

Lafayette One26 LLC
419 LAFAYETTE STREET FLOOR 7
NEW YORK NY 10003

MANHATTAN COMMUNITY BOARD 2

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COMMUNITY BOARD No. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request will be granted per application. Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind is included in the application please download and complete CB2 SLA's Addendum for Outdoor Seating.** For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: PENDING (1/6 OR 1/8)

APPLICANT INFORMATION:

Name of applicant(s): LAFAYETTE ONE26 LLC

Trade name (DBA): PENDING

Premises address: 419 LAFAYETTE STREET, 7TH FLOOR, NEW YORK, NY 10003

Cross Streets and other addresses used for building/premise:
EAST 4TH AND EAST 8TH STREET

CONTACT INFORMATION:

Principal(s) Name(s): KAREN GENAUER

Office or Home Address: 419 LAFAYETTE STREET, 7TH FLOOR

City, State, Zip: NEW YORK, NY 10003

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: AKJO-26 Management LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
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KAREN GENAUER	N/A
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ALBERT MALEKAN	N/A
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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

THE PREMISES WILL BE A PRIVATE EVENT/ CATERING VENUE.

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.)

N/A

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

PREMISES PREVIOUSLY OPERATED AS A COMMERCIAL OFFICE SPACE

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: _____

N/A, NEVER LICENSED ACCORDING TO LAMP

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:

N/A

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: 8 FLOORS Year Built : 1894

Describe neighboring buildings: MIXED-USE

Zoning Designation: M1-5/R9A

Zoning Overlay or Special Designation (applicable) SNX

Block and Lot Number: 544 / 13

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, NO EXTERIOR CHANGES WILL BE MADE. PREMISES LOCATED ON 7THFLR

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 N/A

What is the proposed Occupancy? 185

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

no yes CO PENDING , APPLICANT'S ARCHITECT HAS FILED PLANS WITH DOB*

If yes, what is the maximum occupancy for the premises? CO PENDING- PROPOSED OCCUPANCY 185

If yes, what is the use group for the premises? PENDING- PREMISES CURRENTLY ZONED AS COMMERCIAL

If yes, is proposed occupancy permitted? yes no, explain : CO PENDING PLEASE SEE NOTES ABOVE

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) CO PENDING

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

(if yes, please describe: N/A, NO EXTERIOR CHANGES WILL BE MADE. PREMISES LOCATED ON 7THFLR

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? _____

If more than one floor, please specify square footage by floors: N/A, 7TH FLOOR ONLY

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

NO OUTDOOR SEATING

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 1 How many bathrooms? 5

Is there access to other parts of the building? no _____ yes, explain: PATRONS WILL ONLY HAVE ACCESS TO 7TH FLOOR.

OVERALL SEATING INFORMATION:

Total number of tables? _____ Total table seats? _____

Total number of bars? 1 Total bar seats? _____

WILL VARY BASED ON EVENT. PREMISES CAN ACCOMODATE A MINIMUM OF 50 SEATED PATRONS AND MORE

Total number of "other" seats? _____ please explain : _____

PLEASE SEE NOTES ABOVE ^

Total OVERALL number of seats in Premises : _____

BARS:

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

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

Any food counters? no _____ yes, describe : N/A

For Alterations and Upgrades:

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

N/A, THIS IS A NEW APPLICATION FOR AN ON-PREMISES CATERING ESTABLISHMENT

* 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: CATERING ESTABLISHMENT

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
10AMto 12AM 10AM to 12AM 10AM to 12AM 10AMto 12AM 10AM to 12AM 10AM to 12AM 10AM to 12AM

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

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

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

If yes, please describe : N/A

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

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 PLEASE SEE APPLICANT'S ACCOUSTIC REPORT ATTACHED

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

Please describe your sound system and sound proofing: _____

N/A, MUSIC WILL BE PLAYED AT BACKGROUND LEVEL ONLY. PLEASE NOTE THERE ARE NO RESIDENTS WITHIN SAME BUILDING OF PROPOSED PREMISES.

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) NO

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: N/A

Address: _____ Distance: _____

Name of School / Church: N/A

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: KAREN GENAUER Phone: [REDACTED]

Address: 419 LAFAYETTE STREET, 7TH FLOOR, NEW YORK, NY 10003

Email : [REDACTED]

Application submitted on
behalf of the applicant by:

