

# Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b> CE Ink 48 Owner LLC & Rebel Hotel Company NY, LLC, as mgr		<b>DOING BUSINESS AS (DBA)</b> The Ink 48 Hotel	
<b>STREET ADDRESS</b> 653 11th Avenue		<b>CROSS STREETS</b> Between W 48th St & W 49th St	<b>ZIP CODE</b> 10036
<b>Applicant</b> <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	<b>NAME:</b> Josh Roshanzamir	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Max Bookman, Esq, Pesetsky & Bookman, PC
	<b>PHONE:</b> 310-918-2808		<b>PHONE:</b> (212) 513-1988
	<b>EMAIL:</b> joshua@capstoneeq.com		<b>EMAIL:</b> max@pb.law; johana@pb.law
<b>MANAGER</b>	<b>NAME:</b> Rebel Hotel Company NY, LLC	<b>LANDLORD</b>	<b>NAME:</b> BSREP III 653 Hotel TRS LLC
	<b>PHONE:</b>		<b>PHONE:</b> 212-757-0088
	<b>EMAIL:</b>		<b>EMAIL:</b>

<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	YES	<input checked="" type="checkbox"/> <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</b> <b>Change/Class Change/Method of Operation Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	<input type="checkbox"/> <b>NO</b>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		

<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider	<input type="checkbox"/> Beer & Cider	<input type="checkbox"/> Wine/Beer & Cider
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment		
	<input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		

Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	<input checked="" type="checkbox"/> <b>NO</b>	No, plan to file with SLA after CB meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	500 ft diagram attached
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	YES	<input checked="" type="checkbox"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>	

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Indoors</b>	Operates 24 hours	Operates 24 hours	Operates 24 hours	Operates 24 hours	Operates 24 hours	Operates 24 hours	Operates 24 hours
	<b>Outdoors</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>Kitchen</b>	6:30am - 10:30pm	6:30am - 10:30pm	6:30am - 10:30pm	6:30am - 10:30pm	6:30am - 10:30pm	6:30am - 10:30pm	6:30am - 10:30pm
	<b>Music (indoors)</b>	In hotel lobby only 24 hours	In hotel lobby only 24 hours	In hotel lobby only 24 hours	In hotel lobby only 24 hours	In hotel lobby only 24 hours	In hotel lobby only 24 hours	In hotel lobby only 24 hours

If yes, what type(s)?  
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

**OCCUPANCY**

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (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>	399; Hotel only; excluding restaurant space	880*					
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>DOT Dining Out: Sidewalk Cafe</b>			N/A	N/A			
<b>DOT Dining Out: Roadway</b>			N/A	N/A			

\* includes occ. of guest rooms which is not included in C of O Max. 2.5 p x 222 rooms

How frequently will the owner(s) be at the establishment?

As needed, but the premises will be operated on a day-to-day basis by the management company.

Will there be dancing?

YES

NO

Only for occasional private events and in the banquet hall area.

Will applicant have bottle or table service for alcohol beverages other than wine?

YES

NO

Will applicant be hosting private promotional or corporate events?

YES

NO

Will outside promoters be used on a regular basis? If yes, please describe.

YES

NO

Will applicant have a security plan? If yes, please attach.

YES

NO

Will security plan be implemented?

YES

NO

Will State certified security personnel be used?

YES

NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES

NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES

NO

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES

NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A		
Where will applicant store its garbage containers when not in use?	Secured bins at loading dock area		
Where will applicant lay out garbage containers and at what time?	Loading Dock Area		

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	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
What is the zoning designation for this location?	M2-4; CL		

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	See Community Outreach Attached	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	8/20/2024		
Where did applicant post the notice that was provided?	Front Entrance		
Please provide dates when applicant met with the groups listed above.	9/3/2024		
Who was your contact person at each group you met with?	Elke Fears, West 47th/48th Streets Block Association		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Jeff Baltzer; 240-750-9770
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

**MULTIPLE SPACES/FLOORS 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

**BUILDING DESIGN**

State the name and type of business previously located in the space.	NAME: INK 48; TYPE: HOTEL		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	BSREP III 653 HOTEL TRS. BSREP III 653 HOTEL LLC & MCR INK48 PRPTY MNGMT LLC, DBA: INK48 HOTEL
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="checkbox"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input type="checkbox"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input type="checkbox"/> NO	N/A - soundproofing already installed; background music played only in Hotel Lobby at levels conducive to conversation.
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	YES	<input type="checkbox"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Restaurant has canopies that extend partially over the sidewalk, for aesthetics and prevent sunglare through the windows into restaurant space
Where will the air conditioner be located? What type is it?	There are individual heat pump units in each guest room and public spaces.		
When was the air conditioner installed?	2008/2009		

**OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	N/A*
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. 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 prohibit patrons from drinking in any outdoor space(s)?	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	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

\*No outdoor space open to the public. Terrace for Penthouse Guest room only.

<b>DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK</b>			
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	N/A
<b>If you answered no to the question above, jump to the next page</b>			N/A
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	N/A
Will applicant respect trees and tree pits and insure the health of the tree?	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 prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	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	N/A
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	N/A
Will applicant agree not to use propane heaters?	YES	NO	N/A
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	N/A
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	N/A
Will the sidewalk seating have a platform?	YES	NO	N/A
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	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	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 closes obstruction including construction barricades?			N/A

**DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY**

Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	N/A
<b>If you answered no to the question above, jump to the next page</b>			N/A
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	N/A
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	N/A
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	N/A
Will the electric wires be brought over at the roof level?	YES	NO	N/A
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	N/A
Will there be no music or amplifies sound in any outdoor seating, as per law?	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 applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	N/A
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	N/A
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
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	N/A
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	N/A
Will applicant agree not to use propane heaters?	YES	NO	N/A
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A



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




*To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.*

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

***To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.***


<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its  October 1, 2024 full board meeting, with 38 members voting  in favor of the recommendation, 0 members opposed, 0  members abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part  of the method of operation</p> <p><input type="checkbox"/> Denial    <input type="checkbox"/> Approval</p>
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**MCB4 REPRESENTATIVES**

 <b>Nelly Gonzalez</b> <i>MCB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>MCB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <i>MCB4 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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>Joshua Roshanzamir</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <b>SIGNATURE OF APPLICANT</b>	<p>8/27/2024</p> <p><b>DATE</b></p>
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<b>OWNER</b> HORIZEN 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>OPERATOR</b> KIMPTON HOTELS 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>ARCHITECT OF RECORD</b> CARLOS ZAPATA STUDIO 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>ARCHITECT OF RECORD</b> rockwellgroup 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>STRUCTURAL ENGINEER</b> LERA 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>MECHANICAL ENGINEER</b> AMG 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>ELECTRICAL ENGINEER</b> Focus Lighting, Inc. 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>TELECOMMUNICATIONS CONSULTANT</b> Strategic Technology Services 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000	<b>GENERAL CONTRACTOR</b> PANTLOCK 1000 Avenue of the Americas New York, NY 10020 Tel: 212 512 2000
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**GENERAL CONSTRUCTION NOTES:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND ENGINEERS.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN EXISTING CONDITIONS UNLESS OTHERWISE NOTED.

7. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS.

8. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS.

9. ALL MECHANICAL, ELECTRICAL, AND TELECOMMUNICATIONS WORK SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE ENGINEER'S REQUIREMENTS.

10. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

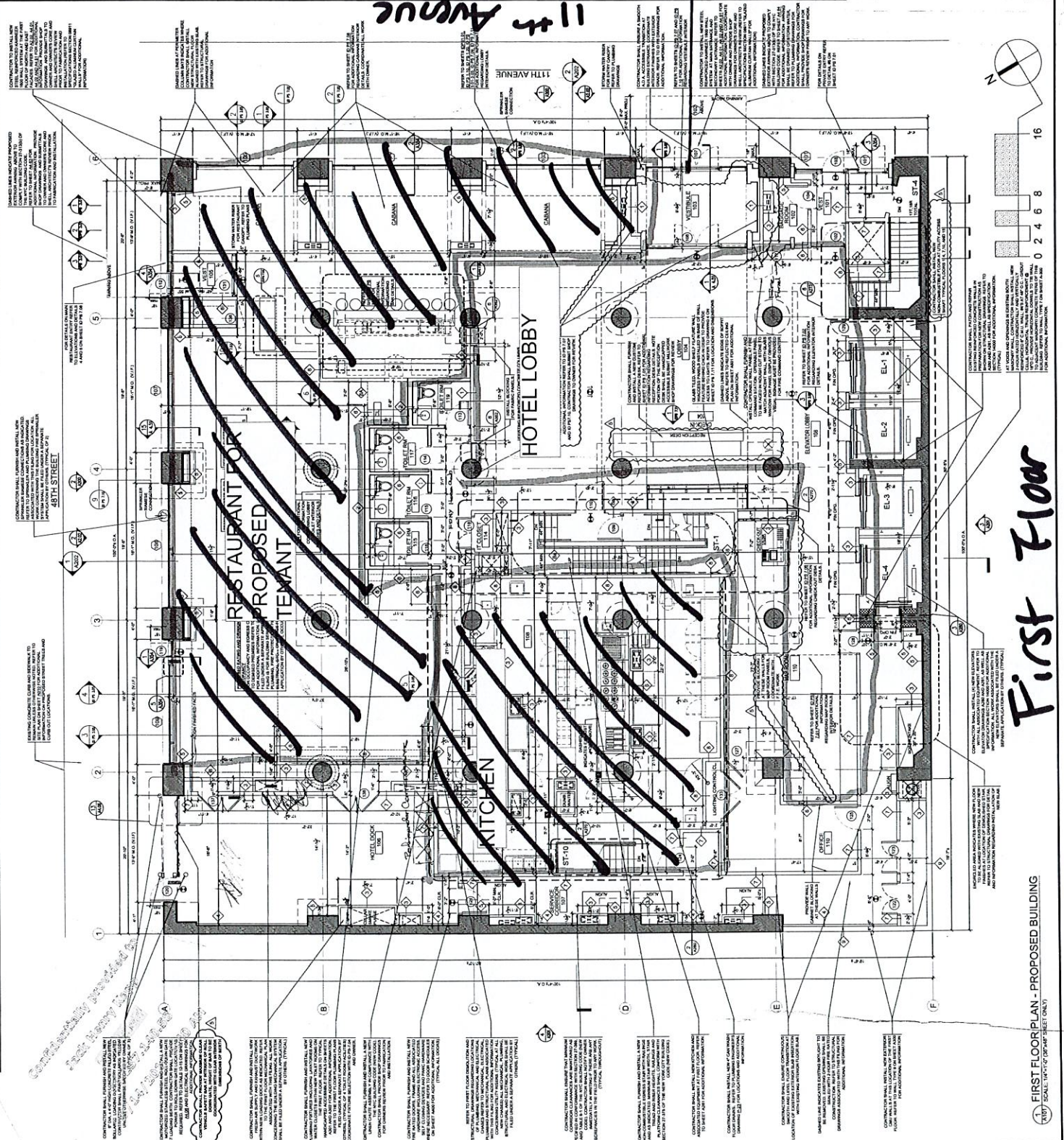
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURE.

13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

14. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.

15. ALL SAFETY PRECAUTIONS SHALL BE STRICTLY ENFORCED AT ALL TIMES.

16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S AND ENGINEERS' REQUIREMENTS.



