

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>Equinox Hudson Yards, Inc.</b>		DOING BUSINESS AS (DBA)	
STREET ADDRESS <b>35 Hudson Yards, a/k/a 560 W. 33rd St</b>		CROSS STREETS <b>Hudson Blvd E.</b>	ZIP CODE <b>10001</b>
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: <b>Harvey Spevak/Scott Rosen/ Paul Tizik</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Robert S. Bookman - Pesetsky &amp; Bookman, PC</b>
	PHONE: <b>212-774-6391</b>		PHONE: <b>212-513-1988</b>
	EMAIL: <b>luba.senatorova@equinox.com</b>		EMAIL: <b>rbookman@pb.law</b>
MANAGER	NAME: <b>Michael Dolloway</b>	LANDLORD	NAME: <b>ERY North Tower RHC Tenant LLC</b>
	PHONE: <b>917-439-6259</b>		PHONE: <b>212-801-1000</b>
	EMAIL: <b>md@brkncnt.com</b>		EMAIL: <b>luba.senatorova@equinox.com</b>
APPLICATION TYPE ( <input checked="" type="checkbox"/> <b>Liquor License</b> <input type="checkbox"/> <b>Unenclosed Sidewalk Cafe</b> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?	<b>Equinox 45 Rockefeller Plaza 330 E 61 Street 160 Columbus Ave</b>	
	What were the dates applicant was involved with this former premise?	<b>2011 - Present</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <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>			
TYPE OF ALCOHOL	<input checked="" type="radio"/> <b>Liquor/Wine/Beer &amp; Cider</b> <input type="radio"/> <b>Beer &amp; Cider</b> <input type="radio"/> <b>Wine/Beer &amp; Cider</b>		
ESTABLISHMENT TYPE	<input type="radio"/> <b>Restaurant</b> <input type="radio"/> <b>Cabaret</b> <input type="radio"/> <b>Night Club</b> <input type="radio"/> <b>Hotel</b> <input type="radio"/> <b>Bar/Tavern</b> <input type="radio"/> <b>Catering Establishment</b> <input checked="" type="radio"/> <b>Health &amp; Fitness Club</b> <input type="radio"/> <b>Adult Entertainment</b> <input type="radio"/> <b>Wine Bar</b> <input type="radio"/> <b>Dance Club</b> <input type="radio"/> <b>Sports Bar</b> <input type="radio"/> <b>Club (Fraternal Organization - Members Only)</b>		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> <b>NO</b>	<b>After meeting</b>
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.	YES	<input checked="" type="radio"/> <b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <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>	5am-11pm	Ca ☐ ☐ 1 ☐ ☐	5am-11pm	5am-11pm	5am-11pm	7am-10pm	7am-10pm
	<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"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input type="checkbox"/> <b>DJ</b>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>	

**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>	20	20	7	11	1	1	9
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	163	163	25	80	0	0	0
<b>SIDEWALK CAFÉ</b>	-----	-----	-----	-----	-----	-----	-----

How many floors are there? What is the capacity for each floor?	1 Floor, 372 occupants re: Entire health club	
How frequently will the owner(s) be at the establishment?	2-4 times a week	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will you be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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
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="radio"/> YES	NO Hudson Yards
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

<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 outreach emails in Rider A attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	12/17/2018	
Who was your contact person at each group you met with?	See Rider A attached	
When did applicant post the notice that was provided?	12/14/2018	
Where did applicant post the notice that was provided?	All light poles on the block	
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 To be provided
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

<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="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to 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 type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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?	<input checked="" type="radio"/> YES	NO	
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?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> 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?	Central a/c		
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="radio"/> YES	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	NO	Terrace
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	<input checked="" type="radio"/> NO	10pm - Saturday & Sunday 11pm - other days
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	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 checked="" 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	n/a
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 <sup>st</sup> and March 21 <sup>st</sup> , 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)**

- Applicant will implement all recommendations of 1/2/19 acoustical design statement from SIA Acoustics
- Any music (indoor or outdoor) will be set at levels to ensure that it is not audible from street level or Hudson Blvd & Park
- Access to establishment will be for members only
- There will be no private events or parties on outdoor terrace

*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.***



Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 February 6, 2019 full board meeting, with 33 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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>
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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>SIGN HERE →</p>	<p>LUBA SENATOROVA            PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT</p>	<p>01/08/2019          DATE</p>
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SR. DIRECTOR OF  
 ENTITLEMENTS

# Rider A

Outreach Emails

Proof of Notice Posted



Janelle Alexander <janelle@pb.law>

## 560 W 33rd Street (aka 35 Hudson Yards) - Application for Liquor License by Equinox and Broken Coconut

7 messages

Luba Senatorova <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "kathleentreat123@gmail.com" <kathleentreat123@gmail.com>

Cc: Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>, Jordan Rait <jordan.rait@equinox.com>

Greetings,

We wanted to reach out to you to let you know that Equinox in partnership with Broken Coconut is looking to open a café with liquor, wine and beer service on the 5th floor at the Hudson Yards Equinox club and will be applying for a liquor license.

The proposed Café will operate within an enclosed space, as well as an open terrace on the 5th floor roof setback. The terrace has a swimming pool on the south side with adjacent sunbathing and lounge furniture, and on the east side, tables and chairs for seating and lounging. Terrace will be open for a limited season, usually beginning Memorial Day weekend and ending late October. Operating hours of the terrace will be from 5:00am to 11:00pm Monday through Friday and 7:00am – 10:00pm on weekends.

Landscaping and planters proposed throughout the terrace. Audio system will have volume limiters to control the sound level. Background music will be played during the terrace operating hours. Lighting will be integrated into exterior elements including handrails, planters, exterior trellies, submerged in swimming pool. Floor recessed lighting will also be implemented, as well as a limited number of wall washing fixtures, and assorted lanterns with proximity to seating areas. All light fixtures will be low height and controlled via timeclock and dimming panel.

The food offering at the café will include salads, sandwiches, paninis, as well as fresh made juices, smoothies, hot and cold beverages, fruit and light snacks. Every element of eating and drinking has been given special consideration from the spaces to the ingredients, table tops and lighting and to the quintessential breakfast through late night supper.

The application for a liquor license is scheduled for Tuesday, January 8, 2019 Community Board 4 Committee Meeting.

If you would like to learn more about the proposed venue, please contact:

**KATZIE GUY-HAMILTON**  
**EQUINOX | DIRECTOR, FOOD & BEVERAGE**  
T.646.871.7456  
katzie.guy-hamilton@equinox.com

Thank you

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

Luba Senatorova <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "mcgee79@aol.com" <mcgee79@aol.com>

Cc: Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>, Jordan Rait <jordan.raita@equinox.com>

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Luba Senatorova <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "info@clintonhousing.org" <info@clintonhousing.org>, "jrestuccia2@clintonhousing.org"

<jrestuccia2@clintonhousing.org>, "rmarcano@clintonhousing.org" <rmarcano@clintonhousing.org>

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**Luba Senatorova** <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "rjbenfatto@hyhkalliance.org" <rjbenfatto@hyhkalliance.org>, "pgouris@hyhkalliance.org" <pgouris@hyhkalliance.org>  
Cc: Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>, Jordan Rait <jordan.rait@equinox.com>

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katzie.guy-hamilton@equinox.com

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The food offering at the café will include salads, sandwiches, paninis, as well as fresh made juices, smoothies, hot and cold beverages, fruit and light snacks. Every element of eating and drinking has been given special consideration from the spaces to the ingredients, table tops and lighting and to the quintessential breakfast through late night supper.