Signature

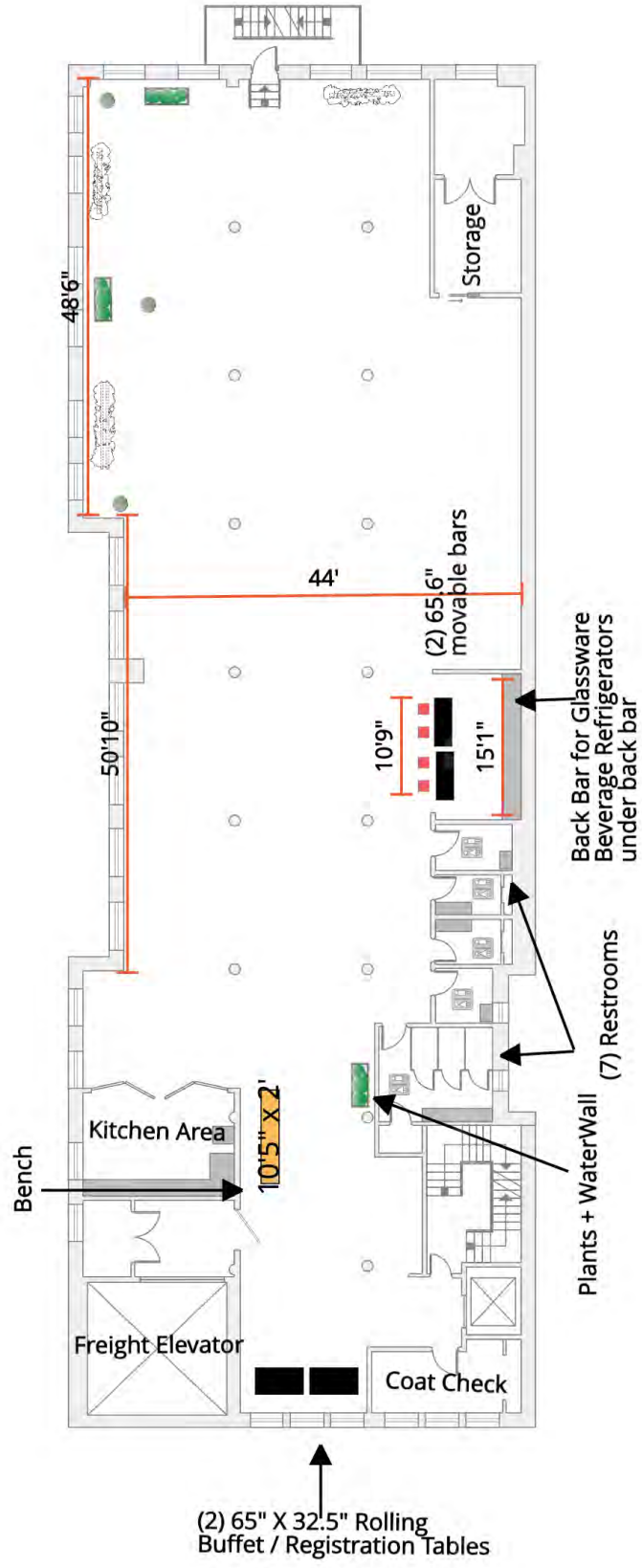
Print or Type Name HELBRAUN & LEVEY LLP c/o ADRIANNA GOLOVATII

Title REPRESENTATIVE

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, Chair



FOOD FOR THOUGHT

OUR FOOD OPTIONS RUN THE GAMUT FROM PRIVATE CHEFS TO OFF PREMISE CATERERS ALONG WITH THE BEST PIZZA PLACES AND TACO GIGS IN TOWN.

WHEN THE FOOD IS NOT EATEN, WE FEED OUR TEAM, THEIR FAMILIES, AND OUR NEIGHBORS. ANY REMAINING FOOD GOES FOR COMPOSTING. WE ARE PROUD TO SAY THAT OUR FOOD WASTE IS LESS THAN 1%.



PASSED apps – select (4)

CHICKEN + SPINACH MEATBALLS, GRATED PECORINO

CHICKEN TEMPURA, SWEET + SPICY SAUCE

SEARED CHICKEN SLIDER, CRANBERRY JAM, JALAPEÑOS, CHALLAH BUN

FRANKS WRAPPED WITH PHYLO DOUGH, STUFFED WITH GRAIN MUSTARD & SAURKRAUT

BRIE + PROSCIUTTO ON A SWEET COOKIE

GOAT CHEESE + SOPRESSATA STUFFED DATE, CRUMBLED PISTACHIOS

BEEF BURGER SLIDER, SPICY AOLI, TOMATO, GHERKIN, POTATO BUN

SLICED BEEF, GOAT CHEESE CRUMBLE, ROSEMARY, GARLIC, CROSTINI

CHARRED TERIYAKI STEAK + CUCUMBER LOLLIPOP

TUNA TOSTADA, CHIPOTLE CHILE, AVOCADO

CRAB CAKE, SPICY REMOULADE, MICRO GREENS

FISH TACOS, CILANTRO, GUACAMOLE, CHIPOTLE, LIME

SMOKED SALMON, JALAPENO SOUR CREAM, SUSHI RICE CRISP

GRILLED CHEDDAR, CARAMELIZED ONION, BACON, BRIOCHE TOAST

3 CHEESE MAC + CHEESE, PANKO CRUSTED

MANCHEGO + QUINCE TART

DEVILED EGGS

VEGAN MEATBALLS AU JUS (V+GF)

VEGETABLE SUMMER ROLLS, SWEET CHILI DIPPING SAUCE (V+GF)



EARLY EVENING

stations – select (2)

HARVEST TABLE

Prosciutto, Hot Sopressata, Mortadella, (4) Cheeses, Fresh and Dried Fruits, Plant Based Accompaniments, Breads, Crackers, Spreads and Seasonal Dips

MEDITERRANEAN MEZZE BAR

Gravlax, Olives, Capers, Charred Cherry Tomatoes, Hothouse Cucumbers, Red Onion Tahini, Hummus, Tabbouleh and Yogurt Dips-Pita, Nan, Crostini's, And Olive Oil

SLIDER BAR

Basic Beef, Bacon Cheddar, and Vegan Burgers-Pickles, Spicy Aioli, Grape Tomatoes
Ahi Tuna Burgers, Wasabi Mayo + Ginger Slaw
Pulled Pork Sliders-Smokey Sauce + Cole Slaw

