

June 13, 2025

281 Lafayette - Gospel Nightclub – Traffic and Noise Issues

The residential neighbors adjacent to, across the street and along Lafayette Street north and south of Gospel nightclub (Ambleside Partners) at 281 Lafayette Street (100 feet north of Prince Street), as well as the buildings south of Prince Street on Lafayette, on Prince east of Lafayette and including those on Crosby Street with rear windows facing Lafayette Street, have banded together to try to work with the owners of Gospel to address the noise problem created by traffic jams caused by Gospel's operations.

A. The Problem

Lafayette Street, a regional northbound artery (the only substantial northbound street between 6th Avenue and the Bowery) has two 12'-9" wide traffic lanes, two parking lanes over 8 feet wide, and a bike lane with a buffer zone on the west side of Lafayette (opposite from the club).

Gospel operates Wednesday through Saturday evenings from 11 at night till at least 4 AM (some special events start earlier but never end earlier). Club patrons with few exceptions arrive by taxis, Ubers, private cars and limousines. These vehicles load and unload their passengers in the traffic lanes, inevitably and repeatedly blocking all northbound traffic, causing extended and loud use of car horns, often augmented by the much louder truck horns, and emergency vehicles with sirens, for up to three minutes at a time. This happens in the initial hours after club opening (11 PM to 12:30 AM) and then restarts about 3:30 AM till at least 5:00 AM and sometimes even later.

The effect is that the neighborhood cannot sleep for four nights a week. This happens every week, with no exceptions. The club has been using three traffic "enforcers" who have light wands and loud voices, and while a couple of years ago before these attendants were hired the chaos was already notable, the club's popularity has made this past couple of years close to unbearable. In the past five months, however, the problems escalated, the crowds increased, and the traffic jam now extends around the corner on Prince Street east towards Mulberry Street, and continues to periodically jam up Lafayette Street down to and south of Prince, especially after 3:30 AM.

In addition, the crowd size increase of patrons waiting to get into the club between 11 PM and 1 AM completely blocks the sidewalk that is further narrowed to 11'-0" by the existing projections into the sidewalk space by the club's fence (surrounding a stair to and fire exit from the club's cellar level dance floor) and steps up to the club's raised main entrance. Red ropes and bouncers aggravate the problem. The sidewalk is impassible in those hours, forcing pedestrians around the crowd and onto the street, to bypass the crowd or jaywalk and cross the street through traffic.

The affected area can be divided into three overlapping zones, each with its own set of problems:

1. The area directly in front of the nightclub, and immediately adjacent to it (25 feet north and south of the club), most affected by direct crowd noise as well as the base sounds radiating into the two adjacent buildings that made residential units at the north end of the 2nd and 3rd floors of 57 Prince Street (particularly) completely unlivable. 285 Lafayette is similarly affected.
2. The large area to the south of the club (buildings fronting on Lafayette, Prince and Crosby Streets, as described above) that is affected by the endless honking of traffic jammed by the loading and unloading process in front of the club, and by the screams (“Let’s Go”) of the parking attendants who try but completely fail to keep the traffic moving. They have no clear strategy or authority to do anything besides serving as parking and loading attendants.
3. The area to the north of the club, particularly the 285 Lafayette Street building as well as two buildings across the street, are affected by spill-over honking, crowd noise, and the effect of the sidewalk party crowding into 285 Lafayette’s entrance just a few feet away from the club’s frontage, blocking 285’s doors, and the constant use of any open parking spots by clubgoers so residents cannot park or even pull up to the curb in front of these residential buildings.

B. Analysis and Possible Solutions

The east parking lane of Lafayette Street in front of the club and south to the corner of Prince Street is unrestricted from 6 PM till 7 AM the next morning Mondays through Fridays, and all-day Saturdays and Sundays, from a sign just a little south of the north end of the club’s frontage on Lafayette Street south to the corner of Prince Street (although the sign has been reversed from the direction that it was initially installed as, and now points north of that light post). This parking lane fills up with parked cars starting at 6 PM, especially on weekends, and while about half the cars leave by roughly 10 PM when the club’s traffic agents start work and deploy red cones in that lane (at my suggestion), the effect of their actions is that the parking lanes on both sides are used for VIP parking by the agents for preferred customer cars or limousines with drivers while all cones that stay in place force the taxi-and-Uber line into the east traffic lane, jamming the traffic flow.

