

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)		
509 W 34 TRS, L.L.C.		TBD		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
509 W 34th Street, 66th Floor		Hudson Blvd & 10th Ave	10001	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	ATTORNEY/ REPRESENTAIVE	NAME:	
	PHONE:		PHONE:	
	EMAIL:		EMAIL:	
Michael Benner/Christine Goodgold MB: 212.715.0353 CG: 212.855.5660 mbenner@tishmanspeyer.com cgoodgol@tishmanspeyer.com		Max Bookman, Esq. Pesetsky and Bookman, P.C. 212-513-1988 max@pb.law		
MANAGER	NAME:	LANDLORD	NAME:	
	PHONE:		PHONE:	
	EMAIL:		EMAIL:	
TBD		509 W 34 TRS, L.L.C. 212.715.0300		
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)				
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES	<input checked="" type="radio"/> NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?		YES	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 type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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?		YES	<input checked="" type="radio"/> NO	After CB 4 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.		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.		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	NO	

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
	Operation	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	10am-2am
	Kitchen	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	10am-2am
	Music	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	10am-2am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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		*250	30	134	0	1	0
OUTSIDE <i>(Other than sidewalk café)</i>	10	10	4	7	0	0	0
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			
How many floors are there? What is the capacity for each floor?					One		
How frequently will the owner(s) be at the establishment?					Owner will frequent establishment as often as needed.		
Will there be dancing?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO	
Will applicant be hosting private; promotional or corporate events?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO	
Will applicant have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?					YES	NO	N/A
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	N/A
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?					N/A		

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN **NOT APPLICABLE**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music

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

Community Notification/Relations			
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	# 1	Applicant had a introductory meeting with Manhattan CB4	
	# 2	on August 10, 2022 and a mass email will be sent to all the	
	# 3	West 30s Block/Tenant Association contacts provided by	
	# 4	the community board prior to the scheduled CB meeting on	
	# 5	Tuesday September 13, 2022.	
Please provide dates when applicant met with the groups listed above.		N/A - See above	
Who was your contact person at each group you met with?		See above	
When did applicant post the notice that was provided?		August 23, 2022	
Where did applicant post the notice that was provided?		5 locations: Two at W 34th St & Hudson Blvd; Two at W 34th St & 10th Ave; and One at W 35th St & Hudson Blvd	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	NO 914.562.1746
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A - New Building		
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	NO	N/A - New Construction
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	N/A
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)	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?	YES	NO	N/A
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="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	NO	N/A - Premises does not have a full kitchen
Will the establishment have an illuminated sign?	YES	NO	TBD -
Will the establishment have a canopy extending over the sidewalk?	YES	NO	N/A
Where will the air conditioner be located? What type is it?	Multiple hung evaporator units within the ceiling		
When was the air conditioner installed?	The entire building is brand new construction		

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, gazebo or open dining in the parking lane? 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?	YES	<input checked="" type="radio"/> NO	Applicant will close and vacate the outdoor space by 2am, all days
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	<input checked="" type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	<input checked="" type="radio"/> NO	
Will there be no amplified music, as per the law?	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'?	YES	<input type="radio"/> NO	N/A
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	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	<input type="radio"/> NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	<input type="radio"/> NO	N/A
If open dining, will the installation be year-round?	YES	<input type="radio"/> NO	N/A

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ**NOT APPLICABLE**

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 st and March 21 st , 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 closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)



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.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 October 6, 2022 full board meeting, with 37 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

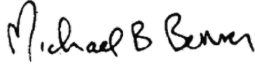
Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES

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

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

<p>SIGN HERE →</p>	<p>509 W 34 TRS, L.L.C. By: Michael B. Benner Vice President and Secretary</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>August 31, 2022</p> <p>DATE</p>
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This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	509 W 34th St, New York, New York, 10001
Geocode	Latitude: 40.75483 Longitude: -73.99953
Report Generated On	8/30/2022

8 Closest Liquor Stores		
Name	Address	Distance
MEENA SAMANI CORPORATION Ser #: 1273576	460 W 34TH ST STORE# 1 NEW YORK, NY 10001	387 ft
ANA WINE AND LIQUORS LLC Ser #: 1336884	20 HUDSON YARDS, UNIT RU101 A/KA 500 W 33RD ST NEW YORK, NY 10001	656 ft
ODYSSEY WINE & SPIRITS INC Ser #: 1255997	490 10TH AVE NEW YORK, NY 10018	890 ft
KSSWINE LLC Ser #: 1302013	509 W 38TH ST 509-511 W38TH ST NEW YORK, NY 10018	1,065 ft
ADB&SAB LLC Ser #: 1287951	554 W 30TH ST AKA 312 11TH AVE NEW YORK, NY 10001	1,197 ft
AMSTERWINE.COM INC Ser #: 1313979	475 9TH AVE NEW YORK, NY 10018	1,198 ft
HUDSON YARDS WINES & SPIRITS INC Ser #: 1320790	486 9TH AVE NEW YORK, NY 10018	1,376 ft
MWC RETAIL LLC Ser #: 1278244	606 W 28TH ST SUITE A SUITE A NEW YORK, NY 10001	1,806 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
Chaim Babad		341 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY Ser #: 1349978	50 HUDSON YARDS 2ND, 3RD, 4TH, 5TH FL NEW YORK, NY 10001	194 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY Ser #: 1349974	50 HUDSON YARDS NEW YORK, NY 10001	194 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY Ser #: 1349929	50 HUDSON YARDS 7TH FL NEW YORK, NY 10001	216 ft
451 TENTH SENIOR LIVING OPCO LLC Ser #: 1347189	505 W 35TH ST AKA 451 TENTH AVE- 13TH FL NEW YORK, NY 10001	278 ft
WATCHES OF SWITZERLAND LLC Ser #: 1342533	500 W 33RD ST NEW YORK, NY 10001	342 ft
451 TENTH AVENUE RESTAURANT LLC Ser #: 1347314	451 10TH AVE NEW YORK, NY 10018	344 ft
SET CLUB INC, THE Ser #: 1347083	455 10TH AVE AKA 451 TENTH AVE- SPACE 451 NEW YORK, NY 10018	368 ft
MERCADO BY FRIEDMANS LLC Ser #: 1345149	483 10TH AVE NEW YORK, NY 10018	695 ft

