

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME LAM GEN 25 LLC		DOING BUSINESS AS (DBA) Renaissance New York Chelsea Hotel	
STREET ADDRESS 112 West 25th Street		CROSS STREETS 6th Avenue & 7th Avenue	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Jeffrey Lam	ATTORNEY/ REPRESENTATIVE	NAME: Elke A. Hofmann Law, PLLC
	PHONE: (212) 645-3468		PHONE: (212) 487-9100
	EMAIL: jefflam@lamgeneration.com		EMAIL: elke@eahlaw.com
MANAGER	NAME: Real Hospitality Group	LANDLORD	NAME: LAM GEN 25 LLC
	PHONE: (646) 350-0192		PHONE: (212) 645-3468
	EMAIL: sanjay.bedi@rhgcorp.com		EMAIL: jefflam@lamgeneration.com
APPLICATION TYPE <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		Seaport Heights LLC dba Fairfield Inn & Suites FIDI Ann Street Hotel LLC dba ALOFT (FIDI)
	What were the dates applicant was involved with this former premise?		2014 - Present
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am	H: 24hr R: 6am-4am
	Kitchen	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	6am-12am	
	Music			Background Live Music: Occasional,	Music: All hours primarily for private events				
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC	<input checked="" type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> KARAOKE			

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	TBD		63	Apprx. 157	0	2	31
OUTSIDE <i>(Other than sidewalk café)</i>	TBD		10	38	1 (pool deck)	0	0
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?

38 Floors; Capacity per floor TBD

How frequently will the owner(s) be at the establishment?

1-3 per week

Will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will you be hosting private; promotional or corporate events?

YES NO

Will outside promoters be used on a regular basis? If yes please describe.

YES NO

Will you have a security plan? If, yes please attach.

YES NO Plan is under development

Will security plan be implemented?

YES NO

Will State certified security personnel be used?

YES NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO

Will applicant be using delivery bicycles? If yes, how many?

YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?

YES NO N/A

Where will delivery bicycles be stored during the day when not in use?

N/A

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Council Chelsea Block Association - Bill Borock (wborock@hotmail.com)	
	# 2	Fulton House Tenant Association - Miguel Acevedo (acevedoandassociates@gmail.com)	
	# 3	100 West 25th Street - Carla Nordstrom (west25thstreetproject@gmail.com)	
	# 4	100 West 26th Street - Susan Bittenwieser (susanb1011@aol.com)	
	# 5	Penn South - Brendan Keany (bkeany@pennsouth.coop)	
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?		See above	
When did applicant post the notice that was provided?		10/01/2018	
Where did applicant post the notice that was provided?		Exterior Scaffolding	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	NO Hotel Manager info to be provided after opening
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Indoor Parking Garage		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	NO	Due to set back, it will be within property line
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	<input checked="" type="radio"/> NO	Would like to close at 12am
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Rooftop		
When was the air conditioner installed?	Has not yet been installed		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Rear yard, pool deck
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

+ No ticketed events or outside promoters.

ROOFTOP:

+ Rooftop will only be open to hotel guests, patrons of 37th floor restaurant, and invited guests to private events.

+ There will be no bar on rooftop.

+ There will be no day passes sold to rooftop and no public access to rooftop solely for drinking.

+ Rooftop closed and vacated of patrons and staff by midnight Sun-Wed and 1:00 a.m. Thurs-Sat.

+ Background music only, to end by 9:00 p.m. Sun-Thurs and 10:00 p.m. Fri-Sat.

GROUND FLOOR REAR OUTDOOR SPACE:

+ No music of any kind.

+ Capacity limited to 20 seated patrons. No standing by patrons permitted.

+ All food and alcohol by waiter service only.

+ Access by patrons and staff only between hours of 11:00 a.m.-10:00 p.m. Sun-Wed and 11:00 a.m.-11:00 p.m. Thurs-Sat.

