

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> An Entity to be formed by Related Partners/Oxford Properties		<b>DOING BUSINESS AS (DBA)</b> TBD (Observation Deck)	
<b>STREET ADDRESS</b> 30 Hudson Yards aka 500 W 33rd St		<b>CROSS STREETS</b> 33rd St & 10th Ave	<b>ZIP CODE</b> 10001
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Related Partners	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Robert S. Bookman - Pesetsky & Bookman, PC
	<b>PHONE:</b> (646)767-3254		<b>PHONE:</b> (212)513-1988
	<b>EMAIL:</b> PCamporini@related.com		<b>EMAIL:</b> rbookman@pb.law
<b>MANAGER</b>	<b>NAME:</b> Rhubarb LLC	<b>LANDLORD</b>	<b>NAME:</b> Hudson Yards North Tower Tenant LLC
	<b>PHONE:</b> 020 8812 3260		<b>PHONE:</b> 646-767-2354
	<b>EMAIL:</b> Laraine.Beament@rhubarb.co.uk		<b>EMAIL:</b> ryan.helkowski@related.com
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Various Rhubarb locations in UK including SkyGarden Observation Deck	
	What were the dates applicant was involved with this former premise?	1006- Present	
<input type="checkbox"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant and Observation Deck <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<b>YES</b>	<input checked="" type="checkbox"/>	January 2019
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.	<b>YES</b>	<input checked="" type="checkbox"/>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b>	<input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/>	<b>NO</b>	

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	
	<b>Operation</b>	8am - 3am	8am - 3am	8am - 3am	8am - 3am	8am - 3am	8am - 3am	8am - 3am	
	<b>Kitchen</b>	-----ALL HOURS OF OPERATION-----							
	<b>Music</b>	-----ALL HOURS OF OPERATION-----							
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/>	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> 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		
<b>INSIDE</b>	See Attached Rider A								
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	See Attached Rider A								
<b>SIDEWALK CAFÉ</b>	N/A								
How many floors are there? What is the capacity for each floor?					3 Floors Capacity - See Rider <input type="checkbox"/>				
How frequently will the owner(s) be at the establishment?					Daily				
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?					YES	<input checked="" type="checkbox"/>			
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="checkbox"/>	NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="checkbox"/>	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="checkbox"/>			
Will you have a security plan? If, yes please attach.					<input checked="" type="checkbox"/>	NO	Security Cameras and roaming security guards through out entire premises at all times		
Will security plan be implemented?					<input checked="" type="checkbox"/>	NO			
Will State certified security personnel be used?					<input checked="" type="checkbox"/>	NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/>	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/>			
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				

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

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> 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	See Rider B Attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		See Rider B Attached	
Who was your contact person at each group you met with?		See Rider B Attached	
When did applicant post the notice that was provided?		11/30/2018 - See Rider B Attached	
Where did applicant post the notice that was provided?		In conspicuous place outside establishment - See Rider B	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO 212-501-1000
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	N/A - new construction		
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="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/>	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/>	
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="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/>	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	n/a
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	NO	n/a
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="checkbox"/>	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="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/>	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	Throughout Premises		
When was the air conditioner installed?	Spring 2019		

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

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

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

- <sup>APPLICANT</sup> WILL SUBMIT WRITTEN METHOD  
OF OPERATION NO LATER  
THAN 12/28/18.
- FOR ALL PRIVATE EVENTS  
FOR MORE THAN 200 PERSONS,  
APPLICANT WILL  
PROVIDE TRAFFIC  
MANAGEMENT PERSONNEL  
AT 33<sup>rd</sup> ST + ~~10<sup>th</sup>~~ Tenth Ave.

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.


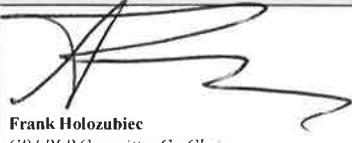

- ALCOHOL SERVICE ON  
LEVEL G7 AND ON LEVEL G8  
EVENT SPACE (WHEN NOT BEING  
USED FOR REWARD EVENTS)  
WILL CEASE NO LATER THAN  
2:00 AM.

*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.*





<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its  January 2, 2019 full board meeting, with 35 members voting in favor  of the recommendation, 0 members opposed, 0 members  abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial   <input type="radio"/> Approval</p>
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**CB4 REPRESENTATIVES**

 <p>Nelly Gonzalez  CB4 Assistant District Manager</p>	 <p>Frank Holozubiec  CB4 BLP Committee Co-Chair</p>	 <p>Yoni Bolser  CB4 BLP Committee Co-Chair</p>
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**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.

