

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME NY 33rd Leasehold LLC, Five Points Operating Tenant LLC, Five Points Manager LLC		DOING BUSINESS AS (DBA) Fairfield Inn & Suites	
STREET ADDRESS 325 W. 33rd Street, New York, NY		CROSS STREETS 9th Ave & 8th Ave	ZIP CODE 10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Douglas Stevens/ Bob Indeglia	ATTORNEY/ REPRESENTATIVE	NAME: Theresa M. Russo
	PHONE: 401-562-4484		PHONE: 518-407-5800
	EMAIL: zita.ephrem@magnahospitality.com		EMAIL: Theresa.Russo@srlawoffices.com
MANAGER	NAME: Five Points Manager LLC	LANDLORD	NAME: NY 33rd Leasehold LLC
	PHONE: 401-562-4484		PHONE: 401-562-4484
	EMAIL: zita.ephrem@magnahospitality.com		EMAIL: zita.ephrem@magnahospitality.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License _____ Unenclosed Sidewalk Cafe)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	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
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="checkbox"/> Alteration	What is the current license # and expiration date?	Serial # 1334766; Exp 11/30/23	
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<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?	YES	<input checked="" type="checkbox"/>	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"/>	NO	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.	YES	<input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/>	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	Hotel operation is 24/7 - with alcohol service Noon to 1 am							
	Kitchen	6 am to 1 am daily							
	Music	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"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE			

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	749	749	28	62	0	2	4
OUTSIDE <i>(Other than sidewalk café)</i>	114	114	15	30	0	0	0
SIDEWALK CAFÉ	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 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	NO	
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"/>	NO	
Will security plan be implemented?	<input checked="" type="checkbox"/>	NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/>	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/>	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	NO	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	NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="checkbox"/>	

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	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?	10/3/22		
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	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	NO	

BUILDING DESIGN			
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) N/A	<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	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?	<input type="checkbox"/> YES	<input type="checkbox"/> 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 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		

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	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	See additional stips
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 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 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.

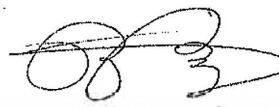
<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its November 2, 2022 full board meeting, with 43 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)</p>	<p><input checked="" type="checkbox"/> 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 CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

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

<p>SIGN HERE →</p>	<p>ROBERT A INDELLIO JR.</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>10/5/22</p> <p>DATE</p>
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LIST OF OTHER LICENSES HELD BY
APPLICANT

Business Name: TRIBECA ASCOTT LLC, TRIBECA TRS LLC, FC CANAL MGMT LLC, ELIO & SONS LLC

Business Address: 370 Canal St, New York, NY 10013

Type of Interest and Date: Officer – 2016

Serial Number: 1293480

Business Name: BARRYDALE SM LLC, BARRYDALE TRS LLC CM 36 MGMT LLC

Business Address: 341 343 W 36th Street, New York, NY 10018

Type of Interest and Date: Officer – 2011

Serial Number: 1257365

Business Name: AI IV LLC, AI OPERATING IV LLC & AI MANAGER IV LLC

Business Address: 6 Water St, New York, NY 10004

Type of Interest and Date: Officer – 2017

Serial Number: 1301467

Business Name: NY 36TH ST MGR V LLC NY 36TH ST OPERATING V LLC NY 36TH ST V LLC

Business Address: 338 W 36th St, New York, NY 10018

Type of Interest and Date: Officer – 2019

Serial Number: 1317154

Business Name: TB1 8 LLC & LSCH LLC

Business Address: 525 8th Ave, New York, NY 10018

Type of Interest and Date: Officer – 2019

Serial Number: 1320366

Business Name: TB2 39 LLC & LOPM 39 DE LLC

Business Address: 350 W 39th St, New York, NY 10018

Business Name: NY 36TH ST MGR V LLC NY 36TH ST OPERATING V LLC NY 36TH ST V LLC

Business Address: 338 W 36th St, New York, NY 10018

Type of Interest and Date: Officer – 2019

Serial Number: 1317154

Business Name: TB1 8 LLC & LSCH LLC

Business Address: 525 8th Ave, New York, NY 10018

Type of Interest and Date: Officer – 2019

Serial Number: 1320366

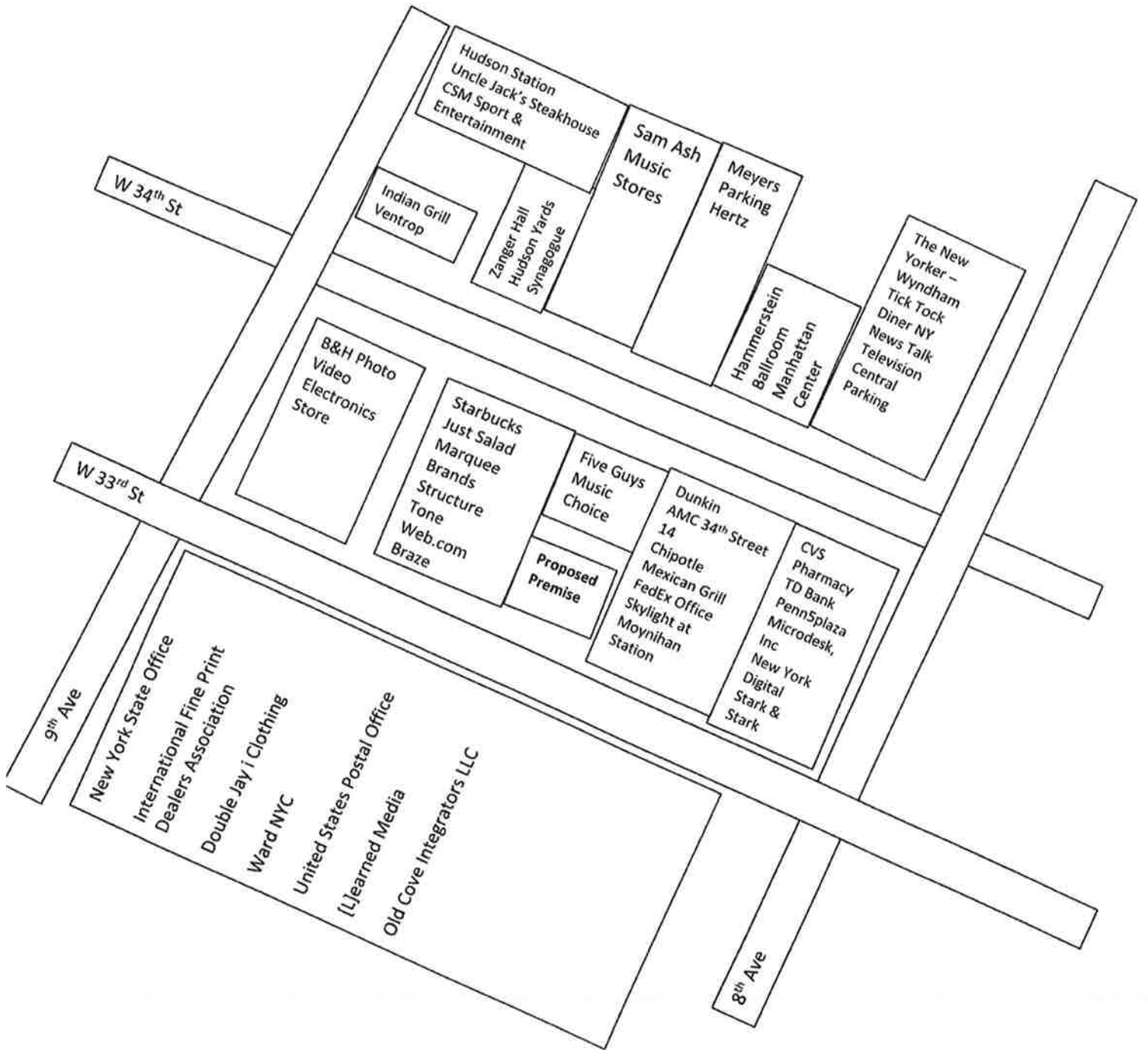
Business Name: TB2 39 LLC & LOPM 39 DE LLC

