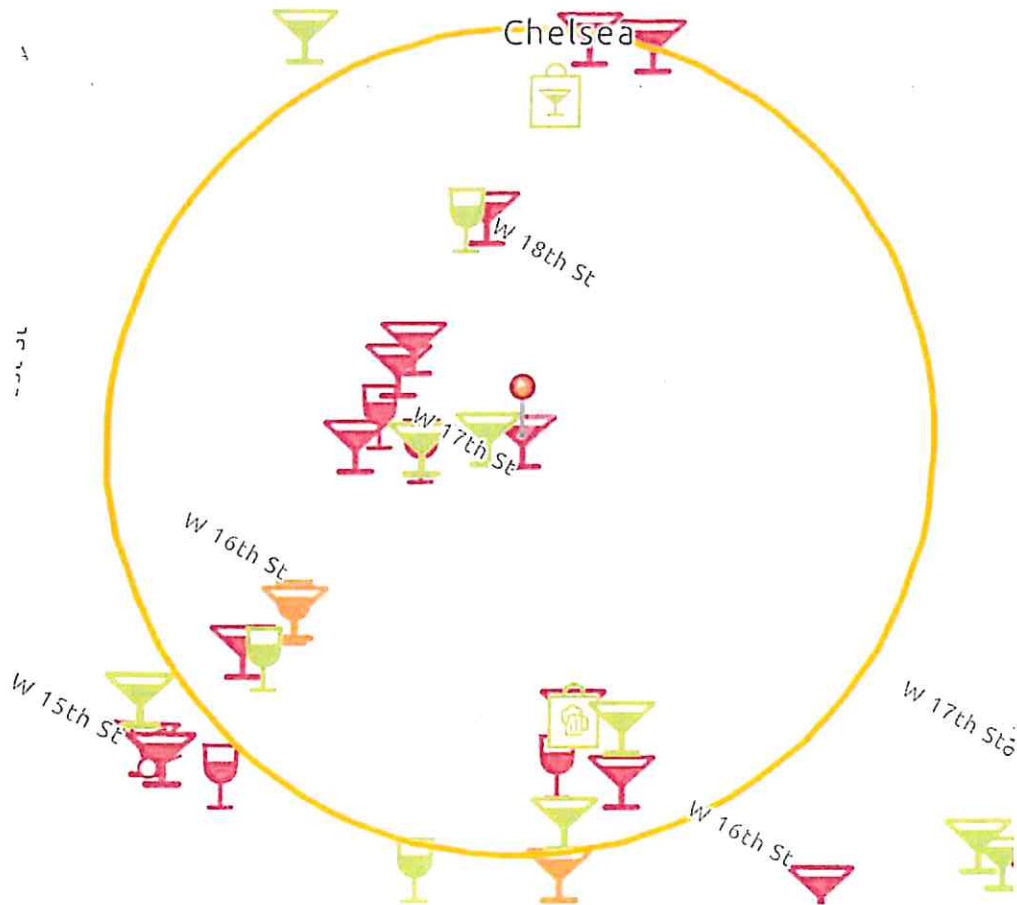
HELBRAUN | LEVEY

NEIGHBORHOOD MAP



HELBRAUN || LEVEY

500 FOOT MAP



GREEN MARTINI = ACTIVE OP
ORANGE MARTINI = PENDING OP
PINK MARTINI = INACTIVE OP
GREEN WINE = ACTIVE RW/TW
ORANGE WINE = PENDING RW/TW
PINK WINE = INACTIVE RW/TW

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	453 W 17th St, New York, New York, 10011
Geocode	Latitude: 40.74389 longitude: -74.00614
Report Generated On	8/29/2024

