

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
RXR SL TRS Sub LLC & SL F&B Management LLC		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
601 West 26th St., 10th Floor		11th and 12th Avenue	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: RXR SL TRS Sub LLC	ATTORNEY/ REPRESENTAIVE	NAME: Alissa Yohey, Yohey Law PLLC
	PHONE: (212) 924-3880		PHONE: (518) 282-6019
	EMAIL: dgise@rxr.com		EMAIL: alissa.yohey@yoheylaw.com
MANAGER	NAME: SL F&B Management LLC	LANDLORD	NAME: RXR SL Owner LLC
	PHONE: (212) 520-7855		PHONE: (212) 924-3880
	EMAIL: alex@crewny.com		EMAIL: dgise@rxr.com
APPLICATION TYPE (<input type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<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?	Please see attached	
	What were the dates applicant was involved with this former premise?	Please see attached	
<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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input 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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
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.	<input type="checkbox"/> 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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY			
	Operation	7 am - 12 am	7 am - 12 am	7 am - 12 am	7 am - 12 am	7 am - 2 am	7 am - 2 am	7 am - 12 am			
	Kitchen	7 am - 12 am	7 am - 12 am	7 am - 12 am	7 am - 12 am	7 am - 2 am	7 am - 2 am	7 am - 12 am			
	Music	3 pm - 12 am	3 pm - 12 am	3 pm - 12 am	3 pm - 12 am	3 pm - 2 am	3 pm - 2 am	7 am - 12 am			
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVE MUSIC		<input checked="" type="checkbox"/> DJ		<input checked="" type="checkbox"/> JUKE BOX		<input checked="" 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	1,080	1,080	42	136	1	2	21
OUTSIDE <i>(Other than sidewalk café)</i>	480	480	68	184	0	3	27
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?	1 floor interior and 2 floors exterior - 1,080 for interior and 480 for exterior	
How frequently will the owner(s) be at the establishment?	The owner owns the building, so ownership staff are located in the building	
Will there be dancing?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	<input type="checkbox"/> NO
Where will delivery bicycles be stored during the day when not in use?	Not Applicable	

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
10th Floor	Restaurant and event space	1,080	7 am - 12 am Sun - Thurs; 7 am - 2 am Fri & Sat	42	136	1	2 bars 21 seats at bars	Recorded Live DJ and Karaoke
10th and 11th Floors	Outdoor Terrace	480	7 am - 12 am Sun - Thurs; 7 am - 2 am Fri & Sat	68	184	0	3 bars 27 seats at bars	Recorded Live DJ and Karaoke

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

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached list
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	N/A - none of the groups requested a meeting	
Who was your contact person at each group you met with?	N/A	
When did applicant post the notice that was provided?	3/22/2024	
Where did applicant post the notice that was provided?	The building and light posts on the block - see attached photos	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Office space		
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)	FRENCH DOORS	GARAGE DOORS	<input checked="" 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 checked="" type="radio"/> YES	NO	
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 checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
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?	Interior - centrally located on the 10th floor. Florida Heat Pump		
When was the air conditioner installed?	2023		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	<input type="checkbox"/> NO	There is standing space for food/beverage consumption. However, the building is non-smoking, so no smoking is permitted.
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Not Applicable
If open dining, will you comply with all NYC DOT guidelines?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Not Applicable
If open dining, will the installation be year-round?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Not Applicable

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ - Not Applicable

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will implement all recommendations of acoustic report dated 4/5/24 (attached)

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*

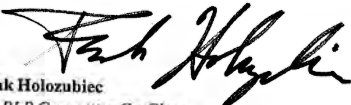
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.


Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its
May 1, 2024 full board meeting, with 39 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

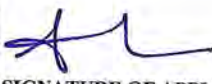

Nelly Gonzalez
CB4 Assistant District Manager


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.

<p>SIGN HERE →</p>	<p>Alissa Yohey PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>3/28/2024 DATE</p>
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OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York:

New Application New Application and Temporary Retail Permit Renewal Alteration Removal
 Class Change Method of Operation Corporate Change

Manhattan Community Board

RECEIVED

Date: 2/22/24

Time: 9am

By: [Signature]

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date
 For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board:

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: , NY Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
 Sidewalk Cafe Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name

Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village: State: Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

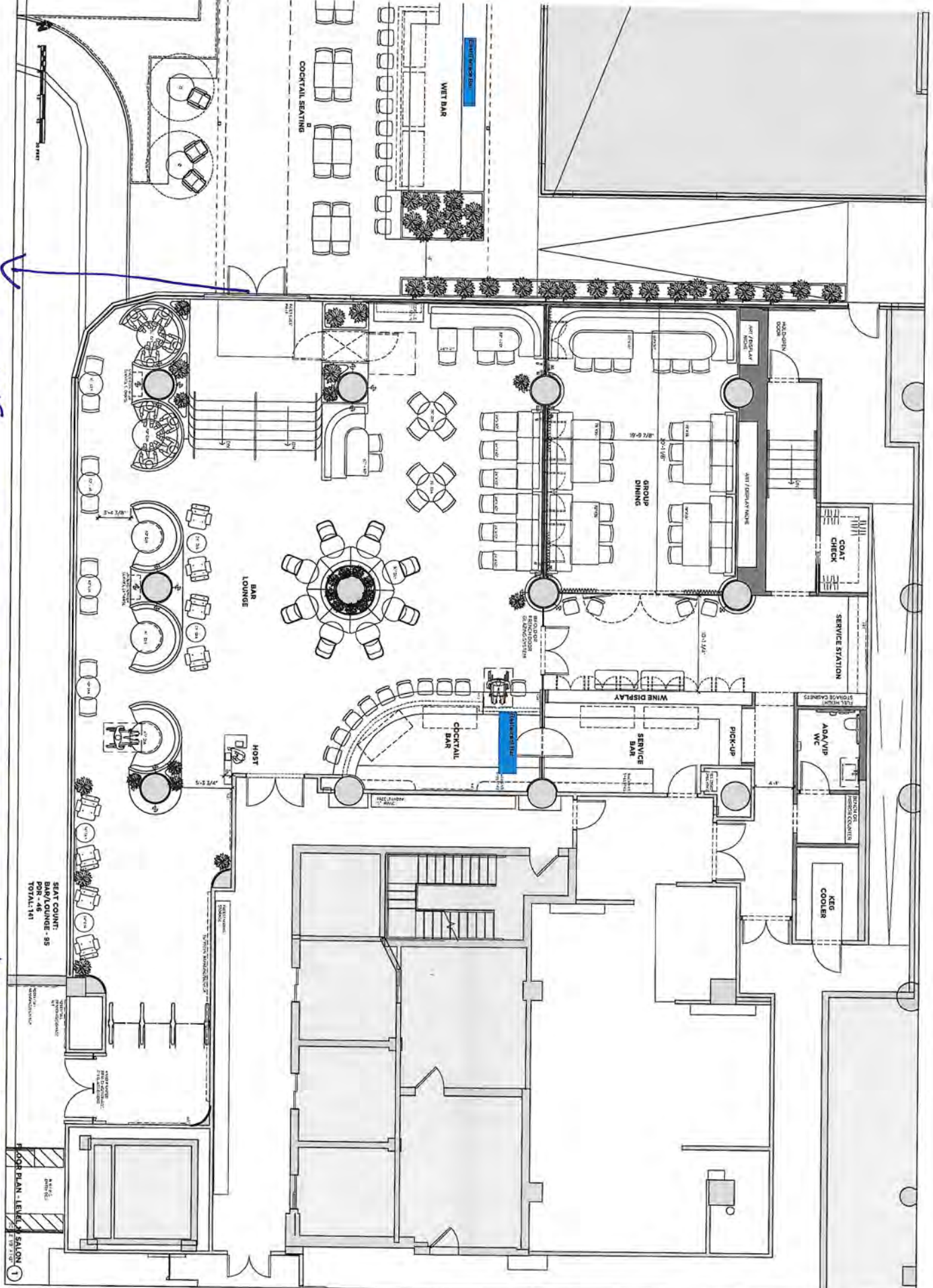
By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: 

doors to outdoor
10th Floor terrace

Restaurant and Bar on 10th Floor Interior



PLAN

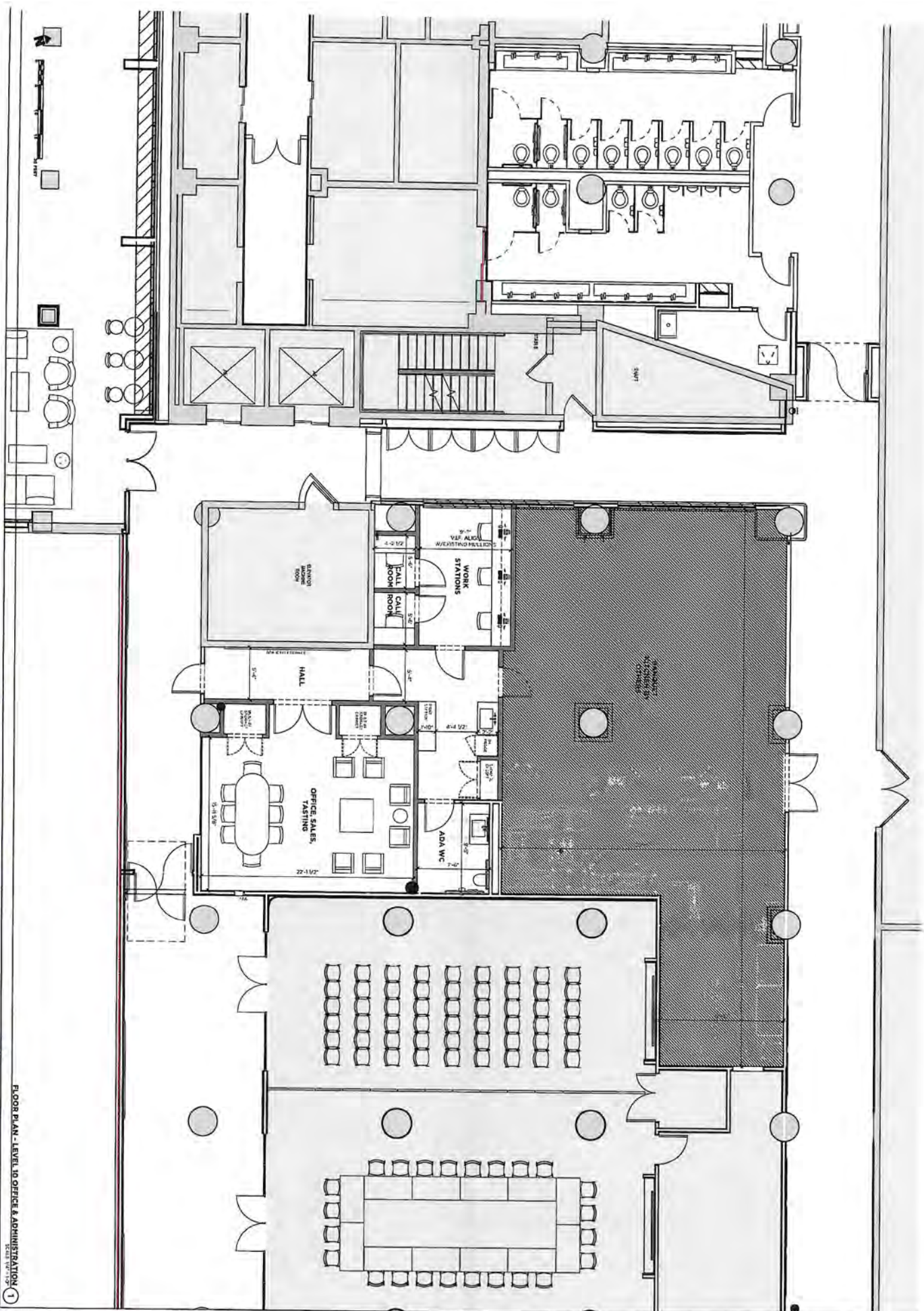
DESIGN SKETCH

02/05/24
C29W
Shantel Leigh

NOT FOR
CONSTRUCTION
FOR DESIGN
INTENT ONLY.

