

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
NY 33rd Leasehold LLC, Five Points Operating Tenant LLC, Five Points Manager LLC		Fairfield Inn & Suites	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
325 W. 33rd Street, New York, NY		9th Ave & 8th Ave	10001
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Douglas Stevens/ Bob Indeglia	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Theresa M. Russo
	<b>PHONE:</b> 401-562-4484		<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> Five Points Manager LLC	<b>LANDLORD</b>	<b>NAME:</b> NY 33rd Leasehold LLC
	<b>PHONE:</b> 401-562-4484		<b>PHONE:</b> 401-562-4484
	<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 list.	
	What were the dates applicant was involved with this former premise?	Please see attached list.	
<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"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>	Applicant intends to file after the community board meeting
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/statement.
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 )**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	Hotel operation is 24/7 - with alcohol service Noon to 1 am						
	<b>Kitchen</b>	6 am to 1 am daily						
	<b>Music</b>	Background Music at all times - no music on patio, background music on roof						

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>	749	749	28	62	0	1	0
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	114	114	21	54	0	1	6
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	24 Floors Basement through 23rd floor with 239 rooms
---	---

How frequently will the owner(s) be at the establishment?	The premise will be manager run.
---	----------------------------------

Will there be dancing?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
------------------------	---

Will applicant have bottle or table service for beverage alcohol?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---

Will you be hosting private; promotional or corporate events?	YES <input type="checkbox"/> NO <input type="checkbox"/>
---	--

Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---

Will you have a security plan? If, yes please attach.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
---	---

Will security plan be implemented?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
------------------------------------	---

Will State certified security personnel be used?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---

Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
--	---

Will applicant be using delivery bicycles? If yes, how many?	YES <input type="checkbox"/> NO <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 type="checkbox"/> NO <input type="checkbox"/>	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="checkbox"/> YES	<input type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

Community Notification/Relations			
<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	All emails provided were contacted.	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		No meetings due to Covid 19.	
Who was your contact person at each group you met with?		Email list provided.	
When did applicant post the notice that was provided?		11/18/20	
Where did applicant post the notice that was provided?		exterior of premise	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Hotel - Fairfield Inn & Suites		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	325 WEST 33RD LLC AND LODGING CONCESSIONS LLC - 1282219 + Add Bar
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> 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	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply) <b>N/A</b>	<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 type="checkbox"/> YES	<input type="checkbox"/> NO	<b>N/A</b>
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 type="checkbox"/> YES	<input type="checkbox"/> NO	<b>N/A</b>
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Unknown - premise previously built
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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A - premise already in operation
Will the kitchen exhaust system extend to the roof?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Roof		
When was the air conditioner installed?	2013		

<b>OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ</b>			
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	Roof and Patio
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	Applicant would like to request to operate outdoor space until 1 am on weekends and 11 pm on
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?	<input checked="" type="checkbox"/> YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="checkbox"/> YES	NO	
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 N/A**

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 cafe?	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)**

- If levels of outside sound in any residential apartment exceeds 45db, levels of applicants outdoor music will be reduced until db levels in residential apartments are reduced below 45db
- On 1st Floor outdoor patio, there will be no music or amplified sound whatsoever at anytime
- 1st Floor outdoor patio will be closed & vacated of all patrons no later than 10pm Sunday to Wednesday, 11pm Thursday to Saturday
- Rooftop outdoor space will be closed & vacated no later than 11 pm Sunday to Wednesday, 1am Thursday to Saturday
- There will be background music only on rooftop outdoor space

***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***

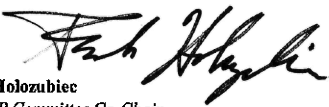
***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***


Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 January 6, 2021 full board meeting, with 38 members voting in favor  
 of the recommendation, 2 members opposed, 0 members  
 abstaining and 0 present but not eligible)

