

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME 365 Management Company LLC and West 37th Street Hotel LLC		DOING BUSINESS AS (DBA) Courtyard New York Manhattan-Times Square	
STREET ADDRESS 307 West 37th Street		CROSS STREETS 8th & 9th Avenues	ZIP CODE 10018
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: West 37th Street Hotel LLC	ATTORNEY/ REPRESENTATIVE	NAME: Alissa Yohey
	PHONE: (312) 465-1500		PHONE: (518) 282-6019
	EMAIL: Justin.Epps@barings.com		EMAIL: alissa.yohey@yoheylaw.com
MANAGER	NAME: 365 Management Company LLC	LANDLORD	NAME: N/A
	PHONE: (303) 785-3156		PHONE: N/A
	EMAIL: cclark@copfordcm.com		EMAIL: N/A
APPLICATION TYPE ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	365 Management Company LLC d/b/a Courtyard New York Manhattan-Times Square	
	What were the dates applicant was involved with this former premise?	Currently managing the premises	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
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 checked="" type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	March 3, 2023
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"/> YES	<input type="checkbox"/> 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="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	Hotel: 24/7	Hotel: 24/7	Hotel: 24/7	Hotel: 24/7	Hotel: 24/7	Hotel: 24/7	Hotel: 24/7
	Kitchen	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm	6 am - 10 am & 5 pm - 10 pm
	Music	N/A - Background music only	N/A - Background music only	N/A - Background music only	N/A - Background music only	N/A - Background music only	N/A - Background music only	N/A - Background music only
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 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	573	573	25	64	0	1	5
OUTSIDE (Other than sidewalk café)	N/A (CO not issued for outdoor)	40	4	22	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?	27	
How frequently will the owner(s) be at the establishment?	Infrequently - ownership will rely on the management company to oversee operations at the premises.	
Will there be dancing?	YES	<input checked="" type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="checkbox"/> NO
Will applicant be hosting private, promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO Business meetings in meeting room in cellar
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> 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**

Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Cellar	Mechanical/Maintenance rooms; housekeeping; storage; restrooms; exercise room; offices; employee lounge; meeting room; board room; and guest laundry	70 persons	24/7	0	0	0	0	Background music only
1st Floor	Hotel lobby; dining area; kitchen; storage; business center; mechanical room; and rear courtyard	71 persons	Hotel: 24/7 Food Service: 8 am - 10 am; 5 pm - 10 pm	25	64	0	1	Background music only
Floors 2-9	Hotel Guest Rooms	10 Hotel Rooms Per Floor	24/7	0	0	0	0	None
Floors 10-27	Hotel Guest Rooms	Eight (8) Rooms Per Floor	24/7	0	0	0	0	None

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	NO	Garment Center Preservation P-2 & Industrial Business Zone
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?	<input checked="" type="checkbox"/> YES	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	HKNA	6. CHEKPEDS
	# 2	West 36th Street Block Association	7. Hell's Kitchen Block Association
	# 3	CHDC	8. W36th Block Association
	# 4	Hudson Yard's Hells Kitchen Alliance	
	# 5	Donna Langman Costumes	
	Please provide dates when applicant met with the groups listed above.		No Meeting Dates
Who was your contact person at each group you met with?		N/A	
When did applicant post the notice that was provided?		Feburary 27, 2023	
Where did applicant post the notice that was provided?		On Light Poles on 37th Street and at the Premises	
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.	Courtyard New York Manhattan-Times Square		
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	365 Management Company LLC d/b/a Courtyard New York Manhattan-Times Square
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input 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.	YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input type="checkbox"/> 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?	<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)	<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?	YES	<input type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="checkbox"/> NO	No Kitchen Exhaust System
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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	There are room airconditions located in each individual guest room.		
When was the air conditioner installed?	Upon construction of the hotel in 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, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="checkbox"/> YES	NO	Rear courtyard
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?	<input checked="" type="checkbox"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/> YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<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	<del>N/A - no amplified sound</del>
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	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

# N/A - NO SIDEWALK CAFÉ

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk 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 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)**

- Rear yard will be closed and vacated no later than 11pm Friday & Saturday, 10pm all other nights
- There will be no more than 22 people in the rear yard at any one time

***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  
April 4, 2023 full board meeting, with 36 members voting in favor  
of the recommendation, 0 members opposed, 0 members  
abstaining and 0 present but not eligible)