North 45
Projects

Offices + Administration on 10th Floor Interior



FLOOR PLAN - LEVEL 10 OFFICE & ADMINISTRATION 1

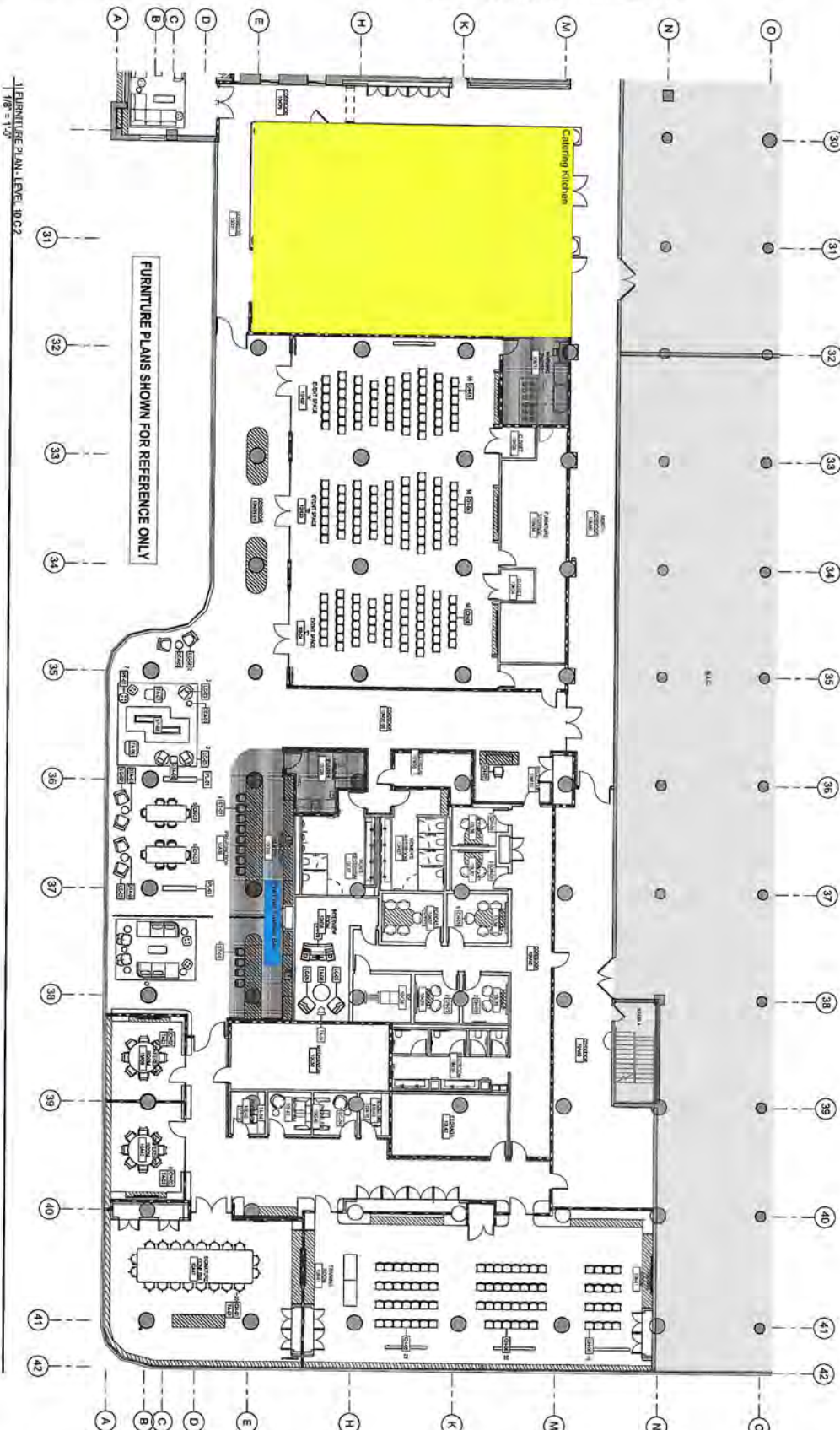
PLAN

02/06/24
Crew
Shantel Lengh

DESIGN SKETCH

NOT FOR
CONSTRUCTION
FOR DESIGN
INTENT ONLY

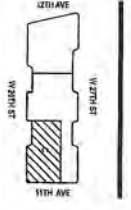
North 45
Projects



Meeting Room & Event Space
on 10th Floor Interior

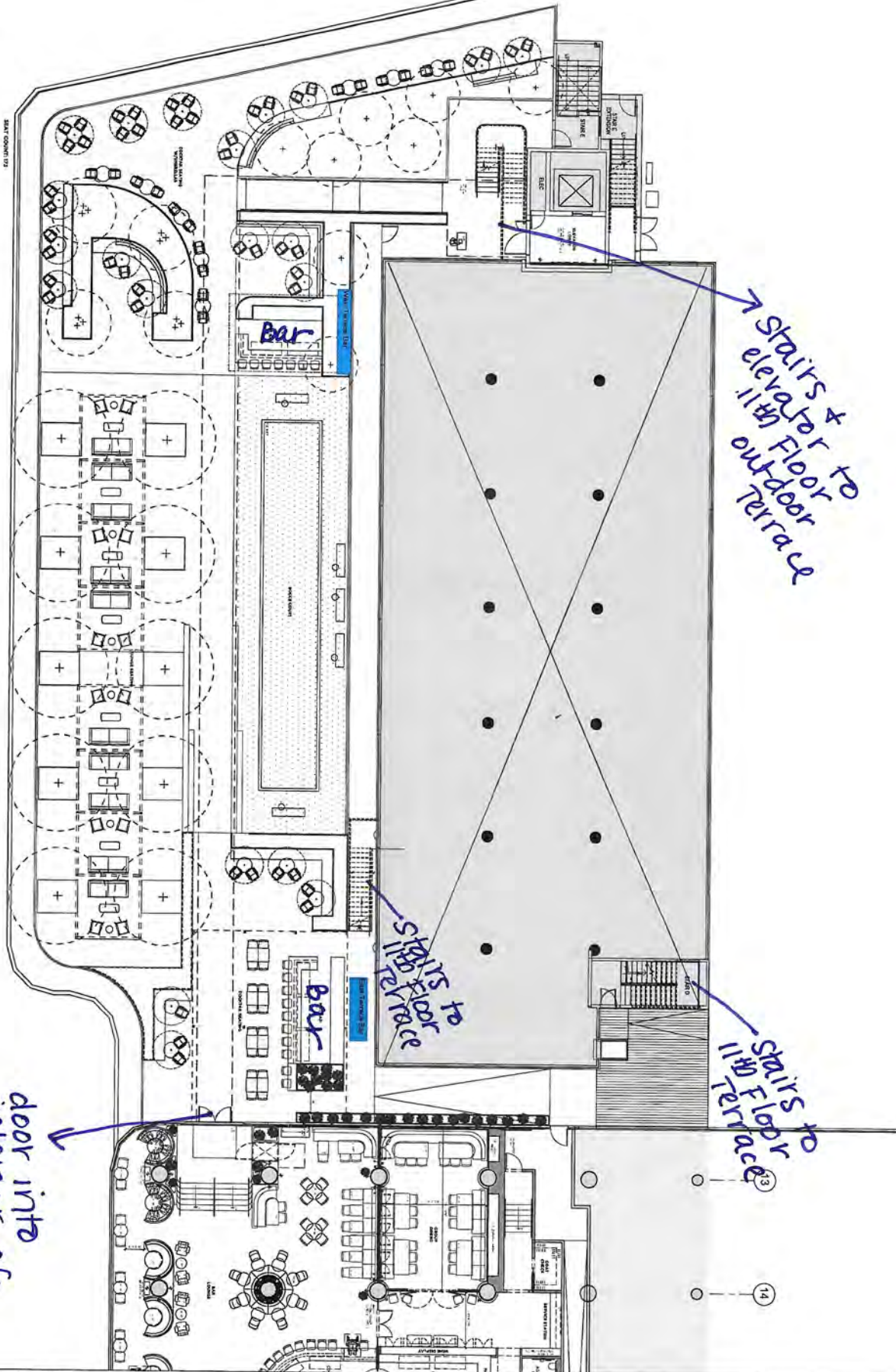
FURNITURE PLAN - LEVEL 10 C

DATE	DESCRIPTION
10/22/2023	CONSTRUCTION



FURNITURE PLAN - LEVEL 10 C

STUDIOS ARCHITECTURE
A-603.00



Stairs & elevator to 11th Floor outdoor Terrace

Stairs to 11th Floor

Stairs to 11th Floor Terrace

door into interior of 10th Floor

10th Floor outdoor Terrace

FLOOR PLAN - LEVEL 10 TERRACE/STAIRS

PLAN

DESIGN SKETCH

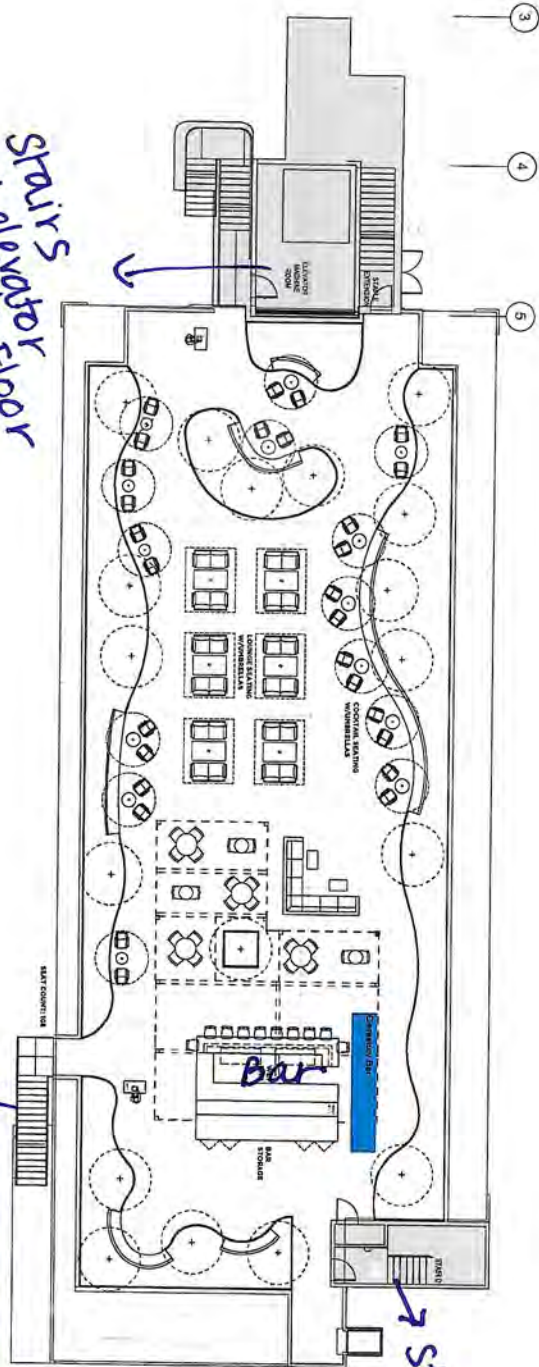
02/08/24
Crew
Sharrif Lough

NOT FOR CONSTRUCTION FOR DESIGN INTENT ONLY.

North AS Projects



Stairs
A elevator
Floor
to Terrace



Stairs to 10th Floor
Terrace

Stairs to
10th Floor
Terrace

11th Floor Outdoor Terrace

FLOOR PLAN - LEVEL 11 TERRACE 1

PLAN

DESIGN SKETCH

02/08/24
Crew
Shanel Lehigh

NOT FOR
CONSTRUCTION
FOR DESIGN
INTENT ONLY

North 45
Projects

Guest Menus

Menu Concept

The Venue will serve vibrant, accessible, seasonally appropriate dishes that speak directly to the history of New York, its waterways, and farm lands. The menu features sustainably sourced, ingredient-driven plates that celebrate local fish, game, and produce with elevated preparations perfectly suited for waterfront dining. Menu items may change daily or weekly based on seasonality and availability of ingredients.

Beverage Program

Respondent has become widely known for its celebrated beverage programs, serving a crowd pleasing selection of organic sugar cane-based sodas, organic and natural wines, local and regional beers, and hand-crafted classic, proprietary, and low A.B.V. cocktails.

Beverages are composed with fresh squeezed juices, locally sourced produce, and quality spirits. Syrups for cocktails are created in house to minimize waste and ensure daily quality control and consistency. Beers and the majority of wines are kegged and served on draft to ensure freshness, great taste, and to reduce bottle waste.

A diverse selection of “soft” beverages that are free from alcohol will be offered. In-house crafted soft beverages use housemade syrups and fresh squeezed juices to ensure bright, vibrant flavors. Soda offerings are Fair Trade Certified and use 100% organic sugar cane.

Culinary and Sustainability Director

With a mastery of traditional techniques and a history of innovation in contemporary cooking, Chef Kerry Heffernan's range of skill and depth of experience as a chef, fisherman, and conservationist is unparalleled.