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

**CB4 REPRESENTATIVES**

  
 Nelly Gonzalez  
 CB4 Assistant District Manager

  
 Frank Holozubiec  
 CB4 BLP Committee Co-Chair

  
 Burt Lazarin  
 CB4 BLP Committee Co-Chair

**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

SIGN HERE →

Zita Ephrem  
 PRINT NAME OF APPLICANT

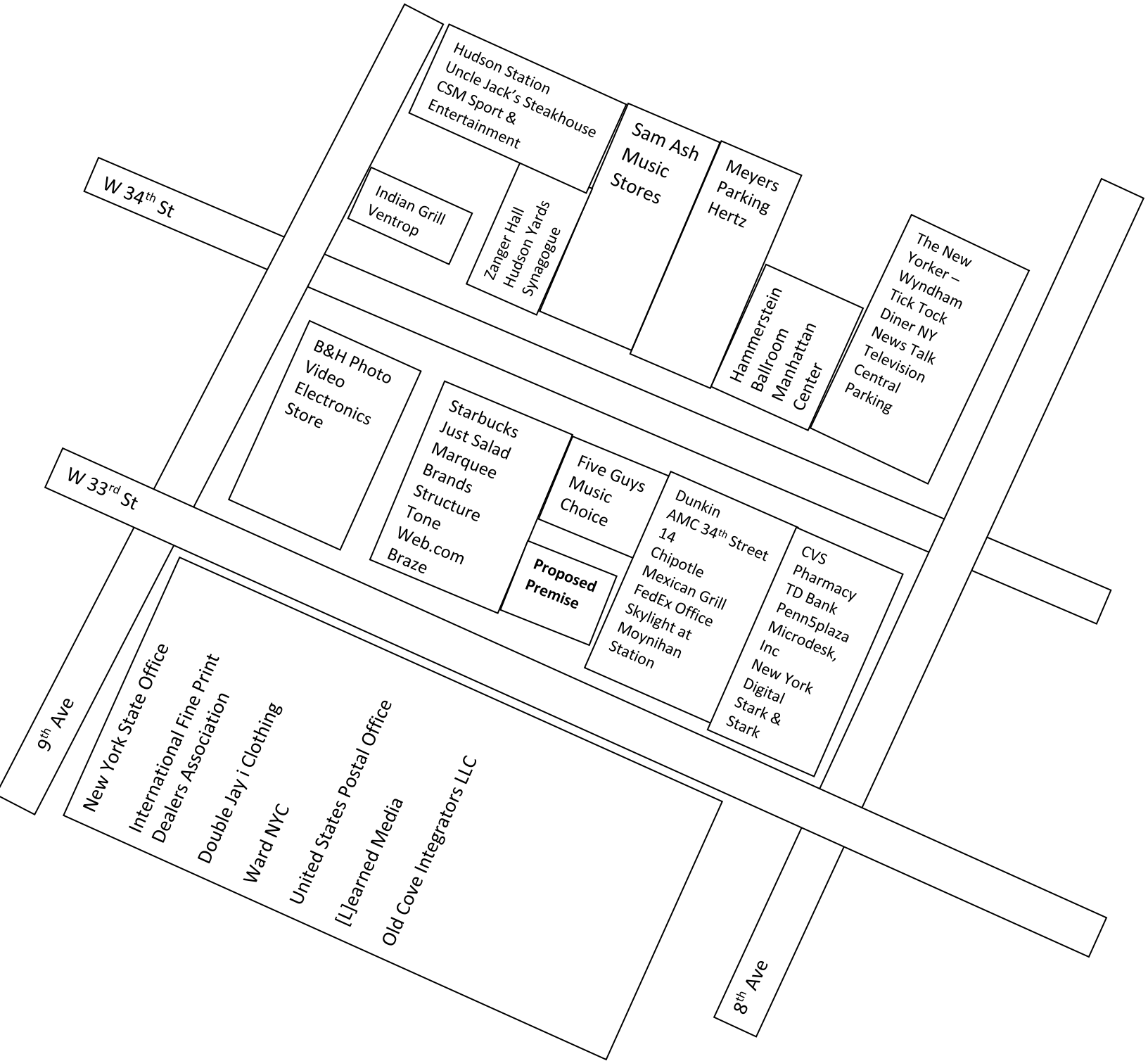
  
 SIGNATURE OF APPLICANT

03/01/21  
 DATE

List of Other Licenses Held by Applicant

Premises Name	Address	License Class	License Type	Expiration Date	License Status
MMG 29 OPERATOR LLC	128 W 29TH STREET 6TH & 7TH AVENUES NEW YORK, NY 10001	242	HL		License is Inactive
FC CANAL OPER LLC, FC CANAL LLC, FC CANAL MGMT	370 CANAL STREET NEW YORK, NY 10013	242	HL	09/30/2016	License is Inactive
LG 39 LLC, LG-39 OPERATING LLC, AND LG-39 MANAGEME	309 313 WEST 39TH STREET NEW YORK, NY 10018	342	HW	10/31/2015	License is Inactive
AL STONE LLC AL STONE OPS LLC AL STONE MGMNT LLC &	8 12 STONE ST NEW YORK, NY 10004	242	HL	11/30/2020	License is Inactive
BARRYDALE SM LLC, BARRYDALE TRS LLC CM 36 MGMT LLC	341 343 W 36TH STREET NEW YORK, NY 10018	242	HL	01/31/2022	License is Active
88 WALL MANAGER LLC & JJ HOSPITALITY LLC	88 WALL ST NEW YORK, NY 10005	242	HL		Pending
NY 24TH ST MGNR VILLC, NY 24TH ST OPRPNG VI LLC	142 W 24TH ST NEW YORK, NY 10011	252	OP		Pending

# Block Plot



# FAIRFIELD INN & SUITES

325 WEST 33RD STREET, NEW YORK, NY 10001

## MARRIOTT FAIRFIELD INN & SUITES, COMMUNITY BOARD SUBMISSION



1 LOCATION MAP  
2-22-01

### LIST OF DRAWINGS

2401	COVER SHEET
2402	NOT USED
2403	NOT USED
2404	NOT USED
2405	NOT USED
2406	CEILING PLAN
2407	FIRST FLOOR PLAN
2408	SECOND FLOOR PLAN
2409	3, 4, 5, 6, 10, 12, 14, 16, 17, 20 FLOOR PLAN