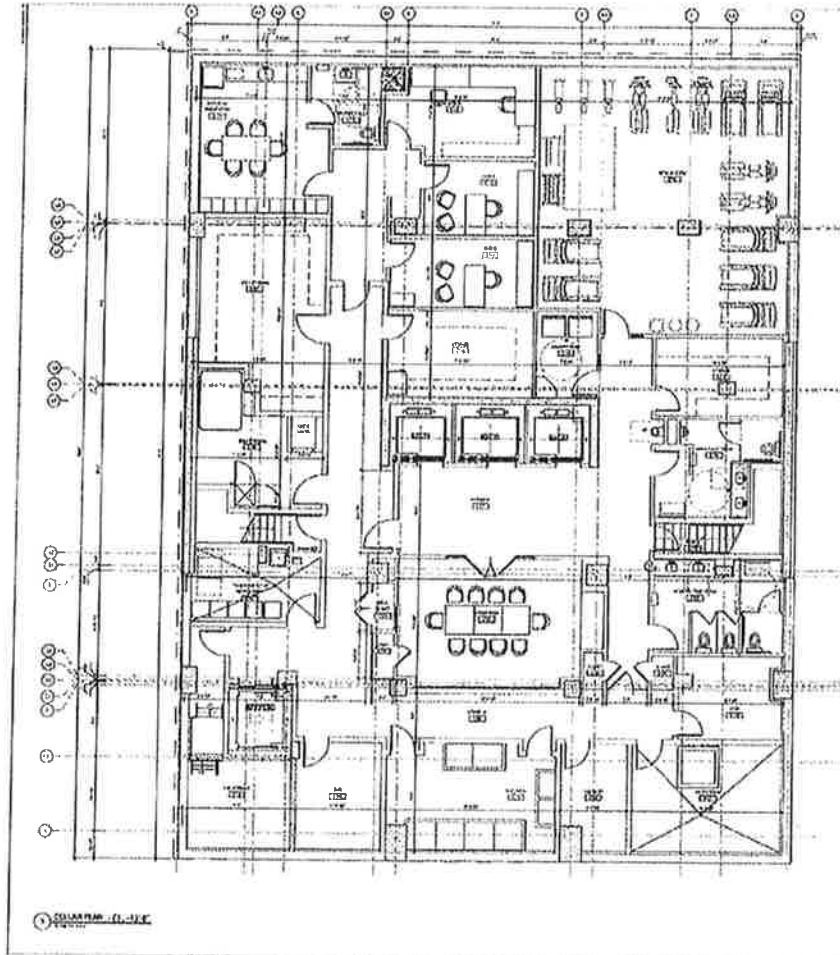
Business Address: 350 W 39th St, New York, NY 10018

Type of Interest and Date: Officer – 2019

Serial Number: 1320365

Block Plot





SECTION 11-11E

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED	11/15/07	J. J. [unclear]	[unclear]
2	REVISION	11/15/07	[unclear]	[unclear]
3	REVISION	11/15/07	[unclear]	[unclear]
4	REVISION	11/15/07	[unclear]	[unclear]
5	REVISION	11/15/07	[unclear]	[unclear]
6	REVISION	11/15/07	[unclear]	[unclear]
7	REVISION	11/15/07	[unclear]	[unclear]
8	REVISION	11/15/07	[unclear]	[unclear]
9	REVISION	11/15/07	[unclear]	[unclear]
10	REVISION	11/15/07	[unclear]	[unclear]

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5	REVISION	11/15/07	[unclear]	[unclear]
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7	REVISION	11/15/07	[unclear]	[unclear]
8	REVISION	11/15/07	[unclear]	[unclear]
9	REVISION	11/15/07	[unclear]	[unclear]
10	REVISION	11/15/07	[unclear]	[unclear]

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8	REVISION	11/15/07	[unclear]	[unclear]
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10	REVISION	11/15/07	[unclear]	[unclear]

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9	REVISION	11/15/07	[unclear]	[unclear]
10	REVISION	11/15/07	[unclear]	[unclear]

PL-1007
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
 4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.
 5. ALL DOORS ARE 36" HIGH UNLESS OTHERWISE NOTED.
 6. ALL WINDOWS ARE 60" HIGH UNLESS OTHERWISE NOTED.
 7. ALL STAIRS ARE 10" WIDE UNLESS OTHERWISE NOTED.
 8. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL FINISHES ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL NOTES ARE TO FACE UNLESS OTHERWISE NOTED.