<p><b>SIGN HERE</b> →</p>	 <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>12.11.18  DATE</p>
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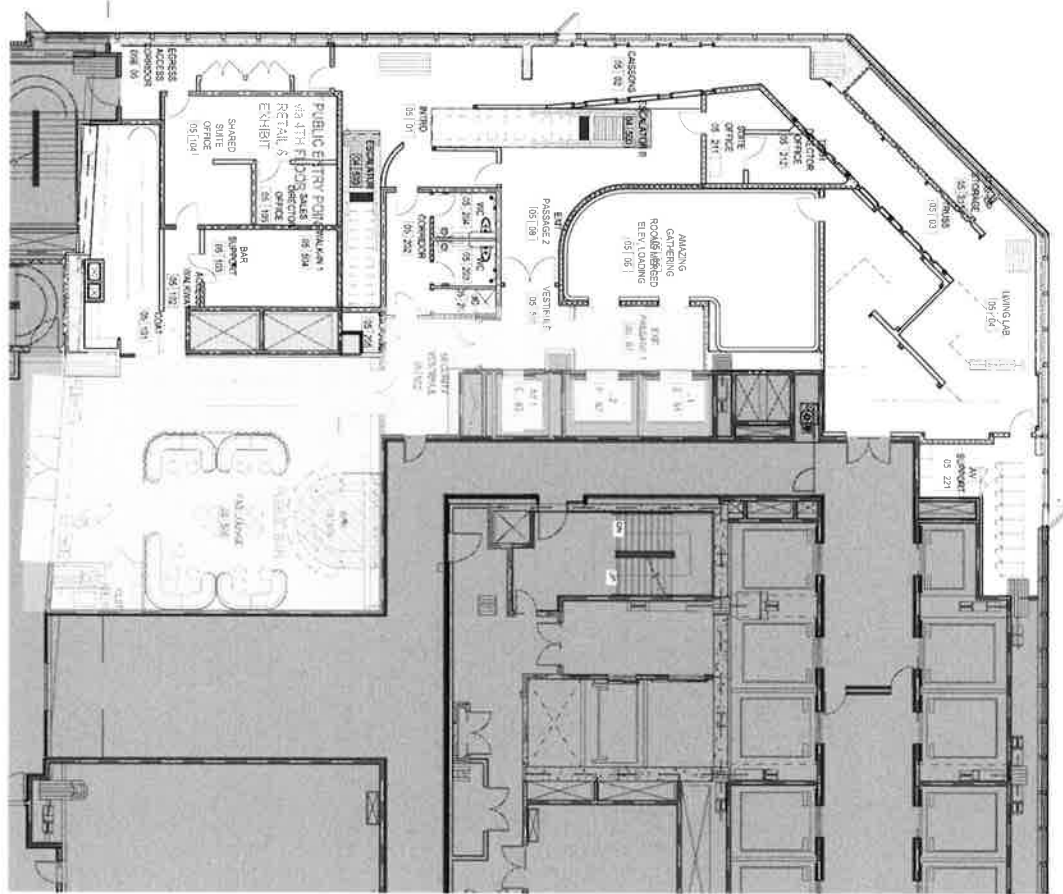
SVP

# Rider A

1. Summary - Seats/Tables Breakdown
2. Layout & Renderings

Hudson Yards Observation Deck  
Support Information

#	Outlet	# of Seats/Tables	Concept	Number of Bars	Approximate Capacity	Hours of Operation
1	Level 5 Lounge	56 seats/11 tables	Light Fare/Artisan Cocktails.	1	100	8am - 3am
2	Level 67 (Interior & Exterior)	0 Seats/0 tables	Serving light fare. One bar located inside & one bar located outside during appropriate weather	2	500	8am - 3am
3	Level 68 (Event Space)	18 high top tables - standing only	Event space with up to 2 public bars	2	500	8am - 3am
4	Level 68 (Restaurant)	173 seats/39 tables	Full service restaurant.	1		8am - 3am



PUBLIC ENTRY POINT  
VIA RETAIL CONCOURSE

**5TH FLOOR** 4,884 SF  
 # OF PATRON BARS (1) / LENGTH OF BARS : 20'-11"  
 # OF INTERIOR TABLES (11) / # OF INTERIOR SEATS : (56)  
 (EVENT MODE SEATING TO VARY)

**HUDSON YARDS-  
 OBSERVATION DECK**  
 TRINANT IMPROVEMENT PROJECT  
 300 West 34th Street  
 New York, NY



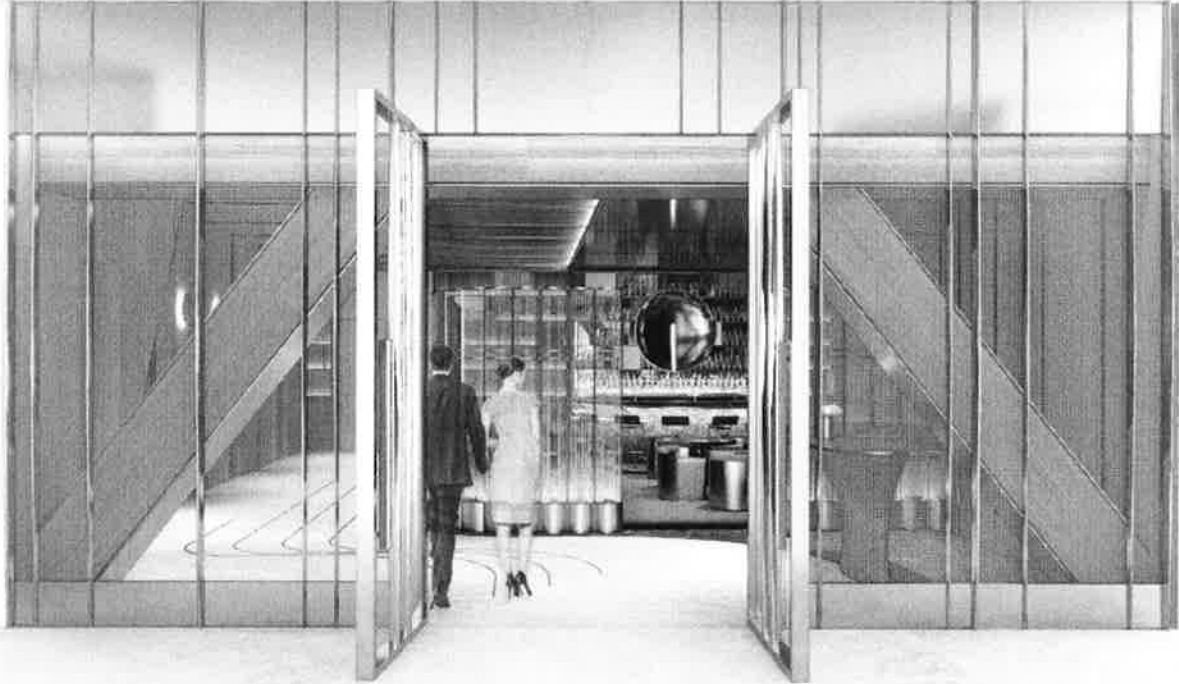
Trinant Architecture  
 400 E. 14th Street  
 New York, NY 10013  
 TEL: 212.981.1800  
 FAX: 212.981.1808  
 Website: trinant.com  
 Architects and Interior Design Firm  
 14217 10th Avenue  
 East 1st St. New York, NY 10014  
 TEL: 212.981.1800  
 FAX: 212.981.1808  
 WWW.trinant.com

