

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> RPH Hotels 51 <sup>st</sup> Street Owner LLC and Highgate Hotels, L.P.		<b>DOING BUSINESS AS (DBA)</b> Romer's Hells Kitchen	
<b>STREET ADDRESS</b> 851 8th Avenue		<b>CROSS STREETS</b> 51st & 52nd Streets	<b>ZIP CODE</b> 10019
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> See attached	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Bernstein Redo & Savitsky P.C.
	<b>PHONE:</b>		<b>PHONE:</b> 212-651-3100
	<b>EMAIL:</b>		<b>EMAIL:</b> ben@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> Barbara Christoph	<b>LANDLORD</b>	<b>NAME:</b> n/a - Applicant RPH Hotels 51st Street Owner LLC is fee owner
	<b>PHONE:</b> 212-581-4100		<b>PHONE:</b>
	<b>EMAIL:</b> bchristoph@romerhotels.com		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See attached	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" 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="radio"/> YES	<input type="radio"/> NO	9/20/2023
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="radio"/> YES	<input type="radio"/> NO	See area survey attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> 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	<input type="radio"/> NO	

## **Principals of the Applicants**

Joseph C. Thomas, Jr.  
President of RPH 51<sup>st</sup> Street Owner LLC

Paul Womble  
Manager of Highgate Hotels, L.P.

Edward W. Martin III  
Vice President of Highgate Hotels, L.P.

The principals of Highgate Hotels, L.P. are currently interested in the following licenses:

Meal Plan NY LLC, Graduate Roosevelt  
Island Lessee LLC and Highgate Hotels, L.P.  
22 North Loop Road  
New York, NY 10044  
Serial #1327161

9 Crosby LLC and Highgate Hotels, LP  
9 Crosby Street  
New York, NY 10013  
Serial #1284551

Highgate Hotels, LP  
790 Eighth Avenue  
New York, NY 10019  
Serial #1310496

+42 W 35<sup>th</sup> Property LLC &  
Highgate Hotels LP  
42 West 35<sup>th</sup> Street  
New York, NY 10001  
Serial #1285099

MP Bedford Property LLC, Highgate Hotels  
LP and Bedford Ash Restaurant LLC  
118 East 40<sup>th</sup> Street  
New York, NY 10016  
Serial #1286271

Thor James Hotel Leaseco LLC, and  
Highgate Hotels LP and 6 Grand LLC  
23-27 Grand Street  
New York, NNY 10013  
Serial #1306380

Highgate Hotels, L.P.  
36 Central Park South  
New York, NY 10019  
Serial #1274722

TGA II LLC, One 29 Park LLC, Highgate  
Hotels LP, TG 29 Hospitality LLC and  
420 Park FB LLC  
420 Park Avenue South  
New York, New York 10016  
Serial #1243657/1243658

One 29 Park LLC, TGA II, LLC and TG 29  
Hospitality LLC  
420 Park Avenue South  
New York, NY 10016  
Serial #1243604

CYH Manhattan LLC &  
Highgate Hotels, L.P.  
371 Seventh Avenue  
New York, NY 10001  
Serial #1299095

NY Broadway Hotel Owner LLC &  
Highgate Hotels LP  
2170-2178 Broadway  
New York, NY 10024  
Serial #1297427

Starhotels International Corp., &  
Highgate Hotels, L.P.  
152 West 51<sup>st</sup> Street  
New York, New York 10019  
Serial #1023392

MTS NY PropCo, LP, MTS NY Lessee LP  
& Highgate Hotels, LP  
790 Seventh Avenue  
New York, NY 10019  
Serial #1297277

FCH HH Knickerbocker Owner, L.P. &  
Highgate Hotels, L.P. as manager  
1466 Broadway  
New York, NY 10036  
Serial #1273540

DiamondRock Times Square Tenant LLC,  
Highgate Hotels, L.P. & DNP Restaurant  
Partners Inc.  
136-140 West 42<sup>nd</sup> Street  
New York, NY 10036  
Serial #1276128

RP/HH Milford Plaza Lessee, LP &  
Highgate Hotels, LP  
700 Eighth Avenue  
New York, NY 10036  
Serial #1272856

Becker-Paramount Fee LLC & Highgate  
Hotels, L.P., as manager  
235-245 West 46<sup>th</sup> Street  
New York, NY 10036  
Serial #1152767

Times Square JV LLC,  
CPTS Hotel Lessee LLC &  
Highgate Hotels, L.P.  
1605 Broadway  
New York, NY 10019  
Serial #1185020

RLJ C NY Upper Eastside Lessee LLC &  
Highgate Hotels LP  
410 East 92<sup>nd</sup> Street  
New York, NY 10128  
Serial #1265999

PC Festivus Lessee LLC &  
Highgate Hotels LP  
870 Seventh Avenue  
New York, NY 10019  
Serial #1259591

88 Madison Hotel Fee Owner LLC,  
88 Madison Hotel Operator LLC &  
Highgate Hotels, L.P.  
22 East 29<sup>th</sup> Street  
New York, New York 10016  
Serial #1289151

W2005 Fargo Hotels (Pool A) Realty LP,  
Highgate Hotels LP & CNI THL Ops LLC  
107 Anderson Road  
Cheektowaga, NY 14225  
Serial #3130343

W2005 Fargo Hotels (Pool D) Realty LP,  
Highgate Hotels LP & CNI THL Ops LLC  
2095 Hylan Drive  
Rochester, NY 14623  
Serial #3130346

M&C New York Times Square LLC &  
Highgate Hotels LP  
226 W 52nd St  
New York, NY 10019  
Serial #1282032

Regency 44<sup>th</sup> Street LLC and  
Highgate Hotels, L.P.  
59-65 West 44<sup>th</sup> Street  
New York, NY 10036  
Serial #1254531

85 W Broadway Propco LLC, Highgate  
Hotels, L.P. and Smyth Tavern LLC  
85 West Broadway  
New York, NY 10007  
Serial #1205753

The principal of RPH Hotels 51<sup>st</sup> Street Owner LLC was previously interested in the following properties:

Westin Tabor Center  
1672 Lawrence Street  
Denver, CO 80202

Embassy Suites Nashville Airport  
10 Century Boulevard  
Nashville, TN 37214

Embassy Suites New Orleans  
315 Julia Street  
New Orleans, LA

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

**RESTAURANT**

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am
<b>Operation</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am
<b>Kitchen</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am
<b>Music</b>	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am	9am-12am
If you plan to have music, what type(s)? (Circle all that apply)	<input checked="" type="checkbox"/> <b>BACKGROUND</b>		<input checked="" type="checkbox"/> <b>LIVE MUSIC</b> <i>*Piano/Singer</i>		<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
<b>INSIDE</b>	650	600	54	156	0	2	9
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	n/a	n/a	n/a	n/a			

How many floors are there? What is the capacity for each floor?	11 floors - approximately 30 guest rooms/floor	
How frequently will the owner(s) be at the establishment?	None - Manager and employees of the management company will be on site	
Will there be dancing?	YES	<input checked="" 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 Private and corporate events
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	NO n/a
Will State certified security personnel be used?	<input checked="" type="radio"/> YES	NO
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	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**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Ground Floor Lobby Lounge	Lounge seating	Approximately 50	9am-12am	13	46	0	0	Background
Ground Floor Bar	Bar	Approximately 50	9am-12am	14	46	0	1 (no seats)	Background & Piano Player/Singer
Ground Floor Restaurant	Restaurant with Bar	Approximately 75	9am-12am	27	64	0	1 with 9 seats	Background
Floor 2-11	Guest Floors	30 rooms per floor	n/a	n/a	n/a	n/a	n/a	n/a