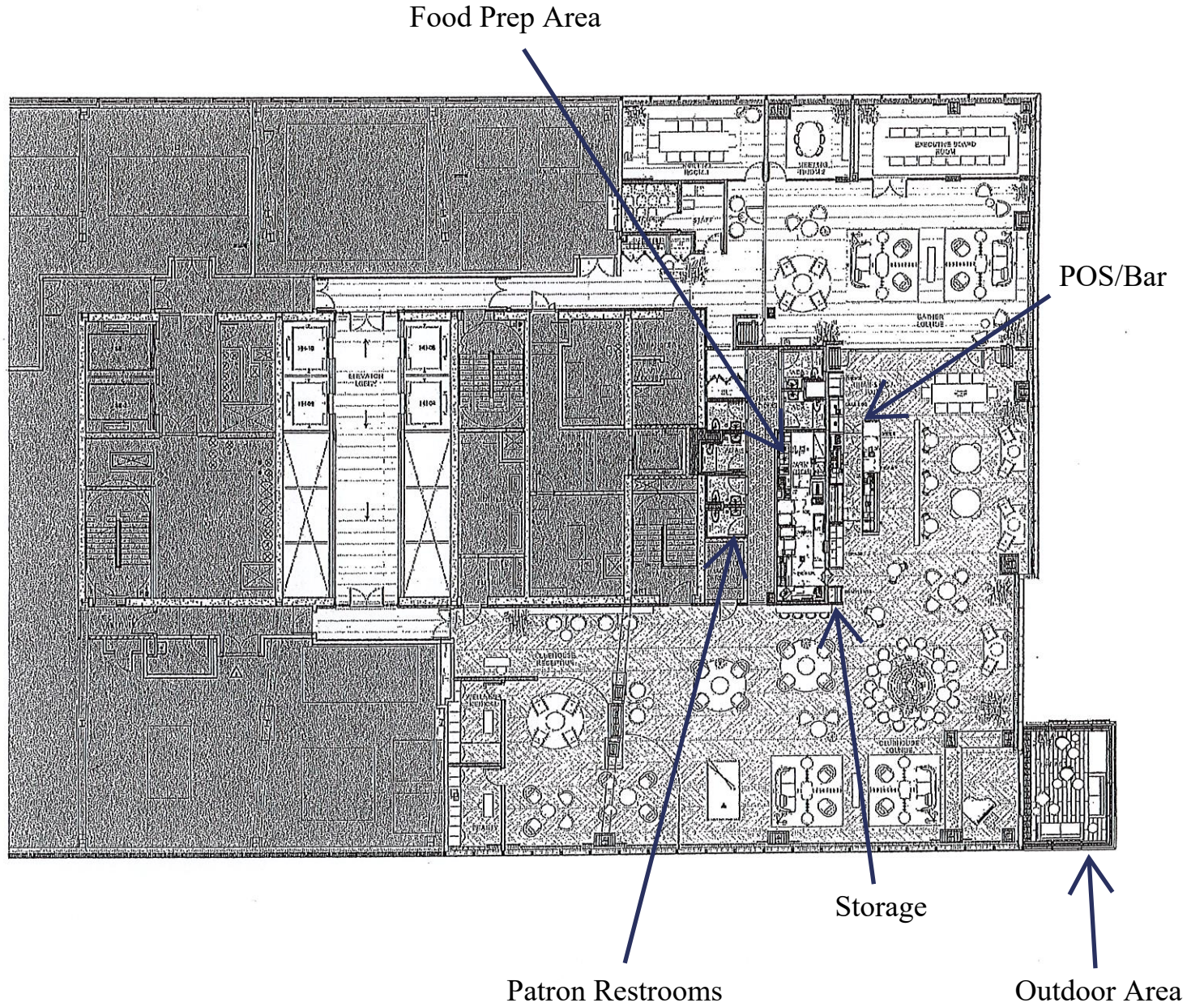
Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
34 ENDEAVOR HOSPITALITY LLC Ser #: 1317548	461 W 34TH ST NEW YORK, NY 10001	240 ft
444 TENTH F&B LLC Ser #: 1295732	444 10TH AVE NEW YORK, NY 10001	243 ft
D & D HUDSON YARDS LLC Ser #: 1311637	500 W 33RD ST NEW YORK, NY 10001	345 ft
HUDSON YARDS BY RHUBARB LLC Ser #: 1311911	500 W 33RD ST AKA 20 HUDSON YARDS UNIT RU507 NEW YORK, NY 10001	345 ft
PHILLIPS 35 INC Ser #: 1279904	450 10TH AVE NEW YORK, NY 10018	375 ft
ROCKY'S BAR & RESTAURANT INC Ser #: 1271424	460 W 34TH ST STORES 2, 3 & 4 NEW YORK, NY 10001	387 ft
RESTAURANT ASSOCIATES LLC Ser #: 1321561	30 HUDSON YARDS 24TH FLOOR /AKA 500 W 33RD ST NEW YORK, NY 10001	390 ft
HUDSON DINING GROUP LLC Ser #: 1338097	30 HUDSON YARDS 74TH-80TH FL AKA 500 W 33RD ST NEW YORK, NY 10001	390 ft
ERY N TOWER OB DECK MBR LLC;OB DECK TEN LLC & SKY Ser #: 1321158	30 HUDSON YARD FL5,67 & 68 AKA 500 W 33RD ST NEW YORK, NY 10001	392 ft
COMPASS GROUP USA INC Ser #: 1319845	500 W 33RD STREET AKA 30 HUDSON YARDS, 63RD FL NEW YORK, NY 10001	392 ft
KYMA HUDSON LLC Ser #: 1336481	445 W 35TH ST NEW YORK, NY 10001	499 ft
WSNYC INC Ser #: 1319451	560 W 33RD ST NEW YORK, NY 10001	524 ft
WS NEW YORK TAVERN LLC & RH WINE MANAGEMENT LLC Ser #: 1319449	560 W 33RD ST NEW YORK, NY 10001	524 ft
CITIZENS MANHATTAN WEST LLC Ser #: 1331058	450 W 33RD ST UNITS 205, 220, 225 & 230 NEW YORK, NY 10001	545 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
WHOLE FOODS MARKET GROUP INC & JAJAJA HUDSON YARDS Ser #: 1322893	450 W 33RD ST SUITE 0200 NEW YORK, NY 10001	545 ft
PARADIS IN THE PARK LLC Ser #: 1339058	524 W 36TH ST BLOCK 3 THEKIOSK HUDSON BLVD E 35 & 36 NEW YORK, NY 10018	555 ft
JDDC ELEMENTAL LLC Ser #: 1335770	442 W 33RD ST A/K/A 440 W 33RD ST NEW YORK, NY 10001	605 ft
BOP NW LLC BOP NW HOTEL TRS LLC BOP NW REST LLC Ser #: 1334412	442 W 33RD ST AKA 438 W 33RD ST NEW YORK, NY 10001	605 ft
ANA BAR AND EATERY LLC Ser #: 1337850	20 HUDSON YARDS 207A NEW YORK, NY 10001	656 ft
MILOS HY INC Ser #: 1315300	20 HUDSON YARDS AKA 500 W 33RD ST UNIT 508 605 NEW YORK, NY 10001	656 ft
KISSAKI HY LLC Ser #: 1338487	20 HUDSON YARDS RU220 NEW YORK, NY 10001	656 ft
AMERICAN GRILL INVESTOR LLC Ser #: 1313658	20 HUDSON YARDS RU401A NEW YORK, NY 10001	656 ft
MIZNON AT HUDSON YARDS LLC Ser #: 1332874	20 HUDSON YARDS RU401B NEW YORK, NY 10001	657 ft
BL 55 HUDSON YARDS NY LLC Ser #: 1337136	55 HUDSON YARDS NEW YORK, NY 10001	722 ft

