

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME ERY North Tower RHC Tenant LLC, ESQ Hotel Management LLC, 210 the G, LLC		DOING BUSINESS AS (DBA)	
STREET ADDRESS 35 Hudson Yards a/k/a 560 W. 33rd St, Floors 15-29		CROSS STREETS 10th & 11th Avenues	ZIP CODE 10001
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: ERY North Tower RHC Tenant LLC	ATTORNEY/ REPRESENTATIVE	NAME: Robert S. Bookman - Pesetsky and Bookman PC
	PHONE: 646-885-6335		PHONE: 212-513-1988
	EMAIL: justin.holtzman@related.com		EMAIL: rbookman@pb.law
MANAGER	NAME: TBD	LANDLORD	NAME: Same as owner
	PHONE:		PHONE:
	EMAIL:		EMAIL:
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> 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?	See attached Rider A	
	What were the dates applicant was involved with this former premise?	See attached Rider A	
<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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans.</i>		
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	December 2018
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 type="radio"/> YES	<input checked="" 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)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	See attached Rider B						
	Kitchen	-----ALL HOURS OF OPERATION-----						
	Music	-----ALL HOURS OF OPERATION-----						
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input 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	See attached Rider B						
OUTSIDE <i>(Other than sidewalk café)</i>	See attached Rider B						
SIDEWALK CAFÉ	-----						

How many floors are there? What is the capacity for each floor?	15 floors		
How frequently will the owner(s) be at the establishment?	Every day		
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES <input type="radio"/>	NO <input checked="" type="radio"/>	
Will applicant have bottle or table service for beverage alcohol?	YES <input checked="" type="radio"/>	NO <input type="radio"/>	
Will you be hosting private; promotional or corporate events?	YES <input checked="" type="radio"/>	NO <input type="radio"/>	
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="radio"/>	NO <input checked="" type="radio"/>	
Will you have a security plan? If, yes please attach.	YES <input checked="" type="radio"/>	NO <input type="radio"/>	Security cameras
Will security plan be implemented?	YES <input checked="" type="radio"/>	NO <input type="radio"/>	
Will State certified security personnel be used?	YES <input checked="" type="radio"/>	NO <input type="radio"/>	
Will New York Nighllife Association and NYPD Best Practices be followed?	YES <input checked="" type="radio"/>	NO <input type="radio"/>	
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="radio"/>	NO <input checked="" type="radio"/>	
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 <input type="radio"/>	NO <input type="radio"/>	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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Community Notification/Relations

<p>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</p>	# 1	See Rider C attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		See Rider C attached
Who was your contact person at each group you met with?		See Rider C attached
When did applicant post the notice that was provided?		10/26/2018
Where did applicant post the notice that was provided?		In a conspicuous place outside establishment
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	<input type="radio"/> NO 212-419-8518
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input type="radio"/> YES	<input checked="" type="radio"/> NO

BUILDING DESIGN			
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?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
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	GARAGE DOORS	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?	Throughout premises		
When was the air conditioner installed?	Winter 2018		

OUTDOOR ITEMS - OTHER THAN 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	
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	2am, 7days a week
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 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	<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	n/a
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)

- When construction is completed, applicant will obtain and additional acoustic report from a licensed acoustician and will follow all recommendations to ensure no music can be heard in Hudson Yards park.
- Applicant will submit report to CB4 office when completed

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
 December 5, 2018 full board meeting, with 34 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 Holowick CB4 BLP Committee Co-Chair	 Yoni Bolger CB4 BLP Committee Co-Chair
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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>Justin Holtzman</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>11/13/18</p> <p>DATE</p>
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Justin Holtzman
 Vice
 President,
 Related