The effect of this policy is that taxis or Ubers who are waiting for specific customers, or cars with drivers whose clients are inside the club, occupy the east traffic lane close to full time, forcing all through traffic, as well as most impromptu pick-ups and drop-offs into the west traffic lane, blocking it periodically for a few minutes at a time, so that at the peak times listed above, only a few vehicles get through at a time before the next pick-up stalls traffic flow again. This pattern repeats, with a two or three-minute cycle.

Our first suggestion is to designate the east parking lane to the south of the club down to the corner of Prince Street as a No Parking or Standing Zone from 9 or 10 PM Wednesday through Saturday till 6 AM the next morning, so that no cars are allowed to park or stand there legally. The actual effect will be that all cars or Ubers that now wait in the east traffic lane will move one lane east into the former parking lane, so that the transient drop-offs/pick-ups would happen in the east traffic lane, keeping the west traffic lane open at all times and avoiding the incessant car horns that have destroyed dozens of people’s sleep schedules 4 nights a week, 52 weeks per year.

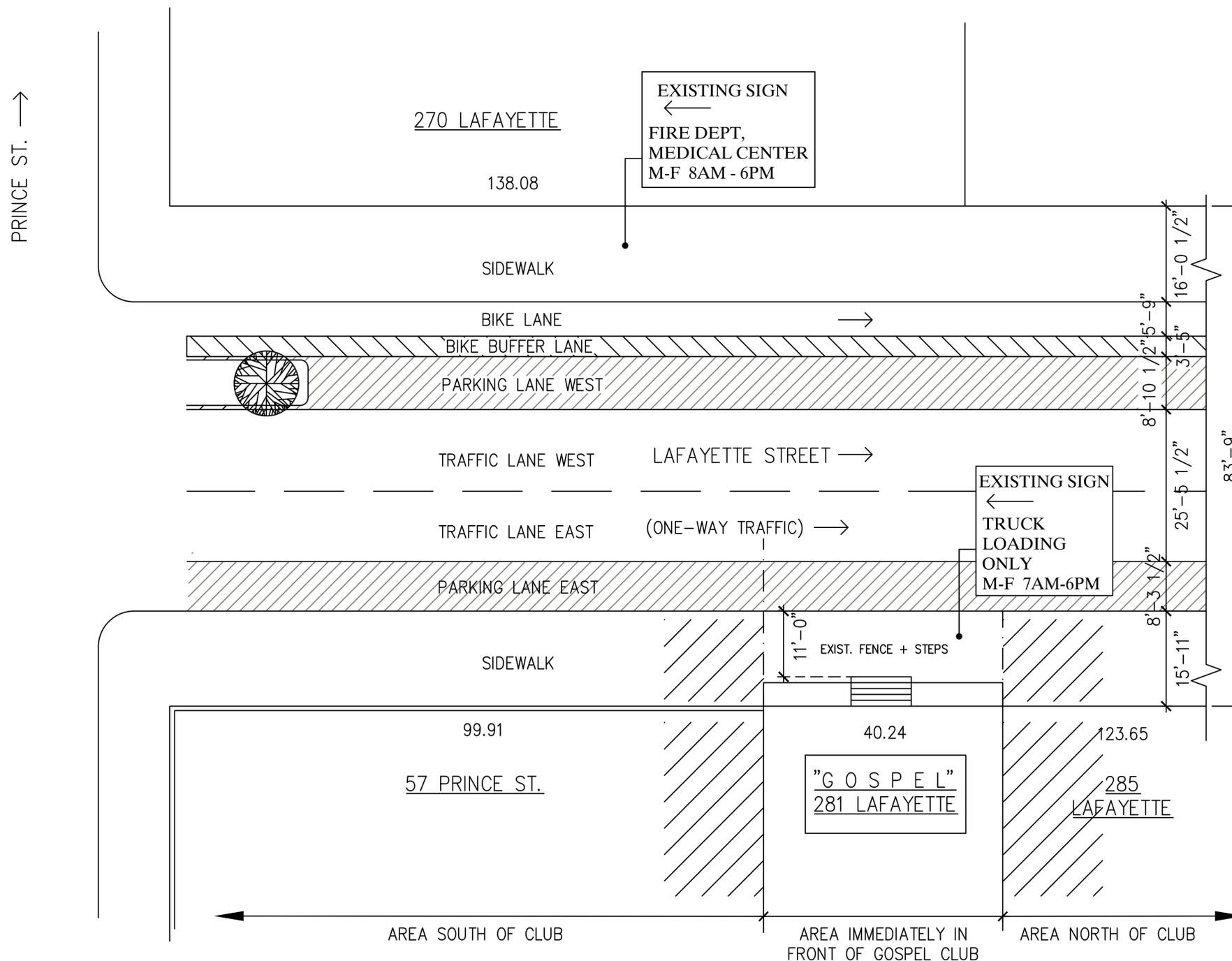
Our second suggestion is to widen the sidewalk in front of the nightclub into the east parking lane, eliminating the lane over the 40 linear feet directly in front of the club, allowing pedestrians to circumnavigate the crowd while staying safely on a sidewalk. This has been done successfully