Kerry honed his skills at Montrachet, Le Régence, Restaurant Bouley and Mondrian with Tom Colicchio before landing his first job as Chef de Cuisine at One Fifth Avenue. Kerry later became the Executive Chef of the Westbury Hotel's famed Polo Restaurant, training ground of such extraordinary talents as Thomas Keller and Daniel Boulud. Soon afterward, Kerry opened Union Square Hospitality Group's Eleven Madison Park as Executive Chef and eventually became a partner. Under his leadership, the restaurant received numerous accolades, including a tie for first place with Per Se on Zagat Survey's "Top 20 Most Popular Restaurants in New York," The James Beard Foundation's Award for Outstanding Service in America, and Esquire Magazine's "Best New Restaurant."

Kerry remains active outside the kitchen in philanthropy, serving on the City Harvest Food Council and cooking for Share Our Strength, Project by Project, and both the Central Park and Madison Square Park Conservancies and as an advisor to several nonprofit agencies charged with seafood sustainability and conservation. In 2012, Kerry was honored as the commencement speaker at the Culinary Institute of America.

Commitment to Sustainability

Respondent is dedicated to sustainability on all fronts, including sourcing local, seasonal and organic ingredients wherever possible. Over time our team has become a leading voice in the sustainable food movement. With efforts led by chef Kerry Heffernan, we actively engage in advocacy, fundraising, and sustainable sourcing.

Our commitment to sustainability began with a menu built around seafood species from under-utilized and/or wild-caught populations and oysters raised by ecologically-minded growers.

Following, our team led an industry-wide campaign against serving striped bass and other at-risk species. As partners of the Monterey Bay Aquarium Seafood Watch, Nature Conservancy, Surfrider Ocean Friendly Restaurant program and The Billion Oyster Project, we focus both on building awareness and raising funds to preserve our waterways and the life they support.

Respondent is a leader in reducing plastic pollution and conserving water and energy. Our offerings subtly educate customers on the threats the environment faces and various solutions to reduce our ecological footprint.

Menu

Fruits de Mer	
Oysters (half dozen)	
New York	\$20 - \$24
East Coast	\$21 - \$25
West Coast	\$23 - \$27
Imported	\$22 - \$29
Crustaceans	
Chilled Shrimp	\$25
Chilled Lobster (half)	\$45
Chilled Crab	\$40
Seafood Towers (serves 4)	
Oysters & Clams	\$90
Oysters, Clams, and Crustaceans	\$175
Chef's Selection	\$225
Hors-d'œuvres	
Caviar	
Smoked Caviar Tater Tots	\$27
Baked Oysters & Caviar	\$32
Caviar Service	\$85
Salads	

Seasonal Greens	\$21
Kale & Pomegranate	\$20
Grilled Caesar	\$25
Heirloom Tomato	\$24
Lobster Salad	\$37
Specialties	
Tuna Crudo	\$21
Crab Cake	\$26
BBQ Shrimp	\$29
Polpette	\$24
Steak Tartare	\$26
Entrees	
Pasta	
Cacio e Pepe	\$25
Tortellini al Ragu	\$34
Lobster Ravioli	\$39
Spicy Rigatoni	\$32
Fish	
Griddled Sea Scallops	\$34
Blackened Skate	\$35
Seared Big Eye Tuna	\$42
Charbroiled Lobster Frites	\$69
Fowl	
Duck a L'Orange	\$45
Brick Chicken	\$34
Rotisserie Quail	\$36
Game	
Dry Aged Burger	\$27
Steak Frites	\$49

Filet Mignon	\$60
Lamb Shank	\$55
Brunch Entrees	
Ricotta Pancakes	\$18
French Toast	\$19
Crab Cakes Benedict	\$24
Grits and Andouille	\$22
House-made Granola and Yogurt	\$16
Crepes Suzette	\$17
Seasonal Omelet	\$19
Assorted Pastries	\$15
Sides	
Marinated Olives	\$8
Pickled Vegetables	\$9
Haricot Vert Almandine	\$13
Creamed Spinach	\$11
Brabant Potatoes	\$12
Glazed Carrots	\$12
Sauteed Mushrooms	\$11
French Fries	\$9
Dessert	
Profiteroles	\$11
Chocolate Mousse	\$12
Vanilla Crème Brûlée	\$14
New York Cheesecake	\$11
Gâteau	\$17
Gelato	\$9
Cocktails	
Classic Cocktail	\$16 - \$21
Cocktail of the Day	\$19 - \$22

Premium	\$19 - \$25
Super Premium	\$20 - \$28
Non Alcoholic Premium	\$11 - \$19
Wine	
White Wine (by the glass)	
Regional	\$14 - \$18
Domestic	\$14 - \$19
Imported	\$15 - \$21
Imported Premium	\$16 - \$23
Orange Wine (by the glass)	
Regional	\$14 - \$18
Domestic	\$14 - \$19
Imported	\$15 - \$21
Imported Premium	\$16 - \$23
Rose Wine (by the glass)	
Regional	\$14 - \$18
Domestic	\$14 - \$19
Imported	\$15 - \$21
Imported Premium	\$16 - \$23
Red Wine (by the glass)	
Regional	\$14 - \$18
Domestic	\$14 - \$19
Imported	\$15 - \$21
Imported Premium	\$16 - \$23
Sparkling (by the glass)	
Regional	\$15 - \$19
Domestic	\$16 - \$20
Imported	\$17 - \$21
Imported Premium	\$18 - \$27

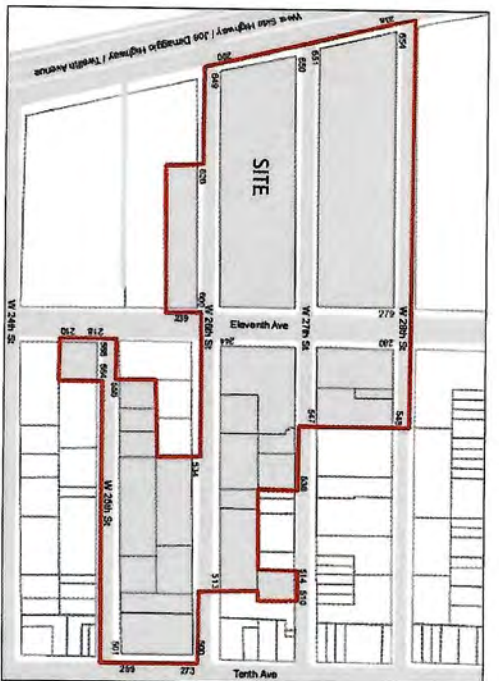
Wines by the Bottle	
Cellar List	Market
Beer	
Local	\$7 - \$9
Local Premium	\$8 - \$11
Local Super Premium	\$9 - \$16
Regional	\$7 - \$9
Regional Premium	\$8 - \$11
Regional Super Premium	\$9 - \$16
Domestic	\$7 - \$9
Domestic Premium	\$8 - \$11
Domestic Super Premium	\$9 - \$16
Imported	\$8 - \$11
Imported Premium	\$9 - \$14
Imported Super Premium	\$11 - \$17
Soft Beverages	
Tea	
English Breakfast	\$6
Earl Grey	\$6
Jade Spring	\$6
Lemon Verbena	\$6
Darjeeling	\$6
Chamomile	\$6
Mint	\$6
Iced Tea	\$6
Coffee	
Drip	\$5
Espresso	\$5
Americano	\$6
Macchiato	\$6

Cortado	\$6
Cappuccino	\$6
Latte	\$7
Cold Brew	\$6
Nitro	\$7
Soda & Juice	
Premium Lemonade	\$8
Fresh Squeezed Juice	\$8
Organic Sodas	\$6
Sparkling Water	\$7

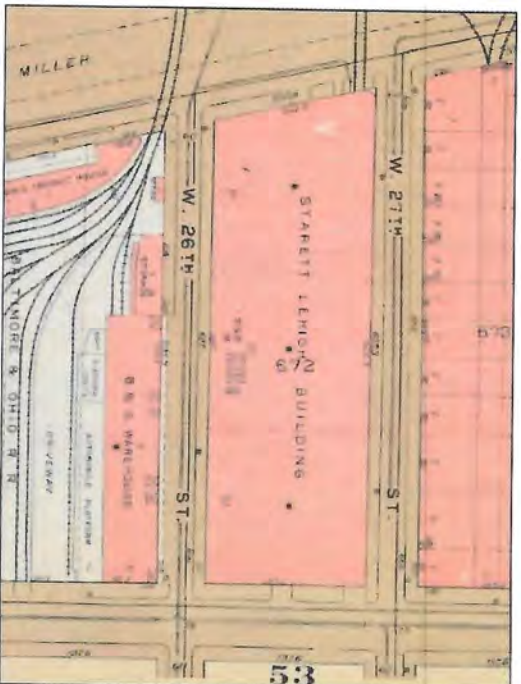


Starrett-Lehigh Building (LPC, 2008)
 Built 1930-31 / Architects: Russell and Walker-Cory with Yasuo Matsui
 Individual Landmark, 1986

10TH FLOOR TERRACE & CLERESTORY - BUILDING LOCATION
 STARRETT LEHIGH LPC
 JULY 26, 2022



West Chelsea Historic District Map, 2008



Bromley Map, 1955

NEW BIKE ROOM ENTRY,
CANOPIES, AND SIGNAGE
(WEST 27TH STREET,
GROUND FLOOR)

NEW STAIR BULKHEAD
(CLERESTORY)

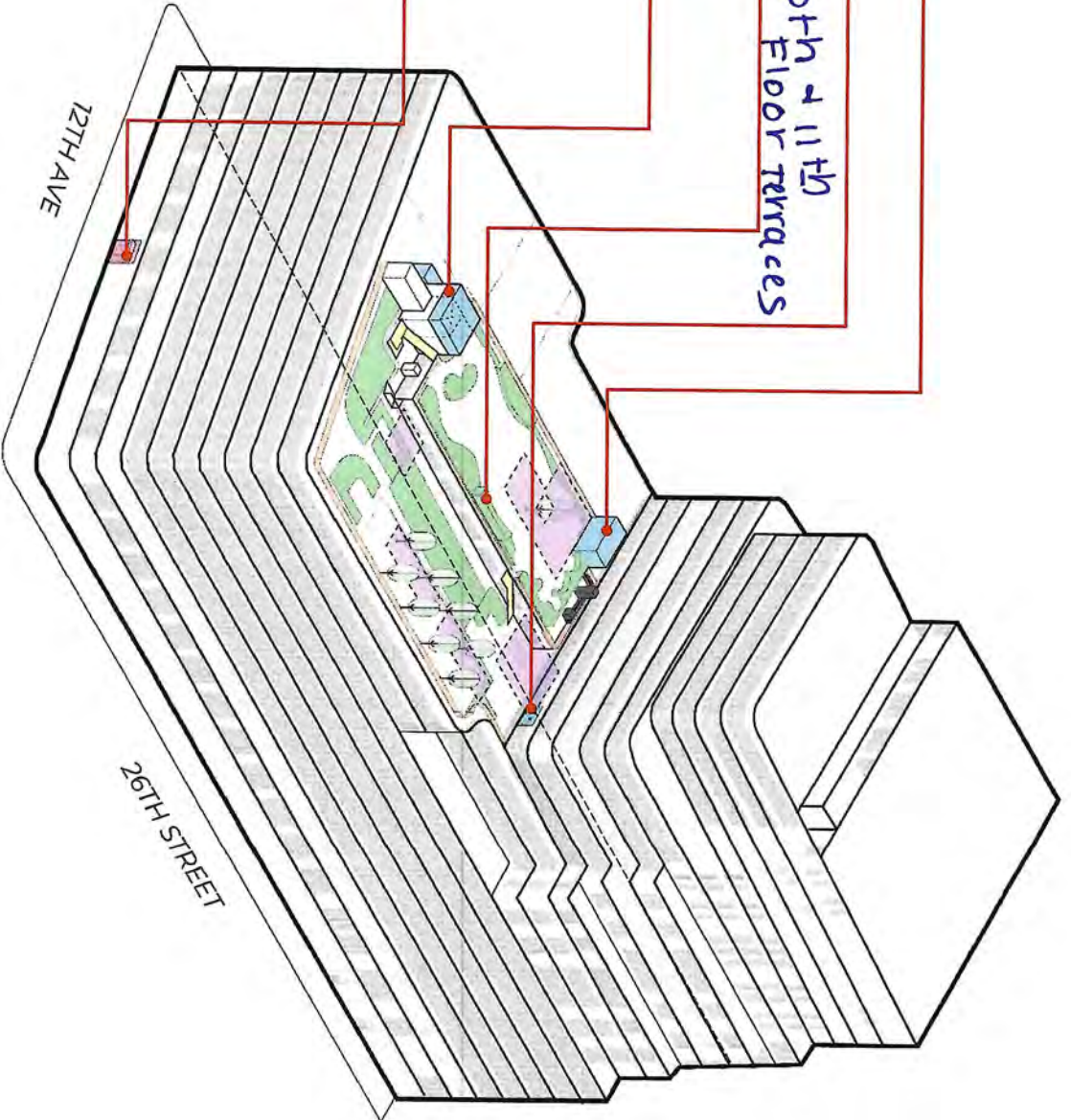
NEW OVERHEAD DOOR
(10TH FLOOR)