509 W 34 TRS LLC
d/b/a TBD
509 W 34th Street, 66th Floor
Floor Diagram





The Spiral 66th Floor Menu

Breakfast

Assortment of Pastries & More (bar counter display)

Croissant

Chocolate croissant

Quinoa banana muffin

Peruvian coffee cake

Matcha donut

Summer squash & huacatay bread

Nuts & seeds granola bar

Swiss chard

Spanish tortilla w/ potatoes, onions and olive oil

Jamon iberico, manchego, butter, baguette

Beef picadillo empanada, hard-boiled egg, raisins, olives

Swiss chard & mushrooms empanada

Summer berries, quinoa granola, oxapampa honey, greek yogurt

Warm steel cut oats, soy milk, chancaca syrup, sunflower butter, walnuts

Breakfast burrito, scrambled eggs, tacu tacu, bacon, roasted potatoes and poblano peppers, aji panca (tofu scramble available)

Dragon fruit bowl, seasonal fruit, granola, honey, mint

Huacho sausage, egg and fontina cheese, sweet potato, spicy mayo

Warm baguette, feta cheese, fig and butter

Smoothies

Lucuma- oat milk, La Florida coffee

Banana- quinoa, oat milk, maca, peanut butter, honey

Surtido- papaya, strawberry, beet, pineapple, carrot

Especial- papaya, strawberry, banana, pineapple, oat milk, black carob

Strawberry- camu camu, oat milk

Verde- kiwi, avocado, celery, cucumber, spinach, apple, lime, pineapple, mint, parsley

Lunch

Assortment of Sweets & More (bar counter display)

croissant

chocolate croissant

quinoa banana muffin

Peruvian coffee cake

matcha donut

summer squash & huacatay bread

nuts & seeds granola bar

Swiss chard

Spanish tortilla w/ potatoes, onions and olive oil

jamon iberico, manchego, butter, baguette

beef picadillo empanada, hard-boiled egg, raisins, olives

Swiss chard & mushrooms empanada

Lunch

Chips and dip

sweet potato, plantains & potato chips w/ sour cream & huacatay dip

Beets (bowl/plate)

aguaymanto, goat cheese, muna, cancha, mustard greens

Quinoa (bowl)

roasted red peppers, alfonso olive, queso fresco, tomato, raisin, avocado

Bok choy (bowl/plate)

huacatay, sunflower seeds, grapes

Causa (bowl/plate)

tuna salad (spanish style ensalad rusa), egg, avocado, capers

Roasted salmon salad

charred summer beans, tomato, corn, potato

Jamon del pais sandwich

Peruvian country style ham, sweet potato, red onion salsa, spicy mayo

Roasted Peruvian chicken sandwich

cilantro & jalapeno sauce, roasted sweet plantains, red onion salsa

Dinner

Chips and dip

sweet potato, plantains & potato chips w/ sour cream & huacatay dip

Charcuterie board

chef's selection of cured meat and cheeses

Salmon ceviche

lime, ginger, peanut, black pepper, cilantro

Bok choy salad

Huacatay, sunflower seeds, grapes

Roasted beet salad

aguaymanto, goat cheese, muna, cancha, mustard greens

House made ricotta

warm sourdough, Peruvian honey, brown butter

Roasted salmon salad

charred summer beans, tomato, corn, potato

Jamon del pais flatbread

caramelized onions, arugula, honey, pickled chilis

Sweets

matcha soft serve

Peruvian chocolate cake, olive oil

soy milk soft serve

glazed cherries, sweet tempura

ACOUSTILOG[®]

INC.

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

August 22, 2022

Mr. Amir Sperling
509 W 34, LLC
509 West 34th Street
New York, NY 10001

Re: New 66th Floor Eating And Drinking Establishment

Dear Mr. Sperling,

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.