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
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**

<p><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</p>	# 1	See enclosed list with email
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		n/a
Who was your contact person at each group you met with?		n/a
When did applicant post the notice that was provided?		9/28/2023
Where did applicant post the notice that was provided?		At the hotel and on lamp posts.
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
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



<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Romer Hell's Kitchen (same business)		
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	<input checked="" type="radio"/> NO	
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	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
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)	<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?	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?	YES	<input checked="" type="radio"/> 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?	YES	NO	n/a
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	* 2nd floor set back roof
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	2nd floor set back roof/HVAC RTU		
When was the air conditioner installed?	The unit was installed 4 years ago		

**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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If open dining, will you comply with all NYC DOT guidelines?	<input type="radio"/> YES	<input type="radio"/> NO	n/a
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input type="radio"/> NO	n/a

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

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

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

- Applicant agrees to install planters where no curb cut at boundry speed bump
- Applicant agrees to install stop sign at garage entrance

***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.***

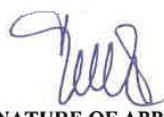
<p>Manhattan Community Board 4 (MCB4) recommends:          (MCB4's recommendation is based on a vote taken at its          November 1, 2023 full board meeting, with <u>36</u> members voting in favor          of the recommendation, <u>1</u> members opposed, <u>0</u> members          abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial    <input type="radio"/> Approval</p>
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**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><b>SIGN HERE</b> →</p>	<p>Edward W. Martin III</p> <p><small>PRINT NAME OF APPLICANT</small></p>	 <p><small>SIGNATURE OF APPLICANT</small></p>	<p>10/2/2023</p> <p><small>DATE</small></p>
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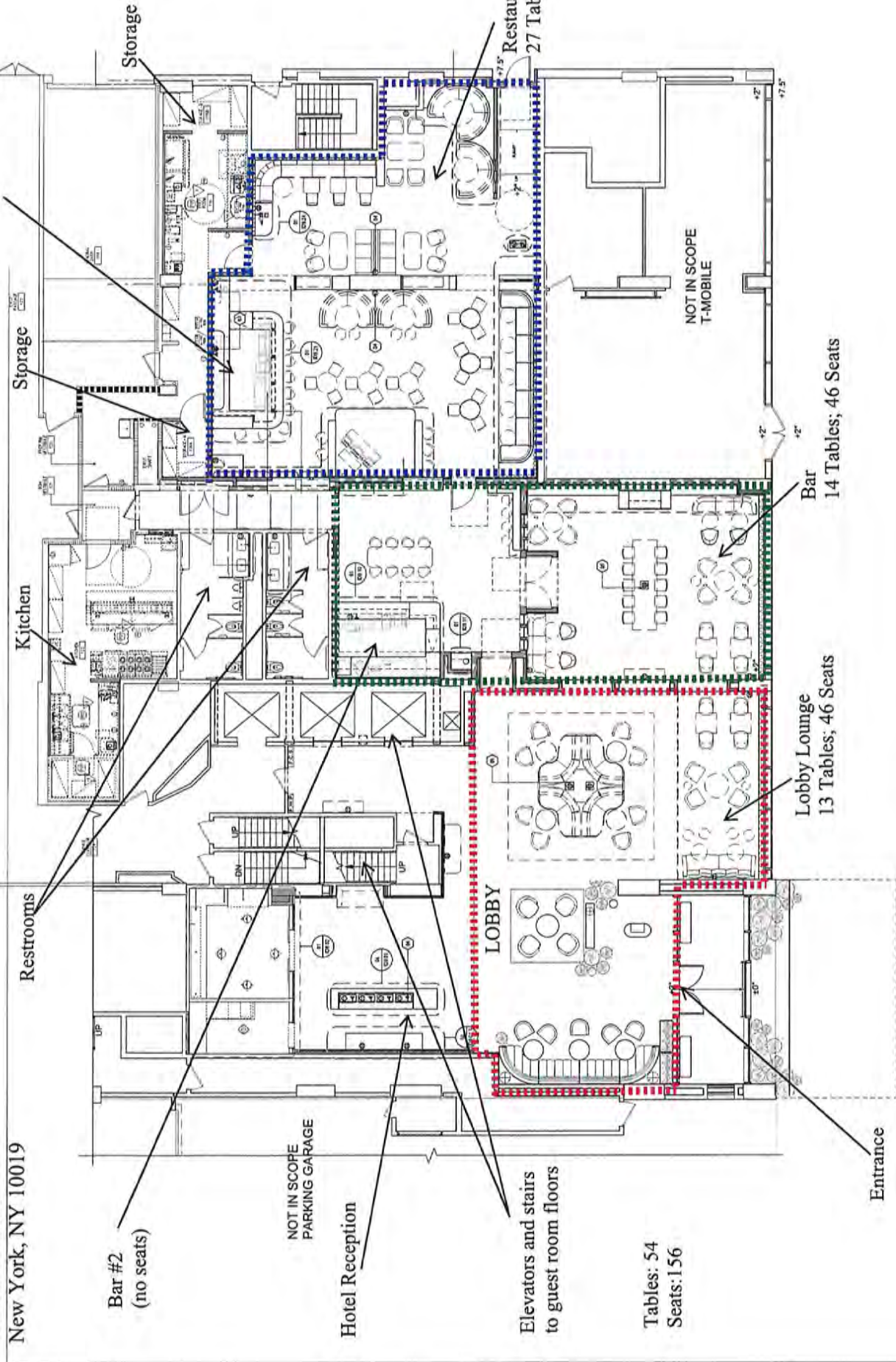
**\*\*Due to NYSLA seadline for comment these stipulations are being sent immediately and will be ratified at the next regularly scheduled MCB4 Full Board Meeting on Wednesday, November 1, 2023\*\***

FLOOR PLANS

RPH Hotels 51st Street Owner LLC & Highgate Hotels, L.P.  
851 8th Avenue  
New York, NY 10019

# GROUND FLOOR

Bar #1 with 9 seats



Bar #2  
(no seats)