The application for a liquor license is scheduled for Tuesday, January 8, 2019 Community Board 4 Committee Meeting.

If you would like to learn more about the proposed venue, please contact:

**KATZIE GUY-HAMILTON**  
**EQUINOX | DIRECTOR, FOOD & BEVERAGE**  
T.646.871.7456  
katzie.guy-hamilton@equinox.com

Thank you

---

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---

**Luba Senatorova** <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "wborock@hotmail.com" <wborock@hotmail.com>

Cc: Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>, Jordan Rait <jordan.rait@equinox.com>

Greetings,

We wanted to reach out to you to let you know that Equinox in partnership with Broken Coconut is looking to open a café with liquor, wine and beer service on the 5th floor at the Hudson Yards Equinox club and will be applying for a liquor license.

The proposed Café will operate within an enclosed space, as well as an open terrace on the 5th floor roof setback. The terrace has a swimming pool on the south side with adjacent sunbathing and lounge furniture, and on the east side, tables and chairs for seating and lounging. Terrace will be open for a limited season, usually beginning Memorial Day weekend and ending late October. Operating hours of the terrace will be from 5:00am to 11:00pm Monday through Friday and 7:00am – 10:00pm on weekends.

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---

**Luba Senatorova** <luba.senatorova@equinox.com>

Mon, Dec 17, 2018 at 11:55 PM

To: "cberthet@me.com" <cberthet@me.com>

Cc: Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>, Jordan Rait <jordan.rait@equinox.com>

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katzie.guy-hamilton@equinox.com

Thank you

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Janelle Alexander <janelle@pb.law>

## 560 W 33rd Street (aka 35 Hudson Yards) - Application for Liquor License by Equinox and Broken Coconut

Luba Senatorova <luba.senatorova@equinox.com>  
To: "janelle@pb.law" <janelle@pb.law>  
Cc: "rbookman@pb.law" <rbookman@pb.law>

Thu, Dec 20, 2018 at 10:12 PM

FYI - outreach to HotelAmericano.

Begin forwarded message:

**From:** Katzie Guy-Hamilton <katzie.guy-hamilton@equinox.com>  
**Date:** December 20, 2018 at 11:13:14 AM EST  
**To:** "kevin.fenton@hotel-americano.com" <kevin.fenton@hotel-americano.com>  
**Cc:** Jordan Rait <jordan.raita@equinox.com>, Luba Senatorova <luba.senatorova@equinox.com>  
**Subject:** 560 W 33rd Street (aka 35 Hudson Yards) - Application for Liquor License by Equinox and Broken Coconut

Greetings Kevin,

I spoke with your wonderful front desk Danny who passed your email

We wanted to reach out to you to let you know that Equinox in partnership with Broken Coconut is looking to open a café with liquor, wine and beer service on the 5th floor at the Hudson Yards Equinox club and will be applying for a liquor license.

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**KATZIE GUY-HAMILTON**  
**EQUINOX | DIRECTOR, FOOD & BEVERAGE**  
T.646.871.7456  
katzie.guy-hamilton@equinox.com