TACO BAR

Fish Tacos Flour Tortilla, Mild + Spicy Aioli, Pico De Gallo, Lime
Carne Asada Corn Tortilla, Cheese, Sour Cream, Guacamole
Fried Egg Tacos Flour Tortilla, Chille Jam, Labneh, Chile Peppers, Scallion

(3) BITER SANDWICH STATION

Grilled Balsamic Chicken, Kale Pesto, Shaved Parmesan, Focaccia, BBQ Potato Chips
Crispy Panfried Whitefish, Cucumbers, Dill, Dijon, Capers, Parker House Bun-Corn Salad
Korean Style Braised Short Rib, Miso, Sriracha, Sesame Oil, Ginger, Scallion, Hawaiian Roll Shredded Sweet Cabbage Slaw



COMPOSED plates - select (2)

GRILLED STRIP STEAK Sweet Chile Sauce

Chopped Arugula, Tri Colored Tomatoes, Avocado, Sunflower Seeds

HANGER STEAK Orange, Mustard, Ginger Marinade-Tomato Relish

Lemon Herb Potato Salad

GRILLED HERBED BREAST OF CHICKEN Lemon + Olive Oil

Spinach, Feta, Orzo Salad

THREE PEPPER CACCIO e PEPE

Bucatini Olive Oil, Pink Peppercorn, Telli Cherry Pepper, Szechuan Pepper, Romano Cheese, Parmigiano Reggiano, Chopped Classic Cesar Salad

SHELL PASTA PUTTANESCA Garlic, Olives, Capers, Plum Tomatoes

Chopped Radicchio, Endive and Parmesan, Champagne Vinaigrette

ROASTED SALMON Honey, Rosemary, Garlic, Olive Oil

Black Eyed Peas, Cucumbers, Grape Tomatoes, Sweet Onion, Dill, Hot + Spicy Vinaigrette

PAN SEARED SEA SCALLOP

Rosemary Thyme Risotto

***ADDITIONAL PLATES CURATED UPON REQUEST**



Seated 1st Course-Select (1)

PEACH & SHAVED FENNEL

Alepo, White Wine Vinaigrette, Crumbled Goat Cheese

CAPRESE SALAD

Buffalo Mozzarella, Heirloom Tomato, Balsamic Syrup, Basil

ICEBERG WEDGE

Dried Organo, Dill, Chives, Creamy, Honey Feta Cheese

PISTACHIO BEET SALAD

Mint, French Green Lentils, Pistachios, Sweet Maple Syrup, Lemon

LITTLE GEM SALAD

Watermelon Radish Creamy Dijon Vinaigrette

***ADDITIONAL PLATES CURATED UPON REQUEST**



DESSERT

sweets – select (2)

YOUR CHOICE

- BLISS-BOMB HAND CRAFTED AND UNIQUELY DESIGNED MINI DONUTS
- AUBI & RAMSA-A BOUGIE-BOOZEY ICE CREAM FOR 21 + ***SUPPLEMENTAL FEE**
- LOCALLY SOURCED ASSORTED FAT WITCH BROWNIES
- SEASONAL FLAVORED CAKE POPS
- RASPBERRY DRIZZLED LEMON BARS
- INDIVIDUAL BOWLS OF BERRIES + FRESH FRUIT*SEASONAL (GF+VG)
- MINI BERRY FRUIT TARTS
- STRAWBERRY SHORTCAKE
- FLOURLESS CHOCOLATE CAKES



LIBATIONS

SMALL BATCH – LOCAL – BIO-DYNAMIC

A SELECTION OF ARTISANAL SPIRITS CREATED + CRAFTED BY LIKE MINDED BUSINESS

SELECTION OF (3) CRAFT BEERS WITHIN THE 5 BOROUGHES

GLOBAL AND LOCAL WINES GROWN BY SUSTAINABLE FARMERS

COCKTAILS, MOCKTAILS AND MORE

*OUR BEVERAGE SELECTIONS ARE CONTINUALLY EVOLVING. OUR SELECTION IS CURATED BASED ON SUPPORT OF THE SOCIAL INJUSTICES THAT TAKE PLACE IN OUR DAY TO DAY LIVES.