NEW TRELLISES AND
LANDSCAPING
(10TH FLOOR AND CLERESTORY)

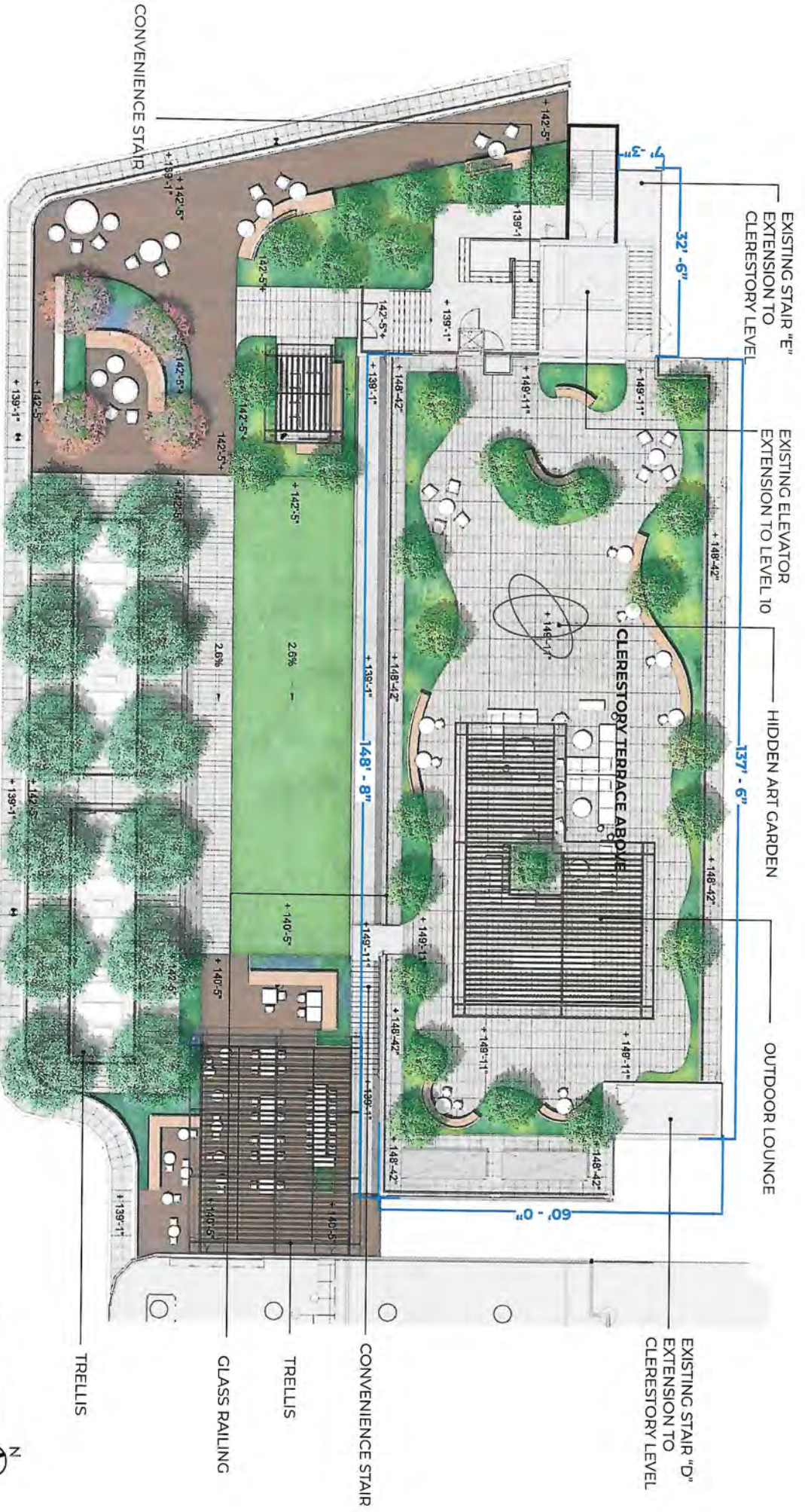
EXISTING ELEVATOR
BULKHEAD ENLARGEMENT
AND STAIR EXTENSION
(CLERESTORY)

NEW ENTRY AND CANOPY
(12TH AVENUE, GROUND FLOOR)

10TH & 11TH
FLOOR TERRACES



- 10FL ROLL-UP DOOR
- 12TH AVE ENTRY AND CANOPY
- STAIRS AND ELEVATOR BULKHEAD
- TRELLISES
- GUARDRAILS
- PLANTING
- CONVENIENCE STAIRS
- EXISTING MECHANICAL



10TH FLOOR - AMENITY TERRACE AND CLERESTORY - PLAN
 STARRETT LEHIGH LPC
 JULY 26, 2022

10th Floor Terrace Rendering

MPEP **hiw** **STUDIOS**
 architecture

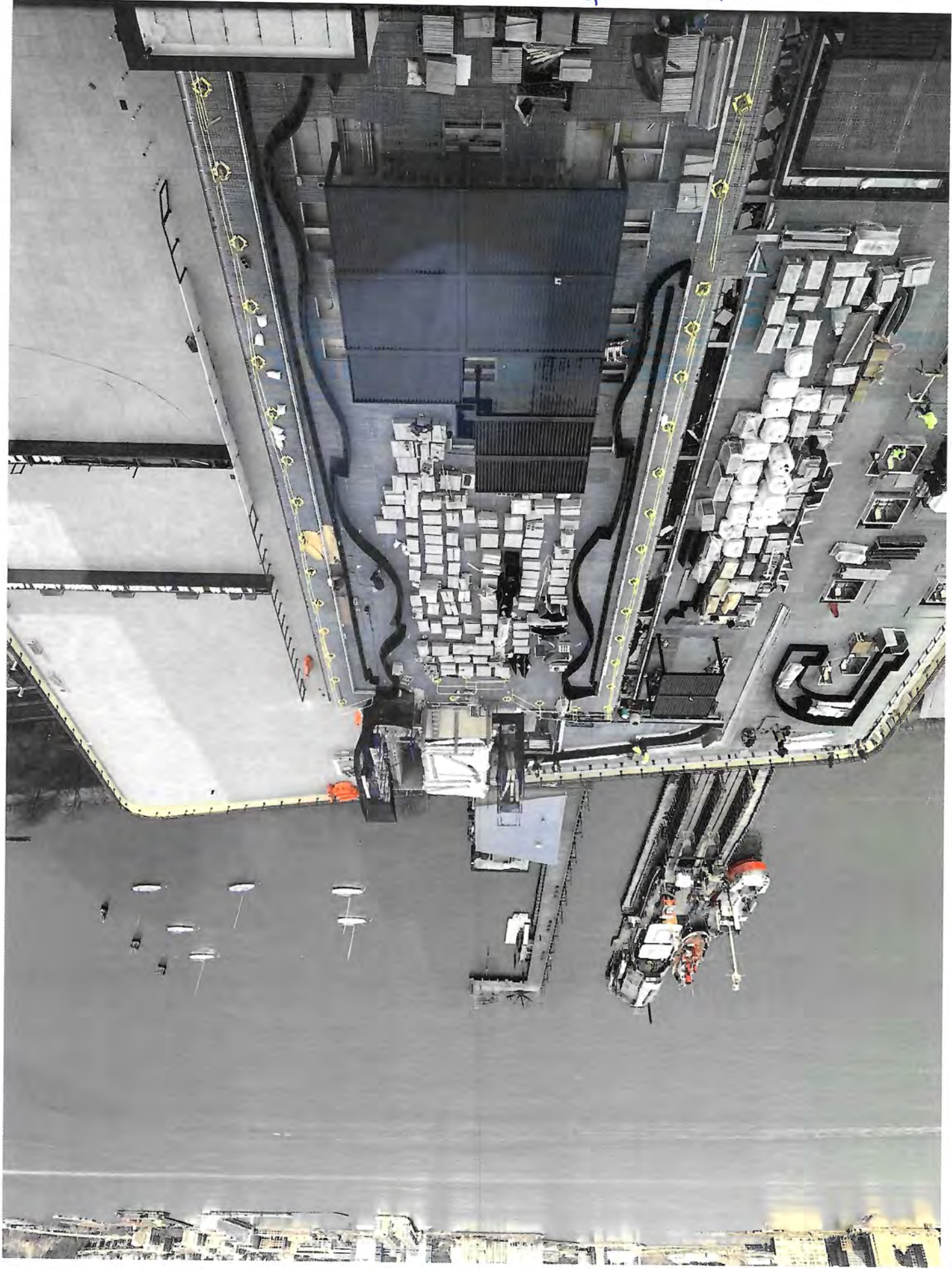
SCALE: 1/16" = 1'-0"



