

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>		
TippClare LLC		D.B. Cooper's		
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>	
506 9 <sup>th</sup> Avenue		38 <sup>th</sup> /39th	10018	
<b>OWNER</b>  <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b>	Ciaran Willis	<b>NAME:</b>	
	<b>PHONE:</b>	914 3165107	<b>PHONE:</b>	
	<b>EMAIL:</b>	Ciaranwillis98@gmail.com	<b>EMAIL:</b>	
		<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b>	
			Bruno Gioffre	
		<b>PHONE:</b>	914 5226267	
		<b>EMAIL:</b>	bgioffrelaw@gmail.com	
<b>MANAGER</b>	<b>NAME:</b>	Ciaran Willis	<b>NAME:</b>	
	<b>PHONE:</b>	914 3165107	<b>PHONE:</b>	
	<b>EMAIL:</b>	Ciaranwillis98@gmail.com	<b>EMAIL:</b>	
		<b>LANDLORD</b>	<b>NAME:</b>	
			PEC LLC	
		<b>PHONE:</b>	917 514 6935 (Property Manager)	
		<b>EMAIL:</b>	propertymanager@tpeccorp.com	
<b>APPLICATION TYPE</b> ( <u>      </u> <i>Liquor License</i> <u>      </u> <i>Unenclosed Sidewalk Cafe</i> )				
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<b>YES</b>	<b>NO</b>
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former premise?			
<input type="radio"/> <b>Corp Change/Class Change/Removal</b>	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?		<b>YES</b>	<b>NO</b>
	<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 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 checked="" 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?	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO	As Soon As Possible
YES	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.	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO	YES
YES	NO			
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO	N/A
YES	NO			
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO	YES
YES	NO			

<b>OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)</b>								
<b>HOURS*</b> <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	10am – 2am	10am – 2am	10am – 2am	10am – 2am	10am – 3am	10am – 3am	10am – 2am
	<b>Kitchen</b>	10 am – 2am	10 am – 2 am	10 am – 2 am	10 am – 2 am	10 am – 3 am	10 am – 3 am	10 am – 2 am
	<b>Music</b>	10am – 2am	10am – 2am	10am – 2am	10am – 2am	10am – 3am	10am – 3am	10am – 2am
If you plan to have music, what type(s)? (Circle all that apply)		<b>BACKGROUND</b>		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	
<b>OCCUPANCY</b>								
	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>	276	90	12	60		1	15	
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>								
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>								

How many floors are there? What is the capacity for each floor?	Ground floor establishment with storage basement		
How frequently will the owner(s) be at the establishment?	Full Time		
Will there be dancing?	YES	NO	NO
Will applicant have bottle or table service for beverage alcohol?	YES	NO	YES
Will applicant be hosting private; promotional or corporate events?	YES	NO	YES
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO	NO
Will applicant have a security plan? If, yes please attach.	YES	NO	NO
Will security plan be implemented?	YES	NO	N/A
Will State certified security personnel be used?	YES	NO	N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	YES
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	NO	YES
Will applicant be using delivery bicycles? If yes, how many?	YES	NO	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?			

<b>MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN</b>								
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	Bar/restaurant establishment		10am – 4am					Background
Basement	Storage/office space	n/a	n/a	n/a	n/a	n/a	n/a	n/a


<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	HYD5 - HUDSON YARDS SUB AREA D5
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	YES
Is a Public Assembly permit required?	YES	NO	NO
Are your plans filed with DOB?	YES	NO	YES

<b>Community Notification/Relations</b>		
<b>NOTIFICATION:</b>  List all block associations; tenant associations, co-op boards or condo boards of residential	# 1	Please See Attached
	# 2	
	# 3	

buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	Emailed all on 01/27/2024	
Who was your contact person at each group you met with?	N/A	
When did applicant post the notice that was provided?	01/24/2024	
Where did applicant post the notice that was provided?	Front door and nearby lampposts	
Will applicant provider owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided	YES	NO 914 316 5107
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	NO YES

