

**APPLICANT INFORMATION:**

Name of applicant(s): SIP NY Acquisition, LLC

Trade name (DBA): TBD

Premises address: 60 Thompson Street

Cross Streets and other addresses used for building/premise:  
Broome Street & Spring Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Amber Asher

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: n/a

Landlord's Telephone and Fax: \_\_\_\_\_

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Amber Asher	n/a
_____	_____
_____	_____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
We are a hotel management company that will reposition the Sixty SoHo Hotel as a luxury hotel, with similar food and beverage offerings, amenities and operating hours and conditions. This will NOT be a Standard branded hotel but will have a new, elevated identity.

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant  Tavern / On premise liquor  Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

The hours of operation and conditions and food and beverage offerings will remain the same. The only change is that the hotel is being rebranded as a luxury hotel.

If this is for a new application, please list previous use of location for the last 5 years:

Hotel

Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_  
Cromwell Soho Operating LLC & Sessanta LLC, Serial Nos. 1023302 , 1276360, Expiration: 11/30/22

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no

If yes, please list DBA names and dates of operation:

\_\_\_\_\_  
\_\_\_\_\_

**PREMISES:**

By what right does the applicant have possession of the premises?

Own \_\_\_ Lease \_\_\_ Sub-lease \_\_\_ Binding Contract to acquire real property \_\_\_ other: \_\_\_\_\_

Type of Building: \_\_\_ Residential  Commercial \_\_\_ Mixed (Res/Com) \_\_\_ Other: \_\_\_\_\_

Number of floor: 14 Year Built : 1999

Describe neighboring buildings:  
\_\_\_\_\_ residential and commercial \_\_\_\_\_

Zoning Designation: M1-5B

Zoning Overlay or Special Designation (applicable) n/a

Block and Lot Number: 488 / 3

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes \_\_\_ no

Is the premise located in a historic district? \_\_\_ yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? \_\_\_ yes \_\_\_ no, please explain : \_\_\_\_\_ n/a

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) \_\_\_ no  yes : explain rooftop and patio in front of hotel on Thompson Street, within property line.

What is the proposed Occupancy? 750

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

\_\_\_ no  yes

If yes, what is the maximum occupancy for the premises? 750

If yes, what is the use group for the premises? UG 5/6

If yes, is proposed occupancy permitted?  yes \_\_\_ no, explain : \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes \_\_\_ no

Do you plan to file for changes to the Certificate of Occupancy? \_\_\_ yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? \_\_\_ no  yes

(if yes, please describe: Updated signage.

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? Approx. 52,000 sq ft

If more than one floor, please specify square footage by floors: Cellar, 3,500 sq ft, Floors 1-12; 4,200 sq ft each; Floor 13, 1,400 sq ft.

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

Patio - 620 sq ft; Rooftop - 1,400 sq ft

If more than one floor, what is the access between floors? Elevators, stairs

How many entrances are there? 3 How many exits? 3 How many bathrooms? 4

Is there access to other parts of the building?  no \_\_\_ yes, explain: \_\_\_\_\_

**OVERALL SEATING INFORMATION:**

Total number of tables? 61 Total table seats? 158

Total number of bars? 2 Total bar seats? 14

Total number of "other" seats? 12 please explain : banquette seating in front restaurant bar area.

Total OVERALL number of seats in Premises : 184

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 14

How many service bars are being applied for on the premises? 1

Any food counters?  no \_\_\_ yes, describe : \_\_\_\_\_

***For Alterations and Upgrades:***

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be? (check all that apply)

\_\_\_ Bar  Bar & Food  Restaurant \_\_\_ Club/ Cabaret  Hotel \_\_\_ Other: \_\_\_\_\_

What are the Hours of Operation? **Hotel Operations: 24/7**

**As to Restaurant:**

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am 7am to 12am

As to Outdoor areas: 11am-11pm, Monday through Thursday; 11am-12am, Friday through Sunday.

Will the business employ a manager?  no  yes, name / experience if known: Kevin Kim (Hotel's General Manager since 2019)

Will there be security personnel?  no  yes (if yes, what nights and how many?) all nights; 2 personnel.

Do you have or plan to install French doors, accordion doors or windows that open?  no  yes

If yes, please describe: \_\_\_\_\_

Will you have TV's?  no  yes (how many?) \_\_\_\_\_

Type of MUSIC / ENTERTAINMENT:  Live Music  Live DJ  Juke Box  Ipod / CDs  none

Expected Volume level:  Background (quiet)  Entertainment level  Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing?  no  yes <sup>\*if needed</sup>

IF YES, will you be using a professional sound engineer?  X

Please describe your sound system and sound proofing: There is existing drywall on the second floor to mitigate noise from the Butterfly Lounge. As part of our upgrade, we will engage an acoustical engineer to determine what, if any, additional remediation efforts are required. Sound system is as follows: IBL/Bose/Tannoy speakers throughout with zone controller, and 5 Stealth Speakers hidden in the ceiling of the main lobby.

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes (if yes, please attach plans) There are stanchions in front of the entrance for designated dropoffs and pickups for taxis/Uber. We will not have rope lines.