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

Denial  Approval

**CB4 REPRESENTATIVES**



Nelly Gonzalez  
CB4 Assistant District Manager



Frank 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 →

Alissa Yohey

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

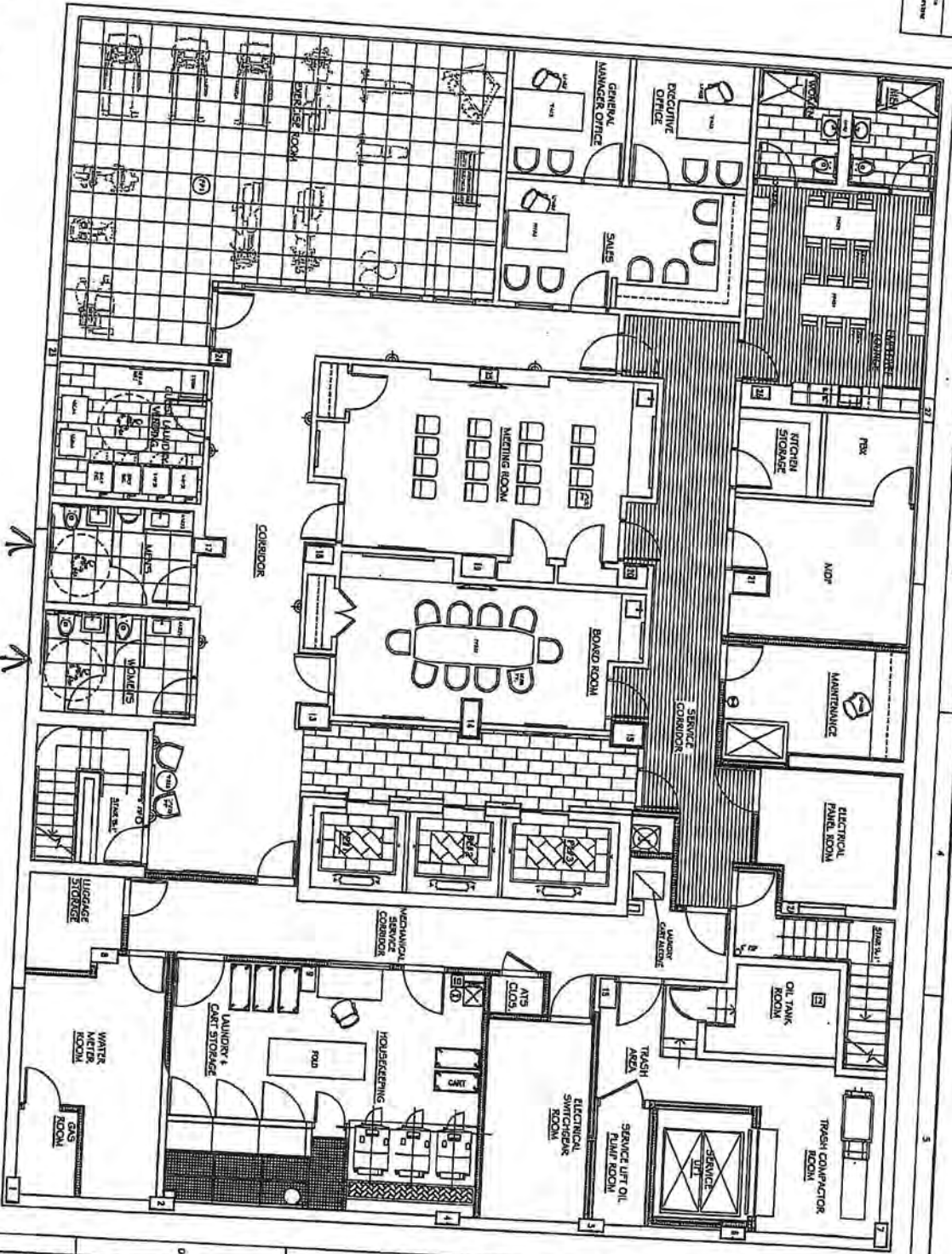
3/6/2023

DATE

- FILE COMMENTS**
- 1. 06/20/11 10:58 AM
  - 2. 06/20/11 10:58 AM
  - 3. 06/20/11 10:58 AM
  - 4. 06/20/11 10:58 AM

CELLAR FLOOR  
FREE PLAN  
SCALE: 1/8"=1'-0"

restroom  
restroom  
restroom



CELLAR FLOOR  
FREE PLAN  
ID:6.01

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	06/20/11	...	...
2	ISSUED FOR PERMIT	06/20/11	...	...
3	ISSUED FOR PERMIT	06/20/11	...	...
4	ISSUED FOR PERMIT	06/20/11	...	...
5	ISSUED FOR PERMIT	06/20/11	...	...

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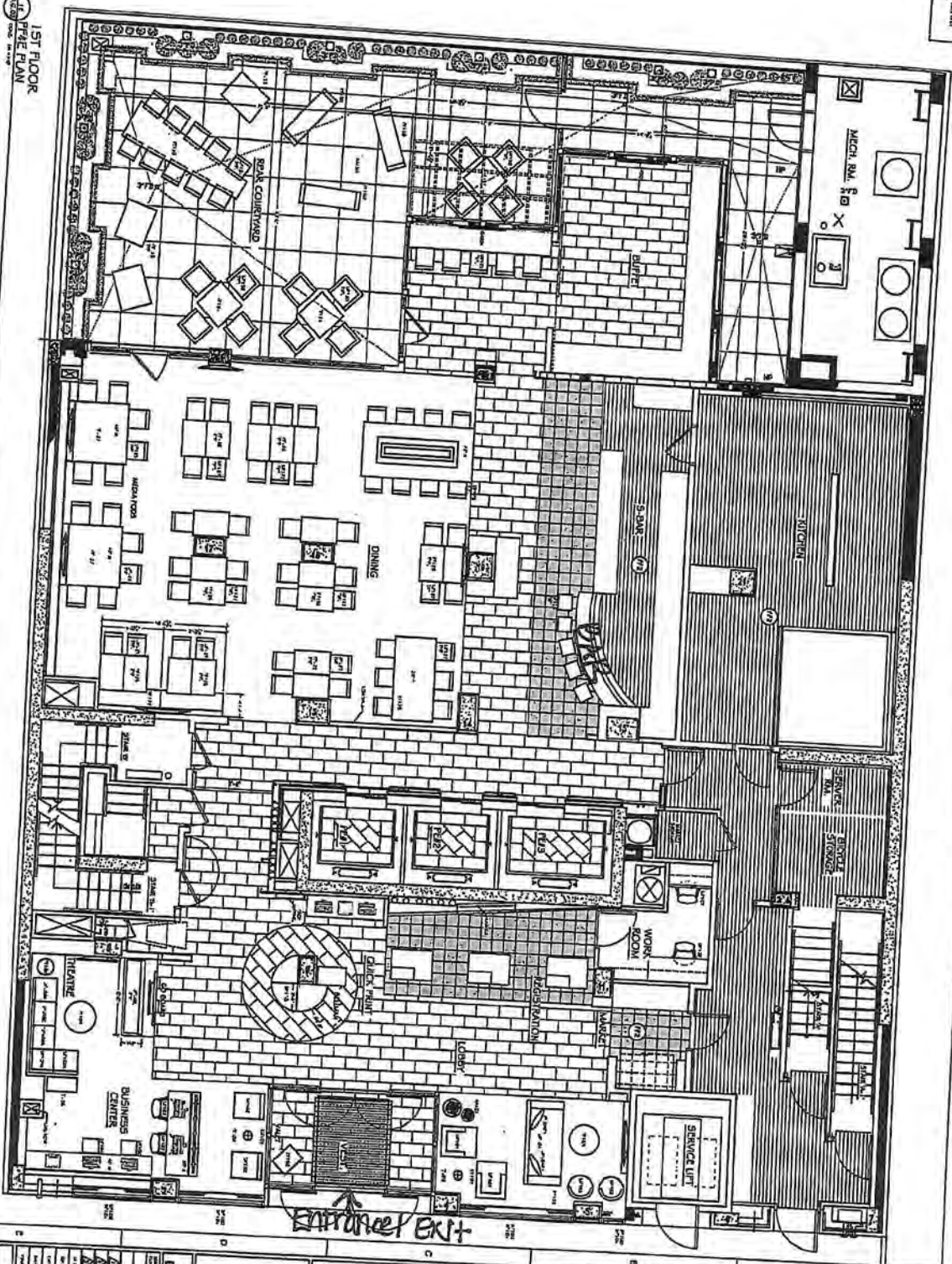
**COURTYARD**  
NEW YORK, NY