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Hotel Stipulations

Area name	Floor	Licensed Occupancy	# Tables	# Seats	# Stand up bars	# Bar stools	# Service Bars	Hours of operation	Music type
Kitchen	2							* 24 / 7 days	
Hotel rooms	4-35							24 / 7 days	
Restaurant	1st	116	35	103	1	12	0	6AM - 4AM	BACKGROUND
Front enclosed	1st	50	4	16	0	0	0	SUN - WED : 11AM - 10PM	NO MUSIC
Backyard	1st	64	10	38*	0	0	0	THUR - SAT : 11AM - 11PM	
Roof		292	13	66	0	0	1	SUN - WED : 7AM - 12AM THUR - SAT : 7AM - 1AM	BACKGROUND SUN - WED : END @ 9PM THUR - SAT : END @ 10PM
Ballroom	2nd	314	N/A	N/A	0	0	0	(Based on Event) TBD - 4AM	BACKGROUND, DJ, LIVE
Restaurant	3rd	292	34	107	1	11	0	TBD - 4AM	BACKGROUND, DJ, LIVE

* CAPACITY LIMITED TO 20

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
November 7, 2018 full board meeting, with 37 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
CB4 Assistant District Manager

Frank Holozubiec
CB4 BLP Committee Co-Chair

Yoni Bokser
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →



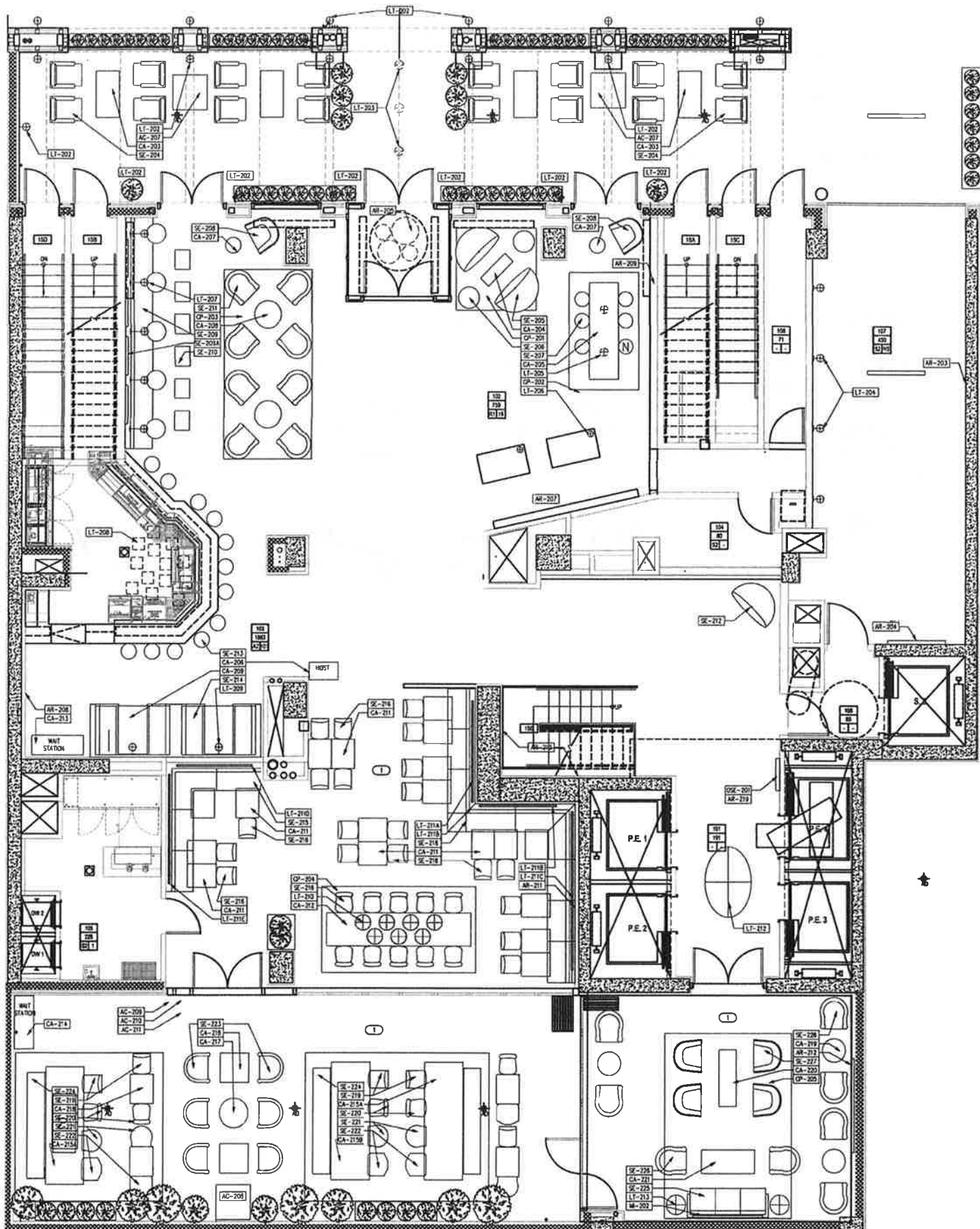
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT



DATE



SHEET NO. 202 PROJECT NO. 10001 DATE 05/15/12 DRAWN BY J.T. CHECKED BY J.T. APPROVED BY J.T. SCALE 1/8" = 1'-0"	SHEET NO. 203 PROJECT NO. 10001 DATE 05/15/12 DRAWN BY J.T. CHECKED BY J.T. APPROVED BY J.T. SCALE 1/8" = 1'-0"	SHEET NO. 204 PROJECT NO. 10001 DATE 05/15/12 DRAWN BY J.T. CHECKED BY J.T. APPROVED BY J.T. SCALE 1/8" = 1'-0"	SHEET NO. 205 PROJECT NO. 10001 DATE 05/15/12 DRAWN BY J.T. CHECKED BY J.T. APPROVED BY J.T. SCALE 1/8" = 1'-0"
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PROJECT TITLE
 PROJECT NO.
 ARCHITECT
 PROJECT NO.
 PROJECT ADDRESS
 PROJECT CITY
 PROJECT STATE
 PROJECT ZIP
 PROJECT PHONE
 PROJECT FAX
 PROJECT EMAIL
 PROJECT WEBSITE
 PROJECT URL

DESIGNER
 STONEHILL TAYLOR
 ARCHITECTS AND PLANNERS
 100 WEST 24th STREET
 NEW YORK, NY 10011
 TEL: 212 255 1234
 FAX: 212 255 1235
 WWW.STONEHILLTAYLOR.COM

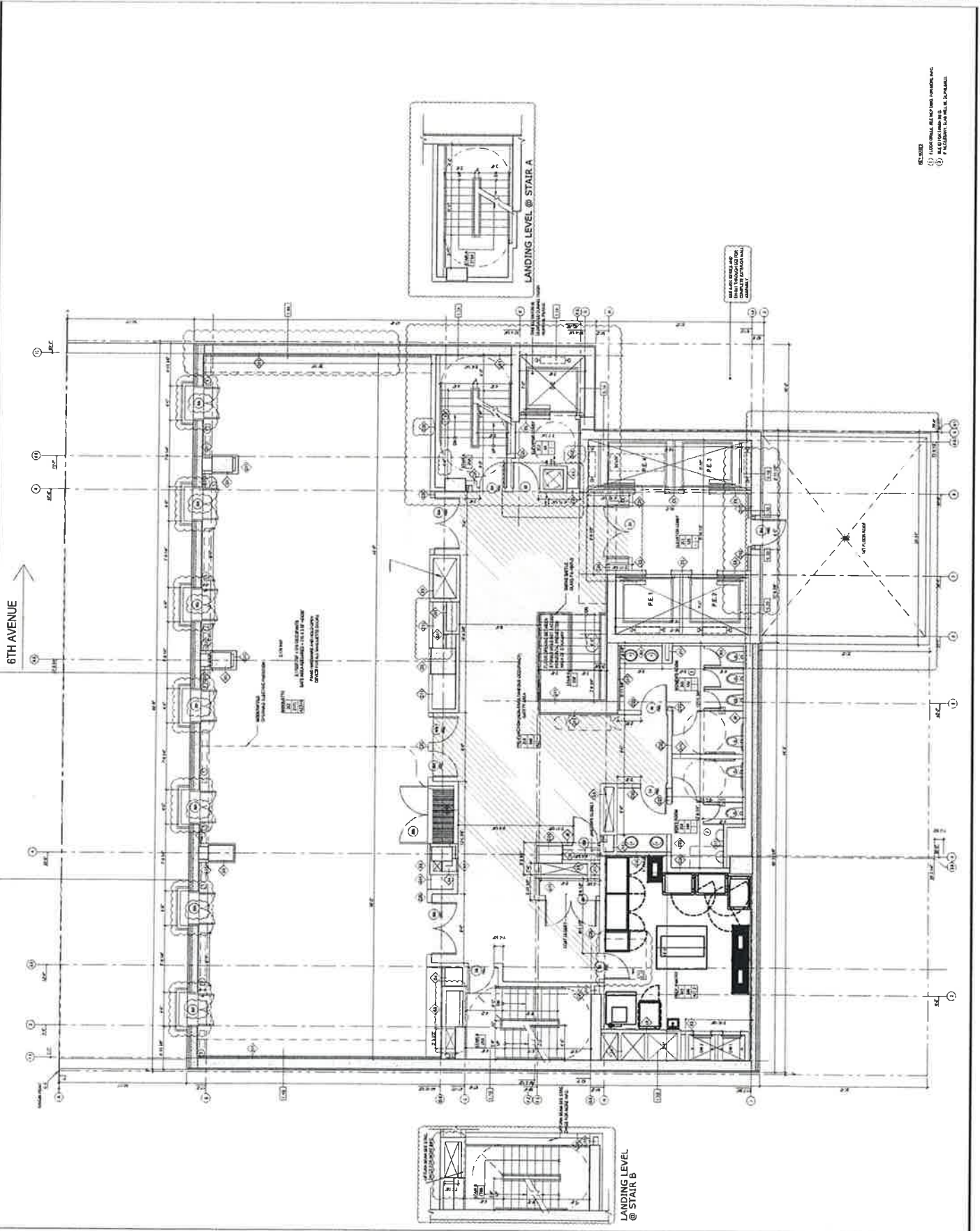
CLIENT
 HOTEL
 100 WEST 24th STREET
 NEW YORK, NY 10011