RIDER A

Restaurant	Address	Region	Opening Date	Concept
BUDDAKAN AC	The Pier Shops at Caesars, One Atlantic Ocean, Atlantic City, NJ 08401	Atlantic City	October 1, 2006	Modern Asian
CONTINENTAL AC	The Pier Shops at Caesars, One Atlantic Ocean, Atlantic City, NJ 08401	Atlantic City	October 1, 2006	Eclectic Global
MORIMOTO NY (Serial #1160630; CB#4)	88 10th Avenue, New York, NY 10011	New York	January 6, 2006	Contemporary Japanese
BUDDAKAN NY (Serial #1160625; CB#4)	75 9th Avenue, New York, NY 10011	New York	March 6, 2006	Modern Asian
EL VEZ NY (Serial #1271720; CB#1)	259 Vesey St, New York, NY 10282	New York	April 11, 2014	Mexican
UPLAND (Serial #1277895; CB#5)	345 Park Avenue South, New York, NY, 10010	New York	October 22, 2014	California Inspired
CLOCKTOWER (Serial #1283989; CB#5)	5 Madison Ave, New York, NY 10010	New York	May 11, 2015	Contemporary British
LE COUCOU (Serial #1291783; CB#2)	138 Lafayette Street, New York, NY 10013 (11 Howard Street, New York, NY 10013)	New York	June 15, 2016	French
LA MERCERIE (Serial #1303544; CB#2)	53 Howard Street, New York, NY 10013	New York	March 7, 2018	French
CONTINENTAL OLD CITY	138 Market Street, Philadelphia, PA 19106	Philadelphia	September 1, 1995	Eclectic Global
BUDDAKAN PA	325 Chestnut St, Philadelphia, PA 19106	Philadelphia	August 1, 1998	Modern Asian
POD	3636 Sansom Street, Philadelphia, PA 19104	Philadelphia	October 1, 2000	Contemporary Pan Asian
ALMA DE CUBA	1623 Walnut St., Philadelphia, PA 19103	Philadelphia	May 1, 2001	Modern Latin
MORIMOTO PA	723 Chestnut St., Philadelphia, PA 19106	Philadelphia	November 1, 2001	Contemporary Japanese
JONES	700 Chestnut Street, Philadelphia, PA 19106	Philadelphia	August 1, 2002	American Comfort Food
EL VEZ PA	121 South 13th St., Philadelphia, PA 19107	Philadelphia	November 1, 2003	Modern Mexican
CONTINENTAL MID-TOWN	1801 Chestnut St., Philadelphia, PA 19103	Philadelphia	August 1, 2004	Eclectic Global
BARCLAY PRIME	237 South 18th St., Philadelphia, PA 19103	Philadelphia	October 1, 2004	Boutique Steakhouse
PARC	227 South 18th St., Philadelphia, PA 19103	Philadelphia	July 14, 2008	French Bistro
BUTCHER & SINGER	1500 Walnut St., Philadelphia, PA 19103	Philadelphia	October 27, 2008	Steaks and Cnops
PIZZERIA STELLA	420 South 2nd St., Philadelphia, PA 19147	Philadelphia	September 29, 2009	Artisanal Pizza
EL REY	2013 Chestnut St., Philadelphia, PA 19103	Philadelphia	April 25, 2010	Authentic Mexican
RANSTEAD ROOM	2013 Chestnut St., Philadelphia, PA 19103	Philadelphia	April 25, 2010	Speakeasy
DANDELION	124 S 18th St., Philadelphia, PA 19103	Philadelphia	December 31, 2010	English Pub
TALULAS GARDEN	210 W. Washington Square, Philadelphia, PA 19106	Philadelphia	April 13, 2011	Seasonal American
TALULAS DAILY	208 W. Washington Square, Philadelphia, PA 19106	Philadelphia	July 14, 2013	Seasonal American Market
FRANKFORD HALL	1210 Frankford Ave, Philadelphia, PA 19125	Philadelphia	May 17, 2011	Beer Garden
FETTE SAU	1208 Frankford Ave., Philadelphia, PA 19125	Philadelphia	October 15, 2012	Barbeque
SERPICO	604 South Street, Philadelphia, PA 19147	Philadelphia	May 1, 2013	Contemporary American
THE LOVE.	130 S. 18th Street, Philadelphia, PA 19103	Philadelphia	November 8, 2017	Seasonal American
STEAK 954	401 North Fort Lauderdale, Fort Lauderdale, FL 33304	South Florida	May 1, 2009	Boutique Steakhouse
MAKOTO	9700 Collins Avenue, Unit 107, Bal Harbour, FL 33154	South Florida	March 29, 2011	Modern Japanese
LE ZOO	9700 Collins Ave, Miami Beach, FL 33139	South Florida	November 15, 2015	French Brasserie
UPLAND MIA	49 Collins Ave, Miami Beach, FL 33139	South Florida	November 29, 2016	California Inspired
EL VEZ FT. LAUDERDALE	401 North Fort Lauderdale, Fort Lauderdale, FL 33304	South Florida	May 7, 2018	Modern Mexican
LE DIPLOMATE	1601 14th Street NW, Washington, DC 20009	Washington D.C.	April 7, 2013	French Bistro
ST. ANSELM DC	1250-1274 5th Street, N.E., Washington, DC 20002	Washington D.C.	September 17, 2018	Steakhouse

RIDER B

Equinox NY Liquor License Support Information

#	Outlet	# of Seats/Tables	Concept	Menu Y/ N	Hours of Operation
1	Level 15 Bar & Restaurant	<p><u>TOTAL SEATING RESTAURANT = 128</u></p> <ul style="list-style-type: none"> • RESTAURANT=62 • BAR=64 (BAR SEATS 18 + 2 ADA; HIGH TOPS 12; LOUNGE SEATING 32) 	Modern American	Y	<p>Breakfast M-F: 6:30a-11a Brunch: S-S:11a-3p Midday: 3p-5p Dinner: 5-11p M-F 5p-12a Fri-Sat 5-10p Sun Late Night: until 2am Mon-Thu 2am Fri-Sat 2am Sun</p> <p>Bar: open until 2am every night</p>
2	Level 15 Terrace	<p><u>TOTAL SEATING TERRACE = 143-163</u></p> <ul style="list-style-type: none"> • BAR SEATS =11 (Includes 1 ADA) • LOUNGE=64 – 89 (16" COFFEE TABLES) • LAWN LOUNGERS=28 (14 LOUNGERS, COUNTING 2 PEOPLE PER LOUNGER) 	Modern American	Y	<p>Breakfast M-F: 6:30a-11a Brunch: S-S:11a-3p Midday: 3p-5p Dinner: 5-11p M-F 5p-12a Fri-Sat 5-10p Sun Late Night: until 2am Mon-Thu 2am Fri-Sat 2am Sun</p> <p>Bar: open until 2am every night</p>
3	Level 16 Sky Lobby	<p><u>TOTAL SEATING SKY LOBBY = 24 SEATS</u></p> <ul style="list-style-type: none"> • COUNTER=6 (HEIGHT 34"H) • LOUNGE=18 (16" COFFEE TABLES) 	Modern American	N	6:30am – 2am
4	Level 16 Lounge	<p><u>TOTAL SEATING LOUNGE = 38 SEATS</u></p> <ul style="list-style-type: none"> • DINING/MEETING ROOM/PDR=22 • LOUNGE=16-21 (16" COFFEE TABLES) 	Modern American	Y	6:30am – 2am