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Beverly Hills, CA 90212  
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**1ST FLOOR  
 FLOOR PLAN**



**REV #3 INTERIOR  
 DESIGN DRAWINGS**

NO.	DATE	DESCRIPTION
1	11/11/2012	ISSUED FOR PERMIT
2	11/11/2012	ISSUED FOR PERMIT
3	11/11/2012	ISSUED FOR PERMIT
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PROJECT # 50924

**COURTYARD**  
 NEW YORK, NY

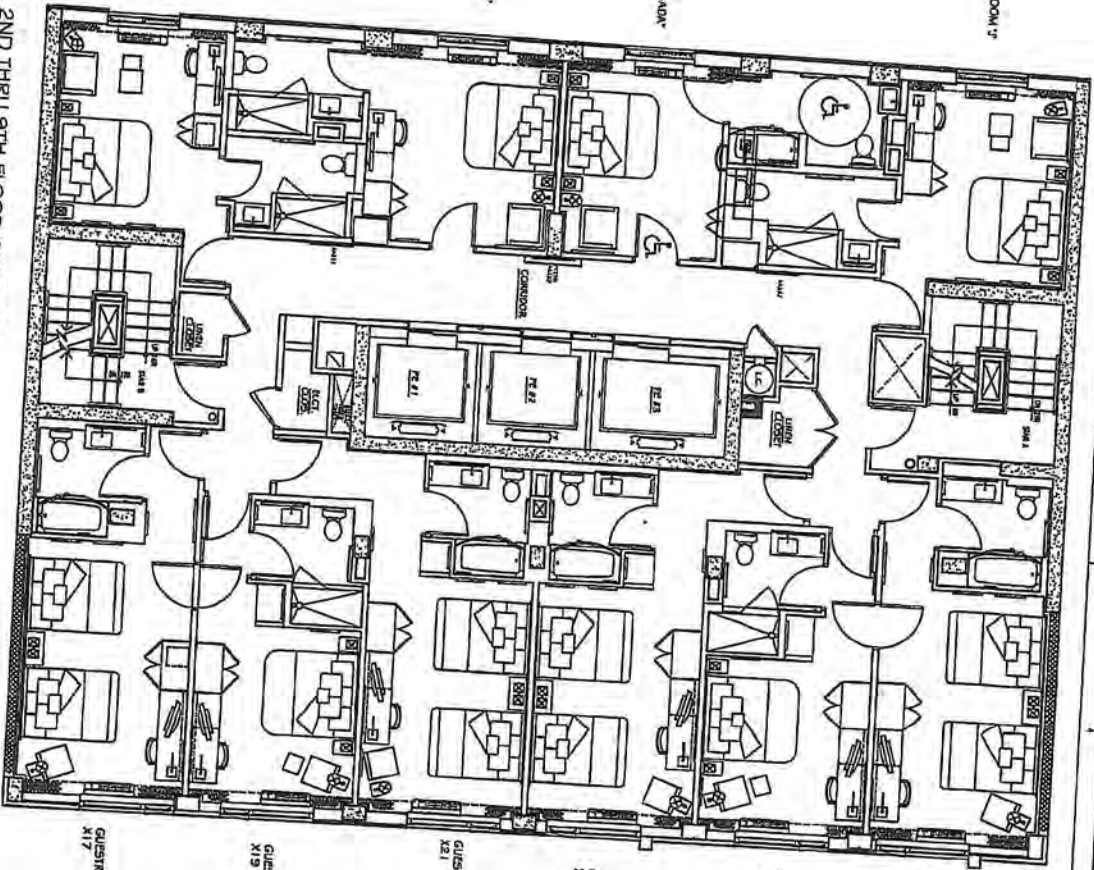
**NOTION CONSTRUCTION**  
 3737 Woodlawn Ave.  
 Queens, Colorado 80264  
 1.303.524.6100  
 1.303.524.6100  
 6160 COMMERCE ROAD  
 GLENVIEW, ILLINOIS 60045  
 708.424.4400

ID: 6.02



**FIRE EXITS**  
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2ND THRU 9TH FLOOR CORRIDOR  
 FFE PLAN  
 SCALE 1/8"=1'-0"



2ND THRU 9TH FLOOR FFE PLAN  
 ID: 6.03

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	02/20/11	JL	MS
2	ISSUED FOR CONSTRUCTION	02/20/11	JL	MS
3	ISSUED FOR OCCUPANCY	02/20/11	JL	MS
4	ISSUED FOR AS-BUILT	02/20/11	JL	MS