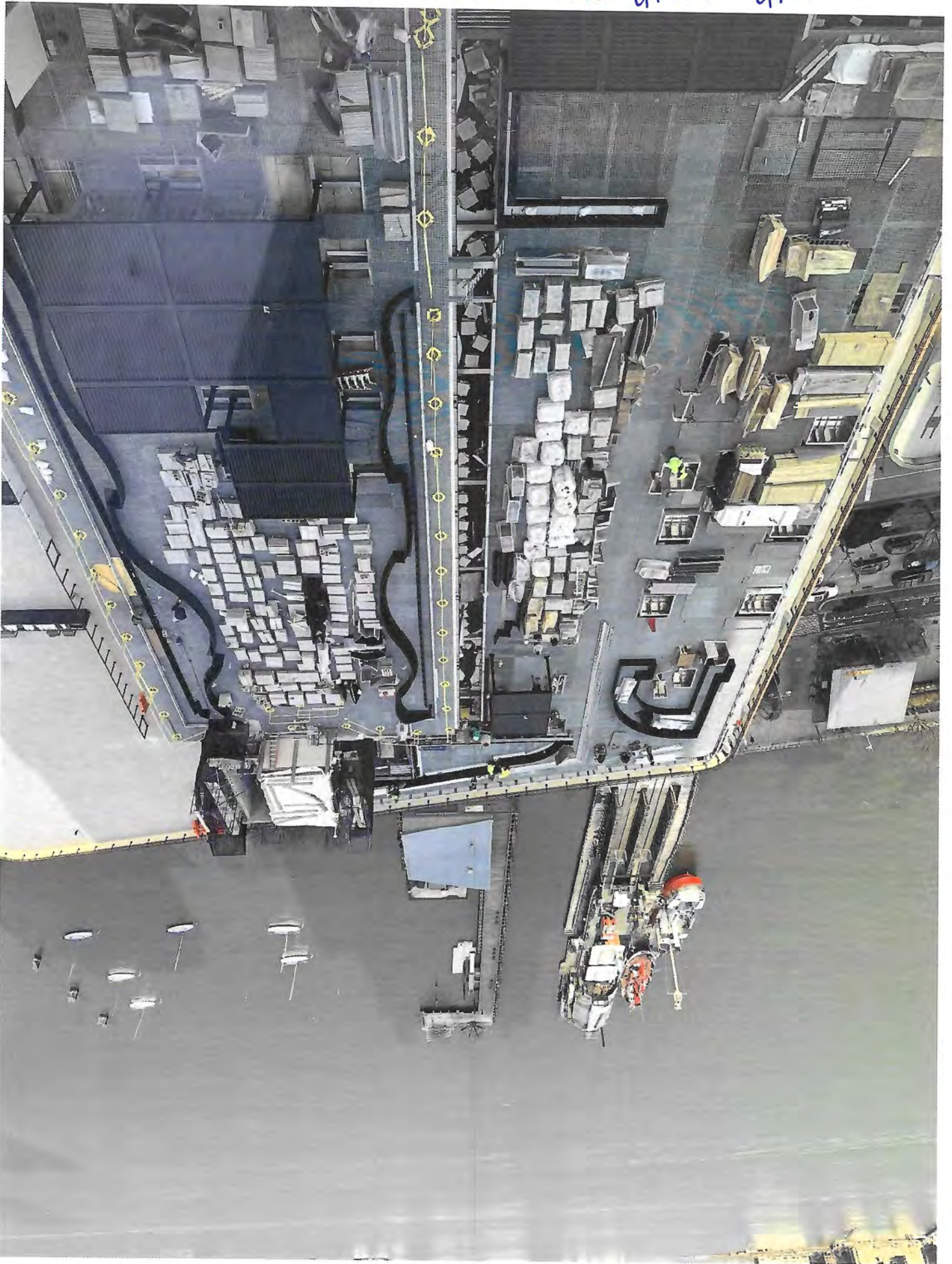
VIEW FROM OUTDOOR MEET & EAT - LOOKING WEST
STARRETT LEHIGH LPC
JULY 26, 2022

10th Floor Terrace Rendering

10th + 11th Floor Outdoor Terraces



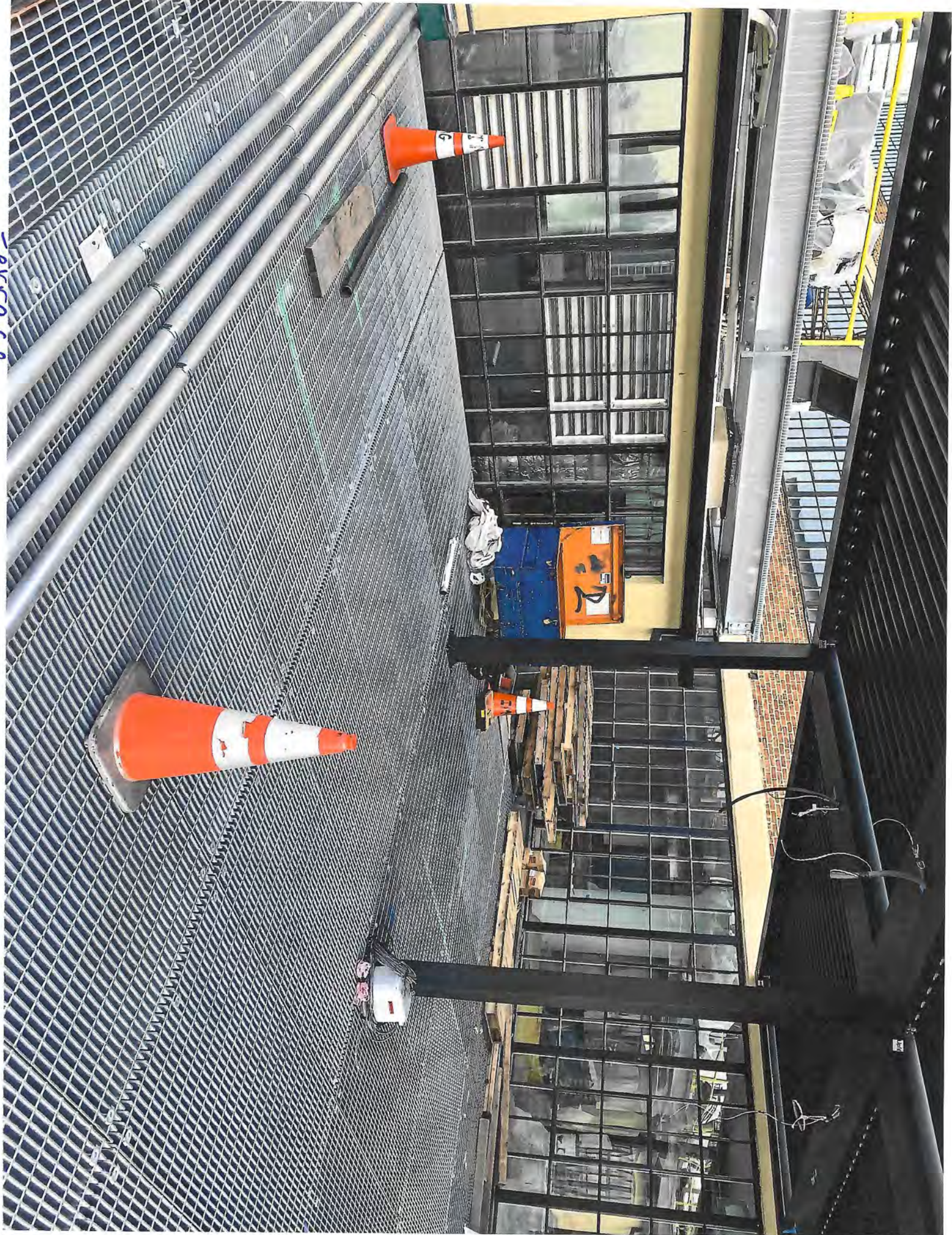
10th + 11th Floor outdoor terraces



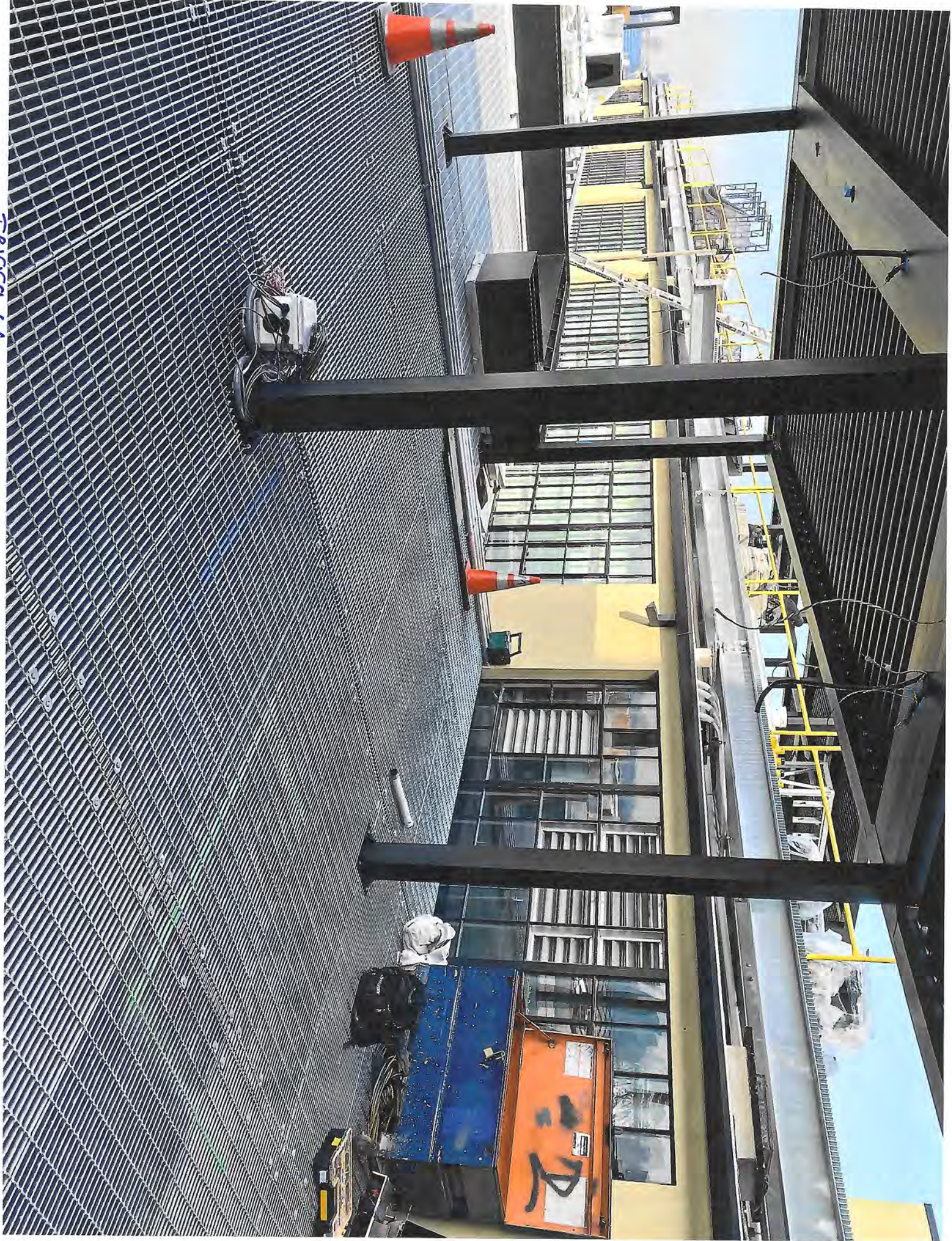
Ferrace



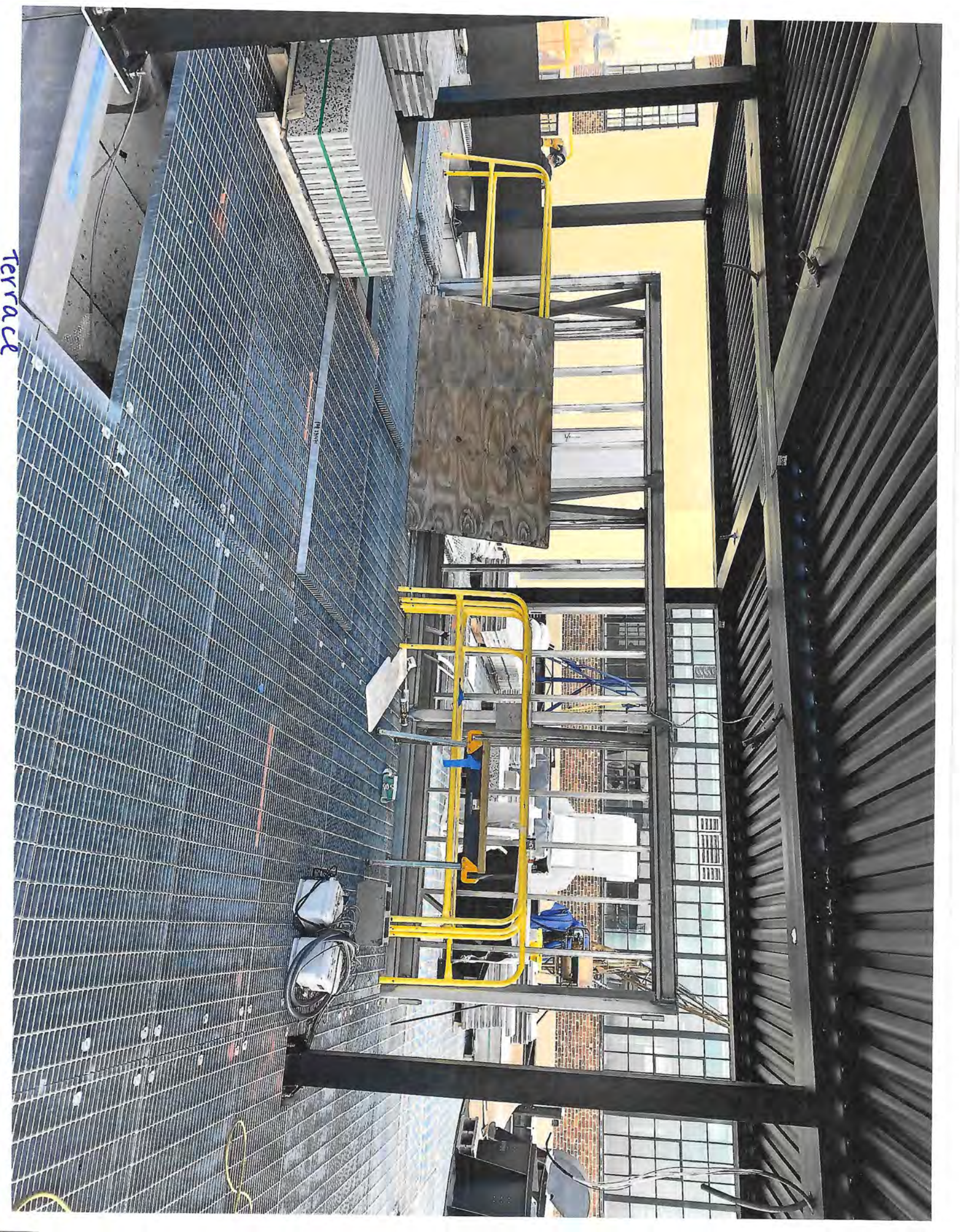
Terrace



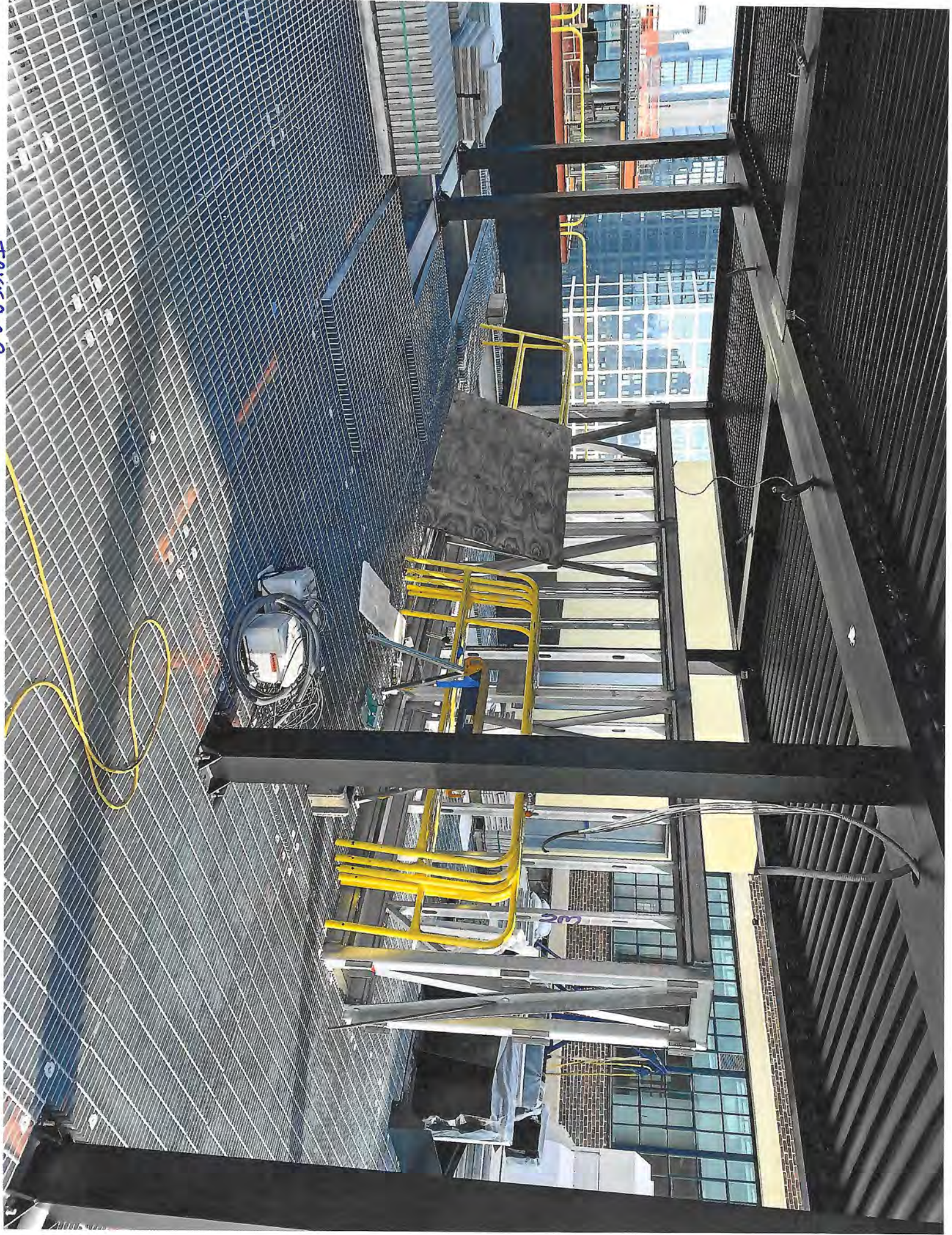