SUMMARY

You are opening a 66th floor indoor eating and drinking establishment with an outdoor terrace with glass wall panels. Background music will be used on the terrace.

The design of the sound systems 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 usually 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.

One-third-octave and octave-band sound level readings were also analyzed (see Noise Code Section §24-231 a2). These 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.

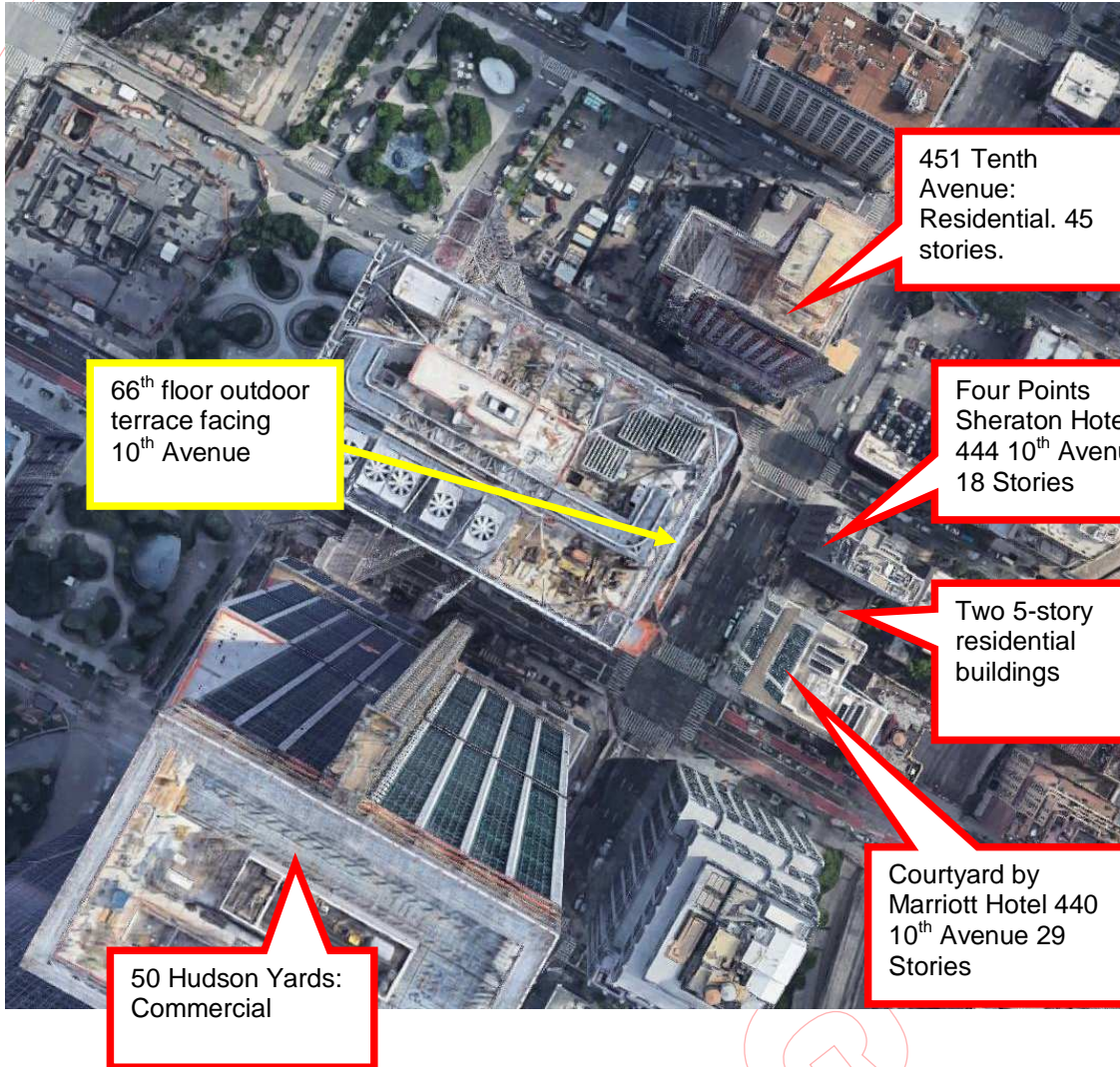
(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on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

Note that Section §24-218 prohibits "unreasonable noise", not all noise. Section §24-218 (b) applies to devices, not to people, but is used in this report as a reasonable guideline.