2410	6, 7, 8, 10, 12, 14, 17, 18 FLOOR PLAN
2411	11 FLOOR PLAN
2412	21 FLOOR PLAN
2413	22 FLOOR PLAN
2414	ROOF TERRACE PLAN

### ABBREVIATIONS

AC	MECHANICAL
AS	MEDIA
CC	CONCRETE
CS	CEILING
DR	DRIVE
FR	FRONT
GR	GRASS
HT	HEIGHT
IN	INDENT
IS	INDENT
IT	INDENT
KS	CONCRETE
LA	LANDSCAPE
ME	MEDIA
MO	MEDIA
MS	MEDIA
MT	MEDIA
PA	PROPOSED CURB AS
PL	PROPOSED
PO	POOR
PS	POST
RA	RAILROAD
VA	VALLEY

### SYMBOLS

FIELD BENCH	
EXTENS ELEVATION	
FINISH ELEVATION	
PLUMB	
CHANGING REFERENCE	
UTILITY SYMBOL	
APPROX	
PARTIAL TIME	
MINOR TIME	
DOOR HANGER	
WALL HANGER	
ROOFING	
FLUING TILE	
LEFT SIDE	
RIGHT SIDE	
ROOF (COMMON) DETECTION	
STAIR CAPACITY	
DOOR CAPACITY	
ELEV CAPACITY	
PROPERTY LINE	
FINISH FACED WALL	
ROUGH FACED WALL	
FINISH FACED WALL	
PUBLIC UTILITIES	

### GENERAL NOTES:

#### SCOPE OF WORK

1. WORK SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CITY OF NEW YORK, THE BOARD OF PERMITS, THE BOARD OF FIRE PREVENTION, THE BOARD OF HEALTH, THE BOARD OF EDUCATION, THE BOARD OF OCCUPATIONAL SAFETY AND HEALTH, THE BOARD OF ELECTRICAL CONTROL, THE BOARD OF WATER SUPPLY, AND THE BOARD OF TELECOMMUNICATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

**FAIRFIELD INN & SUITES**  
325 W. 33RD STREET  
NEW YORK, NY 10001

**OWNER:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**DESIGNER:**  
ALLEN & CO., INC.  
COMMERCIAL ARCHITECTURE  
200 WEST 33RD STREET  
NEW YORK, NY 10001

**ARCHITECT:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**MECHANICAL ENGINEER:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**ELECTRICAL ENGINEER:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**PLUMBING ENGINEER:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