NOT IN SCOPE  
PARKING GARAGE

Hotel Reception

Elevators and stairs  
to guest room floors

Tables: 54  
Seats: 156

LOBBY

Lobby Lounge  
13 Tables; 46 Seats

Bar  
14 Tables; 46 Seats

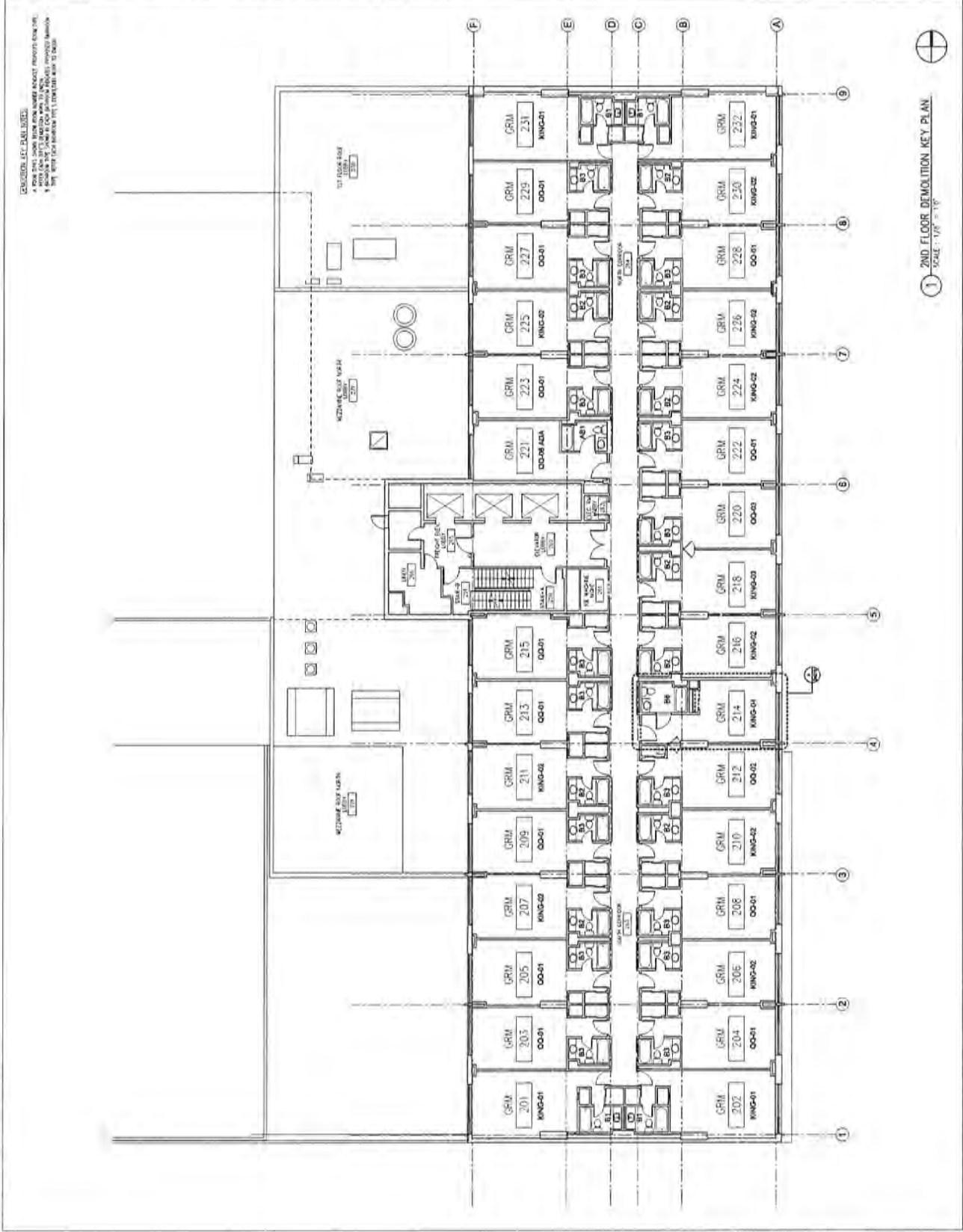
Restaurant  
27 Tables; 64 Seats

Entrance



# TYPICAL FLOOR LAYOUT (floors 2-11)

RPH Hotels 51st Street Owner, LLC & Highgate Hotels, L.P.  
851 8th Avenue  
New York, NY 10019



STONEHILL TAYLOR

<p><b>ISSUE RECORD</b></p> <p>1. 10/20/2011 2. 11/15/2011 3. 12/15/2011</p>	<p><b>REVISION RECORD</b></p>	<p><b>PROJECT TEAM</b></p> <p><b>OWNER</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>ARCHITECT</b> STONEHILL TAYLOR 110 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>INTERIOR DESIGNER (PUBLIC SPACE)</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>INTERIOR DESIGNER (GUEST ROOM)</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>MEP ENGINEER</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>STRUCTURAL ENGINEER</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>LIGHTING DESIGN</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>FOOD SERVICE CONSULTANT</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>NEW YORK POLICE CONSULTANT</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>EXPOSURE</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>STONEHILL TAYLOR ARCHITECTS PC</b> 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>PROJECT</b> HOTEL RENOVATION PHASE-1a GUESTROOM RENOVATION 851 8TH AVENUE, NEW YORK, NY 10019</p>	<p><b>DRAWING TITLE</b> 2ND FLOOR DEMOLITION KEY PLAN</p> <p><b>DESIGNER</b> RPH HOTELS 51ST STREET OWNER, LLC 300 WEST 125TH STREET, NEW YORK, NY 10027 TEL: 212-246-1222</p> <p><b>DATE</b> 10/20/2011</p> <p><b>DRAWING NUMBER</b> DM-103.00</p>
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## PHOTOGRAPHS

RPH Hotels 51<sup>st</sup> Street Owner LLC & Highgate Hotels, L.P.  
851 8<sup>th</sup> Avenue | New York, NY 10019



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PROPOSED MENU

## SAMPLE MENU

### BREAKFAST

Croissant  
Chocolate Challah Twist  
Cheese Danish  
Blueberry Danish  
Apple Crumb Muffin  
Yogurt with Granola  
Whole fruit

### LUNCH/DINNER

#### SNACKS AND APPETIZERS

##### **Grown up Grilled Cheese and Tomato Soup**

Four cheese blend grilled cheese with gazpacho (spring/summer) or kimchi spiced tomato soup (fall/winter)

##### **Beet and Goats cheese Arancini, Herby Aioli**

beet and ginger risotto wrapped around tangy fresh goats cheese

##### **COBB Salad Bites**

Chicken, bacon, blue cheese, avocado in baby gem 'boats'

##### **6 Oysters, Raw or Rockefeller**

raw oysters with champagne mignonette  
Rockefeller with spinach/watercress/herb mix, garlic parmesan breadcrumbs

##### **Foie Gras Torchon (or Chicken Liver Mousse), Bourbon-Soaked Cherries, Pistachio, Toasted brioche**

classic foie gras preparation with sweet, sour, spicy cherries and toasted pistachio

##### **Chicken and Waffles**

fried chicken and chicken sausage stuffed waffles, herb butter, chili maple

##### **Million Dollar Meatballs, Sunday Gravy, Garlic Toast**

wagyu and veal meatballs in rich tomato sauce

#### MAIN COURSE

##### **Ricotta Gnudi, Truffle Butter Sauce (add Lobster for an upcharge)**

light ricotta dumplings with seasonal vegetables (peas, Jerusalem artichokes, wild mushrooms, etc)  
1/4 Maine lobster will be added for an upcharge

##### **Green Goddess Salad (add Shrimp or Grilled Chicken for an upcharge)**

baby gem lettuce, asparagus, peas with green goddess dressing



**Sesame Seared Tuna Niçoise with Mustard Vinaigrette**

seared and chilled sesame crusted tuna, green beans, oven dried tomatoes, olives and mustard vinaigrette

**Lobster Roll, Steak Tartare, House Made Waffle Chips**

fairly traditional lobster roll, fairly traditional steak tartare and fairly traditional waffle chips

**Grilled Berkshire Pork Chop, Roasted Apples, and Mash**

bone in pork chop simply grilled with mashed potatoes and a seasonal fruit accompaniment

