

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Verde NY LLC		Verde NY	
STREET ADDRESS		CROSS STREETS	ZIP CODE
85 10th, New York, NY		On 10th, between W 15 Street & W 16th Street	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME:	Verde NY LLC	ATTORNEY/ REPRESENTATIVE
	PHONE:		
	EMAIL:	cedric@yeeels.com	
	NAME:	Max Bookman, Esq.- Pesetsky & Bookman, P.C.	
	PHONE:	212-513-1988	
	EMAIL:	max@pb.law / carolina@pb.law	
MANAGER	NAME:	To be determined	LANDLORD
	PHONE:		
	EMAIL:		
	NAME:	85 Tenth Avenue Associates, LLC	
	PHONE:	212-929-8510	
	EMAIL:	mrastoder@realted.com	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>New York State Liquor License</i> ___ <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		See List Attached
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	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"/> YES <input type="checkbox"/> NO	
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.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

List of all restaurants from Yeeels Group:

- **Verde Paris** - 24 Avenue George V, Paris, France (2015 - Present)
- **Verde Beach St. Tropez** - 149 Road of the Epi, Ramatuelle, France (2019-Present)
- **Verde Dubai** - Restaurant Village Four Seasons Resort - Jumeirah 2, Dubai, United Arab Emirates (2019-Present)
- **Verde Beach Dubai** - Jumeirah Beach Hotel - Umm Suqeim 3, Dubai, United Arab Emirates (2022-Present)
- **Mamamia Paris** - 5 bis Rue Vernet, Paris, France (2018-Present)
- **CouCou Dubai** - The Palm Tower - Level 52 St. Regis, Dubai, United Arab Emirates (2022-Present)

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11am-1am	11am-1am	11am-1am	11am-4am	11am-4am	11am-4am	11am-1am
	Outdoors	_____						
	Kitchen	11am-1am	11am-1am	11am-1am	11am-4am	11am-4am	11am-4am	11am-1am
	Music (indoors)	11am-1am	11am-1am	11am-1am	11am-4am	11am-4am	11am-4am	11am-1am

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
INSIDE	218*	300	46	250	N/A	1	25
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)</i>							
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway							

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

Everyday

Will there be dancing?

YES NO

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

***The Certificate of Occupancy will be updated to reflect the proposed occupancy**
 Business Licenses & Permits Committee 2 of 11

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?	YES	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?	On-site		
Where will applicant lay out garbage containers and at what time?	Loading dock on 15th St between 10th Ave and West Side Highway for overnight/early morning pickup		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	
What is the zoning designation for this location?	M1-5		

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	Completed list supplied by CB4	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	October 17, 2024		
Where did applicant post the notice that was provided?	On the premises and surrounding area		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO	(208) 682-7701
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	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.	L Atelier NYC LLC and Invest Hospitality LLC. Serial No. 1304884		
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	See above
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	N/A, no windows
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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	N/A, no windows
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> 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	
Where will the air conditioner be located? What type is it?	Mechanical Room / Chilled Water Air Handling Units		
When was the air conditioner installed?	2008		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE N/A

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
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	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK N/A

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No current plans
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree not to use propane heaters?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk seating have a platform?	<input type="checkbox"/> 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 type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?			

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY 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	
If you answered no to the question above, jump to the next page			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
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	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	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	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	

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.

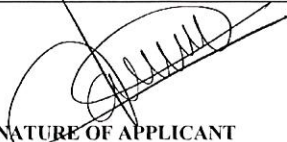
<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its December 4, 2024 full board meeting, with 42 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)</i></p>	<p><input checked="" 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

 <p>Nelly Gonzalez <i>MCB4 Assistant District Manager</i></p>	 <p>Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i></p>	 <p>Burt Lazarin <i>MCB4 BLP Committee Co-Chair</i></p>
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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>SIGN HERE →</p>	<p>Verde NY LLC <small>PRINT NAME OF APPLICANT</small></p>	 <small>SIGNATURE OF APPLICANT</small>	<p>11/05/2024 <small>DATE</small></p>
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Alex from Verde <verdenyc85tenth@gmail.com>

Request to meet re liquor license: 85 10th Ave (Verde NYC)

Alex from Verde <verdenyc85tenth@gmail.com>

Thu, Oct 17, 2024 at 1:54 PM

To: cedric@yeeels.com, "alex@yeeels.com" <alex@yeeels.com>

Bcc: carolina@pb.law, max@pb.law, jerica.lam@compass.com, michael.yadgard@compass.com, ccba.prez@gmail.com, ccba.veep@gmail.com, steve@w15ba.com, info@w15ba.com, kimon@w15ba.com, Paul Groncki <pgroncki@gmail.com>, mattbrob@aol.com, antonellacipollone2000@yahoo.it, bvh.drf@gmail.com, michael_glassman@hotmail.com, judyklein999@gmail.com, wborock@hotmail.com, ccba1001920@gmail.com, mwalshny@gmail.com, robert.simon2267@gmail.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, west25thstreetproject@gmail.com, susanb1011@aol.com, maybin.jennifer239@gmail.com, Tina@nakedeyeproductions.com, savvyflix@gmail.com, pamelaa@angel.net, pjcooke@me.com, dianne2ns@gmail.com, 200west22streetba@gmail.com, thuypham.200w23w24BA@gmail.com, info@2324chelsea.com, glowe@wohlfarth.com, palmermarshall@yahoo.com, davidssloss@gmail.com, cott@habitatmag.com, alberttraylor@mac.com, eleanor@quiltedcorner.com, 300wba@gmail.com, phyllis.waisman@gmail.com, mig91360@yahoo.com, david@dlessner.com, sandraljacobus@gmail.com, w400ba@gmail.com, kjacobnyc@gmail.com, amyklein724@gmail.com, andyhummm@aol.com, Ltnews@gmail.com, tenants@lta.info, fdenthunter@gmail.com, dwatersh@gmail.com, neil@neilselkirk.com, hoffmandonj@hotmail.com, wade2084@gmail.com, dwbeard421@me.com, bkd8@cornell.edu, dnehila@gmail.com, westchelseaba@gmail.com, jeanemuniz@gmail.com, bkeany@pennsouth.coop, education@pennsouth.coop, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org, brianscottweber@gmail.com, chelseaw200ba@gmail.com, Chelsea Neighbors Block Association <chelseawest300ba@gmail.com>

Greetings,

My name is Alex, and I am an owner of Verde, and copied is my operating partner, Cedric. We are applying for a liquor license at 85 10th Ave. Our restaurant, Verde, is a dining experience serving Mediterranean cuisine. Verde is a proven concept operating in Dubai, Paris and St. Tropez. We are established restaurant operators and have other brands throughout the world. Now, we are looking forward to launching the Verde brand in NYC. Our method of operation includes:

- Hours of operation will be Sunday - Wednesday 11 am - 1 am, Thursday - Saturday 11 am - 4 am.
- Music will include recorded background music during the day and live disc jockey in the evening.