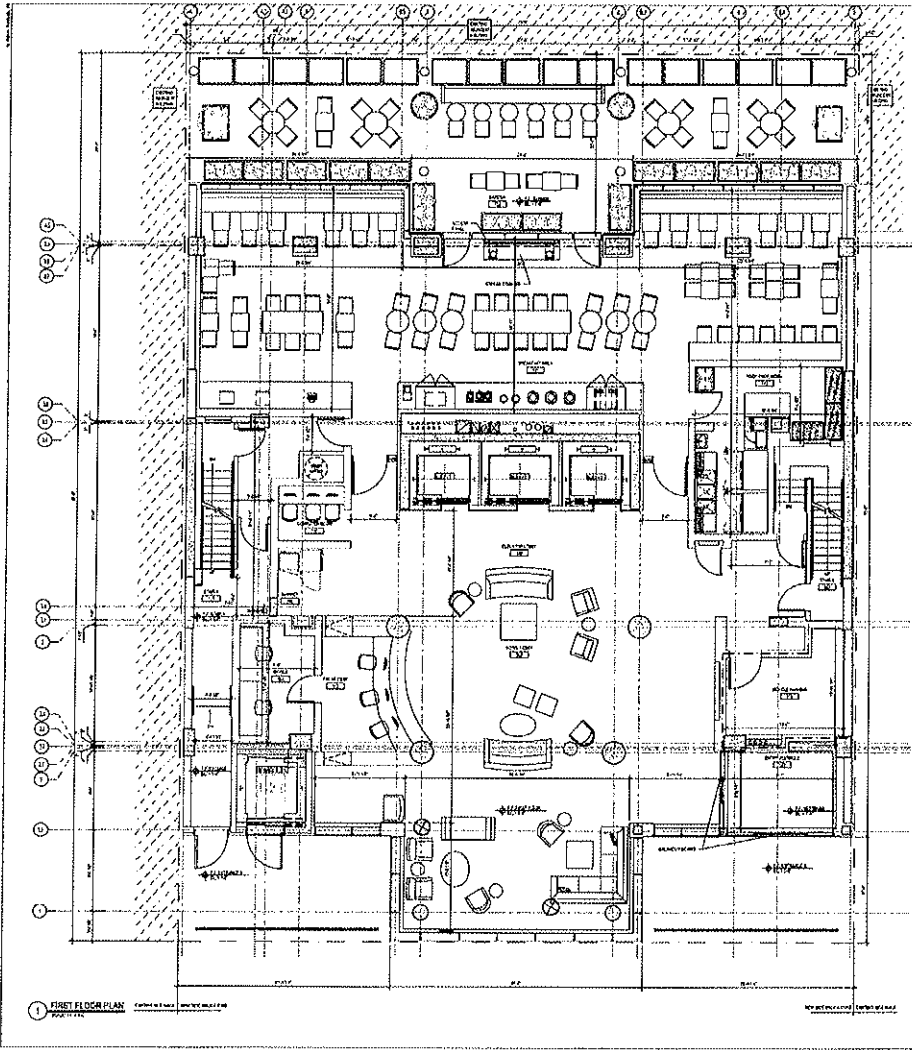
**ROOFING ENGINEER:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**CONSTRUCTION ADMINISTRATION:**  
MARRIOTT INTERNATIONAL, INC.  
2000 BROADWAY, SUITE 2000  
NEW YORK, NY 10001

**COVER SHEET**

DATE: 02/22/01  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN





**DOOR AND WINDOW SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	DOOR	1	100.00	100.00
2	WINDOW	1	50.00	50.00
3	DOOR	1	100.00	100.00
4	WINDOW	1	50.00	50.00
5	DOOR	1	100.00	100.00
6	WINDOW	1	50.00	50.00
7	DOOR	1	100.00	100.00
8	WINDOW	1	50.00	50.00
9	DOOR	1	100.00	100.00
10	WINDOW	1	50.00	50.00