MAP

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



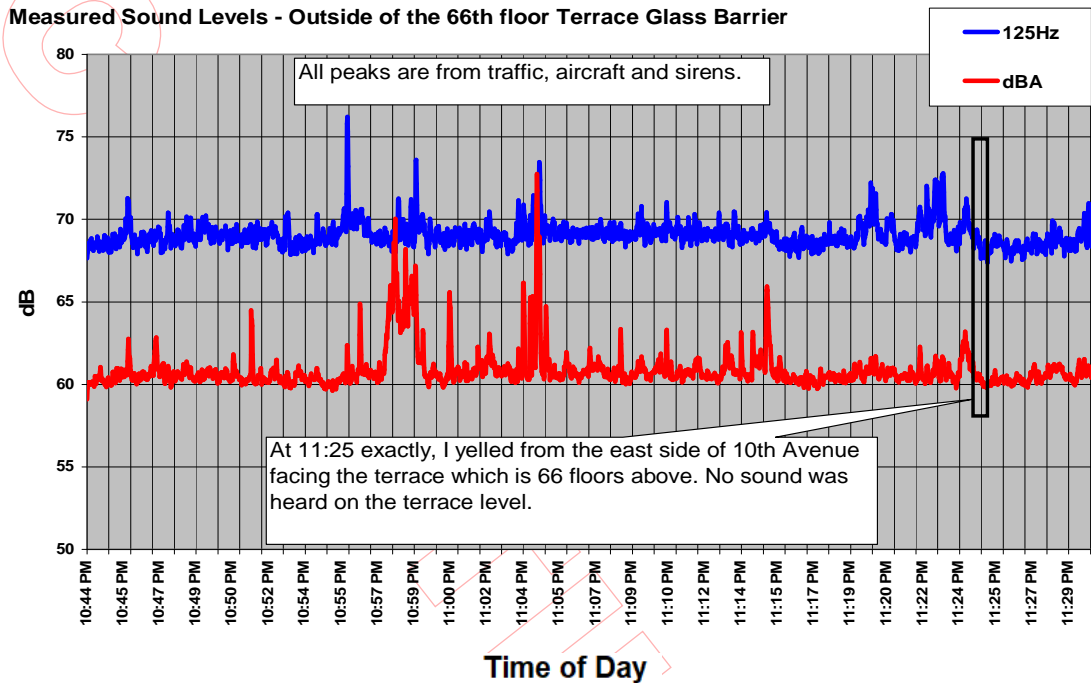
ANALYSIS: 66TH FLOOR OUTDOOR TERRACE

The terrace is surrounded by 3" thick laminated glass panels with 4" spaces between them. They are 4-5 feet wide and 8 feet tall, meaning that the open-area percentage is 7%.

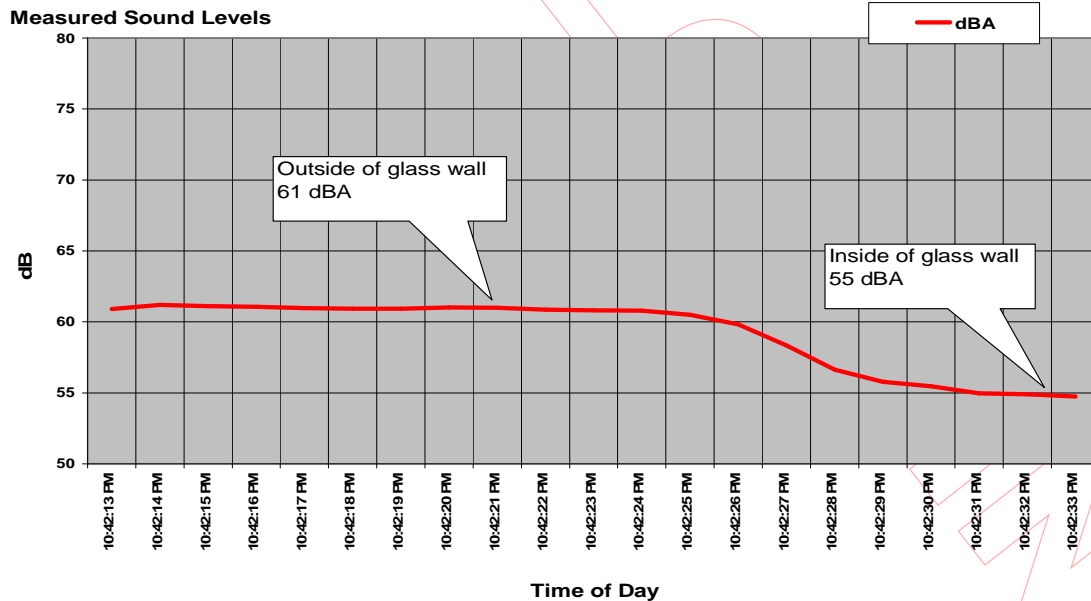
I conducted sound tests late on a Monday night. I took ambient noise readings in various locations in and around the hotel. This was a worst-case (quietest) late-night reading. These measurements allowed determination of the proper sound mitigation recommendations.

Note that the area is very noisy due to the adjacent traffic, trucks, motorcycles and trains, but I used the minimum level of the readings for the analysis.

At 11:25 PM exactly I yelled "HELLO HELLO HELLO". This measured 85 dBA 3 ft from my mouth, loud enough that people in the nearby apartments would hear me through closed windows. I was standing on the east side of 10th Avenue facing the 66th floor terrace. No sound was heard on the 66th floor terrace level outside of the glass barrier. See the chart below of the moment-by-moment sound levels, a minimum of 68 decibels at 125 Hertz and 60 dBA.



Although it has gaps, the terrace glass provides 6 dBA of soundproofing. See the chart below.



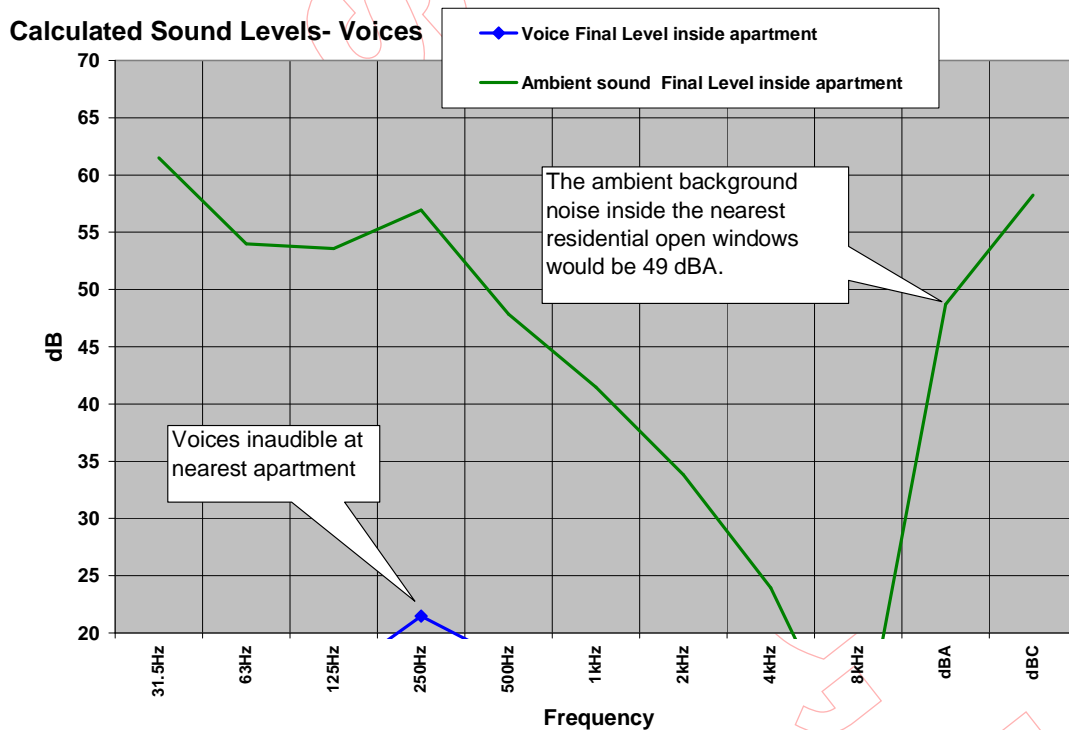
The noise level from outdoors typically drops approximately 11 dBA (midrange) measured 3 feet inside an open window. Therefore, the ambient background noise inside the nearest residential open windows would be $60 - 11 = 49$ dBA.