PROPOSAL
FARWELL PARTNERS
 330 W. 130th STREET
 NEW YORK, NY 10019

PROJECT INFORMATION
 PROJECT NO. 1007
 DATE: 11/15/07
 DRAWN BY: J. J. [unclear]
 CHECKED BY: [unclear]

OWNER
 FARWELL PARTNERS
 330 W. 130th STREET
 NEW YORK, NY 10019

ARCHITECT
 J. J. [unclear]
 330 W. 130th STREET
 NEW YORK, NY 10019

DATE
 11/15/07

SCALE
 1/8" = 1'-0"

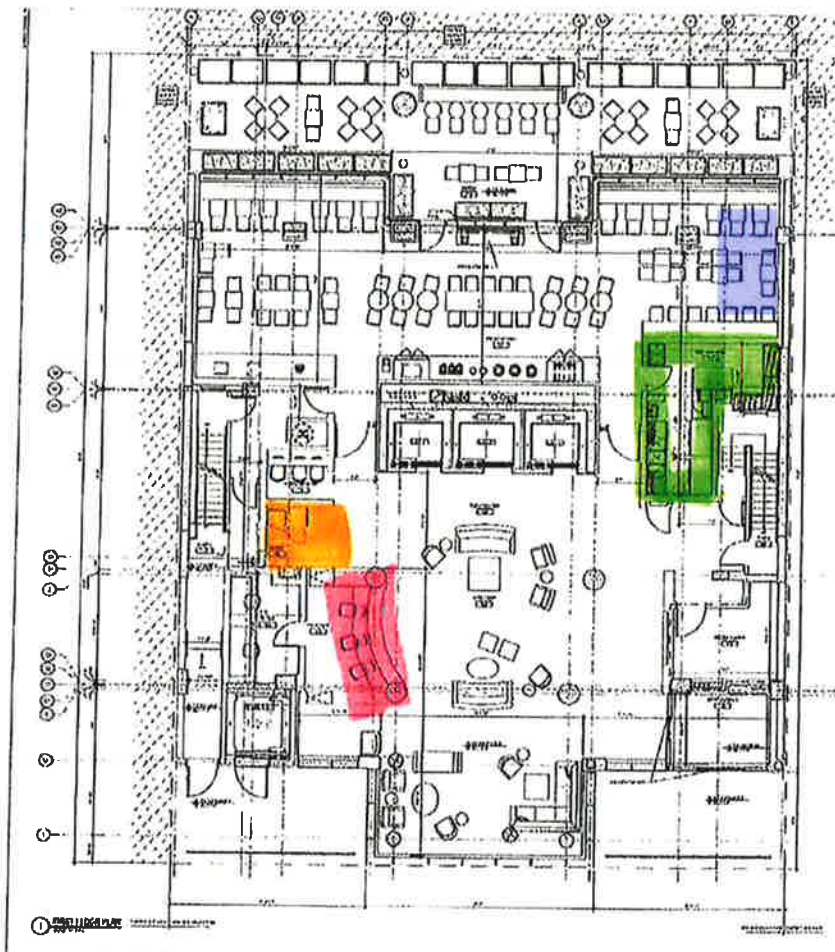
SECTION
 11-11E

CELLAR PLAN

LEGEND

WALL	12" THICK
FLOOR	4" THICK
CEILING	8" THICK
DOOR	36" HIGH
WINDOW	60" HIGH
STAIR	10" WIDE
ELEVATION	TO FACE
FINISH	TO FACE
NOTE	TO FACE

11/15/07 1007 11-11E



NO.	DESCRIPTION	QTY	UNIT
1
2
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8
9
10

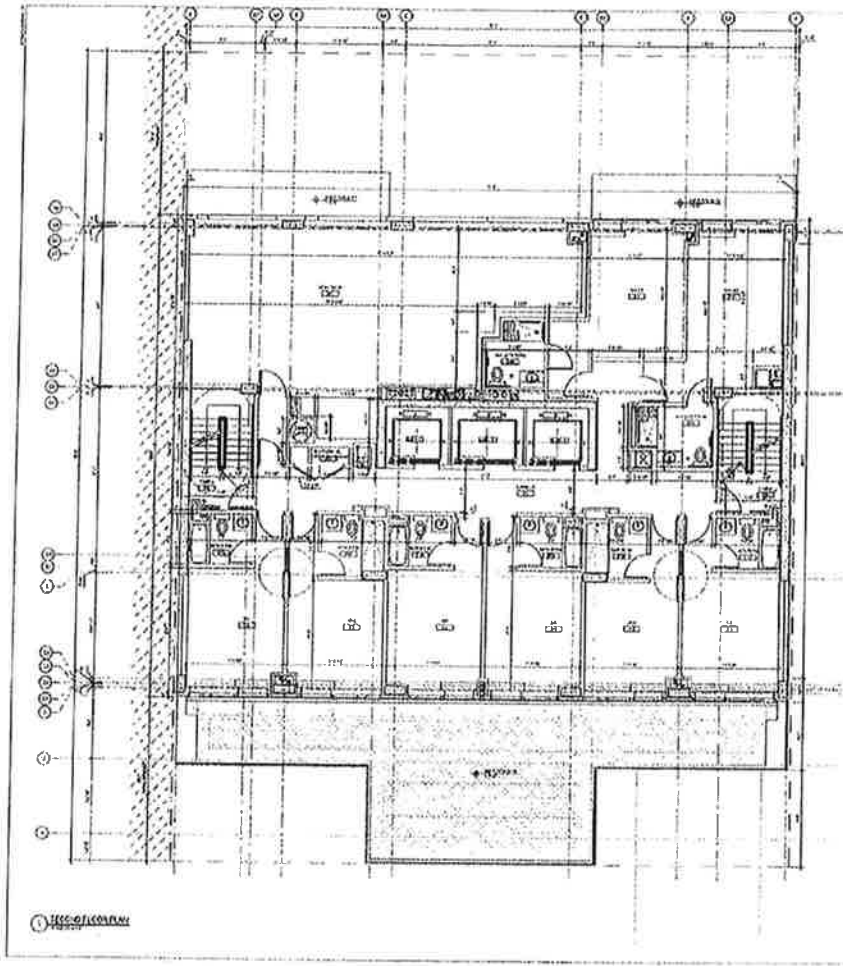
FARGO BELMONT SUITES
 210 W. 33RD STREET
 NEW YORK, NY 10001

DATE: 08/14/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NYC DEPARTMENT OF HEALTH (DOH) REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STANDARDS ORGANIZATION (ISO) STANDARDS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTROTECHNICAL COMMISSION (IEC) STANDARDS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO) STANDARDS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO) STANDARDS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO) STANDARDS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO) STANDARDS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO) STANDARDS.

1st Floor

- Alcohol Storage
- Bar
- Kitchen
- Winter Additional Bar



DATE	DESCRIPTION
1910	...
1911	...
1912	...
1913	...
1914	...
1915	...
1916	...
1917	...
1918	...
1919	...
1920	...

