

Meeting Date: May 2025

**APPLICANT INFORMATION:**

Name of applicant(s): Room Service Gansevoort St LLC

Trade name (DBA): Room Service

Premises address: 63 Gansevoort Street aka 22-30 Little West 12th Street

Cross Streets and other addresses used for building/premise:  
9th Avenue and Washington Street

**CONTACT INFORMATION:**

Principal(s) Name(s): Christopher Reda

Office or Home Address: 63 Gansevoort Street aka 22-30 Little West 12th Street

City, State, Zip: New York, NY 10014

Telephone # [REDACTED] email : [REDACTED]

Landlord Name / Contact: LW 12th Street Holding LLC

Landlord's Telephone and Fax [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Christopher Reda</u>	<u>Please see rider</u>
<u>Jesse Baer</u>	

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

**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.)

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

SNS Bar

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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: \_\_\_\_\_

SNS Bar LLC, License ID #0370-23-130090, 3/31/2025

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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:

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**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: 6 Year Built : 1908

Describe neighboring buildings: Mixed use

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 644 / 43

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 : \_\_\_\_\_

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 \_\_\_\_\_

What is the proposed Occupancy? 98

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? 98

If yes, what is the use group for the premises? 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: New Signage

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 2000 sf

If more than one floor, please specify square footage by floors: 1 floor

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

N/A

If more than one floor, what is the access between floors? 1 floor

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 2

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 21 Total table seats? 60

Total number of bars? 1 Total bar seats? 8

Total number of "other" seats? \_\_\_\_\_ please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 68

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 8

How many service bars are being applied for on the premises? 0

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: Tavern

What are the Hours of Operation?

Sunday: 4pm to 12am  
Monday: Closed  
Tuesday: 5pm to 2am  
Wednesday: 5pm to 2am  
Thursday: 5pm to 4am  
Friday: 5pm to 4am  
Saturday: 4pm to 4am

Will the business employ a manager?  no  yes, name / experience if known : TBD

Will there be security personnel?  no  yes( if yes, what nights and how many?) \_\_\_\_\_

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

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

Please describe your sound system and sound proofing: \_\_\_\_\_

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)

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 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

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

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

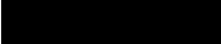
Name of School / Church: \_\_\_\_\_

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

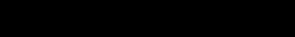
Name of School / Church: \_\_\_\_\_

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

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

Contact Person: Christopher Reda Phone: 

Address: 63 Gansevoort Street, New York, NY 10014

Email: 

Application submitted on  
behalf of the applicant by:

X   
\_\_\_\_\_  
Signature

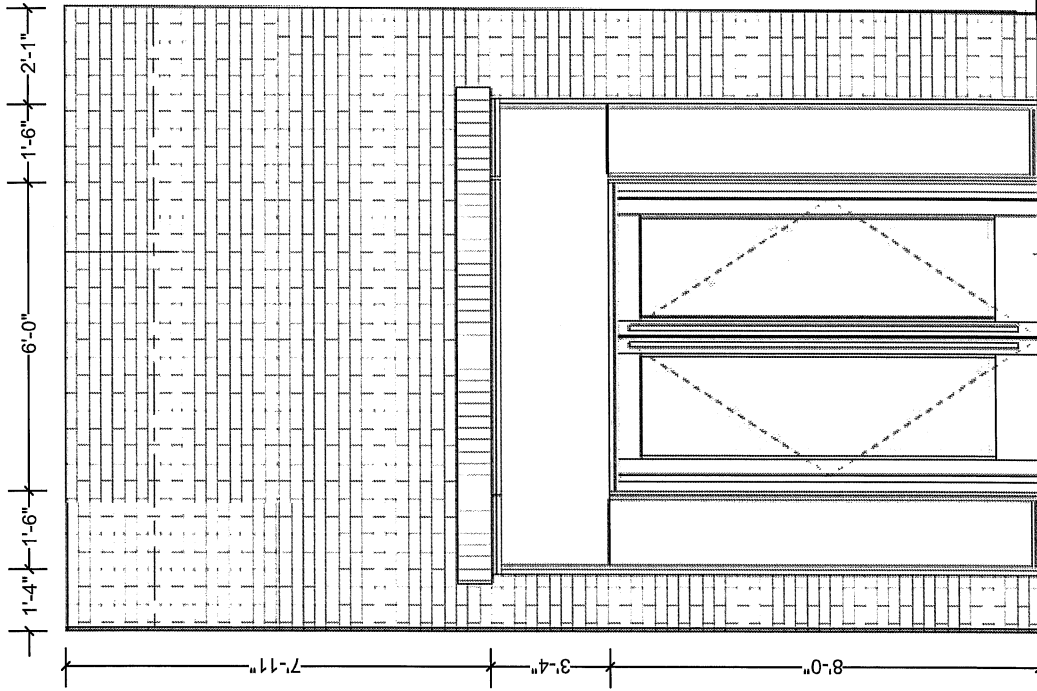
Print or Type Name Christopher Reda

Title LLC Member

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  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair



FRONT ELEVATION  
63 Gansevoort Street  
New York, NY  
February 6, 2025  
NOT TO SCALE



# MENU

## APPETIZER

PRAWN & AVOCADO SALAD 29

LOCAL ROCK OYSTERS WITH VINAIGRETTE 24

PUMPKIN, SAGE & PARMESAN RAVIOLI 27

## ENTRÉE

BEEF CARPACCIO WITH CAPERS IN OLIVE OIL 29

RAW KINGFISH TARTARE & EDAMAME PUREE 31

PROSCIUTTO MICRO HERB SALAD 21

## MAIN

TORO & CAVIAR ROLL 31

HOKKAIDO UNI & SCALLOP ROLL 28

HAMACHI & BLACK GARLIC ROLL 28

## DESSERT

CITRUS & THYME TART WITH DOUBLE CREAM 22

ICE CREAM - CHOCOLATE, VANILLA & STRAWBERRY 11

# ROOM SERVICE

*63 Rue Gansevoort  
New York*



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Highland, NY 12528, USA  
+1 845 691 9300  
[wsdg.com](http://wsdg.com)

## **Room Service Listening Bar + Lounge** **Acoustic Treatment and Noise Control Narrative**

Date: April 30, 2025  
Client: Gansevoort Street Hospitality  
Attn: Sean Ryan | Chief Business & Strategy Officer  
[sean@gansevoorthospitality.com](mailto:sean@gansevoorthospitality.com)  
CC: Chris Reda

Project Name/ Room Service  
Location: 63 Gansevoort Street, New York, NY 10014  
From: Pietro Gennenzi, WSDG, Acoustic Consultant  
RE: Proposed Noise Control Measures for 'Room Service' Listening Bar/Lounge

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### **1.0 Project Introduction & Overview**

This document outlines our conceptual approach to the acoustic engineering of the proposed 'Room Service' Listening Bar + Lounge located in Chelsea, NYC.

'Room Service' is envisioned as an establishment focused on providing a high-fidelity audio experience within a carefully controlled and curated environment. The venue aims to offer patrons exceptional sound quality for music appreciation in a comfortable lounge setting.

The project team recognizes that Chelsea is a mixed-use neighborhood where commercial activity coexists alongside residential dwellings. Operating a venue centered around amplified music in this context demands sensitivity to potential noise impacts on nearby residents.

We view comprehensive acoustic control not simply as a regulatory compliance issue, but as a fundamental component of responsible venue operation and a commitment to being a considerate neighbor. Therefore, a proactive approach is being adopted, integrating noise control strategies from the initial design phase. Our commitment is to consult the design team and owners of 'Room Service' in a manner that meets, and where feasible, exceeds the requirements stipulated by the New York City Noise Code. The primary goal is to ensure minimal acoustic disturbance to neighboring residences and the surrounding public spaces.

### **2.0 Audio Systems Overview**

The Audio system for 'Room Service' will focus on delivering high quality music playback. The current understanding is that this system will include components for music sources, processing, amplification, and loudspeakers. While specifics will be detailed later, the AV system selection and implementation are intrinsically linked with the acoustic design to manage sound levels and directivity.

