

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> Chelsea 24th Street Manager, LLC; Chelsea 24th Street LLC, TBD		<b>DOING BUSINESS AS (DBA)</b> Motto 24th Street	
<b>STREET ADDRESS</b> 113-117 W. 24th Street		<b>CROSS STREETS</b> 6th Ave & 7th Ave	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Chelsea 24th Street LLC	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Theresa M. Russo
	<b>PHONE:</b> 401-562-22007		<b>PHONE:</b> 518-407-5800
	<b>EMAIL:</b> zita.ephrem@magnahospitality.com		<b>EMAIL:</b> Theresa.Russo@Srclawoffices.com
<b>MANAGER</b>	<b>NAME:</b> Chelsea 24th Street manager, LLC	<b>LANDLORD</b>	<b>NAME:</b> Chelsea 24th Street LLC
	<b>PHONE:</b> 401-562-22007		<b>PHONE:</b> 401-562-22007
	<b>EMAIL:</b> zita.ephrem@magnahospitality.com		<b>EMAIL:</b> zita.ephrem@magnahospitality.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	What is/was the name and address of establishment?	Please see attached	
	What were the dates applicant was involved with this former premise?	Please see attached	
<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"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
	<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"/> <b>Liquor/Wine/Beer &amp; Cider</b>	<input type="checkbox"/> <b>Beer &amp; Cider</b>	<input type="checkbox"/> <b>Wine/Beer &amp; Cider</b>
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> <b>Restaurant</b> <input type="checkbox"/> <b>Cabaret</b> <input type="checkbox"/> <b>Night Club</b> <input checked="" type="checkbox"/> <b>Hotel</b> <input type="checkbox"/> <b>Bar/Tavern</b> <input type="checkbox"/> <b>Catering Establishment</b>		
	<input type="checkbox"/> <b>Adult Entertainment</b> <input type="checkbox"/> <b>Wine Bar</b> <input type="checkbox"/> <b>Dance Club</b> <input type="checkbox"/> <b>Sports Bar</b> <input type="checkbox"/> <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?	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	Application will be filed once applicant and board have met
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	Please see attached list
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="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

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

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b> The hotel will be open 24/7, however alcohol service will be limited to Noon to 2 am						
	<b>Kitchen</b> 6 am - 2 am 6 am - 2 am 6 am - 2 am 6 am - 2 am 6 am - 2 am 6 am - 2 am 6 am - 2 am						
	<b>Music</b> The hotel will be open 24/7 with the option for background music at all times						
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>	1,210	1,210	34	85	0	2	22
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	50 1st floor 48 2nd floor	50 1st floor 48 2nd floor	11 1st floor 7 2nd floor	36 1st floor 16 2nd floor	0	0	0
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	The hotel is floors Cellar through 43 with a max occupancy of 858	
How frequently will the owner(s) be at the establishment?	The premise is manager run.	
Will there be dancing?	YES	<input checked="" type="checkbox"/>
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/>
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="checkbox"/>
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"/> YES	NO Manager will be on sight and staff will be TIPS Trained
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/>
Will New York Nighliffe Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	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	<input checked="" type="checkbox"/>
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?	YES	<input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Pending
Is a Public Assembly permit required?	<input checked="" type="checkbox"/>	NO	
Are your plans filed with DOB?	<input checked="" 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	Every person on the provided contact list was emailed to inform them of the	
	# 2	intension to obtain a NYS liquor license and inform them of the meeting.	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		Email sent on	
Who was your contact person at each group you met with?		N/A No meetings during Covid	
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?		Notice was posted on the exterior of the premise for the public's viewing	
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"/>	NO Gary Maida; 201-803-5910
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/>	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Parking		
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"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	This is a new build. Please see attached rendering of anticipated exterior.
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	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="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" 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="checkbox"/> 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="checkbox"/> 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="checkbox"/> 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="checkbox"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Roof - New Units being put in of HVAC BMS system with Vertical Heat Pumps and Cooling Towers		
When was the air conditioner installed?	Installation in progress		

**OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ**

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

## OUTDOOR ITEMS – SIDEWALK CAFÉ

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

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

- Any storm enclosure will be placed only on private property
- The two outdoor terrace spaces will be completely enclosed on roof and all sides with a Roll-A-Covers. Roll-A-Covers will be kept closed at all times.
- There will be no speakers, no music or amplified sound of any kind in 2nd Floor roll-a-cover enclosed terrace space
- 1st Floor roll-a-cover enclosed terrace space will have background music only
- Applicant agrees to implement all recommendations of revised acousticlog report
- All doors and windows opening to roll-a-cover enclosed terrace spaces will be kept closed after 10 p.m. Sunday to Thursday and 11 p.m. Friday & Saturday

***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.***


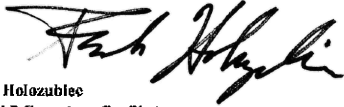



**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***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.***


<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its  December 2, 2020 full board meeting, with 8 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="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial    <input type="checkbox"/> Approval</p>
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**CB4 REPRESENTATIVES**

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozublec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazzaria <i>CB4 BLP Committee Co-Chair</i>
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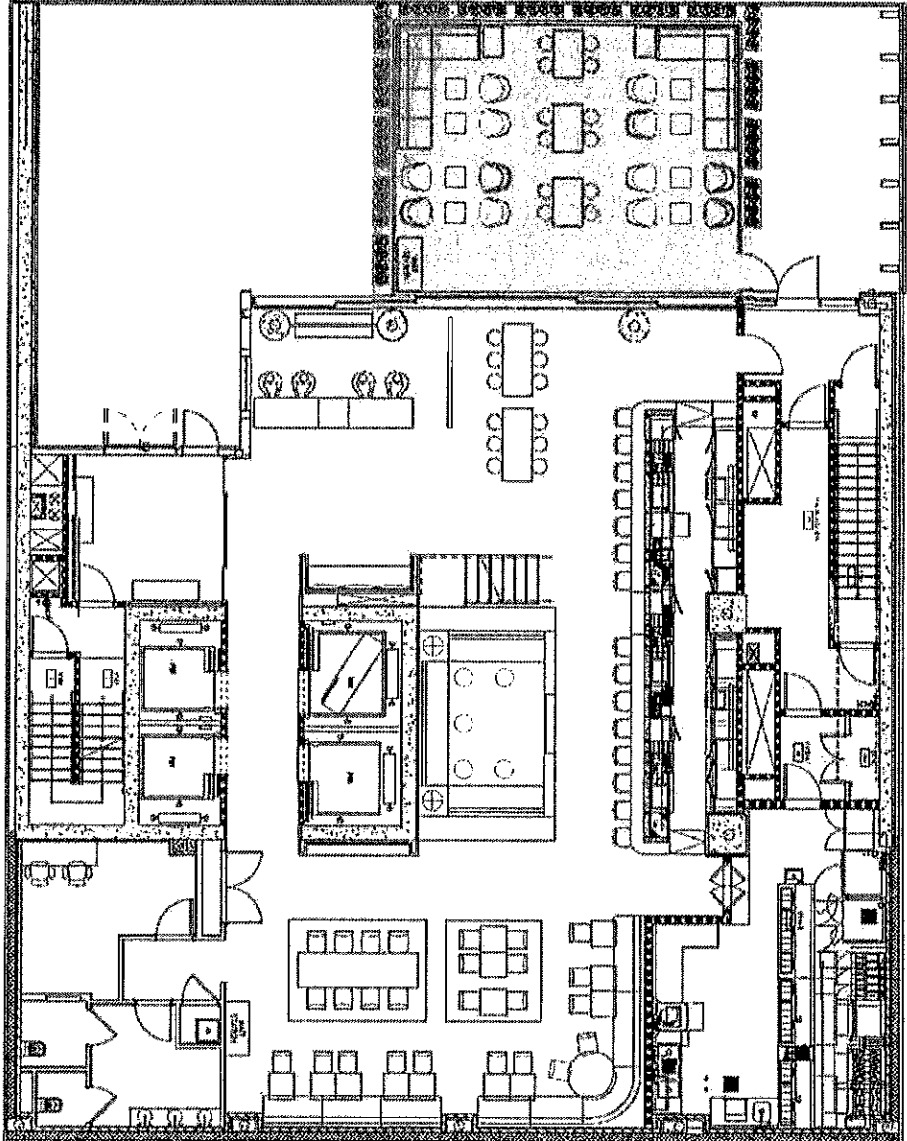
**APPLICANT AGREEMENT WITH THE COMMUNITY**