RIDER C



Janelle Alexander <janelle@pb.law>

Introduction - 35 Hudson Yards / Equinox Hotel Restaurant

9 messages

Holtzman, Justin <Justin.Holtzman@related.com>
To: "cberthet@me.com" <cberthet@me.com>

Mon, Nov 5, 2018 at 8:26 PM

Dear Ms. Berthet,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

On the 15th and 16th floors, renowned restaurateur Stephen Starr will join forces with Related and Equinox to create an exciting new restaurant concept. The 11,300-square-foot space, both indoors and outdoors, will be open to the public for breakfast, lunch, and dinner from 6:30am to 2am Monday through Sunday, promising to be the ultimate gathering place for residents, locals, professionals and visitors alike. We are very excited to bring this new hotel and restaurant to the neighborhood and become a part of the community.

We are scheduled to be in front of the community board to speak about our application for a liquor license. Please feel free to reach out if you have any questions or concerns. My email is justin.holtzman@related.com. I would be happy to discuss the project with you directly.

All the best,

Justin Holtzman

The Related Companies, L.P.

60 Columbus Circle

New York, NY 10023

Tel: 646-885-6335

Cell: 949-697-5436

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "wborock@hotmail.com" <wborock@hotmail.com>

Mon, Nov 5, 2018 at 8:26 PM

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My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "donna@donnalangman.com" <donna@donnalangman.com>

Mon, Nov 5, 2018 at 8:27 PM

Dear Ms. Langman,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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All the best,

Justin Holtzman

The Related Companies, L.P.

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New York, NY 10023

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "pgouris@hyhkalliance.org" <pgouris@hyhkalliance.org>

Mon, Nov 5, 2018 at 8:27 PM

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Tel: 646-885-6335

Cell: 949-697-5436

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "rmarcano@clintonhousing.org" <rmarcano@clintonhousing.org>

Mon, Nov 5, 2018 at 8:27 PM

Dear Mr. Marcano,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

On the 15th and 16th floors, renowned restaurateur Stephen Starr will join forces with Related and Equinox to create an exciting new restaurant concept. The 11,300-square-foot space, both indoors and outdoors, will be open to the public for breakfast, lunch, and dinner from 6:30am to 2am Monday through Sunday, promising to be the ultimate gathering place for residents, locals, professionals and visitors alike. We are very excited to bring this new hotel and restaurant to the neighborhood and become a part of the community.

We are scheduled to be in front of the community board to speak about our application for a liquor license. Please feel free to reach out if you have any questions or concerns. My email is justin.holtzman@related.com. I would be happy to discuss the project with you directly.

All the best,

Justin Holtzman

The Related Companies, L.P.

60 Columbus Circle

New York, NY 10023

Tel: 646-885-6335

Cell: 949-697-5436

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "rjbenfatto@hyhkalliance.org" <rjbenfatto@hyhkalliance.org>

Mon, Nov 5, 2018 at 8:27 PM

Dear Mr. Benfatto,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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All the best,

Justin Holtzman

The Related Companies, L.P.

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Holtzman, Justin <Justin.Holtzman@related.com>

Mon, Nov 5, 2018 at 8:27 PM

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

Dear Mr. Restuccia,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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All the best,

Justin Holtzman

The Related Companies, L.P.

60 Columbus Circle

New York, NY 10023

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Cell: 949-697-5436

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "mcgee79@aol.com" <mcgee79@aol.com>

Mon, Nov 5, 2018 at 8:28 PM

Dear Mr. Strock,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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All the best,

Justin Holtzman

The Related Companies, L.P.

60 Columbus Circle

New York, NY 10023

Tel: 646-885-6335

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Holtzman, Justin <Justin.Holtzman@related.com>
To: "kathleentreat123@gmail.com" <kathleentreat123@gmail.com>

Mon, Nov 5, 2018 at 8:29 PM

Dear Ms. Treat,

My name is Justin Holtzman and I work with Related Companies. In Summer 2019, The Related Companies and Equinox will open the first ever Equinox Hotel (managed by Equinox, the owners of the fitness clubs) at 35 Hudson Yards. The performance inspired, wellness hotel will contain 212 keys, and a full array of hotel amenities.

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All the best,

Justin Holtzman

The Related Companies, L.P.