Will you be utilizing  ropes  movable barriers  other outside equipment (describe) \_\_\_\_\_

Are your premises within 200 feet of any school, church or place of worship?  no  yes

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2" x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

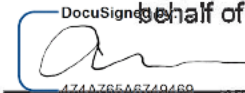
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Kevin Kim Phone: [REDACTED]

Address: 60 Thompson Street, New York, NY 10012

Email : kkim@sixtyhotels.com

Application submitted on  
behalf of the applicant by:

 474A765A6749460

Signature

Amber Asher

Print or Type Name \_\_\_\_\_

Chief Executive Officer

Title \_\_\_\_\_

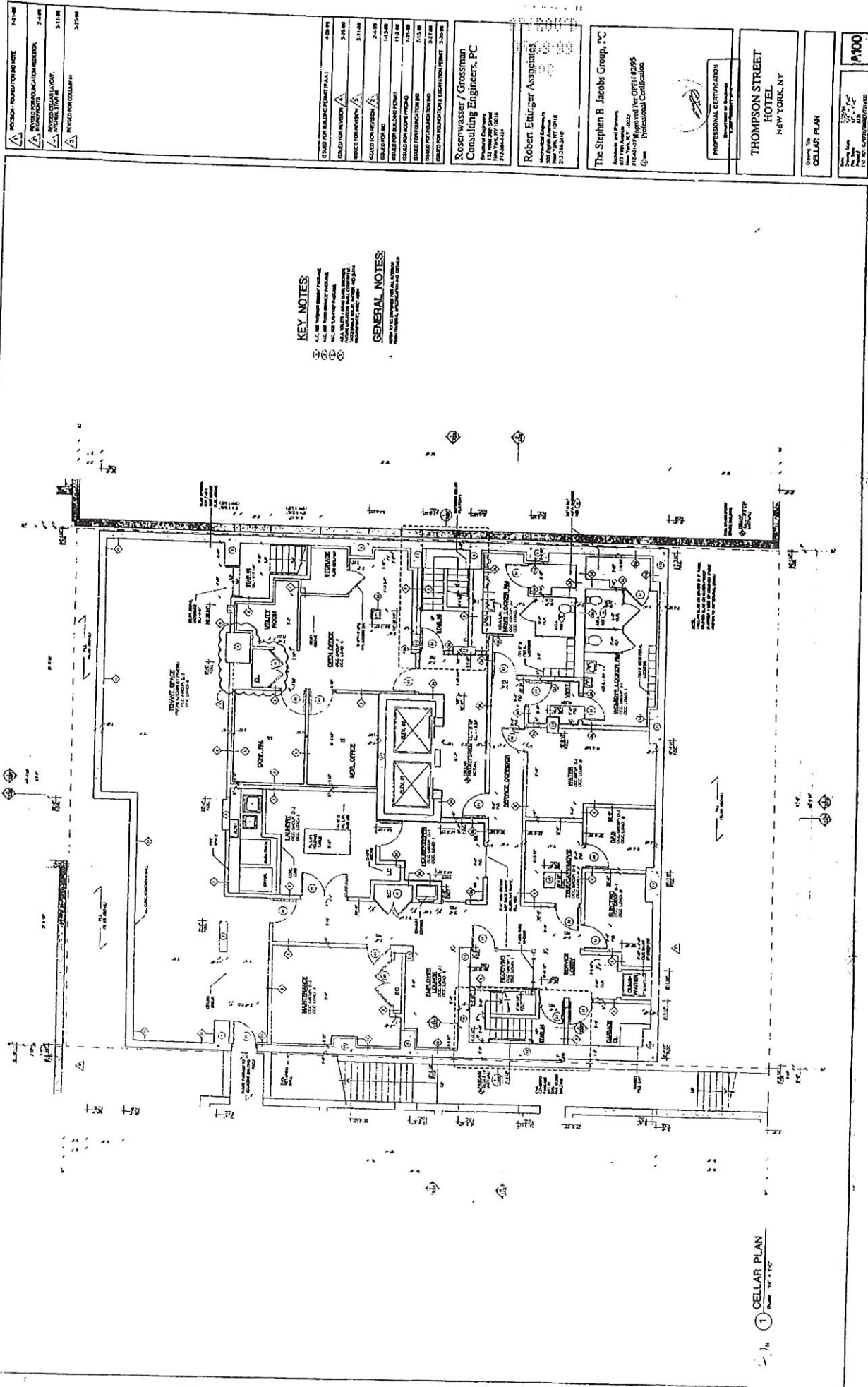
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair

Cellar Space

60 Thompson Street  
New York, NY 10012



**KEY NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.  
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**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE NYC DEPARTMENT OF BUILDINGS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION.  
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REVISION / FOUNDATION IN NOTE	7-20-88
REVISION / FOUNDATION IN NOTE	2-4-88
REVISION / FOUNDATION IN NOTE	3-11-88
REVISION / FOUNDATION IN NOTE	3-28-88

CHECKED FOR BUILDING PERMIT PLAN	4-20-88
DESIGNED FOR REVISION	3-28-88
SELECTED FOR REVISION	3-11-88
SELECTED FOR REVISION	2-4-88
SELECTED FOR REVISION	1-15-88
SELECTED FOR BUILDING PERMIT	11-2-87
SELECTED FOR FOUNDATION PERMITS	7-21-87
SELECTED FOR FOUNDATION PERMITS	7-21-87
SELECTED FOR FOUNDATION PERMITS	3-21-87
SELECTED FOR FOUNDATION PERMITS	3-21-87

**Rosenwasser / Grossman Consulting Engineers, PC**  
 125 West 30th Street  
 New York, NY 10018  
 212-691-1011

**Robert Ehringer Associates**  
 300 West 11th Street  
 New York, NY 10014  
 212-243-8410

**The Stephen B. Jacobs Group, PC**  
 Architects and Engineers  
 677 Park Avenue  
 21st Floor  
 New York, NY 10022  
 212-697-8000  
 Professional Certification