Thank you

KATZIE GUY-HAMILTON  
EQUINOX | DIRECTOR, FOOD & BEVERAGE  
895 BROADWAY  
NEW YORK, NY 10003  
T.646.871.7456

C.646-630-6193

EQUINOX.COM

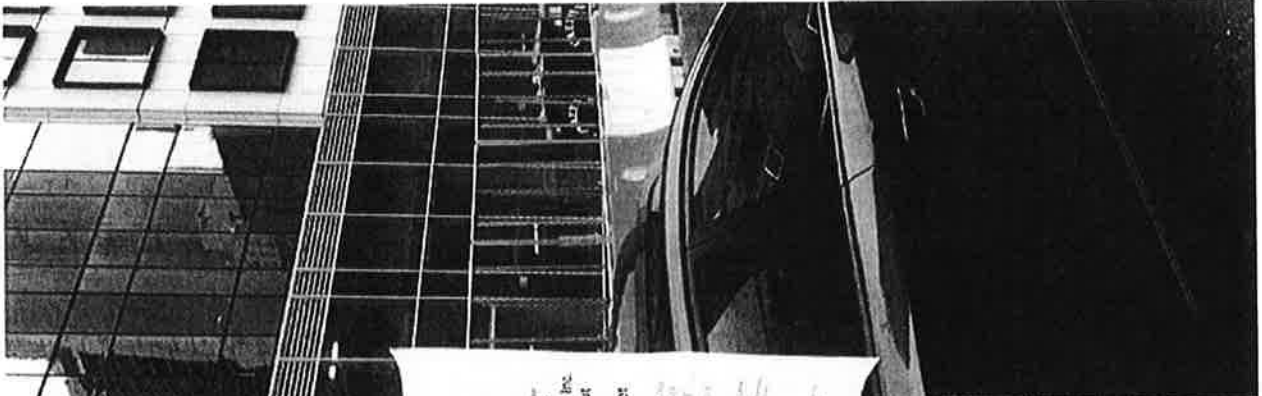
#ItsNotFitnessItsLife

**EQUINOX**

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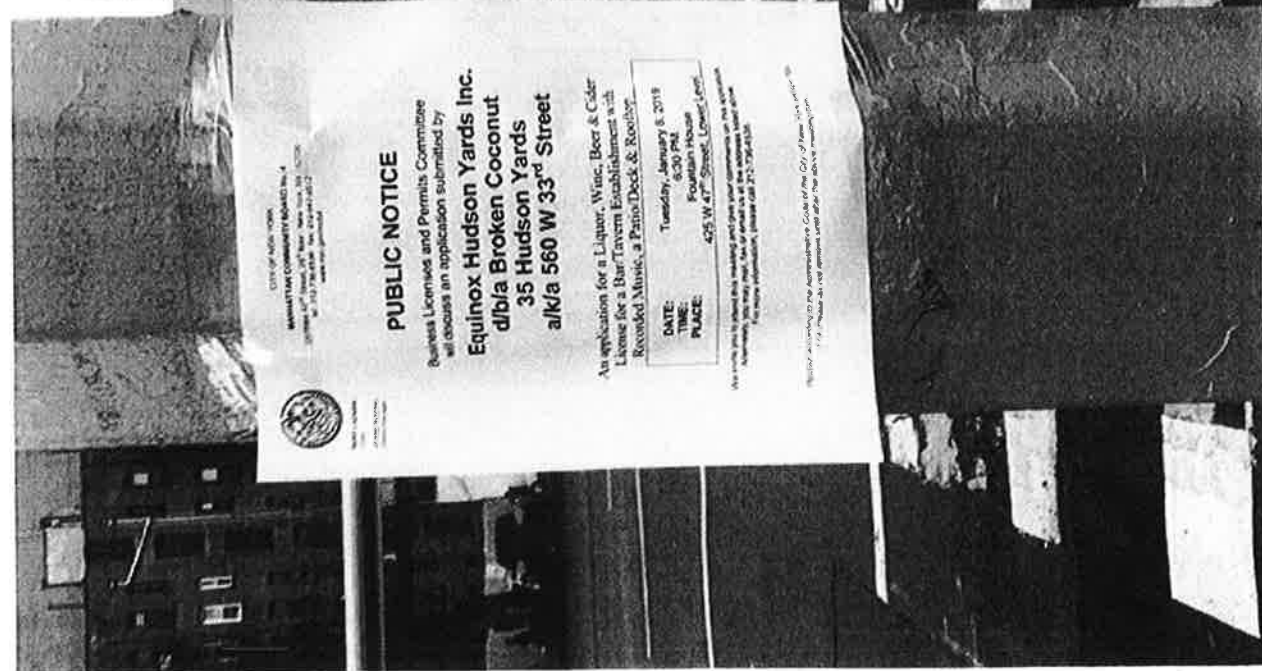
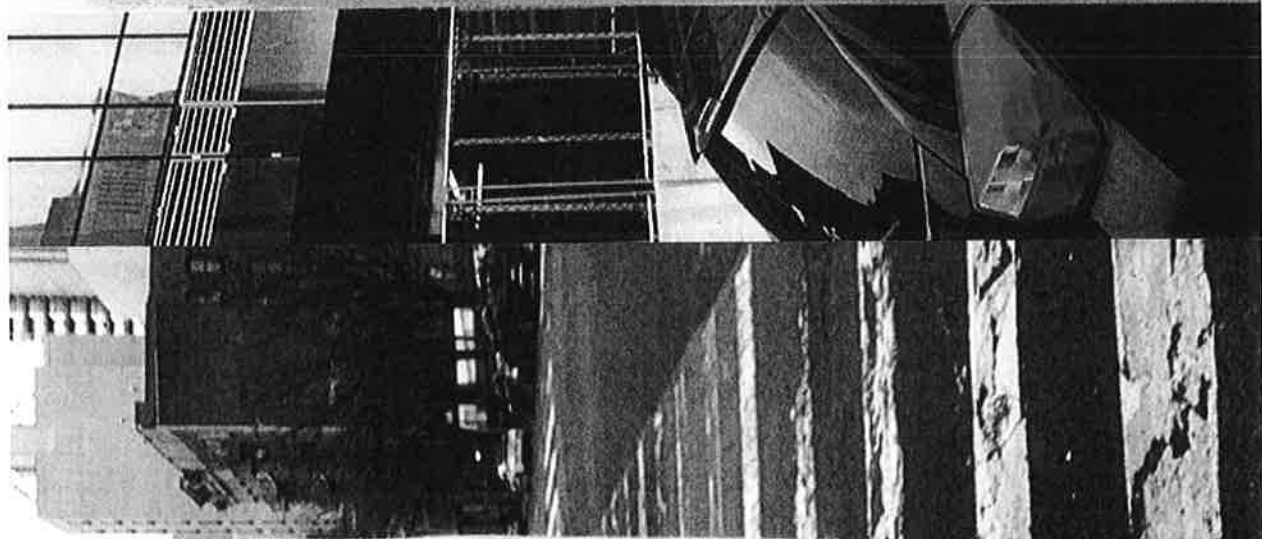
**CITY OF HUDSON**  
**ALBANY COMMUNITY BOARD No. 4**  
 100 State Street, 3rd Floor, Albany, NY 12242  
 Tel: 518.762.4300 Fax: 518.486.4322  
 www.ci.hudson.ny.us

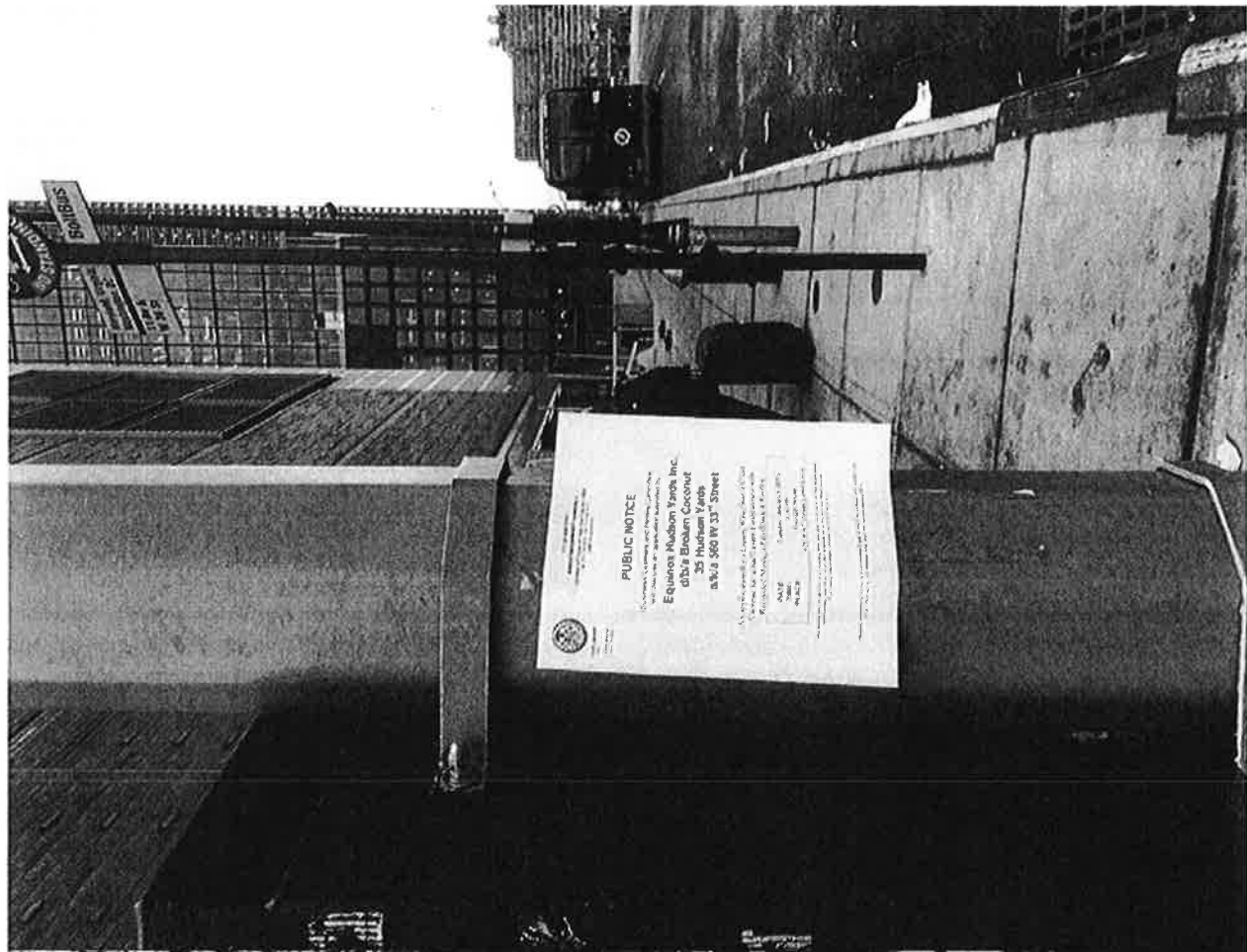
**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Equinox Hudson Yards Inc.**  
**d/b/a Broken Coconut**  
**35 Hudson Yards**  
**a/k/a 560 W 33<sup>rd</sup> Street**

An application for a Liquor, Wine, Beer & Cider License for a Bar/Tavern Establishment with Recorded Music, a Patio Deck & Rooftop.  
**DATE:** Tuesday, January 8, 2018  
**TIME:** 8:00 PM  
**PLACE:** Fountain & Lower Level  
 425 W 41<sup>st</sup> Street, Lower Level

This notice is to advise the public and give your comments on the application to the Albany, NY City Board. See application at 100 State Street, Albany, NY. For more information, please call 518.762.4300.

Notice is hereby given that the Administrative Code of the City of Hudson, New York, Chapter 114, Article 114-101, requires that this application be made available to the public for review.