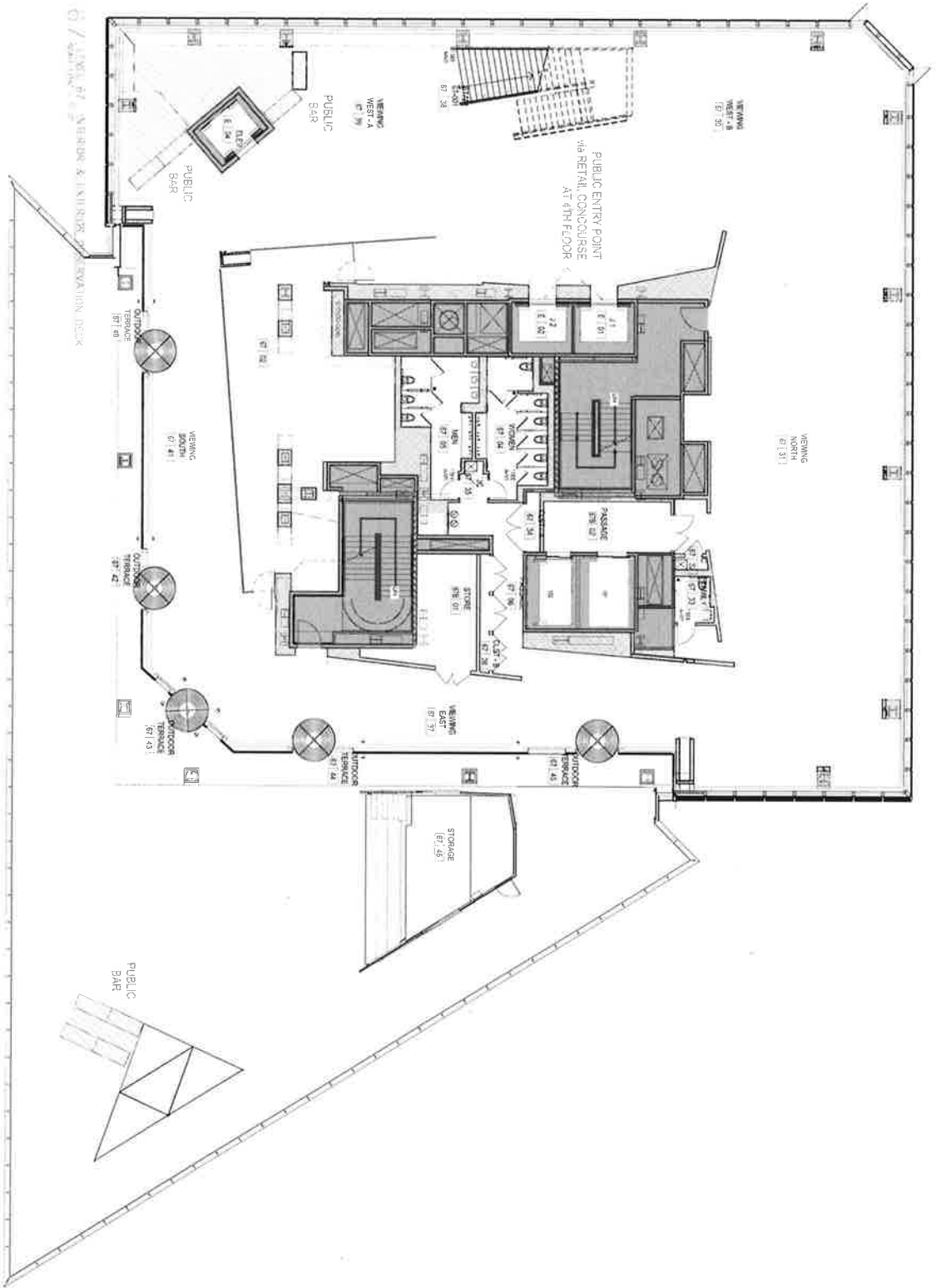
PRINT DATE: 12/03/2018



OVERALL FLOOR  
 PLANS - 5TH  
**EX-105.00**

L5 - LOUNGE ENTRY





**67TH FLOOR** 21,061 SF  
 # OF PATRON BARS (3) / LENGTH OF BARS : 37'-8"  
 # OF INTERIOR TABLES (0) / # OF INTERIOR SEATS : 0  
 (EVENT MODE SEATING TO VARY)

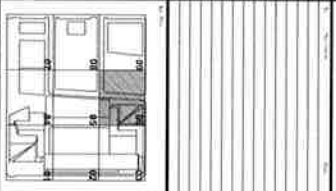
**HUDSON YARDS -  
 OBSERVATION DECK**  
 (TENANT IMPROVEMENT PRODUCT)  
 500 West 34th Street  
 New York, NY 10018