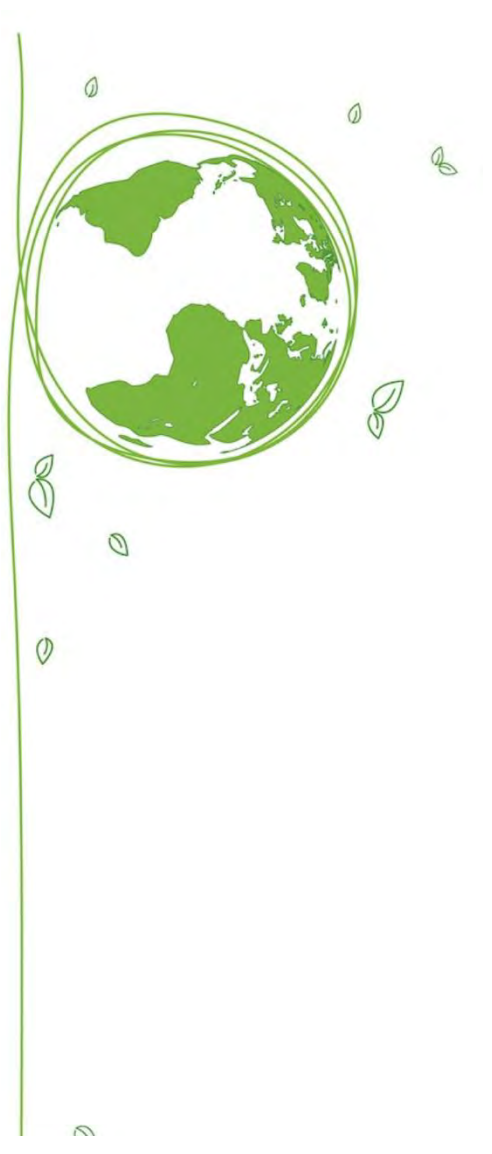


THE WORLD

OUR SUSTAINABILITY EFFORTS

- RECYCLE
- COMPOST
- CONSERVE ENERGY
- SOURCE LOCALLY
- SUPPORT SMALL
- ECO FRIENDLY

#EXCLUSIVELY|INCLUSIVE













NEW YORK SOUNDPROOFING

Acoustic measurement report

Triangle Loft

419 Lafayette Street, New York, NY, 10003

Project description: Acoustical assesment for licensing

Technician: Ricardo Martinez

Client: Karen Genauer

As prepared by New York Soundproofing
11/19/2025



1. Project Overview

Triangle Loft is a privately rented event venue located on the 7th floor of 419 Lafayette Street, New York, NY. The space operates as a multi-use event loft intended for gatherings, celebrations, and private functions, with an estimated capacity of approximately 300 occupants per event.

This acoustical report has been prepared for submission to the New York City Department of Buildings (DOB) in support of the venue's liquor license application. The purpose of this document is to provide an objective, technical assessment of existing sound transmission conditions using standardized acoustical testing methods. The report is structured to demonstrate compliance with applicable NYC Noise Code regulations and SLA noise expectations for licensed establishments.

The venue is currently fully operational. Although active, the space is minimally furnished and primarily consists of an open, unobstructed floor plan, typical of loft-style event venues. These conditions provide a representative acoustical environment for evaluating airborne and structure-borne noise propagation during normal operations.

2. Acoustical Needs

The objective of this acoustical evaluation is to determine how sound generated inside Triangle Loft propagates into the adjacent occupancies above, below, and laterally. This assessment is required due to the nature of the venue's use—specifically, amplified music, gatherings, and event activity associated with liquor-licensed establishments.

Several factors make this evaluation necessary:

- Airborne noise from music playback (DJ programs, amplified performances, or event sound systems)
- Crowd-generated noise, including conversational buildup and general occupancy activity
- Footfall and general structure-borne impacts, particularly relevant given the hardwood flooring and open layout of the space

Adjacent occupancies include office units on the floors immediately above and below the venue, and an art gallery in the building to the right of the loft. The left and rear areas of the space do not share walls with sensitive receivers.



While this report considers both airborne and structure-borne transmission paths, no accelerometer measurements were performed during this phase. Structure-borne observations are interpreted based on field behavior, measured airborne responses, and the known characteristics of floor/ceiling assemblies in buildings of similar construction.

3. Measurement Procedure

Measurements were conducted to establish current transmission conditions between the event space and the adjoining units. The testing program followed a standardized methodology consistent with ISO 16283-1 for airborne sound insulation.

A calibrated omnidirectional sound source was placed in the center of Triangle Loft and used to emit pink noise at a stable, controlled level. Measurements were recorded:

- Directly at the source, to establish baseline sound pressure levels
- Inside the 6th-floor office unit, directly below the source
- Inside the 8th-floor office unit, slightly offset toward the front of the building
- Inside the adjacent art gallery, capturing lateral transmission through the neighboring structure

For each receptor location, two measurement conditions were obtained:

1. Source Off – to document ambient noise and confirm background stability
2. Source On – to measure transmitted sound levels during controlled excitation

The event space was mostly empty at the time of testing, maintaining the acoustical characteristics typical of its operational use. Adjacent office units contained sparse furnishings, primarily desks with hard reflective surfaces and limited soft seating. HVAC systems throughout the building operated normally, contributing to real-world measurement conditions.

3.1 Measuring Equipment

All measurements were conducted using Class-1 precision instrumentation compliant with ANSI and IEC accuracy requirements for professional acoustical assessments.



Primary Sound Level Meter

- Cesva SC420 — Class 1 integrating sound level meter capable of A-, C-, and Z-weighted measurements and full-octave/1/3-octave analysis.

Sound Source and Amplification

- Cesva BP012 Omnidirectional Loudspeaker — used to generate a uniform sound field in all directions.
- Cesva AP602 Power Amplifier — provided controlled, stable output levels for pink noise excitation.

Calibration

The Cesva SC420 meter was field-calibrated both before and after testing using a certified Class-1 acoustic calibrator to maintain measurement integrity and compliance with ANSI S1.4.

Additional Equipment

- Tripod for consistent microphone height and orientation
No additional microphones, accelerometers, or recording devices were used during this session.

3.2 Measurement Conditions

Testing was conducted under typical building operation conditions to ensure representative results. Measurements occurred in two main intervals:

- 8:30 AM – 10:30 AM: Source space, 6th-floor receptor, and 8th-floor receptor
- 1:00 PM – 2:00 PM: Art gallery receptor

The HVAC system was active throughout the measurement period, contributing airflow noise consistent with normal daytime operations. All windows in both the source and receptor spaces remained closed, ensuring that readings reflected internal building performance rather than external noise leakage.