**COURTYARD**  
 NEW YORK, NY

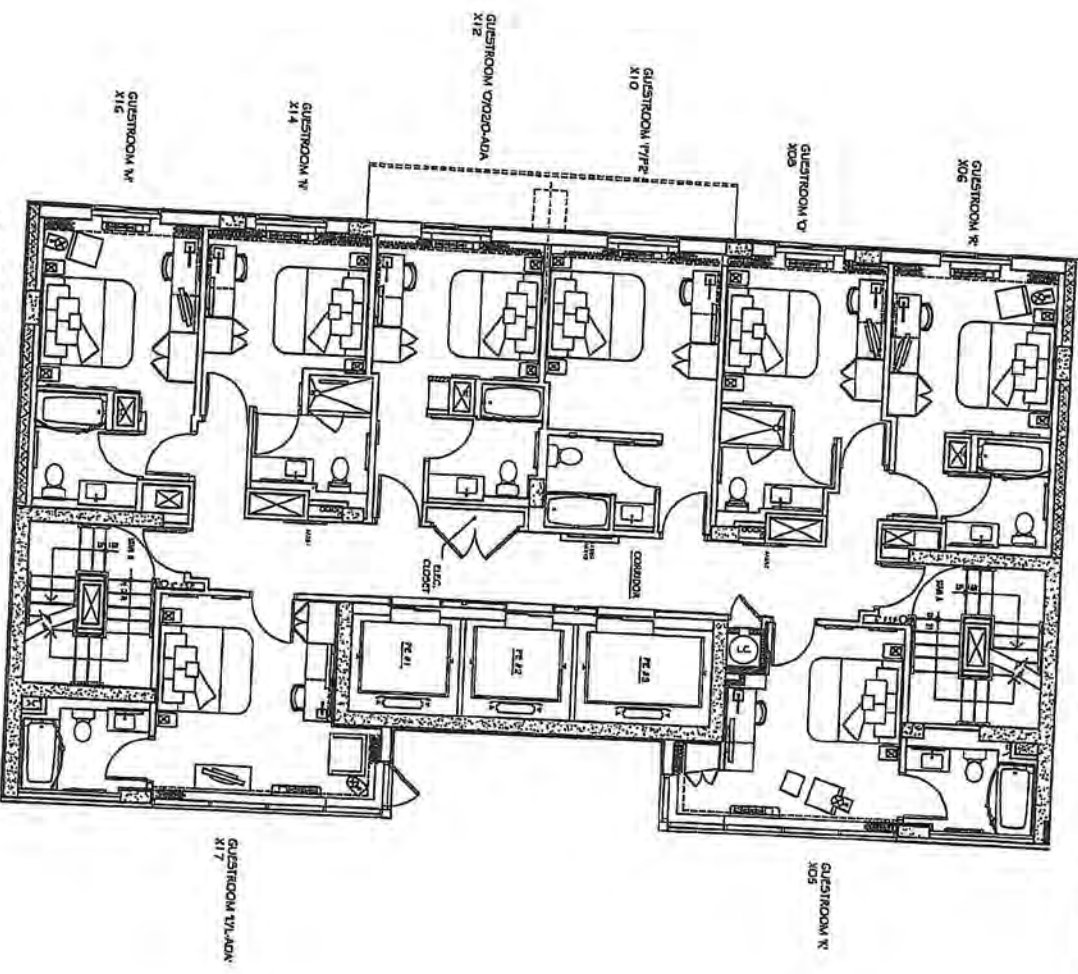
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 E: info@dfcorp.com  
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- PLAN KEYNOTES**
- 1. ROOMS ARE TO BE FINISHED TO THE FINISHES SHOWN.
  - 2. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES SHOWN.
  - 3. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES SHOWN.

10TH THRU 27TH CORRIDOR (AND 18TH FLOOR)  
 2E FLOOR PLAN  
 2001 2004 10-11-10



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**PROJECT # 5092A**

**10TH THRU 27TH FLOOR FFAE PLAN**

**ID: 6.04**



## COCKTAILS

**black cherry old-fashioned | 210 GML**  
maker's mark bourbon | demerara sugar |  
cherry bitters

*1806 style old-fashioned "No Muddled Fruit" crafted  
with Maker's Mark bourbon, demerara syrup,  
finished with cherry bitters + a Bordeaux cherry.*

**southside | 190 GML**

tanqueray gin | lime | sugar | mint  
*A pre-Prohibition classic cocktail made popular at  
the "21 Club" in New York. A refreshing combination  
of Tanqueray gin, citrus + a kiss of mint.*

**whiskey buck | 380 GML**

bullet rye | lemon | ginger beer |  
angostura bitters  
*Southern twist on a Dark + Stormy, highlighted  
with Bullet high-rye whiskey.*

**french 77 | 230 GML**

st-germain elderflower liqueur | bombay  
sapphire gin | lemon | prosecco  
*A bright + floral take on the timeless classic created  
at "Harry's New York Bar" in Paris, France.*

**coconut collins | 210 GML**

absolut vodka | lemon | coconut water  
*Refreshing + mindful concoction accentuated with  
nutrient-dense coconut water – nature's natural  
electrolyte beverage. Topped with toasted coconut.*

**fresh margarita | 210 GML**

patron silver tequila | lime | cane sugar  
*Freshly squeezed lime juice, cane sugar + Patron  
Silver tequila.*

## KIDS' MENU AVAILABLE

2,000 calories a day is used for general nutrition advice,  
but calorie needs vary.