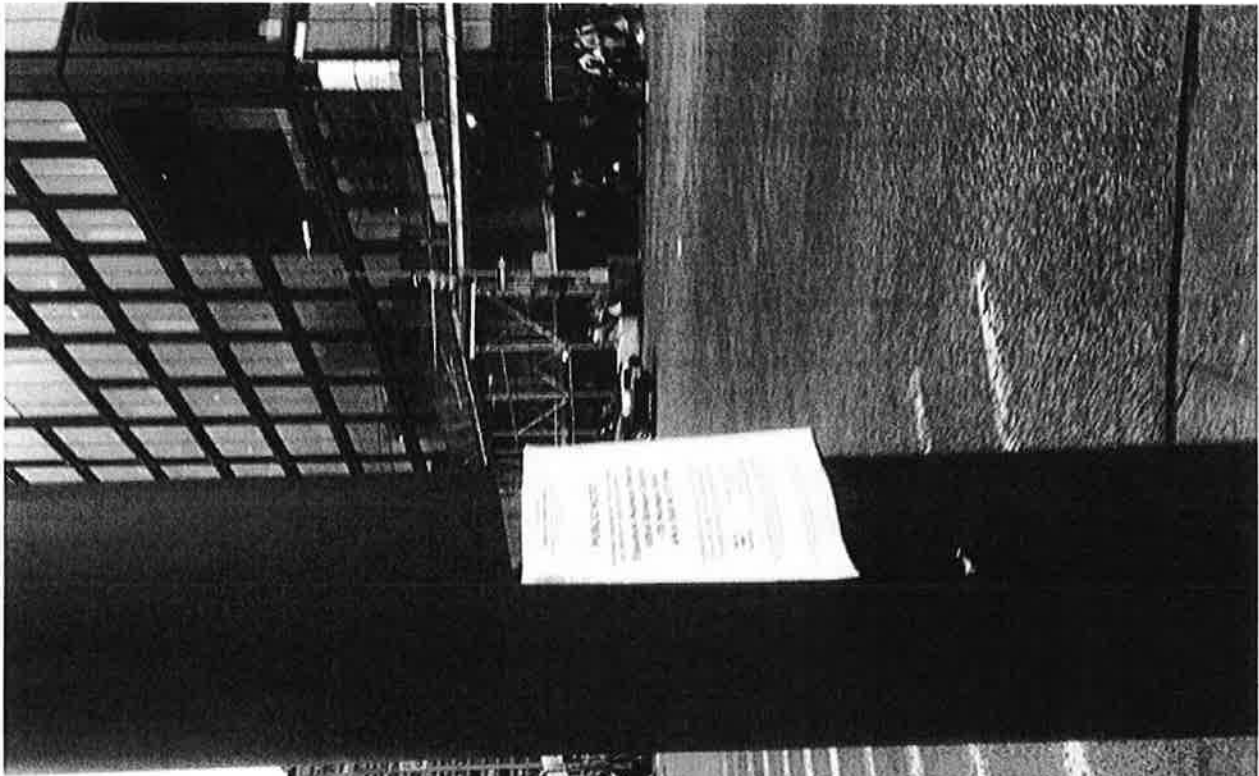




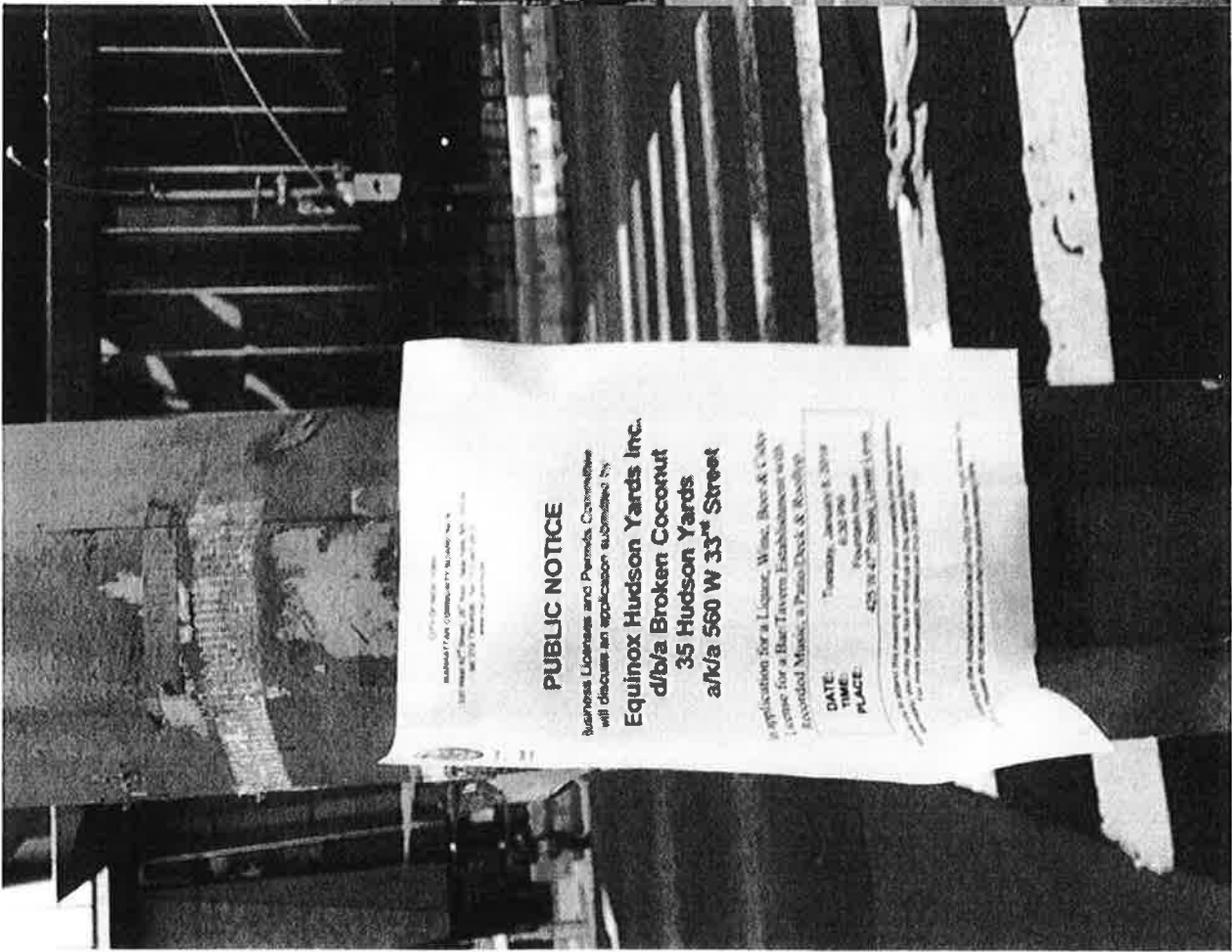
**PUBLIC NOTICE**  
 The City of New York Department of Transportation  
 Equinox Hudson Yards, Inc.  
 35 Hudson Yards  
 35 Hudson Yards  
 NYC 10014



**PUBLIC NOTICE**  
 The City of New York Department of Transportation  
 Equinox Hudson Yards, Inc.  
 35 Hudson Yards  
 35 Hudson Yards  
 NYC 10014



**PUBLIC NOTICE**  
 The Board of Health of the City of New York  
 will discuss an application submitted by  
 Equinox Hudson Yards Inc.  
 d/b/a Broken Coconut  
 35 Hudson Yards  
 a/k/a 560 W 33<sup>rd</sup> Street  
 for a license to sell wine, beer and liquor  
 for consumption on the premises  
 and for consumption off the premises  
 at the above named location  
 on Tuesday, January 8, 2019  
 at 10:00 AM  
 at the Board of Health, 100 West Street, 10th Floor, New York, NY 10038