**Client:**  
 Hudson Yards  
 500 West 34th Street  
 New York, NY 10018  
 TEL: 212.901.1800

**Architect of Record:** Pritzker Group  
 1425 Broadway  
 New York, NY 10018  
 TEL: 212.901.1800

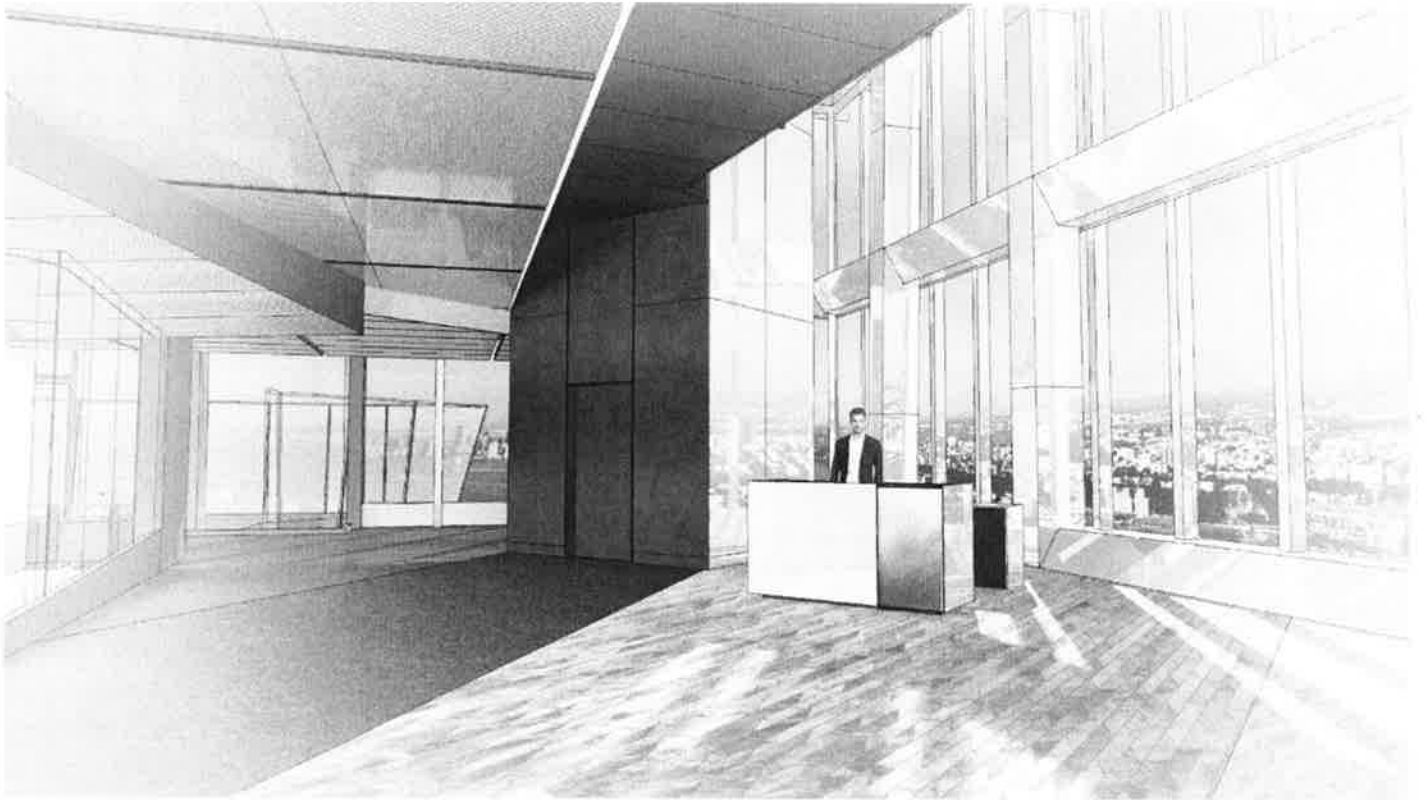
**Architect:**  
 Jones Samuels & Kohn Consulting Engineers  
 500 West 34th Street  
 New York, NY 10018  
 TEL: 212.246.0000