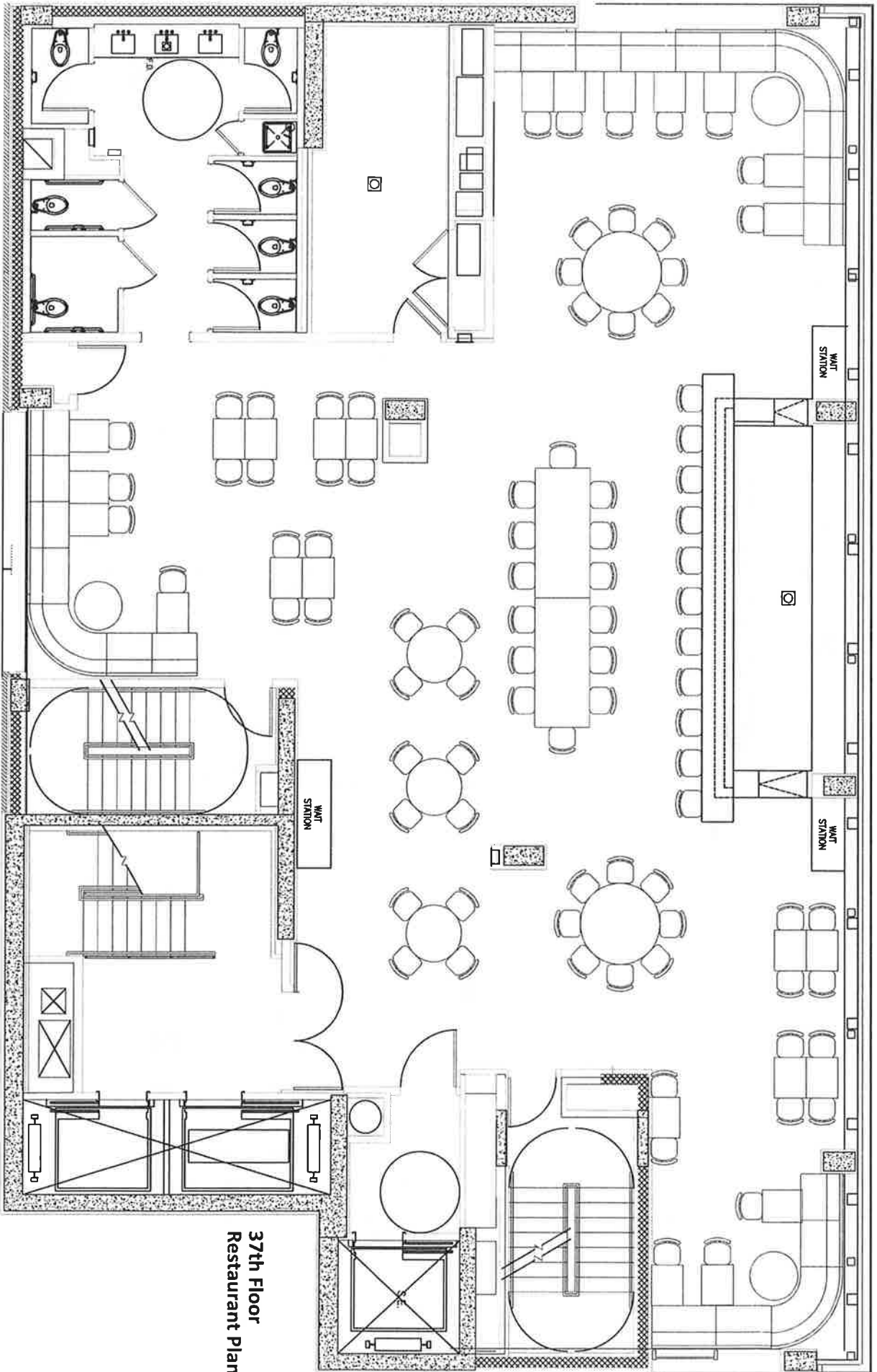
PROJECT
 100 WEST 24th STREET
 HOTEL
 100 WEST 24th STREET
 NEW YORK, NEW YORK 10011