**PROFESSIONAL CERTIFICATION**  
 Department of Buildings  
 200 Nassau Street

**THOMPSON STREET HOTEL**  
 NEW YORK, NY

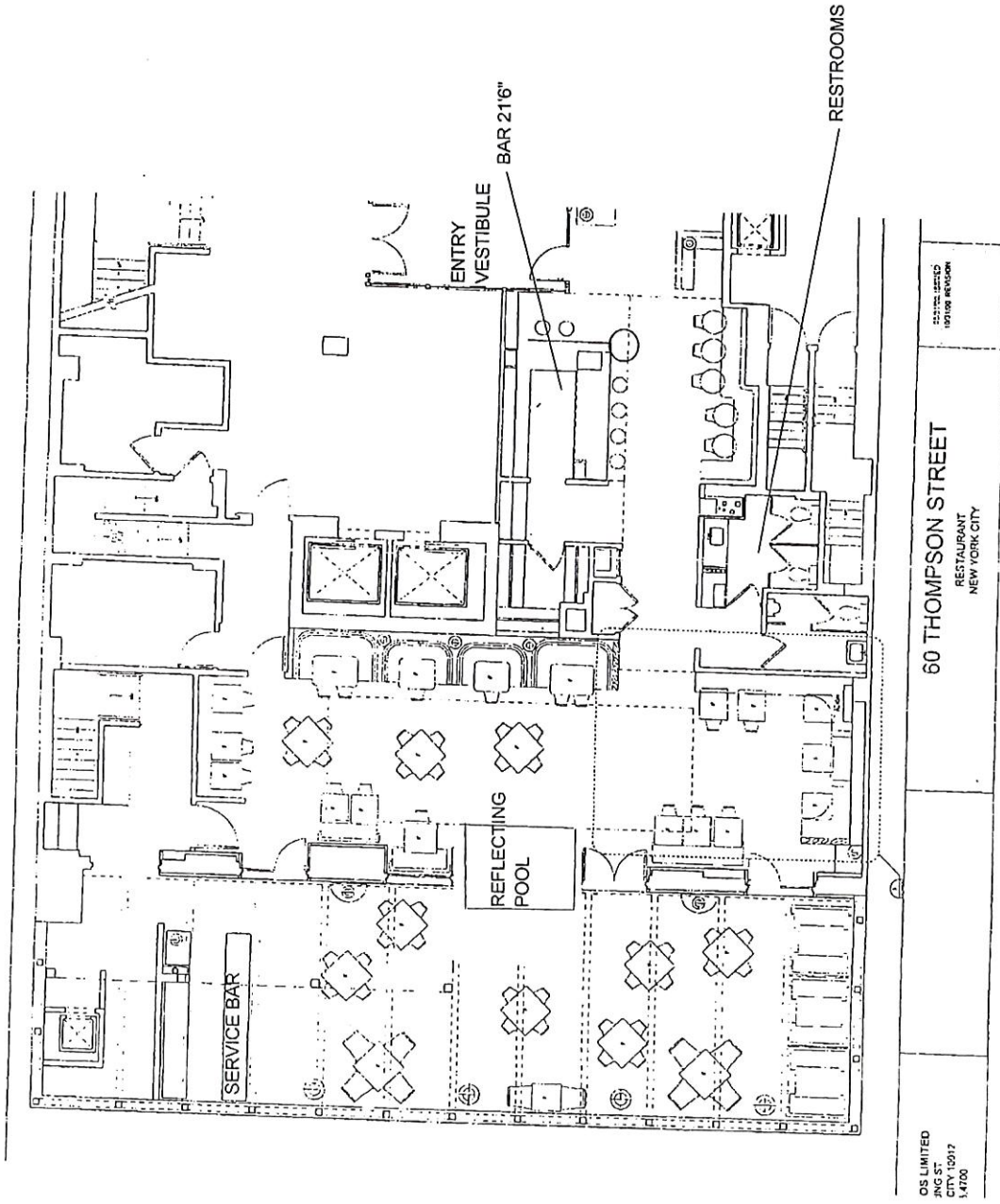
**CELLAR PLAN**

**1/400**

Certified Copies of ORIGINAL N.Y.C. DEPT. BLDGS. Microfilm TRS Group

1 CELLAR PLAN

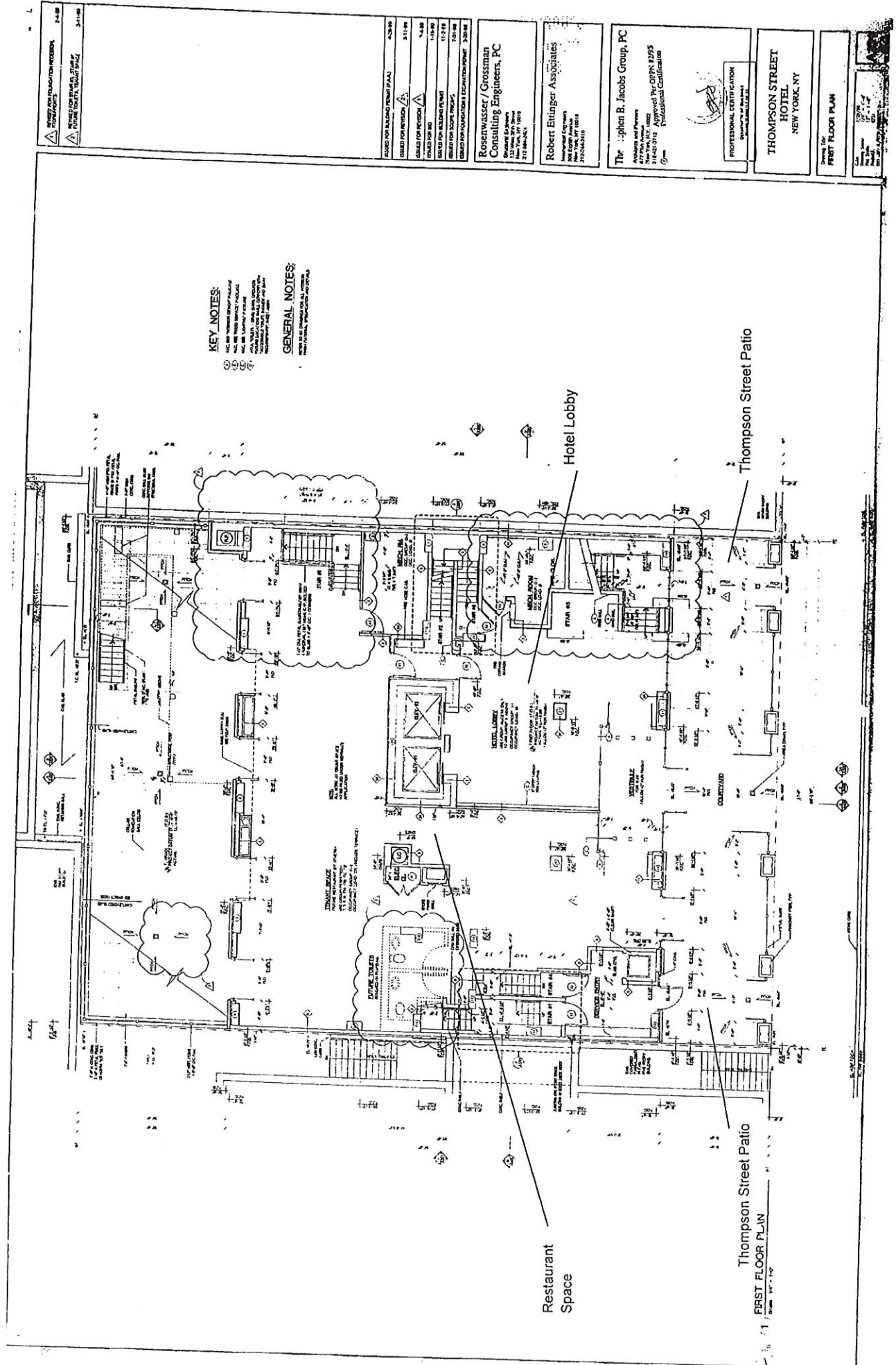
60 Thompson Street  
New York, NY 10012  
Restaurant Layout





60 Thompson Street  
New York, NY 10012

GROUND FLOOR OVERALL LAYOUT



**KEY NOTES:**  
 1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.  
 2. SEE MECHANICAL AND ELECTRICAL PLANS FOR EQUIPMENT AND SYSTEMS.  
 3. SEE STRUCTURAL PLANS FOR COLUMN AND BEAM LOCATIONS.  
 4. SEE CIVIL PLANS FOR CURB AND SIDEWALK LOCATIONS.  
 5. SEE LANDSCAPE ARCHITECTURE PLANS FOR PLANTING AND HARDSCAPE.

**GENERAL NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DESIGNED FOR BUILDING PERMIT PLAN	4-28-99
DESIGNED FOR PERMIT	5-11-99
DESIGNED FOR BID	1-18-99