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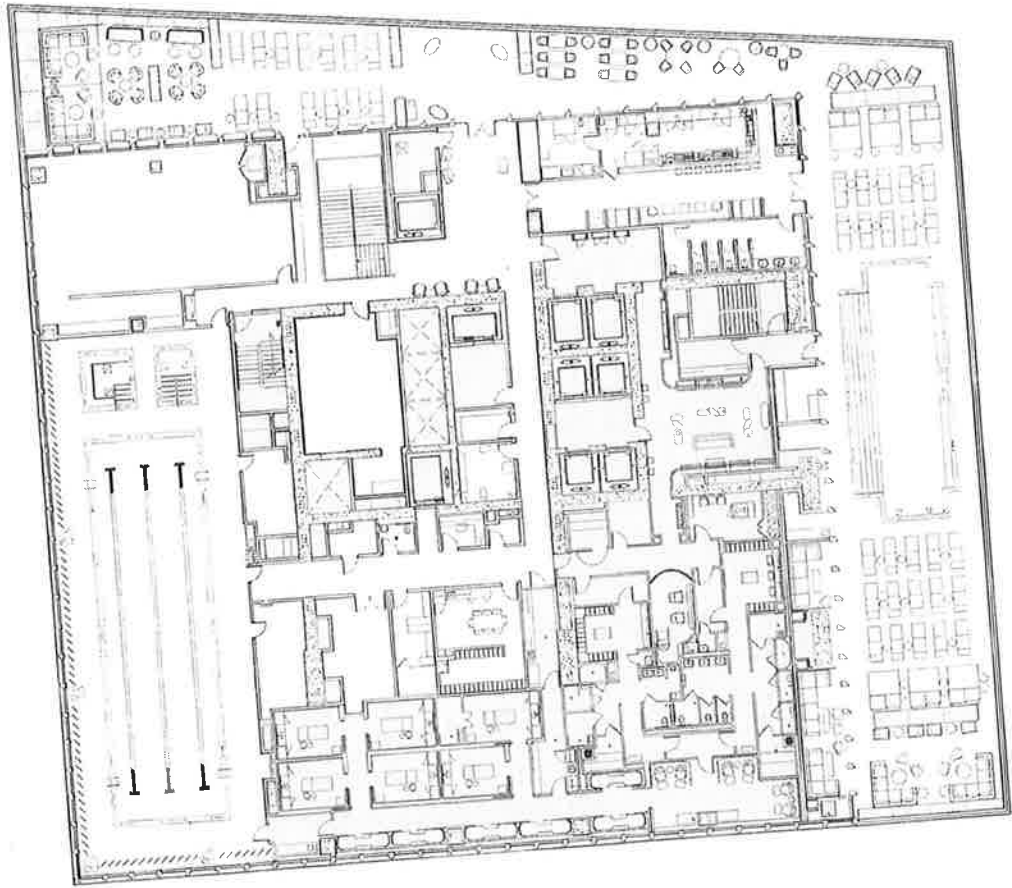
# Rider B

Floor Plans

Exterior Photos

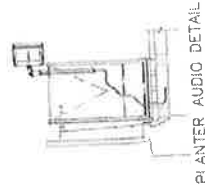
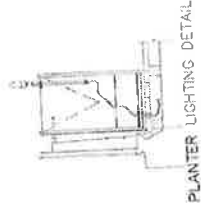
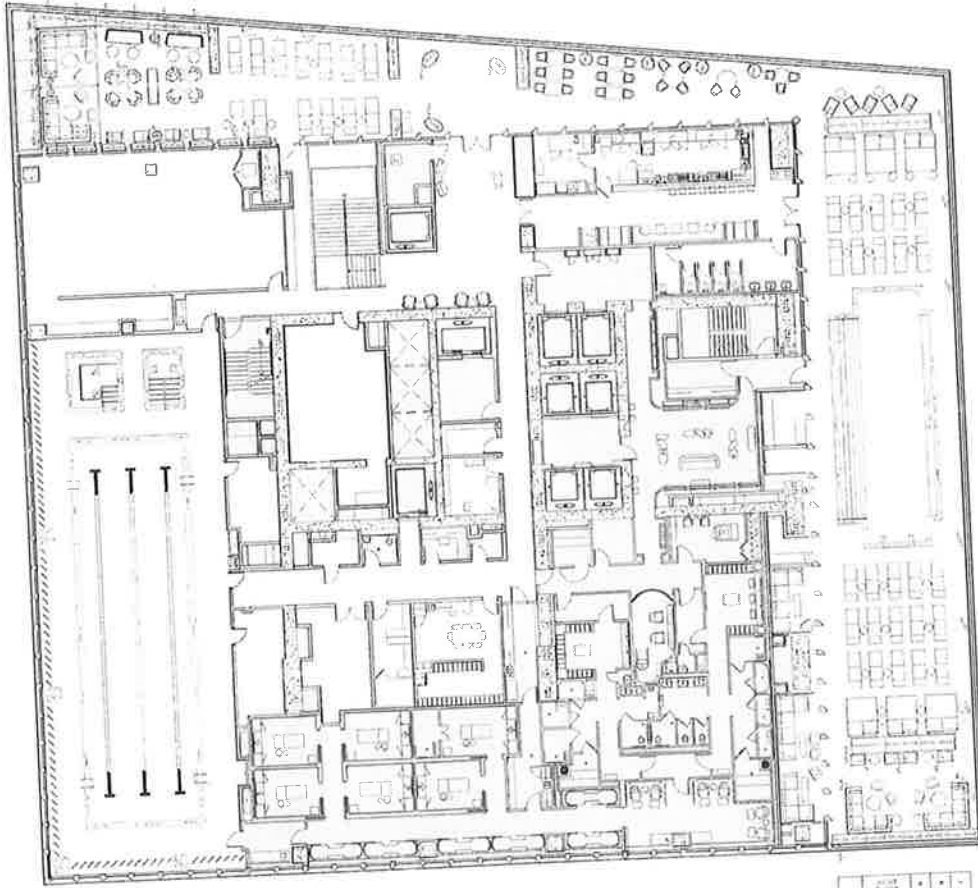
Menu