STONEHILL TAYLOR
 ARCHITECTS AND PLANNERS
 2ND FLOOR PLAN

SHEET NO. 205
 PROJECT NO. 10001
 DATE 05/15/12
 DRAWN BY J.T.
 CHECKED BY J.T.
 APPROVED BY J.T.
 SCALE 1/8" = 1'-0"



LEGEND
 (1) DOOR
 (2) WINDOW
 (3) FURNITURE
 (4) FLOOR FINISH



**37th Floor
Restaurant Plan**

SMALL PLATES FOR BAR

NACHO'S 15

melted jack and cheddar cheese, mixed beef and beans with jalapeños, pico de gallo, and sour cream

GRILLED CALAMARI 14

lemony Arugula salad, Capers, Spicy Marinade

STEAK TIDBITS 15

sliced sirloin on toast points

VEGGIE SPRING ROLLS 12

BUFFULO STYLE WINGS OR BONELESS TENDERS 14

mild, medium, hot, sweet & sour or chipotle bbq

AVOCADO FRIES 12

Sweet Chili Dipping Sauce

TRUFFLE FRIES 10

Shaved Parmesan Cheese, Truffle Oil, Mayonnaise

SOUPS /SALADS

SOUP OF THE DAY 9

FRENCH ONION SOUP 9

Melted Swiss, French bread

SEAFOOD MEDLEY 17

shrimp, lobster and crab meat tossed in a chili vinaigrette

SALADS

MIXED GREENS 8

Cucumbers, Tomatoes, Red Onion, Balsamic Vinaigrette,

CAESAR FREE RANGE CHICKEN SALAD 17

Chicken, romaine lettuce, parmesan, croutons & tossed house-made dressing

STEAK SALAD 18

Arugula, Balsamic Vinaigrette, Burrata Cheese, Red Onion

BLASIAN TUNA SALAD 16

Seared Tuna, Cherry Tomatoes, Shaved Carrots, Wasabi Ginger Dressing

GRILLED SHRIP COBB SALAD 15

Hard Boiled Egg, Cucumber, Avocado, Tomato, Shrimp, Blue Cheese Dressing