### 3.0 Acoustics: Targets, Compliance & Definitions

#### 3.1 Acoustic Targets

The core acoustic objective is to provide an excellent audio experience within 'Room Service' while rigorously controlling sound emissions to adjacent properties and public areas to adhere to the NYC Noise Code.

#### 3.2 Adherence to NYC Noise Regulations

The acoustic design is fundamentally guided by the NYC Noise Code, enforced by the NYC DEP and NYPD. Key provisions regulate commercial music noise affecting adjacent residences, notably § 24-231 (commercial music limits) and principles from § 24-232 (general commercial noise).

Specific Noise Limits Guiding the Design:

Compliance requires meeting multifaceted limits addressing overall loudness and low-frequency intrusion:

1. **Overall Sound Level (Residential):** Music sound must not exceed **42 decibels (dB(A))** inside any nearby residential unit, measured with an A-weighted sound level meter.
2. **Low-Frequency Octave Band Levels (Residential):** Sound level must not exceed **45 dB** in any one-third octave band with a center frequency between 63 Hz and 500 Hz (ANSI bands 18-27) inside a residential unit.
3. **Low-Frequency C-Weighted Level Increase (Residential):** Music sound must not cause an increase of **6 dB(C)** or more above the ambient sound level inside a residence, measured with the C-weighting network, provided the ambient is above 62 dB(C). This addresses potential low-frequency disturbance. The limit for bass sounds is often referenced as not exceeding 6 dB above ambient.
4. **Ambient Noise Limit (Public Space):** Sound levels must not exceed **7 dB(A)** over the ambient sound level when measured on a public street or sidewalk at least 15 feet from the source, particularly between 10:00 PM and 7:00 AM.

The inclusion of specific octave band and C-weighted criteria highlights the need to control low-frequency "thump/rumble" that travels through structures. A successful strategy must contain these lower frequencies.

Table 1: Key NYC Noise Code Limits for Commercial Music (Measured Inside Adjacent Residence)

Parameter	Limit	Relevant Code Section	Measurement Notes
Overall Sound Level	42 dB(A)	§ 24-231(a)(1)	Measured with sound level meter, A-weighting
Low-Frequency Octave Bands	45 dB (in any 1/3 octave band, 63 Hz - 500 Hz center frequency)	§ 24-231(a)(2)	Measured per ANSI S1.6-1984
Low-Frequency Level Increase	6 dB(C) increase above ambient (only if ambient > 62 dB(C))	§ 24-231(a)(3)	Measured with C-weighting

This table summarizes the specific regulatory targets guiding the design.

## 4.0 Noise Control Strategies

A complete acoustic strategy addresses the sound source, transmission paths (boundaries), and the interior acoustic environment.

### 4.1 Source Control: Managing Sound at its Origin

- **Music Playback Level Strategy:** Volume will be carefully controlled to comply with NYC Noise Code limits. A high-quality sound system will be used, potentially with calibrated limiters. Staff will be trained on responsible volume management.
- **Speaker Technology and Placement:** Professional-grade speakers with controlled dispersion patterns will be used. Directional technologies may be evaluated to focus sound towards listeners and minimize radiation towards boundaries. Speakers and subwoofers will be placed away from demising partitions, oriented towards absorptive zones, and not directly mounted on boundary walls.
- **Speaker and Subwoofer Vibration Isolation (Decoupling):** Essential to prevent structure-borne noise transmission, especially low frequencies. This involves physically isolating speakers/subwoofers from the structure using specialized devices like pads, springs or resilient mounts/feet. Robust decoupling is critical to mitigate potential low-frequency noise complaints.

### 4.2 Boundary Control: High-Performance Demising Constructions

Controlling sound transmission through walls, floors, and ceilings separating 'Room Service' from adjacent spaces is crucial.

- **Principle of Sound Transmission Class (STC):** STC rates a partition's ability to reduce airborne sound (higher STC = better isolation).