FARWELL & ALLEN
 215 W. 23rd Street
 NEW YORK, N.Y. 10011

ARCHITECTS

THIS FLOOR PLAN IS THE PROPERTY OF FARWELL & ALLEN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARWELL & ALLEN ARCHITECTS.

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FARWELL & ALLEN
 ARCHITECTS

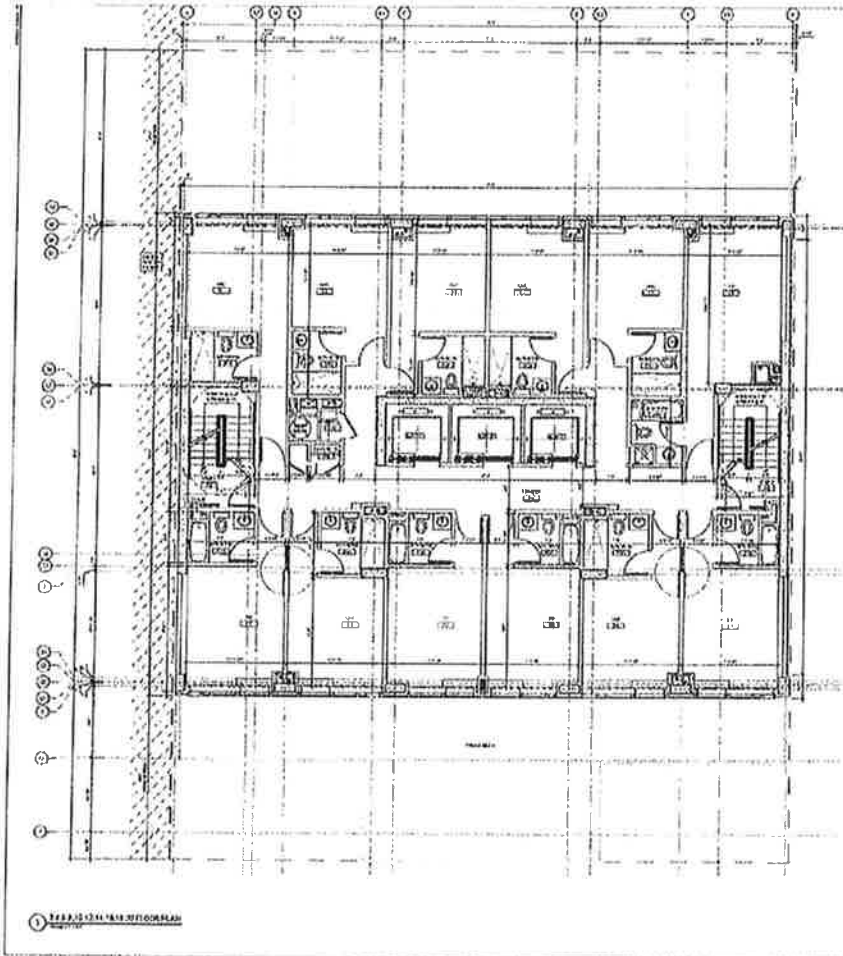


NOTES

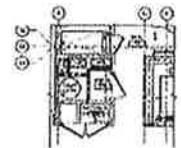
1. ALL ROOMS TO BE FINISHED WITH CARPET.
2. ALL WALLS TO BE FINISHED WITH PAPER.
3. ALL FLOORS TO BE FINISHED WITH POLISHED CONCRETE.
4. ALL CEILING TO BE FINISHED WITH POP.
5. ALL LIGHT FIXTURES TO BE INSTALLED AS SHOWN.
6. ALL DOORS TO BE FINISHED WITH BRASS.
7. ALL WINDOWS TO BE FINISHED WITH BRASS.
8. ALL STAIRS TO BE FINISHED WITH CARPET.
9. ALL ELEVATORS TO BE FINISHED WITH BRASS.
10. ALL SERVICE AREAS TO BE FINISHED WITH POLISHED CONCRETE.

SECOND FLOOR PLAN





1st FLOOR PLAN



SECTION B-B

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
 3. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF FINISHES.
 4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

PARSONS PROJECTS
 100 W. 33RD STREET
 NEW YORK, NY 10001

OWNER:
 THE UNIVERSITY OF THE STATE OF NEW YORK
 STATE EDUCATION DEPARTMENT
 125 W. STATE STREET
 ALBANY, NY 12242

DESIGNER:
 PARSONS PROJECTS
 100 W. 33RD STREET
 NEW YORK, NY 10001

DATE:
 10/15/00

PROJECT:
 100 W. 33RD STREET
 1ST FLOOR PLAN

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

REVISIONS:

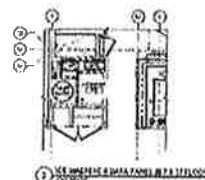
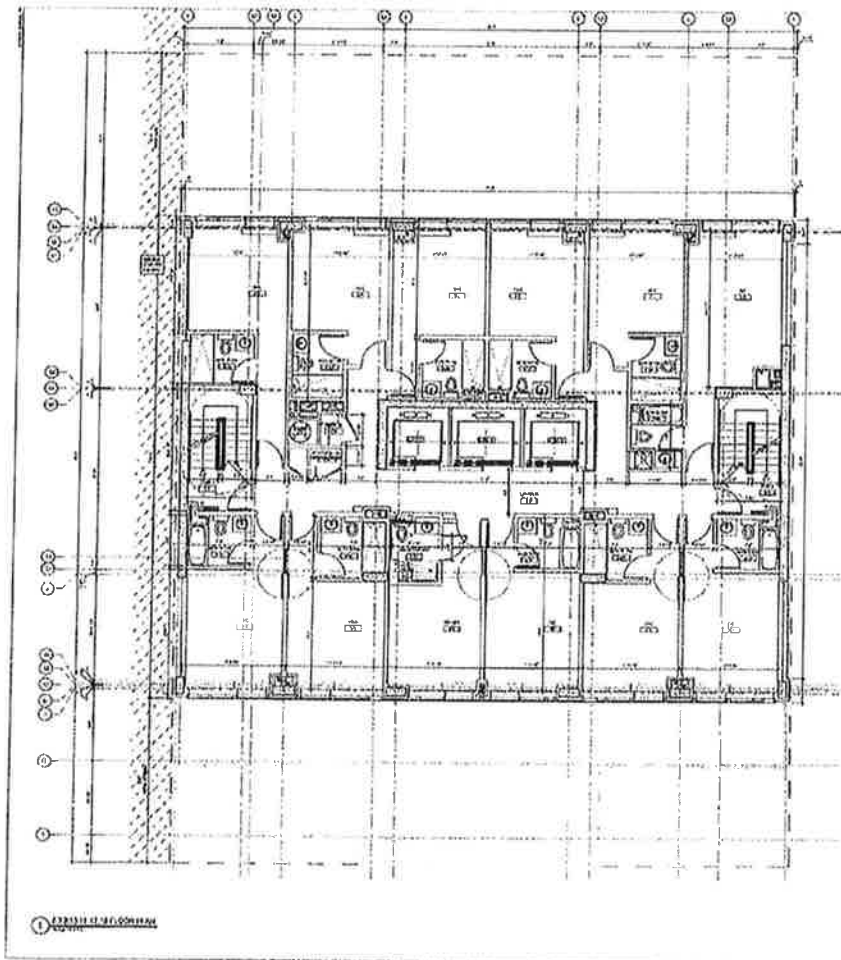
NO.	DATE	DESCRIPTION
1	10/15/00	ISSUED FOR PERMIT