**PROJECT LOCATION**  
**FARFIELD INN & SUITES**  
 220 W. 33RD STREET  
 NEW YORK, NY 10001

**OWNER**  
 270 CLEVELAND AVENUE  
 10TH FLOOR  
 NEW YORK, NY 10017

**HOTEL FRANCHISE**  
 FARFIELD INN & SUITES BY MARriott  
 1200 PENNSYLVANIA  
 NEW YORK, NY 10017

**ARCHITECT**  
 ALLIED FERRIS INC.  
 100 WEST 42ND STREET  
 11TH FLOOR  
 NEW YORK, NY 10018

**MEP CONSULTANT**  
 PANGLOSS ASSOCIATES, INC.  
 200 WEST 42ND STREET  
 NEW YORK, NY 10018

**STRUCTURAL CONSULTANT**  
 FRANK J. BROWN, P.E.  
 220 EAST 45TH STREET, 2ND FL.  
 NEW YORK, NY 10017

**CODE CONSULTANT / ENGINEER**  
 CONSOLE  
 100 WEST 42ND STREET, 11TH FLOOR  
 NEW YORK, NY 10018

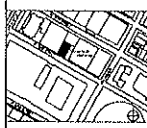
**MERCHANDISE CONSULTANT**  
 VISUAL  
 100 WEST 42ND STREET, 11TH FLOOR  
 NEW YORK, NY 10018

**MEP CONSULTANT**  
 WERNER LORENZ ARCHITECTS INC.  
 270 CLEVELAND AVENUE, 10TH FLOOR  
 NEW YORK, NY 10017

**ACoustics CONSULTANT**  
 AEC CONSULTANTS INC.  
 100 WEST 42ND STREET, 11TH FLOOR  
 NEW YORK, NY 10018

**LIGHTING CONSULTANT**  
 HUB LIGHTING DESIGN INC.  
 100 WEST 42ND STREET, 11TH FLOOR  
 NEW YORK, NY 10018

**APPROVALS**  
 DEPARTMENT OF BUILDINGS  
 119 WEST 42ND STREET, 11TH FLOOR  
 NEW YORK, NY 10018



**ALPHEAN ARCHITECTS**

**FIRST FLOOR PLAN**



**LEGEND**

- 1. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 2. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 3. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 4. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 5. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 6. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 7. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 8. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 9. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN
- 10. ALL ROOMS TO BE FINISHED TO THE FINISHES SHOWN