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><b>SIGN HERE</b> →</p>	<p>Robert A. Indeglia, Jr.</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>12/3/20</p> <p><b>DATE</b></p>
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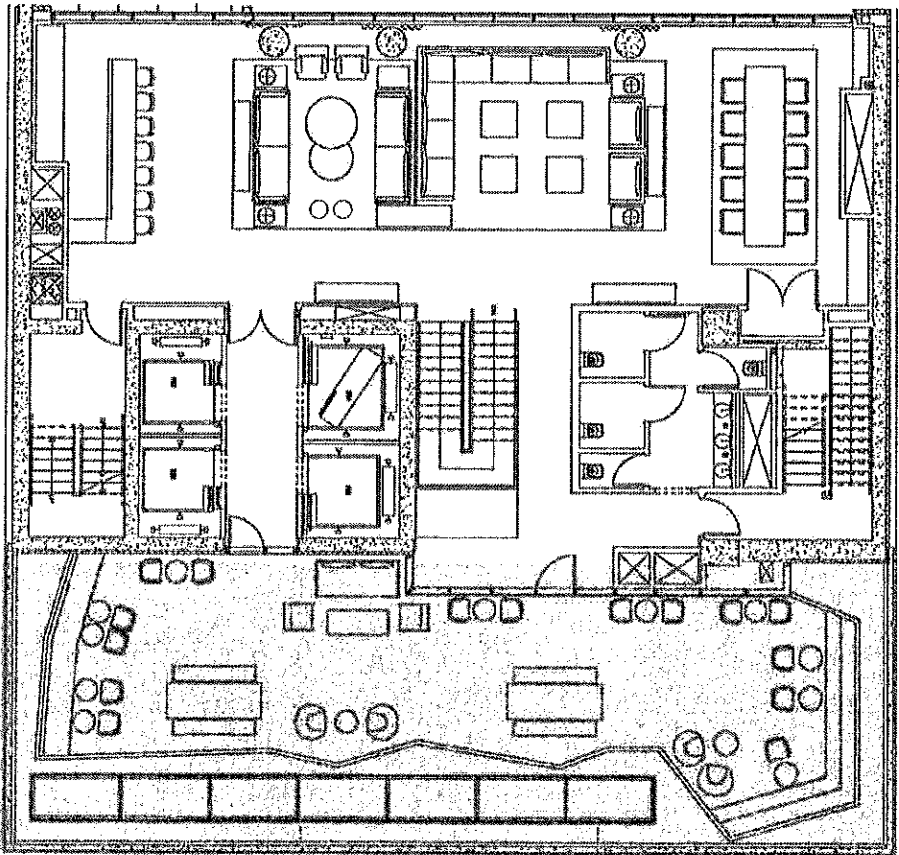
1<sup>ST</sup> FLOOR PLAN