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	The Restaurant - bar/restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	YES The Restaurant
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	YES- Minor painting and cleaning
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	YES
Is the entrance ADA Compliant?	YES	NO	YES
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	See Above
Will applicant have a vestibule within the establishment?	YES	NO	NO
Will applicant use a storm enclosure?	YES	NO	NO
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	YES
Will applicant comply with the NYC noise code?	YES	NO	YES
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED

Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	YES
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	YES
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	Not yet, will obtain on completion of construction
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	Yes
Will the kitchen exhaust system extend to the roof?	YES	NO	NO
Will the establishment have an illuminated sign?	YES	NO	NO
Will the establishment have a canopy extending over the sidewalk?	YES	NO	NO
Where will the air conditioner be located? What type is it?	HVAC		
When was the air conditioner installed?	Unknown		

<b>OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	YES
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)?	YES	NO	NO
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	YES
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	YES
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	YES
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	Installation of sound board on ceiling and walls of bar and restaurant
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	YES

If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	N/A
If open dining, will the installation be year-round?	YES	NO	N/A

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

If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	N/A
--	-----	----	-----

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

- Applicant will review exhaust system and isolate equipment to eliminate unreasonable noise
- Applicant will obtain an acoustical report from an NYC-Approved Acoustician and submit report to MCB4 office by 2/26/24. Applicant agrees to implement all recommendations of report (attached)
- There will be no music or amplified sound played on sidewalk or any outdoor space. There will be no outdoor speakers
- There will be no access by patrons or applicant's employees to any rear yard, courtyard, or air shaft
- Kitchen will be ventilated to roof level
- Kitchen will be linked to roof ventilation system only
- Applicant will use no other ventilation system and will not use the south side ventilation system



***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***

Blank area for additional stipulations.

***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.

**SIGN HERE**



CIARAN WILLIS

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

01/24/2024

DATE

LAW OFFICE OF  
**BRUNO V. GIOFFRE, JR., PLLC**

707 WESTCHESTER AVENUE, SUITE 305-A  
WHITE PLAINS, NEW YORK 10604

Admitted in NY, CT & FL

TELEPHONE (914) 481-8900  
FACSIMILE (914) 481-8905  
bruno@bgioffrelaw.com

Manhattan Community Board

RECEIVED  
Date: 1/11/24  
Time:  
By: Nelly Gonzalez

January 10, 2024

***Via Overnight Mail***

Liquor License Committee  
Manhattan Community Board No. 4  
424 West 33<sup>rd</sup> Street, Suite 580  
New York, New York 10001

Re: Notice to Community Board of Application for  
On-Premises Liquor License for Tippclare LLC -  
506 9<sup>th</sup> Ave, New York, NY 10018

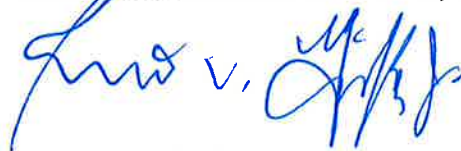
Liquor License Committee:

On behalf of our client, Tippclare LLC dba D.B. Cooper, we hereby notify you pursuant to Alcohol Beverage Control Law, Sections 64, Subdivision 2a and 99D, that our client intends to file an application for an On-Premises Liquor License at 506 9<sup>th</sup> Avenue, New York, NY 10018 with the New York State Liquor Authority ("SLA"). Enclosed herewith is a completed SLA standardized 30-day notice form.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Law Office of Bruno V. Gioffre, Jr., PLLC



Bruno V. Gioffre, Jr., Esq.