**1 FIRST FLOOR PLAN**  
 10/15/18



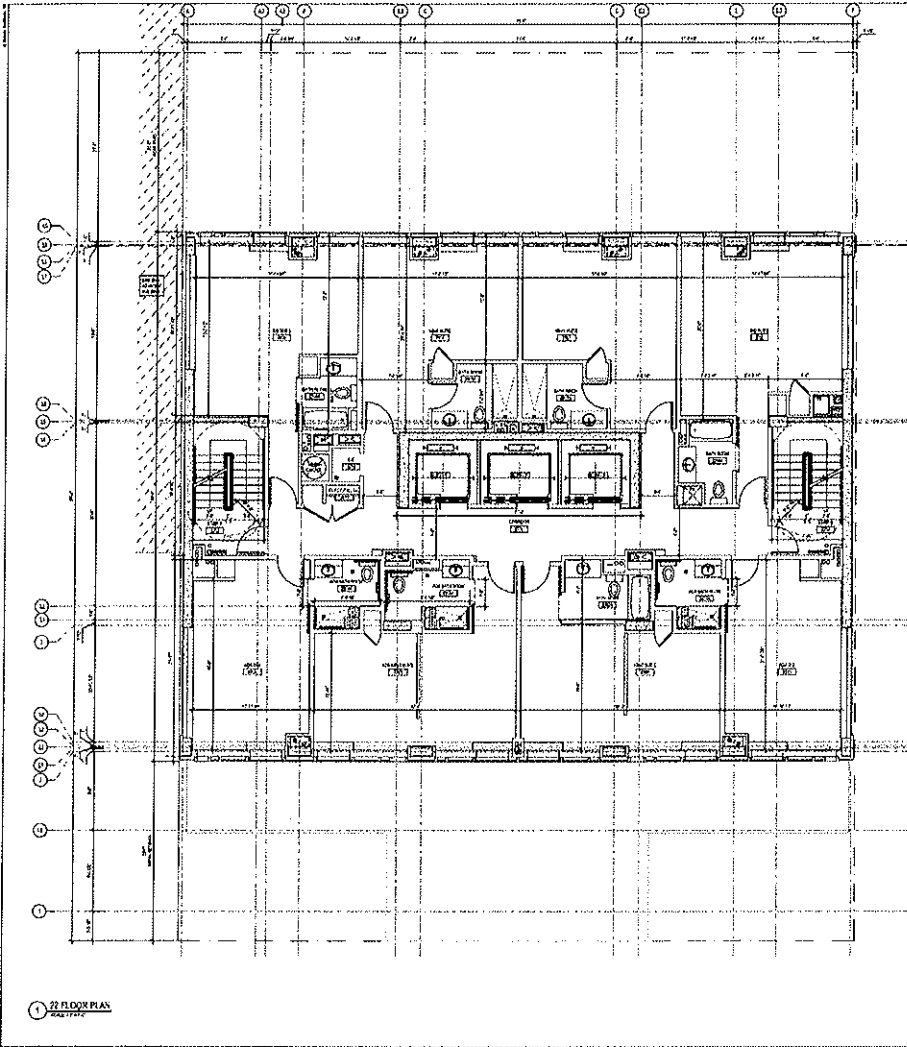












**FAIRFIELD INN & SUITES**  
 325 W. 33RD STREET  
 NEW YORK, NY 10001

**OWNER**  
 2101 CIVIL OF AMERICA  
 340 EAST ALBANY STREET, SUITE 300  
 LYONS, ILLINOIS 60465

**HOTEL MANAGEMENT**  
 FAIRFIELD INN & SUITES BY HILTI  
 1000 WEST 10TH AVENUE  
 ARTHUR, NY 10814-7576  
 516-361-1111

**OWNER'S REPRESENTATIVE**  
 115 FIVE AVENUE  
 NEW YORK, NY 10020-1097  
 212-512-2000

**ARCHITECT**  
 W. J. P. ARCHITECTS  
 11 EAST 47TH STREET  
 NEW YORK, NY 10017  
 212-697-1212

**MECHANICAL**  
 JAC ENGINEERING P.C.  
 24 W. 10TH STREET  
 NEW YORK, NY 10011  
 212-242-1212

**STRUCTURAL CONSULTANT**  
 PARALL BY INC. P.C.  
 300 EAST 43RD STREET, 2ND FL.  
 NEW YORK, NY 10017  
 212-697-1212

**DOOR CONSULTANT/EXPERIENZA**  
 DOOR CONSULTANT  
 40 W. 10TH STREET, SUITE 1000  
 NEW YORK, NY 10011  
 212-697-1212

**VERTICAL TRANSPORTATION CONSULTANT**  
 SOA INC.  
 100 WEST 30TH STREET, SUITE 200  
 NEW YORK, NY 10001  
 212-697-1212

**ELECTRICAL CONSULTANT**  
 VANCE CONSULTING INC.  
 217 PARK AVENUE, SUITE 1500  
 NEW YORK, NY 10002  
 212-697-1212

**PLUMBING CONSULTANT**  
 VANCE CONSULTING INC.  
 217 PARK AVENUE  
 NEW YORK, NY 10002  
 212-697-1212

**INTERIOR CONSULTANT**  
 H&B INTERIOR DESIGN INC.  
 100 WEST 30TH STREET, SUITE 1400  
 NEW YORK, NY 10001  
 212-697-1212