EXTERIOR ARCADE  
DINING AREA TO BE  
DESIGNED/SIMULATED



MOTTO CHELSEA

2ND FLOOR PLAN



TERRACE AREA TO BE  
DESIGNED/FINALIZED

MOTTO CHELSEA

# MOTTO

by Hilton

## appetizers

Sunflower Salad 16

*golden beets, seeds, bibb, parmesan, sherry vinaigrette*

Grilled Scallops 21

*chicories, toasted bread crumbs, anchovy dressing*

Arugula & Apple Salad 15

*gorgonzola toast, cranberries, candied walnuts*

Italian Wedding Soup 14

*polpettini, escarole, parmesan egg drop*

Risotto Bianco\* 19

*organic egg, parmesan, truffle*

Cesar Salad\* 13

*parmesan croutons*

*add chicken +8 add shrimp +12 add meatball +5*

Ziti Patricia 16/26

*sweet sausage, zucchini, spicy cherry tomato, basil*

Bucatini all'Amatriciana 18/28

*guanciale, spicy tomato sauce, pecorino, parsley*

Tagliatelle Tartufo 22/32

*truffle butter, parmesan, aqua di pasta*

Gravy Meatball Sliders 15

*three little owl originals*

Big Love Cooking

*75 Recipes for Satisfying, Shareable Comfort Food*  
29<sup>99</sup>

## seasonal vegetables

Eggplant Parmigiana 17

*breaded and baked, marinara and soft herbs*

Grilled & Roasted Corn 15

*spicy Mexican-style, aioli, cheese, lime*

Broccolini & Roasted Peppers 13

*lemon, garlic*

Sweet & Spicy Calabaza 16

*maple, pepitas, apple*

French Fries 9

*chile aioli*

Sesame Green Beans 14

*chiles, mint, cilantro and oyster sauce*

Brussels Sprout Home Fries 14

*yukon golds, poblano chiles, leeks*

## entrées

Nova Scotia Halibut 38

*chive mashed potatoes, lemon crème fraîche*

Crispy Skate Tacos 26

*chinois slam, soy citrus aioli, avocado crema*

Faroe Island Salmon\* 37

*sautéed napa cabbage, rösti potato, dijon sauce*

8 oz. Bacon Cheeseburger\* 21

*American cheese, pickle, sesame seed bun, fries*

Petit Filet Mignon\* 39

*fontina fonduta, lemon pepper broccoli*

Pork Chop & Butter Beans\* 36

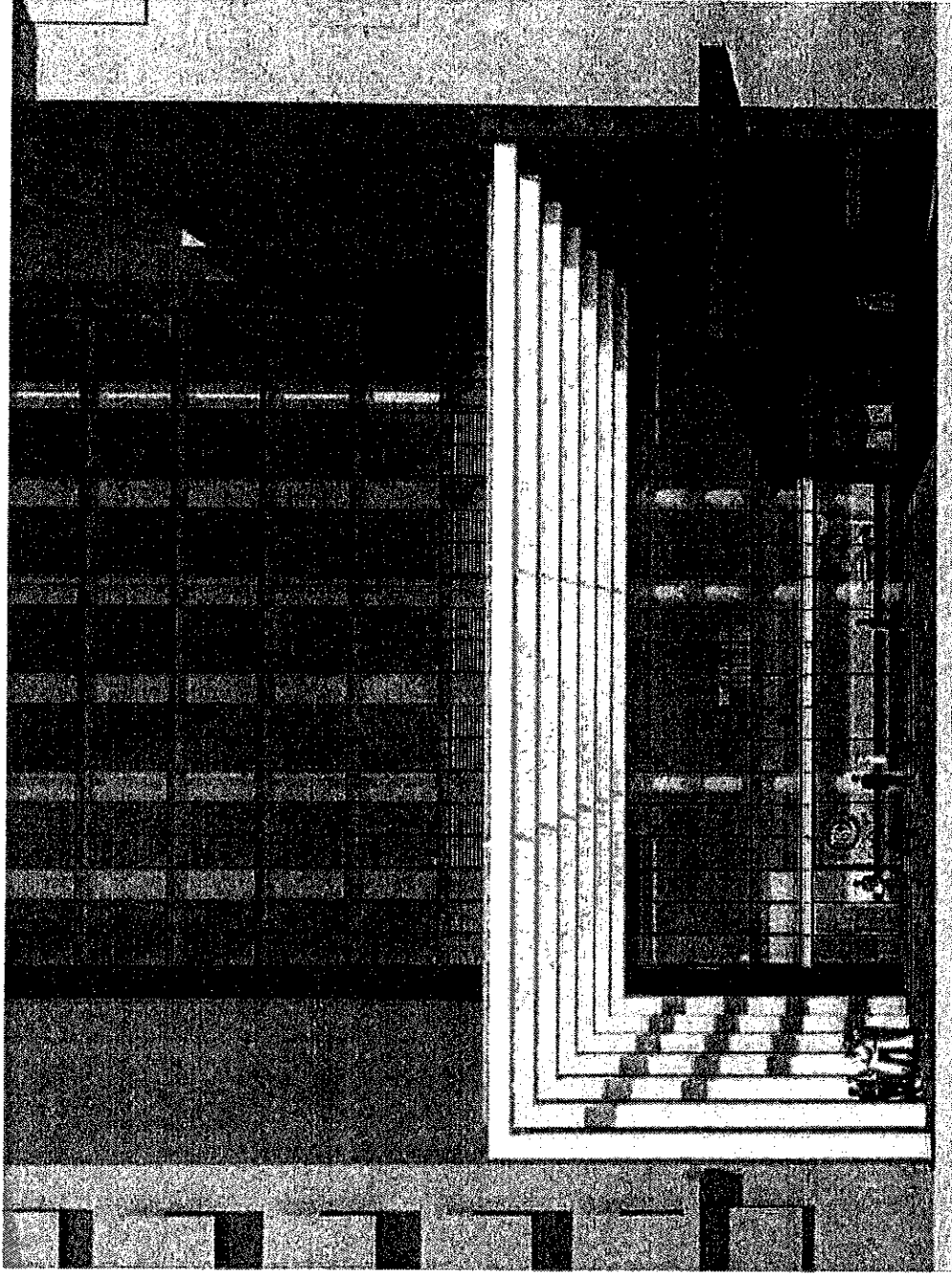
*parmesan and wild dandelion*

Grilled & Filleted Daily Fish\* 38

*toasted lobster paella*

Crispy Bell & Evan's Chicken 28

*brussels sprout home fries, lemon, dijon, garlic, sherry*



EXTERIOR FACADE



Premise under construction - rendering of anticipated exterior



EXTERIOR FACADE

Premise under construction - rendering of anticipated exterior

**NY 24<sup>th</sup> Street Manager VI LLC, NY 24<sup>th</sup> Street Operating VI LLC & NY 24<sup>th</sup> Street  
VI LLC**

**d/b/a Hyatt Place**

**124 W. 24<sup>th</sup> Street, New York, NY 10011**

**500 Foot Statement**

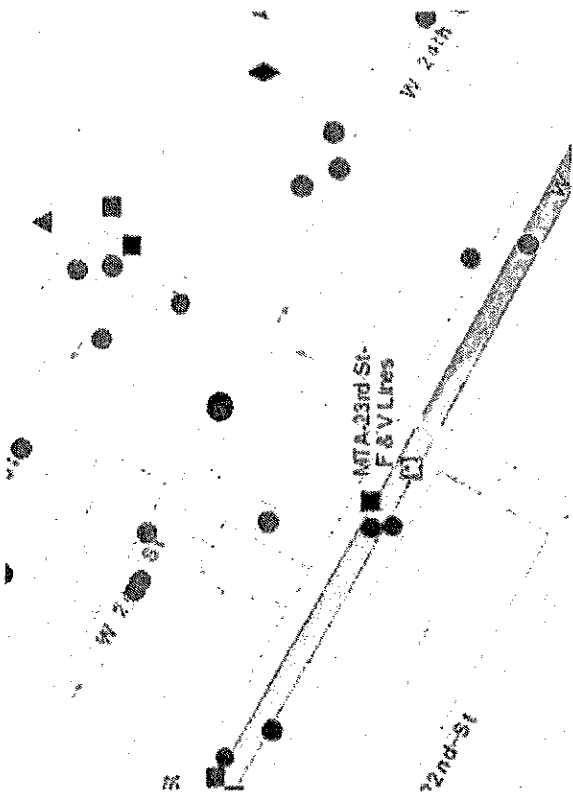
NY 24th Street Manager VI LLC, NY 24th Street Operating VI LLC & NY 24th Street VI LLC, d/b/a Hyatt Place, is applying for a hotel license at 124 W. 24<sup>th</sup> Street, New York, NY 10011. There are currently ten (10) licensed premises within 500 feet of the proposed license. These licenses include a hotel, tavern, Irish restaurant, arcade, catering facility, pizza restaurant, Japanese restaurant, sports bar, Pan-Asian restaurant, and fine-dining restaurant.

The issuance of this license will serve public convenience and advantage by allowing the enhancement of the restaurant menu and customer experience. The proposed operators have extensive experience in the hospitality industry and managing similar establishments. The premises will not include an outdoor area, and the inside will only feature recorded music. As such, granting this license is not expected to create additional noise in the area. Also, traffic is not expected to be adversely affected, as the premises is accessible by various types of public transportation, including subway, bus, and taxi.



500 Ft. List  
 Magna 24th St  
 113 W 24th St, New York, NY 10011

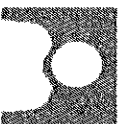
Name	d/b/a	Address	Approx. Dist.
LAM GEN 25 LLC	RENAISSANCE NY CHELSEA HOTEL COTTO SOMEWHERE NOWHERE	112 W 25TH ST	220 ft
AVADOM INC	ONE STAR	147 W 24TH ST	295 ft
MBG TAVERNS ON 6TH CORP	J.J. KINAHANS	757 6TH AVE	310 ft
BARCADE NEW YORK LLC	N/A	148 W 24TH ST	310 ft
GOURMET EXPRESS LTD	PETER CALLAHAN CATERERS	137 W 25TH ST	315 ft
TAPPO INC	N/A	49 W 24TH ST	365 ft
NORIKOH K O H INC	NORIKOH	43 W 24TH ST	410 ft
MOXY RESTAURANT ASSOCIATES INC	SMITHFIELD HALL	138 W 25TH ST	420 ft
CHOP SHOP KITCHEN INC	CHOP SHOP	41 W 24TH ST	460 ft
FONDUE 26 LLC	THE AINSWORTH	122 W 26TH STREET	485 ft



Mon 11/22/20 11:03 AM

Erin O'Brien

New Hotel Liquor License at 113-117 West 24th Street



Wdorok@hotmail.com; steve@w15ba.com; info@w15ba.com; jasper@gc.cuny.edu; paul@qronckl.com; eric.bonitz@gmail.com; willrogers@gmail.com; aavedoandassociates@gmail.com; mig91350@yahoo.com; Craig L. Stutzkin; craigst1029@aol.com; jahmal@earthlink.net; Ethan.Felton@jwnewsmedia.com; wevork@hotmail.com; sallygmg@gmail.com; mwalsrny@yahoo.com; baron155@aol.com; getmanygerald@aol.com; m@erlisia-stern.com; ganneta@angeli.net; tom@me.com; merle.neene@gmail.com; emar.fstata@gmail.com; cott@nycr.com; albertadfor@gmail.com; tesley@ynchor.com; aleanor@quiltedcorner.com; 300wv2@gmail.com; zazeloven@yahoo.com; mis@nycr.com; eme33@aol.com; jblair@bobchrisianson.com; w40ba@gmail.com; Cc: Maston Sansom

Motto Menu.pdf 485 KB

Good morning,

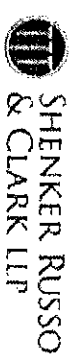
I am emailing you on behalf of our client, Chelsea 24th Street Managers LLC, Chelsea 24th Street LLC \*Food and Beverage Entity TBD d/b/a Motto 24th Street ("The Applicant"). The applicant is proposing to obtain a Liquor, Beer, and Wine Hotel License from the New York State Liquor Authority for their new premise located at 113-117 West 24th Street. The proposed hours of alcohol service will be between the hours of noon and 2:00 am serving the attached menu. The Applicant feels the ability to serve beer, wine, and spirits will help to enhance their menu and customer experience. The venue will have a 1st floor dining patio and 2nd floor dining terrace that are completely enclosed by roll-a-covers. Only background music will be played within the roll-a-cover. A sound study has been completed by a acoustical engineer, which will be presented at the meeting.