### 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  Temporary Retail Permit  Removal  
 Class Change  Method of Operation  Corporate Change  Renewal  Alteration

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): \_\_\_\_\_









## STARTERS

WARM PRETZEL BITES	11
GOATS CHEESE BRUSCHETTA	10.5
D.B. COOPER'S WINGS	13
HOT HONEY CHICKEN TENDERS	10.5
BUFFALO CHICKEN SPRING ROLLS	11
STREET TACOS	12

## ENTREES

### SMASHBURGER 15.5

TOPPED WITH AMERICAN CHEESE, LETTUCE, TOMATO, PICKLES, AND SPECIAL SAUCE ON A TOASTED BRIOCHE BUN. SERVED WITH SEASONED FRIES.

### TERIYAKI GLAZED SALMON 18.5

GRILLED SALMON FILLET GLAZED WITH TERIYAKI SAUCE, SERVED WITH JASMINE RICE AND STIR-FRIED VEGETABLES

### GUINNESS-BRAISED SHORT RIBS 20

SHORT RIBS SLOW-BRAISED IN GUINNESS BEER AND SERVED WITH CREAMY MASHED POTATOES AND ROASTED ROOT VEGETABLES

### GLAWAY BAY FISH & CHIPS 16.5

FRESH COD COATED IN A LIGHT BEER BATTER, SERVED WITH HAND-CUT FRIES, TARTAR SAUCE, AND MALT VINEGAR

## SALADS

### SMOKED SALMON AND AVOCADO BOWL 12.5

SMOKED SALMON, AVOCADO SLICES, CUCUMBER RIBBONS, WATERCRESS, AND A DILL-INFUSED LEMON VINAIGRETTE

### ASIAN-INSPIRED SESAME 11.5

#### TOFU SALAD

A CRISP AND FRESH SUMMER SALAD WITH SEASONAL GREENS AND BERRIES

### ROASTED BEET AND GOAT CHEESE SALAD 13

ROASTED BEETS, CREAMY GOAT CHEESE, CANDIED WALNUTS, AND ARUGULA TOSSED IN A BALSAMIC REDUCTION

### MANGO, QUINOA, AND ARUGULA SALAD 12.5

RIPE MANGO CHUNKS, TRI-COLOR QUINOA, ARUGULA, AND SLICED CUCUMBER TOSSED IN A CILANTRO-LIME VINAIGRETTE. TOPPED WITH GRILLED SHRIMP AND TOASTED COCONUT FLAKES

## DESSERT

### ESPRESSO AFFOGATO 7.45

### CHOCOLATE MOUSSE 7.45

### PEACH CHEESECAKE 7.45

### CREME BRULEEE 7.45

## NON-ALCOHOLIC DRINKS

### SPARKLING WATER 3

### SODA 3

### COFFEE 2.5

### TEA 2



## BOTTLED BEER

CORONA EXTRA	7
BUDWEISER	7
HEINKEN	7
AMSTEL LIGHT	7
COORS LIGHT	7
MILLER LIGHT	7
MICHELOB ULTRA	7
PACIFICO	7
ASAHI	8
CORONA LIGHT	7
PERONI	8