**First Floor**

**FIRST FLOOR PLAN - PROPOSED BUILDING**  
SCALE: 1/8" = 1'-0" (SEE SHEET ONLY)

**PROPOSED BUILDING**  
FIRST FLOOR PLAN  
ROCKWELL HOTEL  
650 11th Avenue  
New York, NY 10038

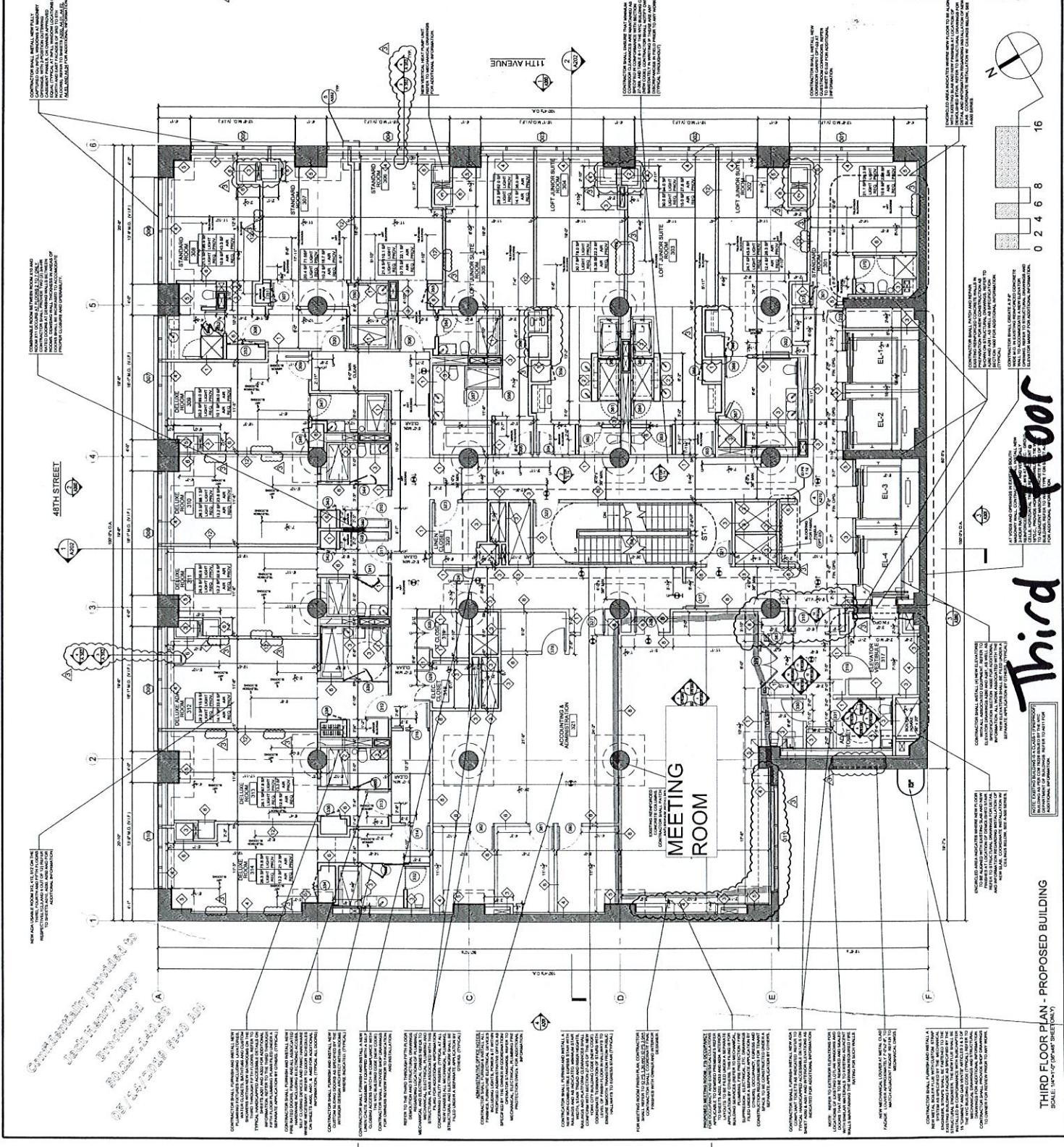
**A101**



<b>OWNER</b> HORIZEN 659 11th Avenue New York, NY 10036 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>OPERATOR</b> KIMPTON HOTELS 659 11th Avenue New York, NY 10036 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>ARCHITECT OF RECORD</b> CARLOS ZAPATO STUDIO 7-11 2nd Avenue New York, NY 10003 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>MECHANICAL ENGINEER</b> rockwellgroup 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>STRUCTURAL ENGINEER</b> LERA 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>ELECTRICAL ENGINEER</b> THE E.S. ENGINEERS 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>MECHANICAL ENGINEER</b> AMSC 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>LIGHTING CONSULTANT</b> Focus Lighting, Inc. 200 West 134th Street New York, NY 10027 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>TELECOM CONSULTANT</b> Strategic Technology Services 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101	<b>GENERAL CONTRACTOR</b> PLANTLOCK 100 West 42nd Street New York, NY 10018 Tel: (212) 692-1100 Fax: (212) 692-1101
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**GENERAL CONSTRUCTION NOTES:**

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**THIRD FLOOR PLAN - PROPOSED BUILDING**  
SCALE: 1/8" = 1'-0" (3/32" = 1'-0")





<b>OWNER</b> <b>HORIZEN</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>OPERATOR</b> <b>KIMPTON HOTELS</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>ARCHITECT OF RECORD</b> <b>BLM+A</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>BUILDING DESIGN ARCHITECT</b> <b>CARLOS ZAPATA STUDIO</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>INTERIOR DESIGN ARCHITECT</b> <b>rockwellgroup</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>STRUCTURAL ENGINEER</b> <b>LERA</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>M.P.S. ENGINEER</b> <b>AMG</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>LIGHTING CONSULTANT</b> <b>Focus Lighting, Inc.</b> 225 West 104th Street New York, NY 10025 (212) 512-1000	<b>TELECOM CONSULTANT</b> <b>Strategic Technology Services</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>SEIZE LOG</b> 110 West 11th Street New York, NY 10036 (212) 512-1000	<b>PROPOSED BUILDING</b> <b>FIFTH FLOOR PLAN</b> 110 West 11th Street New York, NY 10036	<b>PROJECT NO.</b> A105 <b>DATE</b> 05/11/16 <b>SCALE</b> AS SHOWN
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**GENERAL CONSTRUCTION NOTES:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY.

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

3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DOB AND DEC.

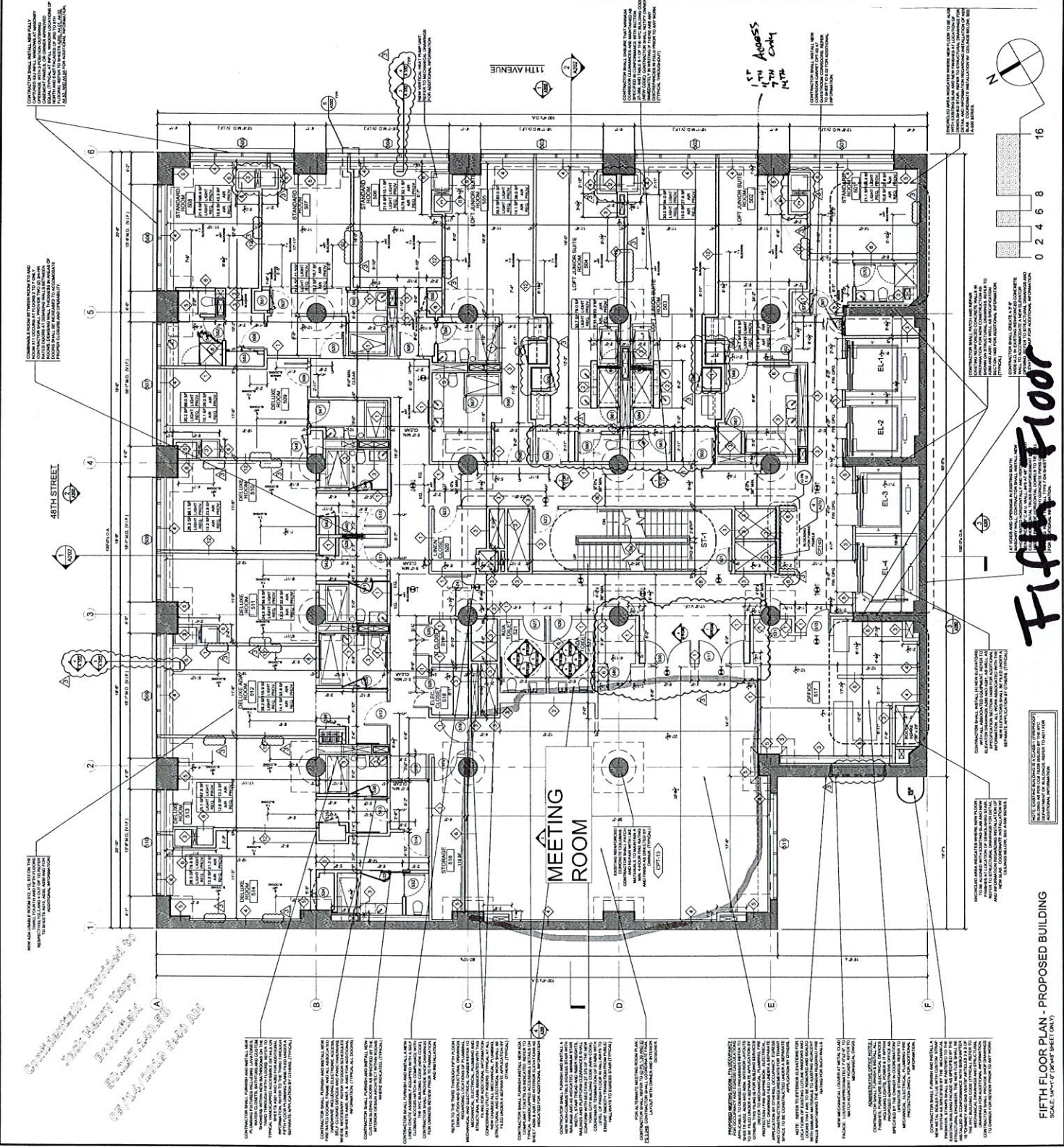
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE PROTECTED FROM WEATHER AND DAMAGE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

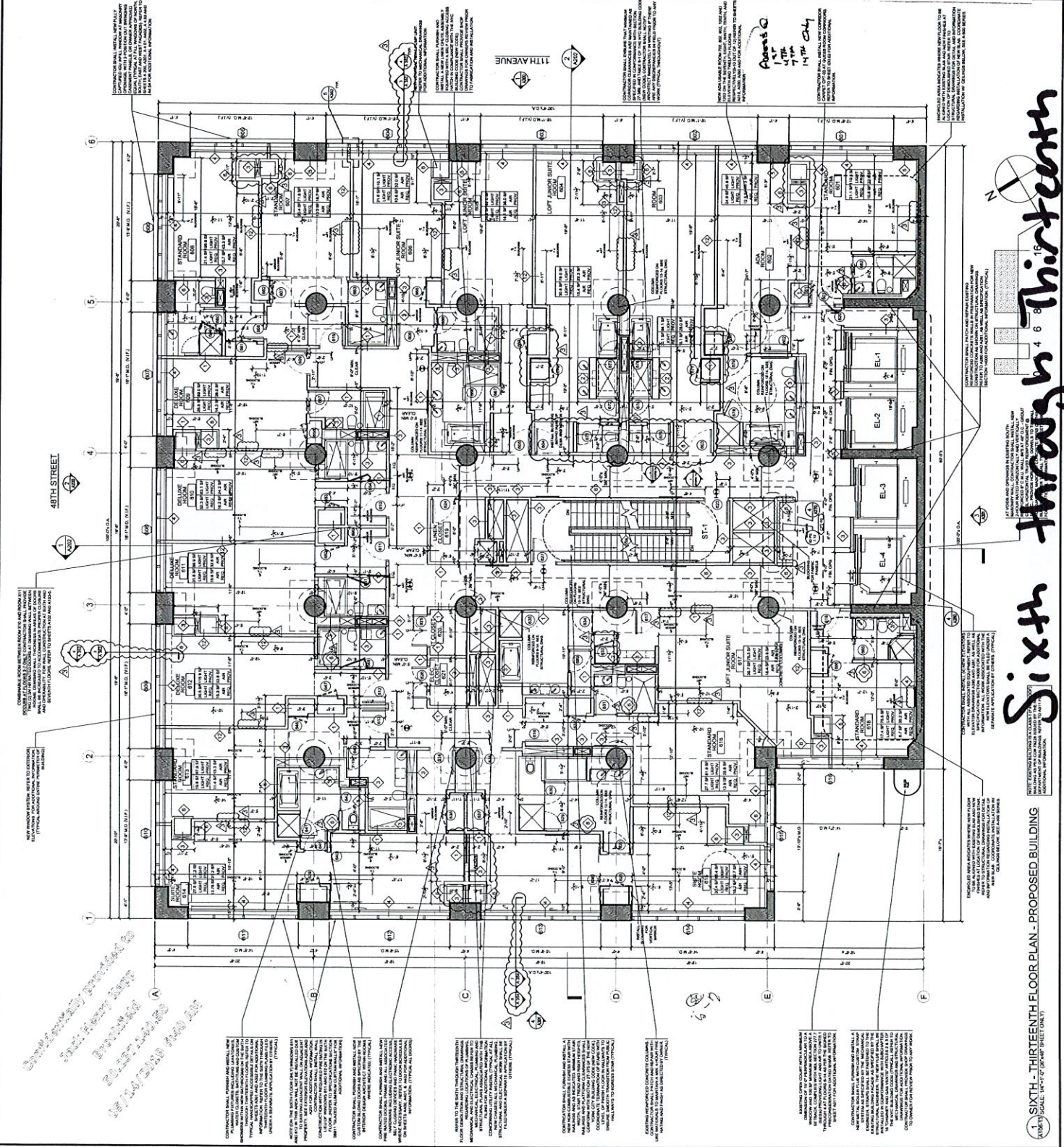


**FIFTH FLOOR PLAN - PROPOSED BUILDING**  
 SCALE: 1/4" = 1'-0" (SHEET ONLY)

<b>OWNER</b> <b>HORIZEN</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>CONTRACTOR</b> <b>KIMPTON HOTELS</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>ARCHITECT OF RECORD</b> <b>MAIN-A</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>BUILDING DESIGN ARCHITECT</b> <b>CARLOS ZAPATO STUDIO</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>INTERIOR DESIGN ARCHITECT</b> <b>rockwellgroup</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>STRUCTURAL ENGINEER</b> <b>LERA</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>M.E.P. ENGINEER</b> <b>AMC</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>LEEDING CONSULTANT</b> <b>Focus Lighting, Inc.</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>TELECOM CONSULTANT</b> <b>Strategic Technology Services</b> 100 West 11th Street New York, NY 10011 (212) 486-7300	<b>ENGINEER</b> <b>FLINTLOCK</b> 100 West 11th Street New York, NY 10011 (212) 486-7300
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**GENERAL CONSTRUCTION NOTES**