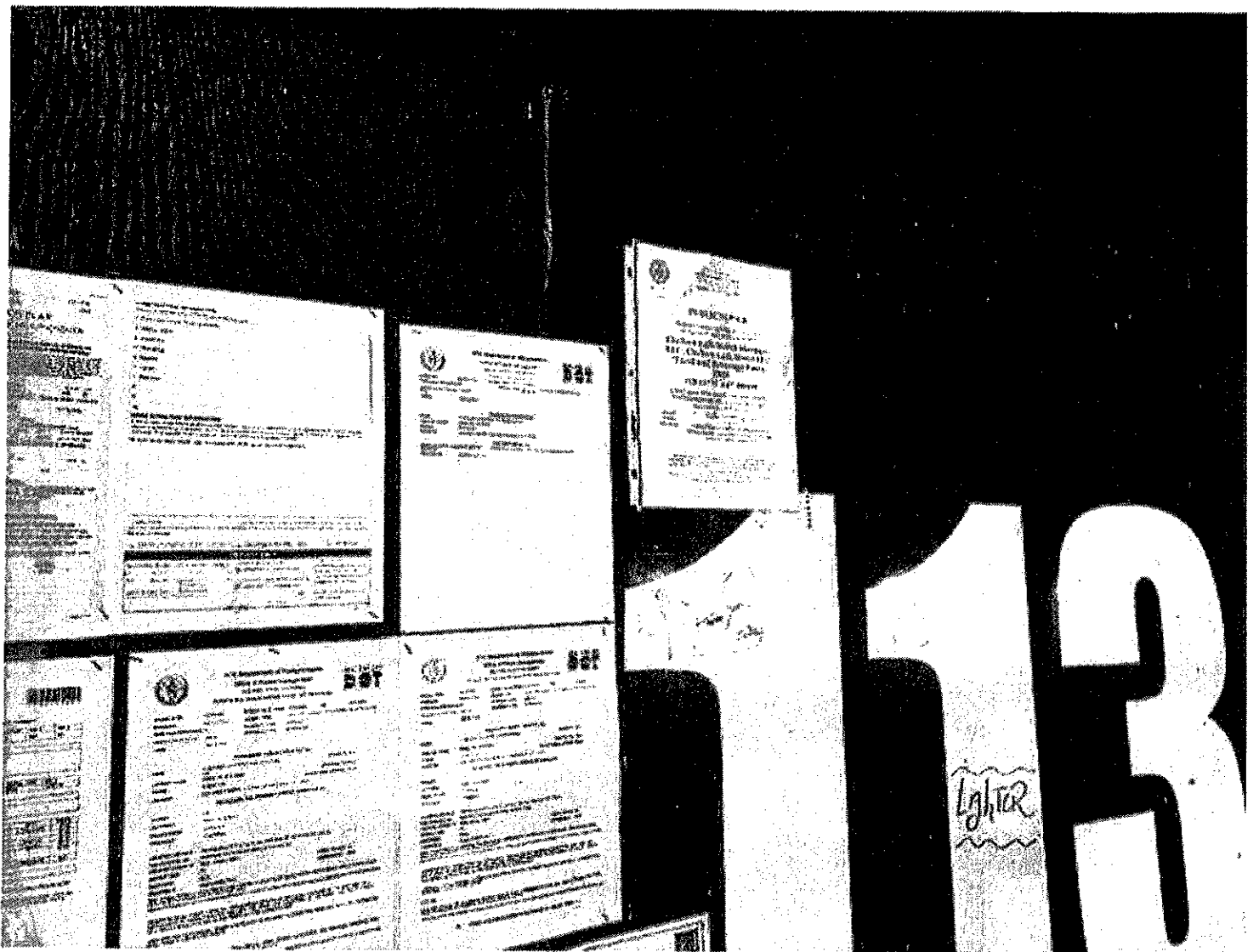
The Applicant will be appearing before Manhattan Community Board 4 on Tuesday, November 10th, 6:30 pm. This meeting will be held virtually. For specific instructions on how to join the meeting please visit <https://www1.nyc.gov/html/mancb4/html/home/home.shtml>

Please feel free to either contact myself or Maston Sansom, the attorney appearing at the meeting, directly if you have any questions or require additional information.

Thank you,  
Erin

Erin M. O'Brien | New York State Alcohol Licensing Manager





Public Notice  
The State of California  
Department of Transportation  
Office of the Secretary  
1500 North Market Street  
Sacramento, California 95833  
Telephone: (916) 227-1234  
Fax: (916) 227-1235  
Internet: www.dot.ca.gov

DOT  
Department of Transportation  
Office of the Secretary  
1500 North Market Street  
Sacramento, California 95833  
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PUBLIC NOTICE  
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13  
Lighter

# ACOUSTILOG<sup>®</sup>

INC.

19 Mercer Street, NY, NY 10013 (212) 925-1365 Fax: (212) 966-4216 www.acoustilog.com

November 2, 2020

Ms. Jodi Robertson  
Chelsea 24th-Street Manager, LLC  
300 Centerville Road, Suite 3008  
Warwick, RI 02886

Re: New Hotel Outdoor Music and Voice Noise, Motto 24th Street Hotel, 113-117 W. 24th Street, New York, NY 10011

Dear Ms. Robertson,

I have studied the noise issues at the above premises. I am providing recommendations to prevent noise disturbances to the neighbors from music and voices at the hotel.

## SUMMARY

You are opening a hotel that will include a rear terrace space on the 2nd floor, occupancy 48, and a front arcade dining area. There will be a Roll-a-Cover on both areas. Background music will be used.

The design of the sound system and the level of ambient noise in the area will keep sound levels within Noise Code limits for both music and voices. Recommendations are provided in this report.

## DBA VS ONE-THIRD OCTAVE BAND MUSIC LEVELS

One way that the sound levels were measured was using the A-weighting decibel scale. The dB (A) decibel scale (see Noise Code Section §24-231 a1) is the most common type of sound measurement, which represents an overall measurement of all frequencies, but with a strong tendency to ignore the low-frequency "bass" sounds. The A-weighted decibels require only a simple sound level meter to measure them. DBA is what the City DEP inspectors use, and they normally consider anything above 42 dBA to be unreasonable.

C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also an overall measurement of all frequencies, but this measurement includes the important low-frequency "bass" sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

Octave band sound level readings (see Noise Code Section §24-231 a2) were also taken, which are measured in decibels, or dB. Sounds with frequencies below 250 Hertz are called bass or low frequencies, which sound like thumping or vibration. This range of low frequencies is addressed in the Noise Code regulations and is the sound most likely to cause neighbor complaints. Bass and drums usually cause sounds in these frequency ranges. These sounds require a complex spectrum analyzer to measure them.

## THE NOISE CODE - MUSIC

### §24-231 Commercial music.

(a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:

(1) is in excess of 42 dB(A) as measured with a sound level meter; or

(2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive); in accordance with American National Standards Institute standard S1.6-1984; or

(3) causes a 6 dBC or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dBC.

## THE NOISE CODE - UNREASONABLE NOISE

§24-203 General definitions. When used in the New York city noise control code the following terms shall have the following meanings:

(62) Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.

### §24-218 General prohibitions.

(a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise.

(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:

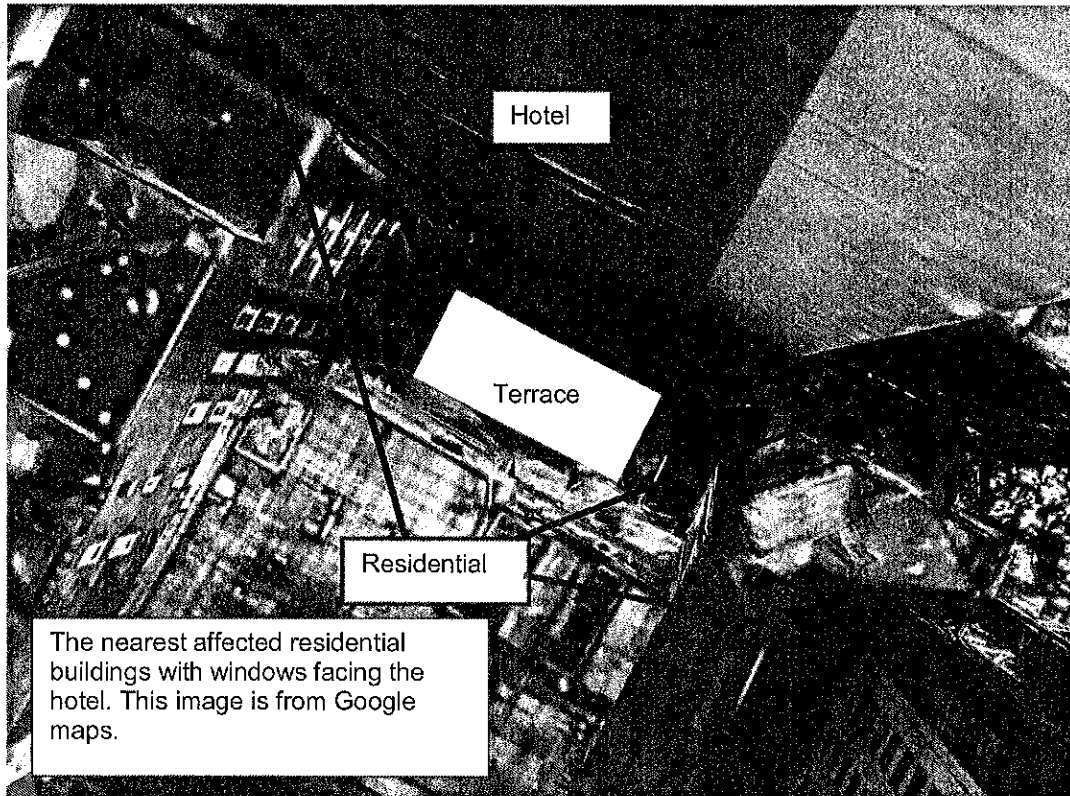
(1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

(3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.