in front of the Public Theater on Lafayette Street, and on the north side of the theater block on East 4th Street (between Bowery and 2nd Avenue).

Our third suggestion is to restrict parking north of the club on both sides of Lafayette Street to a "residential-only" (or "residents-only, by special permit"?) status 6 PM to 6 AM every day, although precisely how that can be done I do not know. Perhaps also to allow some type of street furniture to contain the club crowd to the area in front of the club, to contain the sidewalk party to that 40-foot-wide space.

We have attached two plans, photographs and a couple of videos, to illustrate the problem, and will submit more photographic documentation before the hearing.

Alexandr Neratoff
Architect
Resident of 57 Prince Street since 1980



NORTH

DATE	ISSUE/REVISION

ALEXANDR NERATOFF
ARCHITECT

57 PRINCE STREET
NEW YORK, NY 10012
212 431 0011

BLOCK PARTIAL PLAN
LAFAYETTE STREET
NORTH OF PRINCE STREET

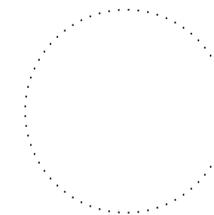
DATE: April 21, 2025
PROJECT NO. :
DRAWING BY: S.N.
CHK BY: Alexandr Neratoff

EXISTING CONDITIONS

JOB FILE NAME: Neratoff server/Drawings/ Lafayette St.	
DWG. NO.	