Triangle Loft's interior consists of hardwood floors and exposed ceilings with distinctive arched structures. These reflective surfaces produce typical reverberation characteristics for an open loft environment. Adjacent offices contained minimal furniture, primarily hard-surface desks and isolated soft elements, providing an accurate representation of normal workstation conditions.



During the art gallery session, intermittent construction activity was present in the neighboring building. Measurement timing was coordinated to capture data during stable intervals, minimizing external interference.

No outdoor façade measurements were performed; therefore, weather conditions were not relevant to this assessment.

3.3 Standards & References

This evaluation adheres to the industry standards and municipal regulations applicable to airborne and environmental noise assessment in New York City. The following references were used:

NYC Noise Code

- Title 24, Chapter 2 — governing allowable sound levels from commercial operations, mechanical equipment, and music-producing venues.

ANSI Standards

- ANSI S1.4 — specifications for Class-1 sound level meters.
- ANSI S12.9, Part 3 — assessment and measurement of environmental noise, including ambient and operational conditions.

ISO Standards

- ISO 16283-1 — field measurement procedures for airborne sound insulation.
- ISO 1996 — description, measurement, and evaluation of environmental and community noise exposure.

SLA Noise Expectations

This report aligns with the New York State Liquor Authority’s requirements for demonstrating responsible sound management and minimizing disturbance to neighboring occupancies.

Community Board Guidance

Local community board considerations emphasize the prevention of sound impacts on adjacent homes and businesses. This report incorporates these expectations by documenting objective sound transmission behavior and identifying potential mitigation needs.

3.4 Measurement Locations

Measurement locations were selected to represent direct and flanking transmission paths between the event space and adjacent occupancies.

Source — Triangle Loft (7th Floor)

- Omnidirectional speaker positioned precisely at the geometric center of the room.
- Two measurement points recorded in the source room for field uniformity verification.

6th Floor Office Unit (R1)

- Microphone placed directly beneath the source location, capturing vertical airborne transmission through the floor/ceiling assembly.

8th Floor Office Unit (R2)

- Microphone positioned near the front portion of the office footprint, corresponding with the source zone while accounting for the layout of the upper-level workspace.

Adjacent Art Gallery (R3)

- Microphone placed near the center of the gallery, slightly offset toward the shared partition wall between the buildings to capture lateral and flanking transmission.



Number of Points

- Source: 2 points
- Each receptor space: 1 point

These locations comply with the representative positioning guidelines outlined in ISO 16283-1.

4. Measurements & Results

4.1 Sixth Floor Receptor — Results and Analysis

Measurements performed within the 6th-floor office unit document the airborne sound transmitted from Triangle Loft when pink noise was played through the omnidirectional loudspeaker positioned at the center of the event space. Levels were compared against background conditions and evaluated across the full 1/3-octave frequency range.

Source Levels

Sound pressure levels inside Triangle Loft ranged between 76–95 dB(A) depending on frequency, consistent with controlled pink-noise excitation used for airborne insulation testing. Levels were stable during the measurement period, providing reliable excitation for transmission analysis.

Receiver Levels

Measured levels in the 6th-floor office unit ranged from approximately 22–44 dB(A) across the spectrum.



Two distinct transmission patterns were observed:



1. **Low-frequency transmission (63–125 Hz)** showed elevated receiver levels due to structural coupling through the floor assembly, typical for hardwood flooring and exposed-ceiling construction.
2. **Mid- and high-frequency transmission (250 Hz – 5 kHz)** demonstrated significantly reduced levels, indicating effective airborne isolation and minimal flanking through walls or vertical shafts.

These results are consistent with expectations for a commercial mixed-use building with a standard wood or composite floor/ceiling system.

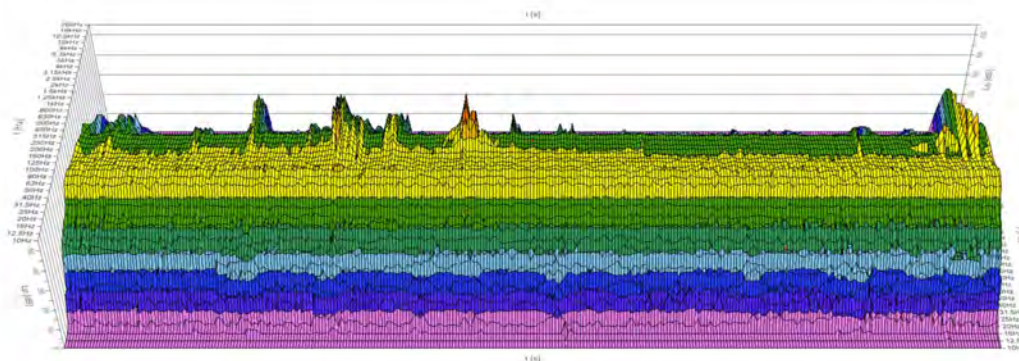
Level Difference (ΔL) Performance

The calculated level differences between the source and the 6th-floor receptor demonstrate the following trends:

- **Low frequencies (63–80 Hz):** ΔL values of approximately 30–35 dB, indicating limited low-frequency isolation typical of non-floating assemblies.
- **Lower mid frequencies (125–250 Hz):** Improved performance with ΔL values in the 42–56 dB range.
- **Mid and upper frequencies (315 Hz – 5 kHz):** Strong attenuation with ΔL values typically ranging from 48–60 dB.