8 Closest Liquor Stores		
Name	Address	Distance
WINE RHINO LLC License ID: 0100-23-126897 Legacy Serial No.: 1347836	140 10TH AVE NEW YORK, New York 10011	419 ft
MIDTOWN SPIRITS INC License ID: 0100-21-113776 Legacy Serial No.: 1329094	191 9TH AVE NEW YORK, New York 10011	1,249 ft
LITTLE WEST WINE AND SPIRITS INC License ID: 0100-23-123870 Legacy Serial No.: 1301089	19 LITTLE W 12TH ST NEW YORK, New York 10014	1,493 ft
HUDSON YARDS LIQUORS INC License ID: 0100-23-124323 Legacy Serial No.: 1319647	557 C WEST 23RD ST NEW YORK, New York 10011	1,654 ft
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	1,751 ft
ALGA WINES & SPIRITS LTD License ID: 0100-22-118286 Legacy Serial No.: 1023563	221 9TH AVENUE NEW YORK, New York 10011	1,786 ft
SKM HOLDINGS LLC License ID: 0100-22-116987 Legacy Serial No.: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LVEL WALL ST NEW YORK, New York 10007	1,935 ft
SUEBOB LIQUOR INC License ID: 0100-21-114461 Legacy Serial No.: 1023574	312 W 23RD STREET NEW YORK, New York 10011	2,109 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Voss Events NYC LLC Application ID: NA-0340-24-121255	88 10th Ave New York, NY 10011.0	342 ft
Maki A Mano Inc. Application ID: NA-0340-23-147365	75 9th Ave Ste 01D10 New York, NY 10011.0	527 ft
Fyah Jerk Chicken LLC Application ID: NA-0340-24-100237	75 9th Ave Ste 1A5F &1A5G New York, NY 10011.0	730 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
WEST 17TH STREET ITALIAN RESTAURANT LLC License ID: 0340-23-134383 Legacy Serial No.: 1257499	457 W 17TH ST NEW YORK, New York 10011	41 ft
NOZ17 LLC License ID: 0340-22-108008 Legacy Serial No.: 1337694	458 W 17TH ST NEW YORK, New York 10011	121 ft
FACILITY CONCESSION SERVICES LLC License ID: 0417-22-101316 Legacy Serial No.: 1344803	431 W 16TH ST - 2ND FLOOR NEW YORK, New York 10011	368 ft
BOMBAY HOUSE HOSPITALITY LLC License ID: 0340-22-110112 Legacy Serial No.: 1339410	75 9TH AVE STE 01A66 NEW YORK, New York 10011	466 ft
85 TENTH RESTAURANTS LLC License ID: 0340-22-112252 Legacy Serial No.: 1337421	85 10TH AVE 1ST FLR NEW YORK, New York 10011	553 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-23-124012 Legacy Serial No.: 1293795	85 10TH AVE FLR 11 NEW YORK, New York 10011	554 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115979 Legacy Serial No.: 1293794	85 10TH AVE FLR 4 NEW YORK, New York 10011	554 ft
515 W 18TH STREET EATERY LLC License ID: 0340-22-112054 Legacy Serial No.: 1334474	515 W 18TH ST NEW YORK, New York 10010	561 ft
WCB HOLDINGS LLC License ID: 0340-21-120094 Legacy Serial No.: 1319985	436 W 15TH ST NEW YORK, New York 10011	612 ft
156 TENTH AVENUE RESTAURANT LLC License ID: 0340-23-131882 Legacy Serial No.: 1164847	156 10TH AVE AKA 460 W 20TH ST NEW YORK, New York 10011	646 ft
MARISCOS CHELSEA LLC License ID: 0340-22-104279	409 W 15TH ST AKA 75 9TH AVE	677 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1293690	NEW YORK, New York 10011	
BAR SUZETTE CREPERIE LLC License ID: 0340-24-100779 Legacy Serial No.: 6008693	75 9TH AVE STE 01A5A & 01A5B AKA 425 W 15 NEW YORK, New York 10011	730 ft
CHELSEA MUSIC HALL LLC License ID: 0370-24-125624 Legacy Serial No.: 6034167	75 9TH AVE NEW YORK, New York 10011	730 ft
JBSA LLC License ID: 0370-24-123717 Legacy Serial No.: 6032183	75 9TH AVE RETAIL SPACE B NEW YORK, New York 10011	730 ft
CORKBUZZ TWO LLC. License ID: 0340-22-115491 Legacy Serial No.: 1278757	75 9TH AVE RETAIL SPACE D NEW YORK, New York 10011	730 ft
DI MARTINO AIR NY LLC License ID: 0340-22-108571 Legacy Serial No.: 1318293	75 9TH AVE SUITE #01A50 NEW YORK, New York 10011	734 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-23-123978 Legacy Serial No.: 1293661	75 9TH AVE FLR 8 NEW YORK, New York 10011	734 ft
DUANGJAI CORP License ID: 0340-23-137314 Legacy Serial No.: 1314900	75 9TH AVE GROUND FLOOR, SPACE 78 NEW YORK, New York 10011	734 ft
ATH NY CM LLC License ID: 0340-23-136991 Legacy Serial No.: 1320116	75 9TH AVE MARKET STALL AREA NEW YORK, New York 10011	734 ft
URBAN DAIRY LLC License ID: 0340-23-137614 Legacy Serial No.: 1298415	75 9TH AVE NEW YORK, New York 10011	734 ft
CHELSEA MUSIC HALL LLC License ID: 0340-22-109378 Legacy Serial No.: 1308094	75 9TH AVE NEW YORK, New York 10011	734 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115883 Legacy Serial No.: 1293663	75 9TH AVE FLR 2 NEW YORK, NY 10011	734 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-23-124002 Legacy Serial No.: 1293992	75 9TH AVE FLR 4,5,6 NEW YORK, New York 10011	734 ft
MIZNON AT CHELSEA LLC License ID: 0340-22-115446 Legacy Serial No.: 1305569	75 9TH AVE NEW YORK, New York 10011	734 ft
HUDSON RIVER INN LLC&88 NINTH AVENUE License ID: 0343-22-130992 Legacy Serial No.: 1130445	88 9TH AVENUE NEW YORK, New York 10011	740 ft