**Steak Frites with Watercress and Frisee salad**

Wagyu hanger steak, crispy fries, and fresh salad

**DESSERT**

**A Bowl of Sorbet**

**Coconut Crème Brulee, Rum Glazed Pineapple**

**Red Wine Poached Pear, Vanilla Ice Cream, Pecan Biscotti**

**Chocolate Birthday Cake with Caramel Crunch Ice Cream**

## AREA SURVEY WITH LIST OF MEASUREMENTS

RESIDENTIAL BAGEL STORE

PHARMACY

RESIDENTIAL	P.F. CHANG'S
HIDE-CHAN RAMEN	RED POKE
TURKUAZ HAAL	CONVENIENCE STORE
TURKISH MED. REST.	CHINESE RESTUARANT
P.S. 35	VACANT
RESIDENTIAL	HAIR SALON
ANTIQUE STORE	VACANT
MEDICAL CENTER	

GALEERY	OFFICE BUILDING ENTRANCE
GARAGE	GARAGE
	VACANT
	AUGUST WILSON THEATER
	GARAGE
	FLORIST
	HAIR SALON
	SHIPPING STORE
	COFFEE STORE
	NAIL SALON
	OFF. BUILD. ENT. EMPAÑADA ST.
	COSMIC DINER
	RUSSIAN VODKA ROOM

RESIDENTIAL	WIRELESS STORE
CHARPA'S	APPLICANT
POST OFFICE	
LOADING DOCKS	
VIA TOSCANA	
DANJI	
VACANT	
HUSH	
	GARAGE
	TOUT VA BIEN (CLOSED)
	PARKING LOT
	RESIDENTIAL
	LA BELLA VALENTINA
	I PUDO WESTSIDE RESIDENTIAL
	VICE VERSA RESIDENTIAL
	CARLA
	RESIDENTIAL
	RESIDENTIAL
	ST. PAUL'S

RESID.	GALLAGHER'S
HAIR SALON	VICTOR CAFE
BEAUTY SUPPLIES	HASWELL GREENS
DISPENSARY	NEIL SIMON THEATER
DIG	RUSSIAN SAMOVAR
CHIPOTLE	CLEANERS
FLORENTINE	SAMOVAR
BAKERY/COFFEE	COFFEE STORE
	LOADING DOCKS
	SAAR
	SAKI BAR HAGI
	MCHALE'S BAR & GRILL

RESIDENTIAL	BANK
DOLLY VARDEN	RESIDENTIAL
WASHINGTON JEFFERSON HOTEL	GARAGE
VOGASHI SUSHI BAR	DON ANTONIO
RESIDENTIAL	PARKING LOT
	MEDICAL ARTS

RESIDENTIAL	LOADING DOCKS
TACO BELL	AZALEA
POKE BOWL	RESIDENTIAL
RESIDENTIAL	GERSWIN THEATER
SOHO PARK TIMES SQUARE	GERSWIN THEATER
BANK	TOLDOACHE
	OFFICE BUILDING ENTRANCE
	CIRCLE IN THE SQUARE THEATER

DELI	OFF. BUILD. ENTRANCE
BARBER SHOP	BLUE DOG
	LOADING DOCKS
	NEW WORLD STAGES THEATER

RESID.	AREA SURVEY
CARNEGIE DINER	851 8TH AVENUE
SUPERMARKET	NEW YORK, N.Y.
	AUGUST 21, 2023
	NOT TO SCALE

VACANT
HAIR SALON
VACANT

- W. 52<sup>ND</sup> ST. -

OFF. BULW. ENL.
EMPAÑADA STORE
NAIL SALON
COSMIC DINER

WIRELESS STORE
APPLICANT
GARAGE

- W. 51<sup>ST</sup> ST. -

- 8<sup>TH</sup> AVE. -

HAIR SALON
BEAUTY SUPPLIES
DISPENSARY
DIG
CHIPOTLE
FLORENTINE
BAKERY/COFFEE

BLOCK PLOT  
851 8<sup>TH</sup> AVENUE  
NEW YORK, N.Y.  
AUGUST 21, 2023 - NOT TO SCALE

BANK
RESIDENTIAL

TACO BELL
SOHO PARK TIMES SQUARE

# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## RE: 851 8<sup>TH</sup> AVENUE

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1. Chipotle - 854 8<sup>TH</sup> Avenue - 99'
2. Dolly Varden - 302 West 51<sup>ST</sup> Street - 168'
3. Taco Bell - 840 8<sup>TH</sup> Avenue - 177'
4. Tout Va Bien (Closed) - 311 West 51<sup>ST</sup> Street - 194'
5. McHale's Bar & Grill - 251 West 51<sup>ST</sup> Street - 204'
6. Cosmic Diner - 888 8<sup>TH</sup> Avenue - 205'
7. Russian Vodka Room - 265 West 52<sup>ND</sup> Street - 249'
8. Sake Bar Hagi - 245 West 51<sup>ST</sup> Street - 253'
9. Russian Samovar - 256 West 52<sup>ND</sup> Street - 254'
10. Gerswin Theater - 222 West 51<sup>ST</sup> Street - 274'
11. La Bella Valentina - 319 West 51<sup>ST</sup> Street - 279'
12. Soho Park Times Square - 832 8<sup>TH</sup> Avenue - 289'
13. Ippudo Westside - 321 West 51<sup>ST</sup> Street - 290'
14. Azalea - 224 West 51<sup>ST</sup> Street - 311'
15. Washington Jefferson Hotel - 318 West 51<sup>ST</sup> Street - 330'
16. Saar - 241 West 51<sup>ST</sup> Street - 319'
17. Neil Simon Theater - 250 West 52<sup>ND</sup> Street - 338'
18. Vice Versa - 325 West 51<sup>ST</sup> Street - 342'
19. Carla - 331 West 51<sup>ST</sup> Street - 363'

①

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RE: 851 8<sup>TH</sup> AVENUE

20. Don Antonio - 309 West 50<sup>TH</sup> Street - 372'
21. Toloache - 249 West 50<sup>TH</sup> Street - 395'
22. August Wilson Theater - 245 West 52<sup>ND</sup> Street - 396'
23. Haswell Green's - 240 West 52<sup>ND</sup> Street - 400'
24. Victor's Cafe - 236 West 52<sup>ND</sup> Street - 435'
25. Danji - 346 West 52<sup>ND</sup> Street - 446'
26. Hush - 348 West 52<sup>ND</sup> Street - 481'
27. Palm West - 250 West 50<sup>TH</sup> Street - 491'
28. Blue Dog - 308 West 50<sup>TH</sup> Street - 441'

## PUBLIC INTEREST STATEMENT

## PUBLIC INTEREST STATEMENT

RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P.  
d/b/a Romer Hell's Kitchen  
851 8<sup>th</sup> Avenue  
New York, NY 10019

RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P. will be applying for a Hotel Liquor License for the Romer Hell's Kitchen at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets. Formerly a Hampton Inn, Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public.

The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

While the restaurant and lounge may predominantly serve as an amenity for hotel guests, Romer Hell's Kitchen intends to be a spot for local residents to enjoy as well.

Romer Hell's Kitchen is easily accessible by taxi and ride share services and NYC transit as the hotel is close to several bus and subway lines. There is a parking garage in the hotel as well as two (2) parking garages on West 50th Street and one on West 52nd Street.