\*consuming raw or under-cooked meats, poultry, seafood,  
shellfish or eggs may increase your risk of foodborne illness  
additional nutritional information is available upon request  
before placing your order, please inform your server if a  
person in your party has a food allergy

**Please ask your server for our  
spirit selections**

## BEER 100-150 GML

**regional craft**  
ipa | lager | pale ale | wheat

**always available**

corona light | corona extra | heineken |  
samuel adam boston lager | stella artois  
budweiser | bud light | michelob ultra

## WINE 145-193 GML

6oz | 8oz

**sparkling | blush**

beringer white zinfandel, usa  
mionetto prosecco d.o.c. brut nv,  
italy (187 ml only)

**white**

brancott sauvignon blanc, new zealand  
clean slate riesling, germany  
clos du bois chardonnay, usa  
meridian pinot grigio, usa

**red**

alamos malbec, argentina  
clos du bois merlot, usa  
estancia cabernet sauvignon, usa  
estancia pinot noir, usa

**Please ask your server for bottle prices**

## BISTRO

CLASSICS WITH A TWIST

ASK ABOUT OUR  
SEASONAL  
MENU ITEMS

**Bistro To Go, available in the evenings**  
Call the Front Desk to place your order  
and pick up in the Bistro

## FRUITS + GRAINS

**classic fruit + yogurt bowl** | 310 GAL  
greek yogurt, fresh berries, granola + honey

**classic or vanilla nut oatmeal** | 430/390 GAL  
classic with banana + candied nuts, or vanilla-infused oatmeal, maple syrup, bananas + candied nuts

**awakening acai bowl** | 870 GAL  
acai smoothie topped with fresh berries, bananas + granola

**fruit + berry bowl** | 70 GAL  
fresh mint

## BREAKFAST BOARDS

**avocado toast** | 480 GAL  
avocado + lemon + flaky sea salt on whole grain toast with pickled red onions, roasted tomatoes, hard-cooked egg + lemon-dressed arugula

**contemporary continental** | 410-490 GAL  
choice of cheiros or granola, strawberries, milk, banana bread + orange juice, coffee or tea

## EGGS

**eggs your way** \* | 580-910 GAL  
choice of applewood-smoked bacon, chicken or pork sausage or thin-sliced prosciutto, with breakfast potatoes + choice of artisan or whole grain toast

**two egg omelette** | 1080 GAL  
gruyere, caramelized onions + applewood-smoked bacon

**egg white frittata** | 370 GAL  
monteirey/jack cheese, avocado, lightly dressed arugula, torn basil, cucumber + grape tomatoes

**farm stand breakfast bowl** \* | 750 GAL  
oven-roasted broccoli, tomatoes, baby kale + breakfast potatoes topped with two cage-free eggs your way, basil pesto + parmesan

**bistro breakfast sandwich** | 820 GAL  
cage-free scrambled eggs, applewood-smoked bacon, aged white cheddar, arugula + avocado on a brioche roll

## EGGS

**balanced breakfast sandwich** | 430 GAL  
scrambled cage-free egg whites, turkey breast with arugula, roasted green chiles + cheddar on english muffin

**breakfast burrito** | 950 GAL  
cage-free scrambled eggs, applewood-smoked bacon, breakfast potatoes, cheddar in a tortilla with tomato salsa + avocado mash

## GRIDDLE

**lemon blueberry ricotta pancakes** | 700 GAL  
topped with blueberry reduction + whipped ricotta, vermont maple syrup

**banana bread french toast** | 1080 GAL  
dipped in cinnamon-vanilla custard + griddled, topped with powdered sugar, fresh bananas, whipped ricotta + candied walnuts, vermont maple syrup

## BITES + BOARDS

**crispy brussels sprouts** | 530/810 GAL **HALF FULL**  
fried brussels sprouts, parmesan + lemon, with garlic aioli

**pesto prosciutto flatbread** | 720 GAL  
pesto, roasted tomatoes, ricotta + prosciutto

**margherita flatbread** | 820 GAL  
roasted tomatoes, basil + cheese

## SOCIAL SNACKS

**french fries + dip trio** | 1070 GAL  
spicy ketchup, garlic aioli + green goddess ranch

**skillet meatballs** | 800 GAL  
pomodoro sauce, ricotta + parmesan, with artisan toast

**grilled chicken + bacon quesadilla** | 850 GAL  
tomato salsa, avocado mash

**classic chicken wings** | 1040-1160 GAL  
traditional or hot honey garlic

## GREENS + GRAINS

**modern cobb salad** | 750 GAL  
little gems, grilled chicken, applewood-smoked bacon, hard-cooked egg, grape tomatoes, pickled red onions, gorgonzola + green goddess ranch

**little gems caesar** | 400/730 GAL **HALF FULL**  
parmesan, olive oil toasted crostons, creamy caesar. add chicken | 110 GAL

**mediterranean grain bowl** | 820 GAL  
grilled chicken, roasted broccoli, lemon-dressed arugula, goat cheese, tomatoes + almonds over quinoa + brown rice

## BISTRO CLASSICS

**the bistro burger** | 800-1460 GAL  
gruyere, lettuce, tomato + garlic aioli on a brioche roll, with french fries or arugula salad

**green goddess chicken blt** | 800-1460 GAL  
applewood-smoked bacon, avocado, lettuce, pickled red onions, tomato + green goddess ranch, stacked between toasted artisan bread, with french fries or arugula salad

**three-cheese grilled cheese + tomato soup** | 840 GAL  
white cheddar, gruyere + parmesan on artisan bread, classic tomato soup