The terrace occupant load is 17 people, as shown on the approved plans.

The sound level of 20 people talking on the terrace would be approximately 72 dBA. After going through the openings in the glass barrier, then traveling more than 200 feet to 451 Tenth Avenue on the 45th floor (the closest residential building), then further being reduced after entering an open window, the sound level would drop to 18 dBA. This is far lower than the ambient noise and would be inaudible.

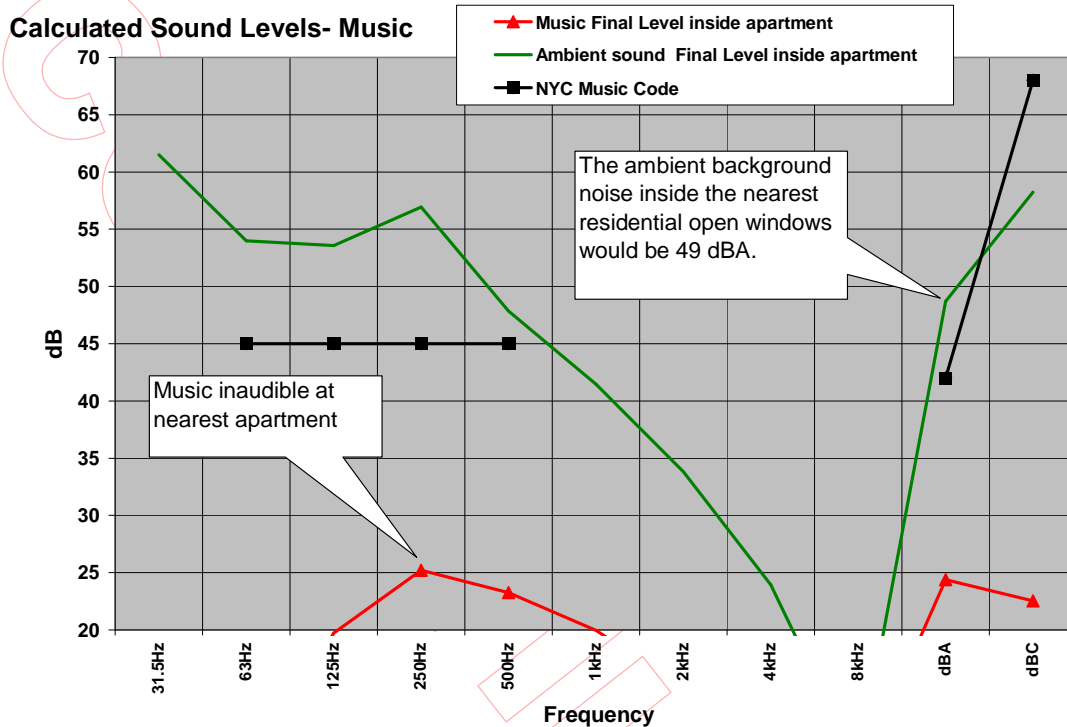
This is further confirmed by the sound test, in which shouting could not be heard after traveling the distance between the terrace and the street.

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. See the frequency graph below.



Music on the terrace will be electronically limited as described in the recommendations. The graph below shows that the music levels will comply with the Code limits of 45 decibels for bass sounds and 42 dBA for midrange sounds, and will be inaudible.

See the frequency graph below.



The fully-enclosed indoor 66th floor space provides attenuation through the very thick double glass curtain wall. There are 2 layers of inner 1/4" laminated glass forming a 1/2" solid block, a 1/2" air space, and then 1/2" annealed glass. This is far better than most windows and will provide good soundproofing.

RECOMMENDATIONS

1. On the terrace, at least 4 small speakers should be used as a distributed system. The woofers must not exceed 6.5" in diameter.
 - a. One amplifier can power all of the speakers instead of using multiple power amplifiers.
 - b. Data for one suitable model of speaker is attached.
 - c. Do not use subwoofers.
 - d. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.

2. 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 125 Hertz and below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 125 Hertz and a slope of 12 dB/octave.
 - b. Using the unit's output level control, set the maximum sound level to 80 dBC, measured 3 feet from any speaker.
 - c. The sound installer can measure the level 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.
 - d. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
 - e. 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.
 - f. The amplifier must be set to maximum level during this process so it cannot be turned up further at a later time.
 - g. The DBX or other processor could also be set in conjunction with tests made of noise levels in the neighboring buildings.

INDOOR SOUND SYSTEM

3. The indoor sound system will also use a DBX DriveRack PA2 or similar processor. Set the maximum sound level using the same procedure as described above.
 - a. Set the maximum level to 100 dBC, measured 3 feet from any speaker.
 - b. Set the high-pass filter to 80 Hertz and 18 dB/octave.

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. © 2022. 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 4134, 4135, 4145, 4155, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15.