There is no known history of SLA violations or criminal activity at the premises. The liquor license will provide an amenity for hotel guests and the restaurant and lounge an additional dining option for the neighborhood. Issuance of the license will promote the public interest in that it will be a positive contribution to the economy by way of jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.



NYC DOB PROPERTY PROFILE PAGE AND CERTIFICATE OF OCCUPANCY



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings**

**Property Profile Overview**

851 8 AVENUE

MANHATTAN 10019

BIN# 1025211

8 AVENUE : 851 - 869  
WEST 51 STREET : 301 - 309  
WEST 52 STREET : 300 - 304

Health Area : 4700  
Census Tract : 133  
Community Board : 104  
Buildings on Lot : 1

Tax Block : 1042  
Tax Lot : 7501  
Condo : YES  
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): WEST 51 STREET, WEST 52 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Special District: CL - CLINTON

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: R0-CONDOMINIUMS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
<a href="#">Complaints</a>	24	0	<a href="#">Elevator Records</a>
<a href="#">Violations-DOB</a>	101	10	<a href="#">Electrical Applications</a>
<a href="#">Violations-OATH/ECB</a>	18	2	<a href="#">Permits In-Process / Issued</a>
This property has <a href="#">1 open OATH/ECB</a> "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	83		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	4		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	87		<a href="#">Facades</a>
<a href="#">Actions</a>	288		<a href="#">Marquee Annual Permits</a>
			<a href="#">Boiler Records</a>
			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

OR Enter Action Type:

OR Select from List:

AND

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



# Certificate of Occupancy

CO Number:1025211-0000008

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified.No change of use c occupancy shall be made unless a new Certificate of Occupancy is issued.*This document or a copy shall be available fo inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> MANHATTAN <b>Address:</b> 851 8 AVENUE <b>Building Identification Number(BIN):</b> 1025211	<b>Block Number:</b> 1042 <b>Lot Number(s):</b> 7501 <b>Additional Lot Number(s):</b> <b>Application Type:</b> A1 - ALTERATION TYPE 1	<b>Full Building Certificate Type:</b> Temporary <b>Date Issued:</b> 08/14/2023
<b>This building is subject to this Building Code:</b> 1968		
<b>This Certificate of Occupancy is associated with job#</b> 103744904-01		
<b>B.</b> <b>Construction Classification:</b> 1: FIREPROOF STRUCTURES <b>Building Occupancy Group classification:</b> J-1 - RESIDENTIAL (HOTELS) <b>Multiple Dwelling Law Classification:</b> HAEB		
<b>No.of stories:</b> 11	<b>Height in feet:</b> 110	<b>No.of dwelling units:</b> 300
<b>C</b> <b>Parking Spaces and Loading Berths:</b> . Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
<b>D</b> <b>This Certificate is issued with the following legal limitations:</b> . Restrictive Declaration: None      Zoning Exhibit: None BSA Calendar Number(s): None      CPC Calendar Number(s): None		
<b>Borough Comments:</b>		

Borough Commissioner

Commissioner



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Sub-Cellar - 1	S-2	N/A	75	5		Alt. 1388-1963	Final	
Description of Use:		Parking Garage STORAGE ROOM AND GARAGE FOR SIXTY (60) MOTOR VEHICLES				Exceptions:		
Sub-Cellar - 1	S-2	N/A	OG	5		Alt. 1388-1963	Final	
Description of Use:		Parking Garage STORAGE ROOM AND GARAGE FOR SIXTY (60) MOTOR VEHICLES				Exceptions:		
Cellar	S-2	N/A	75	5		Alt. 1388-1963	Final	
Description of Use:		Storage of non combustibile materials TELEPHONE EQUIPMENT, METER, STORAGE & MAINTENANCE SHOP & GARAGE FOR SIXTY (60) MOTOR VEHICLES				Exceptions:		
Floor 1	A-2	104	100	5		103744904	Temporary	11/12/2026
Description of Use:		Eating and Drinking BREAKFAST ROOM, EXERCISE ROOM (ADDITIONAL LIVE LOAD OF 100)				Exceptions:		
Floor 1	S-2	N/A	100	5		Alt. 1388-1963	Final	
Description of Use:		Storage of non combustibile materials LOADING DOCK, NEWSTAND, TOILETS, OFFICE, STORAGE, LOBBY & GARAGE FOR (20) TWENTY MOTOR VEHICLES				Exceptions:		
Mezzanine - 1	S-2	N/A	75	5		Alt. 1388-1963	Final	
Description of Use:		Storage of non combustibile materials LOCKER ROOM, TOILETS, STORAGE, MECHANICAL EQUIPMENT ROOMS, SOILED LINEN ROOM, HOUSEKEEPER'S OFFICE AND GARAGE FOR TWENTY-SIX (26) MOTOR VEHICLES				Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 2	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		
Floor 3	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		
Floor 4	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		
Floor 5	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		
Floor 6	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		
Floor 7	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use:		Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY				Exceptions:		

### Permissible Use and Occupancy

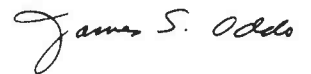
FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 8	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use: Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY								
						Exceptions:		
Floor 9	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use: Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY								
						Exceptions:		
Floor 10	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use: Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY								
						Exceptions:		
Floor 11	R-1	N/A	40	5	30	Alt. 1388-1963	Final	
Description of Use: Hotel THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY								
						Exceptions:		

**CofO Comments:** NOTE: THIS BUILDING COMPLIES WITH SECTION 67 OF THE MULTIPLE DWELLING LAW. NOTE: PARKING IS PRIMARILY FOR RESIDENTS & MAY INCLUDE PARKING FOR NON-RESIDENTS WITH NO LIMITATION AS TO TIME. PARKING FOR NON-RESIDENT IS LIMITED TO ONE HUNDRED FORTY NINE (149) SPACES. NOTE: PARKING IS PRIMARILY ACCESSORY TO THE HOTEL & COMPLIES WITH SECTION 36-46 OF THE NYC ZONING RESOLUTION. FIRE DEPARTMENT APPROVALS: SPRINKLER SYSTEM-JUNE 18, 1962; STANDPIPE SYSTEM-MAY 28, 1962; WATCHMAN'S TIME DETECTOR - JULY 18, 1962; INTERIOR FIRE ALARM-JULY 5, 1962. OWNER'S REGISTRATION NO. 138351.