DESIGNED FOR BUILDING PERMIT	11-27-98
DESIGNED FOR SCHEMATIC PERMIT	7-21-98
DESIGNED FOR PERMIT	3-26-98

**Rosenwasser / Grossman  
Consulting Engineers, PC**  
 100 W. 30th St., 10th Fl.  
 New York, NY 10018  
 212-693-7000

**Robert Eitinger Associates**  
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 New York, NY 10018  
 212-693-7000

**The Thompson B. Jacobs Group, PC**  
 Architects and Planners  
 477 Park Avenue  
 21st Fl.  
 New York, NY 10022  
 212-693-7000

**PROFESSIONAL CERTIFICATION**  
 Approved by the Board of Professional Engineers  
 State of New York

**THOMPSON STREET  
HOTEL  
NEW YORK, NY**

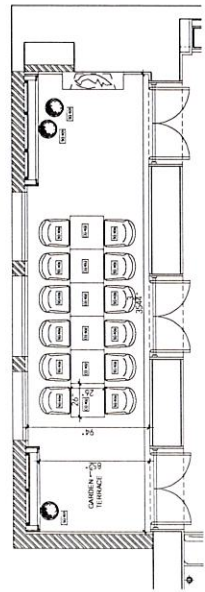
**FIRST FLOOR PLAN**

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Minimum PRS 0.50 ea

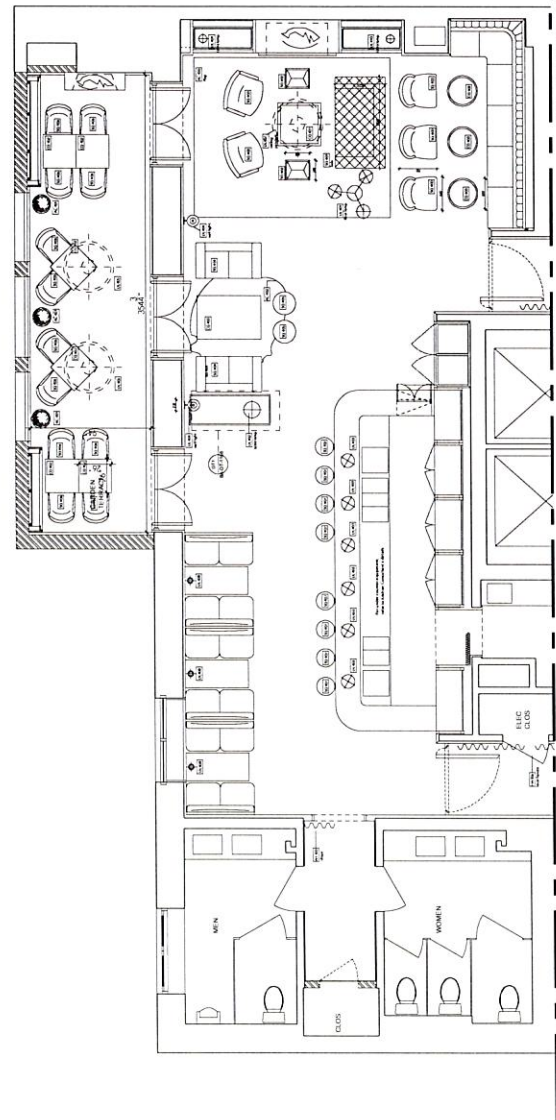


DATE: 14 MAR 2014  
 DRAWN BY: J. BERNARD  
 CHECKED BY: J. BERNARD  
 PROJECT: SIXTY THOMPSON NEW YORK  
 DRAWING: BAR LEVEL 02 - MEETING ARRANGEMENT LAYOUT