We will be attending next month's meeting (November 12th) of Manhattan Community Board 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 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!

Best,
Alex and Cedric









Proposed Renderings for the space



Security Plan

Security and restaurant staff are trained to check IDs of all guests who order alcohol. Any guest who is under 21 or unable to provide adequate ID will not be served.

Staff will have the right to refuse to serve anyone at their own discretion; this may include anyone who is visibly intoxicated or displaying intoxicated behavior.

Security will be on the premises to help restaurant staff should there be any inappropriate behavior by guests. If necessary, security may ask that individual to leave or be escorted off the premises.

A ratio of 1:75 security staff to guests will be observed. A security supervisor will be on site at all times. Digital video cameras will be in operation at all times.

Security and staff will not allow any alcoholic beverages to be consumed outside of the premises and will ask guests to discard their drinks when leaving the premises. In addition, security and staff are trained to make sure no lines are formed outside the restaurant and that guests do not linger outside.

Guests are encouraged to make dining reservations to manage traffic control and flow into the restaurant.

All security staff will be dressed in suit and tie.

Restrooms

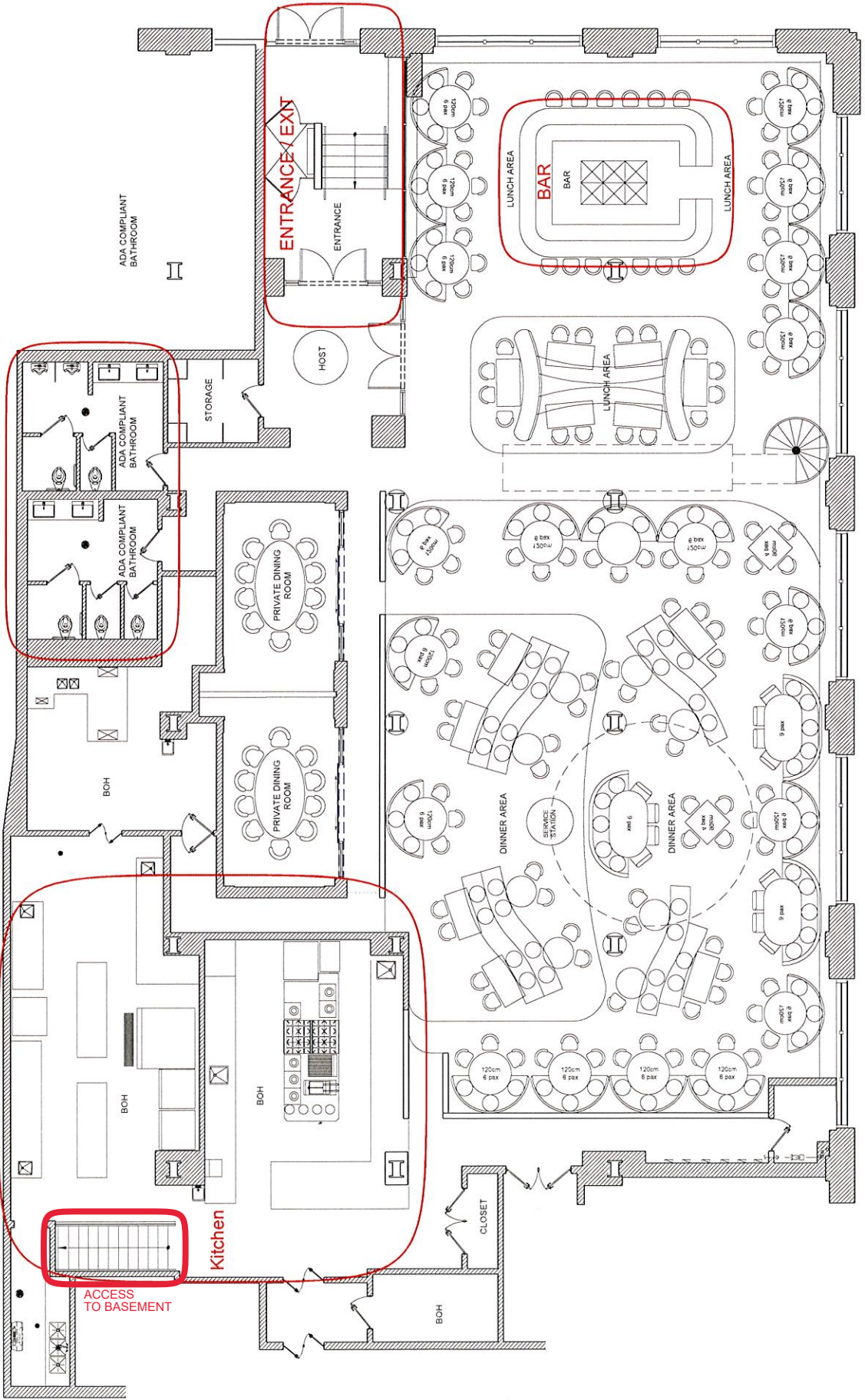
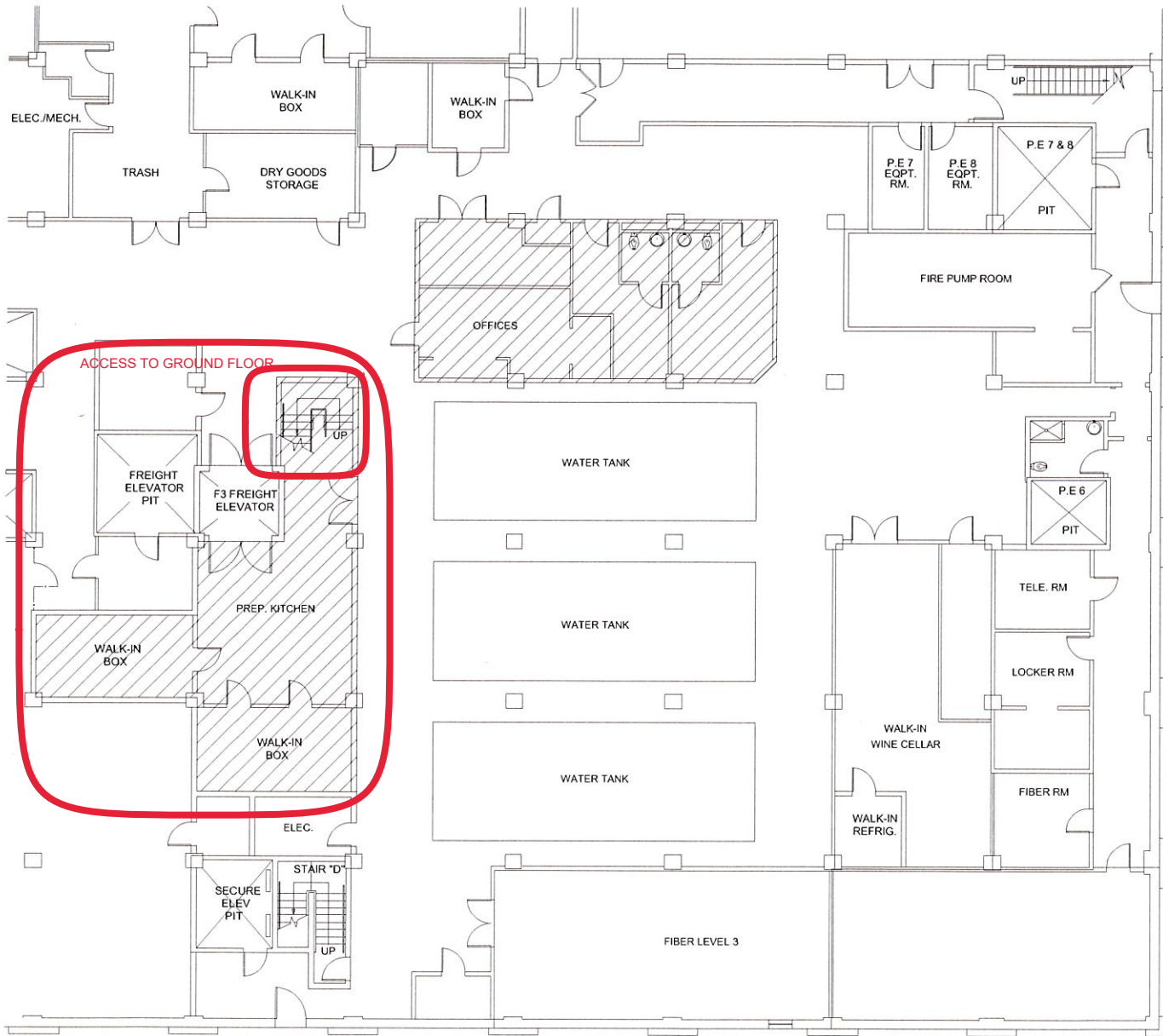