This pattern reflects a typical airborne insulation profile for a loft-type event space located above office occupancies, with generally strong attenuation at conversational and high-frequency bands and more modest isolation in the bass range.

Spectral Behavior Over Time





A time-frequency cascade (waterfall) plot recorded at the 6th-floor location shows:

- **Stable mid- and high-frequency decay**, confirming that the floor assembly and adjacent building elements effectively limit higher-frequency sound.
- **Persistent energy below 125 Hz**, indicating low-frequency structure-borne influence and slower decay rates typical of long-wavelength sound in multi-story buildings.

No irregularities, sudden fluctuations, or resonance buildup indicative of flanking failures were observed.

Interpretation Relative to DOB/SLA Considerations

From a DOB standpoint, the measured conditions fall within expected performance ranges for commercial office adjacencies and demonstrate that airborne sound transmission is adequately controlled at mid and high frequencies. Low-frequency transmission is present but consistent with building type and construction and does not indicate unusual deficiencies.

For SLA/community-impact considerations, the results suggest that:

- Normal event programming and music playback should remain manageable for adjacent office units, particularly during daytime hours.
- Low-frequency content from amplified music represents the most perceptible transmission component but can be mitigated through operational controls (speaker placement, EQ/HPF filtering, or subwoofer level management) if needed.

Overall, the measurements confirm that sound transmission from Triangle Loft into the 6th-floor office unit reflects expected building behavior and does not present atypical or excessive impact.

4.2 Eighth Floor Receptor - Results and Analysis

Measurements on the 8th floor were taken to evaluate sound transmission from Triangle Loft into the office unit directly above. Pink noise was generated at the center of the event space, and receiver measurements were recorded toward the front portion of the 8th-floor office, representing a typical exposure point.



Source Levels

Source levels inside Triangle Loft ranged between **76–95 dB(A)** across the measured frequency spectrum, providing stable and consistent excitation for airborne transmission testing.

Receiver Levels



The 8th-floor office exhibited receiver levels between 26–51 dB(A) depending on frequency. Two patterns were observed:

- **Low-frequency bands (63–125 Hz):** Elevated transmission due to structural coupling into the floor/ceiling assembly.
- **Mid and high frequencies (250 Hz – 5 kHz):** Significantly reduced and well-controlled, consistent with expected airborne isolation for this type of building.

Overall, the 8th floor receives slightly more low-frequency energy than the 6th floor, but airborne mid/high transmission remains effectively managed.

Level Difference (ΔL)

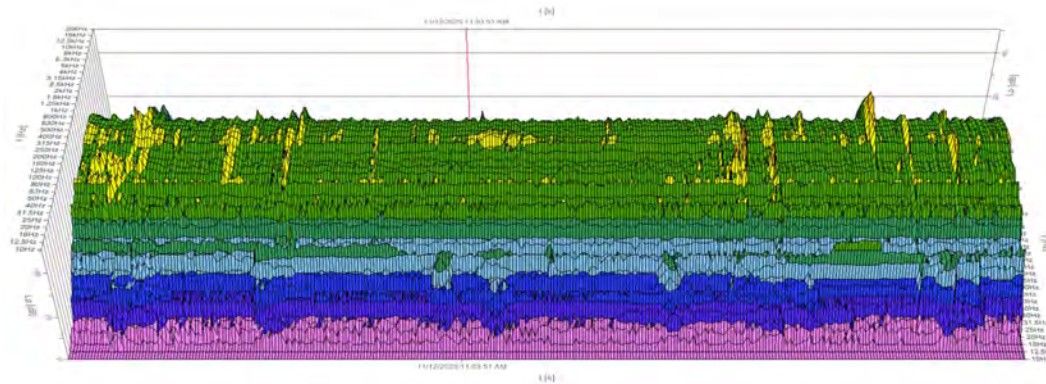
The level difference curve shows:

- **Low frequencies:** ΔL values of approximately 34–46 dB, reflecting typical structure-borne behavior and sensitivity of upper floors to bass transmission.
- **Mid frequencies:** ΔL increases to 43–50 dB, indicating improved airborne performance as frequencies rise.
- **High frequencies:** ΔL values generally in the 49–54 dB range, showing strong attenuation and minimal flanking.



The data reflect expected performance for loft-style construction where low-frequency control is the limiting factor, while mid/high-frequency isolation is effective.

Spectral Behavior Over Time



The waterfall plot shows:

- Persistent low-frequency energy below 100–125 Hz with slower decay, typical of structure-borne transmission.
- Stable, lower-amplitude mid/high-frequency bands with rapid decay and no abnormal peaks or resonances.

These results confirm that noise transmission is dominated by bass frequencies, while speech-range and high-frequency energy are well contained.

Interpretation Relative to DOB/SLA Considerations

From a DOB perspective, the measured performance is consistent with typical office-over-commercial construction and does not indicate unusual or excessive airborne noise transmission.

For SLA and community considerations, low-frequency energy remains the primary audible component, common for event spaces, and can be managed through standard operational controls as needed.