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Dries Lounge

NAME
453 W 17th St NY NY 10010

ADDRESS

Regarding the interior space: This will be a CLUB

Regarding the outside space: There will be NO OUTSIDE SPACE

The outside area(s) will be operating until: 4 AM

DATE	NAME	ADDRESS	SIGNATURE
9/20	Ileana Cudro	418th st 17st # 415	
9/20	Tom Swaman	450 W 17th St # 574	
9/20	Ken Mcawoy	450 W 17th St # 574	
9/20	Nolan Weiner	450 W 17th St # 51U	
9/20	Harwell Harrison	224 8th Ave / 450 W 17th # 721	
9-20	KATE WEISSMAN	457 W. 17th St. # Apt 1	
9-20	JULIA SALVATORE	457 W. 17th St. # Apt 1	
9-20	DELANTY ENGEL	457 W. 17th St. # Apt 1	
9-20	Julie Park	450 W 17 St # 621	
9-20	d chi ersen	450 W 17th St # 661	
9-20	Miv Uddin	450 W 17th St # 572	
9-20	Millie Villegar	418 W. 17th St. # 14B	
9/20	R. Obwards	418 W. 17 St. # 11-G	
9/20	Ester Almonte	418 W 17th St # 1B	
9/20	M. C. A. B. E. L. L. A	418 W 17 St # 12E	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Dries Lounge

NAME

453 W 17th St NY NY 10010

ADDRESS

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DATE	NAME	ADDRESS	SIGNATURE
9/20	Sydney Lambert	450 W 17th # 422	
9/20	Nelson Boreman	520 W 17th # 422	
9/20	CHRISTINA McCAM	450 W 17th # 90A	
9/20	Eliza Radon	450 W 17th # 807	
9/20	Jada P	450 W 17th # 822	
9/20	Olivia Grace	450 W 17th # 616	
9/20	Kelly Kent	450 W 17th St # 4020	
9/20	Amber Van Dyke	418 W 17th St # 46	
9/20	Christina DeCarlo	419 W 17th St # 111D	
9/20	Luisa Sanabria	419 W 17th St # C1	
9/20	Linda Galoy	419 W 17th St # 1J	
9/20	Maddie McGregor	344 W 17th St # 3A	
9/20	JACQUELINE CARA	401 W 16th St # 2B	
9/20	Gray Conti	420 W 19th St # 21C	
4/18	MATHEW DECARLO	418 West 17th St # 12	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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Dries Lounge

NAMU

453 W 17th St NY NY 10010

ADDRESS



Regarding the interior space: This will be a CLUB

Regarding the outside space: There will be NO OUTSIDE SPACE

The outside area(s) will be operating until: 4 AM

DATE	NAME	ADDRESS	SIGNATURE
9/20	Jane Willis	419 W 17 ST # 4 E	<i>Jane Willis</i>
9/20	William Gonzalez	419 W 17 ST # 10-G	<i>William Gonzalez</i>
9/20	Roberto Cintron	458 W 17th	<i>Roberto Cintron</i>
9/20	Delaney Flanagan	450 W 17th ST # 721	<i>Delaney Flanagan</i>
9/20	Blaizow Bender	450 W 17th St # 701	<i>Blaizow Bender</i>
9/20	James Quiles	419 W 17 ST # 3D	<i>James Quiles</i>
9/20	Mama Hirshman	111 8th Ave	<i>Mama Hirshman</i>
9/20	Gary Bell	450 W 17th St # 410	<i>Gary Bell</i>
9/20	Andrew Schran	450 W 17th # 1206	<i>Andrew Schran</i>
9/20	Kevin Choi	450 W 17th St # 1606	<i>Kevin Choi</i>
9/20	Luigi Jim	450 W 17th St # 1817	<i>Luigi Jim</i>
9/20	RACHEL SACKOFF	450 W 17th St # 1002	<i>Rachel Sackoff</i>
9/20	SOPHIE SACKOFF	450 W 17th # 1002	<i>Sophie Sackoff</i>
9/20	MIGNIE SACKOFF	450 W 17th # 1002	<i>Mignie Sackoff</i>
9/20	Maddie Lambert	450 W 17th #	<i>Maddie Lambert</i>

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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NAME
 453 W 17th St NY NY 10010

ADDRESS



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The outside area(s) will be operating until: 4 AM

DATE	NAME	ADDRESS	SIGNATURE
9/19	Rylan Gotfrud	447 W 18th St #	
9/19	Josh Sabatford	450 W 17th St # 8B	
9/19	Katie Reider	450 West 17th St # 2B	
9/19	Sam Burton	122 Greenwich # 6B	
9/19	Jojo Anadim	138 W 18 # 2A	
9/19	JD Banks	400 W 17th # 4E	
9/19	Edgór Párrn	475 W 23rd St 10011 # 6D	
9/21	BRITANY BERLINER	60 W 23rd St #	
9/21	Ashley Berliner	60 West 23rd St #	
		#	
		#	
		#	
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

Monday, November 11, 2024


Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Veronica Bouchon

Address 500 west 18th street
New York , NY, 10011

E-mail Vbouchon24@gmail.com

Signature 

Additional Comments

I proudly sign this in the hopes that we can have this wonderful lounge in the chealsy area , we are in a new era of the times, where all walks of life are seeking a place to meet new friends and enjoy an evening close to home at a place like Driès Lounge .

Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Wednesday, September 18, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Joshua Sabetfard
Address 450 W 17th Wt, 605
New york , Ny, 10011
E-mail joshua@sabetgroup.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Jacqueline Roshan
Address 450 w 17th st, #605
New York, NY, 10011
E-mail jacquelineroshan@gmail.com
Signature



Driès at 453 West 17th Street in NYC

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Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Ashley Rocket
Address 450 w 17th , 325
New york, Ny, 10011
E-mail ashleyrocket@gmail.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Niamh McGinley
Address 250 19th street , 8M
New york, NY, 10011
E-mail niamh.mcginley@icloud.com
Signature



Additional Comments

Chelsea resident. Fully support this

Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Monday, November 11, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name James Lettera
Address 114 10th Ave, Artichoke Pizza
NY, NY, 10011
E-mail james.lettera@artichokepizza.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Andrew Gottfried
Address 290 W 21st St
New York, NY, 10011
E-mail andrewgotti@yahoo.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Saturday, September 21, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Gaby Castillo
Address 317 W 21st St, Apt 2B
New York, NY, 10011
E-mail gabrielacastillo35@gmail.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Saturday, September 21, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Marilyn Zhang
Address 450 W 17 Street, 405
New York, NY, 10011
E-mail marilyn.zhang@outlook.com
Signature



Additional Comments

We love Dries! Best night life establishment in NYC :)

Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Wednesday, September 18, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Clifford Welden
Address 43 W 16th St
New York, NY, 10011
E-mail cliffordmwelden@gmail.com
Signature



Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Adam Sforno
Address 163-165 W 18th ST, APT 9A
New York, NY, 10011
E-mail adamsforno33@gmail.com
Signature



Additional Comments

I have a long time Chelsea Resident, and the revitalization of this historic building would mean the world to me and my community. I have a long-standing relationship with the general manager of the establishment now and I trust anything he is a part of.

Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.

Thursday, September 19, 2024

Support for Driès Lounge NYSLA License

(453 West 17th Street, New York, NY 10011)

Name Gigi Sasson
Address 222 w 20th st , Apt 13
New yorm , Ny , 10011
E-mail georgina.sasson@gmail.com
Signature