## DRAFT

GUINNESS	9
BLUE MOON	8
SAM ADAMS	8
COORS LIGHT	7
JUICE BOMB	8
CAPTAIN LAWRENCE	8

## RED WINE

JOSH CABERNET	12
CRUSHER MERLOT	11
MONTIPLUCIANO D'ABRUZZO	12
PORTILLO MALBEC	12
DARK HORSE PINOT NOIR	11

## WHITE WINE

MUSSEL BAY SAV BLANC	14
YELLOW TAIL SAV BLANC	12
VIANO PINOT GRIGIO	12
FOSSIL BAY CHARDONNAY	12
PONTELLON ALBARINO	12

## COCKTAILS

PORNSTAR MARTINI	14
• VANILLA VODKA, PASSIONFRUIT LIQUOR, PINEAPPLE JUICE, LIME AND PROSECCO	
ESPRESSO MARTINI	15
• VANILLA VODKA, FRESH ESPRESSO, COFFEE LIQUOR AND BAILEYS	
WHISKEY SOUR	14
• TULLAMORE DEW XO, FRESH LEMON JUICE, SIMPLE SYRUP AND BITTERS	
OLD FASHIONED	15
• BULLEIT BUORBON, BROWN SUGAR, BITTERS	
MARGARITA	13
• DON JULIO BLANCO TEQUILA, TRIPLE SEC, LIME AND SOUR MIX	
MOSCOW MULE	12
• ABSOLUT VODKA, FRESH LIME JUICE AND GINGER BEER	
GIN BRAMBLE	13
• GUNPOWDER IRISH GIN, BLACKBERRY PUREE, LIME JUICE, PROSECCO	

## OTHERS

TWISTED TEA	7
HIGH NOONS	9
WHITE CLAWS	8
PROSECCO	11

Crop





6:12

73



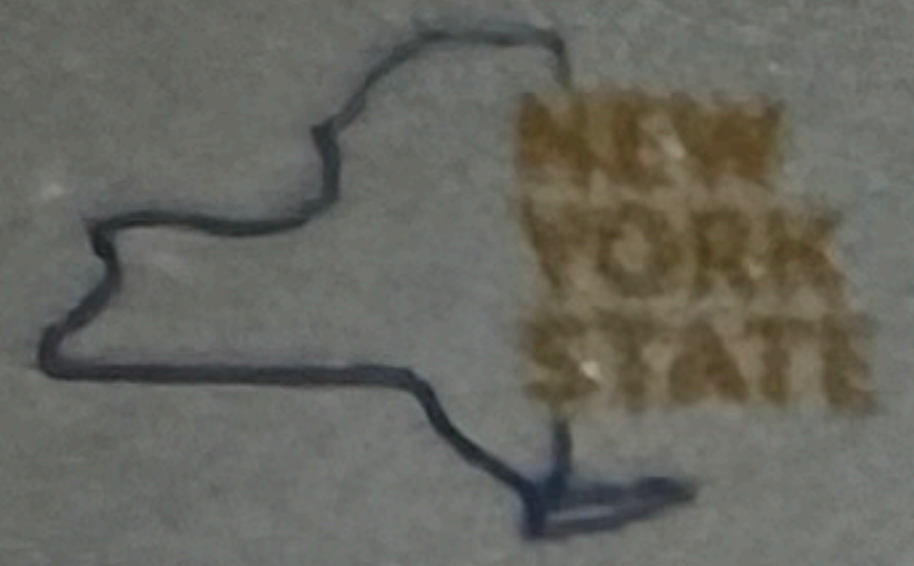
Done



**506 Ninth Ave**



Address · [Garment District, Manhattan](#)



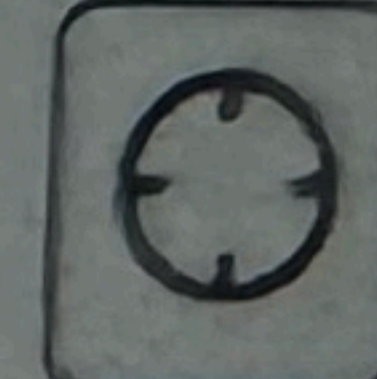
# NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

506 9th avenue, New York ny



Show results within (Feet)

500

0

1500

## < Active Licenses

(33)

TAMBURI TRATTORIA LTD | Active

403.65 ft

AIYARA THAI INC | Active

407.3 ft

BLUE RUIN INC | Active

412.45 ft

AMSTERWINE.COM INC | Active

BLUE RUIN INC | Active 412.45 ft

428 ft

9TH AVE DELI & GROCERY INC | Active

443.96 ft

COEXIST GAMING LLC | Active

462.37 ft

TOP ONE TOP INC | Active

469.7 ft

CAMAPA LTD | Active

494.36 ft

Search by Lic ID, Ser#, Name, City, Zip, ...