4.3 Art Gallery Receptor – Results and Analysis

Measurements were taken inside the adjacent art gallery located in the neighboring building to the right of Triangle Loft. The microphone was positioned

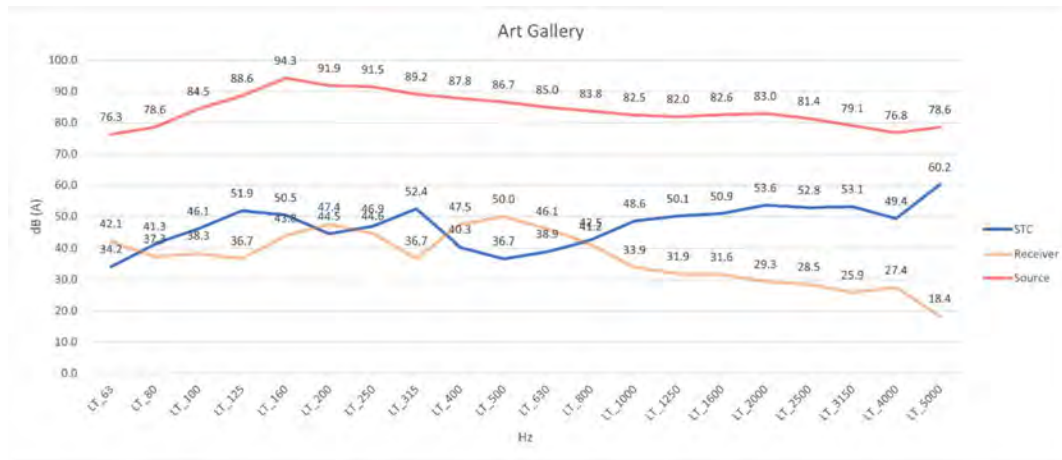


near the center of the space, slightly closer to the shared wall, to capture representative lateral sound transmission.

Source Levels

Pink-noise levels inside Triangle Loft ranged from **76–95 dB(A)** across the measured spectrum, providing consistent excitation for evaluating transmission into the gallery.

Receiver Levels



Receiver levels in the art gallery ranged between 18–46 dB(A):

- **Low frequencies (63–125 Hz):** Moderate transmission, though generally lower compared to the vertically adjacent floors.
- **Mid and high frequencies (250 Hz – 5 kHz):** Well attenuated, reflecting the increased mass and separation provided by the building-to-building boundary.

Because the gallery sits in a separate structure, the lateral assemblies provide stronger isolation than the floors directly above or below the event space.

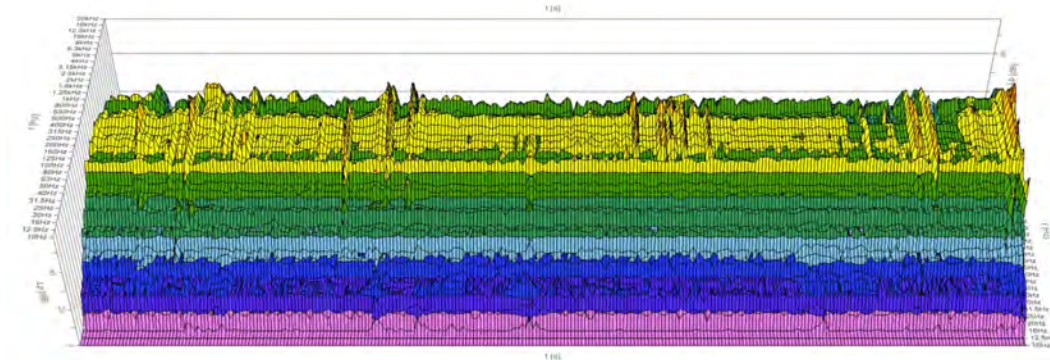
Level Difference (ΔL)

- **Low frequencies:** ΔL values of 34–42 dB, typical of lateral transmission between neighboring buildings.
- **Mid frequencies:** ΔL improves into the 44–52 dB range.
- **High frequencies:** ΔL reaches 48–60 dB, indicating strong airborne isolation at shorter wavelengths.



These results demonstrate that lateral transmission is comparatively well controlled.

Spectral Behavior Over Time



The waterfall plot shows:

- Persistent low-frequency energy, though less pronounced than vertical transmission.
- Stable and controlled mid/high frequencies with no signs of excessive flanking or resonance.
- Some intermittent peaks correspond to external construction noise, not the test signal.

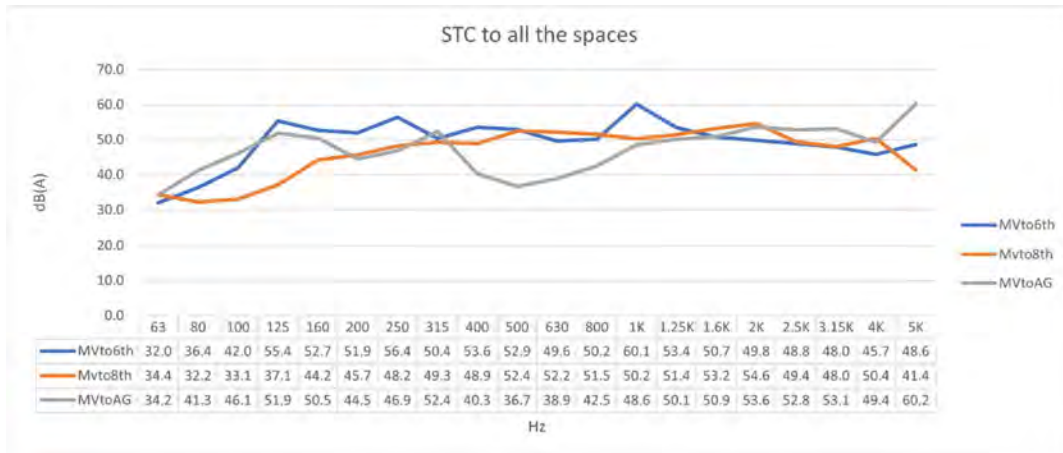
Interpretation Relative to DOB/SLA Considerations

From a DOB standpoint, the lateral transmission into the gallery is consistent with expected performance between neighboring buildings and does not indicate any unusual sound transfer.