60 Columbus Circle

New York, NY 10023

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SUPPORTING DOCUMENTS

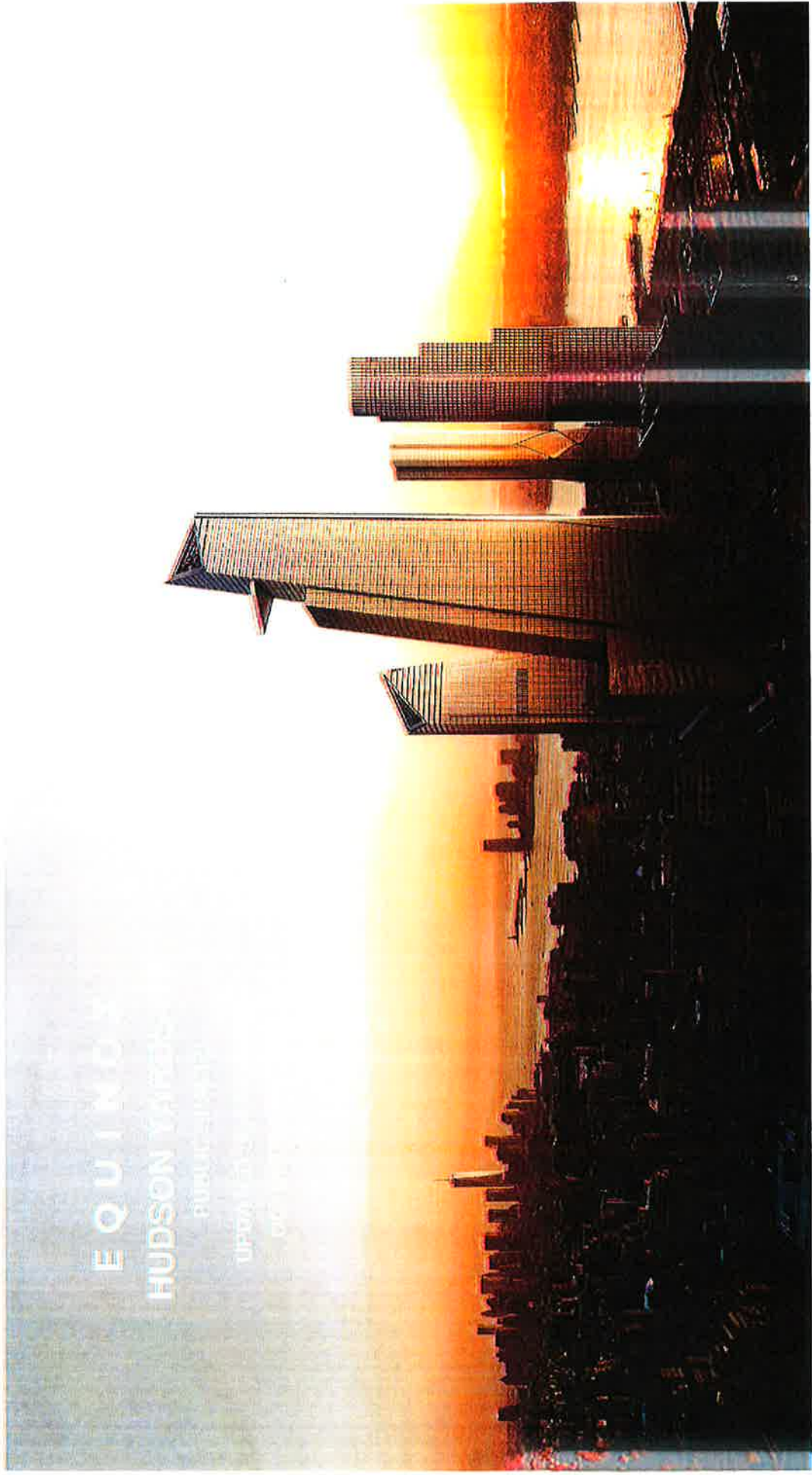
1. Floor plans of F&B Areas
2. Menu
3. Notice Posted
4. Exterior Photo
5. Sound Study
6. Petition signatures