TRVCA 2



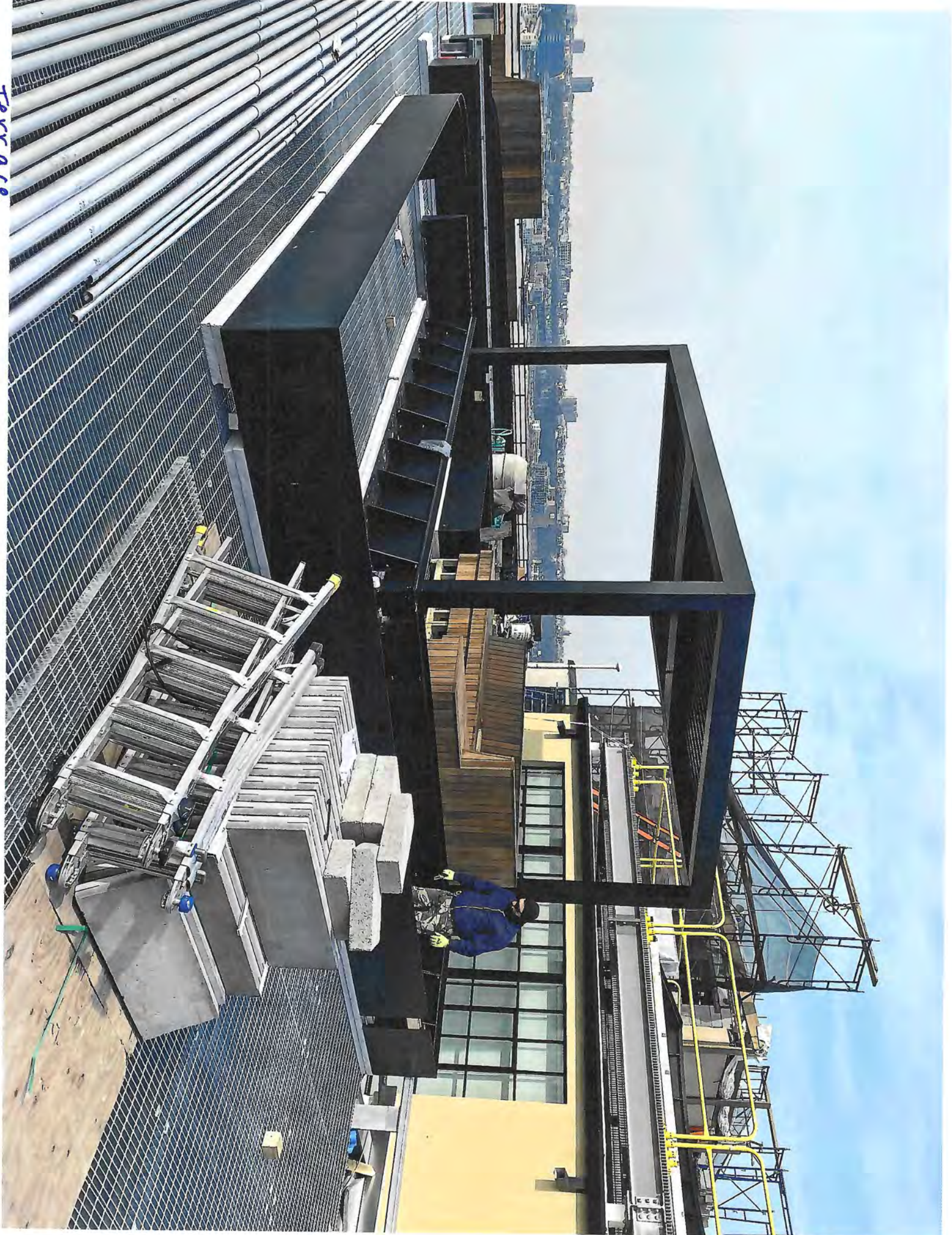
Terrace



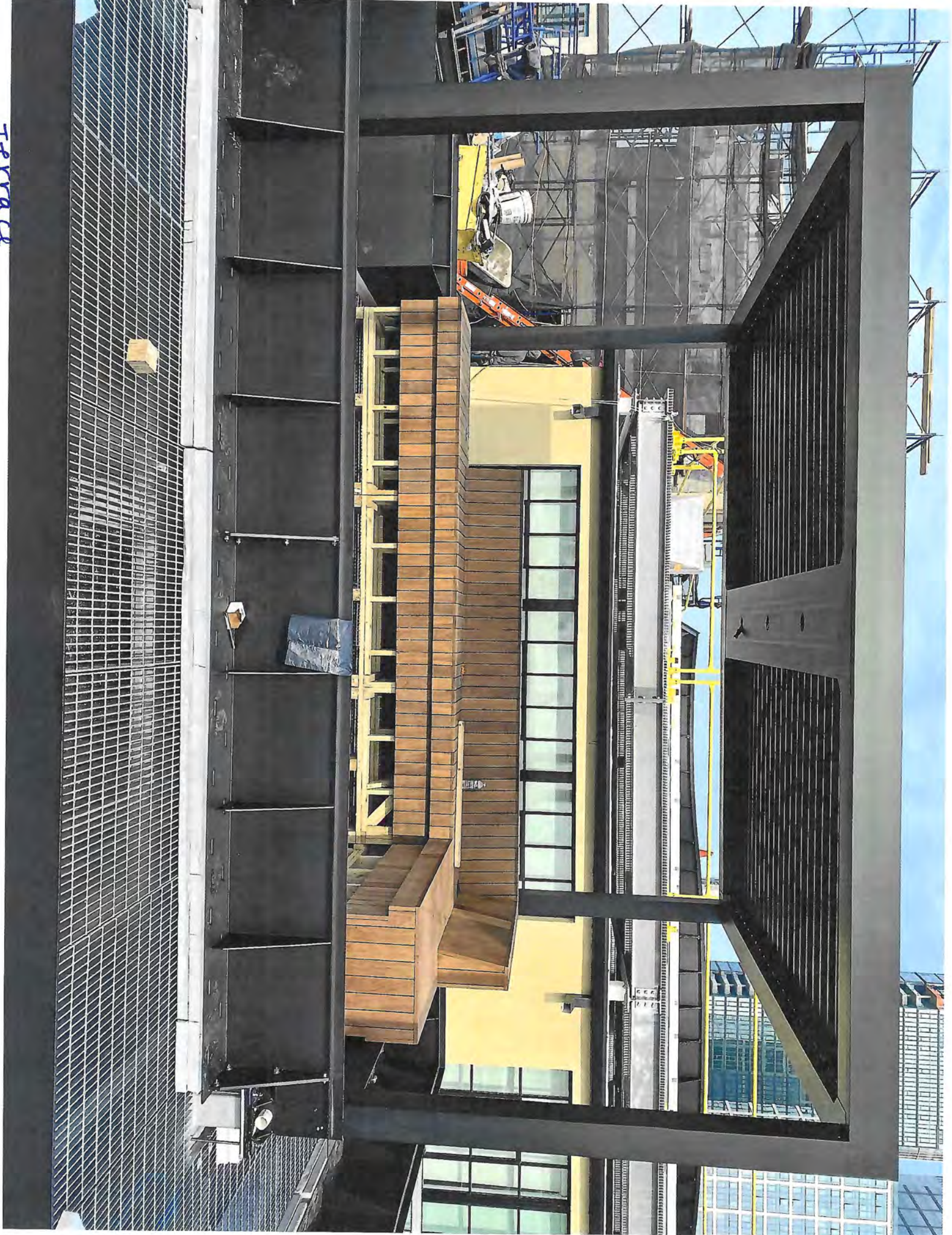
Terrace



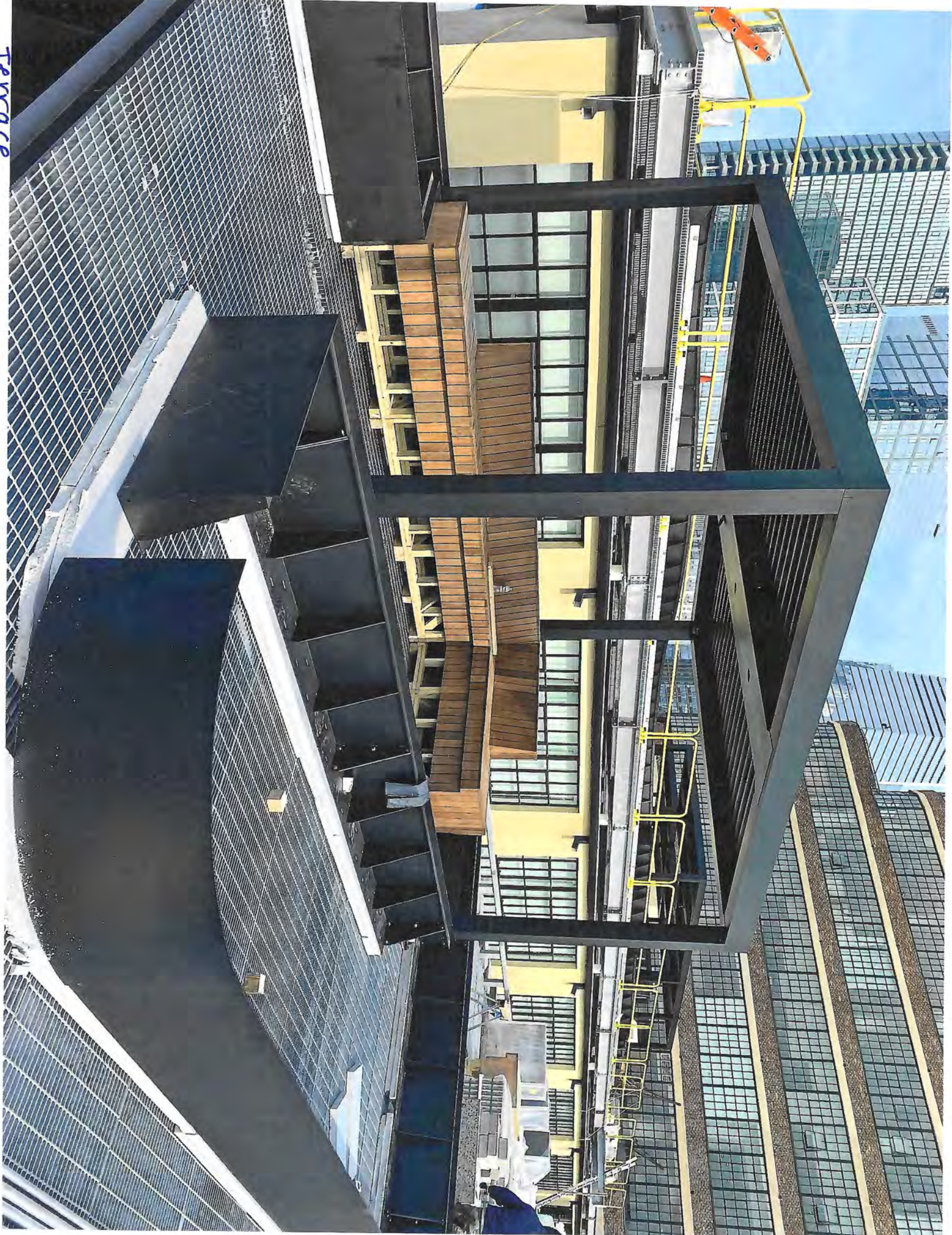
Terrace



Terrace



Terrace







 PUBLIC NOTICE

Tuesday, April 14, 2022

DATE: Tuesday, April 14, 2022

TIME: 6:30 PM

PLACE: Hybrid Meeting

Video/Phone Conference Registrations:
<https://www.mcr4.com/mtg4/MeetingRegister>