1. REFER TO ALL DRAWINGS FOR MATERIALS, FINISHES, AND DIMENSIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN INDICATED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
14. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



THESE ARCHITECTURAL AS-BUILT DRAWINGS REFLECT AS-BUILT CONDITIONS THAT MAY VARY FROM THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

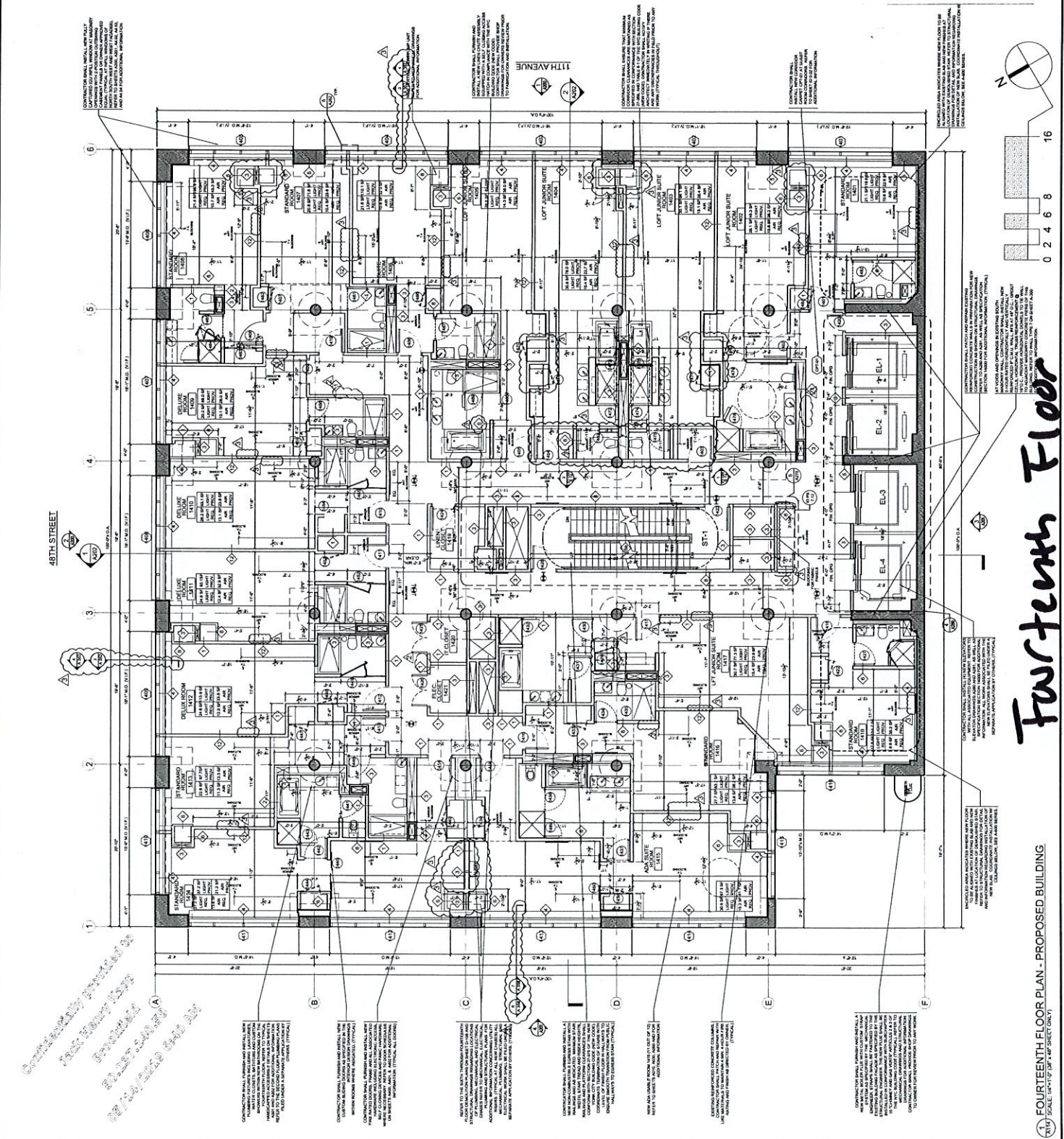
# Sixth - Thirteenth Floor Plan - Proposed Building

<b>OWNER</b> <b>HORIZEN</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>OPERATOR</b> <b>KIMPTON HOTELS</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>ARCHITECT OF RECORD</b> <b>MJM+A</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>BUILDING DESIGN ARCHITECT</b> <b>CARLOS ZAPATO STUDIO</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>INTERIOR DESIGN ARCHITECT</b> <b>rockwellgroup</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>STRUCTURAL ENGINEER</b> <b>LERA</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>M.E.P. ENGINEER</b> <b>AMG</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>LIGHTING CONSULTANT</b> <b>Focus Lighting, Inc.</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>TELECOM IT CONSULTANT</b> <b>Strategic Technology Services</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>LIBRARY LOAD</b> 100 WEST STREET 10TH FLOOR NEW YORK, NY 10036	<b>GENERAL CONTRACTOR NOTES</b> THESE ARCHITECTURAL AS-BUILT DRAWINGS REFLECT AS-BUILT CONDITIONS THAT WE BELIEVE TO BE ACCURATE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS THAT MAY BE FOUND IN THE AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AS-BUILT CONDITIONS AND PROVIDING THE ARCHITECT WITH AS-BUILT DRAWINGS FOR RECORD. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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**PROPOSED FLOOR PLAN**  
**HORIZEN HOTEL**  
 100 WEST STREET  
 NEW YORK, NY 10036

THESE ARCHITECTURAL AS-BUILT DRAWINGS REFLECT AS-BUILT CONDITIONS THAT WE BELIEVE TO BE ACCURATE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS THAT MAY BE FOUND IN THE AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AS-BUILT CONDITIONS AND PROVIDING THE ARCHITECT WITH AS-BUILT DRAWINGS FOR RECORD. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: JAN 13 2016  
 SCALE: 1/8" = 1'-0"



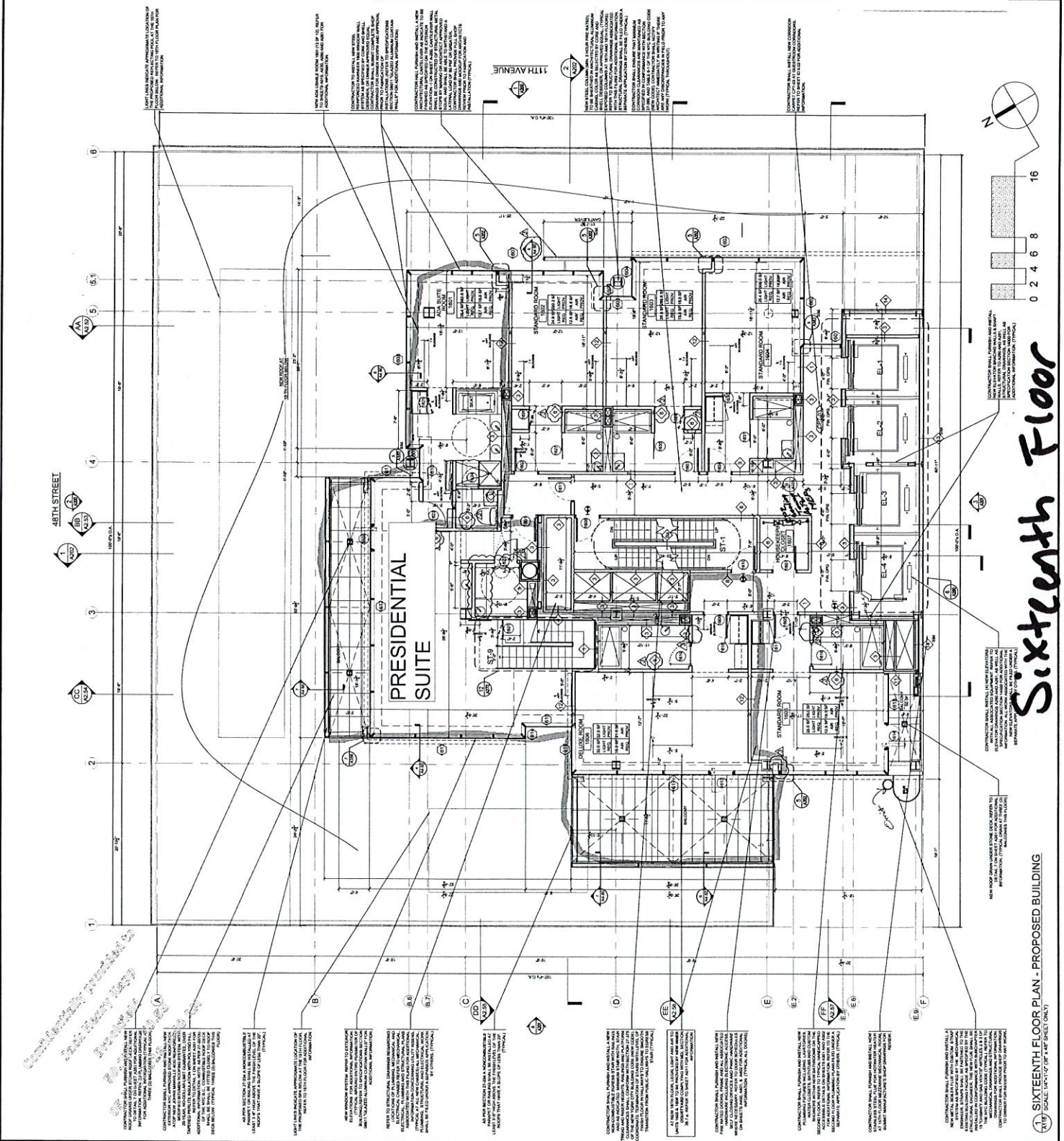
# Fourteenth Floor

FOURTEENTH FLOOR PLAN - PROPOSED BUILDING  
 SCALE: 1/8" = 1'-0" (SHEET ONLY)