Borough Commissioner



Commissioner



## OUTREACH



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33<sup>rd</sup> 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

### **RPH Hotels 51 Street Owners LLC and Highgate Hotels LP 851 8<sup>th</sup> Avenue**

A New Liquor, Wine, Beer & Cider Application for a  
Hotel Establishment with Recorded Music & Live  
Music (piano)

**DATE:** Tuesday, October 10, 2023

**TIME:** 6:30 PM

**PLACE:** **Hybrid Meeting:**

**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcb4-blp-committee>

**In-Person:**  
**MCB4 Office**  
**424 W 33<sup>rd</sup> Street, Suite 580**

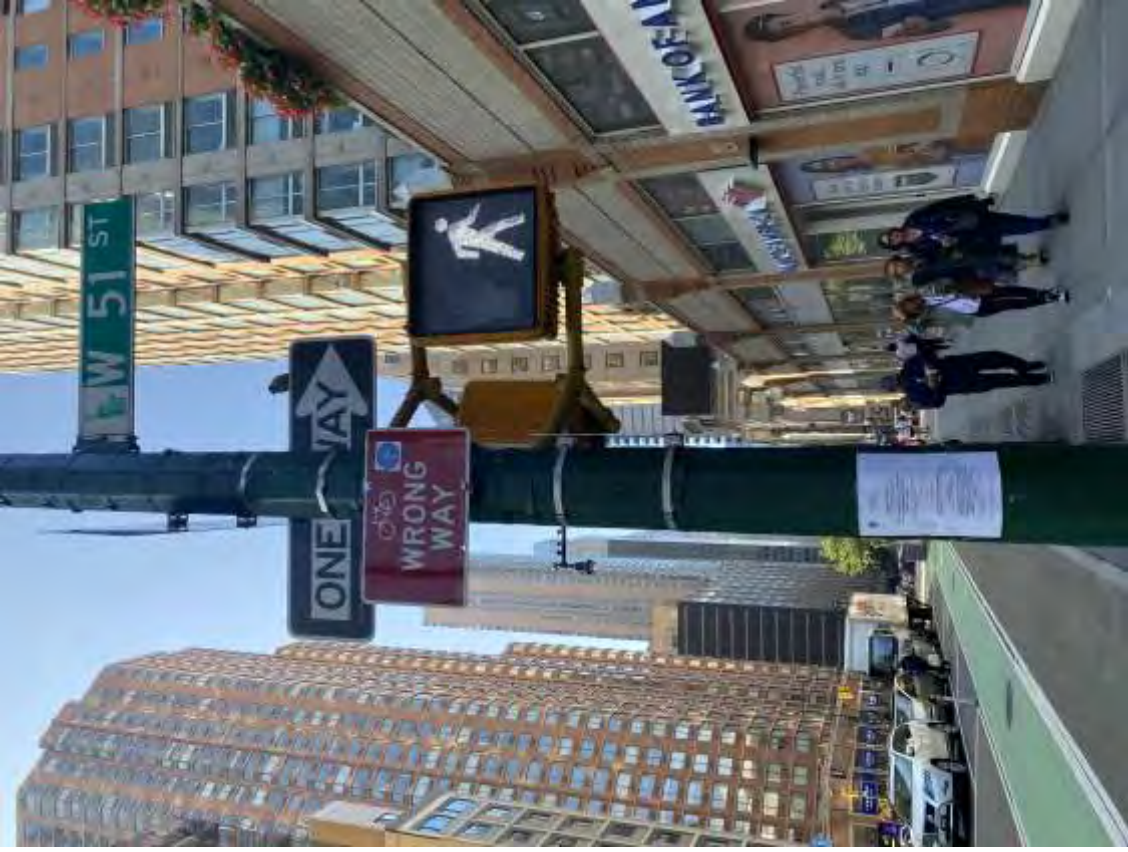
**Due to limited space and to follow health and  
safety precautions, we encourage you to  
participate remotely via Zoom. If you would  
like to attend in person, please email Assistant  
District Manager Nelly Gonzalez at  
negonzalez@cb.nyc.gov by 10am, Friday,  
October 6th.**

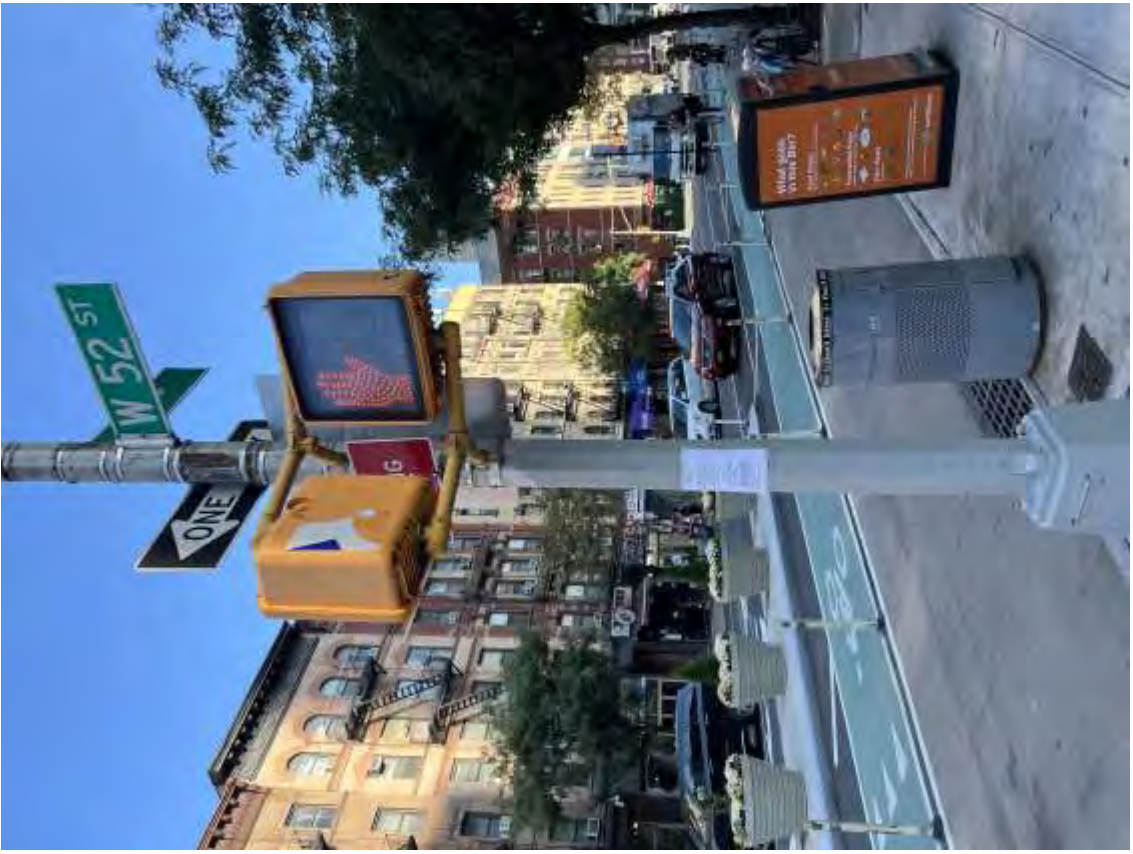
We invite you to attend this meeting and learn more about this application.  
Alternately, you should email your comments by 12 p.m. Friday, October 6, 2023  
or for more information, to Assistant District Manager Nelly Gonzalez  
[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