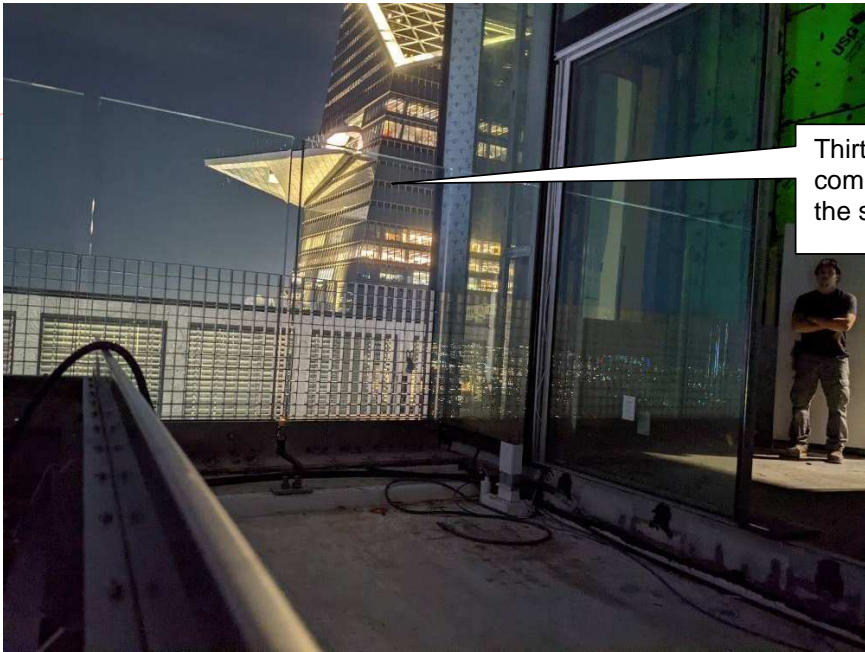


The terrace faces east and is actually overlooking 10th Avenue.



The terrace is surrounded by 3" thick laminated glass panels with 4" spaces, 4-5 feet wide, 8 feet tall, meaning that the open area percentage is 7%.

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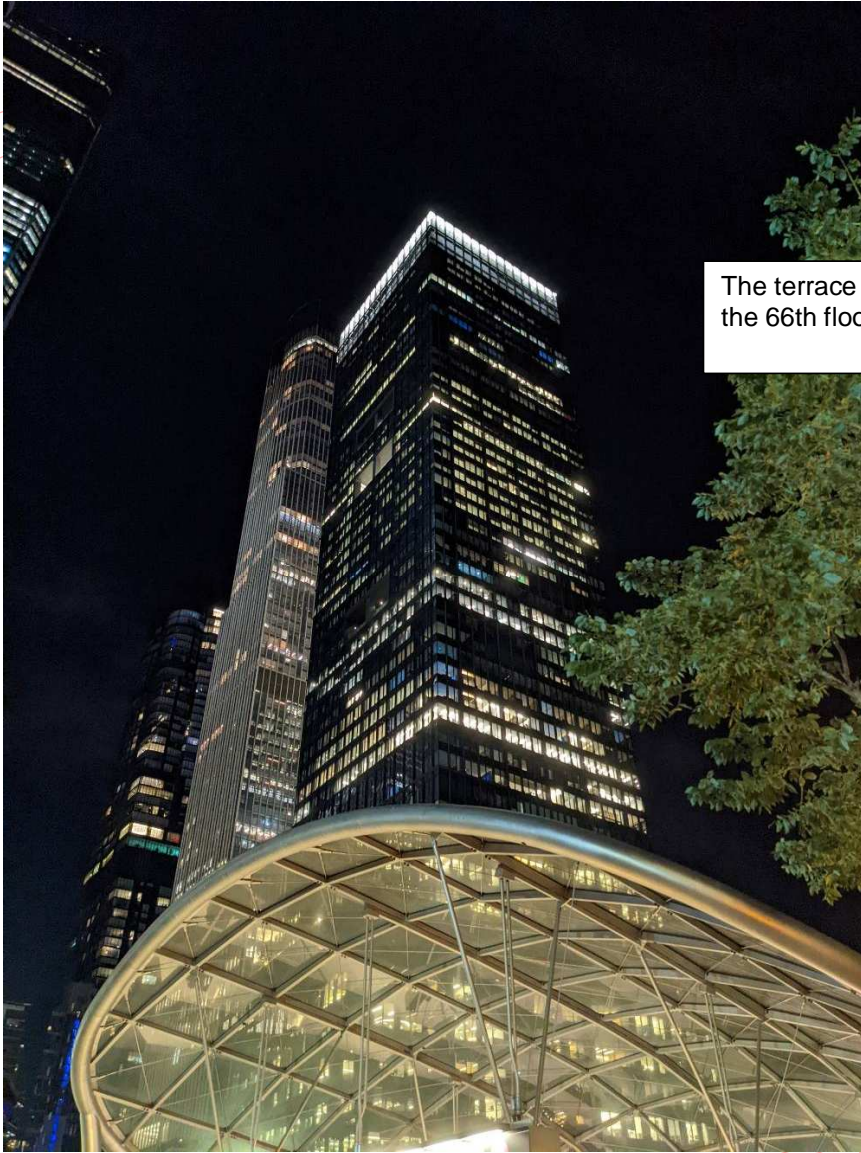


Thirty Hudson Yards is commercial, 2 blocks away to the south.



The sliding glass doors will be automatic-closing,

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The terrace is 970 feet high, on the 66th floor.

