

1 **BUSINESS LICNESE & PERMITS COMMITTEE**

Item # 5

2
3 December 5, 2012

4
5 Dennis Rosen
6 Chairman
7 New York State Liquor Authority
8 80 S. Swan Street, 9th Floor
9 Albany, New York 12210

10
11 **Re: The Highline Hotel**
12 *180 10th Ave (20/21)*

13
14 Dear Chairman Rosen:

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16 Manhattan Community Board 4 (MCB4) recommends denial of a new on-premise liquor license for The Highline
17 Hotel – 180 10th Ave (20/21), unless the following stipulation, agreed to by the applicant, is part of the method of
18 operation for this establishment with a capacity of 525, with 8 tables and 20 seat, one stand-up bar seating 5 and
19 two outdoor spaces to be closed and vacated by 10 a.m.; front outdoor space will have 12 tables/2 tops – 24 seats;
20 interior/rear patio: 8 tables/2tops – 16 seats.
21

22 A signed copy of the questionnaire, stipulations and community agreements are enclosed.

23
24 Sincerely,

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Corey Johnson
Chair

Paul Seres
Co-Chair
Business License & Permits
Committee

Lisa Daglian
Co-Chair
Business License & Permits
Committee

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Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

APPLICANT The Highline Hotel LLC & Tenth Avenue Hotel Managemnet LLC as Manager		DOING BUSINESS AS (DBA) The Highline Hotel	
STREET ADDRESS 180 Tenth Avenue		CROSS STREETS W 20 th & 21 st Street	
OWNER	NAME: The Highline Hotel LLC	REPRESENTATIVE	NAME: Donald Bernstein
	PHONE:		PHONE: 212-486-6000
	FAX:		FAX: 212-486-8668
MANAGER	NAME: Osama Aduib	LANDLORD	NAME: N/A
	PHONE: 212-929-3888		PHONE:
	FAX: 646-717-9728		FAX:

DESCRIPTION OF BUSINESS

Establishment Type:

Bar/Tavern
 Bed & Breakfast
 Eating Place Beer
 Cabaret
 Night Club
 Hotel
 Restaurant

Catering Establishment
 Club (Fraternal Organization – Members Only)

Other (Explain):

Method of Operation:

Restaurant
 Dance Club
 Sports Bar
 Adult Entertainment
 Wine Bar
 Pizzeria
 Cafe

Other (Explain): Hotel with a restaurant

License Type:

On-Premise
 Wine
 Beer
 Wine & Beer

APPLICATION TYPE
(check one)

<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="checkbox"/> NO
	What is/was the name of establishment?		
	What is/was the address of the establishment?		
	What were the dates the applicant was involved with this former premise?		
<input type="radio"/> Transfer	What is the prior license #?		
	What is the expiration date on the prior license?		
	Are you making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
<input type="radio"/> Alteration	What is the current license #?		
	What is the expiration date on the current license?		
	<i>Please describe the nature of the alterations and attach the plans</i>		

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	
	Music	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	
	Kitchen	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	7 a.m. – 10 p.m.	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	525	160	8	20	0	1	5	36	12	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	<input checked="" type="checkbox"/> 5+	Lobby: 75; Floors 1-5: 90 per floor		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	<input type="checkbox"/> NO	N/A			
Will applicant have bottle service?					YES	<input type="checkbox"/> NO	N/A			
Will you be hosting private parties and promotional events?					<input checked="" type="checkbox"/> YES	NO	N/A			
Will outside promoters be used?					YES	<input type="checkbox"/> NO	N/A			
Will the security plan submitted be implemented?					<input checked="" type="checkbox"/> YES	NO	N/A	See attached		
Will State certified security personnel be used?					<input checked="" type="checkbox"/> YES	NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	<input type="checkbox"/> NO	N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	<input type="checkbox"/> NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	<input type="checkbox"/> NO	N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	<input type="checkbox"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="checkbox"/> YES	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="checkbox"/> BACKGROUND	LIVE MUSIC	DJ	Ambient music				
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					<input checked="" type="checkbox"/> YES	NO	N/A			
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="checkbox"/> YES	NO	N/A	If necessary		
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	NO	<input type="checkbox"/> N/A			

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	<input checked="" type="checkbox"/> YES	NO	N/A	Front & back courtyard space
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	<input checked="" type="checkbox"/> YES	NO	N/A	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	<input checked="" type="checkbox"/> YES	NO	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="checkbox"/> YES	NO	N/A	
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	<input checked="" type="checkbox"/> YES	NO	N/A	
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	<input checked="" type="checkbox"/> YES	NO	N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	NO	N/A	

LOCATION & ZONING				
Primary Zoning District:	C2-5	Overlay (If Applicable):	R7B	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	NO	N/A	unknown
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	N/A	New CofO will issue after renovations
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input checked="" type="checkbox"/> YES	NO	N/A	500 Ft. Rule
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	N/A	Already issued
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	N/A	
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: Transient Hotel			
Adjacent Buildings	<input checked="" type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1			
	# 2			
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

- Includes room service & mini bar
- 2 outdoor spaces - closed & vacated by 10pm
 - front - c/o W-20th & 10th Ave
 - seasonal
 - 12 tables / 2 tops - 24 seats
 - seated food service
 - Interior/rear patio
 - seasonal
 - 8 tables / 2 tops - 16 seats
- will supply \rightarrow drawings / seating plans in advance of full board.
- will consult with sound engineer and pursue sound mitigation efforts & materials.
- will adhere to sidewalk cafe opening hour guidelines on weekends.
- No music outside
- will post job openings on CB website

MB

- conference rooms for community.