*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.*













# Clinton/Hell's Kitchen Block Association/Tenant Association/Community Group

Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	Meeting
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	rbenfatto@hyhkalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hyhkalliance.org	
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
Chekpeds	Christine	Berthet	excom@chekpeds.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; irestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org	
West 43rd Street Block Association	Natalie	Frazier	West43rdStreetNYC@gmail.com	
Manhattan Plaza Resident	Marisa	Redanty	marisared22@aol.com	
West 44 Street Better Block Association	Linda	Ashley	ashlevl@aol.com	Fourth Tuesday of the Month
West 44th Street (b. 9th/10th)	Renee & Gordon	Stanley	lwocalsid@worldnet.att.net	
West 45th & 46th Street BA (HK4546BA)	Eike	Fears	hk4546ba@gmail.com	First Tuesday of the month @ 7:30pm
West 47th/48th Streets Block Association	Larry	Roberts	aelearshk@earthlink.net	First Tuesday of the month @ 7:30pm
West 47th/48th Streets Block Association	Elaine	Marlovitch	larrymichaelsroberts@gmail.com	First Tuesday of the month @ 7:30pm
11th Ave. Tenants Assoc. (HFDC)	Maria	Guzman	no email	
Harborview Terrace T.A. (625 W. 55th St.)	Richard	Pimentel	maria_gnys@aol.com	
The Aurora			rpimentel@commonground.org	
The Aurora	Derrick	Sage	dsage@commonground.org	
Oasis Gardens I 10th Ave., b. 51/52	Nancy	Kyriacou	nkylriacou@yahoo.com	
Oasis Gardens II 52nd St/10th Ave.	Gary	Dipasquale	gdclay@att.net	
Midtown North Pct. Council	Delores	Rubin	delores.rubin@att.net	Third Tuesday of the month
Midtown South Pct. Council	Brian	Weber	brianscottweber@gmail.com	
Midtown South Community Council	John	Mudd	john.mudd@usa.net	
Housing Conservation Coordinators [10th Ave., b.52/53]	Paul	Loeb	info@hcc-nyc.org	
300 W 55th St	Christine	Gorman	ploeb315@aol.com	the second Monday of the month.
West 55th Block Association	Steve	Belida	west55ba@gmail.com	Third Wednesday of the month @ 6:30pm
HK49-53 Block Alliance			hk5051@gmail.com	
350 W 51st Street Tenant Association			tenants350west51st@gmail.com	
Hudson Hotel Residents				
Westmore 333 W 57	Amanda	Cernitz	acernitz@gmail.com	
Parc Vendome 340 W 57th Street	Anita	McDonagh	awm3333@me.com	
Colomnade 347 W 57th Street	Jesse	Bondy	jessbondy@aol.com	
American Red Cross Greater New York Region	John	Waldman	john.waldman@redcross.org	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th /	Julia	Campaneli	HellsKBA@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Brian	Weber	brianscottweber@gmail.com	
W36th Block Association ( 8/9 )	Cressida	Connelly	cressidac@gmail.com	
Hudson Tenants Association (HTA)	Peggy	Chane	peggychane@gmail.com	
West Side Neighborhood Alliance	Jorgy	Flecha	iflechaa@hcc-nyc.org	Third Thursday of the month
West Side Neighborhood Alliance	Leah	James	james@hcc-nyc.org	Third Thursday of the month

\*When sending an email please BCC everyone on the list\*

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P., will be filing an application for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchen. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on October 10, 2023 at 6:30pm. If you have any questions or would like more information about this application, please contact Barbara Christoph at [bchristoph@romerhotels.com](mailto:bchristoph@romerhotels.com).

## Martha Redo

---

**From:** Martha Redo  
**Sent:** Friday, September 29, 2023 12:48 PM  
**To:** Martha Redo  
**Cc:** 'Gonzalez, Nelly (CB)'  
**Subject:** 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P., will be filing an application for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchen. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

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The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on October 10, 2023 at 6:30pm. If you have any questions or would like more information about this application, please contact Barbara Christoph at [bchristoph@romerhotels.com](mailto:bchristoph@romerhotels.com).

Thank you.

### Martha M. Redo

#### BERNSTEIN REDO & SAVITSKY P.C.

1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036

Tel. 212.651.3100

[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

### NOTICE

This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you.

Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.



851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application - Message (HTML)

File Edit View Help Undo PDF Tell me what you want to do

Message: X

Move to: To Manage

Reply Reply Forward All Recent

Delete Archive Reply Reply Forward All Recent

Mark Category Follow Up Tag

Translates Editing

Read Interactive Reader

Zoom

851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

**MR** Martha Reddo  
 Martha Reddo  
 (609) 221-1111  
 martha@romerhellshospital.com

**RE** [ppourts@hyballance.org](mailto:ppourts@hyballance.org) [kathleenat123@gmail.com](mailto:kathleenat123@gmail.com)  
[info@christianhousing.org](mailto:info@christianhousing.org) [info@christianhousing.org](mailto:info@christianhousing.org)

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, 851 Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P., will be filing an application for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchens. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchens will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 162 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on October 10, 2023 at 6:30pm. If you have any questions or would like more information about the application, please contact Barbara Christoph at [bchristoph@romerhellshospital.com](mailto:bchristoph@romerhellshospital.com).

Thank you.

Martha M. Reddo

Type here to search

12:49 PM 9/23/2023

## Martha Redo

---

**From:** Marisa Redanty <marisared22@aol.com>  
**Sent:** Friday, September 29, 2023 1:08 PM  
**To:** Martha Redo; Martha Redo  
**Cc:** Gonzalez, Nelly (CB)  
**Subject:** Re: 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

I would be pleased to write a letter of support.

It will be a welcome addition to the block as the area has seen better days.

Marisa Redanty  
Community Advocate

On Friday, September 29, 2023 at 12:48:38 PM EDT, Martha Redo <martha@brpclaw.com> wrote:

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P., will be filing an application for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchen. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

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The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on October 10, 2023 at 6:30pm. If you have any questions or would like more information about this application, please contact Barbara Christoph at [bchristoph@romerhotels.com](mailto:bchristoph@romerhotels.com).

Thank you.

**Martha M. Redo**

**BERNSTEIN REDO & SAVITSKY P.C.**

## Martha Redo

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**From:** Mail Delivery System <MAILER-DAEMON@exrmf-va-1-1.serverdata.net>  
**To:** johnmudd@usa.net  
**Sent:** Friday, September 29, 2023 12:49 PM  
**Subject:** Undeliverable: 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

### Delivery has failed to these recipients or groups:

[johnmudd@usa.net](mailto:johnmudd@usa.net)

A problem occurred while delivering your message to this email address. Try sending your message again. If the problem continues, please contact your email admin.

The following organization rejected your message: mxpool01.netaddress.usa.net.

### Diagnostic information for administrators:

Generating server: exrmf-va-1-1.serverdata.net

johnmudd@usa.net  
mxpool01.netaddress.usa.net  
Remote Server returned '554 5.0.0 <mxpool01.netaddress.usa.net #5.0.0 smtp; 550 <johnmudd@usa.net>... User not known>'