In Person:
 MCR4 Office
 444 W. 232nd Street, Suite 580

Due to limited space and to follow health and safety regulations, we encourage you to participate remotely if you would like to attend in person, please email Schedule@MCR4.com or call us at 212-875-5000 by 10:00 AM Monday, April 11th.

This notice is posted for information and does not constitute a contract. All rights are reserved. For more information, please contact the Metropolitan Council of Regional Governments. Printed and posted by the Metropolitan Council of Regional Governments, 444 W. 232nd Street, Suite 580, Yonkers, NY 10594.



PUBLIC NOTICE
 Personal License and Family Cardholder
 will discuss an application submitted to
EXCR SL TRS Sub LLC
 601 W 26th Street, 10th Floor
 A New License, Visa, Scan & Check for a Renewed
 Establishment with Renewed Staff, License
 Checks for renewal, Future Planning, Staff Fee
 Promotion, Security Personnel, Licensed Staffing
 Services

DATE: Tuesday, April 9, 2024
TIME: 6:00 PM
PLACE: Midland Meeting

Video/Phone Conference Registration
<https://www.zoom.us/j/91911111111>

In Person
 EXCR SL TRS
 601 W 26th Street, 10th Floor

Cost is limited to the cost of the license and staff fees. No other fees or charges will be assessed. Payment for the license and staff fees will be assessed at the time of the meeting. Payment for the license and staff fees will be assessed at the time of the meeting.

Zoom Meeting ID: 9191 1111 1111

Public meeting is held in accordance with the provisions of the Freedom of Information Act, Chapter 19A, Section 1-211, and the provisions of the Freedom of Information Act, Chapter 19A, Section 1-211.



PUBLIC NOTICE

Business Licenses and Permit Commission
will discuss an application submitted by
RXR SI, TRS Sub LLC
601 W 26th Street, 10th Floor

A New Liquor, Wine, Beer & Cigar Establishment
Establishment with Beverage Manufacturing, The Multi-
Brand Research, Food & Beverage, Third Party
Promoter, Specialty Personnel, School Supply,
Tobacco

Tuesday, April 9, 2014

DATE:
TIME:
PLACE:

6:30 PM
10th Floor Meeting

Video Phone Conference Registration:
<http://tinyurl.com/mh2z3p>



In Person
MTRSI 1017
601 W. 26th Street, Suite 200

Due to limited space and a strict health
and safety inspection, we encourage you
to arrive early to the meeting. If you
are unable to attend in person, please
register for the meeting through the video
phone conference link. The meeting will
begin at 6:30 PM on Tuesday, April 9, 2014.

The City of Chicago, Office of the City Clerk
100 North Dearborn Street, 10th Floor, Chicago, IL 60610
Phone: (312) 321-1000, Fax: (312) 321-1001
www.cityofchicago.org



CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 424 W 32nd Street, Suite 580 New York, NY 10001
 86 212-336-4238
<https://www.m4.nyc.gov/>

JESSICA CHANT
 Chair
 JESSICA BOHNE
 District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

RXR SL TRS Sub LLC
601 W 26th Street, 10th Floor

A New Liquor, Wine, Beer & Cider for a Restaurant
 Establishment with Recorded Music, Live Music
 (bands for events), Patron Dancing, Third Party
 Promoters, Security Personnel, Setback Rooftop
 Terrace

DATE: Tuesday, April 9, 2024
TIME: 6:30 PM
PLACE: Hybrid Meeting

Video/Phone Conference Registration:
<https://tinyurl.com/mcha-blm-committee>

In-Person:
 MCR4 Office
 424 W 32nd 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@ch.nyc.gov by 10am, Monday, April 8th.



We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12 p.m. Monday, April 8th or for more information, to Assistant District Manager Nelly Gonzalez negonzalez@ch.nyc.gov.

Posted according to the Administrative Code of the City of New York section 10-115. Please do not remove until after the above meeting date.

STARBUCKS

20

FASHION'S
 FAVORITE BUILD

FOR LEASING INQUIRIES CONTACT
LEASING@RXR.COM OR DBIRNE

STARBUCKS-UNION.COM | STARBUCKS-UNION.COM



of you are

10

Smoke 25 feet from the door

Olly Olly
Market NYC



PUBLIC NOTICE
KORAL
BLUG
88B 7A1

VIRGINIA
88B 7A1



CITY OF NEW YORK
DEPARTMENT OF HEALTH
601 W 26th Street, 10th Floor
NY, NY 10011

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

RKR SL TRS Sub LLC
601 W 26th Street, 10th Floor

A New Liquor, Wine, Beer & Cider for a Restaurant
Establishment with Extended Music Live Music
Shows for events, Patrons Dancing, Thru Party
Promoters, Security Personnel, Getachew Rinday
Trenson

DATE: Tuesday, April 9, 2020

TIME: 4:30 PM

PLACE: Hybrid Meeting:

Video/Phone Conference Available at:
<https://cityofnewyork.zoom.us/j/9202112222>

In Person:
MCRA Office
434 W 32nd Street, Suite 505

Due to limited space and in 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 Nita
Gonzalez at nita.gonzalez@cityofnewyork.gov
by **10:00am, Monday, April 8th**.

This notice is provided for informational purposes only. It does not constitute a license or permit. The City of New York reserves the right to cancel or suspend any license or permit issued by the City of New York at any time without notice.





 2025 APR 16 11:00 AM EDT

PUBLIC NOTICE
 Business Licenses and Permit Committee
 All items or applications submitted by
EXCEL TRS Sub LLC
 601 W 56th Street, 10th Floor
 A Beer License, Wine, Beer & Cider for Restaurant
 Establishment, with Revoked License, Tax Matter
 Request for Renewal, Police Permit, Third Party
 Permission, Security Personnel, School Bus Stop
 Permit

DATE: Thursday, April 10, 2025
 TIME: 4:00 PM
 PLACE: Unlabeled Meeting


 Virtual Public Conference Registration
<https://www3.nyc.gov/site/records/2025-04-10-11-00-AM-EDT>

In Person:
 404 W 42nd Street, 10th Floor
 City Hall

Due to limited space and to follow health
 and safety protocols, a reservation
 is mandatory for the meeting. If you
 would like to attend in person, please
 email Records@nyc.gov or
 call 311.

This notice is posted on the City of New York's website at <https://www3.nyc.gov/site/records/2025-04-10-11-00-AM-EDT>.
 If you have any questions, please contact the City of New York's Office of Information Access at Records@nyc.gov or call 311.

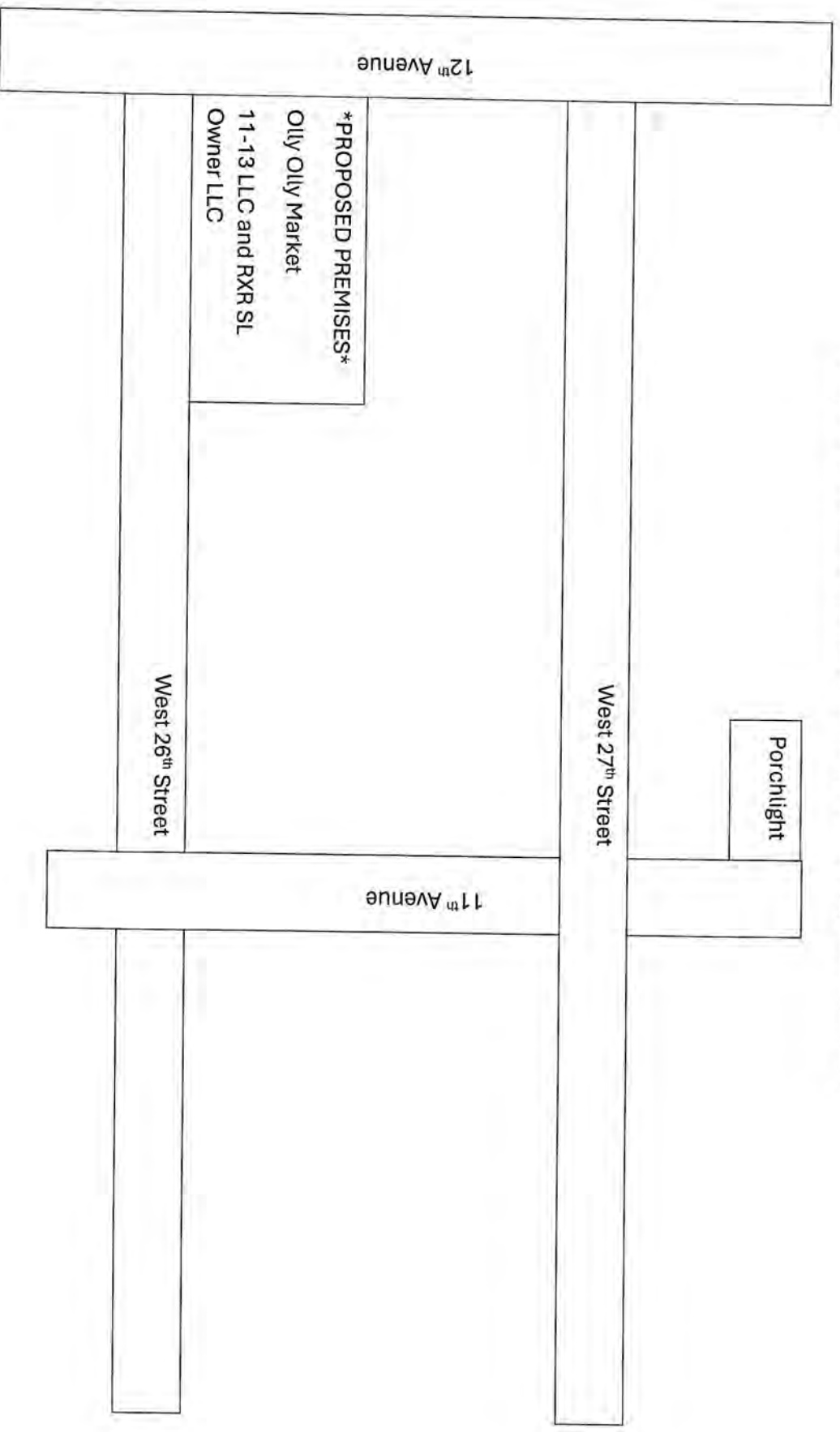
**RXR SL TRS Sub LLC
d/b/a TBD
601 West 26th Street
10th Floor
New York, NY 10001**

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>
RXR SL JV MT LLC and Marathonnotaspritz LLC d/b/a Olly Olly Market	601 W 26 th Street, New York, NY 10001	OP Liquor	1337493	35.65 feet
11-26 LLC and RXR SL Owner LLC	601 W 26 th Street, Unit 0118, New York, NY 10001	OP Liquor	1350113	35.65 feet
Porchlight West Chelsea LLC d/b/a Porchlight	271 11 th Avenue, New York, NY 10001	OP Liquor	1377794	460.76 feet

RXR SL TRS Sub LLC
d/b/a TBD
601 West 26th Street
10th Floor
New York, NY 10001

Diagram of Establishments Within 500 Feet of Proposed Premises



**RXR SL TRS Sub LLC
d/b/a TBD
601 West 26th Street
10th Floor
New York, NY 10001**

500 Foot Statement

We have determined that there are three (3) 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 three (3) other licensed premises.