<b>OWNER</b> HORIZEN CLUB INC. 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.HORIZENCLUB.COM	<b>OPERATOR</b> KIMPTON HOTELS 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.KIMPTONHOTELS.COM	<b>ARCHITECT OF RECORD</b> CARLOS CAPATZA STUDIO 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.CAPATZASTUDIO.COM	<b>INTERIOR DESIGN ARCHITECT</b> rockwellgroup 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.ROCKWELGROUP.COM	<b>STRUCTURAL ENGINEER</b> LERA 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.LERA.COM	<b>M/E/P ENGINEER</b> AMG 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.AMG-ENGINEERS.COM	<b>LEIGHTING CONSULTANT</b> Focus Lighting, Inc. 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.FOCUSLIGHTING.COM	<b>TELECOM CONSULTANT</b> Strategic Technology Services 100 WEST 11TH STREET NEW YORK, NY 10036 TEL: 212 850 1000 WWW.STS-TELECOM.COM	<b>BASE LOAD</b> NO DATA CONSTRUCTION, NOT FOR PERFORMANCE CONSTRUCTION CONSTRUCTION	<b>THESE DOCUMENTS ARE THE PROPERTY OF HORIZEN CLUB INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF HORIZEN CLUB INC. IS STRICTLY PROHIBITED.</b>	<b>SIXTEENTH FLOOR PLAN - PROPOSED BUILDING</b> NEW YORK, NY 10036 HORIZEN HOTEL 250 W. 11TH STREET	<b>PROJECT NO.</b> 16 <b>DATE</b> 01/11/17 <b>SCALE</b> 1/8" = 1'-0"
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**GENERAL CONSTRUCTION NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE ELECTRICAL CONSTRUCTION CODE (NYSECC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF FIRE PREVENTION AND ALARMS (FDNY) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE FIRE ALARM AND SIGNALING CODE (NYSFASC).
4. FOR PROPOSED ELECTRICAL SYSTEMS REFER TO MECHANICAL, ELECTRICAL, AND TELEPHONE (MET) DRAWINGS.
5. FOR PROPOSED PLUMBING SYSTEMS REFER TO MECHANICAL, ELECTRICAL, AND TELEPHONE (MET) DRAWINGS.
6. FOR PROPOSED MECHANICAL SYSTEMS REFER TO MECHANICAL, ELECTRICAL, AND TELEPHONE (MET) DRAWINGS.
7. FOR PROPOSED TELEPHONE SYSTEMS REFER TO MECHANICAL, ELECTRICAL, AND TELEPHONE (MET) DRAWINGS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DOHMH) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE SANITATION CODE (NYSC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES (DOSS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE SOCIAL SERVICES LAW (NYSSL).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF EDUCATION (DOE) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE EDUCATION LAW (NYSEL).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION (DOCCS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE CORRECTIONS AND COMMUNITY SUPERVISION LAW (NYCCSL).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES (DOSS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE SOCIAL SERVICES LAW (NYSSL).
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF EDUCATION (DOE) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE EDUCATION LAW (NYSEL).
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION (DOCCS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE CORRECTIONS AND COMMUNITY SUPERVISION LAW (NYCCSL).
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES (DOSS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE SOCIAL SERVICES LAW (NYSSL).
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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION (DOCCS) REGULATIONS AND THE LATEST EDITIONS OF THE NEW YORK STATE CORRECTIONS AND COMMUNITY SUPERVISION LAW (NYCCSL).

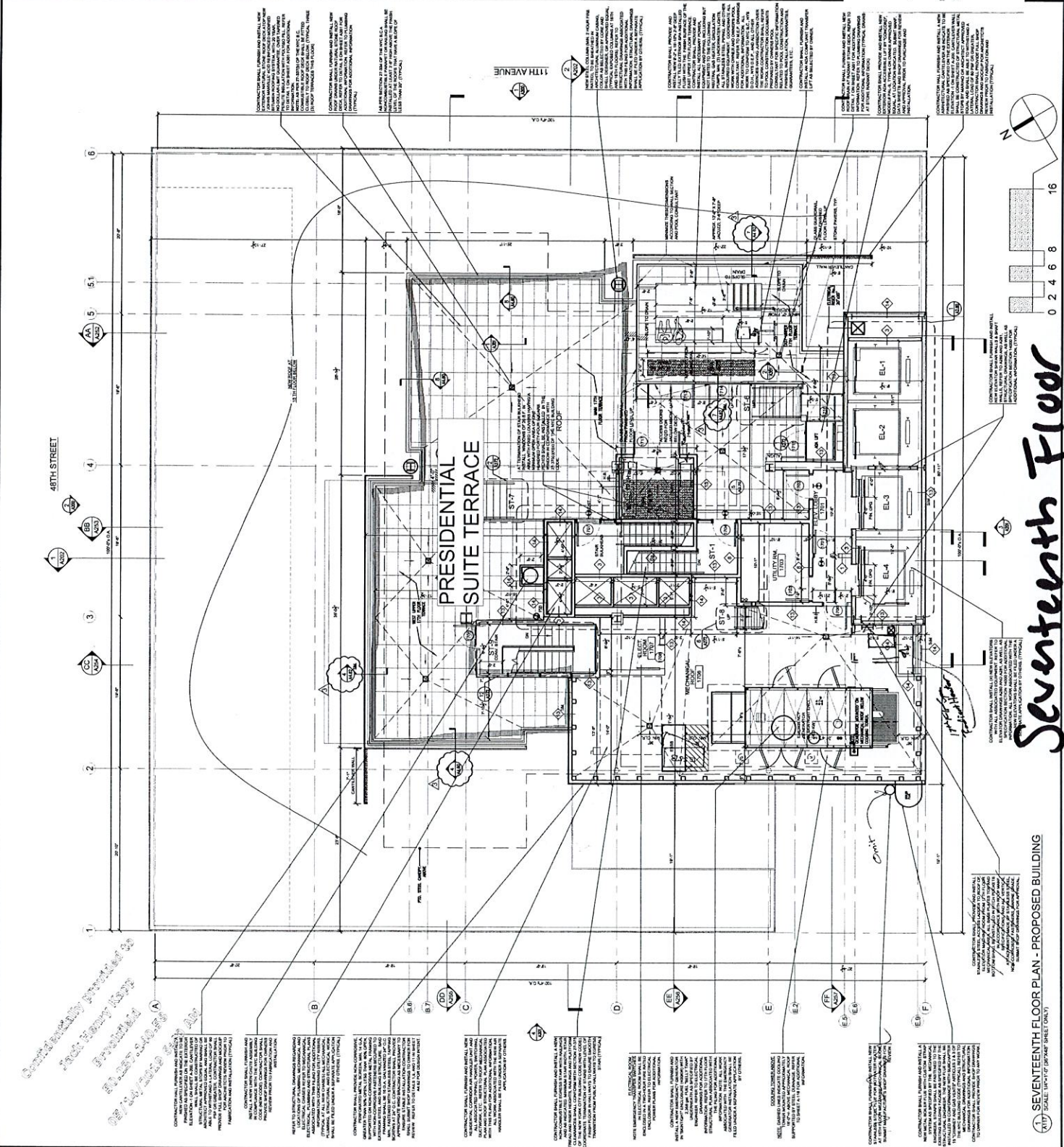


**Sixteenth Floor**

<b>OWNER</b> HORIZEN 6511th Ave New York, NY 10036	<b>OPERATOR</b> KIMPTON HOTELS 6511th Ave New York, NY 10036	<b>ARCHITECT OF RECORD</b> CARLOS ZAPATA STUDIO 111th Ave New York, NY 10036	<b>MECHANICAL ENGINEER</b> rockwellgroup 111th Ave New York, NY 10036	<b>STRUCTURAL ENGINEER</b> LERA 111th Ave New York, NY 10036	<b>M.E.P.E. ENGINEER</b> AMG 111th Ave New York, NY 10036	<b>LIGHTING CONSULTANT</b> Focus Lighting, Inc. 111th Ave New York, NY 10036	<b>TELEPHONE CONSULTANT</b> Strategic Technology Services 111th Ave New York, NY 10036	<b>ENGINEER</b> SERIES LOAD 111th Ave New York, NY 10036	<b>CONTRACTOR</b> 111th Ave New York, NY 10036	<b>DATE</b> 11/17/2017
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**GENERAL CONSTRUCTION NOTES:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
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8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.



# Seventeenth Floor

**(XIV) SEVENTEENTH FLOOR PLAN - PROPOSED BUILDING**  
17TH FLOOR SHEET ONLY

*Contractor shall verify all dimensions and conditions of existing structure and utilities prior to construction.*

*CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.*



# Certificate of Occupancy

CO Number: 104515286F

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 or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	<b>Borough:</b> Manhattan	<b>Block Number:</b> 01095	<b>Certificate Type:</b> Final
	<b>Address:</b> 653 11 AVENUE	<b>Lot Number(s):</b> 35	<b>Effective Date:</b> 02/28/2014
	<b>Building Identification Number (BIN):</b> 1027122	<b>Building Type:</b> Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
B.	<b>Construction classification:</b> 1	(Prior to 1968 Code)	
	<b>Building Occupancy Group classification:</b> J-1	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEB		
	<b>No. of stories:</b> 17	<b>Height in feet:</b> 206	<b>No. of dwelling units:</b> 222
C.	<b>Fire Protection Equipment:</b> None associated with this filing.		
D.	<b>Type and number of open spaces:</b> None associated with this filing.		
E.	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Borough Commissioner

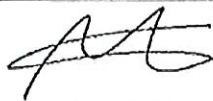
Acting

Commissioner

*Certificate of Occupancy*

CO Number: 104515286F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	74	OG	J-1		5B	ACCESSORY OFFICES, EMPLOYEE LOUNGE, HOUSEKEEPING, LOCKER ROOMS
CEL	12		D-2 B-2		5B	KITCHEN, MECHANICAL ROOMS, METER ROOMS, STORAGE
M15		100	F-4		5B	TOILET ACCESSORY TO ROOF BAR
M15		100	D-2		5B	ELECTRICAL/MECHANICAL
001	30	100	J-1		5A	HOTEL LOBBY
001	160	100	F-4		10	EATING AND DRINKING ESTABLISHMENT
001	10	100	D-2 B-2		5A	KITCHEN, LOADING DOCK
002	15	50	E		5A	ACCESSORY OFFICES
002	9	50	F-3		5A	ACCESSORY EXERCISE RM
002		40	J-1	12	5A	TWELVE 12 HOTEL ROOMS
003	60	50	F-1B		5B	MEETING ROOM.
003		40	J-1	14	5A	FOURTEEN 14 HOTEL ROOMS
003	14	50	J-1		5B	ACCESSORY OFFICE



Borough Commissioner



Acting  
Commissioner



# Certificate of Occupancy

CO Number: 104515286F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
004	0	40	J-1	14	5A	FOURTEEN 14 HOTEL ROOMS
004	97	50	F-1B		5B	MEETING ROOM
005		40	J-1	14	5A	FOURTEEN 14 HOTEL ROOMS
005	6	40	J-1		5A	ACCESSORY OFFICE
005	94	50	F-1B		5B	MEETING ROOM
006	0	40	J-1	18	5A	EIGHTEEN 18 HOTEL ROOMS
007	014 0	40	J-1	18	5A	EIGHTEEN 18 HOTEL ROOMS PER FLOOR
015	235	100	F-4		5-B	BAR AREA WITH OUTDOOR ROOF TERRACE WITH SPA POOL
015	10	40	D-2		5B	KITCHEN, MECHANICAL ROOMS
016		40	J-1	6	5A	SIX 6 HOTEL ROOMS
017		40	D-2		5B	MECHANICAL ROOMS
017		40	F-2		5B	OUTDOOR DECK WITH SPA POOL
RO F		40	D-2		5B	ELEVATOR MACHINE

Borough Commissioner

Acting Commissioner





# Certificate of Occupancy

CO Number: 104515286F

EXISTING CERTIFICATE OF OCCUPANCY NOTE: TOTAL: AUTOMOBILE SERVICE ESTABLISH MENT, FACTORY AND TRADE SCHOOL. AMENDED CERTIFICATE OF OCCUPANCY. THIS CERTIFICATE OF OCCUPANCY #76978. AMENDED PORTION OF BUILDING CONFINE TO 1ST FLOOR ONLY

END OF SECTION

Borough Commissioner

Acting

Commissioner

END OF DOCUMENT

## 500 Ft Diagram

**CE Ink 48 Owner LLC d/b/a The Ink 48 Hotel**

**653 11<sup>th</sup> Avenue, New York, NY 10036**



### Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
BSREP III 653 HOTEL TRS,BSREP III 653 HOTEL LLC& License ID: 0343-22-126197 Legacy Serial No.: 1319954	653 11TH AVE NEW YORK, New York 10036	3 ft
MARIN IN NYC LLC License ID: 0340-21-118323 Legacy Serial No.: 1203688	653 11TH AVE LOBBY & ROOF NEW YORK, New York 10036	64 ft
Z LIVE INC License ID: 0340-22-104085 Legacy Serial No.: 1264892	605 WEST 48TH ST MAIN BAR NEW YORK, New York 10036	122 ft
SONNIER & CASTLE BY RHUBARB LLC License ID: 0346-23-123412 Legacy Serial No.: 1312531	554 W 48TH ST BENJAMIN.VICENTINI@LGTCP.COM NEW YORK, New York 10036	223 ft