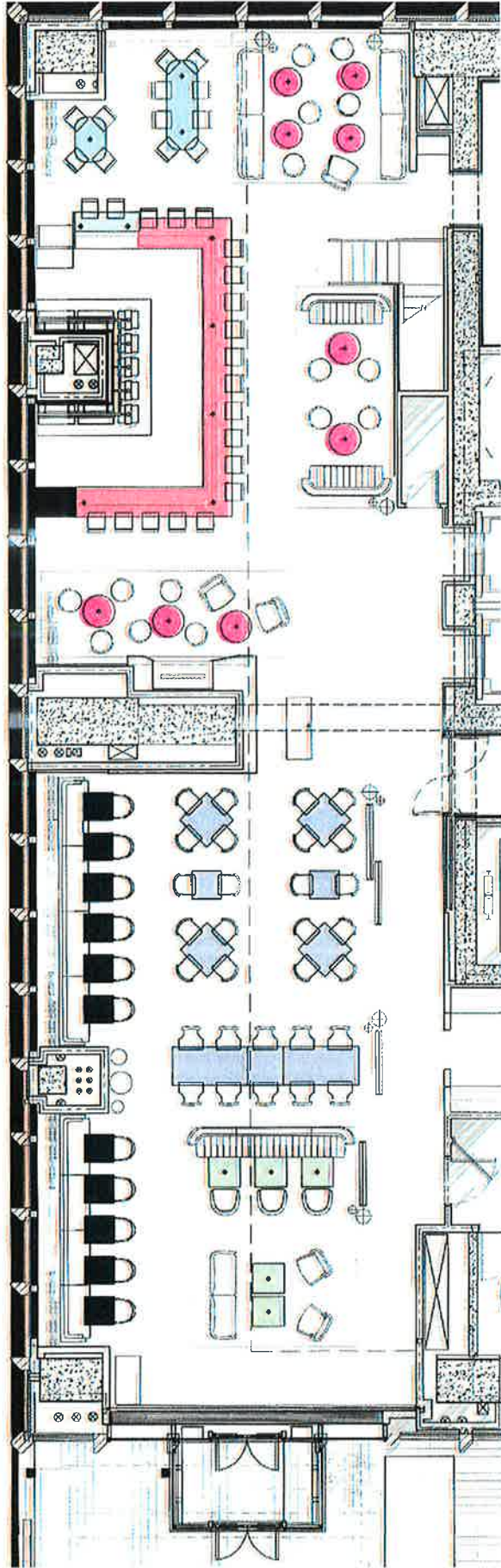
EQUINOX
HUDSON YARDS

PUBLIC OFFICE

UPPER MERIDIAN

100 FLOOR



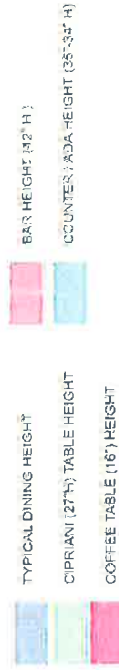


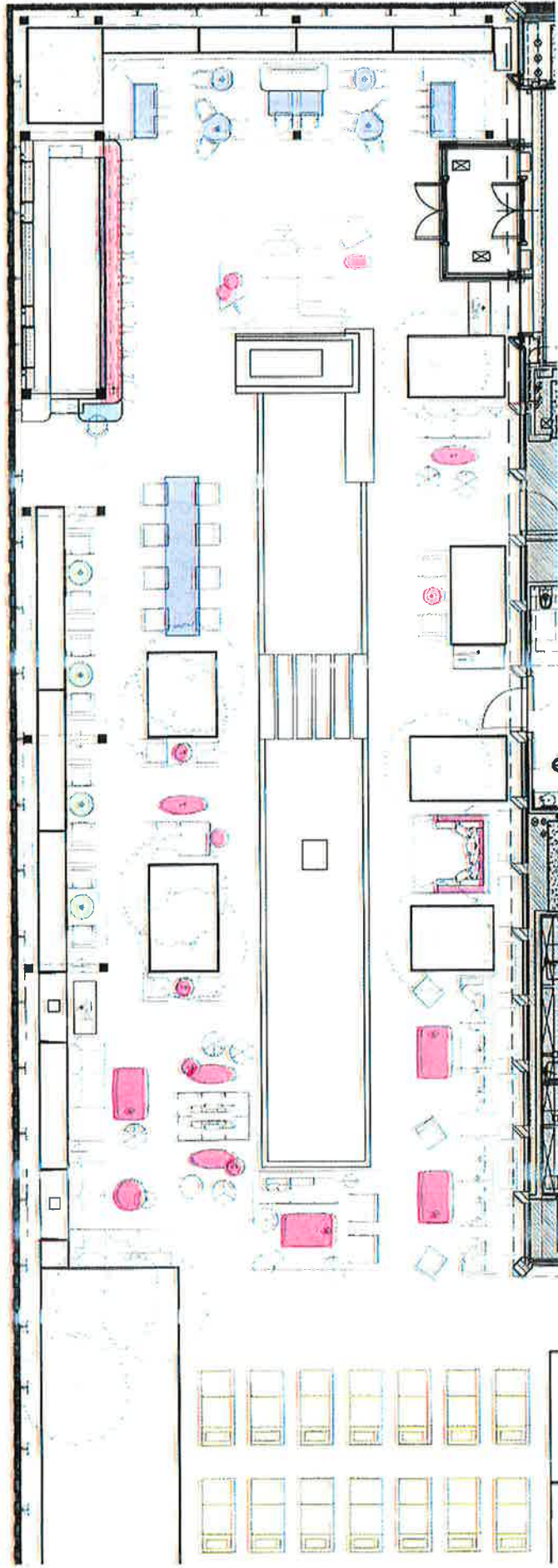
PROPOSED NEW LAYOUT BREAKDOWN

RESTAURANT:
 TYP. DINING HEIGHT 52 SEATS
 CIPRIANI HEIGHT 19 SEATS
 TOTAL RESTAURANT SEATING 62

BAR:
 BAR SEATS 18 + 2 ADA
 HIGH TOPS 12
 LOUNGE SEATING 32