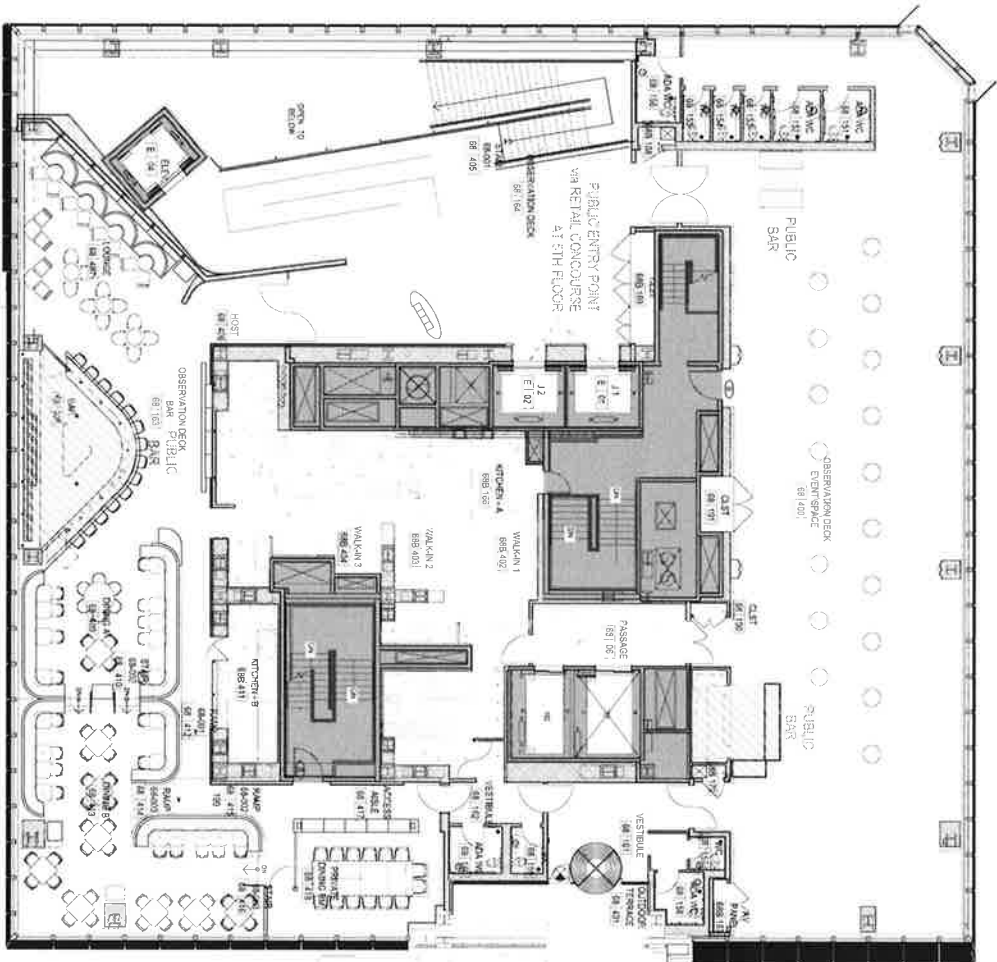


PRINT DATE: 12/03/2018

OVERALL FLOOR  
 PLANS - 67TH  
 EX-167.00

L67 - PUBLIC BAR



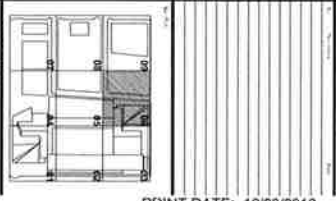


**68TH FLOOR** 13,811 SF  
 # OF PATRON BARS (3) / LENGTH OF BARS: 61'-0"  
 # OF INTERIOR TABLES (57) / # OF INTERIOR SEATS: 173  
 (EVENT MODE SEATING TO VARY)

**HUDSON YARDS -**  
**OBSERVATION DECK**  
 URBAN IMPROVEMENT PROJECT  
 200 WEST 25TH STREET  
 NEW YORK, NY



Architect: Skidmore,
   
Owings & Merrill
   
400 Columbus Circle
   
New York, NY 10023
   
Tel: 212 512 2000
   
Fax: 212 512 2100
   
Project Architect: Daniel Libeskind
   
1471 6th Avenue
   
New York, NY 10019
   
Tel: 212 475 4567
   
Fax: 212 475 4567
   
S/N License #: 03979
   
Architect of Record: Planning, Design &
   
Construction
   
New York, NY 10003
   
Tel: 212 262 8800



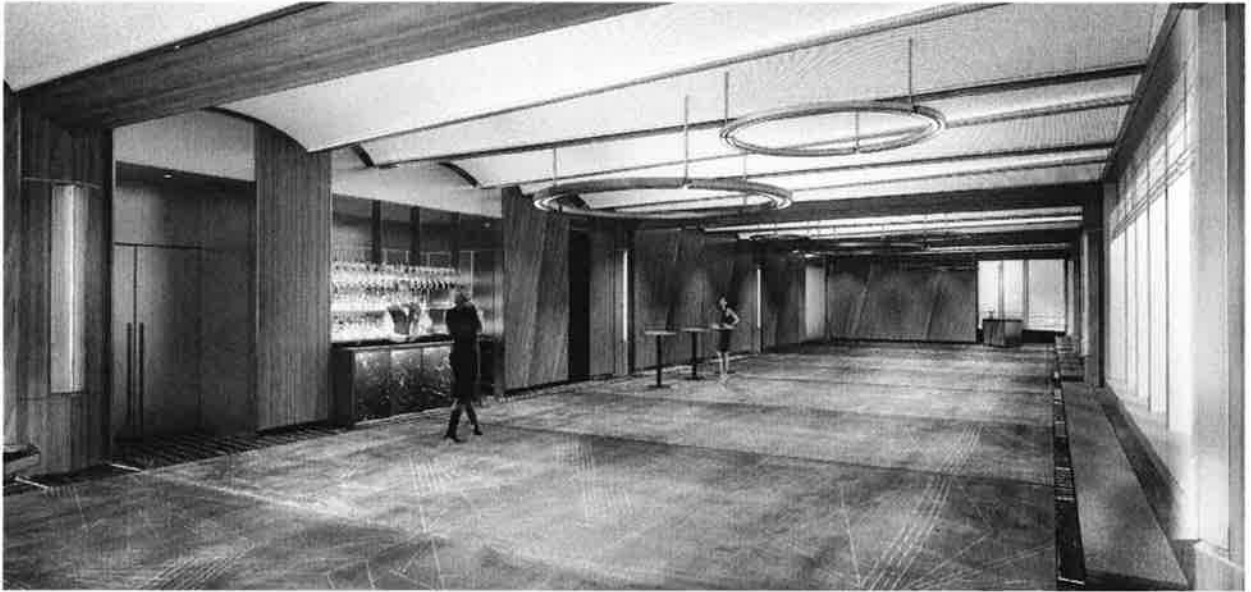
OVERALL FLOOR  
 PLANS - 68TH FLOOR  
**EX-168.00**