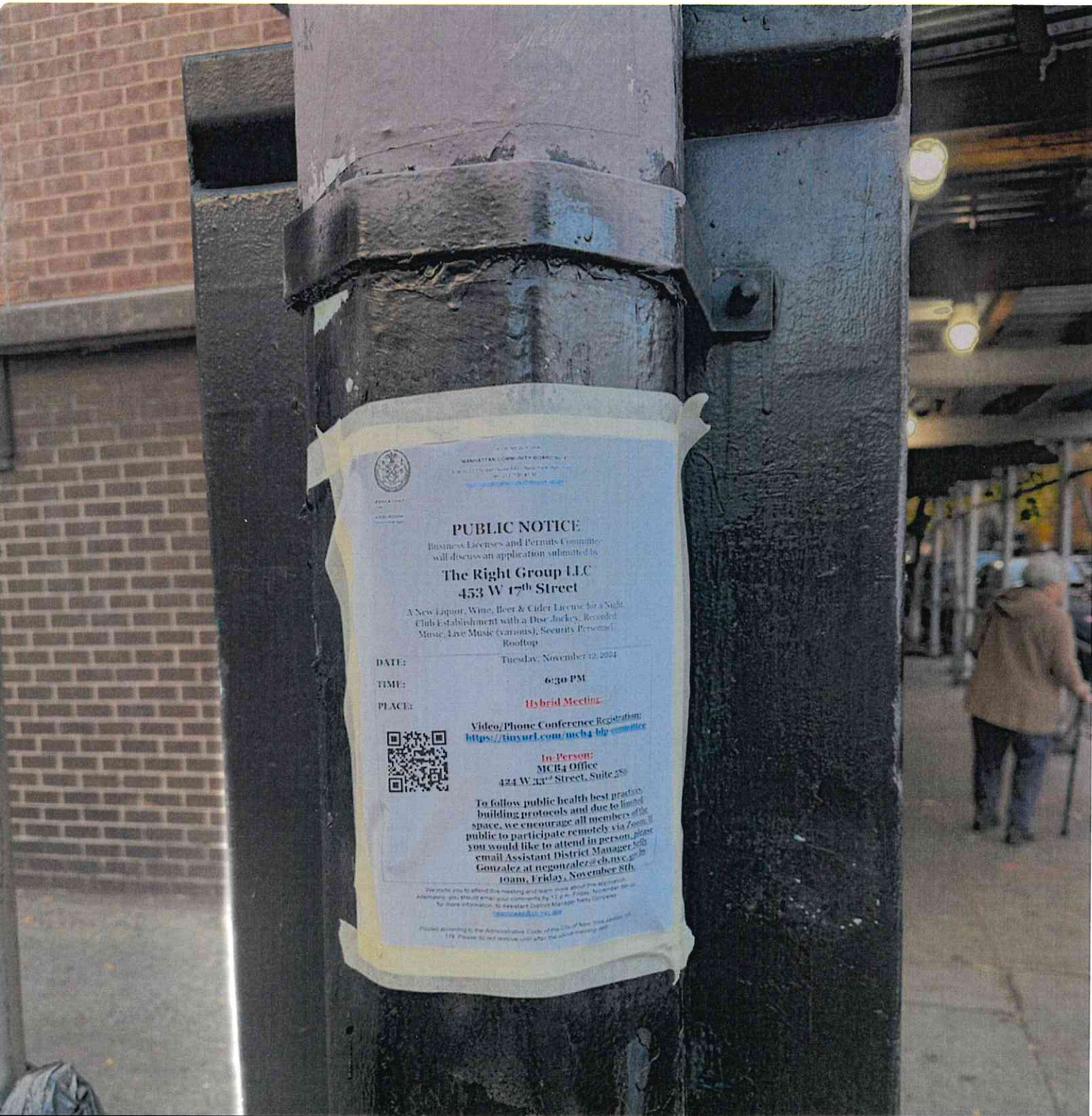


Driès at 453 West 17th Street in NYC

My above signature indicates my support of the issuance of an on-premises NYSLA license to "Driès Lounge," located at 453 West 17th Street, New York, NY 10011.

I believe they will be a positive addition to the community. I am in support of their closing time of 4:00AM.

Thank you for your time and attention to this matter.



MANHATTAN COMMUNITY BOARD 4
100 W 17th Street, 4th Floor, New York, NY 10011
Tel: 212-312-4130
http://www.mcb4.nyc.gov

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by:

The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting**



Video/Phone Conference Registration:
https://tinyurl.com/mcb4_bp_committee

In Person:
MCH4 Office
424 W 33rd Street, Suite 288

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager
Gonzalez at mgonzalez@ch.nyc.gov by
10am, Friday, November 8th.

Secure you to attend this meeting and learn more about this application.
Assembly, you should email your comments by 12 p.m. Friday, November 8th or
for more information, to Assistant District Manager Party Committee
mgonzalez@ch.nyc.gov

Provided according to the Administrative Code of the City of New York, Section 24-207.
118. Please do not remove until after the above meeting date.

Add a Caption

Tuesday • Nov 5, 2024 • 3:50 PM

Adjust

IMG_7083



JESSICA CHAIT
Chair
JESSE BOONE
Public Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 33rd Street, Suite 580, New York, NY 10001
tel: 212 736-4536
www.manhattan13.org/mcb4

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Right Group LLC 453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
MCB4 Office
424 W 33rd Street, Suite 580

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager Nelly
Gonzalez at negonzalez@ch.nyc.gov by
10am, Friday, November 8th.

We invite you to attend this meeting and learn more about this application.
Alternatively, you should email your comments by 12 p.m. Friday, November 8th or
for more information, to Assistant District Manager Nelly Gonzalez
negonzalez@ch.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.

Add a Caption

Tuesday · Nov 5, 2024 · 3:52 PM

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IMG_7084

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
124 W 37th Street, Suite 580, New York, NY 10001
Tel: 212 724-4336
<https://www.mcb4.nyc.gov>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
MCB4 Office
424 W 33rd Street, Suite 580

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager Nelly
Gonzalez at nelgonzalez@cb.nyc.gov by
10am, Friday, November 8th.

We invite you to attend this meeting and learn more about this application.
Alternatively, you should email your comments by 12 p.m. Friday, November 8th or
for more information, to Assistant District Manager Nelly Gonzalez
nelgonzalez@cb.nyc.gov

Posted according to the Administrative Code of the City of New York and/or 16-
119. Please do not remove until after the above meeting date.

Add a Caption

Tuesday • Nov 5, 2024 • 3:53 PM

IMG_7085

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CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 33rd Street, Suite 580 New York, NY 10001
 Tel: 212-735-4530
<http://www.mcb4nyc.gov>

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
The Right Group LLC
453 W 17th Street
 A New Liquor, Wine, Beer & Cider License for a Night
 Club Establishment with a Disc Jockey, Recorded
 Music, Live Music (various), Security Personnel,
 Rooftop

DATE: Tuesday, November 12, 2024
 TIME: 6:30 PM
 PLACE: **Hybrid Meeting:**

Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-hlp-com-meet>

In-Person:
 MCB4 Office
 424 W 33rd Street, Suite 580

To follow public health best practices,
 building protocols and due to limited
 space, we encourage all members of the
 public to participate remotely via Zoom. If
 you would like to attend in person, please
 email Assistant District Manager Nelly
 Gonzalez at nelgonzalez@cb.mtc.gov by
 10am, Friday, November 8th.