**individual chicken pot pie** | 830 GAL  
roasted chicken, vegetables + herbs, topped with flaky pie crust

**vegetable baked pasta** | 820 GAL  
roasted peppers, broccoli + tomatoes, baked with pesto cream sauce, parmesan

**roasted herb chicken breast** | 470 GAL  
broccolini + lemon-dressed arugula

## SWEETS

**dark chocolate + sea salt cookie** | 380 GAL  
ask for it warmed to order

**old-fashioned carrot cake** | 560 GAL  
cream cheese frosting + candied walnuts with whipped ricotta







COURTYARD

*Marmott*

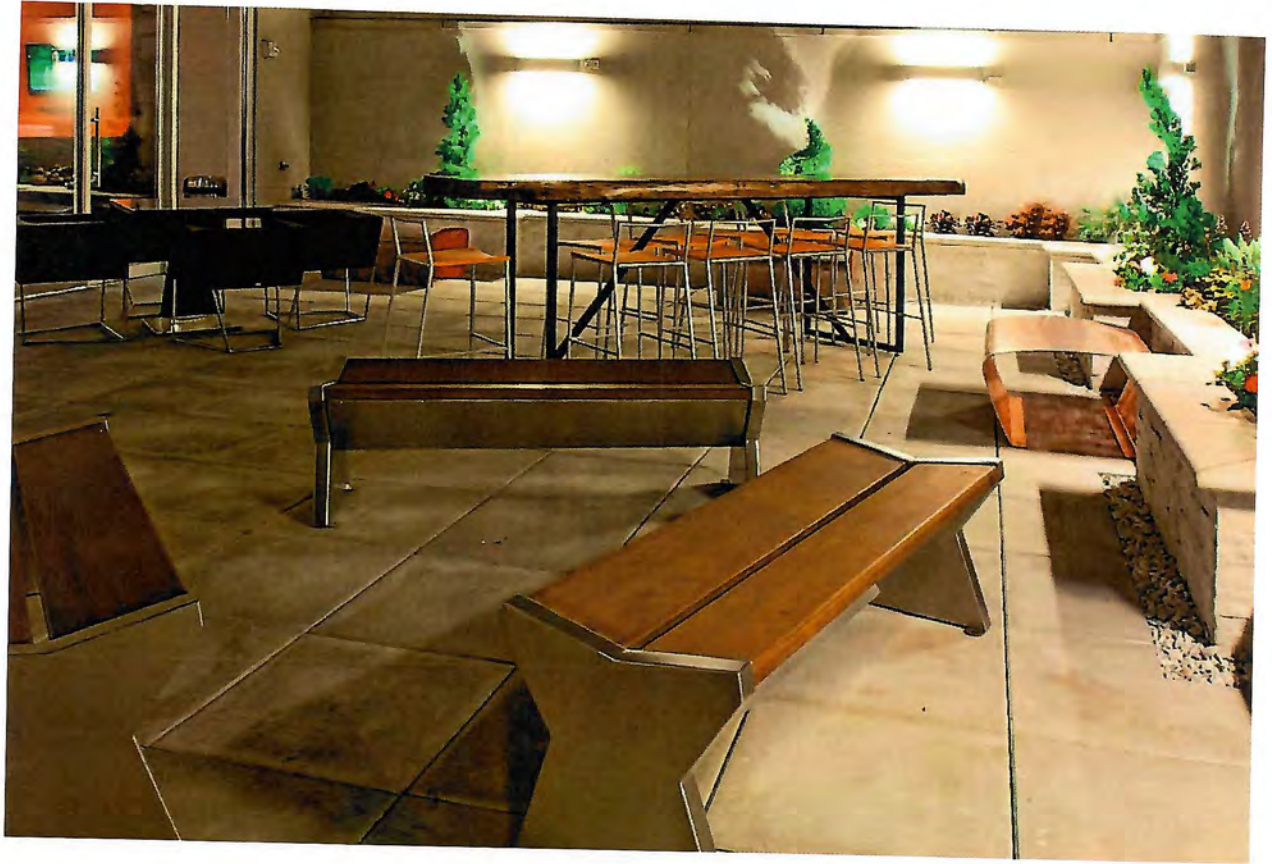
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PHOTOGRAPHY