5TH FLOOR PLAN  
DECEMBER 17, 2016



**EQUINOX** HUDSON YARDS  
35 HUDSON YARDS, NEW YORK, NY 10001





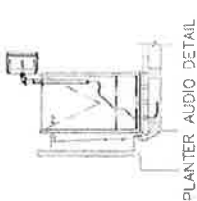
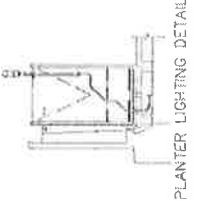
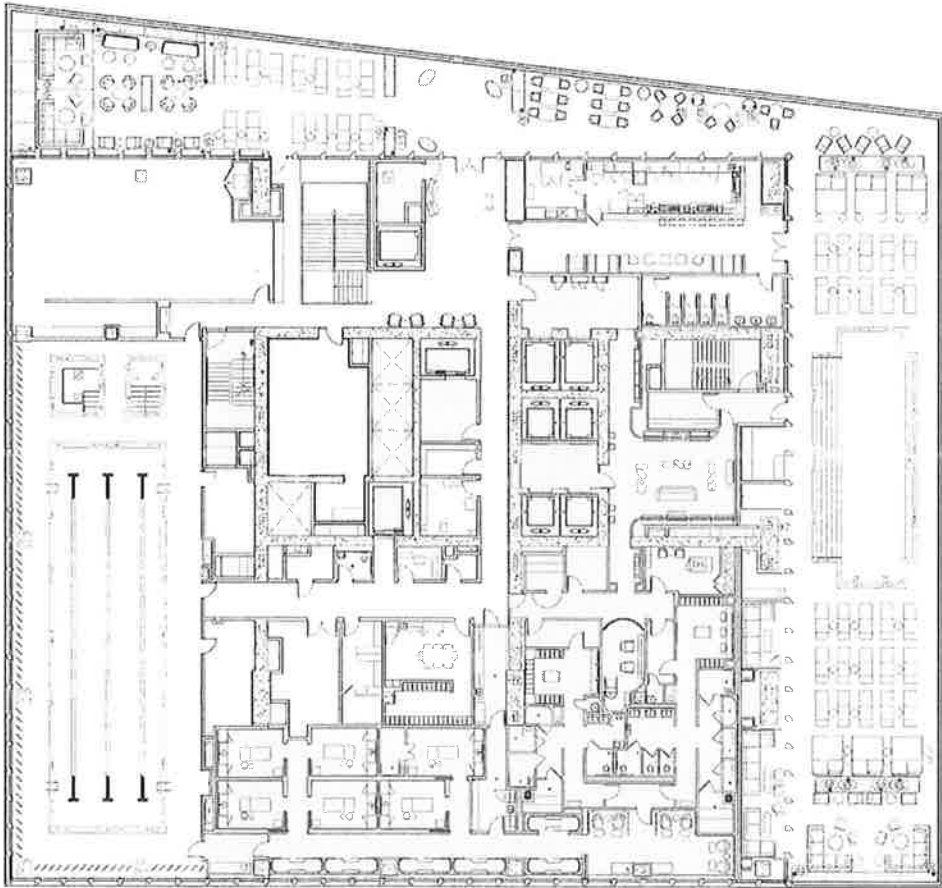
SHOWING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY		TOTAL	
		NO.	AREA	NO.	AREA
1	1' x 1' RECESSED SQUARE DOWN LIGHT	10	10.00	10	10.00
2	2' x 2' RECESSED SQUARE DOWN LIGHT	5	20.00	5	20.00
3	4' x 4' RECESSED SQUARE DOWN LIGHT	2	16.00	2	16.00
4	6' x 6' RECESSED SQUARE DOWN LIGHT	1	36.00	1	36.00
5	8' x 8' RECESSED SQUARE DOWN LIGHT	1	64.00	1	64.00
6	10' x 10' RECESSED SQUARE DOWN LIGHT	1	100.00	1	100.00
7	12' x 12' RECESSED SQUARE DOWN LIGHT	1	144.00	1	144.00
8	14' x 14' RECESSED SQUARE DOWN LIGHT	1	196.00	1	196.00
9	16' x 16' RECESSED SQUARE DOWN LIGHT	1	256.00	1	256.00
10	18' x 18' RECESSED SQUARE DOWN LIGHT	1	324.00	1	324.00
11	20' x 20' RECESSED SQUARE DOWN LIGHT	1	400.00	1	400.00
12	22' x 22' RECESSED SQUARE DOWN LIGHT	1	484.00	1	484.00
13	24' x 24' RECESSED SQUARE DOWN LIGHT	1	576.00	1	576.00
14	26' x 26' RECESSED SQUARE DOWN LIGHT	1	676.00	1	676.00
15	28' x 28' RECESSED SQUARE DOWN LIGHT	1	784.00	1	784.00
16	30' x 30' RECESSED SQUARE DOWN LIGHT	1	900.00	1	900.00
17	32' x 32' RECESSED SQUARE DOWN LIGHT	1	1024.00	1	1024.00
18	34' x 34' RECESSED SQUARE DOWN LIGHT	1	1156.00	1	1156.00
19	36' x 36' RECESSED SQUARE DOWN LIGHT	1	1296.00	1	1296.00
20	38' x 38' RECESSED SQUARE DOWN LIGHT	1	1444.00	1	1444.00
21	40' x 40' RECESSED SQUARE DOWN LIGHT	1	1600.00	1	1600.00
22	42' x 42' RECESSED SQUARE DOWN LIGHT	1	1764.00	1	1764.00
23	44' x 44' RECESSED SQUARE DOWN LIGHT	1	1936.00	1	1936.00
24	46' x 46' RECESSED SQUARE DOWN LIGHT	1	2116.00	1	2116.00
25	48' x 48' RECESSED SQUARE DOWN LIGHT	1	2304.00	1	2304.00
26	50' x 50' RECESSED SQUARE DOWN LIGHT	1	2500.00	1	2500.00
27	52' x 52' RECESSED SQUARE DOWN LIGHT	1	2704.00	1	2704.00
28	54' x 54' RECESSED SQUARE DOWN LIGHT	1	2916.00	1	2916.00
29	56' x 56' RECESSED SQUARE DOWN LIGHT	1	3136.00	1	3136.00
30	58' x 58' RECESSED SQUARE DOWN LIGHT	1	3364.00	1	3364.00
31	60' x 60' RECESSED SQUARE DOWN LIGHT	1	3600.00	1	3600.00
32	62' x 62' RECESSED SQUARE DOWN LIGHT	1	3844.00	1	3844.00
33	64' x 64' RECESSED SQUARE DOWN LIGHT	1	4096.00	1	4096.00
34	66' x 66' RECESSED SQUARE DOWN LIGHT	1	4356.00	1	4356.00
35	68' x 68' RECESSED SQUARE DOWN LIGHT	1	4624.00	1	4624.00
36	70' x 70' RECESSED SQUARE DOWN LIGHT	1	4900.00	1	4900.00
37	72' x 72' RECESSED SQUARE DOWN LIGHT	1	5184.00	1	5184.00
38	74' x 74' RECESSED SQUARE DOWN LIGHT	1	5476.00	1	5476.00
39	76' x 76' RECESSED SQUARE DOWN LIGHT	1	5776.00	1	5776.00
40	78' x 78' RECESSED SQUARE DOWN LIGHT	1	6084.00	1	6084.00
41	80' x 80' RECESSED SQUARE DOWN LIGHT	1	6400.00	1	6400.00
42	82' x 82' RECESSED SQUARE DOWN LIGHT	1	6724.00	1	6724.00
43	84' x 84' RECESSED SQUARE DOWN LIGHT	1	7056.00	1	7056.00
44	86' x 86' RECESSED SQUARE DOWN LIGHT	1	7396.00	1	7396.00
45	88' x 88' RECESSED SQUARE DOWN LIGHT	1	7744.00	1	7744.00
46	90' x 90' RECESSED SQUARE DOWN LIGHT	1	8100.00	1	8100.00
47	92' x 92' RECESSED SQUARE DOWN LIGHT	1	8464.00	1	8464.00
48	94' x 94' RECESSED SQUARE DOWN LIGHT	1	8836.00	1	8836.00
49	96' x 96' RECESSED SQUARE DOWN LIGHT	1	9216.00	1	9216.00
50	98' x 98' RECESSED SQUARE DOWN LIGHT	1	9604.00	1	9604.00
51	100' x 100' RECESSED SQUARE DOWN LIGHT	1	10000.00	1	10000.00