We invite you to attend this meeting and learn more about this application.
 Additionally, you should advise your comments by 12 p.m. Friday, November 8th or
 for more information, to Assistant District Manager Nelly Gonzalez
nelgonzalez@cb.mtc.gov

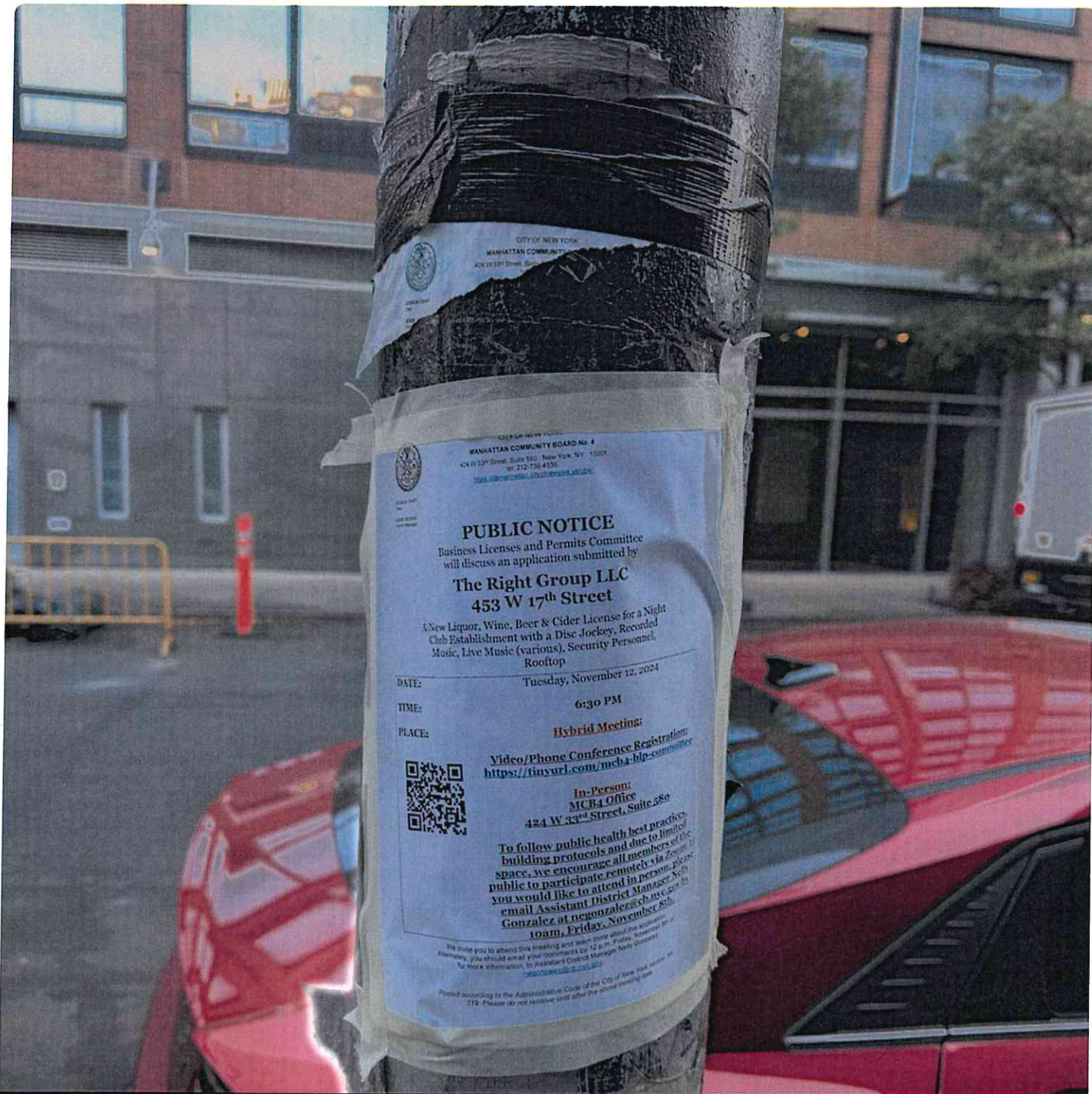
Posted according to the Administrative Code of the City of New York section 24-207
 119. Please do not remove until after the above meeting date.

Add a Caption

Tuesday • Nov 5, 2024 • 3:55 PM

Adjust

IMG_7086



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD NO. 4
424 W 33rd Street, Suite 580
New York, NY 10001
Tel: 212-726-4130
<http://www.mcb4.com>

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD NO. 4
424 W 33rd Street, Suite 580
New York, NY 10001
Tel: 212-726-4130
<http://www.mcb4.com>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**

Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>



In-Person:
MCB4 Office
424 W 33rd Street, Suite 580

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager Sofia
Gonzalez at negonzalez@mcb4.nyc.gov by
10am, Friday, November 8th.