ARCHITECT:
 PARSONS PROJECTS
 100 W. 33RD STREET
 NEW YORK, NY 10001

DATE OF 12" X 18" PLOT PLAN:
 10/15/00

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

PROJECT NO.:
 100 W. 33RD STREET



SEE SHEETS 6515A AND 6515B FOR DETAILS

NOTES

- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
- 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS REGULATIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.



PROJECT:
FAUVELD INN & SUITES
 225 W. 34th STREET
 NEW YORK, NY 10018

OWNER:
 FAUVELD INN & SUITES
 225 W. 34th STREET
 NEW YORK, NY 10018

ARCHITECT:
 FAUVELD INN & SUITES
 225 W. 34th STREET
 NEW YORK, NY 10018

DATE:
 10/15/80

DESCRIPTION:
 FLOOR PLAN
 1:12

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

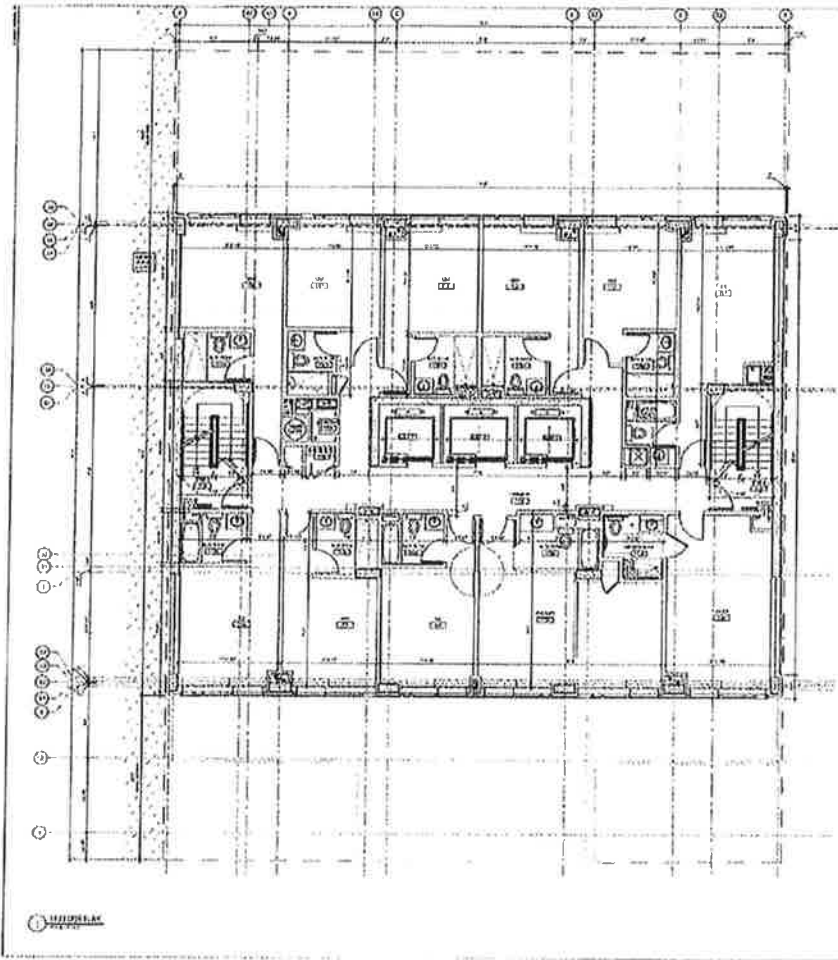
DATE:
 10/15/80

PROJECT NO.:
 6515

DATE:
 10/15/80

PROJECT NO.:
 6515

DATE:
 10/15/80



FARKLEBROS SITES
 310 W. 310 STREET
 NEW YORK, NY 10001

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.



MECHANICAL ARCHITECTS

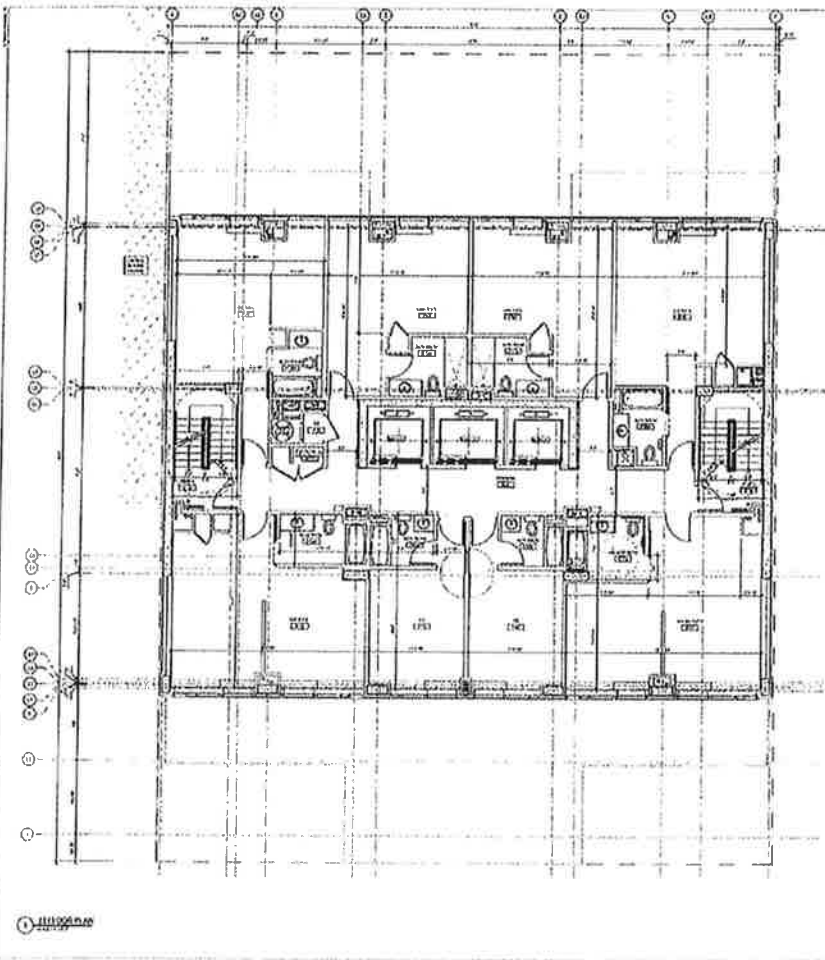
FLOOR PLAN



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.