Table 2: STC Ratings & Perceived Loudness/Privacy

STC Rating	Description of Heard Sound Through Partition	Perceived Privacy Level
30 - 35	Loud speech easily understood	Poor
40 - 45	Loud speech audible but not intelligible (murmur); Privacy begins at ~STC 45	Marginal / Fair
50	Very loud sounds (e.g., musical instruments, stereo) faintly heard	Good ( <i>Code Minimum</i> )
55	Loud sounds very faintly heard	Very Good
60+	Most sounds inaudible; optimal isolation	Excellent / Preferred

- **Target STC Ratings:** Demising partitions will target **STC 55 or higher**. This exceeds the IBC minimum (STC 50) and aligns with preferred standards for high-noise adjacencies. Targeting STC 55-60 or higher is necessary for a listening lounge. Relying on the minimum STC 50 is unlikely to prevent disturbances.
- **High-STC Partition Designs (Conceptual):** Achieving STC 60 requires designs incorporating mass, cavity absorption, decoupling, and sealing. Methods include:
  - *Decoupled Walls:* Double stud walls, staggered stud walls, or resilient isolation clips & hat channel.
  - *Mass:* Multiple layers of dense gypsum board (e.g., 5/8" Type X) or sound-damping drywall.
  - *Cavity Absorption:* Filling cavities with insulation (fiberglass batts, mineral wool). Avoid rigid spray foam.
  - *Sealing:* Meticulously seal all perimeters and penetrations with non-hardening acoustical sealant and use acoustical putty pads. Airtight construction is key.

Table 3: Example High-STC Wall Assemblies (Conceptual)

Assembly Description	Estimated STC Rating	Key Features
2x4 Studs @ 16" OC, Batt Insulation, 2 layers 5/8" Type X Gyp. each side	STC 50	High Mass
3-5/8" Studs @ 24" OC, Batt Insulation, Resilient Clips & Hat Channel one side, 2 layers 5/8" Type X GB one side, 1 layer 5/8" Type X GB other side	STC 55	Decoupling (Clips/Channel), Mass,
Double 2x4 Stud Wall (1" gap), Batt Insulation in both stud cavities, 2 layers 5/8" Type X Gypsum Board each side	STC 60	Full Decoupling (Double Wall), High Mass

- **Low-Frequency Considerations:** Standard STC ratings have limitations below 125 Hz. Designs must incorporate substantial mass and robust decoupling to address amplified music's bass energy (below 125Hz)
- **Doors & Penetrations:** High-performance acoustic doors (min. STC 40+) with full perimeter seals are required. Meticulously seal all penetrations. Sound lock corridors may be used at entryways (staircase area).

#### 4.3 Interior Acoustic Treatments: Optimizing Sound Quality and Control

Managing sound within 'Room Service' enhances patron experience (control reverberation) and reduces noise transmission.

- **Reverberation Management:** Strategically place broadband sound-absorbing materials (e.g., fabric-wrapped panels, PET felt) on walls/ceilings. Treat first reflection points and large surfaces. Ceiling treatments (high-NRC tiles, clouds, baffles) are effective.
- **Low-Frequency Control (Bass Traps):** Required to absorb low-frequency energy and control room modes ("boominess"). Types include thick porous absorbers (fiberglass/mineral wool) or resonant absorbers. Placement is key, often in corners or along walls.
- **Staircase Acoustic Strategy:** Stairwells can act as reverberant conduits for sound. Apply durable sound-absorbing materials to stairwell surfaces (risers, walls, ceilings, underside). Heavy-duty carpet with acoustic underlay on treads also helps. Placement depends on noise direction.

#### 4.4 Design Process

Acoustic design is integral, involving collaboration with architects and engineers. Acoustic modeling will predict performance; post-construction measurements will verify compliance.

### 5.0 Commitment to Good Neighbor Policy

'Room Service' is committed to being a responsible and considerate neighbor by:

- Strictly adhering to the NYC Noise Code.
- Implement noise control measures.
- Maintain open communication with the community board and neighbors.

### 6.0 Conclusion

The acoustic design for 'Room Service' prioritizes both an exceptional patron experience and respect for the community. Through comprehensive source control, boundary isolation, tailored interior treatments (including staircase), and adherence to the NYC Noise Code, we are confident the venue can operate successfully without creating external noise disturbances. This proactive approach demonstrates 'Room Service' commitment to being a positive addition to Chelsea. Detailed design documents will follow.