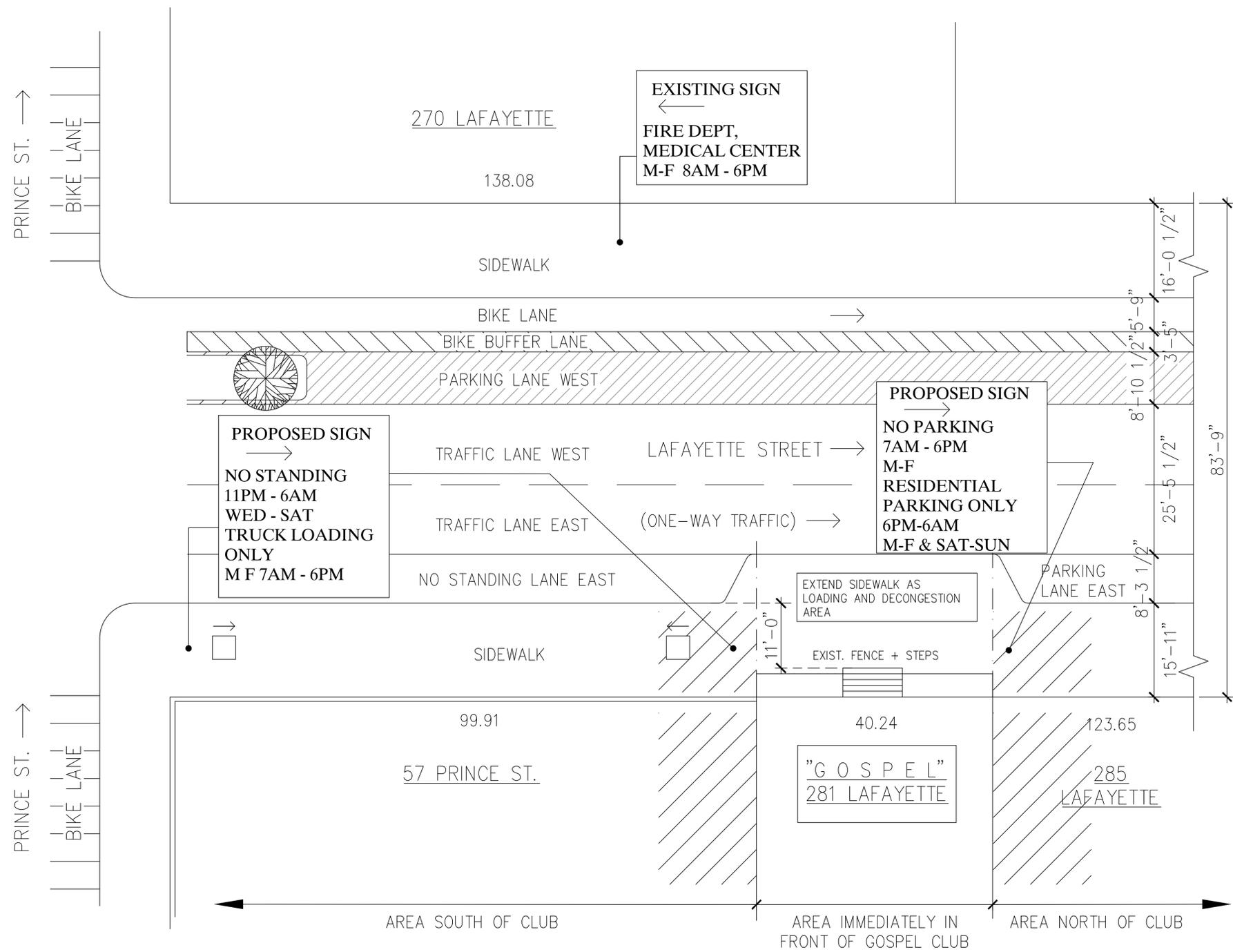
DG-1

SEAL & SIGNATURE



PARTIAL PLAN DIAGRAM

SCALE: 1/16"=1'-0"



 AREA MOST AFFECTED BY DIRECT CROWDING OF SIDEWALK



6/12/25	REVISION
DATE	ISSUE/REVISION

ALEXANDR NERATOFF ARCHITECT
 57 PRINCE STREET
 NEW YORK, NY 10012
 212 431 0011
 BLOCK PARTIAL PLAN
 LAFAYETTE STREET
 NORTH OF PRINCE STREET

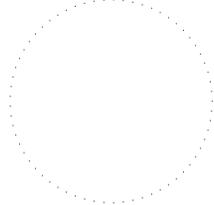
DATE: April 21, 2025
PROJECT NO. :
DRAWING BY: S.N.
CHK BY: Alexandr Neratoff

PROPOSED MODIFICATIONS

JOB FILE NAME: Neratoff server/Drawings/ Lafayette St.	
DWG. NO.	