SANDWICHES, BURGERS AND WRAPS

STEAKHOUSE BURGER 15

Cheddar, Bacon, Specialty BBQ Sauce

CUBAN BURGER 14

Ham, Swiss Cheese, Pickles and Garlic Mayo,

R BURGER 15

Bacon, Egg, Lettuce, Tomato, Cheese Sauce

GRILLED CHICKEN PANINI 14

Roasted Red Pepper, Baby Spinach, Fresh Mozzarella and Pesto Mayo,

GRILLED VEGETABLE PANINI 14

Zucchini, Squash, Portobello Mushroom, Roasted Red Peppers, Goat Cheese

TURKEY CLUB WRAP 14

Seared Tuna, Bacon, Lettuce, Tomato, Wasabi Mayo

CAESAR CHICKEN WRAP 14

Organic Chicken Sliced, Lettuce and Caesar Dressing

MAIN COURSE

FROM THE LAND

PRIME BEEF TENDERLOIN TIP 40

Brandied Onions, Peppercorn Jus

DUCK BREAST 32

faro, cherries, pistachio

LEMON HERB GRILLED HALF ORGANIC CHICKEN 27

warm rice, grilled artichokes

FROM THE SEA

ROSEMARY BROILED COD 30

baby potatoes, asparagus, tomato confit

GRILLED RED SNAPPER 29

Sun-dried tomatoes, white beans, olives, capers, escarole, lemon zest

SEA SCALLOPS 25

Served with sweet corn risotto

PASTAS

CHEESE RAVIOLI PRIMAVERA 19

Portobello mushrooms and shaved radicchio in a light balsamic cream

PENNE PRIMAVERA 17

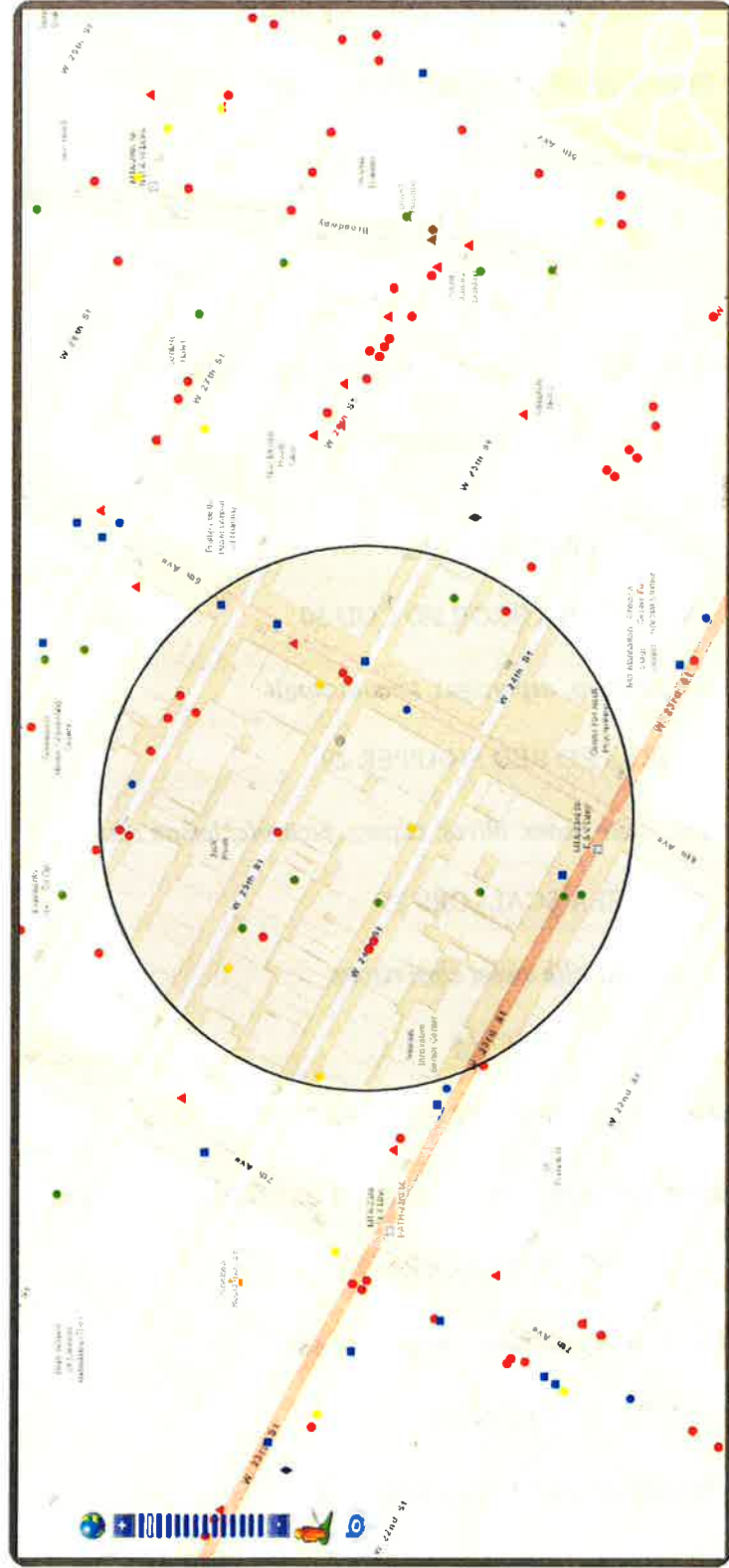
julienne of vegetables, white wine sauce

VEGETARIAN

ROASTED CAULIFLOWER 19

Capers, almonds, raisins

112 W 25th Street





East side view



West side view