Expy



# NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

## Search By Proximity

Search for an address or locate on map

✕ 🔍 🔄 📍

Show results within (Feet)



### < Active Licenses

(33)

39TH STREET WINE INC   Active	387.49 ft
TAMBURI TRATTORIA LTD   Active	403.65 ft
AIYARA THAI INC   Active	407.3 ft
BLUE RUIN INC   Active	412.45 ft
AMSTERWINE.COM INC   Active	428 ft
9TH AVE DELI & GROCERY INC   Active	443.96 ft
COEXIST GAMING LLC   Active	462.37 ft
TOP ONE TOP INC   Active	469.7 ft

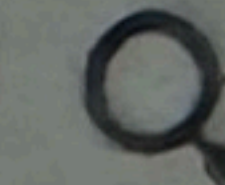
Search by Lic ID, Ser#, Name, City, Zip, ...

Map navigation controls: +, -, Home, Location Pin

Search By Proximity

Search for an address or locate on map

506 9th avenue, New York ny



Show results within (Feet)

500

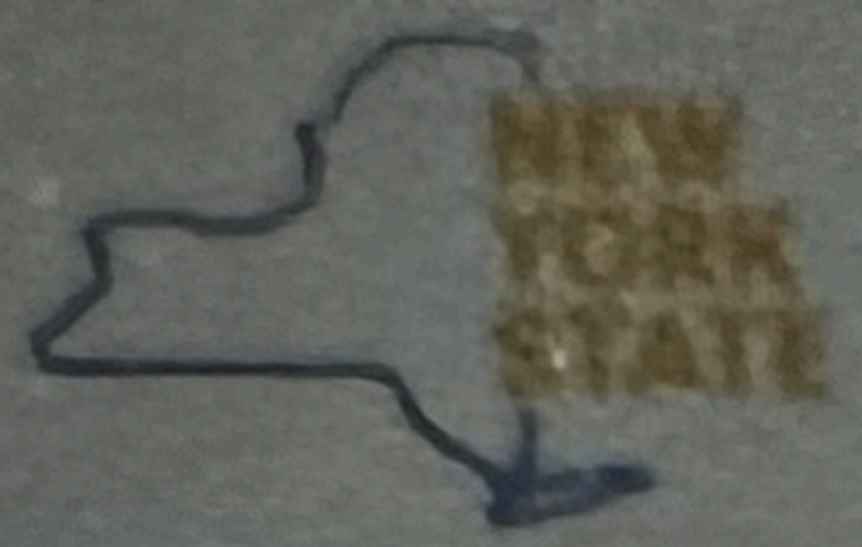


< Active Licenses (33)

NEW YORK SMOKE SHOP INC   Active	318.51 ft
NINTH AVENUE GROCERY INC   Active	323.29 ft
CAA 536 9TH AVENUE CORP   Active	332.29 ft
HELLS KITCHEN DELI FOOD CORP   Active	354.44 ft
TRATTORIA PESCE PASTA RESTAURANT CORP   Active	378.12 ft
NYHK W 40 LLC/346 W 40TH ST RESTAURANT LLC & B HO   Active	379.61 ft
THEORY LOUNGE LLC   Active	387.4 ft
THEORY LOUNGE LLC   Active	387.4 ft

Search by Lic ID, Ser#, Name, City, Zip, ...





# NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

## Search By Proximity

Search for an address or locate on map

506 9th avenue, New York ny



Show results within (Feet)

500



### < Active Licenses

(33)

542 TACO LLC | Active

200.32 ft

NY 39TH ST LLC, NY 39TH ST OPRTG TENANT LLC&TB2-39 | Active

202.71 ft

39 & 9TH GROCERY INC | Active

221.62 ft

NITTI GROUP INC, THE | Active

229.98 ft

SHRIPADA CORP | Active

244.29 ft

NEW EAST WEST GROCERY INC | Active

279.67 ft



HUDSON YARDS WINES & SPIRITS INC | Active

NEW EAST WEST GROCERY INC | Active 279.67 ft

284.05 ft

ZOCCOLA LLC | Active

297.05 ft

Search by Lic ID, Ser#, Name, City, Zip, ...