DG-2

SEAL & SIGNATURE

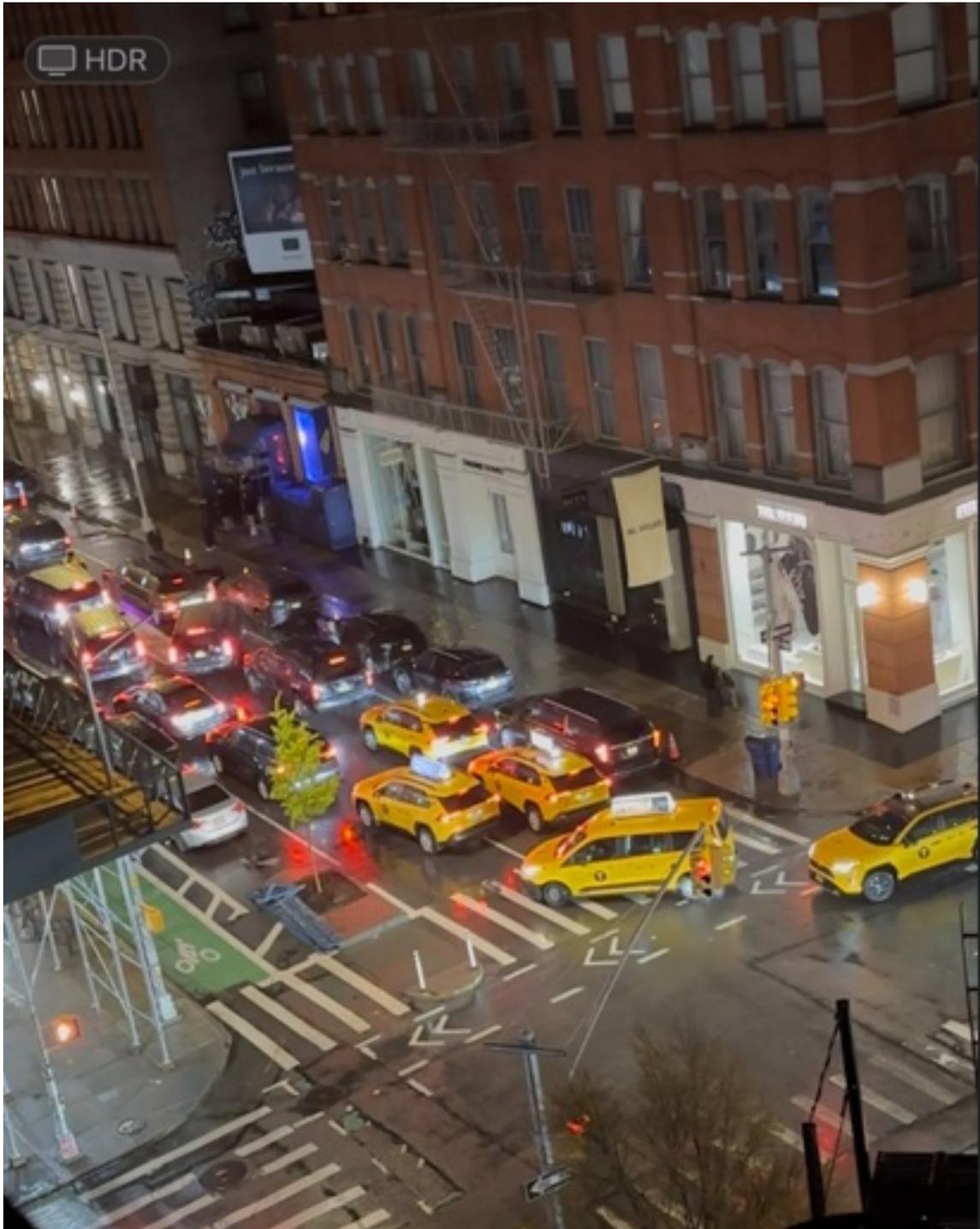


PARTIAL PLAN DIAGRAM

SCALE: 1/16"=1'-0"

281 LAFAYETTE STREET, NY, NY / SATURDAY, APRIL 12th

PHOTOS TAKEN BETWEEN 3:00 AM - 4:30 AM



- * **EAST PARKING LANE** IS OCCUPIED BY 'VIP PARKING' WITH DRIVERS PARKED FOR HOURS, THE ENTIRE TIME THE PATRON IS IN THE CLUB.
- * **EAST TRAFFIC LANE** IS BLOCKED BY FOR HIRE CARS, UBERS AND TAXIS DROPPING OFF AND PICKING UP PATRONS.
- * **WEST TRAFFIC LANE**, WHICH IS THE ONLY LANE AVAILABLE TO TRAVEL NORTH IS CONSISTENTLY BLOCKED BY UBERS AND TAXIS PERFORMING IMPROMPTU DROP OFFS & PICK UPS.