Exhibit "A"
Premises
Page 1 of 2
Lower Level



10TH AVENUE

15TH STREET



Known for excellence.
Built on trust.

PLANNING
GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

Fairfield, NJ
55 Lane Road
Suite 407
Fairfield, NJ 07004

Manhattan, NY
104 West 29th Street
10th Floor
New York, NY 10001



NYS SLA Transportation Analysis

VERDE

85 Tenth Avenue

Manhattan Community District 4



PREPARED FOR:

VERDE NY LLC. d/b/a VERDE
C/O Peyrot & Associates PC
62 William Street, 8th Floor
New York, NY 10005

GZA GeoEnvironmental, Inc.

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(212) 594-8140
31 Offices Nationwide
www.gza.com
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November 7, 2024

GZA has reviewed the traffic and parking generation associated with a proposed restaurant seeking a State Liquor Authority (SLA) license 85 Tenth Avenue, a building which occupies the entire block bounded by 10th Avenue, 11th Avenue, W. 15th Street and W. 16th Street, in the Chelsea neighborhood of Manhattan Community District 4. The proposed venue would occupy an approximately 8,014-sf ground corner unit at the intersection of 10th Avenue and W. 15th Street (see **Figure 3**).

Based on our understanding of the venues' operations and patronage, and the area's transportation context, we believe that it can function at this location without adversely affecting traffic or parking conditions in the area. Additionally, we provide steps the operator may explore to ensure that any potential effects on traffic are minimized.

Venue

The proposed restaurant (VERDE) would occupy a space that was previously utilized by similar licensed food and beverage venues. Additionally, it should be noted that adjacent units in the contain other licensed uses, namely the existing Mel's Pizza as well as a ground floor Restaurant that is planned to open in November 2024, replacing a restaurant in the same space that recently closed (former Al Coro). Mel's Pizza Restaurant and the proposed ground floor Restaurant are licensed under the same existing liquor license. Additionally, Community Board 4 recently approved a liquor license application for a private membership club located within the building at the corner of Tenth Avenue and West 16th Street.

The existing and proposed licensed spaces are within 85 Tenth Avenue, an 11-story building that was constructed approximately in 1913 as part of the Nabisco bakery complex, and now contains upper-floor offices, as well as the above-noted restaurant spaces on the ground floor. The building occupies the full block between 10th Avenue, 11th Avenue, W. 15th Street and W. 16th Street. Pedestrian entrances to the building are located on all four frontages; the entrance to the proposed venue that is subject to this application is located on 10th Avenue, north of W. 15th Street. This entrance is also ADA accessible. The building is served by off-street loading berths located on W. 15th Street immediately east of 11th Avenue.

Kitchen and back-of-house spaces for the proposed restaurant will be primarily located on the ground floor with an additional prep area located on the ground floor (see **Figure 5**).

Area Context

The West Chelsea neighborhood in which the venue is to operate features an eclectic mix of commercial, residential, park and cultural land uses. This highly walkable neighborhood, shown in **Figure 1 and 2**, features an active commercial streetscape offering high-quality restaurants, boutique retail and commercial and professional office uses. Major attractions in the area include the High Line and Chelsea Market.

The presence of licensed eating and drinking establishments at 85 Tenth Avenue would be consistent with previous occupancy and would not introduce a new unique traffic-generating element to the project site, or the area.

10th Avenue at the project site is a one-way uptown avenue with four to five lanes of moving traffic, and curbside loading. The curb lane in front of the project site is signed No Standing Any Time. The eastern curb lane opposite the project site is signed No Parking 10AM-10PM Except Sunday, and No Standing

7AM-10AM Except Sunday. W. 16th Street is a one-way eastbound street with one moving lane and an on-street shared bike lane. Curb lanes on W. 16th Street adjacent to the project site are signed No Standing except authorized Federal Law Enforcement vehicles. W. 15th Street is a one-way westbound with Curb lanes on W. 15th Street adjacent to the project site are signed No Parking Monday-Friday 8AM-6PM. The eastern curb lane of 11th Avenue at the project site is No Standing Any Time, with bus stops for NYC Transit (M12) and tour buses.