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Installed Sound

8100 Series : AE : AE Compact : AW & AWG All Weather : CBT Series : Commercial Series Speakers : Control 1 Pro : Control 200 : Control 2P : Control 300 : Control 40 : Control 5 : Control 60 Series : Control Contractor : Control Contractor 50 Series Sub/Sat : Control CRV : Custom Shop : CWT Series : Marquis Dance Club : PD5000 Series : PD700 : VERTEC : VLA : VP : VRX

Control 25

**Compact Indoor
Outdoor Background
Foreground Loudspeaker**



- [Brochure](#)
- [Spec Sheet](#)
- [Owner's Manual](#)

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

Features :

- ▶ Components: 5.25 in Polypropylene coated woofer, .75 in Titanium coated horn loaded tweeter.
- ▶ Built-in InvisiBall® mounting hardware*.
- ▶ Weather resistant enclosure and transducers.
- ▶ Readily paintable.
- ▶ 90° 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 :** 150 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 :** 3.0kHz
- Frequency LF Driver :** 135mm (5.25 in) Polypropylene cone w/ WeatherEdge
- HF Driver :** 19mm (.75 in) Titanium coated polycarbonate
- Enclosure Material :** HIPS (High Impact Polystyrene)
- Overload Protection :** Full-Range power limiting to protect network and transducers
- Terminations :** Spring terminals, accepts banana plug
- Environmental :** Conforms to Mil Spec 810 for humidity, salt spray, temperature & UV. IEC 529 IP-X4 splashproof rating
- Dimensions (H x W x D) :** 236 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) :** 5 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. Three brackets array up to six loudspeakers in a 360° array. MTC-28/25CM: Ceiling-mount adapter. MTC-25SSG: Stainless Steel Grille for harsh environments. Available in silver, black (-BK) or white (-WH) MTC-25WMO: WeatherMax™ 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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PHONE, MIXER
OR OTHER
SOUND SOURCE

EQUALIZER

LIMITER
(STEREO)

AMPLIFIERS/AMPLIFIED
SPEAKERS
Volume controls on
maximum.

NOTE - LIMITER AND EQUALIZER
FUNCTIONS CAN BE COMBINED IN
ONE PROCESSOR

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Larger Images

ALL YOU NEED TO GET THE MOST FROM YOUR PA. NOW WITH COMPLETE CONTROL FROM YOUR MOBILE DEVICE.

The DriveRack® PA2 provides all the processing you need between your mixer and amplifiers to optimize and protect your loudspeakers. With the latest advancements in dbx's proprietary AutoEQ™ and AFS™ algorithms, a new input delay module for delaying the FOH system to the backline, Ethernet control via an Android®, iOS®, Mac®, or Windows® device, and updated Wizards, the DriveRack PA2 continues the DriveRack legacy of great-sounding, powerful, and affordable loudspeaker management processors, for a whole new generation.



control app for all 4 major OSes

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.

ENHANCED AFS™ FEEDBACK ELIMINATION

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

DriveRack PA2

Complete Loudspeaker Management System

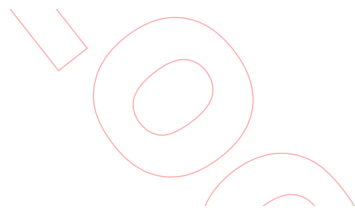
MSRP ~~\$624.94~~
\$399.95
 SAVE \$224.99!

Buy It Now

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Features

- > All New Setup Wizard
- > Streamlined AutoEQ™
- > All New AFS™ (Advanced Feedback Suppression)
- > Mobile Control (Android®, iOS®, Mac®, Windows®)
- > 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



The screenshot shows the RadioShack website interface. At the top, there's a navigation bar with the RadioShack logo, customer service contact info, store location, language options, and account/shopping cart links. Below this is a search bar and category tabs for 'CELL PHONES & ACCESSORIES', 'ELECTRONICS & ACCESSORIES', 'HOBBY & DO-IT-YOURSELF', 'BATTERIES & POWER', and 'SHOP ALL PRODUCTS'. A promotional banner for 'R CASH' offers a \$10 reward on a \$30 spend. The main product area features a 'Digital Sound Level Meter' with a price of \$49.99, a 4-star rating from 6 reviews, and an 'ADD TO CART' button. Shipping benefits include free ground shipping and free ship-to-store. A 'FIND IT NEARBY' button and social media sharing options are also visible.

Product Summary

Fine-tune your audio.

Fine-tune your PA or stereo systems audio response to match the acoustic environment with this Digital Sound Level Meter. It comes with a carrying case for travel and features an easy-to-read display.

- Carrying case protects the meter when traveling
- Easy-to-read display, sound range 30-130db, digit LCD display
- You can fine-tune your PA or stereo systems audio response to match the acoustic environment

Pricing and availability: Please note that all prices are subject to change without prior notice. Prices advertised on this site are for online orders only. Prices on some items may differ from those advertised in RadioShack stores. All merchandise may not be available at all stores, and all stores may not participate in all sales promotions. We recommend you contact the store to confirm product availability and price.

Shipping

Usually ships in 1 - 2 business days

In store: [Check availability](#)

By phone: 1-800-843-7422

Manufacturer Warranty

- Parts: 12 month
- Labor: 12 month



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MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

JEFFREY LEFRANCIOS
Chair

JESSE BODINE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

509 W 34 TRS LLC.
509 W 34th Street, 66th Floor

A New Liquor, Wine, Beer & Cider Application for a
Bar/Tavern Establishment with a DJ, Recorded
Music, Live Music, Patron Dancing & Patio/Deck

DATE: Tuesday, September 13, 2022

TIME: 6:30 PM

PLACE: Video/Phone Conference Registration:
https://zoom.us/webinar/register/WN_66-6SX3vS_6HVC2bBstV3A

We invite you to attend this meeting and learn more about this application.
Alternately, you may email your comments by 12 p.m. Monday, September 12,
2022 or for more information, please email Assistant District Manager Nelly
Gonzalez nelgonzalez@cb.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.





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Chair

JESSE BODINE
District Manager

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PUBLIC NOTICE
NOTICE TO THE PUBLIC
300 W 34th Street, 66th Floor
The City of New York is conducting a public hearing on the proposed
Special Use Permit for the construction of a new building at the
address above. The hearing will be held on the date and at the
location specified below. Any person who wishes to be heard at
the hearing should appear in person or by a duly authorized
representative. The hearing will be held in the English
language.
DATE: 8/20/18
TIME: 10:00 AM to 12:00 PM
LOCATION: 300 W 34th Street, 66th Floor
New York, NY 10001
For more information, please contact the Department of City Planning
at (212) 312-3100 or visit the City Planning website at
www.cityplanning.org