REVISION	DATE	DESCRIPTION
1	28 MARCH 2013	INFORMATION
2	17th OCT 2011	FURNITURE LAYOUT REVISED
3	05th NOV 2011	CHARTERS REDUCED TO 2 IN
4	14 MAR 2014	COMMON PARTS FURNITURE DETAIL TAGS ADDED
5	14 MAR 2014	TAGS SG-407 AND CG402 ADDED
6	02 JUNE 2011	BAR UPDATED & FRAE REVISED BANQUETTE UPDATED
7	27 JUNE 2011	COW HIDE RUG ADDED AC-402 BASED BENCH TO BANQUETTE SEAT REMOVED DINING AREA BEHIND BAR TO STORE DOOR



2 BAR LEVEL 02 - MEETING ARRANGEMENT LAYOUT  
 scale 1/4"=1'-0" (1:48)



1 BAR LEVEL 02 - FURNITURE PLAN  
 scale 1/4"=1'-0" (1:48)

**FRAE NOTE:**  
 FOR ALL FRAE REFERENCES REFER TO TEMP SPECIFICATION BOOK

**FURNITURE NOTE:**  
 FOR ALL FURNITURE REFERENCES REFER TO TEMP SPECIFICATION BOOK

**BEFORE FURNITURE NOTE:**  
 REFER TO SHOP DRAWINGS FOR ALL FINAL DESIGN AND CONSTRUCTION DETAILS

**NOTES:**

- 01 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 02 CONTRACTOR TO PROVIDE SITE SECURITY DRAWINGS FOR ALL FURNITURE TO BE INSTALLED.
- 03 CONTRACTOR TO PROVIDE ALL FINISH DETAILS.
- 04 CONTRACTOR TO PROVIDE ALL CONSTRUCTION AND FINISH DETAILS TO BE ISSUED TO THE ARCHITECT FOR APPROVAL.
- 05 CONTRACTOR TO PROVIDE ALL CONSTRUCTION AND FINISH DETAILS TO BE ISSUED TO THE ARCHITECT FOR APPROVAL.
- 06 CONTRACTOR TO PROVIDE ALL CONSTRUCTION AND FINISH DETAILS TO BE ISSUED TO THE ARCHITECT FOR APPROVAL.
- 07 CONTRACTOR TO PROVIDE ALL CONSTRUCTION AND FINISH DETAILS TO BE ISSUED TO THE ARCHITECT FOR APPROVAL.

**Tara Bernard & Partners**  
 ARCHITECTS  
 140 WEST 21ST STREET, NEW YORK, NY 10011  
 TEL: 212 675 1100 FAX: 212 675 1101  
 WWW.TARABERNARD.COM

**SIXTY THOMPSON NEW YORK**  
 COMMON PARTS  
 BAR LEVEL 02  
 PROPOSED FURNITURE PLAN

28 MARCH 2013 4 02 NS  
 1 1=11.48  
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LEGEND

APPLICANT OF RECORD  
**CHARLES F. WICHERN P.E.**  
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115 WEST 30 STREET, SUITE 209  
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54 THOMPSON STREET, 5TH FLOOR  
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TEL: 212 304 5000