Search By Proximity

Search for an address or locate on map

506 9th avenue, New York ny



Show results within (Feet)

500



< Active Licenses

(33)

WALKINSTOWN INC | Active

60.68 ft

IL PUNTO RISTORANTE LLC | Active

68.51 ft

511 9TH COMMERCIAL LLC | Active

76.29 ft

522 9TH AVENUE FOOD CORP | Active

122.33 ft

QUADRUM 38 F&B LLC & GG W38 LLC | Active

171.61 ft

SB TAVERN LLC | Active

183.61 ft

CHI RESTAURANT & BAR INC | Active

196.69 ft

OTANI INC | Active

196.82 ft

Search by Lic ID, Ser#, Name, City, Zip, ...

Date: 02.23.2024

506 9<sup>th</sup> Avenue

New York, NY 10018

ACOUSTICAL ASSESSMENT REPORT

Prepared for:

DB COOPERS

506 9<sup>th</sup> Avenue

New York, NY 10018

Table of Contents

Introduction .....	1
NYC Noise Code Excerpts .....	2
Assessment .....	3
Conclusion .....	4

## INTRODUCTION:

This report pertains to the evaluation of the Irish sports bar situated at 506 9th Avenue, New York, NY, with the specific objective of ascertaining the potential for noise propagation from the bar area into adjacent apartments or public areas. The assessment methodology was centered around identifying potential acoustic vulnerabilities, particularly focusing on noise transmission through structural elements such as doors, glazing, and the ceiling configuration that delineates the bar premises from the residential units located above.

Methodology: Sound levels were measured using a TE017 Digital Sound Level Meter, with a frequency response of 31.5 HZ-8.0KHZ and a time constant of 0.125 seconds for environmental noise measurements.

The recordings were measured in decibels. The decibel is a unit used to measure the intensity of a sound or the power level of an electrical signal by comparing it with a given level on a logarithmic scale.

(in general use) a degree of loudness.

Definitions: Source: NYC American legal – NYC Administrative Code

- Decibels (dB) - The unit of measurement for sound levels.
- The Department of Environmental Protection generally uses dB(A) levels which mimic human hearing. Sometimes DEP measures low frequency noise as well.
- Ambient noise - The all-encompassing noise associated with a given environment, usually a combination of sounds from many sources near and far; all must be accounted for when taking sound readings of a particular source.
- Unreasonable noise - Any excessive or unusually loud sound that disturbs the peace, injures or endangers health or safety, or which causes injury to plant or animal life, or damage to property or business.
- Sound Meter - A mechanism that detects and measures sound.
- Impulsive sound is sound that is of short duration, where each peak of sound lasts 2 seconds or less. The sound is characterized by abrupt onset and rapid decay. As used in this code, the term impulsive sound shall not include music.

## ASSESSMENT:

A comprehensive analysis was carried out to investigate the acoustical transmission characteristics of the Irish Sports bar situated at 506 9th Avenue, New York, NY. The primary emphasis of the study was on quantifying the acoustical levels within the premises and evaluating the potential for noise transmission and intrusion through vulnerable points, including doors, glazing, and the ceiling structure that acts as a barrier between the bar area and the residential units located above.

In order to replicate typical operational conditions, all sources of noise, encompassing potential patron-generated noise, were activated for the duration of the assessment. The volume levels of all noise sources were adjusted to 70dB and 80dB, and sustained at these levels throughout the entirety of the evaluation period.

The ceiling space has recently been soundproofed using several materials and techniques to minimize the transmission of sound. Specifically, a ½ inch layer of soundproof BP natural wood board was installed, followed by two layers of 5/8 inch sheetrock. In addition, 8 inches of high-density insulation was tightly tucked between the wood joists of the floor above. These materials and their arrangement serve to absorb, block, and dissipate sound waves, thereby reducing the level of sound that can pass through the ceiling. The tin ceiling tiles within the space may also contribute to sound dampening.