L68 - RESTAURANT



L68 - EVENT SPACE



# Rider B

1. Association Outreach
2. Notice Photo

First name	Last name	ORGANIZATION	E-MAIL
Kathleen	Treat	HKN (incl. Dog Run)	kathleentreat123@gmail.com
Frank	Strock	West 36th Street	mcllee7@aol.com
Joe	Restuccia	CHDC (incl. Bob's birdarks)	in.o@clintonhousin.or.restuccia2@clintonhousin.or
Ryan	Marcano	CHDC (incl. Bob's birdarks)	rmarcano@clintonhousin.or
Bob	Benatto	Hudson Yards Hell's Kitchen Alliance	rbenatto@hyhkalliance.org
Patty	Fouris	Hudson Yards Hell's Kitchen Alliance	fouris@hyhkalliance.org
Donna	Lanman	Donna Lanman Costumes	donna@donnalanman.com
Bill	Borock	Council Chelsea Block Association	wborock@hotmail.com
Christine	Berthet	CHEKPEDS	cberthet@me.com

## **Camporini, Patrick**

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:24 PM  
**To:** 'cberthet@me.com'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Christine,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

It is our intention to serve alcohol at all of these locations until approximately 3am. Please note that all consumption will be limited to confines of the premises. We are scheduled to be in front of the community board to speak about our application for a liquor license on December 11.

Please feel free to reach out if you have any questions or concerns. My email is [pcamporini@related.com](mailto:pcamporini@related.com). I would be happy to discuss the project with you directly. Thanks for your time!

**Patrick Camporini**  
Associate

### **RELATED COMPANIES**

60 Columbus Circle  
18<sup>th</sup> Floor  
New York, NY 10023  
(O) 646.767.3254 | (M) 347.504.5930  
[PCamporini@related.com](mailto:PCamporini@related.com)

 **RELATED**

## **Camporini, Patrick**

---

**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:24 PM  
**To:** 'wborock@hotmail.com'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Bill,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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**Patrick Camporini**  
Associate

**RELATED COMPANIES**  
60 Columbus Circle  
18<sup>th</sup> Floor  
New York, NY 10023  
(O) 646.767.3254 | (M) 347.504.5930  
[PCamporini@related.com](mailto:PCamporini@related.com)

**RELATED**

## **Camporini, Patrick**

---

**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:23 PM  
**To:** 'donna@donnalangman.com'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Donna,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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**Patrick Camporini**  
Associate

**RELATED COMPANIES**  
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## **Camporini, Patrick**

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:22 PM  
**To:** 'pgouris@hyhkalliance.org'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Patty,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

It is our intention to serve alcohol at all of these locations until approximately 3am. Please note that all consumption will be limited to confines of the premises. We are scheduled to be in front of the community board to speak about our application for a liquor license on December 11.

Please feel free to reach out if you have any questions or concerns. My email is [pcamporini@related.com](mailto:pcamporini@related.com). I would be happy to discuss the project with you directly. Thanks for your time!

**Patrick Camporini**  
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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:21 PM  
**To:** 'rjbenfatto@hyhkalliance.org'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Bob,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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## **Camporini, Patrick**

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:20 PM  
**To:** 'rmarcano@clintonhousing.org'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Ryan,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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## **Camporini, Patrick**

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:19 PM  
**To:** 'info@clintonhousing.org'; 'jrestuccia2@clintonhousing.org'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Joe,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:18 PM  
**To:** 'mcgee79@aol.com'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Frank,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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## **Camporini, Patrick**

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**From:** Camporini, Patrick  
**Sent:** Wednesday, November 28, 2018 6:17 PM  
**To:** 'kathleentreat123@gmail.com'  
**Subject:** Introduction - 30 Hudson Yards / Observation Deck

Dear Kathleen,

I hope this email finds you well. My name is Patrick Camporini and I work with Related Companies. In late 2019, The Related Companies and Oxford Properties will open a state-of-the-art Observation Deck experience at 30 Hudson Yards. While offering second-to-none views of Manhattan and the surrounding areas, the observation deck will feature the Western Hemisphere's highest outdoor viewing platform located on level 100. In addition to the breathtaking views, we plan to offer patrons the opportunity to dine at the premises: either in our 163 seat restaurant on level 101, throughout the internal/external observation areas on level 100 & 101, or at our 40 seat lounge at the level 5 entry. All locations will be professionally managed by the world class food group, Rhubarb.