NO.	REVISIONS	DATE

DOB APPROVAL / AMENDED SEALS & SIGNATURE

PROJECT NAME  
**SIXTY THOMPSON**  
PROJECT ADDRESS  
**60 THOMPSON STREET  
MANHATTAN, NY 10012**

DOB JOB DESCRIPTION  
MINOR INTERIOR RENOVATION  
ON ALL FLOORS OF EXISTING HOTEL

DRAWING TITLE  
**3rd - 4th - 5th - 6th - 7th - 8th  
FLOOR**

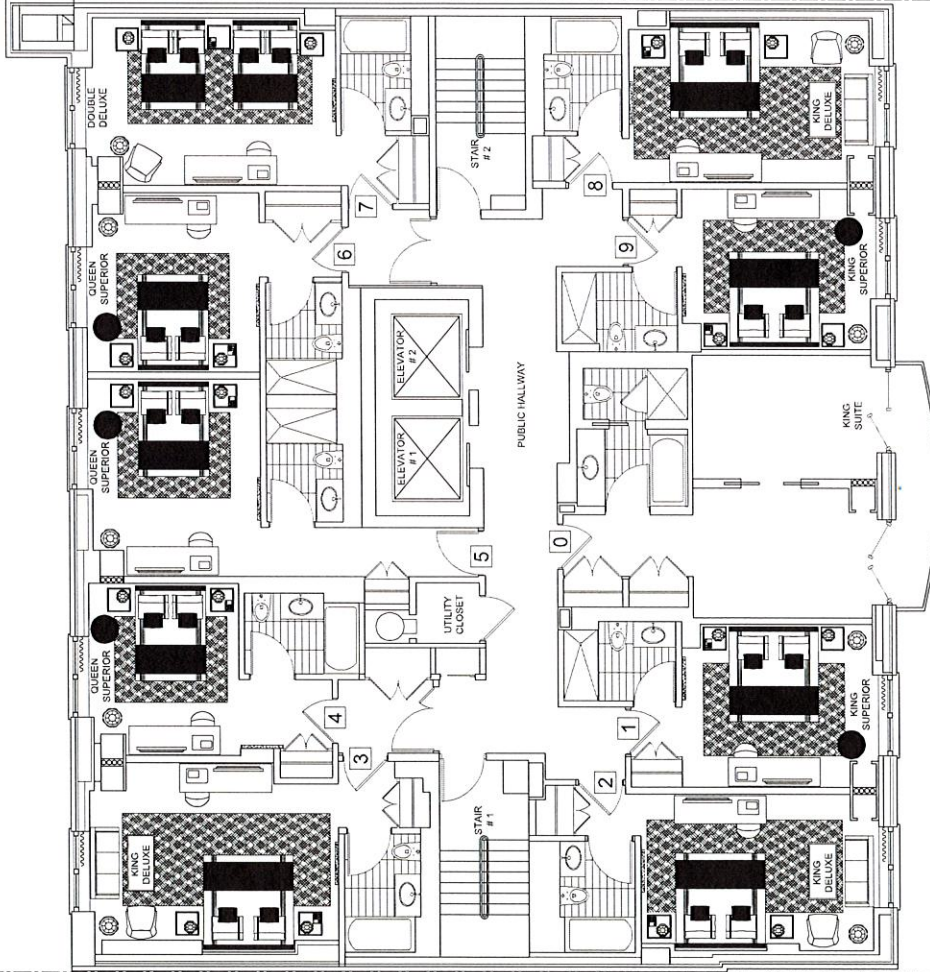
FURNITURE PLAN

SEALS & SIGNATURE  
DATE: 12-18-2012  
PROJECT No. MP121218  
DRAWING BY: LSK  
CHECKED BY: END  
DRAW No.:

**A-103.00**  
SHEET No. 7 OF 12  
JOB No. JMP 121218

DOB JOB NUMBER

**FURNITURE PLAN  
FOR REVIEW ONLY**



LEGEND

APPLICANT OF RECORD  
**CHARLES F. WICHERN, P.E.**  
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NEW YORK, NY 10012  
TEL: 212 204 5000

NO.	REVISIONS	DATE

DOB APPROVAL / AMENDED SEALS & SIGNATURE

PROJECT NAME  
**SIXTY THOMPSON**  
PROJECT ADDRESS  
**60 THOMPSON STREET  
MANHATTAN, NY 10012**

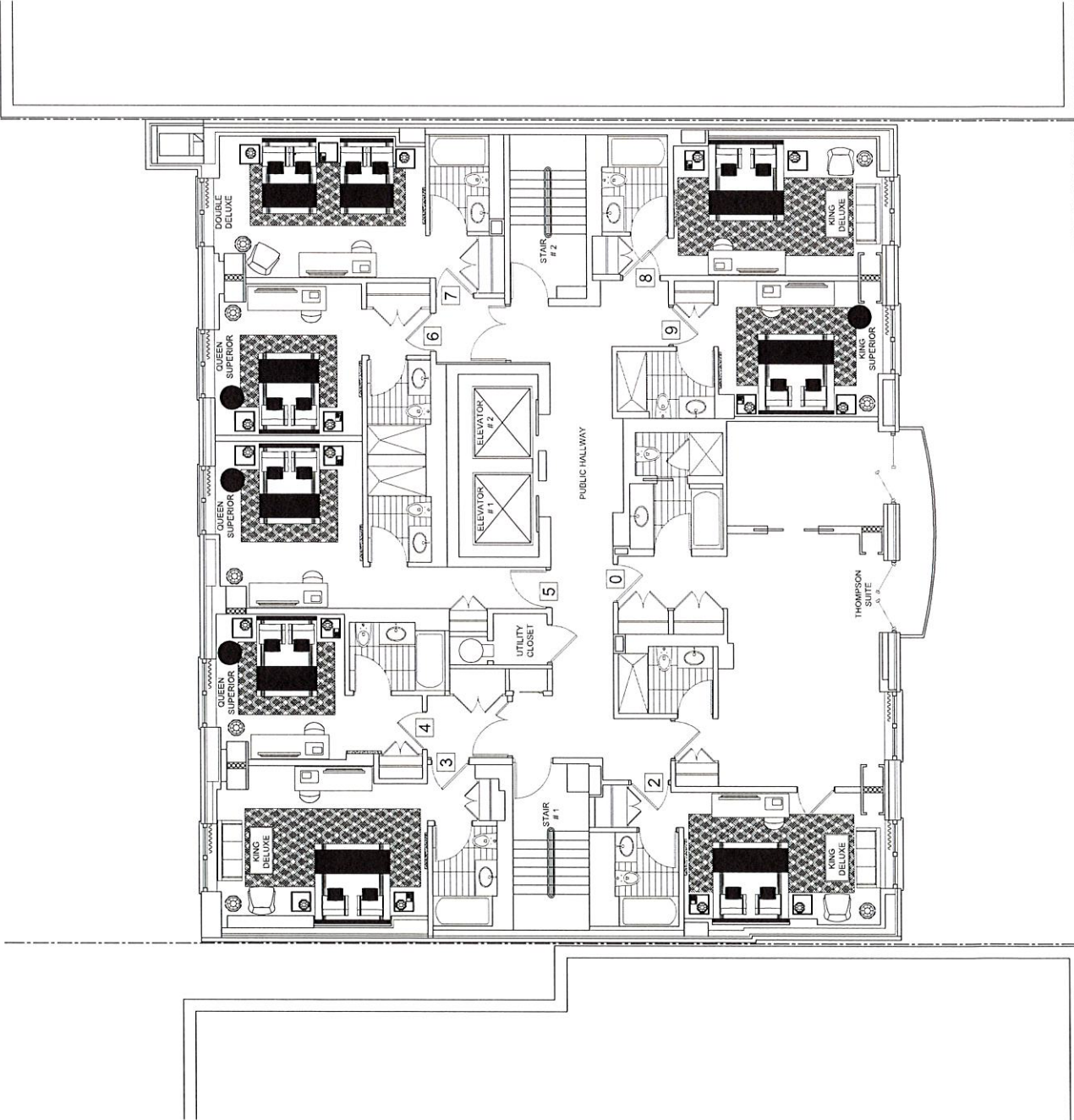
DOB JOB DESCRIPTION  
MINOR INTERIOR RENOVATION  
ON ALL FLOORS OF EXISTING HOTEL