**MAP**

The nearest / most-affected residential locations are shown in the Google Maps photo below.



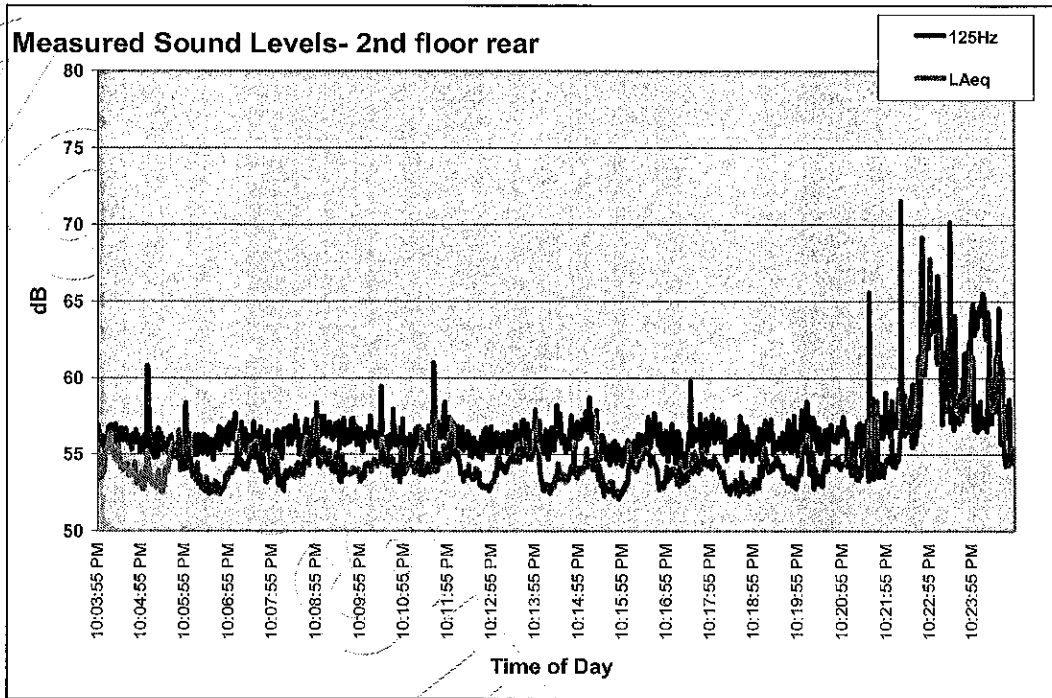
**AMBIENT NOISE ANALYSIS**

I conducted late night sound tests on October 28, 2020. I took ambient noise readings in the 2<sup>nd</sup> floor rear courtyard. The sound was lower than normal due to the city-wide stay-at-home order. Therefore, this was a worst-case (quietest) late-night reading. These measurements allowed determination of the proper sound recommendations for the outdoor spaces.

The outdoor ambient sound level in the 2<sup>nd</sup> floor rear courtyard using the A-weighting or "dBA" scale was a minimum of 52 dBA. Measured 3 feet inside an open window, the ambient sound level would be approximately 41 dBA.

The low-frequency sound was a minimum of 54 decibels at 125 Hertz. See the chart below.

CONFIDENTIAL



## ANALYSIS

The nearest residential apartment buildings facing the rear terrace are shown with an asterisk below:

\*Building B- 120-122 West 25th Street

\*Building D- 108-110 West 25th Street

\*Building E- 101 West 24th Street

Building A- 119 West 24th Street- Commercial

Building C- 112 West 25th Street- Hotel

The letters A-E refer to notes on the photos at the end of this report.

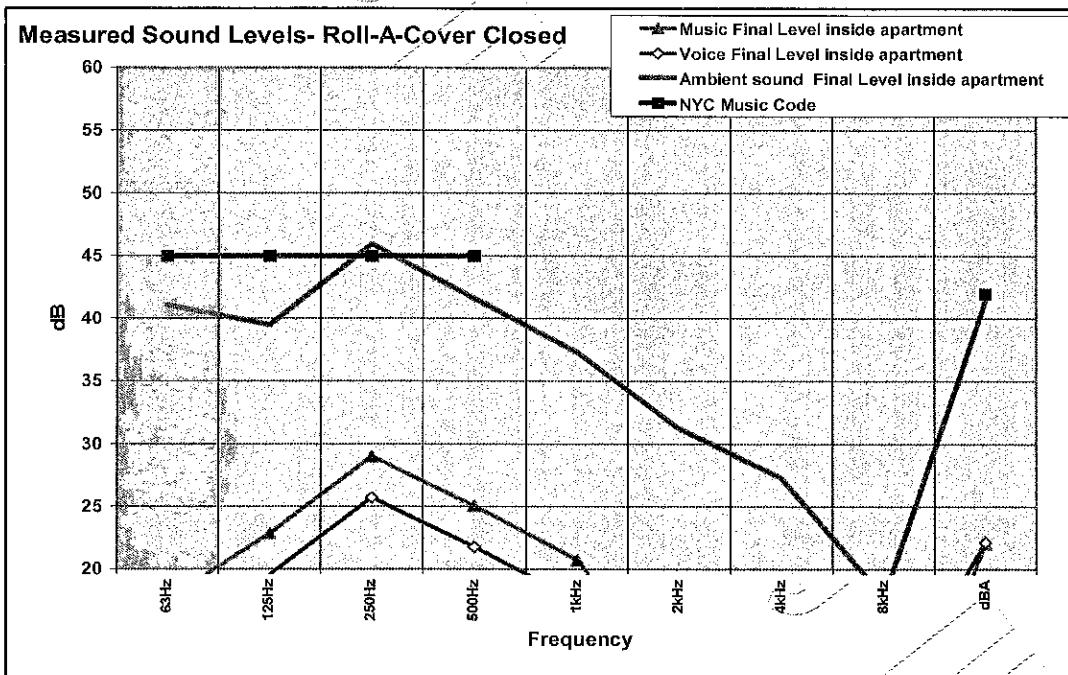
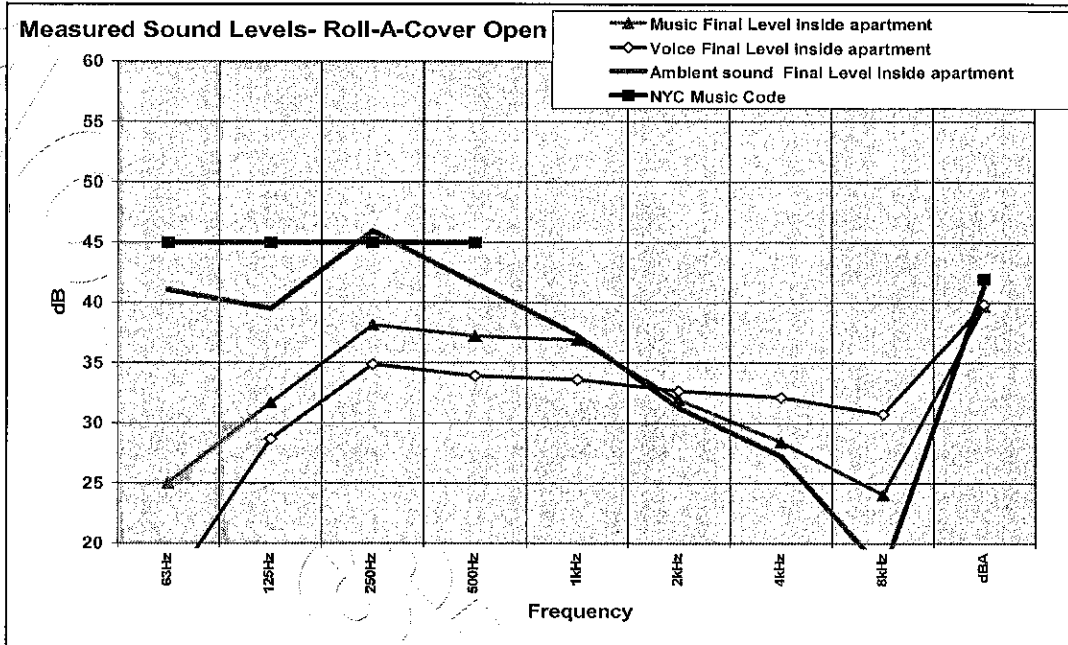
Sound is attenuated by travel distance, by bending and also by passing through an open window. With the Roll-a-Cover roof closed, there is additional attenuation provided by the cover.