MANA PLAN
FARFIELD PVA SITES
 333 W. 33RD STREET
 NEW YORK, NY 10001

DATE: 01/15/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

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

NOTES:
 1. SEE GENERAL NOTES TO THESE PLANS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF HEALTH REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF EDUCATION REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS.



WELFARE AND PROTECT

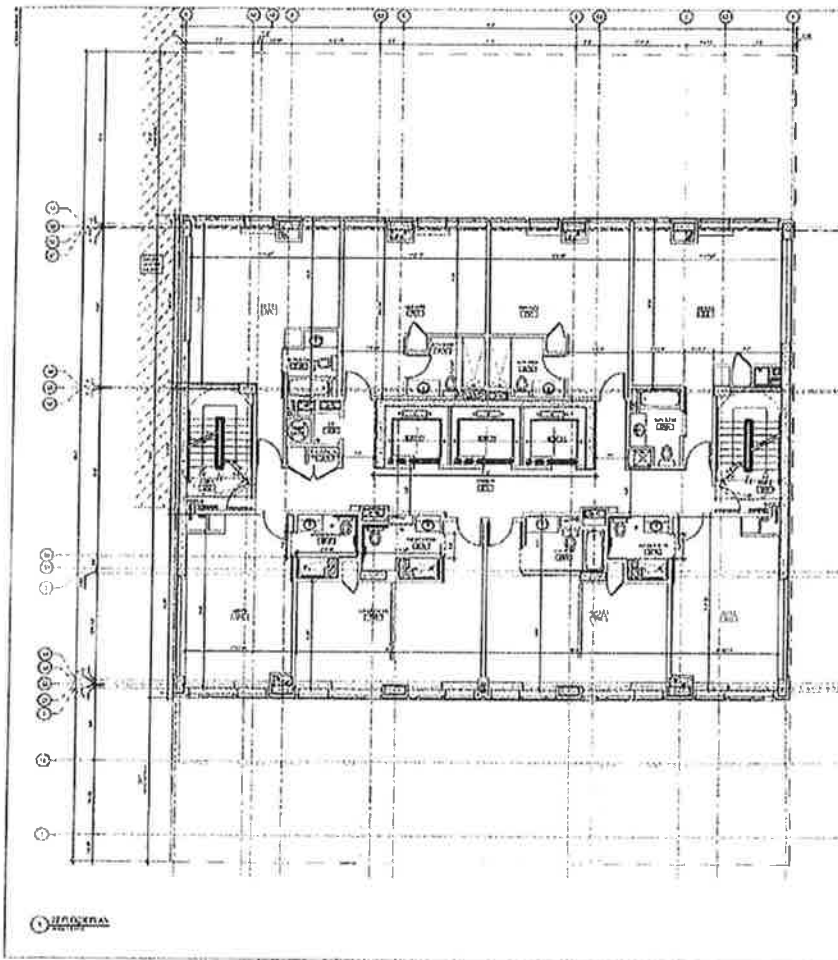
1st FLOOR PLAN



REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS TO PERMIT
3	REVISIONS TO PERMIT
4	REVISIONS TO PERMIT
5	REVISIONS TO PERMIT
6	REVISIONS TO PERMIT
7	REVISIONS TO PERMIT
8	REVISIONS TO PERMIT
9	REVISIONS TO PERMIT
10	REVISIONS TO PERMIT

MANA PLAN



STRONG
ARCHITECTS

RAMEN

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 3. ALL WALLS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 4. ALL FLOORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 5. ALL CEILING SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 6. ALL DOORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 7. ALL WINDOWS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 8. ALL STAIRS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 9. ALL ELEVATORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 10. ALL MECHANICAL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.



FAIRCHILD SLITES
 315 W. 33RD STREET
 NEW YORK, NY 10011

OWNER:
 FAIRCHILD SLITES
 315 W. 33RD STREET
 NEW YORK, NY 10011

ARCHITECT:
 STRONG ARCHITECTS
 110 W. 40TH STREET
 NEW YORK, NY 10018

DATE:
 11/15/11

PROJECT:
 FAIRCHILD SLITES
 315 W. 33RD STREET
 NEW YORK, NY 10011

DESCRIPTION:
 23RD FLOOR PLAN
 11/15/11

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

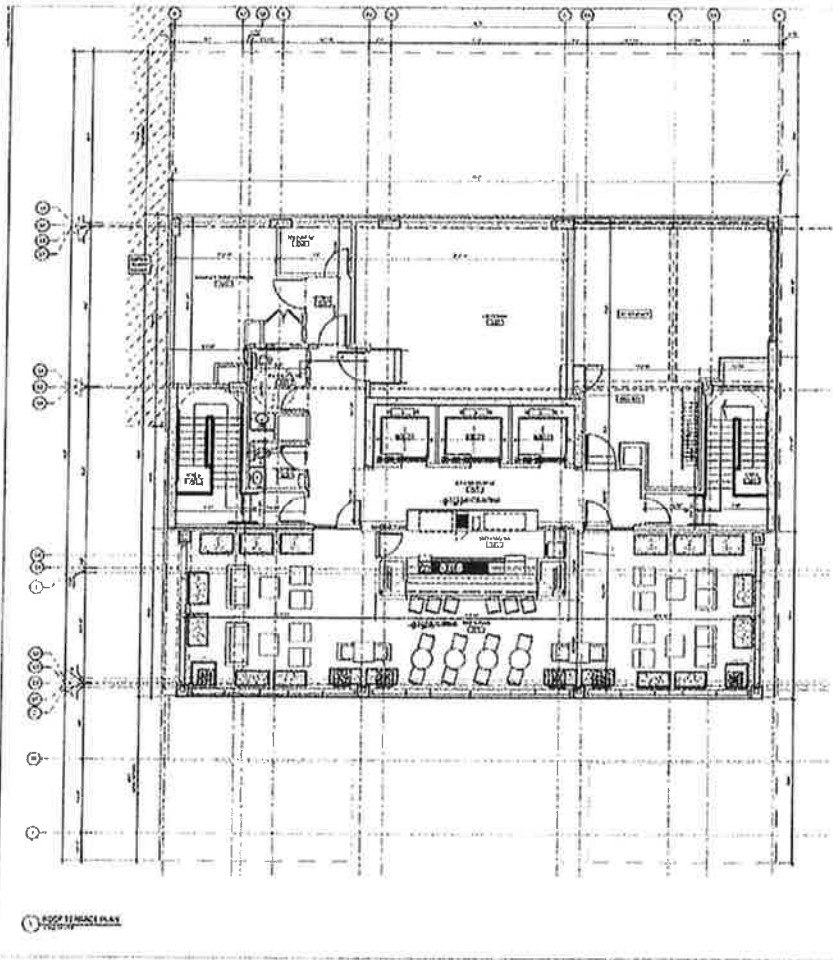
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 3. ALL WALLS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 4. ALL FLOORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 5. ALL CEILING SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 6. ALL DOORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 7. ALL WINDOWS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 8. ALL STAIRS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 9. ALL ELEVATORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 10. ALL MECHANICAL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.