DRAWING TITLE  
**8th  
FLOOR  
FURNITURE PLAN**

SEAL & SIGNATURE  
DATE: 12-18-2012  
PROJECT NO.: MP1212E  
DRAWING BY: LSK  
CHECKED BY: END  
DRAWN BY:

**A-104.00**  
CAD FILE NO.:  
JMP 17218 8 OF 12  
DOB JOB NUMBER:

**FURNITURE PLAN  
FOR REVIEW ONLY**



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APPLICANT OF RECORD

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NEW YORK, NY 10013  
TEL: 212 204 5000

NO.	REVISIONS	DATE

DCR APPROVAL / AMENDED SEALS & SIGNATURE

PROJECT NAME

SIXTY THOMPSON

PROJECT ADDRESS

60 THOMPSON STREET  
MANHATTAN, NY 10012

DCR JOB DESCRIPTION

MINOR INTERIOR RENOVATION  
ON ALL FLOORS OF EXISTING HOTEL

DRAWING TITLE

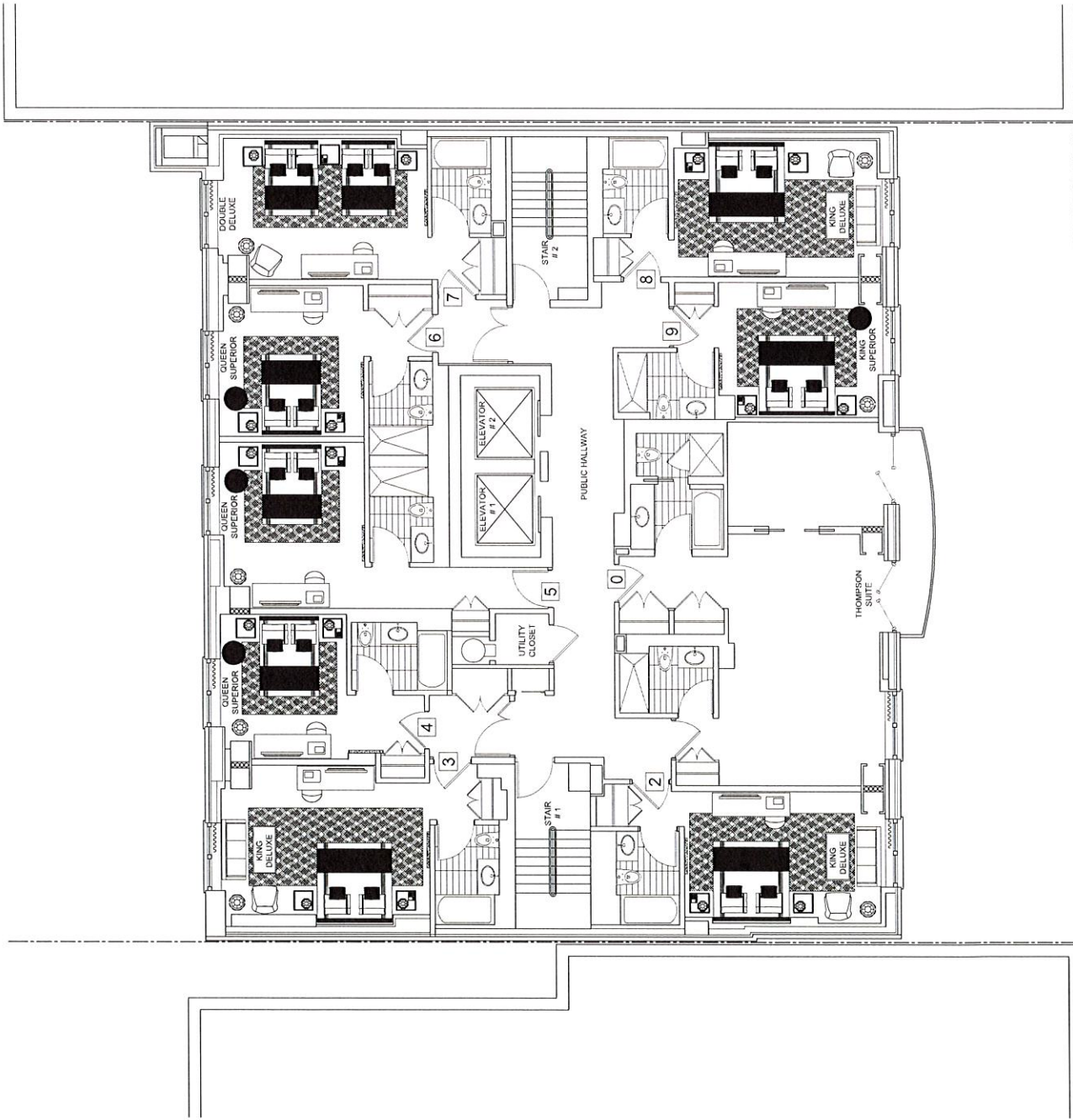
10th - 11th  
FLOOR  
FURNITURE PLAN

SEALS & SIGNATURE

DATE: 12.18.2012  
PROJECT NO.: J-AMP-12118  
DRAWING BY: LSK  
CHK BY: END  
DWG NO.:  
A-105.00

DCR FILE NO.: 9 OF 12  
J-AMP-12118  
DCR JOB NUMBER

FURNITURE PLAN  
FOR REVIEW ONLY



LEGEND

APPLICANT OF RECORD  
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 54 THOMPSON STREET, 5TH FLOOR  
 NEW YORK, NY 10013  
 TEL: 212-204-5000