The baseline noise levels in the bar space were determined through a series of sound tests, both with and without the presence of noise sources.

When the noise sources were activated, sound levels were measured at varying distances from the sources. In particular, the sound levels at a distance of 3 feet from the sources ranged from 67 to 87 decibels (dB). These measurements provide a quantitative understanding of the ambient and peak noise levels present in the bar environment, helping to inform efforts to mitigate and manage sound transmission within this space.

During the assessment, sound levels were measured at specific locations within the building to evaluate the impact of noise on occupants. Measurements were taken at the building entrance corridor and the secondary means of egress, which was accessed through the bar's kitchen. The results indicated that sound levels ranged from 38 decibels (dB) to 42 dB at the second egress door and from 45 dB to 55 dB at the building's entrance door. These measurements provide valuable data on the ambient noise levels present in different areas of the building, which can inform decisions regarding noise control measures and the overall acoustic design of the space.

A subsequent evaluation was carried out in apartment 2RS, situated directly above the bar area. Despite the lack of discernible noise transmission from the bar, the ambient noise levels within the apartment were notably influenced by external sources, particularly street noise that permeated through the windows and surrounding environment. The recorded baseline noise levels within the apartment varied between 55 decibels (dB) and 58 dB. This data highlights the complex interplay between internal and external noise sources, underscoring the need for comprehensive noise mitigation strategies to enhance the overall acoustic environment within the dwelling.

NYC NOISE CODE EXCERPTS

Sound levels vary depending on one's distance from the noise source. Below are some frequently heard sounds and their approximate decibel levels at common distances from the noise source. When designated as "dB(A)," as seen below, the measurement is weighted in the "A" scale to simulate human hearing.

Whisper .....	30 dB(A)
Normal Conversation/Laughter .....	50 – 65 dB(A)
Vacuum Cleaner at 10 feet .....	70 dB(A)
Washing Machine/Dishwasher .....	78 dB(A)
Midtown Manhattan Traffic Noise .....	70 – 85 dB(A)
Motorcycle .....	88 dB(A)
Lawnmower .....	85 – 90 dB(A)
Train .....	100 dB(A)
Jackhammer/Power Saw .....	110 dB(A)
Thunderclap .....	120 dB(A)
Stereo/Boom Box .....	110 – 120 dB(A)
Nearby Jet Takeoff .....	130 dB(A)

Commercial establishments that play music must limit the level of unreasonable or disturbing noise that escapes into the streets or is heard in nearby residences by requiring that sounds levels may not exceed:

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

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

Date: 02.23.2024

sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).

### CONCLUSION

Following the analysis of the assessment data and adherence to the regulations outlined in the NYC Noise Code, it is evident that there are no discernible instances of direct or indirect noise infiltrations into the adjacent apartments, entrance corridor, or staircase resulting from the noise emanating from the bar. The containment of noise emissions within the confines of the bar area is in compliance with the regulations. It is imperative to highlight that the primary sources of noise interference within the premises originate from external sources such as street noise and noise transference from neighboring apartments, which surpass other ambient noise influences in the vicinity. This observation underscores the necessity of implementing targeted noise mitigation strategies to address the predominant noise sources and enhance the overall acoustic environment within the building.

Disclaimer: The opinions presented in the Report are the professional judgment of Startech Engineering at the time of issuance, based on the specified readings and parameters outlined in the Report. These opinions are contingent upon the conditions and information available at the time of assessment, and do not consider any subsequent modifications. The scope of the Report is restricted to the specific circumstances for which Startech Engineering was engaged and the designated purpose for which the Report was generated. Startech Engineering while exercising customary due diligence, assumes no liability for errors or omissions. Although the Report may be shared with relevant authorities and parties for whom the Client is accountable, Startech Engineering does not warrant the information provided.

End of Report