5TH FLOOR LIGHTING PLAN  
DECEMBER 17, 2018

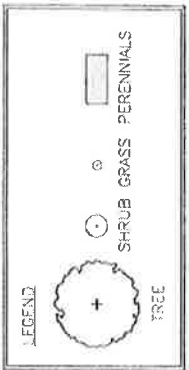
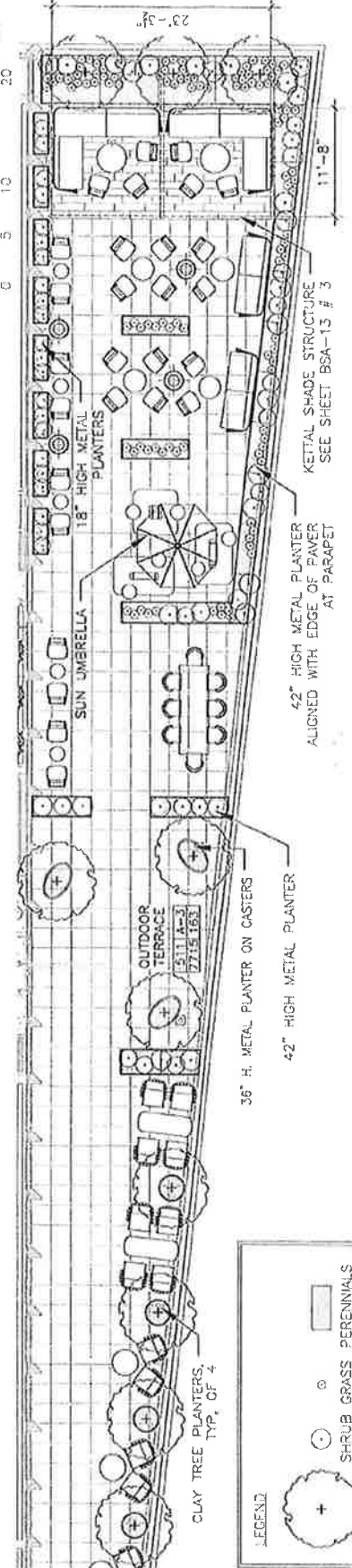
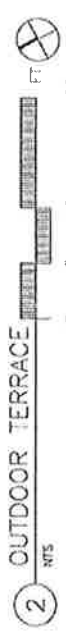
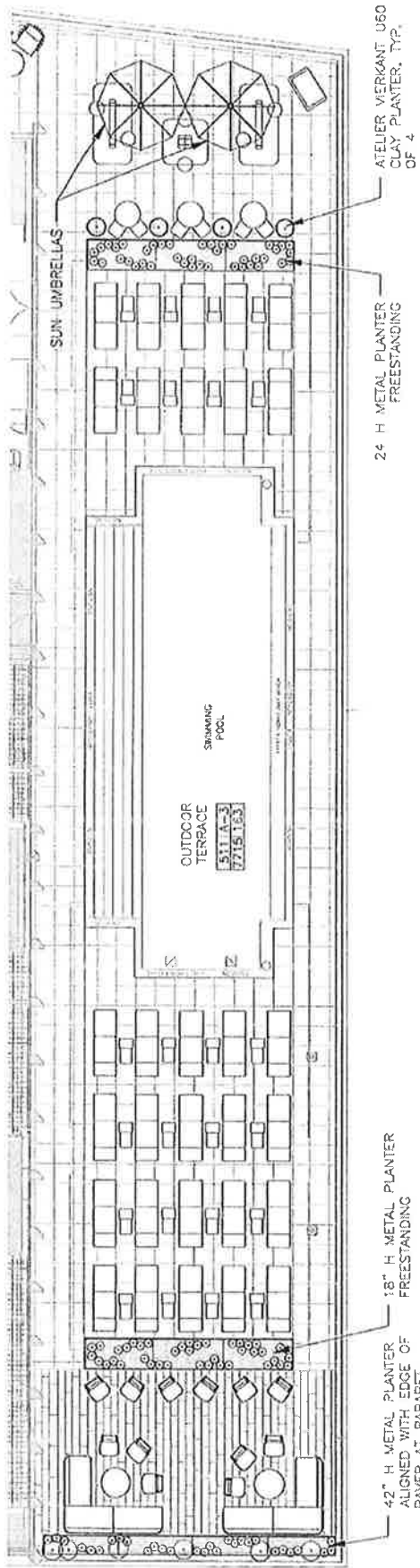
**EQUINOX HUDSON YARDS**  
35 HUDSON YARDS, NEW YORK, NY 10001



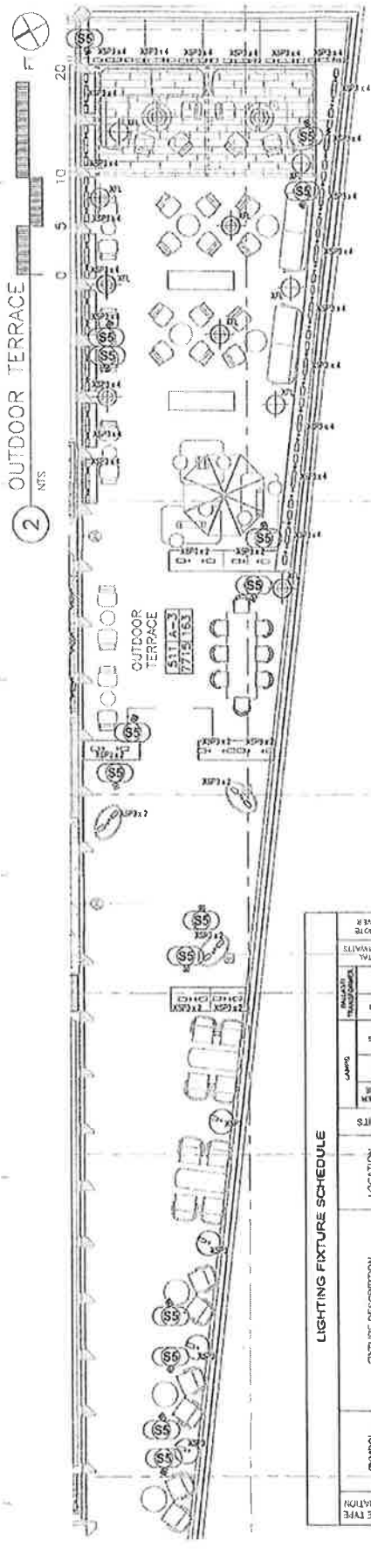
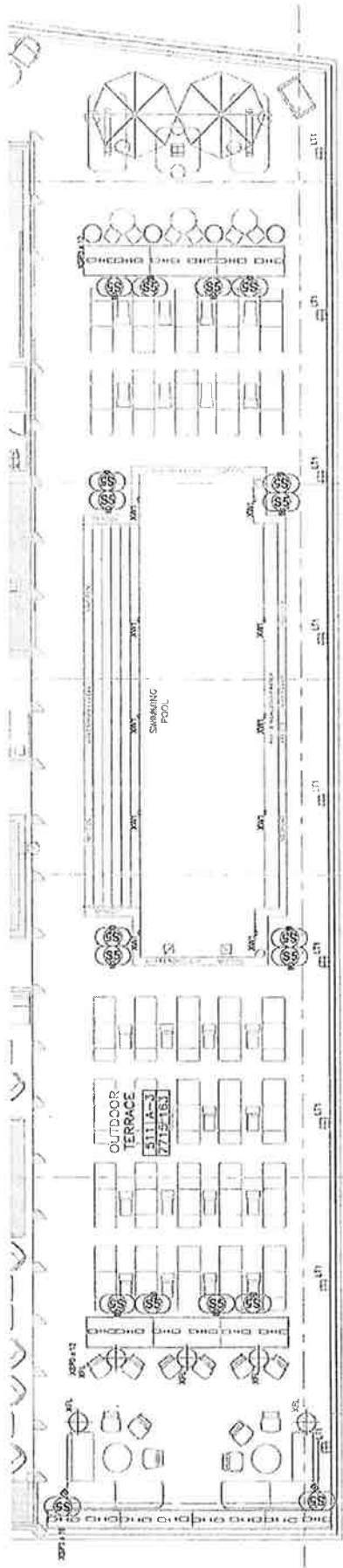