 BAR SEATING 84

TOTAL SEATING RESTAURANT + BAR 128



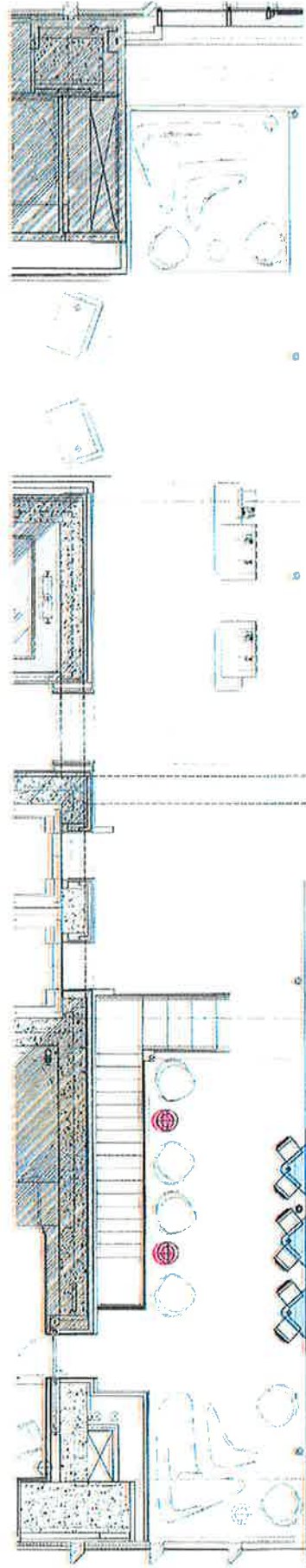


LEVEL 15 TERRACE | EQUINOX HOTEL HY
 FF&E KEY PLAN | 2018-08-09

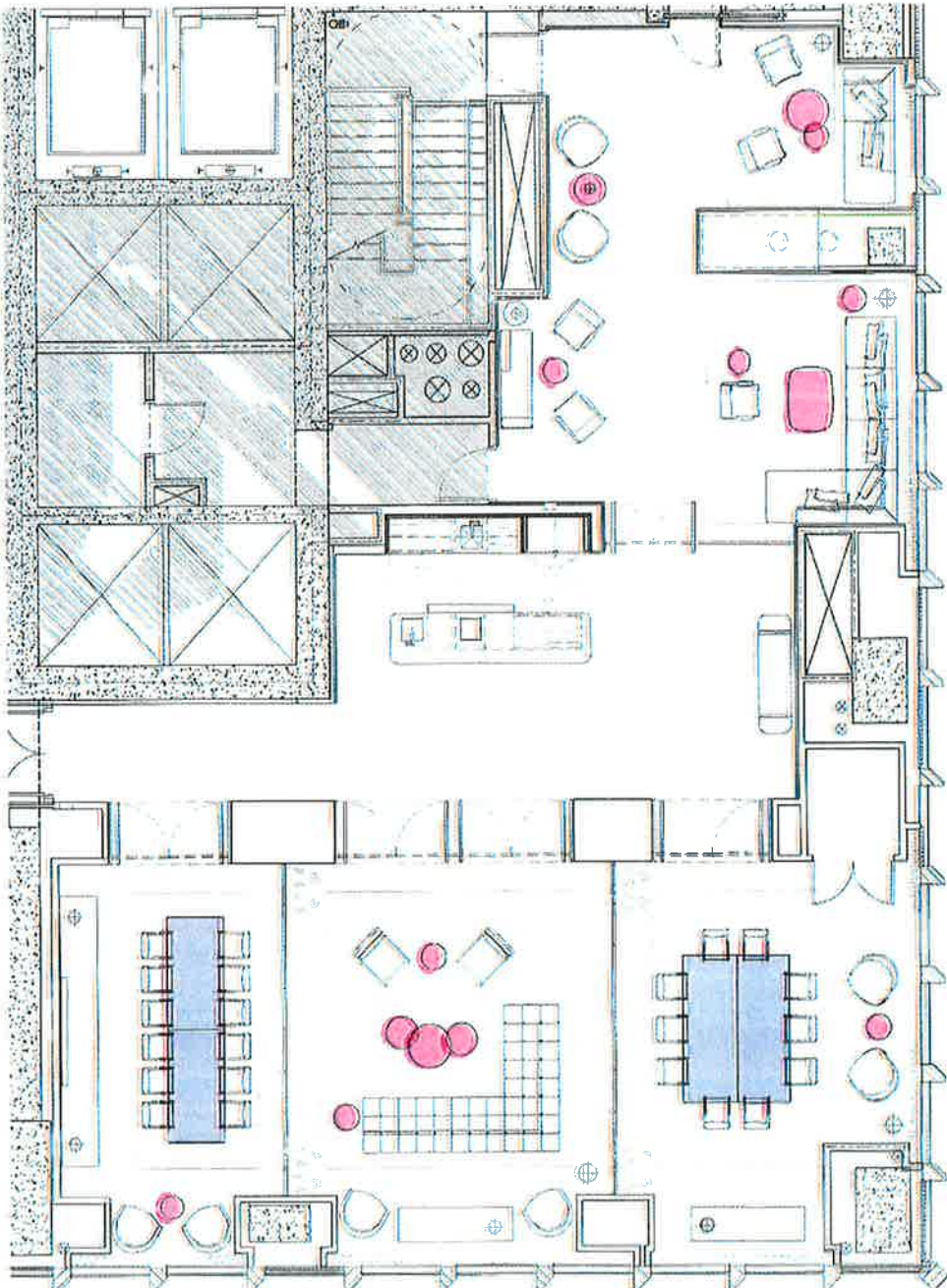
rockwellgroup

RELATED

EQUINOX



- COUNTER HEIGHT (34" H)
- COFFEE TABLE (15" HEIGHT)
- SEATING LAYOUT 24 SEATS
- COUNTER HEIGHT (34" H) 8 SEATS
- LOUNGE (16" COFFEE TABLES) 18 SEATS