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**Patrick Camporini**

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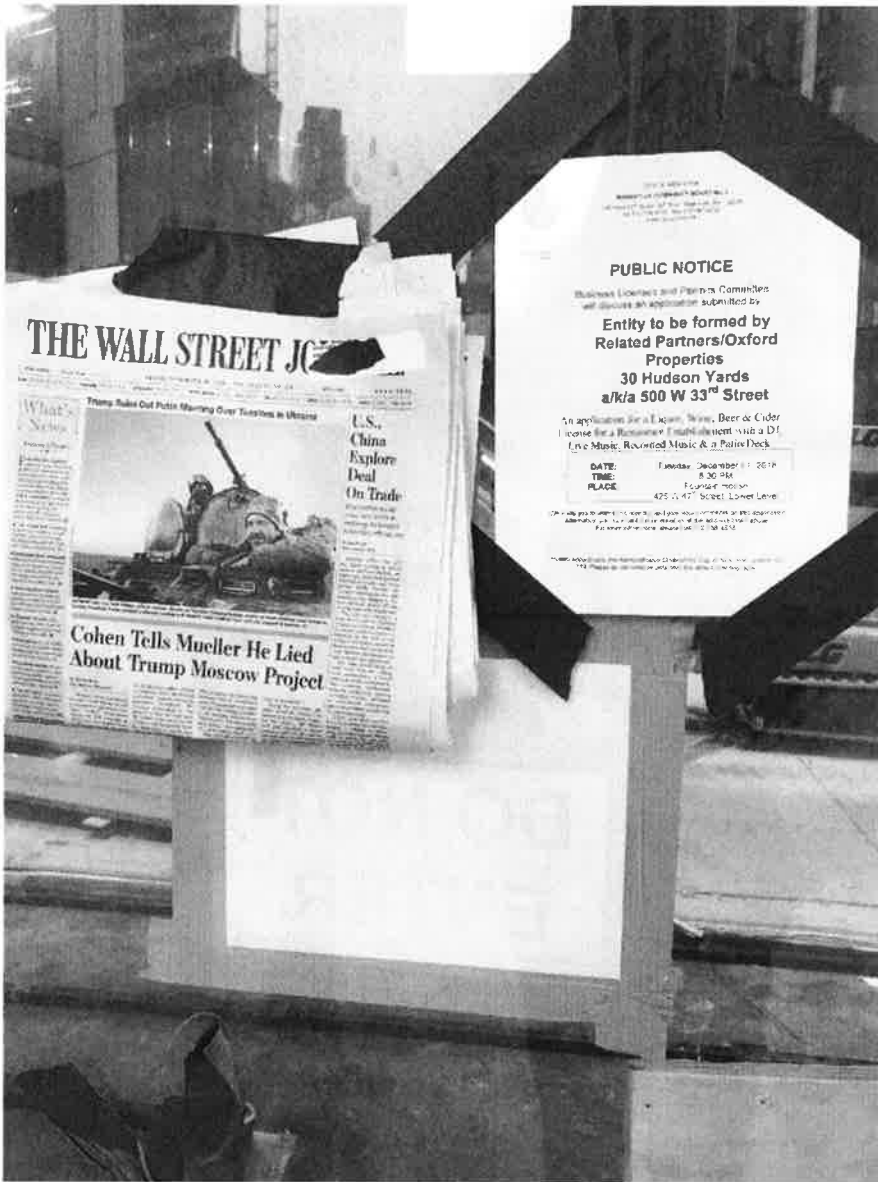
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## Out Putin Meeting Over Tensions in Ukraine



## U.S., China Explore Deal On Trade

Washington would delay new tariffs in exchange for broader policy talks, officials say

By Ben Davis and Lorenzi Wip  
BEIJING (AP)—The U.S. and China, despite the latest tensions and trade war, are exploring a trade deal in which Washington would hold off on new tariffs through the



### PUBLIC NOTICE

Business Licenses and Vendor Licenses will discuss an application submitted to  
**Entity to be formed by Related Partners/Oxford Properties**  
30 Hudson Yards  
aka 500 W 33<sup>rd</sup> Street

An application for a Liquor, Wine, Beer & Cider License for a Restaurant Establishment with a Bar, Live Music, Recorded Music & a Patio Deck

DATE:	Tuesday, December 11, 2018
TIME:	4:30 PM
PLACE:	Pounding House 425 W. 47 <sup>th</sup> Street, Lower East Side

We urge you to attend the hearing, and you may intervene in the application. Alternatively, you may mail your comments to the address above. For more information, please call 212-312-4500.

Public Hearing to the Administrative Code of the City of New York, Section 24-212. Please do not arrive late after the above hearing date.

# Supporting Documents

1. Menu
2. Exterior Photo
3. Sound Study
4. Petition Signatures



## **SKY PROJECT**

Suggested menu ideas;

### **Level 5 Lounge**

#### **Drinks menu**

- House red & white wines
- A selection of signature wines
- House champagne
- Signature cocktails
- Bottled beer & cider
- Soft drinks to include; water, orange, apple, cranberry juice & coke/diet coke
- Hot drinks to include; tea/coffee/hot chocolate

#### **Bar snacks**

- Marinated olives
- Truffle popcorn
- Sweet & salted nuts
- Handmade crisps
- Fish/meat/vegetarian platters

### **Observation Deck (for the L67 public bars)**

#### **Drinks menu**

- House red & white wines (small bottles)
- House champagne (small bottles)
- Bottled beer & cider
- Soft drinks to include; water, OJ, apple juice, coke & diet coke
- Hot drinks to include; tea/coffee/hot chocolate

#### **Snacks**

- Selection of pastries, cakes & muffins
- A selection of Fresh fruit
- Crisps & nuts
- Sandwiches/wraps and rolls
- A selection of chocolate bars

## Level 68 Menu 2

### East Coast Oyster bar

*All served with mignonette, lemon & rye bread - \$4ea or \$22 for half dozen*

Pemaquid – Damariscotta, Maine

Beausoleil – New Brunswick, Canada

Wellfleet – Wellfleet Bay, Massachusetts

Misty Point – Smith Island, Virginia

Belon – Maine

### Crudo kitchen

Heirloom tomato, watermelon, barrel aged feta & puglia olives \$19

Cantaloupe melon, cucumber, natural yoghurt & coriander \$16

Line caught tuna tartare, jade radish, ginger & jalepeno dressing \$23

Shaved arctic char, Dungeness crab, shallot & lemon dressing, avocado \$21

Steak Tartare, confit egg yolks, grilled sour dough \$22 / \$34

Carpaccio of Rose Veal, “Tete de Moine” cheese, truffle dressing \$28

### Small Plates

Seafood & sweetcorn chowder \$18

Mimoulette cheese, green apple grape, celeriac & walnut Salad \$17

Poached Maine Lobster, mango, oregano & grapefruit vinaigrette \$29

Rotisserie grilled octopus, potato & scallion salad, ancho chilli dressing \$18

Iberico Belota Ham, figs, carta di musica \$32

Vitello tonatto, crisp celery & caper berries \$26

### Mains

Biodynamic risotto, mushroom & aged parmesan (add truffle ??? Per gm) \$19/\$27

Roast fillet of Black bass, braised calamari, fennel \$34

Seared King Scallops, kabocha squash, tarragon & hazlenuts \$36

USDA prime 38 day aged rotisserie striploin, roasted beets & sand carrots, dirty bernaise - thin cut/  
thick cut \$36/\$52 served from the trolley