Sidewalks surrounding the project site are wide, adequate for the large numbers of workers and visitors in the area. Sidewalks on 10th Avenue and on 11th Avenue at the project site are approximately 15 feet wide, and sidewalks on W. 15th Street and W. 16th Street are approximately 12 feet in width.

The IND A, C, and E trains and the BMT L train stop at 8th Avenue and 14th Street, two blocks east of the project site (see **Figure 4**). Multiple bus lines operate in the area. The crosstown M14 bus operates on 14th Street one block south of the site. The M11 and M12 buses operate, respectively, uptown on 10th Avenue and downtown on 11th Avenue. There are several off-street parking facilities with available parking capacity within a five-minute walk, as detailed in **Table 1** and locations shown in **Figure 4**. The five identified garages have a total combined capacity of 466 spaces.

As also shown in **Figure 4**, there are several CitiBike stations within a short walking distance of 85 Tenth Avenue. CitiBike is an increasing popular mode choice for trips to and from the far west side of Manhattan.

Table 1: Parking within Five Minute Walking Distance

Map ID	Name	Address	Distance	Capacity	Hours
1	S+P Plus (M) 28 10th Avenue	480 West 13th Street	3-minute walk	20	24 Hours
2	MPG Pier 57 Parking LLC	29 11th Ave	3-minute walk	74	6am to Midnight
3	MPG Manhattan Parking Chelsea	450 W. 17th Street	2-minute walk	206	24 Hours
4	MPG MP West 18 LLC	515 W 18th St	3-minute walk	86	6am to Midnight
5	Edison NY Parking LLC	161 10th Ave	4-minute walk	80	24 Hours

Photo 1: View of Site, looking northwest along 10th Avenue and W. 15th Street



Photo 2: View of Site, looking southwest along 10th Avenue

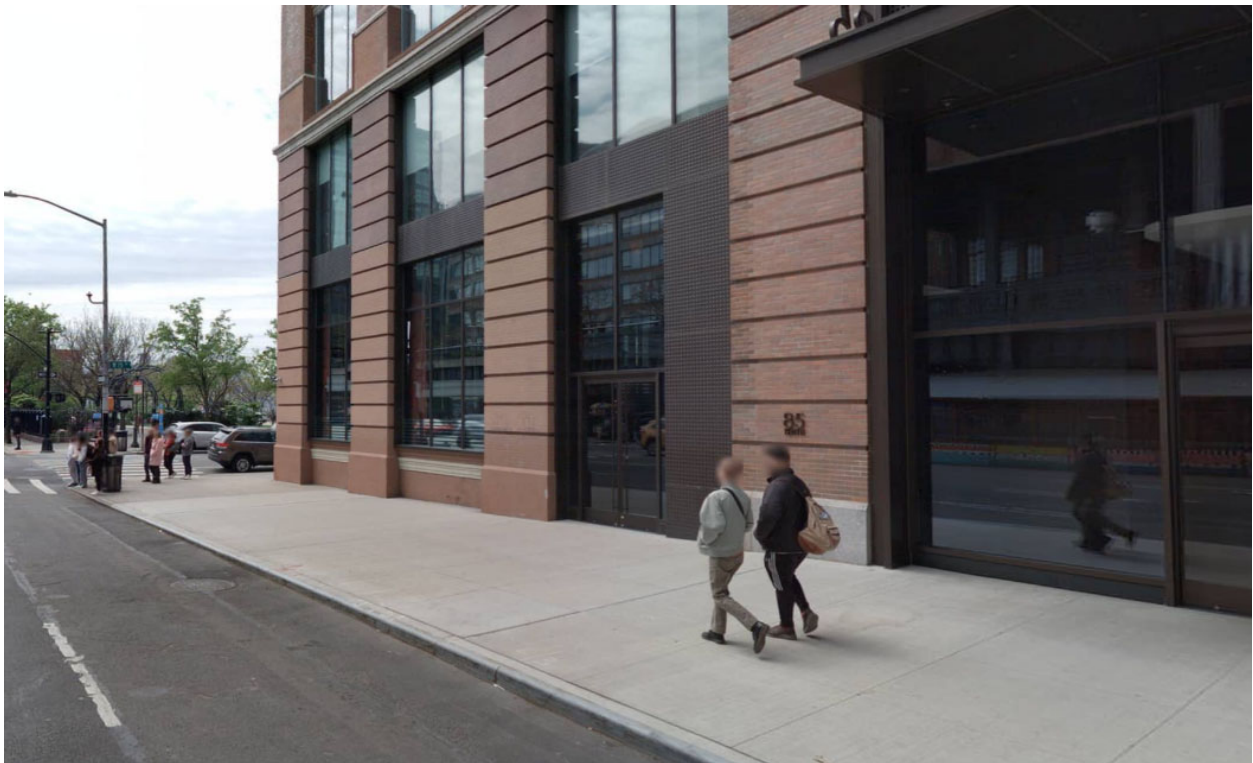
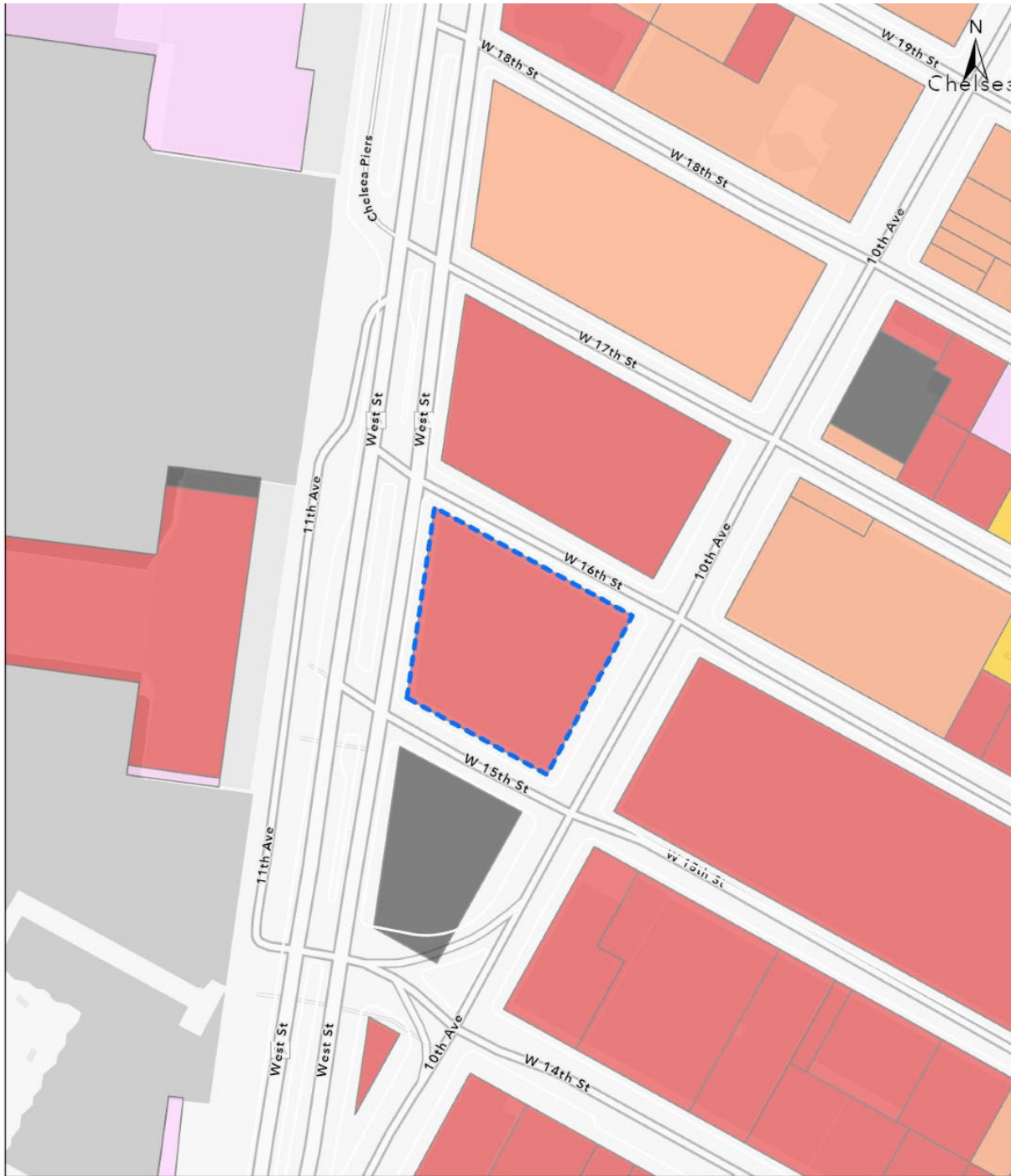