**Active On Premises Liquor Licenses within 500 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
MW HOSPITALITY LLC License ID: 0340-23-133090 Legacy Serial No.: 1318095	622 W 47TH ST NEW YORK, New York 10036	404 ft
STEPPING OUT BALLROOM DANCE CORP License ID: 0340-22-115154 Legacy Serial No.: 1343317	617 W 46TH ST 6TH FL NEW YORK, New York 10036	483 ft
LANDMARK TAVERN LLC License ID: 0340-23-134479 Legacy Serial No.: 1164910	626 11TH AVE 45TH & 46TH STREETS NEW YORK, New York 10036	492 ft

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

<b>Proximity Report For:</b>	
Location	<b>653 11th Ave, New York, New York, 10036</b>
Geocode	<b>Latitude: 40.76452 Longitude: -73.99586</b>
Report Generated On	<b>8/16/2024</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
VERITAS STUDIOS INC License ID: 0100-23-125224 Legacy Serial No.: 1320601	527 W 45TH ST NEW YORK, New York 10036	837 ft
ADRIATIC WINE & LIQUOR LLC License ID: 0100-22-117565 Legacy Serial No.: 1023638	714 10TH AVENUE NEW YORK, New York 10019	1,037 ft
BEAUPIERRE LLC License ID: 0100-22-115653 Legacy Serial No.: 1337025	664 10TH AVE NEW YORK, New York 10036	1,064 ft
GRACE WINE & SPIRITS INC License ID: 0100-21-116026 Legacy Serial No.: 1220827	610 10TH AVENUE NEW YORK, New York 10036	1,406 ft
GRAND CRU WINE & SPIRITS INC License ID: 0100-22-116950 Legacy Serial No.: 1269097	555 W 42ND ST UNIT #1 NEW YORK, New York 10036	1,435 ft
CELLAR 53 WINE & SPIRITS INC License ID: 0100-22-116266 Legacy Serial No.: 1242982	785 10TH AVE NEW YORK, New York 10019	1,703 ft
NINTH AVENUE VINTNER LTD License ID: 0100-23-124697 Legacy Serial No.: 1023814	669 671 9TH AVENUE NEW YORK, New York 10036	1,840 ft
706 9TH AVE LIQUORS INC License ID: 0100-22-116207 Legacy Serial No.: 1314835	706 9TH AVE NEW YORK, New York 10019	1,915 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
No Schools within 500 feet		

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BSREP III 653 HOTEL TRS,BSREP III 653 HOTEL LLC& License ID: 0343-22-126197 Legacy Serial No.: 1319954	653 11TH AVE NEW YORK, New York 10036	3 ft
MARIN IN NYC LLC License ID: 0340-21-118323 Legacy Serial No.: 1203688	653 11TH AVE LOBBY & ROOF NEW YORK, New York 10036	64 ft
Z LIVE INC License ID: 0340-22-104085 Legacy Serial No.: 1264892	605 WEST 48TH ST MAIN BAR NEW YORK, New York 10036	122 ft
SONNIER & CASTLE BY RHUBARB LLC License ID: 0346-23-123412 Legacy Serial No.: 1312531	554 W 48TH ST BENJAMIN.VICENTINI@LGTCP.COM NEW YORK, New York 10036	223 ft
MW HOSPITALITY LLC License ID: 0340-23-133090 Legacy Serial No.: 1318095	622 W 47TH ST NEW YORK, New York 10036	404 ft
STEPPING OUT BALLROOM DANCE CORP License ID: 0340-22-115154 Legacy Serial No.: 1343317	617 W 46TH ST 6TH FL NEW YORK, New York 10036	483 ft
LANDMARK TAVERN LLC License ID: 0340-23-134479 Legacy Serial No.: 1164910	626 11TH AVE 45TH & 46TH STREETS NEW YORK, New York 10036	492 ft
HUDSON 46 INC License ID: 0340-22-112182 Legacy Serial No.: 1334873	621 W 46TH ST NEW YORK, New York 10036	542 ft
660 12TH AVENUE SUBSIDIARY LLC License ID: 0346-22-117262 Legacy Serial No.: 1340596	660 12TH AVE NEW YORK, New York 10019	576 ft
639 WEST 46 STREET LLC AND 46 & 12 LLC License ID: 0346-22-115950 Legacy Serial No.: 1343318	639 W 46TH ST NEW YORK, New York 10036	640 ft
GW MARKET LLC;BARGOTHAM LLC;JDA GOTHAM LLC; License ID: 0340-22-104976 Legacy Serial No.: 1273963	600 11TH AVE SPACE 3 & 3A NEW YORK, New York 10036	699 ft

### **Breakfast Options**

*All breakfast options served with freshly brewed Coffee & Teas*

#### **Enhanced Continental Breakfast**

**\$48**

*Assorted Bagels                      Butter  
Croissants                              Preserves  
Muffins              Fresh Brewed Coffee & Artisanal Teas  
Danishes                              Bread Basket  
Assorted Cream Cheeses              Sliced Fruit Platter*

#### **Full American Enhanced Hot Breakfast**

**\$65**

*Enhanced Continental Breakfast as well as:*

*Scrambled Eggs  
Bacon  
Sausage  
Home Fries  
Honey Dipped French toast  
Hot Oatmeal  
Assorted Yogurts*

#### **ENHANCEMENTS**

*NOVA SCOTIA SMOKED SALMON PLATTER (+\$17/pp)  
EGG SANDWICHES, EGGS BENEDICT OR EGGS FLORENTINE (+15/pp)  
HARD BOILED EGGS (+7/pp)*

#### **Light Start**

**\$53**

*Egg White Omelets with Fresh Spinach  
& Roasted Roma Tomatoes  
Fresh Fruit Platter with Cottage Cheese  
Chef's choice of flavored parfaits topped  
with granola & fresh fruit  
Fresh Squeezed Orange Juice  
Lexington Bread Basket*

**Lunch Options**

**Wrap It Up**

**\$65**

*Chef's assorted wraps made with the freshest ingredients:*

*House Made Mozzarella with Heirloom*

*Tomatoes*

*Grilled Chicken Caesar*

*Buffalo Chicken*

*Duck Confit*

*Organic Mixed Greens Salad*

*Farfalle Pasta Salad*

*Seasonal Fruit Salad*

**Chicken Tacos**

**\$65**

***Homemade Taco Bowls & Toppings!***

*Taco Bowls*

*Grilled Chicken*

*Pico De Gallo Salsa*

*Guacamole*

*Sour Cream*

*Shredded Iceberg Lettuce*

*Shredded Cheddar Cheese*

*Diced Tomatoes*

*Black Beans & corn*

*Ranch Dressing*

*Fruit Salad*

**Cold Cut Supreme**

**\$65**

***The best cold cuts in town served on homemade baguettes Smoked***

*Turkey & Swiss*

*Honey Roasted Ham & American*

*Roast Beef & Brie*

*Albacore Tuna Salad*

*Portobello Spinach*

*Traditional Caesar Salad*

*Assorted Cookies & Brownies*

**Taste of New York**

**\$65**

*New York Staple Hot Heros or Wraps:*

*including Duck Confit, Organic Grilled  
Vegetables & Carne Asada*

*Arugula Salad with Crushed Walnuts &  
Balsamic Vinaigrette*

*Assorted Mini Desserts*

**Italian At Heart**

**\$75**

*Antipasti Platter with Marinated Olives &  
Cheeses*

*Crisp Ceasar Salad with Homemade dressing  
and garlic croutons*

*Penne Tartufo with Wild Mushroom & Porcini  
Truffle Cream Sauce*

*Chicken Francese  
Roasted Potatoes*

*Assorted Bread Basket with Butter, Olive Oil  
Assorted Mini Desserts*

**Times Square**

**\$75**

*Burrata Salad*

*Organic Mixed Greens*

*Penne Pesto*

*Chicken Rollatini stuffed with*

*Prosciutto, Spinach & Fresh Mozzarella*

*Steamed Baby Vegetables*

*Fingerling Potatoes*

*Assorted Bread Basket with Butter, Olive Oil*



### **Grand Central Station**

**\$75**

*Lexington Salad with Crispy Bacon,  
Roasted Peppers, Fresh Mozzarella,  
Mixed Greens, Balsamic Vinaigrette*

*Rigatoni with Eggplant in Marinara  
Sauce*

*Grilled Salmon with Beurre Blanc*

*Creamed Spinach*

*Truffle Mashed Potatoes*

*Assorted Bread Basket with Butter, Olive  
Oil*

*New York Cheesecake, Chocolate  
Mousse Cake*

### **Breaks (\$40)**

#### **Sweet Tooth**

*Assortment of freshly baked cookies  
Double Chocolate Brownies  
Caramelized Popcorn*

#### **Health Nut**

*Whole Fresh Fruit Assorted Granola  
Bars*

#### **Vegan Special**

*Fresh Carrots & Celery sticks Grape  
Tomatoes Red & Green Peppers Ranch  
& Bleu Cheese Dipping Sauces*

*Whole Fresh Fruit*

#### **NYC Trail**

*Salted Peanuts  
Smoked Almonds Assorted Dried Fruits  
Dark Chocolate Covered Raisins  
Assorted Granola Bars*

**Parfait Paradise**

*Chef's Choice of Flavored Parfaits*

*Crispy Granola*

*Assorted Berries*

*Hummus with Celery & Carrots*

**Afternoon Tea**

*Biscotti*

*Madeleines*

*Whole Fresh Fruit*

**Tequila Tasting (Without The Tequila)**

*Warm Tortilla Chips*

*Homemade Guacamole, Salsa, Sour Cream*

*Churro Bites*

**HOT LUNCH**

*\$85/pp*

*Roasted Chicken, Seared Garlic, Rosemary Jus*

*Roasted Salmon, Peppadew Peppers, Chili-Lime Crema*

*Warm Potato Salad*

*Kale Salad, Wild Mushroom, Pomegranate, Roasted Tomato, Parmesan, Oregano Vinaigrette*

*Assorted Dessert*

*Coffee, Decaffeinated Coffee, Tea, Assorted Soft Drinks and Condiments*

*A minimum guarantee of 20 people for all meal functions is required. For groups that do not meet this minimum, an additional \$250 charge will be applied to each meal or break.*

## Reception Menu Options

### HORS D'OEUVRES

#### COLD AND HOT ITEMS

*(Based on 1 Hour of Service)*

*select 3 Hot and 3 Cold Items*

**\$98.00 PerGuest**

OR

*select 2 Hot and 2 Cold Items*

**\$80.00 PerGuest**

### Additional Time

*Each Additional Hour of Service*

**\$42.00 PerGuest**

### **COLD HORS D'OEUVRES**

*Poached Shrimp, Garlic Chili Cocktail Sauce (GF)*

*Mini Burrata with Aged Balsamic (V, GF)*

*Whipped Ricotta Crostini, Local Honey and Strawberry (V)*

*Heirloom Tomato Gazpacho Shooter (VG, GF)*

*Crostini of Steak, Horseradish Creme, Chives*

*Beetroot Poke, Sesame, Soy (VG)*

*Polenta, Smoked Salmon, Mustard Creme*

*Fraiche (GF)*

*Lobster Roll, Meyer Lemon Aioli, Scallion, Togarashi Tuna Tartare, Charred Scallion,*

*Sambal Chili*

### **HOT HORS D'OEUVRES**

*Four Cheese Arancini (V)*

*Mini Fire Roasted Vegetable Empanadas, Chimichurri*

*Sauce (V)*

*Brisket and Peach Wrapped in Bacon (GF)*

*Beef Tenderloin, Gorgonzola Wrapped in Bacon (GF)*  
*Southwest Chicken Empanada*  
*Pat LaFrieda Slider, Ground Beef, NY Cheddar, Onion Jam*  
*Vegetable Spring Roll (VG)*  
*Spinach and Swiss Profiterole (V)*  
*Coconut Shrimp, Sweet Chilli Sauce*  
*Mini Chicken Empanada, Chimichurri Sauce*

### **STATIONS**

#### **PRESENTATION DISPLAYS**

*LOCAL CHEESE BOARD (V, NF)*  
*Local Selection of Cow, Sheep, and Goat Cheese with*  
*Seasonal Jam and Honey, and Baguette*  
**\$59.00 PerGuest**

*UNION SQUARE FARMER S MARKET BOARD (V, NF)*  
*Seasonal Market Vegetables, Hummus, Truffle Creme*  
*Fraiche, Pita Bread*  
**\$51.00 PerGuest**