## CALCULATIONS

The graphs below show that the music levels will comply with the Code limits of 45 decibels for bass sounds and 42 dBA for midrange sounds at the surrounding apartment buildings.

The voice noise level was analyzed by calculating the noise from people in the restaurant and deducting the predicted sound attenuation. In order to be Code-compliant, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the sound will not exceed the level of ambient noise, it will meet Code requirements.





The sound levels are higher in the front of the building due to no shielding. Therefore, the nearest residences on 24<sup>th</sup> Street will have even lower levels from the front arcade dining area, which has its own Roll-a-Cover, and higher ambient levels.

## RECOMMENDATIONS

1. The Roll-A-Cover will have vertical walls with 1/4" monolithic glass and polycarbonate ceiling panels. I have measured the acoustical performance of this type of Roll-A-Cover and this has been accounted for in this report.

## SOUND SYSTEM

2. 8 small speakers should be used as a distributed system. The woofers must not exceed 6" in diameter.
3. I have included a wiring diagram so that one amplifier can power all 8 speakers instead of using multiple power amplifiers. Alternatively, a zone control box can be used.
  - a. Data for one suitable model of speakers is attached.
  - b. Do not use subwoofers.
  - c. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.
4. The sound system will incorporate an equalizer and limiter. Both functions can be accomplished with a DBX DriveRack PA2 or similar processor. Data attached. Installed in the system right before the amplifier and electronically locked with a combination, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.
  - a. Using the graphic equalizer section, attenuate (lower) all frequencies 80 Hertz and below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 80 Hertz and a slope of 24 dB/octave.
  - b. Using the unit's output level control, set the maximum sound level to 80 dBC, measured 3 feet from any speaker and with the Roll-A-Cover open. The sound installer can do this with a simple Radio Shack sound level meter (these are still available used). Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the sound system.
  - c. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
  - d. The DBX unit should be set in conjunction with tests made of noise levels in the neighboring buildings.
  - e. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
  - f. Set the limiter's Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
  - g. The amplifier must be set to maximum level during this process so it cannot be turned up further at a later time.

## OPTIONAL SOUND ABSORPTION

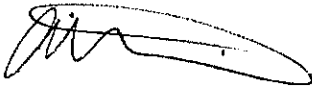
5. Optional – for the inside of the Roll-a-Cover enclosure, install sound-absorbing panels on the walls where practical, to prevent reverberant sound build-up. This is primarily to benefit your customers by preventing excessive reverberation, which causes a “muddy” sound.
  - a. One suitable choice is the 1” thick Sound Silencer panel from Acoustical Surfaces.
  - b. These can be hidden behind a trellis or plantings but must not be blocked with any solid material such as wood or closed fencing. Data attached.

If I can be of further assistance, please call.

It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright Acoustilog, Inc. © 2020. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

Yours Truly,

Alan Fierstein



President  
acoustilog1@verizon.net

*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2250/2260/2270 Analyzer, Bruel & Kjaer 4135, 4145, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15A.*

**VIEW OF SURROUNDING BUILDINGS FROM REAR TERRACE**

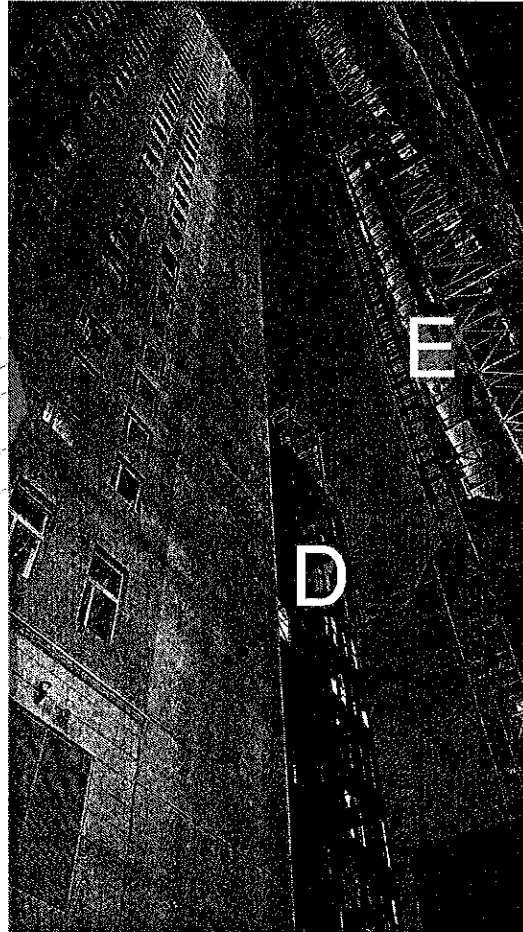
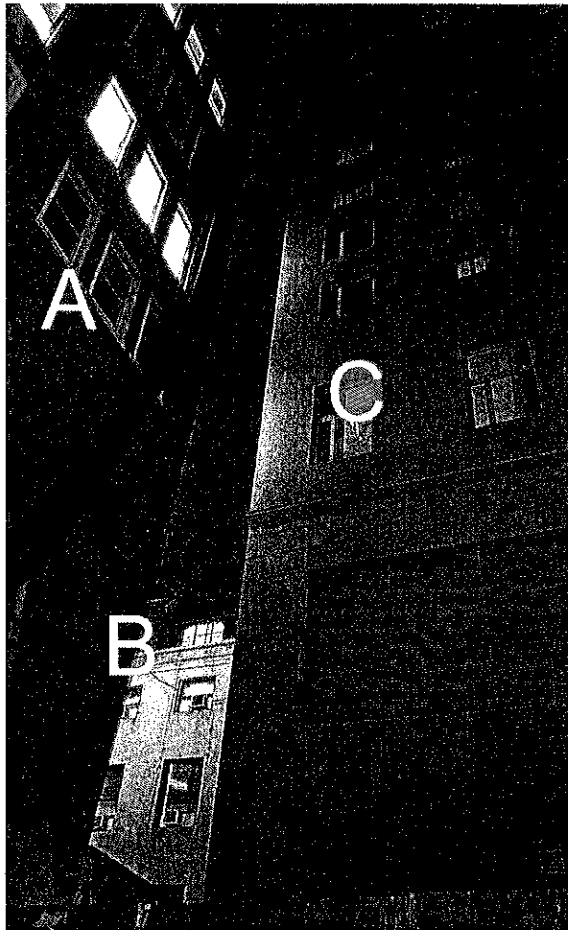
Building A- 119 West 24th Street- Commercial