Suckling pig porchetta with chorizo & pineapple \$29

Hay Rotisserie Summerhills farm chicken, Hassleback potatoes, Ranch Dressing \$78 for 2 persons

Sides \$9

Triple fried potato wedges, spiced Mayo

Rotisserie sweet potato, blue cheese & crispy bacon

Roasted beet salad, hazelnuts

Truffle Mac and cheese

Market arancini

Crisp wedge salad, buttermilk dressing

Desserts

Baked Alaska for 2 \$25

Apple Tarte Tatin, calvados crème fraiche \$11

Bitter Chocolate Mousse, vanilla poached pears, almonds & honey \$12

Classic lemon tart, raspberry sorbet \$10

Orange liquor savarin, Chantilly cream, macerated mandarins \$11

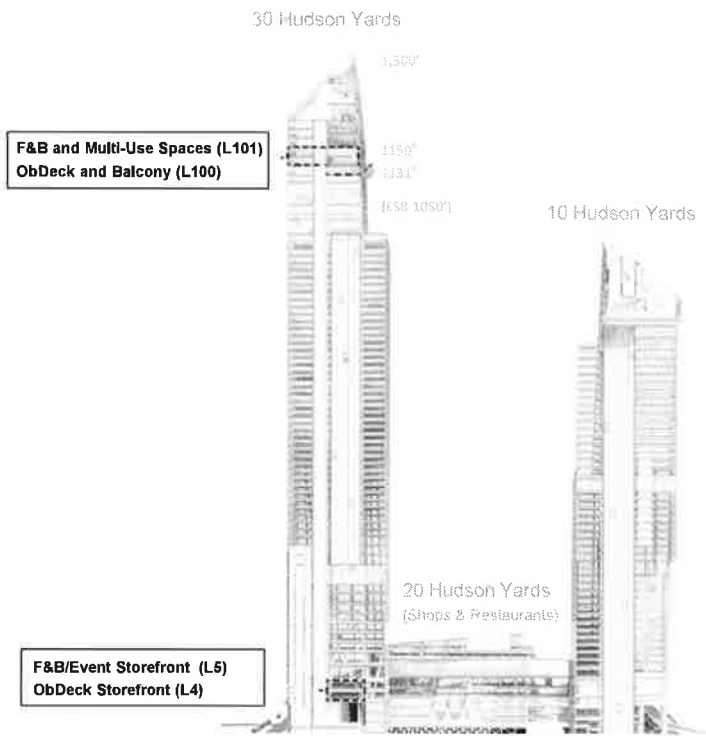
Cheese, chutney, honey and biscuits \$14

# PROJECT LOCATION

## Eastern Yards Plan



## Plaza Elevation (looking West)



# PROJECT EXTERIOR



--- Level 68 - 1150'  
--- Level 67 - 1131'

--- Level 5 - Lounge

November 13, 2018

Mr. Michael Gilbane  
The Related Companies, L.P.  
60 Columbus Circle  
New York, NY 10023

Ref: 30 Hudson Yards - Liquor License  
Acoustic Considerations  
LL project number 11474

Dear Michael,

Longman Lindsey is the acoustical consultant for the 30 Hudson Yards Observation Deck. Throughout the design we have considered the impact from the outdoor terrace and indoor event spaces to surrounding properties and have included provisions within the design to ensure the adjacent buildings and in particular, neighboring residential buildings are not impacted. The following summarizes and elaborates on these items further.

### 1.0 Space Layout

Both the outdoor observation terrace and indoor bar are located on the 67<sup>th</sup> and 68<sup>th</sup> Floors of the building, nearly 1,000 feet above ground level. Adjacent buildings are located to the east and south of the observation deck with those to the west shielded by the 30 Hudson Yards building itself. These buildings are many hundreds of feet away.

The outdoor terrace has the most potential to impact surrounding spaces as noise will travel more easily as compared to the indoor event areas.

### 2.0 Acoustic Criteria

Noise from the rooftop terrace and indoor event spaces must comply with NYC Commercial Music Code, Section 24-231 at receiving residential properties. This code requirement is very strict, requiring 45 dBA inside dwelling units with additional limitation at low frequencies (bass), see attached appendix for complete text. Compliance with code will require the volume level of any audio amplification to be limited.

### 3.0 Acoustic Design Considerations

To ensure noise from the terrace will not impact adjacent apartment residents the design team has taken the following steps:

- The speaker design for the outdoor terrace will be limited to general PA and background music. The sound levels generated by this PA system and background music will be at or below 80dBA which will be inaudible at any adjacent property or at street level.
- The system will use an electronic limiter which will be used to set maximum allowable volume output from the speakers on the terrace. This will be programmed into the system so that regardless of how loud an employee attempts turn up the volume it will not exceed the pre-defined limit.

# Longman Lindsey

The above summarizes our comments and recommendations at this time. Should you have any comments or questions, please do not hesitate to contact us at your earliest convenience.

Very Truly Yours,  
For Longman Lindsey

A handwritten signature in black ink, appearing to read "John D. Longman", with a stylized flourish extending to the right.

John D. Longman  
President