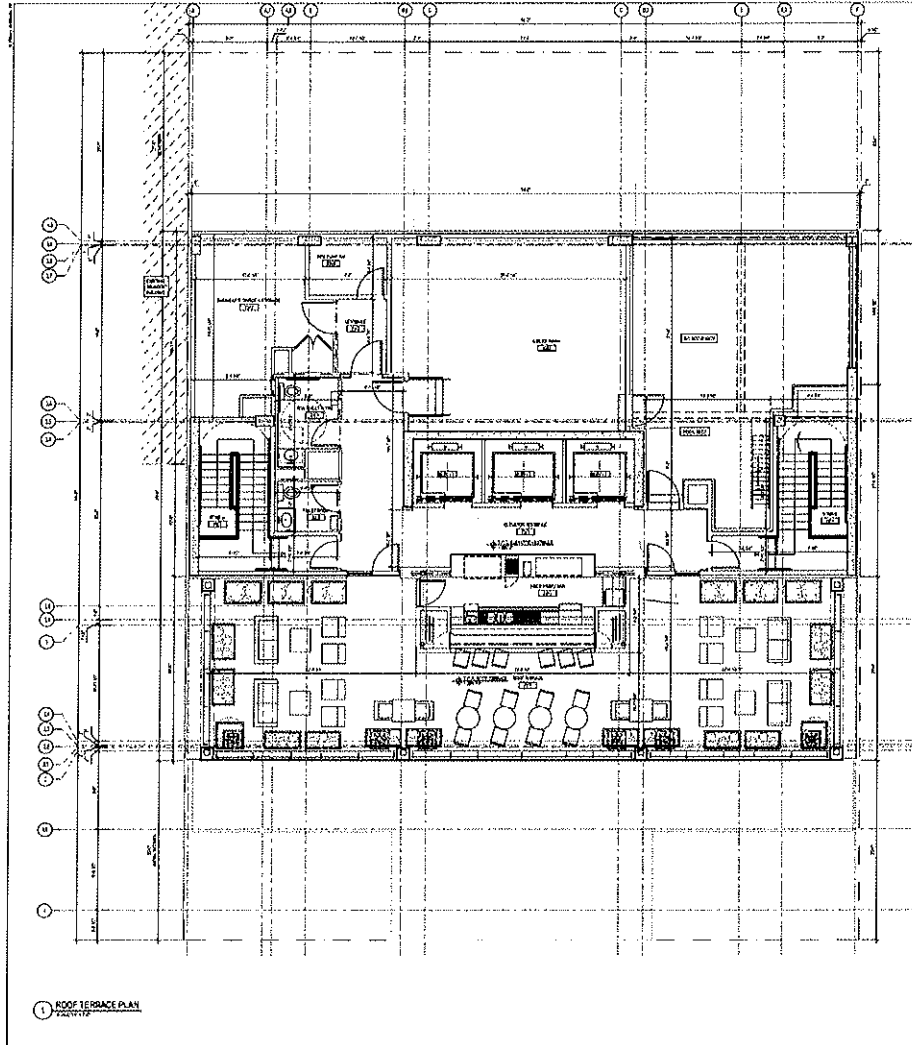
**NOTES**  
 PARALLEL BY INC. P.C.  
 300 EAST 43RD STREET, 2ND FL.  
 NEW YORK, NY 10017  
 212-697-1212

**22 FLOOR PLAN**

**LEGEND**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20

DATE: 01/11/11  
 SCALE: AS SHOWN  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 01/11/11



NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	YD	100.00
2	STEEL	50	TON	50.00
3	WOOD	200	YD	200.00
4	PAINT	100	YD	100.00
5	GLASS	50	YD	50.00
6	ROOFING	100	YD	100.00
7	MECHANICAL	100	YD	100.00
8	ELECTRICAL	100	YD	100.00
9	PLUMBING	100	YD	100.00
10	LANDSCAPE	100	YD	100.00
11	CONCRETE	100	YD	100.00
12	STEEL	50	TON	50.00
13	WOOD	200	YD	200.00
14	PAINT	100	YD	100.00
15	GLASS	50	YD	50.00
16	ROOFING	100	YD	100.00
17	MECHANICAL	100	YD	100.00
18	ELECTRICAL	100	YD	100.00
19	PLUMBING	100	YD	100.00
20	LANDSCAPE	100	YD	100.00

**PROJECT LOCATION**  
**FARFIELD INN & SUITES**  
 320 W. 33RD STREET  
 NEW YORK, NY 10001

**OWNER**  
 CROTONA PARTNERS  
 100 WEST STREET, SUITE 200  
 NEW YORK, NY 10038

**HOTEL FRANCHISE**  
 FARFIELD INN & SUITES BY MARriott  
 100 WEST STREET, SUITE 200  
 NEW YORK, NY 10038

**ARCHITECT**  
 ALBERT CIMA INC.  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**MECHANICAL**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**ELECTRICAL**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**PLUMBING**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**LANDSCAPE**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**STRUCTURAL CONSULTANT**  
 TENGEL ENGINEERS, P.C.  
 225 PARK AVENUE, SUITE 1200  
 NEW YORK, NY 10017

**CONSTRUCTION ADMINISTRATION**  
 M. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**GENERAL CONTRACTOR**  
 M. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**MECHANICAL CONTRACTOR**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**ELECTRICAL CONTRACTOR**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**PLUMBING CONTRACTOR**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**LANDSCAPE CONTRACTOR**  
 J. J. BAKER ENGINEERS  
 115 WEST AVENUE  
 NEW YORK, NY 10014