There are many reasons why the applicant believes that the presence of the Restaurant in the Manhattan community is a benefit. Perhaps the greatest benefit and advantage that the Restaurant will bring to the local community is that of an economic nature. The employees at the Restaurant will be 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 Restaurant will contribute 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 Restaurant believes that it will positively contribute to the local community by supporting various local businesses and community events. The Restaurant 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.

The Restaurant will have all necessary governmental licenses and permits for its operations. The Restaurant is located in Manhattan, and most guests arriving at the premises will either be from the local community or employees of office tenants in the building. The proposed premises is not expected to increase traffic in the community. The premises will only have recorded music playing softly in the background and live music, DJ and Karaoke for events. There is an outdoor terrace that is two floors. However, the Applicant will close the terrace by 10 pm Sunday – Thursday and 11 pm Friday and Saturday. There are no ABC violations against the Applicant or the Proposed Premises, and there is no reported criminal activity at the Proposed Premises.

Lastly, we would note that the Restaurant will serve three (3) meals a day, and will offer foods that celebrate local fish, game and produce. While it will be open to the public, the Restaurant will primarily serve as an amenities floor for office tenants located within the building. Building tenants will have the ability to reserve event space and training rooms for events such as team building, office functions, etc. The three (3) other licensed establishments are comprised of Olly Olly Market, a food hall; Hav and Mar, a seafood restaurant; and Porchlight, a cocktail bar.

There are no other establishments offering the amenities of the Restaurant located within 500 feet. The Restaurant therefore meets an untapped need in the community.

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 Restaurant far outweigh any disadvantages there may be of having three (3) 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.

STARRETT LEHIGH BUILDING - ACOUSTICAL REVIEW
ACOUSTIC REPORT
04.05.2024

Trinity
Consultants 

CERAMI

Longman
Lindsey

April 5, 2024

Michael Landeen
SVP, General Manager
601 West 26th Street
New York, NY 10001

Ref: Starrett Lehigh Building Terrace
Terrace Acoustic Survey Report
Trinity Project # 243310.0177

Dear Michael,

We have completed our review of the Starrett Lehigh building terrace project located at 601 West 26th Street in Manhattan, NYC with regards to the application for a liquor license and the potential noise associated with its use. We have coordinated the design of the space with consideration of the impact from the proposed outdoor terrace to the surrounding spaces and have included provisions within the design to mitigate noise impact to adjacent properties. The following summarizes our findings, comments, and recommendations.

1.0 NYC Noise Code & Acoustic Criteria

Noise from the terrace must comply with NYC Commercial Music Code Section §24-231 at receiving residential space as outlined below:

Section §24-231 Commercial Music. (a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:

- (1) 42dBA as measured with a sound level meter; or*
- (2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or*
- (3) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).*

This code requirement is very strict and will require the volume level of any audio amplification to be limited. Regardless of the allowable levels established by code, the design intent will be for noise to be nondisruptive at the nearest receiving residential spaces.

2.0 Proposed Terrace & Usage

The proposed outdoor terrace will be on the tenth-floor level on the southwest side of the roof. The typical proposed use includes a lounge/restaurant and bar with background music operating from 3PM-12AM Monday through Thursday, 3PM-2AM Friday and Saturday, and 7AM-12AM on Sunday. The space will also host private and semi-private events that may have amplified live music, DJs, and karaoke.

There is one residential building north of the property and two (2) residential buildings south (see attached markup for reference). To the north ~100 feet away is Terminal Warehouse which is currently being repurposed into commercial office and event space. Approximately 100 feet to the south is 610-640 W 26th Street, containing offices and industrial warehouse spaces. About 300 feet south is the United States Postal Service maintenance facility. There are several commercial art studio buildings ~500 feet away to the southeast but the building construction itself likely blocks direct line of sight. The nearest residential properties within direct line of sight are 3Eleven apartments at 601 West 29th Street ~600 feet away and Avalon West Chelsea ~600 feet away.

3.0 Acoustic Design Considerations

On March 21, 2024 Longman Lindsey visited the Starrett-Lehigh building to benchmark the ambient noise near the rooftop terrace and at the base of the building. Measurements were conducted in accordance with ANSI/ASA S1.13-2005 (R 2010) Measurement of Sound Pressure Levels in Air using a hand-held NTi XL2 Analyzer sound level meter with 1/2" M2230 microphone and wind screen. NTi XL2 Analyzer sound level meters are classified as Type 1 meters under ANSI standard S14.2983 - American National Standard Specification for Sound Level Meters. According to the standard, Type 1 meters have a precision tolerance of +/- 1.5 dB. All measured sound pressure levels are reported in A-weighted decibels, dB(A) re: 20µPa. Sound level meters were checked for calibration before and after testing, using a Larson Davis Model CAL200 calibrator.

We measured a typical ambient level of 53 to 63 dBA on the terrace and 57 to 63 dBA on the street below.

With the nearest residential building being ~600 feet away, to be strictly code compliant, music volume should not exceed 95 dBA when measured 10 feet away from the speakers as not to disturb the nearest residential properties. With the typical usage being a restaurant space with background music, our calculations and projections show the space will be strictly NYC Noise Code compliant and will not be audible at the nearest residences.

For private and semi-private events where volume levels will be increased, 95 dBA should not be exceeded. We recommend the AV system include an electronic limiter which will be used to set maximum allowable volume output from the permanent house speakers. We understand that the music and sound controls will be accessible only by the building general manager who can then grant access to the F&B operators on an as-needed basis and based on predetermined sound levels; the staff will not have localized volume controls.

Please refer to *Table 1*, below for typical events and the corresponding expected and typical noise level.

Table 1: Typical Events and Noise Levels

Event	Associated Activities	Expected Average Sound Level
Restaurant/bar/lounge (typical daily function)	Typical Background Music	55-75 dBA
Live music unamplified	Piano Jazz quartet Acoustic rock concert	55-75 dBA
Conventions / Fundraisers	Amplified voice	60 - 80 dBA
Outdoor movie nights / big screen watch parties	Cinema audio	65 dBA - 85 dBA
Live music amplified	DJ Karaoke Amplified rock concert	70 dBA - 95 dBA
Weddings	DJ Amplified voice	70 dBA - 95 dBA
Fashion shows	DJ Amplified voice	70 dBA - 95 dBA

Note that the recommendations above are designed entirely for the sound levels demonstrated from the house audio system equipment and house limiter pre-set levels. If outside vendors bring their own audio equipment for private and semi-private events and do not adhere to the levels established by the house limiter, then it must be expected that higher sound levels will prevail and transmit to the other residential properties in the vicinity; this should not be permitted and should be programmatically controlled accordingly to maintain a limit of 95dBA.

Please note that strict code compliance is also below the typical measured ambient noise level we measured both at the street and roof level. There is significant ambient noise contribution from street traffic and the west side highway including the helipad in the nearby vicinity. Even if noise levels from the terrace were to exceed 95dBA, we would still expect the resultant noise levels to be below the typical ambient noise levels at the nearest adjacent residential properties.

4.0 Summary

The space is intended to be utilized as a typical restaurant, bar, and lounge space with low level background music most of the time. The space will also host private and semi-private events that could feature live amplified music, DJs, and karaoke. Based on our calculations, projections, and coordinated design elements as discussed above, we expect the property to meet strict NYC Noise Code compliance at the nearest residential properties. We have determined the maximum sound level from the terrace could be as high as 95 dBA at ten feet from the speakers for private events and will not disturb nearby residential properties; however, based on our understanding of the intended programming, most of the time sound levels will be significantly lower. The inhouse AV system should be designed and limited to ensure the max level of 95dBA cannot be exceeded.

The above summarizes our comments and recommendations at this time. Should you have any comments or questions, please do not hesitate to contact us at your earliest convenience.

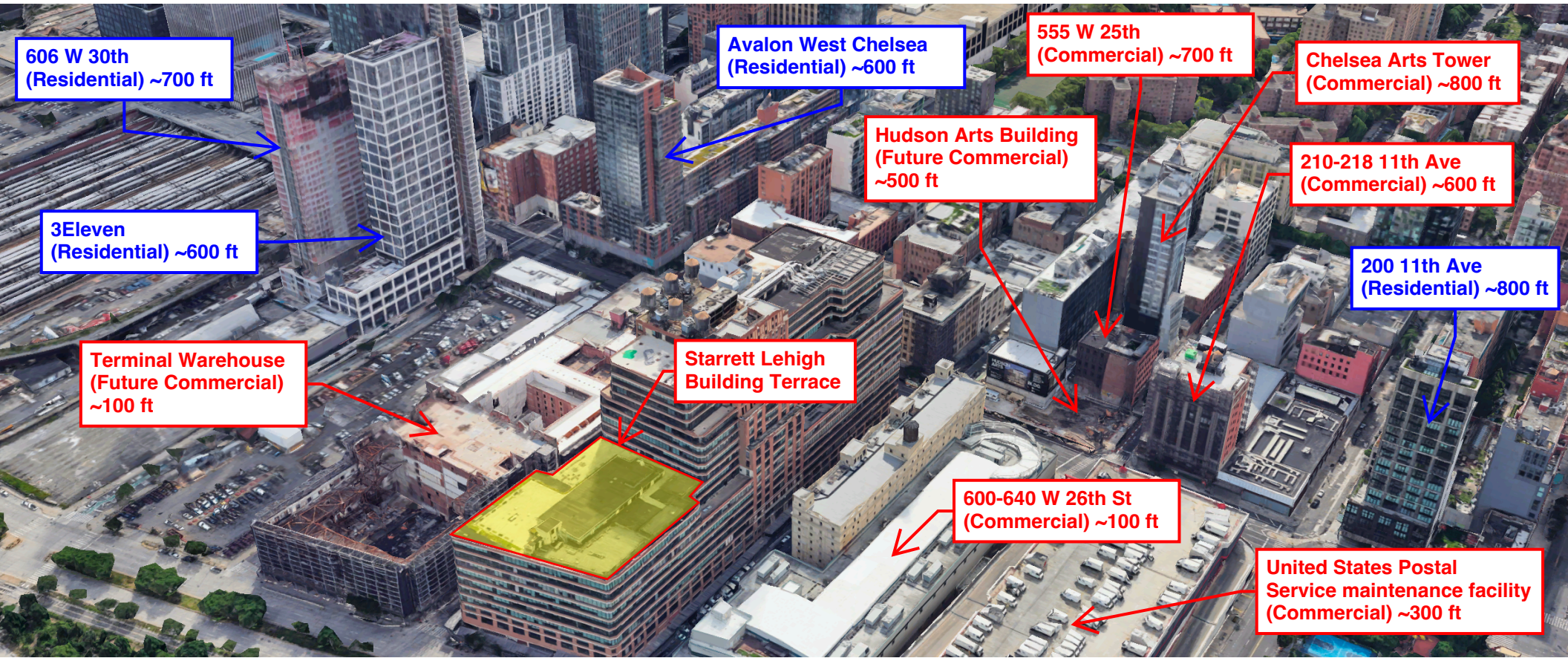
Best regards,
For Longman Lindsey



Ben Hubinger
Junior Associate



Nate Peria
Associate Partner



606 W 30th
(Residential) ~700 ft

3Eleven
(Residential) ~600 ft

Terminal Warehouse
(Future Commercial)
~100 ft

Avalon West Chelsea
(Residential) ~600 ft

Hudson Arts Building
(Future Commercial)
~500 ft

Starrett Lehigh
Building Terrace

555 W 25th
(Commercial) ~700 ft

Chelsea Arts Tower
(Commercial) ~800 ft

210-218 11th Ave
(Commercial) ~600 ft

200 11th Ave
(Residential) ~800 ft

600-640 W 26th St
(Commercial) ~100 ft

United States Postal
Service maintenance facility
(Commercial) ~300 ft

1001 AVENUE OF THE AMERICAS
FOURTH FLOOR
NEW YORK NY 10018
T / 212.370.1776

1401 K STREET, NW
SUITE 1000
WASHINGTON DC 20005
T / 202.448.9975

2000 MARKET STREET
SUITE 770
PHILADELPHIA PA 19103
T / 215.310.9766

231 S. LASALLE STREET
SUITE 2100
CHICAGO IL 60604
T / 312.724.8776

1000 BRICKELL AVENUE
SUITE 1100
MIAMI FL 33131
T / 305.771.0211

200 WEST 41ST STREET
SUITE 1100
NEW YORK NY 10036
T / 212.315.6400

414 UNION STREET
SUITE 1900
NASHVILLE, TN 37219
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