281 LAFAYETTE STREET, NY, NY / SATURDAY, APRIL 12th

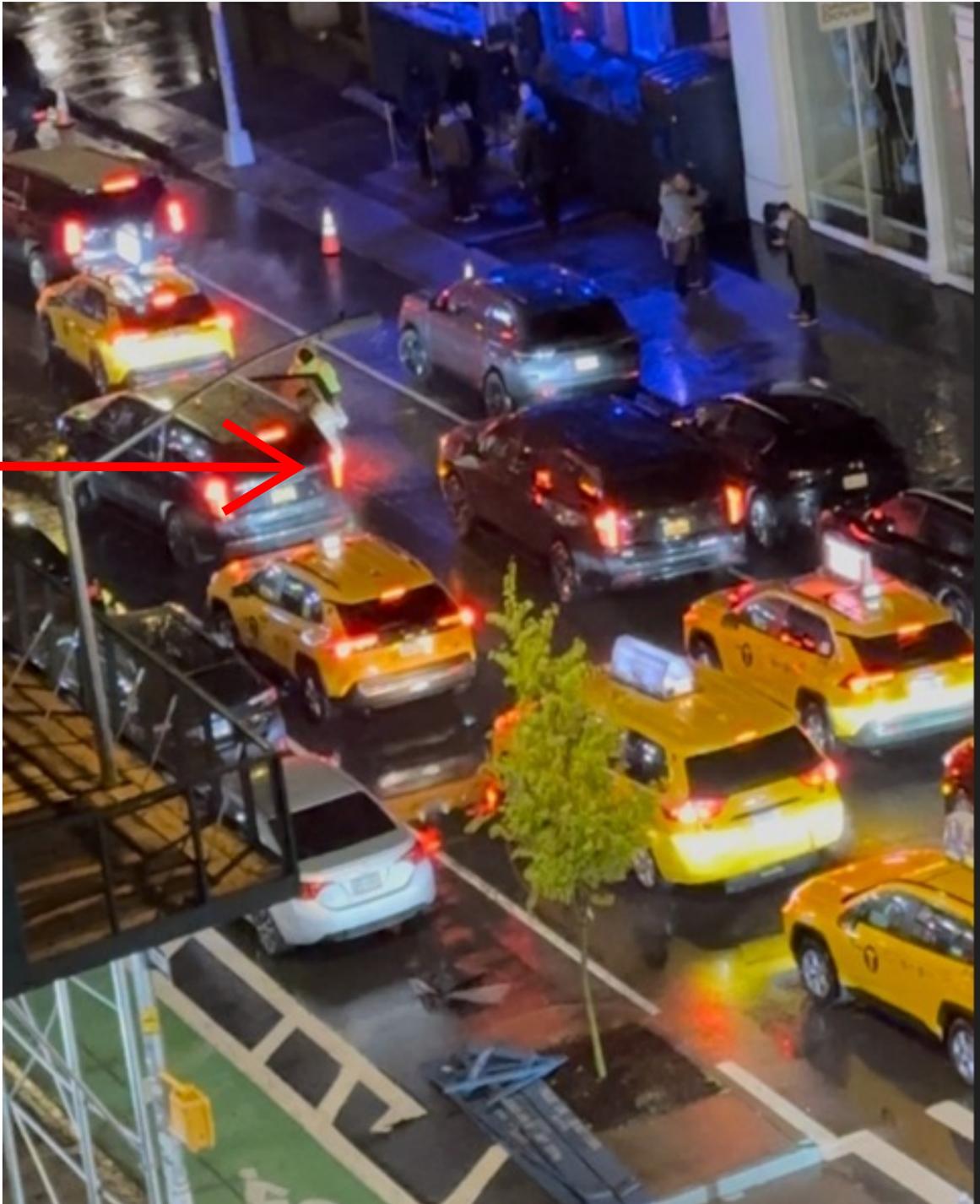
PHOTOS TAKEN BETWEEN 3:00 AM - 4:30 AM



- * **EAST PARKING LANE** IS OCCUPIED BY AND/OR RESERVED FOR VIP CUSTOMERS WITH DRIVERS.
- * **EAST & WEST TRAFFIC LANES** ARE BOTH BLOCKED BY FOR HIRE CARS, UBERS AND TAXIS DROPPING OFF AND PICKING UP PATRONS.
- * **INTERSECTION OF LAFAYETTE/PRINCE** IS CONSISTENTLY BLOCKED DUE TO THE DROP OFF AND/OR PICK UP OF PATRONS IN THE EAST & WEST TRAFFIC LANES.
- * **PRINCE STREET TURNING ONTO LAFAYETTE** IS CONTINUOUSLY BLOCKED DUE TO THE STANDING TRAFFIC AT THE INTERSECTION AND THE TWO BLOCKED NORTH BOUND TRAFFIC LANES ON LAFAYETTE STREET.

281 LAFAYETTE STREET, NY, NY / SATURDAY, APRIL 12th

PHOTOS TAKEN BETWEEN 3:00 AM - 4:30 AM



* AN EXAMPLE OF THE **WEST TRAFFIC LANE** BLOCKED BY PERIODIC PICK UP / DROP OFF OF PATRONS.

281 LAFAYETTE STREET, NY, NY / SATURDAY, APRIL 19th

PHOTOS TAKEN BETWEEN 3:00 AM - 5:30 AM



- * EAST TRAFFIC LANE COMPLETELY BLOCKED BY LIMOUSINES AND FOR HIRE CARS WAITING FOR PATRONS TO EXIT THE CLUB.**
- * PATRONS EXITING THE CLUB AT THE END OF THE EVENING STANDING IN TRAFFIC, RESULTING IN ADDITIONAL HORN HONKING.**

281 LAFAYETTE STREET, NY, NY / SATURDAY, APRIL 19th

PHOTOS TAKEN BETWEEN 3:00 AM - 5:30 AM



- * **EAST TRAFFIC LANE** BLOCKED BY LIMOUSINES, UBERS AND TAXIS WAITING FOR PATRONS TO EXIT THE CLUB.