*TUSCAN TABLE*  
*Italian Meats, Display of Grilled and Pickled Vegetables,*  
*Infused Olive Oil, Artisanal Breads*  
**\$55.00 PerGuest**

*NEAPOLITAN PIZZA*  
*Selection of Housemade Pizza*  
*Select (3) of the Following:*  
***Meatlovers***  
*Mozzarella, Calabrian Chili*  
***Funghi***  
*Mushrooms, Ricotta, Truffle Oil, Goat Cheese*  
***Margherita***  
*Crushed Tomatoes, Mozzarella, Basil*  
***Roni***  
*Pepperoni, Tomatoes, Mozzarella*  
**\$58.00 PerGuest**

**SLIDER STATION**

*Choose 3 of the Following:*

*Shortrib, Pickled Vegetables*

*Spicy Chicken, Sweet Pickled Cucumbers*

*Pat LaFreida Miniburger, NY Cheddar, Onion Jam*

*Pastrami, Swiss, House-made 1000 Island Dressing*

*Marinated Mushroom, Goat Cheese, Balsamic Reduction (V)*

**\$62.00 PerGuest**

**SALUMERIA CHARCUTERIE BOARD**

*Soppressata, Capicola, Prosciutto Whole Grain Mustard,*

*Cornichons, Baguette***\$48.00 PerGuest**

**SUSHI STATION**

*(Based on 5 pieces per guest)*

*Assorted Rolls To include:*

*Spicy Tuna Rolls*

*Salmon & Avocado Rolls*

*California Rolls*

*Includes Soy Sauce, Ginger, and Wasabi***\$64.00 PerPerson**

**VEGETARIAN "WINGS" STATION (V, NF)**

*Crispy Cauliflower*

*Roasted Broccoli*

*Brussel Sprouts*

*Selection of (3) Sauces:*

*Traditional Buffalo Sauce*

*Thai Sweet Chili*

*BBQ Sauce*

*Korean Hot*

*Sweet and Spicy Mustard*

**\$52.00 PerGuest**

**PASTASTATION**

*Choose Two of the Following:*

*Farfalle, Rigatoni, and Penne Pasta*

*Choose Two of the Following Sauces:*

*Bolognese, Rustic Tomato Ragu, Puttanesca,  
House-made Basil Pesto (V), Alfredo (V), Tomato Vodka  
Sauce (V)*

**\$59.00 PerGuest**

**OYSTERS**

*Fresh Oysters, shucked and topped to order*

*Condiments Include Fresh Lemon Juice, House-Made  
Shallot Vinaigrette, Bloody Mary Mix, Tabasco, Cocktail  
Sauce, Ground Black Pepper. Minimum Guarantee of 25  
Guests Required. Subject to Availability.*

*Choose 1 Option:*

**OneHouro/ ServicePerGuest**

**\$80.00**

**Two Hourso/ ServicePerGuest**

**\$95.00**

**CARVING STATIONS**

*Served with Dinner Rolls*

**TURKEY**

*Heritage Breed Turkey*

*Roasted Pan Jus*

*\$250.00 Chef Attendant Fee Applies*

**\$50.00 PerGuest**

**BEEF TENDERLOIN**

*Malbec Reduction Beef Tenderloin Whole Grain  
Mustard and Thyme Rubbed*

*\$250.00 Chef Attendant Fee Applies \$70.00 Per Guest*

**PRIME RIBEYE**

*Prime Beef Ribeye  
Horseradish Creme Fraiche*

*\$400.00 Chef Attendant Fee Applies \$72.00 Per Guest*

**SALMON**

*Salmon  
Champagne Beurre Blanc*

*\$400.00 Chef Attendant Fee Applies \$62.00 Per Guest*

**NYSTRIP**

*Pepper Crusted NY Strip  
Bearnaise Sauce*

*\$400.00 Chef Attendant Fee Applies \$70.00 Per Guest*

***STATION ACCOMPANIMENTS*** Selection of 2  
*Items Below: Herb Roasted Potatoes (VG, NF)  
Baby Zucchini and Patty Pan Squash (VG, NF)  
Vanilla Scented Whipped Potatoes (V, NF) Grilled  
Asparagus with Pine Nuts (VG) Cauliflower Rice  
with Spring Vegetables (VG, NF) Roasted  
Broccolini with Garlic and Lemon (VG, NF)*

**\$60.00 PerGuest**

**CHEF RECOMMENDED RECEPTION PACKAGE**

*Chef's Favorite Reception Staples*

***Butler Passed Hors D'Oeuvres***

*Whipped Ricotta Crostini, Local Honey and Strawberry (V)*

*Tuna Tartare, Charred Scallion, Sambal Chili*

*Mini Chicken Empanadas, Chimichurri Sauce*

*Four Cheese Arancini (V)*

*Beef Tenderloin, Gorgonzola Wrapped in Bacon (GF)*

*Slider Display Pat LaFrieda Mini Sliders, Onion Jam*

*Lobster Roll, Meyer Lemon Aioli, Scallion, Togarashi*

*Salumeria Charcuterie Board Soppressata, Capicola,*

*Prosciutto Whole Grain Mustard, Cornichons, Baguettes*

***One Hour/Service- \$132.00 Per Guest Two Hour/***

***Service- \$162.00 Per Guest***

**SWEET STATIONS**

***Dessert Bites***

*Based on One Hour of Service Butler Passed or Displayed*

*Choose (3) Options:*

*Milk Chocolate Mousse Shooters (V, NF) NY Cheesecake*

*Pops (NF, V) Mini Fruity Pebbles Squares (NF, V)*

*Assorted Macarons (V)*

*Valrhona Brownie Bites (NF, V)*

***\$40.00 Per Guest***



**PERSONAL PREFERENCE DINNER**

*\$200.00 Per Guest*

**Starters**

*Select 1 Starter:*

*Summer Corn Chowder with Crispy Bacon (GF)*

*Heirloom Tomato Gazpacho with Lump Crab, Cilantro  
Oil (GF)*

*Chilled English Pea and Coconut Soup (VG, GF)*

*Baby Lettuce, Roasted Corn, Red Peppers, Black Beans,  
Cilantro Vinaigrette (VG, GF)*

*Baby Romaine Caesar, Everything Bagel Croutons (V)*

*Watermelon and Frisee Salad with Feta, White Balsamic  
(V, GF)*

*Burrata, Panzanella, Arugula, Tomato, Balsamic  
Vinaigrette (V)*

*Wedge Salad, Pickled Red Onions, Berkshire Blue  
Cheese, Shaved Radish, Bacon, Blue Cheese Dressing (V,  
GF)*