Building B- 120-122 West 25th Street- Residential

Building C- 112 West 25th Street- Hotel

Building D- 108-110 West 25th Street- Residential

Building E- 101 West 24th Street- Residential

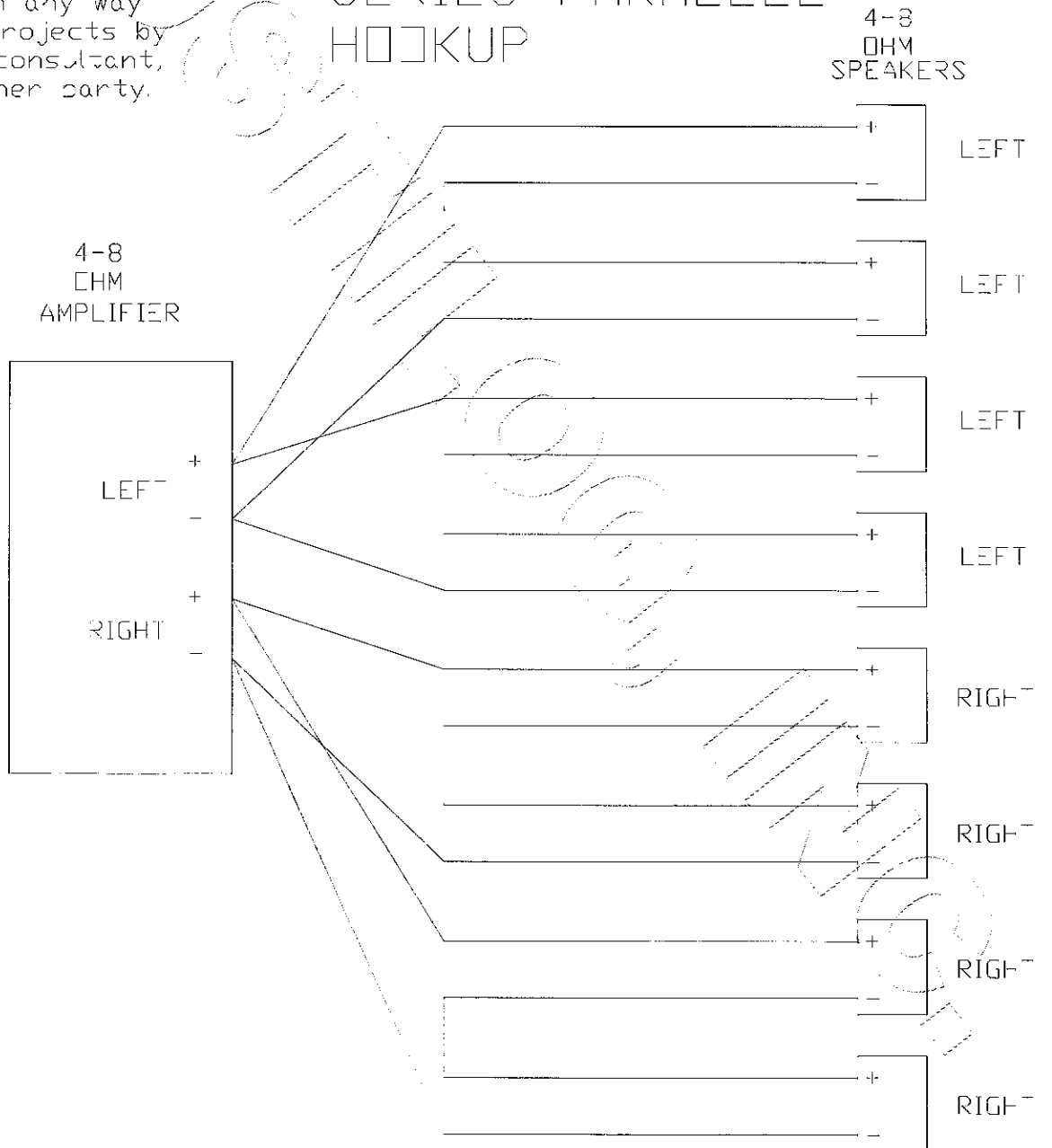


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**Control 25**  
 Compact Indoor  
 Outdoor Background  
 Foreground Loudspeaker



Brochure      The Control 25 is perhaps the most versatile of JBL.  
 Spec Sheet      Professional's Control Contractor Series  
 Owner's Manual      indoor/outdoor loudspeakers.

Features :

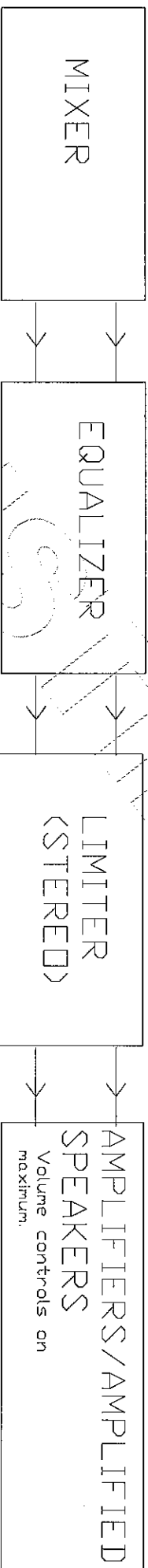
- Components: 5.25 in Polypropylene coated woofer, 7.6 in Titanium coated horn loaded tweeter.
- Built-in InvisiBall® mounting hardware.
- Weather resistant enclosure and transducers.
- Readily replaceable.
- 80° x 90° high frequency horn.
- Overload Protection Circuitry.
- Sensitivity: 88 dB SPL, 1W, 1m
- \*Patents pending worldwide

Specifications :

- Frequency Range : 80 Hz to 16 kHz (-10 dB)
- Power Capacity : 160 W Continuous Program Power  
75 W Continuous Pink Noise
- Sensitivity : 88 dB SPL, 1 W, 1m
- Directivity Factor (Q) : 5.3 dB
- Directivity Index (DI) : 7.2 dB
- Nominal Impedance : 8 ohms
- Crossover Frequency : 2.0kHz
- Frequency LP Driver : 136mm (5.25 in) Polypropylene cone w/ WeatherEdge
- HF Driver : 10mm (.75 in) Titanium coated polycarbonate
- Enclosure Material : HIPS (High Impact Polystyrene)
- Overload Protection : Full Range power limiting to protect network and transducers
- Termination : Spring terminals, accepts banana plug
- Environmental : Conforms to MIL Spec 810 for humidity, salt spray, temperature, UV, EC 529 IP-X0 splashproof rating
- Dimensions (H x W x D) : 230 x 188 x 149 mm (9.3 x 7.4 x 5.8 in)
- Net Weight (ea) : 2.3 kg (5 lb)
- Shipping Weight (ea) : 6 kg (11 lb)
- Included Accessories : InvisiBall Assembly
- Optional Accessories : MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25/25H: For horizontal spacing of two speakers. These brackets allow up to six loudspeakers in a 350° array. MTC-25/25CM: Ceiling-mount adapter. MTC-25/25SG: Stainless Steel Grille for harsh environments. Available in silver, black (BK) or white (WH) MTC-25/25AKO: WeatherShield™ Stainless Steel Grille protects against driving precipitation. Available in black or white (WH) MTC-PC2: Input panel cover protects input terminals in outdoor environments.



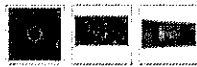
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NOTE- LIMITER AND EQUALIZER  
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ONE PROCESSOR

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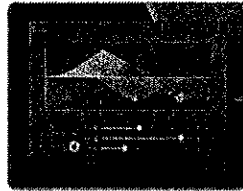
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**AUTOEQ™**

New, improved AutoEQ algorithm ensures an extremely accurate, fast, and non-intrusive automatic EQ experience.

With the RTA Mic "listening" to your room, the new, updated DriveRack PA2 AutoEQ algorithm sets speaker levels and room EQ automatically in a matter of seconds. This means room adjustments can now be made very quickly, without subjecting the audience to annoying, lengthy broadcasts of pink noise.

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Enhanced AFS™ algorithm for faster, more precise feedback elimination, without adversely affecting your system's tone.

Nothing turns audiences away like annoying and potentially painful audio feedback. Fortunately, dbx engineers have revisited their already-stellar Advanced Feedback Suppression algorithm and made it work even better. The DriveRack PA2 listens for and anticipates feedback and adjusts speaker output automatically before it even has a chance, while never altering your sound.