**DATE**  
 11/15/11

**SCALE**  
 AS SHOWN

**PROJECT NO.**  
 11111111

**REVISIONS**

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR AS-BUILT

**ROOF TERRACE PLAN**

**SCALE**  
 1/8" = 1'-0"

**DATE**  
 11/15/11

**PROJECT NO.**  
 11111111

**NOTES:**

- SEE ALL NOTES ON DRAWINGS AND SPECIFICATIONS.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.
- VERIFY ALL CONDITIONS OF SITE BEFORE CONSTRUCTION.



**1 ROOF TERRACE PLAN**  
 11/15/11



**Chicken Wings**

Choice of Buffalo, Mango Habanero or Sweet Baby Rays BBQ Sauce  
Served with Ranch Dressing or Blue Cheese

**\$15**

**Pulled Pork Sliders**

Served with Pickles

**\$15**

**Cheeseburger Sliders**

Beef, Pickles, American cheese, (Bacon add \$1)

**\$15**

**Chicken Quesadilla Cornucopias**

Chicken, Peppers, Cheddar, Chipotle Mayo sauce

**\$15**

**Traditional Falafel**

Served with Tzatziki Sauce and Pita

**\$14**

**Sweet Potato Tater Tots**

Mango Habanero Sauce

**\$10**

**Charcuterie and Cheese Plate**

Variety of Meats, Cheeses & Olives

**\$25**

**Over Sized NYC Pretzel**

With Variety of Mustards

**\$10**

**Chips & Salsa**

**\$10**

**Traditional Hummus & Pita**

**\$12**

*For group reservations and events contact  
Ross Alpert at (646) 393-3082 or [ross.alpert@marriott.com](mailto:ross.alpert@marriott.com)*



SkylineRooftopLounge



FairfieldInnPennStationNYC



Fairfield

Fairfield Inn & Suites  
Spartanburg











**"Special Rooms"**  
 1209 - 0808 connects to 1210 L102  
 1209 (DCTY) and 1207 (DCTY) connecting rooms  
 1209 with 1210 side-door. 12 wings, bridge and entrance  
 1209 - 1210 - 12 wings, bridge and entrance  
 1209 - 1210 - 12 wings, bridge and entrance

**NOTE: THROUGH RATE CALLS**  
 1209-1210 0808-1210 1207-1210  
 1209-1210 0808-1210 1207-1210  
 1209-1210 0808-1210 1207-1210  
 Make sure you are in the right room, 1209 and 1210 are adjacent  
 and all rooms are available.













## On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
325 WEST 33RD LLC AND LODGING CONCESSIONS LLC	325 W 33RD ST	40 ft
MANHATTAN CENTER STUDIOS INC	311 W 34TH STREET	400 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	304 W 34TH ST	415 ft
ALIONE INC	PENNSYLVANIA STATION AMTRAK	440 ft

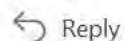
325 W 33rd Street



Erin O'Brien

To 'kathleentreat123@gmail.com'; 'mcgee79@aol.com'; 'brianscottweber@gmail.com'; info@clintonhousing.org;  
jrestuccia2@clintonhousing.org; 'rmarcano@clintonhousing.org'; 'rjbenfatto@hyhkalliance.org'; **+5 others**

Cc Maston Sansom



Reply



Reply All



Forward



Mon 11/30/2020 8:29 AM



Food MENU 2019.docx

397 KB



I am emailing you on behalf of our client, NY 33<sup>rd</sup> Leasehold LLC, & Five Points Operating Tenant LLC, & Five Points Manager LLC ("The Applicant"). The applicant has purchased the hotel and is proposing to obtain a Liquor, Beer, and Wine Hotel License from the New York State Liquor Authority for a currently license premise located at 325 W 33<sup>rd</sup> Street. The proposed hours of alcohol service will be between the hours of noon and 1:00 am serving the attached menu. The premise currently has an outdoor dining patio and roof top dining. The applicant intends to maintain the same licensed premise. The Applicant feels the ability to serve beer, wine, and spirits will help to enhance their menu and customer experience.

The Applicant will be appearing before Manhattan Community Board 4 on December 8<sup>th</sup>, 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