### Original message headers:

Return-Path: <Martha@brpcolaw.com>  
Received: from localhost (localhost [127.0.0.1])  
by exrmf-va-1-1.serverdata.net (Postfix) with ESMTPE id 60D0D255B62;  
Fri, 29 Sep 2023 09:48:37 -0700 (PDT)  
X-Virus-Scanned: by amavisd-new at exrmf-va-1-1  
Received: from public-exrmfva-11b.serverdata.net ([10.216.238.181])  
by localhost (exrmf-va-1-1.serverdata.net [127.0.0.1]) (amavisd-new, port 10024)  
with ESMTPE id B0b3TEK3F2jm; Fri, 29 Sep 2023 09:48:31 -0700 (PDT)  
Received: from exmr-co-1-1.localdomain (exmr-co-1-1.serverpod.net [10.224.238.136])  
by exrmf-va-1-1.serverdata.net (Postfix) with ESMTPE id E5A39295B61;  
Fri, 29 Sep 2023 09:48:30 -0700 (PDT)  
Received: from MBX082-W8-CO-2.EXCH082.serverpod.net (unknown [10.224.169.154])  
(using TLSv1.2 with cipher ECDHE-RSA-AES256-GCM-SHA384 (256/256 bits))  
(NO client certificate requested)  
by exmr-co-1-1.localdomain (Postfix) with ESMTPE id AD3D6C000C;  
Fri, 29 Sep 2023 09:48:30 -0700 (PDT)  
Received: from MBX082-W8-CO-2.EXCH082.serverpod.net (10.224.169.154) by  
MBX082-W8-CO-2.EXCH082.serverpod.net (10.224.169.154) with Microsoft SMTP  
Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id  
15.2.1258.25; Fri, 29 Sep 2023 09:48:29 -0700  
Received: from MBX082-W8-CO-2.EXCH082.serverpod.net ([10.224.169.154]) by  
MBX082-W8-CO-2.EXCH082.serverpod.net ([10.224.169.154]) with mapi id

## Martha Redo

---

**From:** Martha Redo  
**Sent:** Friday, September 29, 2023 12:53 PM  
**To:** Martha Redo  
**Cc:** 'Gonzalez, Nelly (CB)'  
**Subject:** 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P., will be filing an application for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchen. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on October 10, 2023 at 6:30pm. If you have any questions or would like more information about this application, please contact Barbara Christoph at [bchristoph@romerhotels.com](mailto:bchristoph@romerhotels.com).

Thank you.

### Martha M. Redo

#### BERNSTEIN REDO & SAVITSKY P.C.

1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100

[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

#### NOTICE

This transmittal is intended only for the use of the individual or entity to which it is **addressed** and may contain **information** that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the **employee** or agent responsible for **delivering** the transmittal to the **intended** recipient, you are hereby **notified** that any dissemination, distribution or copying of this **communication** is strictly prohibited. If you have received this communication in error, please notify us **immediately**. Thank you.

Internal Revenue Service regulations require that **certain** types of written advice include a disclaimer. To the extent the **preceding message** contains advice relating to a Federal tax issue, unless **expressly** stated **otherwise** the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

## Martha Redo

---

**From:** Microsoft Outlook  
**To:** jflechas@hcc-nyc.org  
**Sent:** Friday, September 29, 2023 12:49 PM  
**Subject:** Undeliverable: 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

**CO1PEPF000044FC.mail.protection.outlook.com rejected your message to the following email addresses:**

[jflechas@hcc-nyc.org](mailto:jflechas@hcc-nyc.org) ([jflechas@hcc-nyc.org](mailto:jflechas@hcc-nyc.org))

A communication failure occurred during the delivery of this message. Please try resending the message later. If the problem continues, contact your email admin.

**CO1PEPF000044FC.mail.protection.outlook.com gave this error:**  
**Recipient address rejected: Access denied. [CO1PEPF000044FC.namprd21.prod.outlook.com 2023-09-29T16:48:31.694Z 08DBBE2200DDF7D9]**

### Diagnostic information for administrators:

Generating server: MBX082-W8-CO-2.EXCH082.serverpod.net

[jflechas@hcc-nyc.org](mailto:jflechas@hcc-nyc.org)

CO1PEPF000044FC.mail.protection.outlook.com

Remote Server returned '550 5.4.1 Recipient address rejected: Access denied.'

[CO1PEPF000044FC.namprd21.prod.outlook.com 2023-09-29T16:48:31.694Z 08DBBE2200DDF7D9]

### Original message headers:

Received: from MBX082-W8-CO-2.EXCH082.serverpod.net (10.224.169.154) by MBX082-W8-CO-2.EXCH082.serverpod.net (10.224.169.154) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_256\_GCM\_SHA384) id 15.2.1258.25; Fri, 29 Sep 2023 09:48:29 -0700

Received: from MBX082-W8-CO-2.EXCH082.serverpod.net ([10.224.169.154]) by MBX082-W8-CO-2.EXCH082.serverpod.net ([10.224.169.154]) with mapi id 15.02.1258.025; Fri, 29 Sep 2023 09:48:29 -0700

From: Martha Redo <Martha@brpclaw.com>

To: Martha Redo <Martha@brpclaw.com>

CC: "Gonzalez, Nelly (CB)" <nagonzalez@cb.nyc.gov>

Subject: \$51 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

Thread-Topic: \$51 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

Thread-Index: AdnyPFTjUC9TfUR=RSiwUBpdPDGCJQ==

Date: Fri, 29 Sep 2023 16:48:29 +0000

Message-ID: <a394e397e43444f5b155e7b651c44769@brpclaw.com>

Accept-Language: en-US

Content-Language: en-US

## Martha Redo

---

**From:** MAILER-DAEMON@yahoo.com  
**Sent:** Friday, September 29, 2023 12:49 PM  
**To:** Martha Redo  
**Subject:** Failure Notice  
**Attachments:** 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application

I'm afraid I wasn't able to deliver the following message.  
This is a permanent error; I've given up. Sorry it didn't work out.

Subject: 851 8th Avenue - Romer Hell's Kitchen Hotel - Liquor License Application  
To: ashleyll@aol.com

--- Below this line is a copy of the message.

## NOTICE

Dear Neighbor:

We want to let you know that RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels, L.P. will be filing an application with the NYS Liquor Authority for a Hotel Liquor License for Romer Hell's Kitchen located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets.

As you may be aware, the hotel recently reopened as Romer Hell's Kitchen. The hotel previously operated as a Hampton Inn for many years. Romer Hell's Kitchen will be a community hotel with a variety of communal spaces open to both hotel guests and the public. The hotel is 11 floors with 295 guest rooms. The ground floor lobby lounge and restaurant will have 52 tables with 140 seats. There will be two (2) customer bars, one with 9 bar seats. The hotel will be open 24 hours daily with dining spaces open from 9am to 12am daily. There will be background music as well as a live piano player. There is no outside space at the hotel.

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## LOCATIONS TO WHICH NOTICES WERE DELIVERED

### 52<sup>nd</sup> Street

305 residential building - doorman  
Link building - doorman  
325 - residential building - left by entrance  
333- residential building - doorman  
355 - residential building - doorman  
361- residential building - left by entrance  
362- residential building - left by entrance  
365- residential building - left by entrance  
317- residential building - left by entrance  
364- residential building - left by entrance  
348- residential building - left by entrance  
344- residential building - left by entrance  
318- residential building - left by entrance  
314- residential building - left by entrance  
TH1 & TH2 - residential building - left by entrance  
Via Toscana - left host  
Hardware store- left host  
Toribro Ramen- left host  
Lucky Burger - left host  
Chapas- left host  
Vet ear - receptionist

### 51<sup>st</sup> Street

302,306,312,314,318,330,332,344,352,358,360,362  
311,317,321,323,325,329,331,333,335,337-339,341,343,347,351,353,355,361,363,369  
these are all residential building with no access - intercom access is required - so notice was left by the door.  
Spoke with and handed the notice to the shelters located on the street.

The bars and restaurants listed below were handed out as well and given to managers:

Dolly Vearden  
Ippudo  
ViceVersa  
La Bella Valentina  
B Side Pizza Bar  
Briciola