Figure 1: Site Location - Context



Legend

 85 Tenth Avenue

Land Use

-  ONE & TWO FAMILY BUILDINGS
-  MULTIFAMILY WALKUP BUILDINGS

-  MULTIFAMILY ELEVATOR BUILDINGS
-  MIXED COMMERCIAL/RESIDENTIAL BUILDINGS
-  COMMERCIAL/OFFICE BUILDINGS
-  INDUSTRIAL/MANUFACTURING BUILDINGS
-  TRANSPORTATION/UTILITY
-  PUBLIC FACILITIES & INSTITUTIONS
-  OPEN SPACE
-  PARKING FACILITIES
-  VACANT LAND



Figure 2: Site Location - Immediate Frontage



Legend
 85 Tenth Avenue

0 37.5 75 150 Feet




Figure 3: Proposed Venue within the 85 Tenth Avenue Building Footprint

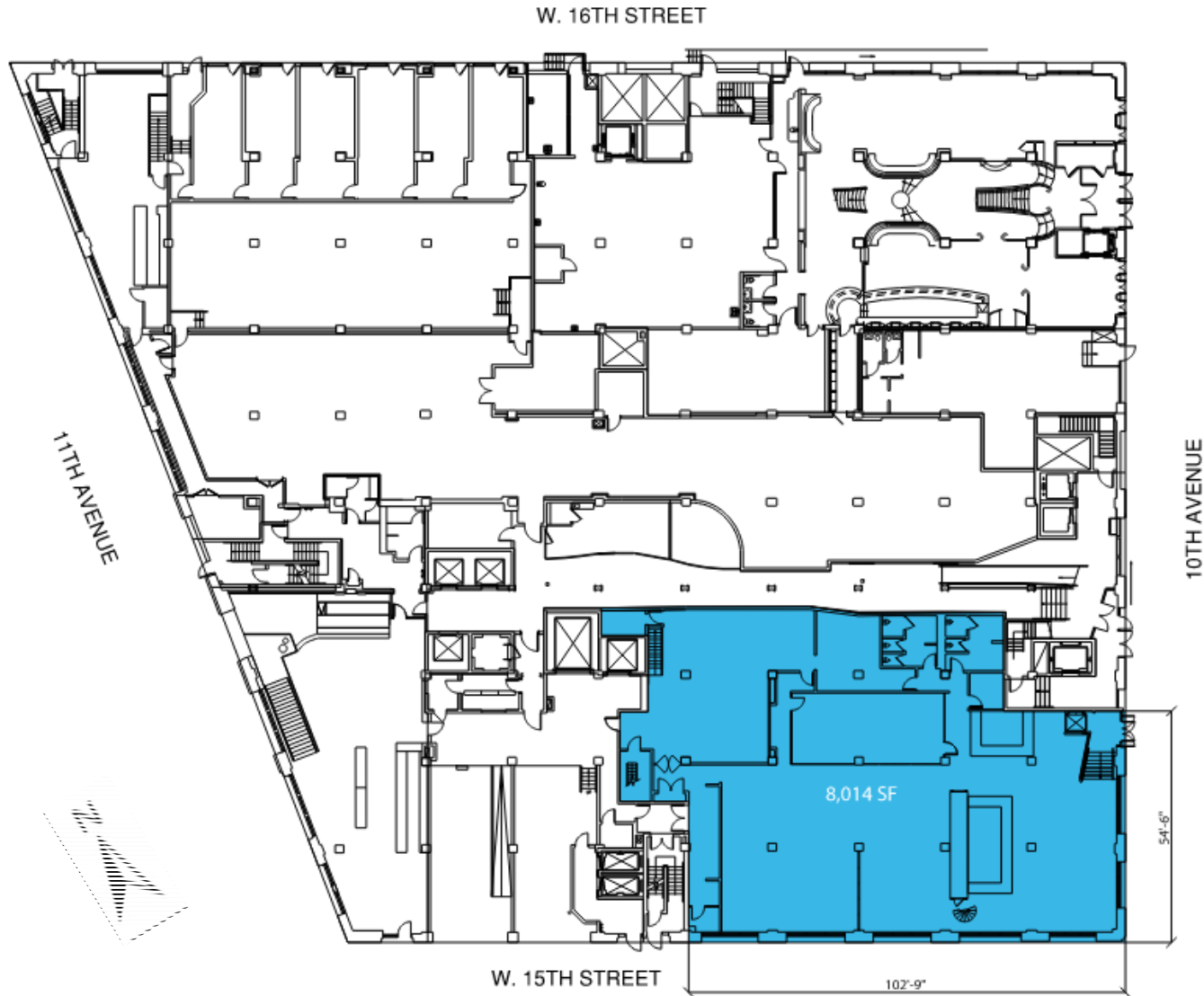
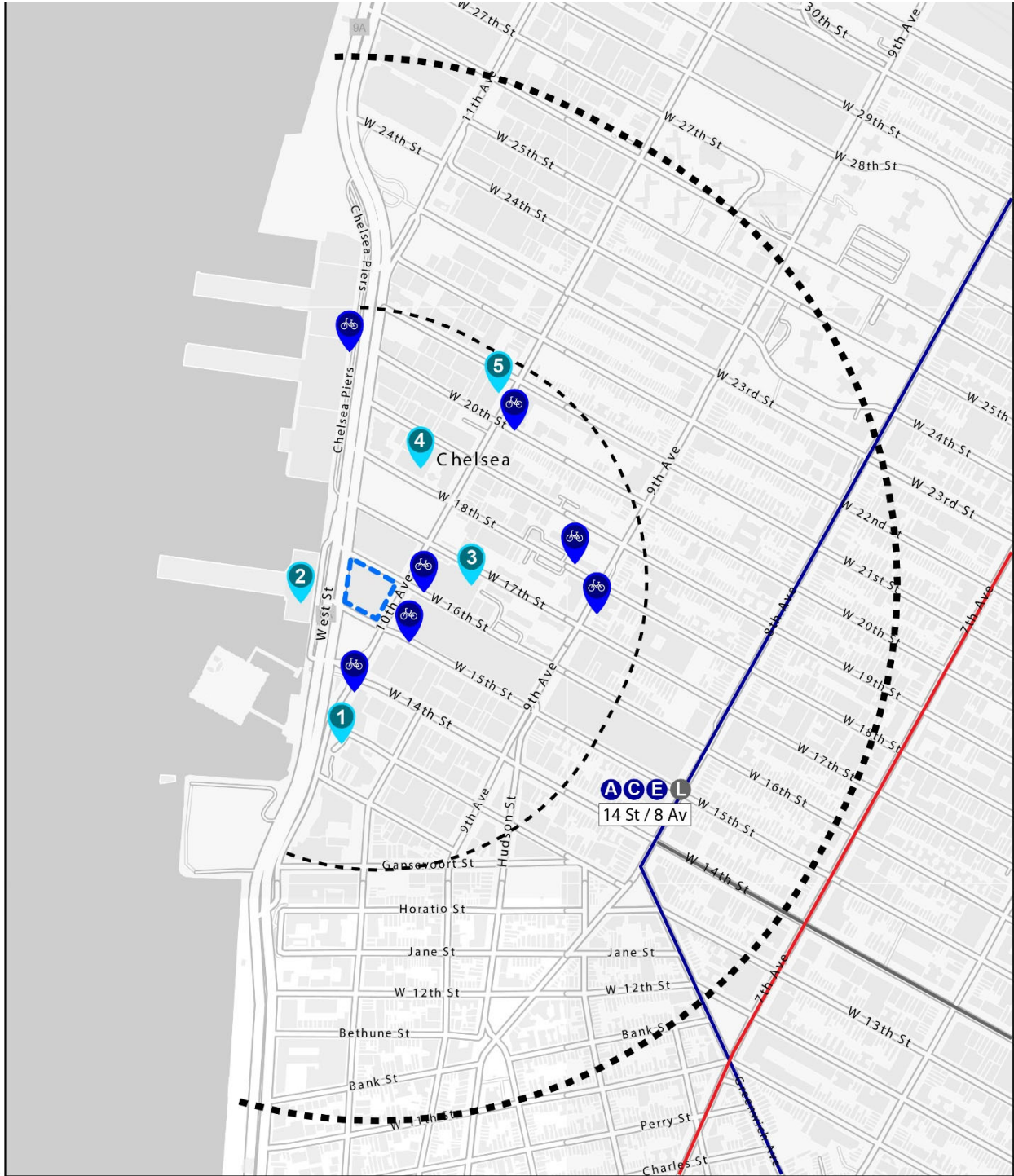





Figure 4: Parking, Transit, CitiBike within Walking Distance



Legend

-  85 Tenth Avenue
-  1/4-Mile Study Area
-  1/2-Mile Study Area

-  Off-Street Parking Facility
-  Subway Station
-  CitiBike Station

0 175 350 700 1,050 1,400 Feet



Venue Programming & Activities

The proposed venue is expected to have a maximum capacity of 275 patrons (250 table seats and 25 bar stools) with the following hours of operation:

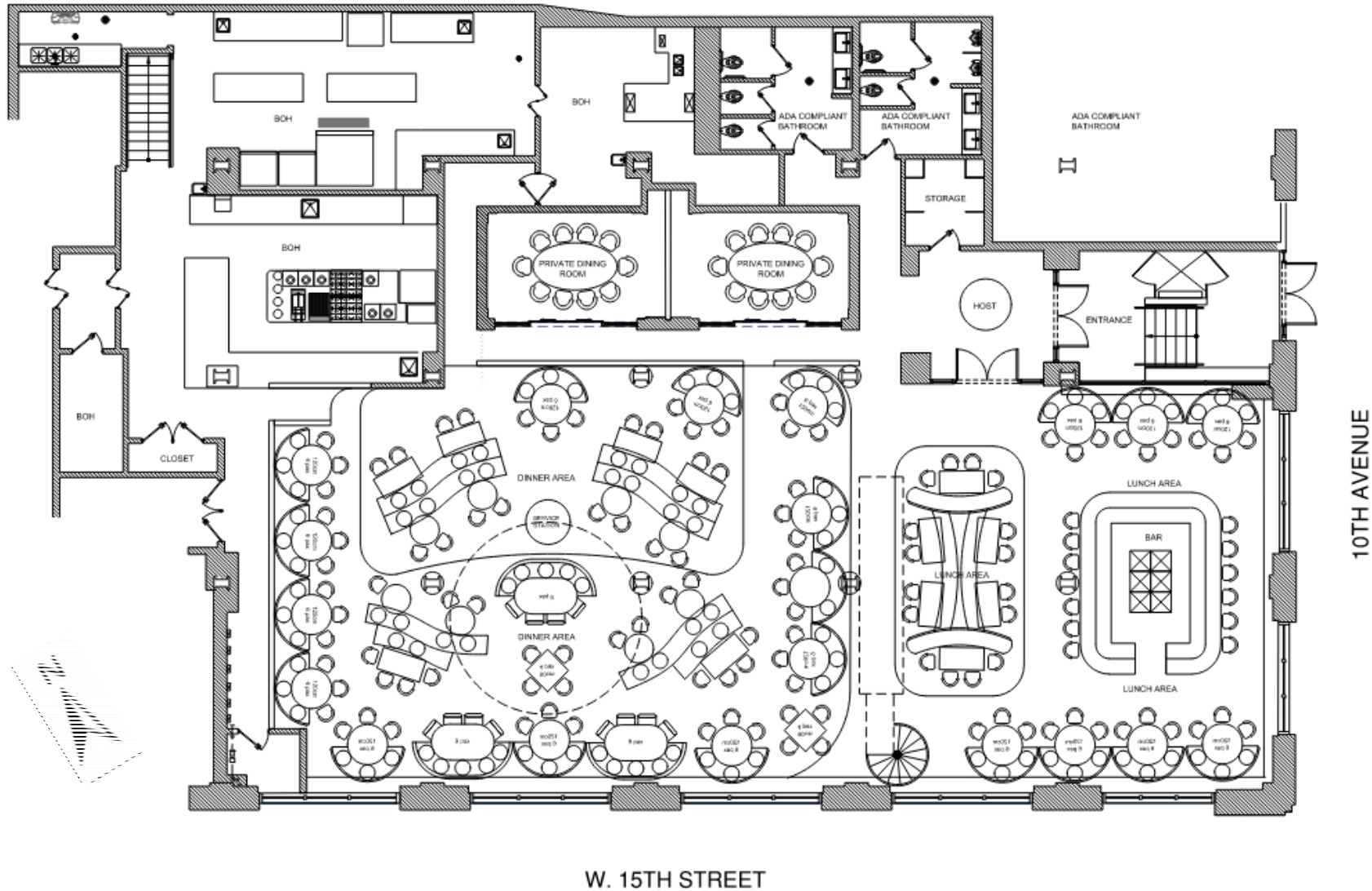
- Sunday to Wednesday: 11 AM - 1 AM
- Thursday to Saturday: 11 AM - 4 AM

In addition to the restaurant spaces dedicated to patron seating, there are liquor storage and restrooms on the ground floor. The ground floor layout is shown in **Figure 5**.

Delivery & Service Operations

Deliveries and refuse pick-up would primarily occur at the at existing service bays. Deliveries and refuse pick-up would be coordinated to minimize interference with existing traffic operations and with consideration of peak hours for neighboring and site activities. Some smaller deliveries may occur curbside along 10th Avenue and W. 15th Street near the main entrance to the proposed restaurant. To the greatest degree possible, deliveries and trash removal services will be scheduled in coordination with neighboring commercial tenants and staff will be provided to facilitate efficient and fast unloading of deliveries and trash removal.

Figure 5: Restaurant Ground Floor Layout



Venue Travel Demand Characteristics & Forecasted Trip Generation

To evaluate the traffic generation characteristics of the proposed venue, a travel demand model was developed based on the proposed restaurant using CEQR Technical Manual and Institute of Traffic Engineering (ITE) Manual Trip Generation. The model provides numerical estimates of patrons by mode, i.e., private auto, drop-off via cab/car service, and walk trips from another nearby location or via subway. The purpose of this analysis is to identify the approximate total number of pedestrian and vehicular arrivals to the venue during peak AM, Midday PM, and weekend peak hours that correspond to breakfast, brunch, lunch, and dinner services at the venue. The assumptions used and resulting person trips are identified in **Table 2**, while trip ends by mode are presented in **Table 3**. The model works by applying an overall trip generation rate based on the operating capacity of the venue and then determines the number of trips by peak arrival hour and mode. It should be noted that the modal splits were estimated based on area travel characteristics and represent an average on a typical day, although modal splits may differ between the different peak hours. For example, the pedestrian / bike mode share is expected to be higher during the day and early evening hours than for late night patrons who are expected to use more taxi / for hire car services.

It should be noted that the overall methodology is conservative in estimating generated trips based on total patrons instead of total gross square footage. Furthermore, the model conservatively does not account for pass-by trips, representing patrons who are already traveling to or through the immediate study area enroute to or from a different trip generator.

As shown below in **Table 2**, the proposed venue is anticipated to generate approximately 894, 836, and 558 person trips on a typical Weekday, Saturday, and Sunday, respectively. Based on ITE Trip Generation Manual temporal distribution rates, this would result in a total of 98, 109, and 61 peak hour person trips during the Weekday Midday/PM, Saturday, and Sunday peak periods, respectively.

As shown in **Table 3**, the highest number of peak hour auto (private vehicle) trips is estimated to be 5 trips (in and out combined and assuming an average of two patrons per vehicle). On-street parking in the area is limited and the limited number patrons traveling to the restaurant by private vehicle are expected to primarily park in area parking garages. As shown above in **Table 1** above, area garages within a short walking distance have a total combined capacity of 466 spaces. As such, the parking demand generated by the proposed project is expected to be readily accommodated by area off-street parking garages.

After “balancing” the taxi / car service (Uber, Lyft, etc.) trips, which accounts for the fact that most taxi / car service trips represent two trip-ends and considers a standard Manhattan Central Business District taxi overlap rate of 50 percent (inbound full taxis are assumed to be available for outbound demand), the highest combined peak hour taxi / car service trips are estimated to be 30 trip ends (representing 15 incoming and outgoing taxi / car service trips, assuming an average of two patrons per vehicle). Taxi / car service drop-offs and pick-ups are expected to be dispersed along the 10th Avenue and 15th Street frontages or near the site, depending on available curb side space at any particular moment.