**UPDATED WIZARD SETUP FUNCTIONS**

Updated Wizards make initial set up easy, while ensuring speaker tunings and other settings are up-to-date.

Wizard functions on the DriveRack PA2 guide you through easy, step-by-step processes to help you get the most from your loudspeaker system. Helps you easily configure level balancing, AutoEQ, Advanced Feedback Suppression, and provides access to built-in and constantly updating speaker tunings from most major speaker manufacturers.

**AVAILABLE INPUT PROCESSING**

- › dbx Compression
- › AFS™ (Advanced Feedback Suppression)
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ)
- › Subharmonic Synthesis

**AVAILABLE OUTPUT PROCESSING**

- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings)
- › dbx Limiting
- › Driver Alignment Delays

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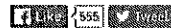
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- › dbx Compression
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ) Input
- › Subharmonic Synthesis
- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings) Output
- › dbx Limiting
- › Driver Alignment Delays







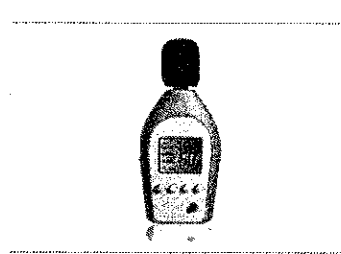
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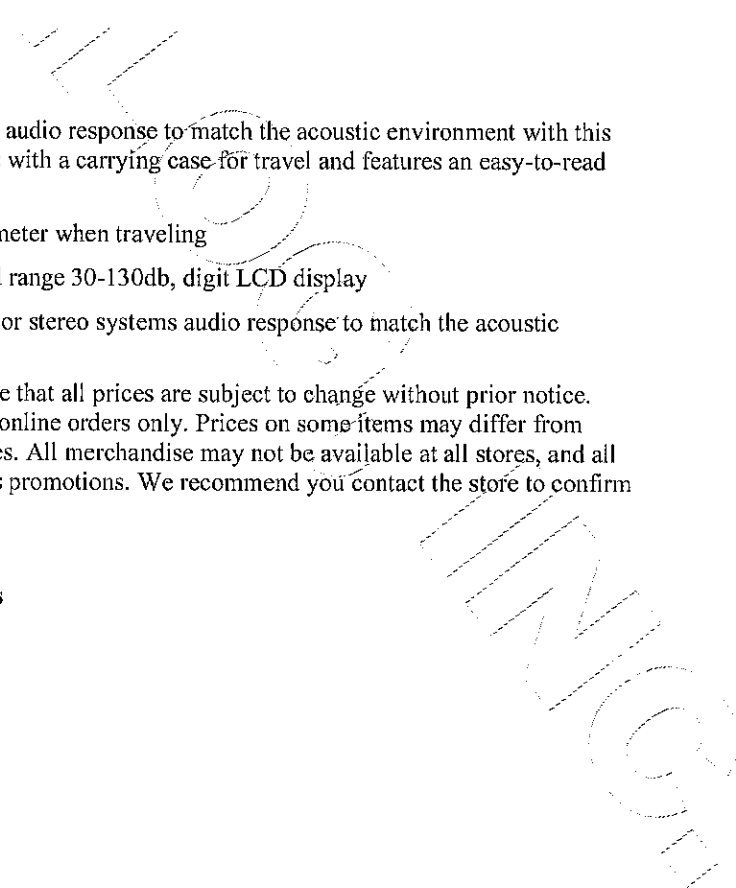
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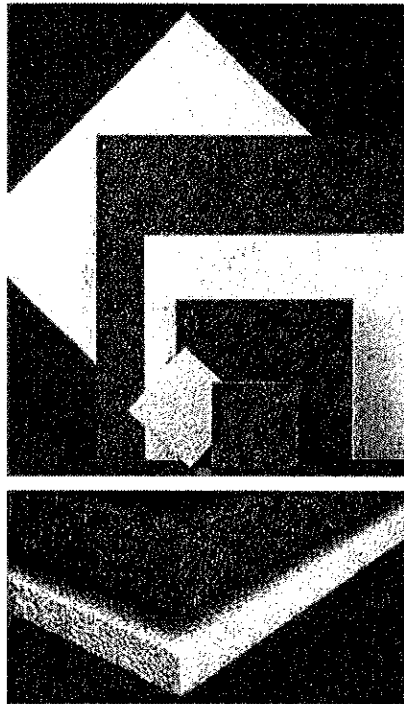
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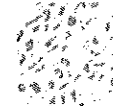
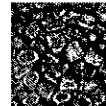


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Charcoal - Actual Size

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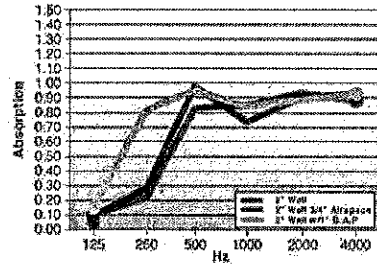
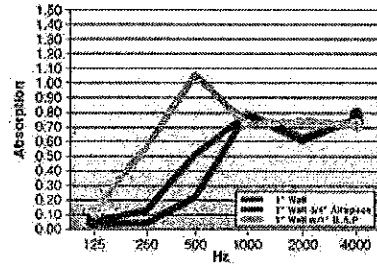
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**MATERIAL:** Semi Rigid Porous Expanded Polypropylene Acoustical Bead Foam (P.E.P.P.).  
**PATTERN:** Non Abrasive, Slightly Textured, Porous  
**FEATURES:** Lightweight, Impact Resistant, Moisture, Bacteria & Fungi Resistant, Tackable Surface  
**APPLICATIONS:** Gymnasiums, Auditoriums, Classrooms, Swimming Pools, Ice Arenas, Clean Rooms, Food Processing Plants, Food Prep Areas, Cafeterias & Restaurants, Manufacturing Plants, Car Washes, Rooftop and Machine Enclosures, Gun Ranges, Dog Kennels, Locker Rooms.  
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**SIZES:** Nominal 2' x 2', 2' x 4'; Custom Sizes Available  
**COLORS:** White, Charcoal  
**FLAMMABILITY:** ASTM E64, Class A. 1" Flame Spread: 3, Smoke Developed: 84. 2" Flame Spread: 5, Smoke Developed: 113  
**INSTALLATION:** ASI S.T.O.P. Noise Acoustical Adhesive, Mechanical Fasteners

**\*Note to all installers**  
 Sound Silencer™ PEPP is a thermal molded product and although tough to see one side of the panel will have injection and mold release marks these are circular marks that range in size and indent depth. These marks denote the back side of the panel so panels should be installed with these marks facing the wall or ceiling for best possible aesthetic outcome.

Sound Silencer™ - Sound Absorption / Noise Reduction							
Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Wall Amtg	0.05	0.06	0.21	0.80	0.85	0.75	0.45
1" Wall w/ 3/4" Airspace	0.06	0.13	0.51	0.79	0.82	0.79	0.50
1" Wall w/ 1" B.A.C.	0.11	0.58	1.07	0.71	0.74	0.72	0.80
2" Wall Amtg	0.07	0.21	0.81	0.85	0.93	0.88	0.70
2" Wall w/ 3/4" Airspace	0.10	0.29	0.99	0.74	0.90	0.93	0.75
2" Wall w/ 1" B.A.P.	0.17	0.81	0.97	0.85	0.89	0.92	0.90
1" Ceiling E400	0.46	0.59	0.42	0.49	0.76	0.86	0.55
2" Ceiling E400	0.51	0.52	0.52	0.77	0.89	0.98	0.70
1" Wall C423 12" spacing	0.04	0.07	0.20	0.83	0.81	1.00	0.50
2" Wall C423 12" spacing	0.09	0.21	0.82	1.11	1.11	1.12	0.80

Sound Silencer™ - Sound Transmission Loss (STC)							
	125Hz	250Hz	500Hz	1KHz	2.5KHz	5KHz	STC
1"	6	5	7	8	10	15	9
2"	9	8	10	10	17	22	13
1" - w/5/8" Gypsum both sides	27	27	29	31	32	45	32



Click PDF icon to download printer friendly file format of product specs.

ASTM C423 – Sound Absorption 8 Panels – 1" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels

ASTM C423 – Sound Absorption 8 Panels – 2" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels



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