***Additional Starter Selection***

***\$25.00 Per Guest Additional***

**Entrees**

*Select 2 Entrees:*

*Chef's Selection Vegetarian Option will also be  
available upon request.*

*NY Strip Steak, Roasted New Potatoes, Broccolini,  
Peppercorn Demi (GF, NF)*

*Ribeye Steak, Polenta, Baby Carrots, Smoked Almond  
Romesco (GF)*

*Maine Scallops, Spring Pea Risotto, Bacon Shallot  
Dressing (GF, NF)*

*Lamb Loin, Chickpea Puree, Harissa Yogurt, Bitter  
Greens (GF, NE)*

*Coriander Fennel Spiced Salmon, Chervil,  
Asparagus (GF, NF)*

*Chicken Breast, Crispy Fingerling Potatoes, Broccolini,  
Salsa Verde (GF, NF)*

**Additional Entree Selection**

**\$35.00 Per Guest Additional**

**Dessert**

*Select 1 Dessert:*

*Roasted Peach, Vanilla Creme Fraiche, Crumble (V, NF)*

*Chocolate Peanut Butter Trifle, Pretzel Crumble (V)*

*Tres Leches Cake, Pineapple Compote (V, NF)*

*Blueberry Cheesecake, Chantilly Cream (V, NF)*

*Valrhona Flourless Chocolate Cake (V, NF, GE)*

**Additional Dessert Selection**

**\$25.00 Per Guest Additional**

**PLATED DINNER**

**Starters**

*Select 1 Starter:*

*Summer Corn Chowder with Crispy Bacon (GF)*

*Heirloom Tomato Gazpacho with Lump Crab, Cilantro*



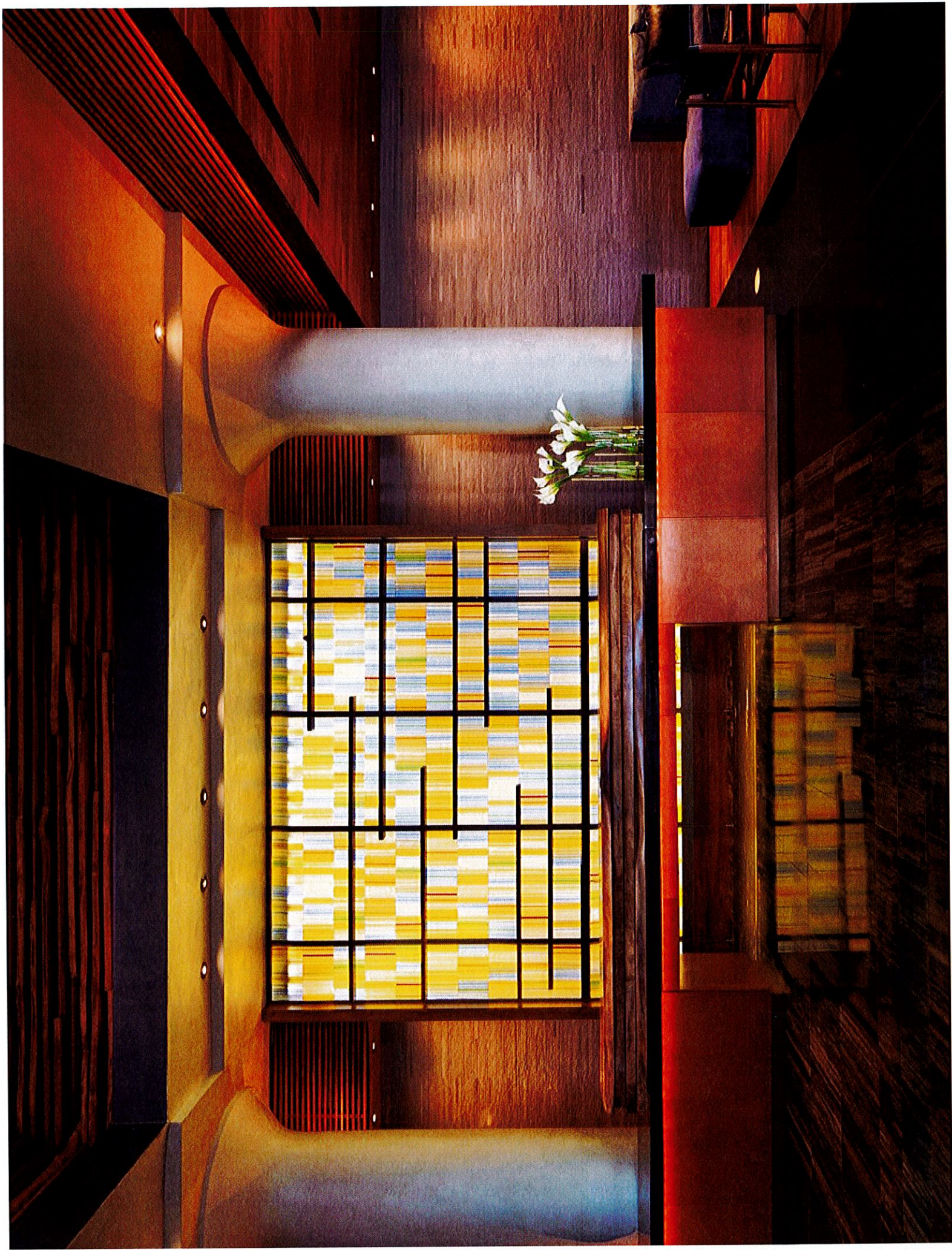


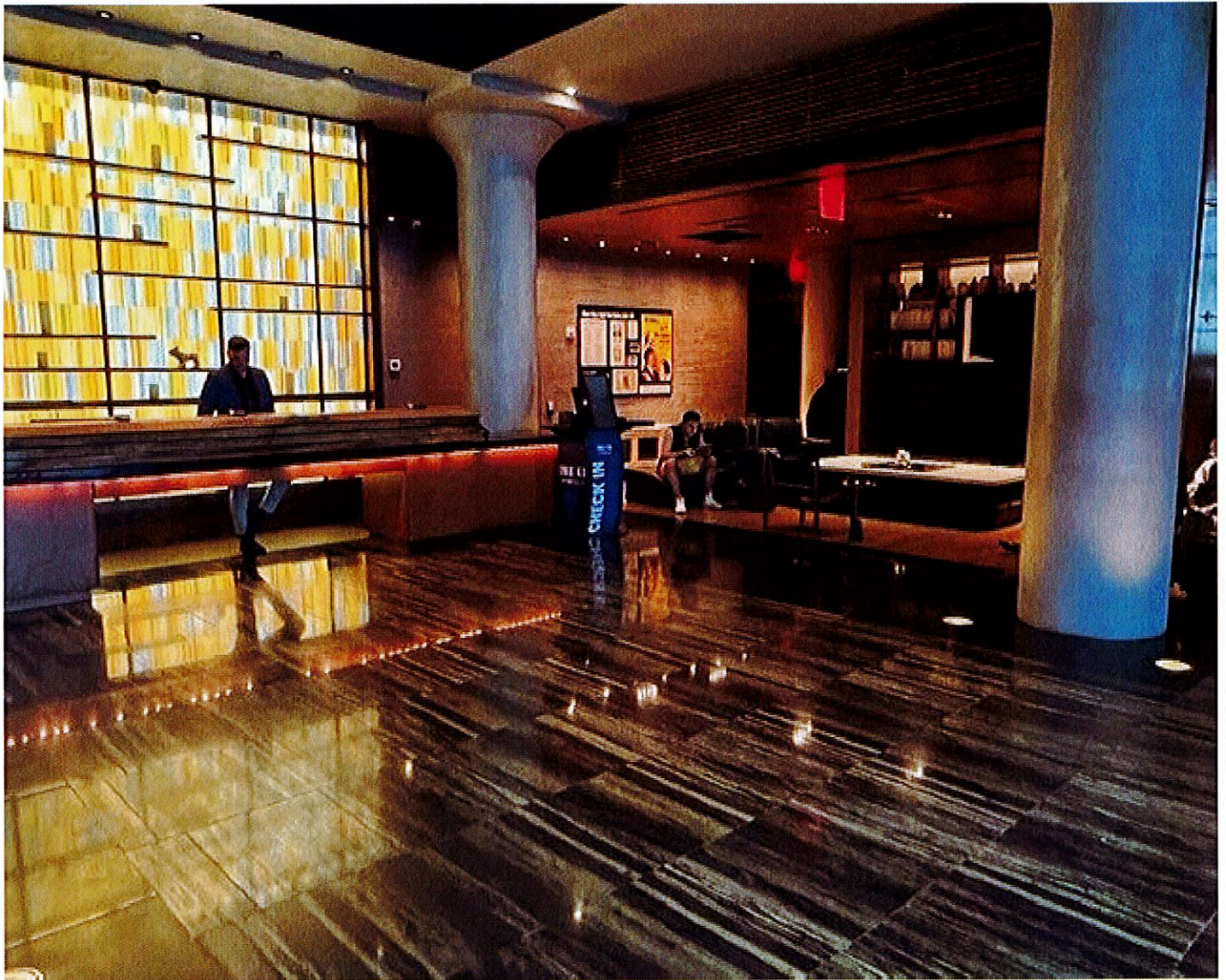
FARM-TO-TAB

653

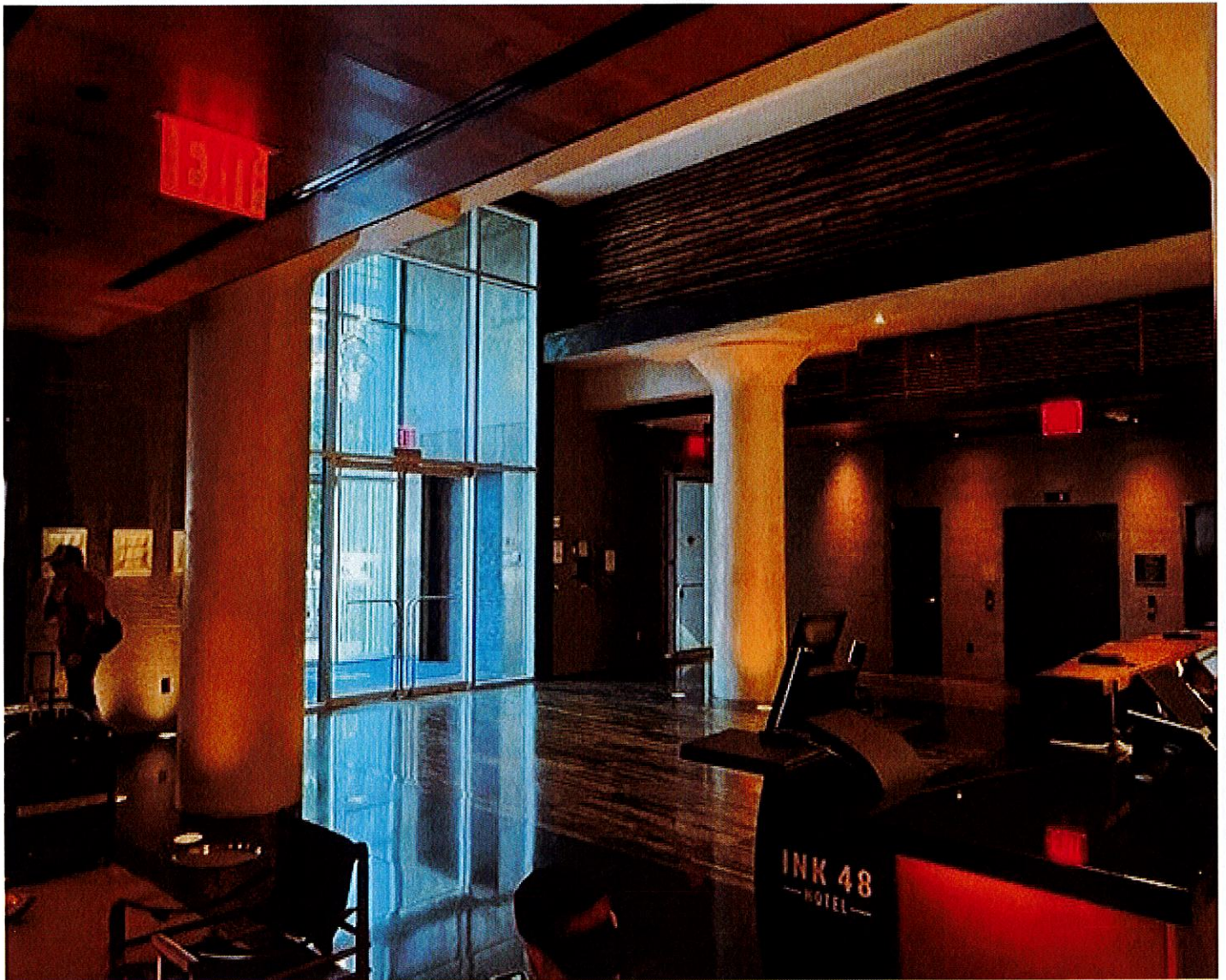
FARM-TO-TAB

FARM-TO-TAB

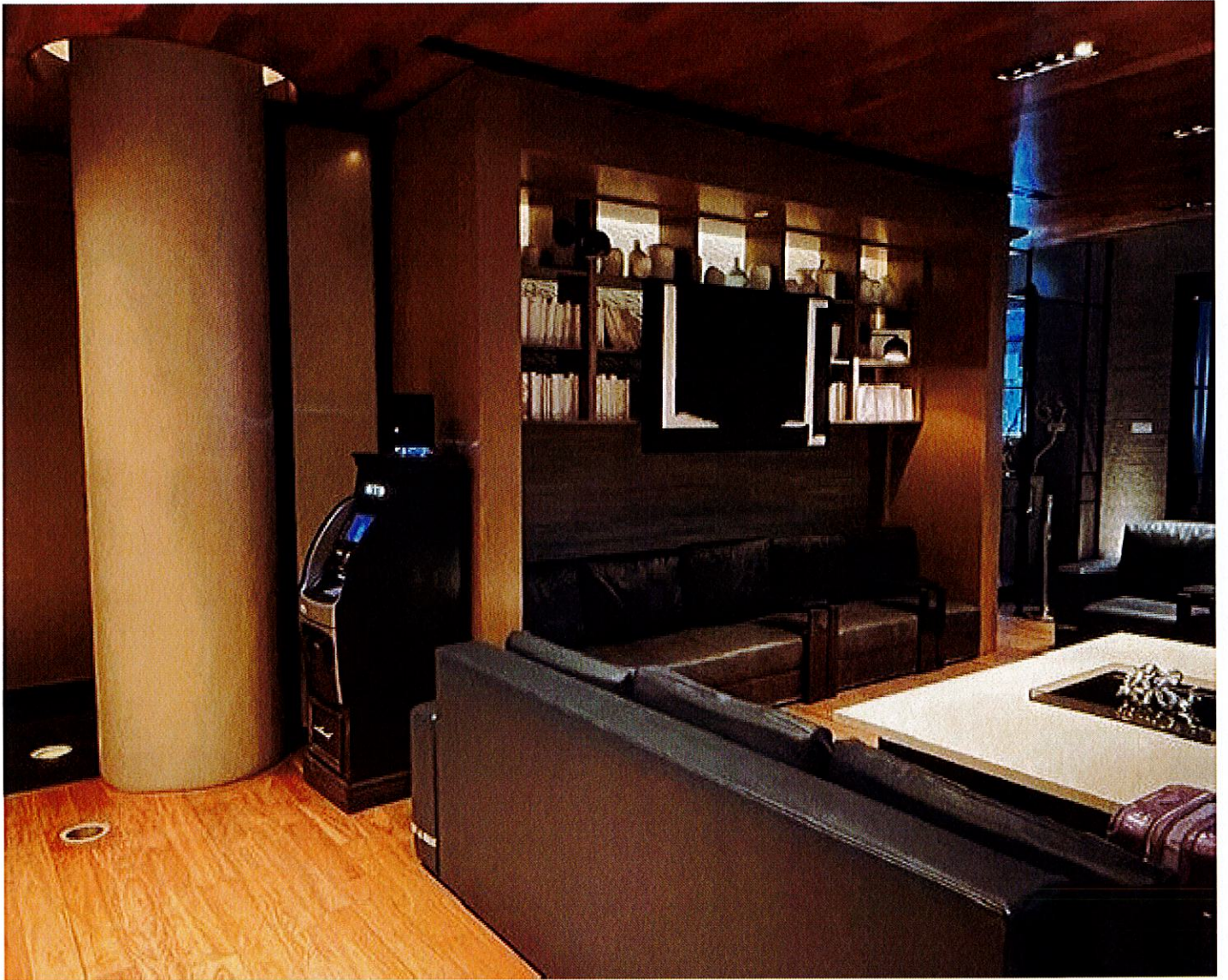




Hotel Lobby

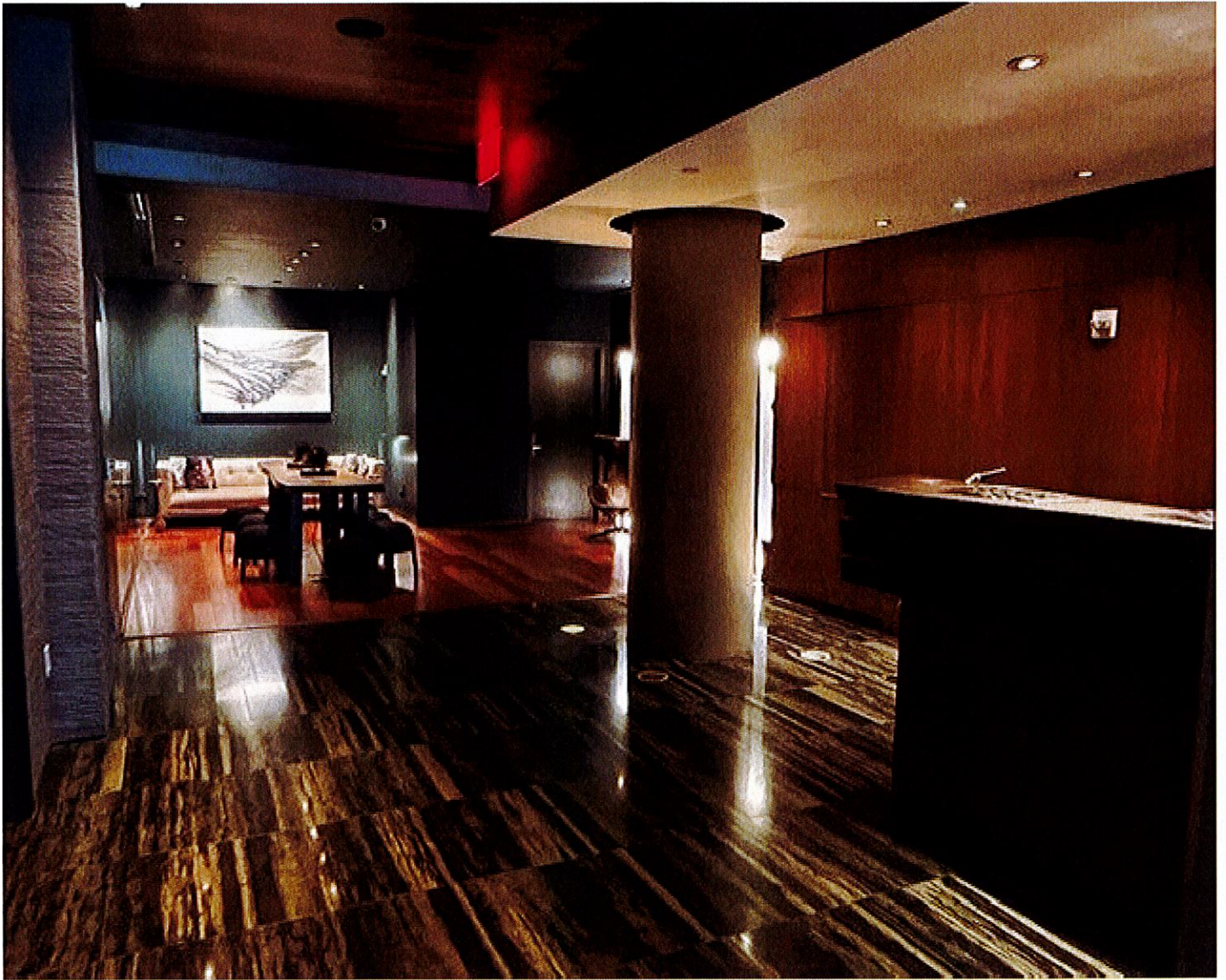


Hotel Lobby



Hotel Lobby





Hotel Lobby



Hotel Lobby



Meeting Room



Meeting Room



Banquet Room



Banquet room



Kitchen



Kitchen

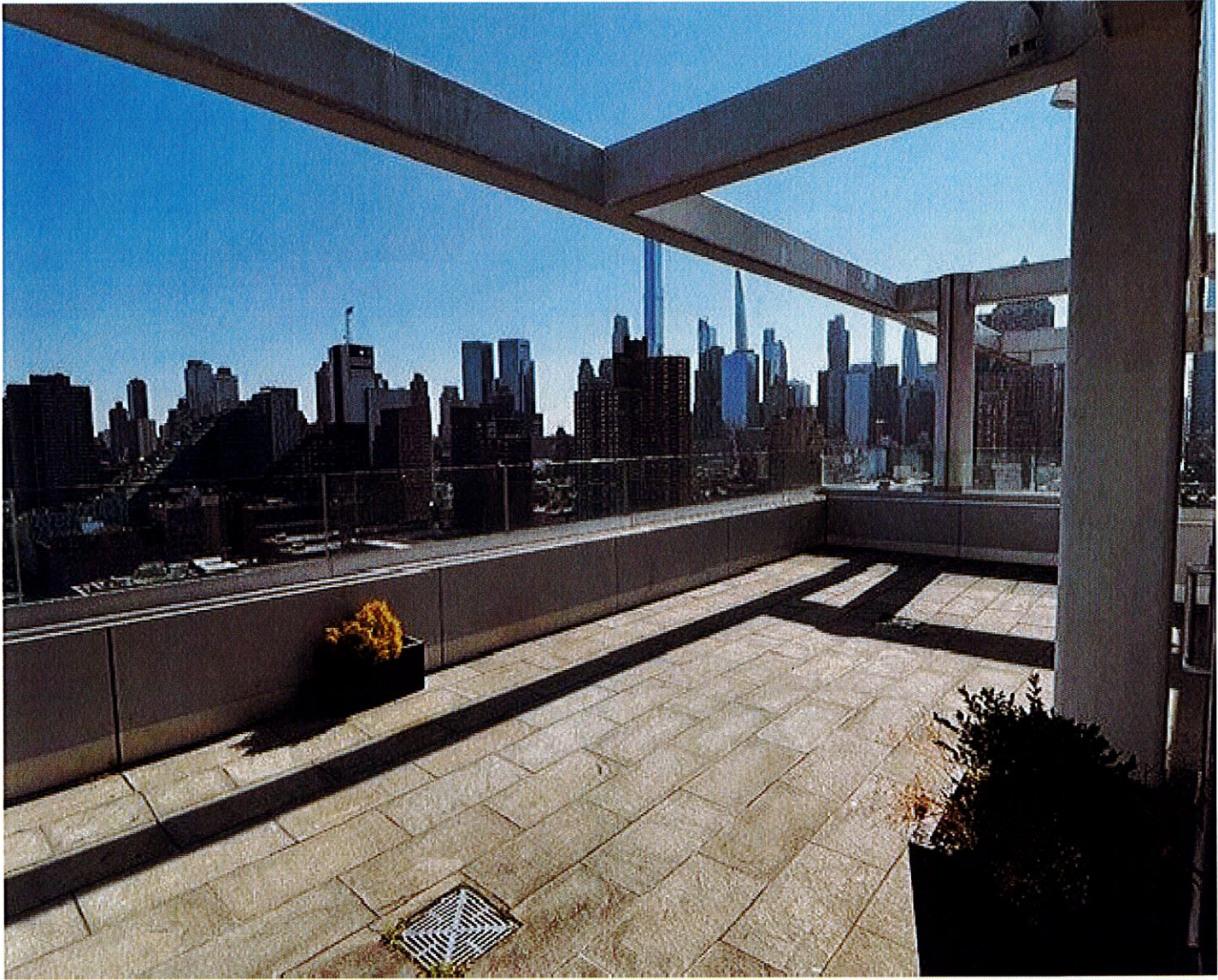




Kitchen



Kitchen

















JESSICA CHAI  
Chair

JESSE BOONE  
District Manager

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://www.manhattan.cfbnyc.gov/mcb4>

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**CE Ink 48 Owner LLC**  
**653 11<sup>th</sup> Avenue**

A New Liquor, Wine, Beer & Cider Application for a  
Hotel Establishment with Recorded Music and DOT  
Sidewalk Café

**DATE:** Tuesday, September 10, 2024

**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](mailto:negonzalez@cb.nyc.gov) by 10am, Monday, September 9th.**



We invite you to attend this meeting and learn more about this application. If you have any comments, you should email your comments by 12 p.m. Monday, September 9th, for more information, to Assistant District Manager Nelly Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Seals of the City of New York section 80  
of the Charter shall apply to the above meeting date.



# NEW YORK

TUESDAY, AUGUST 20, 2024 / Party starts 7:45

at Biden gave a speech last night  
Be Dem



**PUBLIC NOTICE**  
Business License and Health Certificate  
will expire on the business anniversary of  
**CE Ink & Order LLC**  
**651 11th Avenue**  
A New York State Sales Tax Exempt Seller for  
Retail Establishments and Business Selling and Not  
for Resale only.

**DATE:** Validity Expires on only  
08/20/2018

**PLACE:** In local Building  
Code, Please Contact the appropriate  
Agency, Amend, check the expiration  
to 08/20/2018  
and to 08/20/2018, both are

Due to limited space and to better health  
and safety, participants are encouraged to  
participate virtually. For more information,  
please contact the appropriate agency, or  
contact the Department of Health, Bureau of  
Business Regulation, at (718) 224-2242.

IN  
HO

VALLEY



Johana Salinas <johana@pb.law>

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## Request to meet re liquor license: 653 11th Avenue

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Jeff Baltzer <Jeff.Baltzer@rebelhotelco.com>

Tue, Aug 20, 2024 at 11:51 AM

To: Jeff Baltzer <Jeff.Baltzer@rebelhotelco.com>

Cc: "negonzalez@cb.nyc.gov" <negonzalez@cb.nyc.gov>, Johana Salinas <johana@pb.law>

Greetings,