NO.	REVISIONS	DATE

DCR APPROVAL / AMENDED SEALS & SIGNATURE

PROJECT NAME  
**SIXTY THOMPSON**

PROJECT ADDRESS  
**60 THOMPSON STREET  
 MANHATTAN, NY 10012**

DOB JOB DESCRIPTION  
 INTERIOR RENOVATION  
 ON ALL FLOORS OF EXISTING HOTEL

DRAWING TITLE  
**12th FLOOR  
 FURNITURE PLAN**

SEALS & SIGNATURE

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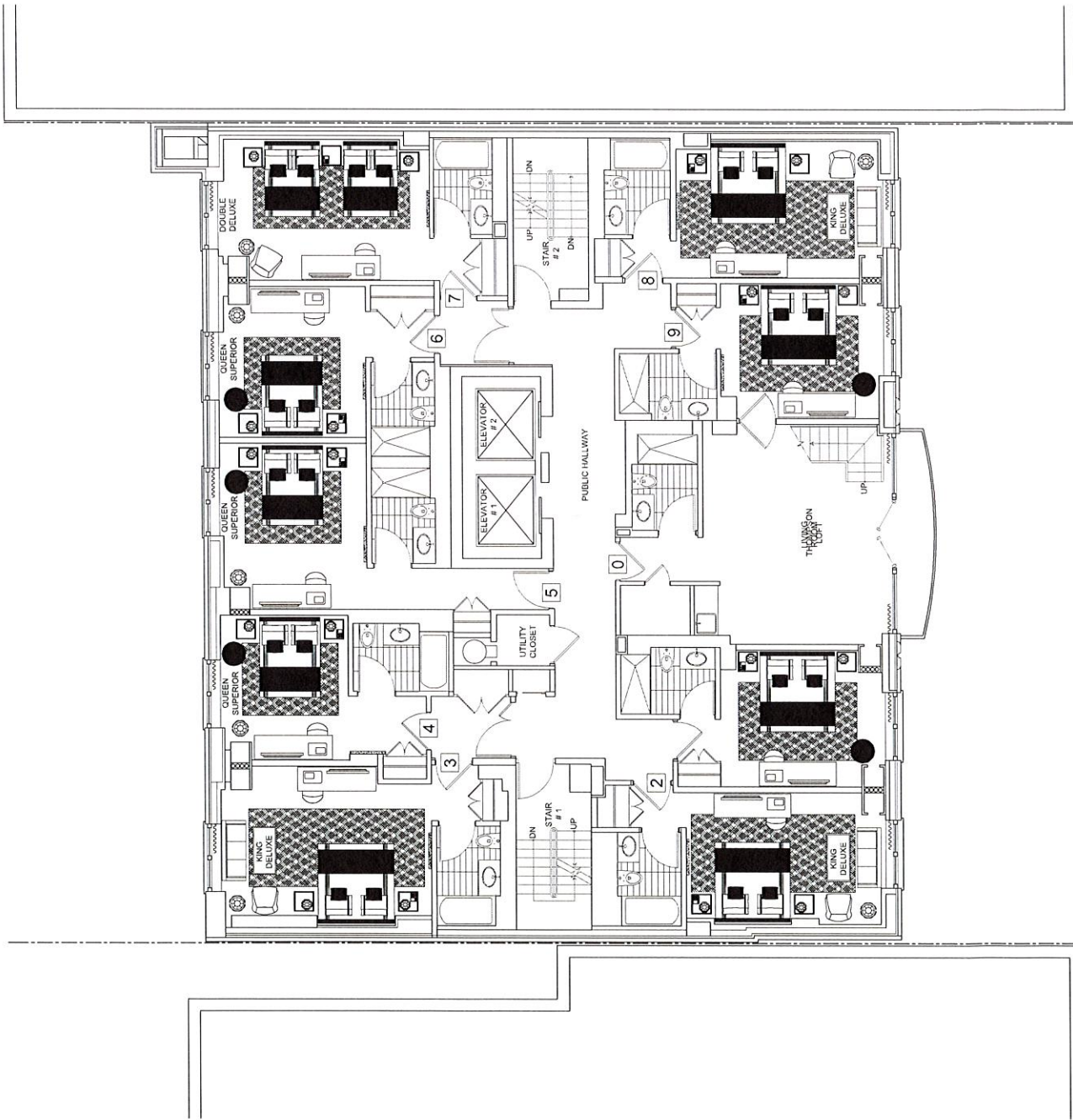
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CAD FILE NO.:  
 JWP 12118

19 OF 22

DOB JOB NUMBER

**FURNITURE PLAN  
 FOR REVIEW ONLY**



LEGEND

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MANHATTAN, NY 10012**

DOB JOB DESCRIPTION  
MINOR INTERIOR RENOVATION  
ON ALL FLOORS OF EXISTING HOTEL

DRAWING TITLE  
**13TH  
FLOOR  
EXISTING FLOOR PLAN**

SEALS & SIGNATURE  
DATE: 12-18-2012  
PROJECT NO.: JWP-121218  
DRAWING BY: LSK  
CHK BY: END  
DRAW NO.:

**A-107.00**  
CAD FILE NO.:  
JWP-121218 | 11 OF 12

DOB JOB NUMBER

**FLOOR PLAN  
FOR REVIEW ONLY**