TYPICAL DINING HEIGHT

COFFEE TABLE (16") HEIGHT

MEETING ROOMS / PDR

TYP. DINING / MEETING ROOM HEIGHT 22 SEATS
LOUNGE (16" COFFEE TABLES) 16 SEATS
TOTAL 38

(NOTE ROOMS ARE DESIGNED FOR FLEXIBILITY AND CAN
ACCOMMODATE HIGHER OCCUPANCY NUMBERS)
FIREPLACE LOUNGE

LOUNGE (16" COFFEE TABLES) 18 - 21 SEATS



Hotel
Terrace

View of HY model from the west looking east



Equinox New York-Hudson Yards Restaurant Menu

COLD

Snapper Tartare
Horseradish, Lemon, Capucines

Long Island Fluke Crudo
Cucumber, Radish, Garlic, White Soy

Marinated Razor Clams
Cilantro, Jalapeno, Pickled Carrots

Little Gem Lettuce Salad
Smoked Trout, Avocado, Creamy Herb Dressing, Sunflower & Flax Seeds

Fresh and Fermented Heirloom Carrots
Grated Turmeric, Manuka Honey, Sheep's Milk

Green Tomato Carpaccio
Mint, Salsa Verde, Pickled Ramp Dressing

Eight Vegetable Salad
Three Grains, Jimmy Nardello Pepper, Romesco, Crunchy Seeds

HOT

Braised Artichokes
Lovage, Spring Onion, Barigoule, Castelvetrano Olives

Roasted Cauliflower
Madras Curry, Coriander, Brioche

Grilled M'smen Flatbread
Roasted Corn, Sumac, Sheep's Milk Feta & Lime

Shrimp Toast
Whole Grain, Ginger, Celery & Lemon

Grilled Scallops
Autumn Squash & Peppers, Buttermilk Espuma

Poached Hen's Egg
Cavatelli, Lollipop Kale, Goat's Milk

Stone Ground Spelt Spaghetti
Lump Crab, Sungold Tomato, Shishito Peppers

MAIN

Long Island Wild Striped Bass
Green Market Shell Beans, Broccoli and Cilantro Broth

Lightly Glazed Fluke
Grapefruit, Swiss Chard, Salsify and Celery Root

Scottish Salmon
Brussels Sprouts, Fruit Mostardo, Red Mustard Greens

N.Y. State Pasture Raised Chicken
Honey Nut Squash, Turmeric, Buckwheat Spaetzle, Hen of the Woods and Pickled Apples

Roasted Pork Loin
Parsnip, Pears, Escarole, Golden Raisin Pan Jus

Hudson Valley Duck Breast
Fennel, Glazed Turnips and Roasted Grapes

Grass-Fed Beef Ribeye
Black Garlic, Freekah, Charred Eggplant and Aji Dolce Peppers

Creekstone Farms Dry Aged Beef Burger
Sauce Gribiche, Dill Pickle, Potato Bun

SWEET

Poached Pear
Oat Streusel, Spiced Mascarpone Mousse

Greek Yogurt Panna Cotta
Roasted Banana, Honey

Tropical Fruit Ambrosia
Coconut Meringue, Vanilla-Buckwheat "Nest"

Almond & Olive Oil Cake
Persimmon Preserves

Dark Chocolate Granola Parfait
Vanilla Frozen Yogurt, Sesame & Pumpkin Seeds

Sorbet & Ice Cream
*Persimmon - Blackberry-Fig
Coffee-Cardamom - Malted Vanilla - Mint Chocolate*



CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 330 West 42nd Street, 26th floor New York, NY 10036
 tel: 212-736-4536 fax: 212-947-9512
 www.nyc.gov/mcb4

BURT LAZARIN
 Chair
 JESSE BOBINE
 District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

560 W 33rd Street a/k/a 35 Hudson Yards
 - ERY North Tower RHC Tenant LLC
 (Hotel Owner), ESQ Hotel Management
 LLC (Hotel Operator), 210 The G, LLC
 (F&B Manager)

An application for a Liquor, Wine, Beer & Cider
 License for a Hotel/Restaurant Establishment with
 Recorded Music and Security Personnel

DATE:	Tuesday, November 13, 2018
TIME:	6:30 PM
PLACE:	Fountain House 425 W 47 th Street, Lower Level

We invite you to attend this meeting and give your comments on this application.
 Alternately, you may mail, fax or email us at the address listed above.
 For more information, please call 212-736-4536.

Posted according to the Administrative Code of the City of New York section 20-
 115. Please do not remove until after October 5, 2018.

metr

NEW YORK CITY NO. 1 FREE DAILY IN THE
 Weekend October 25-28, 2018 metr.us | @MetroNewYork | 1.800.451.1234

THEY MIGHT BE GIANTS

We sat down with the Brooklyn band
 ahead of their hometown show. 12

**SCAR
 TACTIC**

Investigators believe the suspect behind the
 string of pipe bombs may be in Florida, with
 motives more likely to incite fear than to kill. 4

FRONT-C
 77-23-20
 5/11/18



November 6, 2018

Mr. Justin Holtzman
The Related Companies, L.P.
60 Columbus Circle
New York, NY 10023

Ref: Equinox Liquor License – Acoustic Considerations
LL project number 10222

Dear Justin,

Longman Lindsey is the acoustical consultant for 35 Hudson Yards. Throughout the design we have considered the impact from the Equinox outdoor terrace and indoor bar to surrounding spaces and have included provisions within the design to ensure the adjacent hotel guestrooms and apartments are not impacted. The following summarizes the location of the bar and the proximity to sensitive spaces that may be impacted.