My name is Jeff Baltzer and I am an authorized representative of CE Ink 48 Owner LLC which will be applying for a liquor license at 653 11<sup>th</sup> Avenue. We are looking to simply continue the existing operation of hotel room minibars and hotel banquet rooms.

Our method of operation includes:

- Hours of operation: The hotel business is a 24-hour operation, however, the kitchen servicing the banquet rooms will be open 6:30am-10:30pm daily
- Music will include only background music in the lobby
- Outdoor space: None

We will be attending next month's meeting of Manhattan Community Board No. 4 to present the application and answer questions. Should you have any questions or wish to speak before then, we would be happy to meet in person or virtually.

In addition, given your closeness and longstanding connection to the neighborhood, if there are any other individuals or groups who you believe would be interested in speaking with us before the Community Board meeting, we would welcome their names and contact information.

We look forward to getting to know you and becoming a part of the neighborhood!

Thank you

Jeff Baltzer

# Community Outreach - Email to Block Associations

Request to meet re liquor license: 653 11th Avenue



Jeff Baltzer

To: Jeff Baltzer

Cc: negonza@ez@cb.nyc.gov; Johana Salinas

Bcc: rjbanfatto@hyhkalliance.org; pgouris@hyhkalliance.org; kathleentreat123@gmail.com; mcgee79@aol.com;  
excom@chekped.com; info@clintonhousing.org; jrestuccia2@clintonhousing.org; rmarcano@clintonhousing.org;  
West43rdStreetNYC@gmail.com; marisared22@aol.com; west44thnyc@gmail.com; tvocatsltd@worldnet.att.net;  
hk4546ba@gmail.com; aefearshk@earthlink.net; larrymichaelcberts@gmail.com; managnys@aol.com

☺ ↶ Reply ↷ Reply All → Forward 📧 ⋮

Tue 8/20/2024 11:52 A

Greetings,

My name is Jeff Baltzer and I am an authorized representative of CE Ink 48 Owner LLC which will be applying for a liquor license at 653 11<sup>th</sup> Avenue. We are looking to simply continue the existing operation of hotel room minibars and hotel banquet rooms.

Our method of operation includes:

- Hours of operation: The hotel business is a 24-hour operation, however, the kitchen servicing the banquet rooms will be open 6:30am-10:30pm daily
- Music will include only background music in the lobby
- Outdoor space: None

We will be attending next month's meeting of Manhattan Community Board No. 4 to present the application and answer questions. Should you have any questions or wish to speak before then, we would be happy to meet in person or virtually.

In addition, given your closeness and longstanding connection to the neighborhood, if there are any other individuals or groups who you believe would be interested in speaking with us before the Community Board meeting, we would welcome their names and contact information. We look forward to getting to know you and becoming a part of the neighborhood!

Thank you  
Jeff Baltzer

Request to meet re liquor license: 653 11th Avenue



Jeff Baltzer

To ● Jeff Baltzer

Cc ○ 'negonzalez@cb.nyc.gov'; ○ Johana Salinas

Bcc ○ 'pimentel@commonground.org'; ○ 'dsage@commonground.org'; ○ 'nkyriacou@yahoo.com'; ○ 'gdclay@att.net'; ○ 'delores.rubin@att.net';  
○ 'brianscottweber@gmail.com'; ○ 'john.mudd@usa.net'; ○ 'info@hcc-nyc.org'; ○ 'ploeb315@aol.com'; ○ 'west55ba@gmail.com';  
○ 'hks051@gmail.com'; ○ 'tenants350west51st@gmail.com'; ○ 'acermitz@gmail.com'; ○ 'awm3333@me.com'; ○ 'jessbondy@aol.com';  
○ 'john.waldman@redcross.org'; ○ 'HellsK8A@gmail.com'; ○ 'brianscottweber@gmail.com'; ○ 'cressidac@gmail.com';



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Cc: negonzalez@cb.nyc.gov; Johana Salinas

Bcc: brianscottweber@gmail.com; john.mudd@usa.net; info@hcc-nyc.org; ploeb315@aol.com; west55ba@gmail.com; hk5051@gmail.com; tenants350west51st@gmail.com; acernitz@gmail.com; awm3333@me.com; jessbondy@aol.com; john.waldman@redcross.org; HellsKBA@gmail.com; brianscottweber@gmail.com; cressidac@gmail.com; peggychane@gmail.com; james@hcc-nyc.org

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