AUDIOVISUAL SYMBOLS

SYMBOL	DESCRIPTION
(Symbol)	100 WATT SPEAKER
(Symbol)	100 WATT MICROPHONE



Project: EQUINOX HUDSON YARDS  
 Project Number: Drawn/Checked: Scale: Date:  
 Title: FIFTH FLOOR TERRACE LANDSCAPING PLAN  
 Number: BSA-11

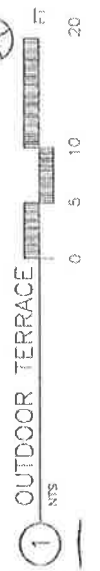


**LIGHTING FIXTURE SCHEDULE**

FIXTURE TYPE DESIGNATION	SYMBOL	FIXTURE DESCRIPTION	LOCATION	UNITS	CATEGORIES		MOUNTING TRANSFORMERS		TOTAL SYSTEMS	
					TYPE	WATTS	TYPE	WATTS	TYPE	WATTS
ST1	⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK	EA	LED	10W	ELV	10W	EA	10W
ST2	⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK	EA	LED	10W	ELV	10W	EA	10W
ST3	⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK	EA	LED	10W	ELV	10W	EA	10W
ST4	⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK	EA	LED	10W	ELV	10W	EA	10W
ST5	⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK	EA	LED	10W	ELV	10W	EA	10W

**AUDIOVISUAL SYMBOLS**

SYMBOL	FIXTURE DESCRIPTION	LOCATION
⊕	FREE STANDING FLOOR FIXTURE	TERRACE - DECK



Project: EQUINOX HUDSON YARDS  
 Project Number: \_\_\_\_\_  
 Design/Checked: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_

Number: **BSA-12**

FIFTH FLOOR TERRACE LIGHTING AND AV PLAN



**560 W 33rd Street aka 35 Hudson Yards  
Exterior Photo - South Elevation**





**560 W 33rd Street aka 35 Hudson Yards  
Exterior Photo - East Elevation**

# Broken Coconut

## all day

### broken coconut yogurt

housemade dairy-free, probiotic rich yogurt and vanilla chia

- MR PINK** 8  
orange fruit, coconut flakes
- PIPELINE** 8  
blueberries, banana
- BLACK CHERRY BRAVO** 8  
black cherry, mint, almond

\*add housemade granola 2

### toast

on thick cut Sullivan Street seven grain

- DUSTED AVOCADO** 7  
lime, red chili flakes, blind lava oil
- BANANA CASHW BUTTER** 6  
flax, maple, cayenne cinnamon
- GOAT CHEESE & CANTALOUPE** 6  
fresh cantaloupe, walnuts, agave

## salads

- VEGETARIAN CAESAR** 11  
napo and red cabbage, kale, loganaki cukes
- VEGAN RAINBOW** 11  
kale, purple and yellow cornish cobs, avocado, watermelon radish
- ASIAN CHICKEN CAESAR** 14  
roasted chicken, black sesame
- SPICY TUNA** 14  
wild grade big eye tuna, kale, avocado, watermelon radish

## poke

- CHILI PINEAPPLE TUNA** 14  
avocado, 3 chili sauce, chili threads
- SWEET SESAME SALMON** 14  
atom pear, jalapeno, green apple, dill
- GINGER SHOYU TUNA** 14  
mango, cucumber, scallions
- GRILLED CHICKEN** 12  
pomegranate, tomato peppers, panko
- MOZZARELLA & TOMATO** 11  
baud, olive oil, balsamic vinegrette
- PORTABELLO MUSHROOM** 12  
goat cheese, balsamic reduction

## beverages

### refreshers

made with organic coconut water

- MIDNIGHT LEMONADE** 6  
Organic coconut water, chocolate, lemon
- NATURE'S GATORADE** 6  
Organic coconut water, Blue Majik, lemon
- ALKALIZER** 6  
Organic coconut water, cucumber, mint, aloe
- PRETTY GREEN** 6  
Organic coconut water, kale, ginger, green apple

### matcha

cerebral grace

- MATCHA** 3.5
- COCONUT MATCHA LATTE** 5

### smoothies

made with organic protein and flax

- ALMOND POWER** 8  
Almond milk, organic protein, almond butter, banana, flax
- THE UNDEFEATED** 8  
Almond milk, organic protein, cacao, peanut butter, natural sugar free vanilla

### coffee

la colombe single origin

- COLD BREW** 4
- ESPRESSO** 3
- CAPPUCCINO** 3.5
- AMERICANO** 3.5

**DRAFT: ACOUSTICAL DESIGN STATEMENT – Liquor License Review**

Prepared by: Sam Berkow, SIA Acoustics – A division of RDA  
Date: 2 January 2019

**INTRO / SUMMARY:**

SIA Acoustics has been engaged as the acoustical consultant for more than 20 Equinox projects including the Equinox Hudson Yards fit-out. We have been asked to report to you the design goals and intent of the sound system being planned for the Outdoor Terrace area.

The design goal and programming statement for the Terrace sound system was:

The sound system serving the Outdoor Terrace will be designed and implemented to provide background music to create a calm, enjoyable outdoor environment. This is NOT intended as a 'night-club' type environment, featuring 'thumping bass', rather a relaxing, calming space to relax, swim, sun-bath and socialize. The system will be designed and operated to be within the applicable NYC noise regulations as set out in NYC Code 24-232 and 24-231

To meet these goals, several design choices were made:

1. Small speakers located in planters nearby to seating locations are used throughout the space. Positioning several smaller speakers near seating locations avoids the need to 'throw' sound far distances, allowing the speakers to be operated at lower sound levels and reducing the amount of sound leaving the Terrace Area.
2. The speakers selected were chosen to provide wide dispersion (the vertical and horizontal angles that sound travels when leaving the speaker units. Wider dispersion units are used to provide sound to areas closer to the speakers and provides less 'throw' of sound, i.e. sound traveling further with greater impact.

3. No Subwoofers were included in the Terrace Area sound system design (sub-woofer type speakers are dedicated to reproducing lower frequencies, which are the source of most noise complaints).
4. Two types of electronic controls are included in the sound system design to help reduce the impact on adjacent and nearby spaces:
  - a. A low-cut filter will be used to reduce the amount of low-frequency Bass energy sent to the systems speakers.
  - b. An electronic Limiter will be used to limit the amount of signal sent to the systems amplifiers. This means that only senior staff with password controlled access would be able to increase the sound level at which the system is operated above a preset and locked level. The preset maximum level will be determined once the system is installed and the impact on adjacent spaces is assessed.

SIA Acoustics has been engaged to provide field verification of the system setup and operating levels. We expect these levels to be in the 77 to 82 dBA range, a range we predict will be inaudible at street level. SIA Acoustics will monitor sound levels at street level during setup to avoid sound 'leakage' into this area.

Please feel welcome to call or email with any questions or comments.

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