For SLA/community considerations, low-frequency energy is detectable but moderate, and mid/high-frequency isolation is strong. Normal event operations should remain compatible with the gallery's use, provided standard sound management practices are maintained.

4.4 Comparative Transmission Performance

A comparison of the level differences (ΔL) from Triangle Loft to all three measurement locations—6th floor, 8th floor, and the adjacent art gallery—shows consistent airborne isolation characteristics with expected variations based on structural relationships.



Low Frequencies (63–125 Hz)

- All spaces show ΔL values in the mid-30s to low-40s, reflecting typical low-frequency transmission for loft-style construction.
- The 8th floor exhibits slightly higher low-frequency sensitivity, consistent with upper-floor coupling.
- The art gallery performs comparably, indicating moderate lateral low-frequency transmission between the buildings.

Mid Frequencies (160–500 Hz)

- 6th-floor ΔL peaks around 50–56 dB, showing the strongest mid-frequency performance among the three.
- 8th floor and art gallery follow closely, generally within the 44–52 dB range.
- This band demonstrates stable airborne isolation with no significant flanking anomalies.

High Frequencies (630 Hz – 5 kHz)

- All spaces achieve 48–60 dB of isolation across the upper spectrum.
- The art gallery displays some of the highest ΔL values in the 2–5 kHz range, due to building-to-building mass separation.
- The 8th and 6th floors perform similarly, with small variations based on room finishes and ceiling types.

Overall Comparison

- **6th Floor:** Strong mid- and high-frequency isolation; typical low-frequency behavior.
- **8th Floor:** Slightly weaker low-frequency performance; otherwise consistent airborne attenuation.
- **Art Gallery:** Lower overall transmission due to structural separation; high-frequency isolation is particularly strong.



General Interpretation

The comparative ΔL data show that:

- Transmission is primarily low-frequency driven, as expected for event spaces with hardwood floors and open layouts.
- Mid- and high-frequency isolation is effective in all receptors and consistent with mixed-use commercial construction.
- Lateral transmission to the art gallery is significantly less impactful than vertical transmission to floors above and below.

These combined results indicate that Triangle Loft maintains expected airborne isolation performance for its building type, with low-frequency sound being the dominant factor influencing perceived transmission.

5. Conclusion & Final Assessment

The acoustical measurements conducted at Triangle Loft demonstrate that airborne sound transmission from the event space into the surrounding occupancies—specifically the 6th floor, 8th floor, and the adjacent art gallery—is generally consistent with expected performance for a mixed-use commercial building of this type. Testing followed standardized procedures using controlled pink noise, calibrated Class-1 instrumentation, and representative receptor locations.

Overall Transmission Behavior

Across all receptor spaces, the results show:

- Strong mid- and high-frequency attenuation, with level differences typically ranging from 48–60 dB, indicating effective airborne isolation and minimal flanking.
- Moderate low-frequency transmission (63–125 Hz) with ΔL values in the mid-30 to low-40 dB range, typical of non-floating floor assemblies, exposed ceilings, and structural coupling found in loft-style buildings.
- Lateral transmission to the adjacent art gallery is lower overall than vertical transmission, benefiting from building-to-building separation, increased mass discontinuity, and independent structural systems.

Impact on Adjacent Occupancies

- 6th Floor: Receives moderate low-frequency energy but demonstrates stable and well-controlled mid/high frequency isolation, aligning with standard office-over-event-space behavior.



- 8th Floor: Exhibits slightly higher low-frequency sensitivity than the 6th floor, which is typical for upper-floor structural coupling, but maintains strong airborne isolation at all higher frequencies.
- Art Gallery: Experiences the least overall transmission, with particularly strong performance in the mid/high bands due to lateral separation between the two buildings.

Compliance and Operational Context

From an acoustical perspective and based on the measured data:

- There is no indication of atypical or excessive airborne noise transmission into any of the evaluated spaces.
- The mid/high-frequency isolation satisfies the expectations for DOB reviews and aligns with common SLA and community-board considerations for mixed-use environments.
- Low-frequency energy, while present—as is typical for event-space activity—remains within a manageable range and can be further controlled through operational measures such as:
 - Bass management and high-pass filtering
 - Subwoofer placement away from direct structural contact
 - Maintaining closed windows and doors during events
 - Reasonable limits on maximum playback levels when necessary

Final Assessment

Based on the data collected, Triangle Loft demonstrates acoustical performance consistent with expected conditions for a commercial event venue located within a mixed-use building. The measured sound transmission levels do not indicate abnormal structural deficiencies, atypical flanking paths, or excessive airborne leakage that would pose a concern under typical operational conditions.

With responsible event-management practices in place, the acoustical behavior of the space is compatible with surrounding occupancies and meets the intent of DOB, SLA, and community-impact expectations for liquor-licensed establishments.