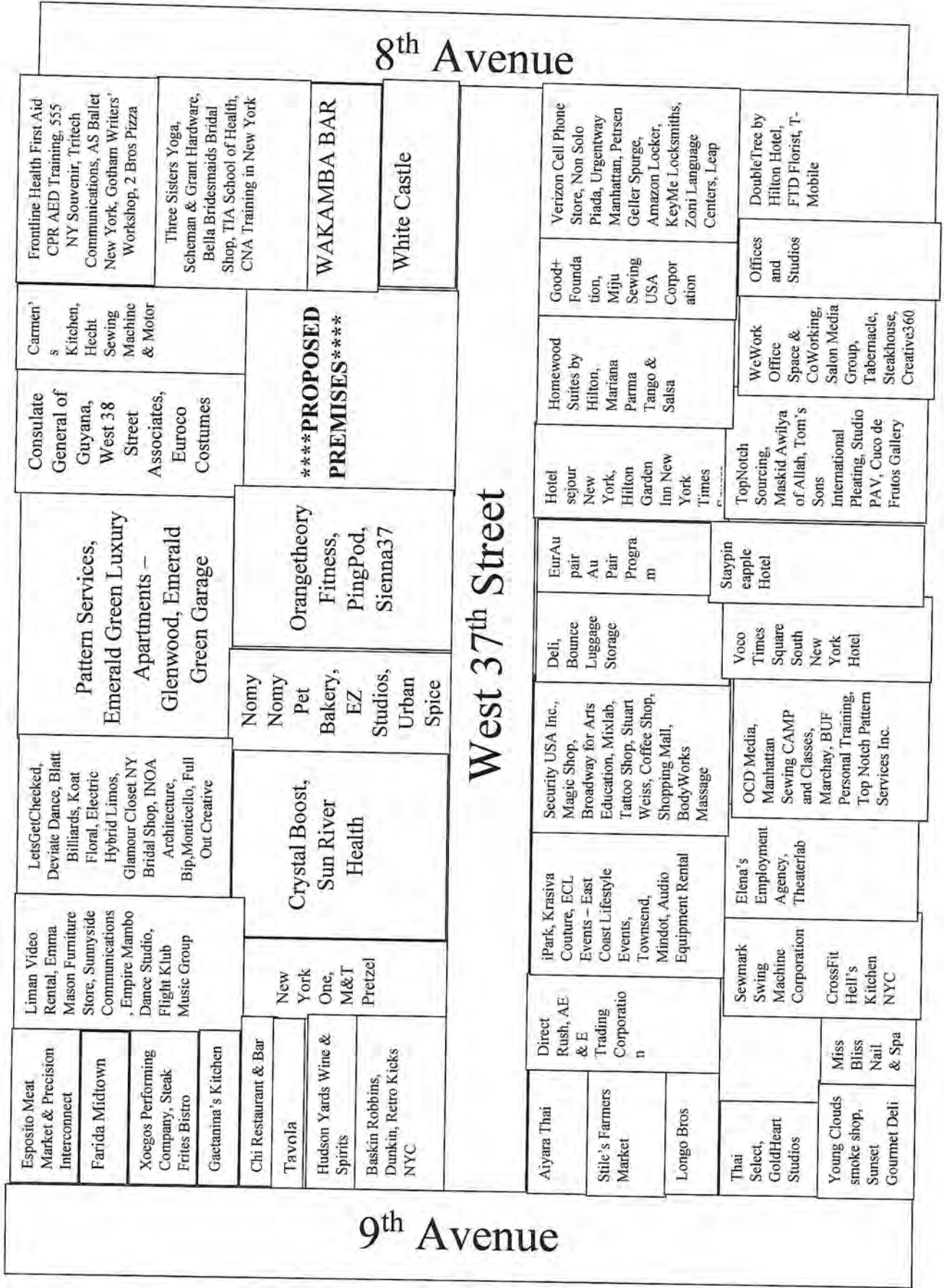








**Block Plot Diagram**



**365 Management Company LLC and West 37<sup>th</sup> Street Hotel LLC  
d/b/a Courtyard New York Manhattan-Times Square  
307 West 37<sup>th</sup> Street  
New York, NY 10018**

**500 Foot Statement**

We have determined that there are twenty (20) other licensed premises within 500 feet of the proposed establishment. The purpose of this statement is to provide the State Liquor Authority ("SLA") with the reasons why we believe it is in the local community's best interests to have another licensed premises within 500 feet of twenty (20) other licensed premises.

There are many reasons why the applicant believes that the presence of the Courtyard New York Manhattan-Times Square (the "Hotel") in the Manhattan community is a benefit. Perhaps the greatest benefit and advantage that the Hotel brings to the local community is that of an economic nature. The employees at the Hotel are members of the local community, thereby creating job opportunities in the local area. This is of immense benefit to the local community given the current economic climate. Further, the Hotel contributes sales tax dollars for New York State, and as a result, provides much needed income and revenue to New York County and New York State. Again, this is an immeasurable benefit to not only the community, but all residents of New York State during these difficult economic times.

Additionally, the Hotel positively contributes to the local community by supporting various local businesses and community events. The Hotel looks forward to being present as part of the community for a long time to come. The local community can be reassured that jobs created will not be lost. Additionally, the local community, as well as the SLA, can be assured that the premises will be well run, and will be a benefit to the local area, as opposed to a hindrance.

Given that the Hotel is currently open and operating, the Hotel has all necessary governmental licenses and permits for its operations. Again, since the Hotel is already open and operating, and most guests arriving at the premises arrive via public transportation, and as such, there will be no increase to traffic in the area. There is no music at the Hotel and as such, noise should not present any issues. There are no ABC violations against the Applicant or the Proposed Premises, and there is no reported criminal activity at the Proposed Premises.

As previously stated, this Hotel is open and operating and is currently licensed. The instant application is being filed to report a change in owner – the new owner was the lender for the prior owner, and took over the property by deed in lieu of foreclosure.

Lastly, we would note that the Hotel is a Marriott Courtyard, which is one of Marriott's mid-priced brands. The Hotel primarily targets business travelers, as well as traveling families. The twenty (20) other licensed establishments are comprised of thirteen (13) restaurants/bars; one (1) bakery; and six (6) hotels. Although there are six (6) other hotels located within 500 feet of the proposed premises, none of the other six (6) hotels are Marriott Courtyard Branded hotels; and further the Hotel is located within the Times Square Entertainment District which sees hundreds of thousands of visitors a day who are in Manhattan for business or pleasure. Given the high

volume of out-of-town travelers in this area of Manhattan, the area can more than support another hotel.

For all of the reasons stated above, the applicant believes, as do we, that the benefits and advantages received by the Manhattan community from the Hotel far outweigh any disadvantages there may be of having twenty (20) licensed establishments within five (500) hundred feet of each other. We therefore respectfully request on behalf of the applicant that the on-premises liquor license application be approved.

**365 Management Company LLC and West 37<sup>th</sup> Street Hotel LLC  
d/b/a Courtyard New York Manhattan-Times Square  
307 West 37<sup>th</sup> Street  
New York, NY 10018**

**List of Establishments Within 500 Feet**

<u>Name</u>	<u>Address</u>	<u>Type of License</u>	<u>License Serial Number</u>	<u>Approximate Distance</u>
Pisces Bar & Tavern Inc.	543 8 <sup>th</sup> Avenue, New York, NY 10018	OP Liquor	1026133	161.59 feet
People's Forum, Inc.	320 West 37 <sup>th</sup> Street, New York, NY 10018	OP Wine	1321953	200.1 feet
TB1-8 LLC LSCH 8 <sup>th</sup> Ave LLC & NY 8 <sup>th</sup> Ave d/b/a Doubletree Hotel NY-Manhattan/Times Square South	525 8 <sup>th</sup> Avenue, New York, NY 10018	OP Liquor	1342388	216.13 feet
SNRP West 37 LLC & Ballinteer Corp. d/b/a Hilton Garden Inn New York/Times Square South	326-330 West 37 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1302818	287.58 feet
Tabernacle LLC d/b/a Tabernacle Steakhouse	315 West 36 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1329854	290 feet
Grace 38 Café Inc.	572 8 <sup>th</sup> Avenue, New York, NY 10018	OP Wine	1277153	322.41 feet
Angelina 575 8 Corp. d/b/a Angelina's Bakery	575 8 <sup>th</sup> Avenue, New York, NY 10018	OP Wine	1339370	323.54 feet
Bro 36 Corp d/b/a Chef Yu, Azuki	520 8 <sup>th</sup> Ave, Store #'s 1 and 2, New York, NY 10018	OP Liquor	1333833	342.08 feet
520 Happy Times Inc. d/b/a Hounds Tooth Pub	520 8 <sup>th</sup> Avenue, New York, NY 10018	OP Liquor	1206901	355.78 feet