FIELD NOTES

23 FLOOR PLAN





Room No.	Room Name	Area (sq. ft.)	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	

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

GENERAL NOTES:

1. SEE ARCHITECT'S NOTES FOR ALL DETAILS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL WORK SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

REVISIONS:

No.	Description	Date
1	ISSUED FOR PERMITTING	01/15/2014
2	ISSUED FOR CONSTRUCTION	02/01/2014

PROJECT INFORMATION:

PROJECT NO. 14-001
 SHEET NO. 101 OF 101
 DATE: 01/15/2014

ARCHITECTURAL FLOOR PLAN

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





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

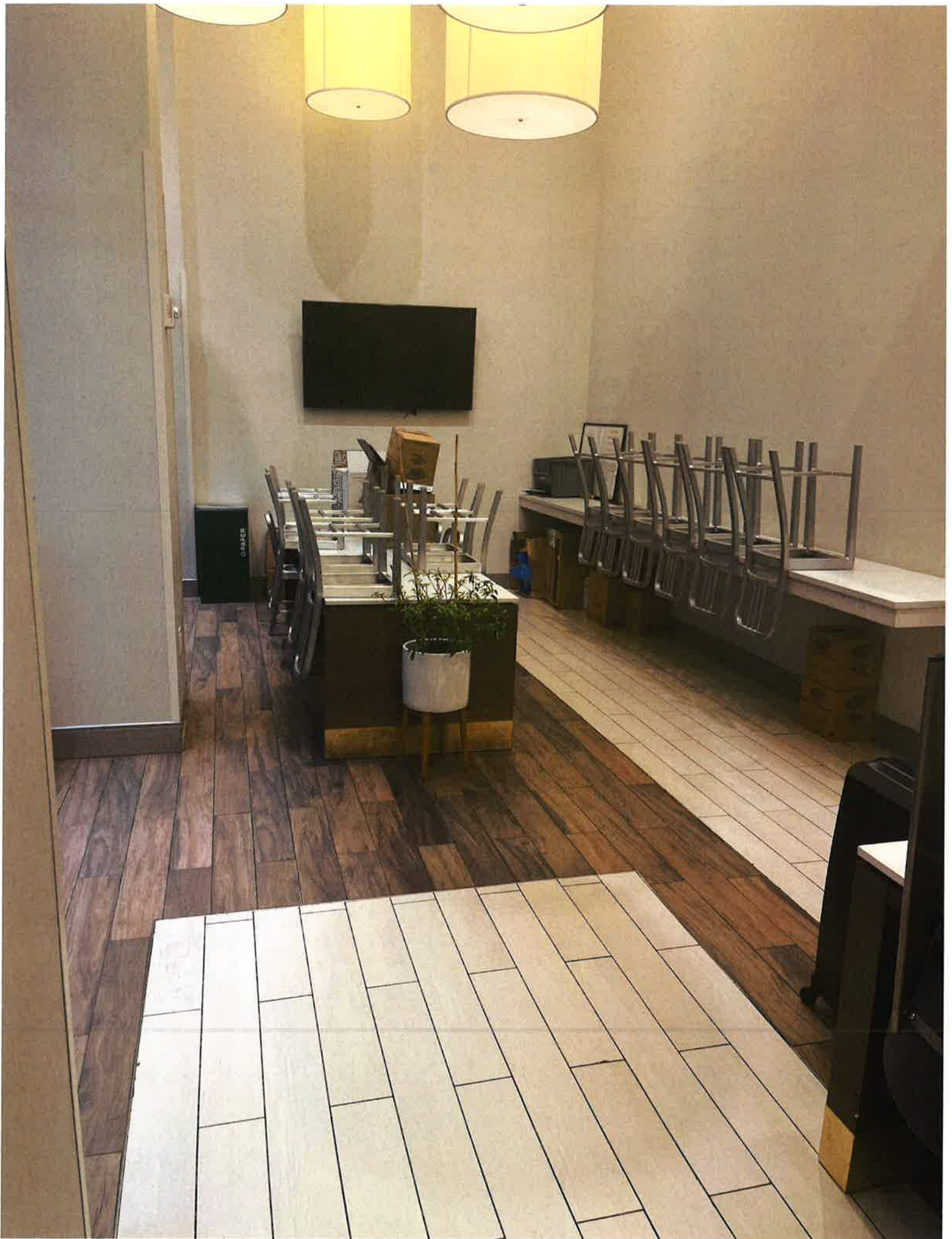
***For group reservations and events contact
Ross Alpert at (646) 393-3082 or ross.alpert@marriott.com***