We thank you to attend this hearing and learn more about the application.
Alternately, you should email your comments by 12:00 PM, Friday, November 8th
for more information, to Assistant District Manager Holly Gonzalez
hgonzalez@mcb4.nyc.gov

Posted according to the Administrative Code of the City of New York section 24-207
119. Please do not remove until after the above hearing date.

Add a Caption



Look Up Place >

Tuesday • Nov 5, 2024 • 3:57 PM

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IMG_7087

Driès

PUBLIC NOTICE
Resolving Litigation and Dispute Commitment
with the most appropriate jurisdiction is provided by
The Right Group LLC
453 W 8th Street
A New Layer: Work, Risk & Order Layers for a Single
Club Establishment with a New Jersey, Kentucky,
Florida, Louisiana, Kentucky, Kentucky, Kentucky,
Kentucky

DATE: November 21, 2024
TIME: 6:00 PM
PLACE: **Richard Driès**
Yates, Thong Conference Registration
<https://www.yates-thong.com/registration>
in PERSON
SEATTLE
414 W 21st Street, Suite 250

To follow public health best practices,
building 200 seats and the building
agrees to encourage all members of the
public to participate remotely via device. If
you would like to attend in person, please
contact Assistant District Manager, Public
Health, at public.health@seattle.gov, 31
Street, Friday, November 21st.

Add a Caption

Tuesday • Nov 5, 2024 • 3:59 PM

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IMG_7088



CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 33rd Street, Suite 580, New York, NY 10001
 Tel: 212.730.4250
<http://www.mcb4.nyc.gov>

JESSICA DRUIT
 Chair
 JESSE BOONE
 District Manager

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by

The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
 Club Establishment with a Disc Jockey, Recorded
 Music, Live Music (various), Security Personnel,
 Rooftop

DATE: Tuesday, November 12, 2024
TIME: 6:30 PM
PLACE: **Hybrid Meeting:**

Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
 MCB4 Office
 424 W 33rd Street, Suite 580

To follow public health best practices, building protocols and due to limited space, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at nelgonzalez@ch.nyc.gov by 10am, Friday, November 8th.



We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12 p.m. Friday, November 8th or for more information to Assistant District Manager Nelly Gonzalez nelgonzalez@ch.nyc.gov

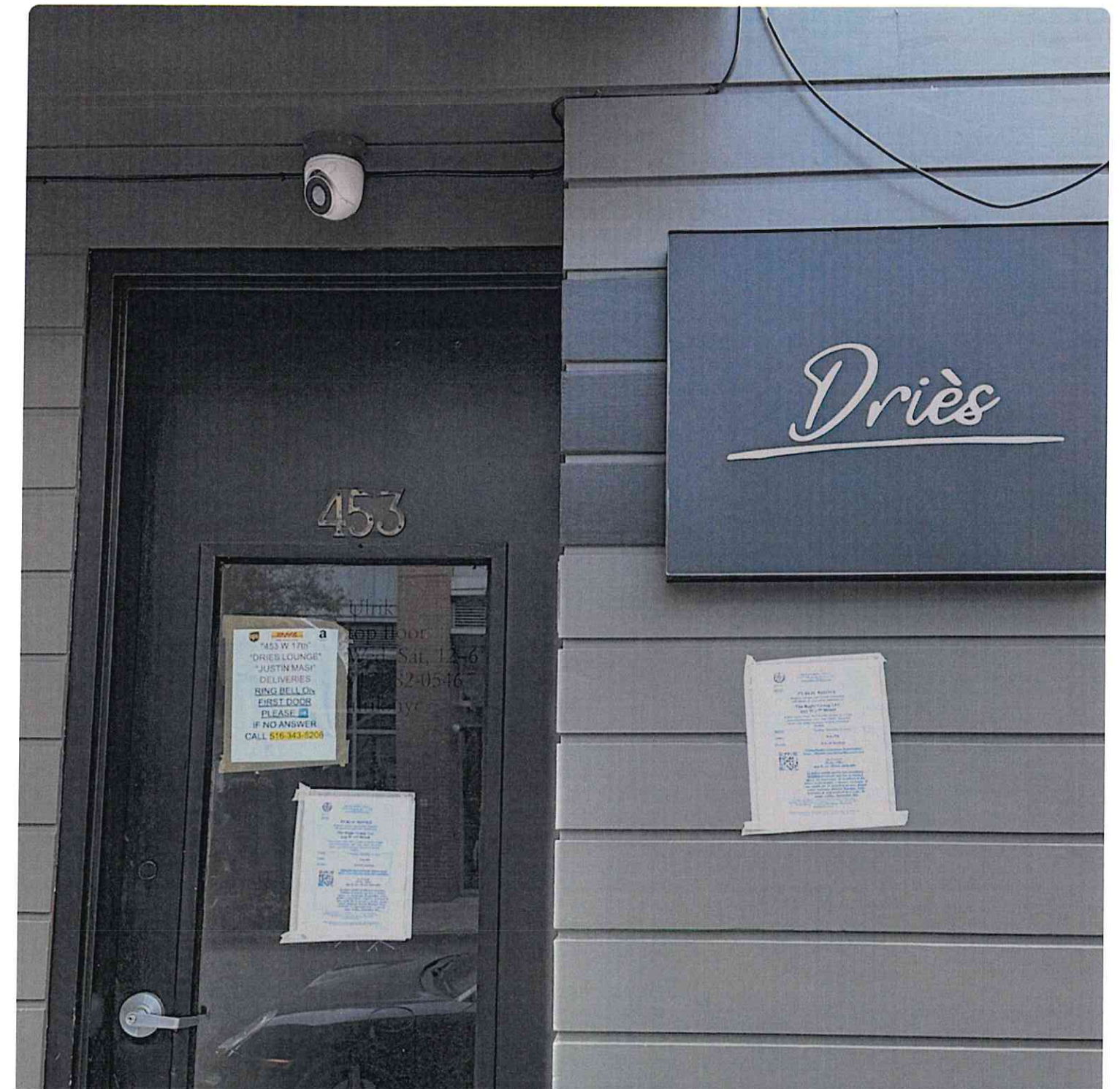
Posted according to the Administrative Code of the City of New York section 24-112. Please do not remove until after the above meeting date.