1.0 Space Layout

Both the outdoor hotel terrace and indoor bar are located on the 15th Floor of the building. Hotel guestrooms are located on the 18th Floor and Residential apartments will locate on the 31st Floor and above. These spaces are ~39 feet and 192 feet above the terrace, respectively.

The outdoor terrace has the most potential to affect surround spaces, as music played on the terrace will travel to surround space more easily as compared to music played at the indoor bar which would have to travel through at 3 floors of concrete structure.

2.0 Acoustic Criteria

Noise from the rooftop terrace must comply with NYC Commercial Music Code section 24-231 at receiving residential space. This code requirement is very strict and will require the volume level of any audio amplification to be limited.

Regardless of the allowable levels established by code, for a building of this caliber it is likely the only acceptable standard will be for noise to be essentially inaudible and imperceptible at receiving residential spaces.

3.0 Acoustic Design Considerations

To ensure noise from the terrace will not disturb hotel guests or apartment residents the design team has taken the following steps:

- The speaker design for the outdoor terrace uses many speakers distributed throughout. The main speakers are 'steerable' meaning they project sound downward towards the terrace and reduce the amount of sound projected upward. The intent here is that speakers can be set to lower volume levels and still achieve good coverage because they are closer to, and aiming at, the people on the terrace. As opposed to fewer less sophisticated omnidirectional speakers that project equal levels of sound upwards as they do downward and would need to be played at

higher levels to project sound across the length of the terrace to achieve the same coverage. Specifically, the system uses 27 landscape ground speakers, 13 downward firing linear horizontal array speakers and 11 landscape sub-woofers distributed throughout.

- 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 to turn up the volume it will not exceed the pre-defined limit. An electronic limiter is also provided at the indoor bar.

4.0 Field Verification

To determine the approximate levels that would be allowed on the rooftop terrace we will be conducted in-field testing whereby music will be played through a mock-up speaker system on the 15th floor and resultant levels measured at the closest hotel and closest apartment.

Once the build-out of the terrace speaker system is complete we will repeat this testing using the actual speakers and will program the electronic limiter so that the established levels are not exceeded.

A similar exercise will be undertaken for the indoor bar as well. Though given that this bar is enclosed within the building it will have significantly less potential to negatively impact surrounding spaces.

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



Ken Shook
Partner

Petition in Support of Liquor License Application

11/6/18

Equinox Hotel Restaurant

35 Hudson Yards (33rd Street & 11th Avenue) New York, NY 10001








Hours of Operation (Inside):

Sunday - Thursday: 6:30 a.m. - 2:00 a.m.
















Friday - Saturday: 6:30 a.m. - 2:00 a.m.















Hours of Operation (Outside Terrace Seating):


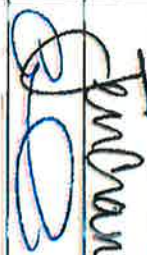
Everyday: 6:30 a.m. - 2:00 a.m.

Number	Name	Signature	Address
1	Denise Cherry		Abington House
2	Regdi Mateo		Abington House
3	Isaie Patrice		Abington House
4	Jordan Colaninno		Abington House
5	RITUAL MOUNT		Abington House
6	Cesar Vasquez		Abington House
7	Nelson Sepulveda		Abington House

8	Abingdon House		Abingdon House
9	Abingdon House		Abingdon House
10	Abingdon House		Abingdon House
11	Abington House		Abington House
12	Abington House		Abington House
13	One Hudson Yard		One Hudson Yard
14	Abingdon House		Abingdon House
15	Abingdon House		Abingdon House
16	Abingdon House		Abingdon House
17	Abingdon House		Abingdon House
18	Abingdon House		Abingdon House
19	Abingdon House		Abingdon House
20	Abingdon House		Abingdon House
21	Abingdon House		Abingdon House

22	Walt Fries		Abington House
23	Joachim Brunner		Abington House
24	Caroline Dewey		Abington House
25	Sarah Morris		Abington House
26	Michelle Nelson		Abington House
27	Amy Fessler		Abington House
28	Yvonne Wu		Abington House
29	Kenneth Finerman		Abington House
30	Ankni Shah		Abington House
31	Brian Paveone		Abington House
32	Adria Polowich		Abington House
33	Melody Anglero		Abington House
34	Laura Wood		Abington House
35			Abington House

36	Heather Niven		Abington House
37	Alex DeLeon		Abington House
38	Anthony Davis		Abington House
39	William McLain		Abington House
40	Lyssa Nestler		Abington House
41	Julien McReels		Abington House
42	Stacy McLeod		Abington House
43		Michael Ann Haders	Abington House
44	Peter Zik		Abington House
45	William Stue		Abington House
46	GUEW Macal		Abington House
47	Jessica Tomczak		Abington House
48	Jasmin Coleman		Abington House
49	Derek Gibbons		Abington House

50		Don Vils	Abrington House
51	Jennifer Crane	Tom Crane	Ally
52	ANNIE COLEMAN		Abrington House
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