SkylineRooftopLounge



FairfieldInnPennStationNYC











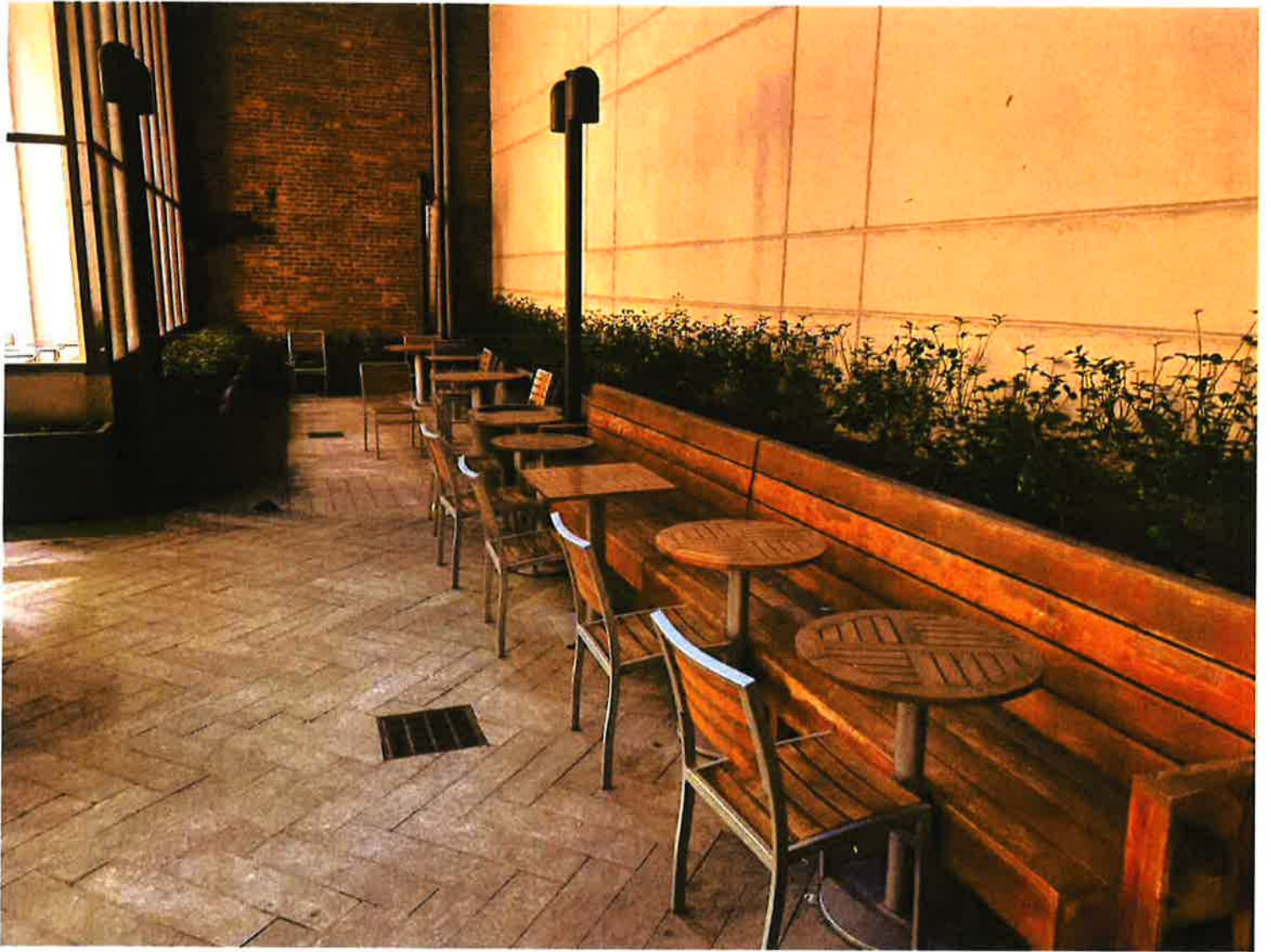
















On-Premise Licenses within 500 Feet

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

Maston Sansom

From: Maston Sansom
Sent: Wednesday, October 5, 2022 5:36 PM
Subject: 325 W. 33rd Street

Good afternoon-

I am emailing you on behalf of our client NY 33rd Leasehold LLC, Five Points Operating Tenant, LLC, & Five Points Manager LLC (the "Applicant"), located at 325 W. 33rd Street. A liquor license application was issued 12/8/21. The Applicant is looking to file an add bar/alteration application. The add bar would be approximately 5 feet in length and feature up to 4 seats. The new bar would be located on the back patio, where services has been allowed in accordance with previously agreed upon stipulations as follows:

- 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.

The Applicant is scheduled to appear before Manhattan Community Board 4 on October 11th at 6:30. This meeting will be held virtually. For specific instructions on how to join the meeting please visit <https://www1.nyc.gov/mancb4/html/home.shtml>

Please feel free to contact me if you have any questions or require additional information.

Thank you,

Maston

Maston J. Sansom | Partner



121 State Street, 4th Floor Albany, NY 12207
tel: 518.407.5800 | cell: 518.265.3582 | fax: 518.419.6389
www.srclawoffices.com



Distinguished Partner
OF THE DIVERSITY
INTERNSHIP PROGRAM



Maston Sansom

From: Maston Sansom
Sent: Thursday, October 6, 2022 3:59 PM
Subject: CORRECTION re: 325 W. 33rd Street
Attachments: Winter Additional Bar Proposed Location (F2790318xB0E24).pdf

Good afternoon-

Please accept this email to correct the location of the proposed add bar noted in the previous email. The new bar will not be outside on the patio, but instead in the interior dining area (please see the attached diagram). My apologies for the confusion!

The applicant is NY 33rd Leasehold LLC, Five Points Operating Tenant, LLC, & Five Points Manager LLC (the "Applicant"), located at 325 W. 33rd Street. A liquor license application was issued 12/8/21. They are looking to file an add bar/alteration application. The add bar would be approximately 5 feet in length and feature up to 4 seats. The new bar would be located in the indoor dining area dining area. The Applicant previously agreed to the following stipulations related to the premises.

- 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
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Please feel free to contact me if you have any questions or require additional information.

Thank you,

Maston

Maston J. Sansom | Partner



SHENKER RUSSO
& CLARK LLP

121 State Street, 4th Floor Albany, NY 12207
tel: 518.407.5800 | cell: 518.265.3582 | fax: 518.419.6389
www.srclawoffices.com



Distinguished Partner
OF THE DIVERSITY
INTERNSHIP PROGRAM



Statement of Confidentiality

This electronic message may contain privileged or confidential information. If you are not the intended recipient of this e-mail, please delete it from your system and advise the sender.

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Sent: Wednesday, October 5, 2022 5:36 PM
Subject: 325 W. 33rd Street

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Please feel free to contact me if you have any questions or require additional information.

Thank you,

Maston

Maston J. Sansom | Partner



121 State Street, 4th Floor Albany, NY 12207
tel: 518.407.5800 | cell: 518.265.3582 | fax: 518.419.6389



*Distinguished
Partner*
OF THE DIVERSITY
INTERNSHIP PROGRAM



Statement of Confidentiality

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