Add a Caption

Tuesday • Nov 5, 2024 • 4:00 PM

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IMG_7089



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Look Up Place >

Tuesday • Nov 5, 2024 • 4:00 PM

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IMG 7090

CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 33rd Street, Suite 580 New York, NY 10001
 Tel: 212-736-4135
<http://www.mcb4.nyc.gov>

PUBLIC NOTICE
 Business Licenses and Permits Committee
 will discuss an application submitted by
The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
 Club Establishment with a Disc Jockey, Recorded
 Music, Live Music (various), Security Personnel,
 Rooftop

DATE: Tuesday, November 12, 2024
TIME: 6:30 PM
PLACE: **Hybrid Meeting:**

Video/Phone Conference Registrations:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
 MCB4 Office
 424 W 33rd Street, Suite 580

To follow public health best practices
 building protocols and due to limited
 space, we encourage all members of the
 public to participate remotely via Zoom.
 you would like to attend in person, please
 email Assistant District Manager Nelly
 Gonzalez at negonzalez@cb.nyc.gov by
 10am, Friday, November 8th.

We invite you to attend this meeting and learn more about this application.
 Additionally, you should email your comments by 12 p.m. Friday, November 8th or
 for more information, to Assistant District Manager Nelly Gonzalez
negonzalez@cb.nyc.gov

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

Add a Caption

Tuesday · Nov 5, 2024 · 4:02 PM

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IMG_7091

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 23rd Street, Suite 502, New York, NY 10011
Tel: 212-738-4339
<https://manhattan4.nyctribune.com/>

2024-01-17
10:00 AM
New York

PUBLIC NOTICE
Business Licenses and Permits Committee
will discuss an application submitted by
The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024
TIME: 6:30 PM
PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
MCB4 Office
424 W 33rd Street, Suite 502

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager Nelly
Gonzalez at negonzalez@cb.nycc.gov
10am, Friday, November 8th.

We invite you to attend this meeting and learn more about this application.
Alternatively, you should email your comments by 12 p.m. Friday, November 8th or
for more information, to Assistant District Manager Nelly Gonzalez
negonzalez@cb.nycc.gov

Posted according to the Administrative Code of the City of New York section 24-207.
This notice shall remain posted until after the above meeting date.

Add a Caption

Tuesday · Nov 5, 2024 · 4:04 PM

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IMG_7092

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
420 W. 135 Street, 5th Floor, New York, NY 10001
Tel: 212-736-4536
<http://www.mcb4nyc.org>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Right Group LLC
453 W 17th Street

A New Liquor, Wine, Beer & Cider License for a Night
Club Establishment with a Disc Jockey, Recorded
Music, Live Music (various), Security Personnel,
Rooftop

DATE: Tuesday, November 12, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/mcb4lp-committee>

In-Person:
MCB4 Office
424 W 33rd Street, Suite 80

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely. If
you would like to attend in person, please
email Assistant District Manager Nelly
Gonzalez at ngonzalez@cityofnyc.gov by
10am, Friday, November 8, 2024.

If you wish to attend this meeting and learn more about this application, you should email your comments by 12 p.m. Friday, November 8, 2024 to Assistant District Manager Nelly Gonzalez at ngonzalez@cityofnyc.gov.

As mandated by the Administrative Code of the City of New York, public notices shall not be removed until after the above meeting date.

Add a Caption

Tuesday · Nov 5, 2024 · 4:06 PM

Adjust

IMG_7093