<u>Name</u>	<u>Address</u>	<u>Type of License</u>	<u>License Serial Number</u>	<u>Approximate Distance</u>
TGANYC LLC d/b/a TGANYC	320 West 36 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1305186	369.78 feet
EDJD Properties Inc. d/b/a Rattle N Hum West	585 8 <sup>th</sup> Avenue, New York, NY 10018	OP Liquor	1285744	379.93 feet
Gogi 37 Inc. d/b/a Gogi 37	252 West 37 <sup>th</sup> Street, Suite 101, New York, NY 10018	OP Liquor	1302259	428.46 feet
Barrydale SM LLC, Barrydale TRS LLC, CM 36 MGMT LLC d/b/a Voco Times Square South New York	341-343 West 36 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1257365	437.27 feet
WWUPD Inc. d/b/a District Social	252 West 37 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1288513	443.22 feet
NY 36 <sup>th</sup> St MGR V LLC; NY 36 <sup>th</sup> ST Operating V LLC; NY 36 <sup>th</sup> ST V LLC d/b/a Springhill Suites & Fairfield Inn	338 West 36 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1317154	462.08 feet
Aya Sushi Inc. d/b/a Aya Sushi	314 West 39 <sup>th</sup> Street, Store 2, New York, NY 10018	OP Wine	1275929	475.56 feet
TNN Enterprises LLC d/b/a The Joyce Public House	315 West 39 <sup>th</sup> Street, New York, NY 10018	OP Liquor	1260730	475.59 feet
Even Hotel 35 LLC & IHG Management Maryland LLC d/b/a Even Hotels New York Times Square South	321 West 35 <sup>th</sup> Street, New York, NY 10001	OP Liquor	1285625	494.85 feet
TB Cantina LLC d/b/a Taco Bell	500 8 <sup>th</sup> Avenue, New York, NY 10018	OP Wine	1311935	494.96 feet
505 HP LLC d/b/a Tailor Public House and Kitchen	505 8 <sup>th</sup> Avenue, New York, NY 10018	OP Liquor	1306374	497.28 feet



## Alissa Yohey

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**From:** Alissa Yohey  
**Sent:** Monday, March 6, 2023 12:52 PM  
**To:** Alissa Yohey  
**Subject:** 365 Management Company LLC and West 37th Street Hotel LLC d/b/a Courtyard New York Manhattan-Times Square - 307 W. 37th St. - Liquor License Application

Good Afternoon:

Please be advised that this firm represents 365 Management Company LLC and West 37<sup>th</sup> Street Hotel LLC with respect to their liquor license application for the Courtyard New York Manhattan-Times Square hotel located at 307 W. 37<sup>th</sup> Street. We would note that the Hotel is currently open and operating and is currently licensed as a Hotel to sell/serve alcohol (beer, wine and spirits) with the New York State Liquor Authority. The instant application is being filed to report a change in ownership of the Hotel. The Management Company, 365 Management Company LLC, currently holds the liquor license and will remain as the manager of the Hotel. There are no changes to any of the current operations at the Hotel.

This is a 27 Floor hotel (including the cellar) with 224 guest rooms. The Hotel's food and beverage outlet is located on the first floor. The dining area is located adjacent to the lobby, and there is a rear courtyard adjacent to the dining room. Food service at the Hotel is from 6 am – 10 am and 5 pm – 10 pm. There are 25 tables with 64 seats in the dining area, and one small bar with five (5) seats at the bar. The sole purposes of the hotel's dining area is an amenity for guests staying at the Hotel. This is not a late night destination establishment. The hotel only plays light recorded background music for ambiance. There is no live music, DJ's or dancing at the hotel. The hotel does have security personnel from 4 pm – 7 am, and a manager is on duty at the front desk 24 hours per day, 7 days a week. Guests are permitted to take their food and drinks from the dining area on the first floor outside to the rear courtyard (weather permitting) to consume if they so choose. The rear courtyard is completely surrounded by walls (one of the walls is the hotel's mechanical room). There is no bar located in the rear courtyard and there is no music piped into the rear courtyard. There are 4 tables with 22 seats in the rear courtyard.

Community Board 4's Business Licenses & Permits Committee will take this application up at a meeting scheduled for Tuesday, March 14, 2023 at 6:30 pm at via ZOOM.

If you have any questions regarding the proposed premises, please do not hesitate to contact me.

Thank you!

Alissa

Alissa Yohey, Esq.

Managing Partner

Yohey Law PLLC

22 Century Hill Drive \*\*\*\*\*PLEASE NOTE NEW ADDRESS!!\*\*\*\*\*

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Latham, NY 12110

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[alissa.yohey@yoheylaw.com](mailto:alissa.yohey@yoheylaw.com)

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# YOHEY LAW



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# West 30's Block Associations/Tenant Associations/Community Groups

Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	PHONE
HKVA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 29th Street	Frank	Strock	mgogae79@aol.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; jrestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance	Bob	Berrano	rberrano@nykalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gours	pgours@nykalliance.org	
Hotel Americano	Scott	Hupe	(212) 216-0000	
Highline537	Donna	Langman	212-638-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
CHEKEDS	Christine	Bertrai	chebtrai@me.com	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues))	Julia	Carranelli	hellskbr@gmail.com	
W36th Block Association ( 8/9 )	Brian	Weber	brianscotweber@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Cressida	Cornelly	cressidac@gmail.com	

**\*WHEN SENDING AN EMAIL TO THIS LIST, PLEASE BCC EVERYONE ON ONE EMAIL \***