- * TAXIS AND UBERS PICKING UP PATRONS IN THE **WEST TRAFFIC LANE** BLOCK TRUCKS TRAVELING NORTH BOUND, RESULTING IN TRUCK HORNS HONKING PERIODICALLY FROM 2:30 AM - 5:30 AM.

281 LAFAYETTE STREET, NY, NY / SUNDAY, APRIL 20th

PHOTOS TAKEN BETWEEN 2:45 AM - 5:00 AM



- * **EAST PARKING LANE** RESERVED FOR VIP PARKING (CONES)
- * **EAST TRAFFIC LANE** COMPLETELY BLOCKED BY TAXIS AND UBERS WAITING FOR PATRONS TO EXIT THE CLUB.
- * TAXIS AND UBERS PICKING UP PATRONS IN THE **WEST TRAFFIC LANE** BLOCK EMERGENCY VEHICLES TRAVELING NORTH BOUND, RESULTING IN SIRENS AND DELAYS TO FIRST RESPONDERS.

281 LAFAYETTE STREET, NY, NY / SUNDAY, APRIL 20th

PHOTOS TAKEN BETWEEN 2:45 AM - 5:00 AM



- * **EAST PARKING LANE** RESERVED FOR VIP PARKING (CONES)
- * **EAST TRAFFIC LANE** BLOCKED BY TAXIS AND UBERS WAITING TO PICK UP PATRONS EXITING THE CLUB.

281 LAFAYETTE STREET, NY, NY / SUNDAY, APRIL 20th

PHOTOS TAKEN BETWEEN 2:45 AM - 5:00 AM



- * **EAST PARKING LANE** OCCUPIED WITH LIMOUSINES AND CARS WITH DRIVERS WAITING FOR PATRONS TO EXIT THE CLUB.
- * **EAST & WEST TRAFFIC LANES** BLOCKED BY TAXIS AND UBERS PICKING UP PATRONS EXISTING THE CLUB. ALL NORTH BOUND TRAFFIC IS BLOCKED.

TRUCK LOADING SIGN OUTSIDE 281 LAFAYETTE STREET

SIGN IS INCORRECTLY POINTING NORTH RATHER THAN SOUTH