Table 2: Travel Demand Assumptions & Estimated Person Trips

Daily and Peak Hour Person Trips		
Size (patrons):	275	
	Trips per patron per day	Daily Person Trips
Weekday	3.25	894
Saturday	3.04	836
Sunday	2.03	558
	Temporal Distribution	Peak Hour Person Trips
Weekday MD	11%	98
Weekday PM	11%	98
Saturday Peak Hour	13%	109
Sunday Peak Hour	11%	61

Modal Split and Directional Distribution

Modal Split:		
Auto	10%	
Taxi / Ride Hailing	35%	
Subway / Bus	35%	
Walk	20%	
Directional Distribution:	In	Out
Weekday MD	59%	41%
Weekday PM	59%	41%
Saturday Peak Hour	59%	41%
Sunday Peak Hour	63%	37%

Table 3: Estimated Peak Hour Trips by Mode

	Weekday MD Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour			Sunday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Auto	3	2	5	3	2	5	3	2	5	2	1	3
Taxi / Car Service (Balanced)	14	14	28	14	14	28	15	15	30	9	9	18
Subway / Bus	20	14	34	20	14	34	23	16	39	13	8	21
Walk	12	8	20	12	8	20	13	9	22	8	5	13

Notes:

Vehicle Occupancy Rate: 2.0

Taxi overlap rate: 50%

The highest number of combined pedestrian trips (including walk trips and patrons walking to and from area subway stations and bus stops) is estimated to be 61 trips (in and out combined). The majority of pedestrian trips is expected to be concentrated along the 10th Avenue frontage enroute to the proposed restaurant's entrance.

Per the City's environmental review standards (as documented in the CEQR Technical Manual), any increase in peak hour pedestrian trips under 200 trips is generally considered a minor order of magnitude that is not expected to significantly congest sidewalks, corners, or crosswalks or significantly worsen existing congestion.

Proposed Venue Traffic and Pedestrians Operations Assessment

The proposed restaurant is not expected to generate significantly more trips or introduce operations that are new to the area or that would significantly affect the vehicular or pedestrian network.

While there is no dedicated curb-side space for taxi drop-offs and pick-ups, taxis may stop in No-Standing curb-side areas along the 10th Avenue and W. 15th Street frontages for the time it takes a passenger to enter the vehicle from the curb or exit the vehicle and get onto the sidewalk. Given general reservation intervals of 15 minutes, it is expected that no more than approximately 4 cabs would be expected to arrive during any 15-minute period or approximately one vehicle every five minutes. As noted above, most patrons arriving in private vehicles are expected to go directly to one of the area off-street parking garages within walking distance and would not occupy any curbside space surrounding the site.

Conclusion & Recommendations

The pedestrian network in the project site's vicinity generally provides ample sidewalk space since pedestrian operations and safety have long been a focus in this area of Manhattan. As such, we believe that the proposed restaurant in conjunction with the other food and beverage establishments can function at this location without adversely affecting pedestrian conditions in the area. Transportation related conflicts with patrons traveling to and from other food and beverage venues within 85 Tenth Avenue are not anticipated.

While this area in Manhattan in proximity to important highway, and tunnel connectors can certainly experience periodic congestion, particularly during the AM and PM commuter rush hours, vehicular trips generated by the proposed venue are expected to peak after the commuter peak periods. As discussed above, the estimated vehicle trips resulting from patrons who would travel to the restaurant via private vehicle and taxi / car service are relatively low and expected to be well dispersed enroute to and from area parking garages and drop-offs and pick-ups along the project site's three out of four frontages.

Restaurant staff would, as an operational standard, provide active management of vehicles dropping off to the greatest extent possible to minimize conflicts with existing parked cars and travel lane movements. It is likely that the learned experience of patrons and management would inform their arrival and departure methods to minimize traffic related issues.

The following measures are recommended:

- During peak hours, staff will be deployed to provide active management of drop-off and pick-up traffic to assure that conflicts with existing parked cars and travel lane movements are minimized.



- Door personnel will monitor the curb-side space along the frontage and provide active management of drop-off and pick-up operations as needed to assure that conflicts with existing parked cars and travel lane movements are minimized.
- Door personnel is aware of the location of taxi ranks, bus stops, subway stations and advises patrons accordingly.

With these measures in place, we believe that the proposed restaurant can function in conjunction with the other food and beverage venues at 85 Tenth Avenue without adversely affecting vehicular traffic and parking conditions in the area.

Respectfully submitted,

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Vice President, Associate Principal

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NYS SLA Acoustic Analysis

VERDE

85 Tenth Avenue

Manhattan Community District 4



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November 5, 2024

1. OVERVIEW

GZA GeoEnvironmental (GZA) performed an acoustic investigation to evaluate the potential impact of noise generated by a proposed restaurant seeking a State Liquor Authority (SLA) license at 85 Tenth Avenue, at the intersection of Tenth Avenue and West 15th Street in the Chelsea neighborhood of Manhattan Community District 4. The Project Site is shown in **Figure 1** below. The evaluated space includes the 8,014 SF ground floor space at the corner of the building at the intersection of Tenth Avenue and West 15th Street (see **Figure 3**). To evaluate the potential collective impact of music and patron generated noise on adjacent sensitive residential receptors, GZA has performed the following work:

1. Monitored existing noise levels outdoors on Tenth Avenue and West 16th Street¹ to establish baseline conditions;
2. Estimated the sound levels of the interior spaces and compared them to the approximate attenuation values of the existing facades;
3. Estimated the sound levels of potential outdoor queuing² and used distance calculations and the existing ambient sound levels to determine the increase in sound levels at the exterior nearby sensitive uses;
4. Compared results to NYC Noise Code.

Site Context

The project site of proposed restaurant at 85 Tenth Avenue context is in the Chelsea neighborhood, directly across Tenth Avenue from the bustling and historic Chelsea Market and less than a block away from the High Line. The entrance to the restaurant is along Tenth Avenue. Tenth Avenue is a one-way three lane street with curbside parking and a bike lane. West 15th Street is a one-way street between Eleventh Avenue and Tenth Avenue and contains a bike line and curbside parking on both side of the street (**Figure 2** below shows this land use context). The proposed restaurant (VERDE) would occupy a space that was previously utilized by similar licensed food and beverage venues. Additionally, it should be noted that adjacent units in the contain other licensed uses, namely the existing Mel's Pizza as well as a ground floor Restaurant that is planned to open in November 2024, replacing a restaurant in the same space that recently closed (former Al Coro). Mel's Pizza Restaurant and the proposed ground floor Restaurant are licensed under the same existing liquor license. Additionally, Community Board 4 recently approved a liquor license application for a private membership club located within the building at the corner of Tenth Avenue and West 16th Street.

¹ Noise levels were recently monitored at these locations for another liquor license application within the 85 Tenth Avenue building. Although these locations are not directly outside of the proposed venue that is subject to this report, they are in close proximity and therefore representative existing exterior noise levels at 85 Tenth Avenue. As such, no new noise data were collected for this report.

² Please note that exterior queuing for restaurant patrons is unlikely as entrance is expected to be primarily reservation based. However, for conservative purposes of, a potential sound impact assessment was performed considering exterior queuing.

Given this context and nature of abutting land uses, the proposed restaurant, is in a context subject to high ambient noise levels, with adjacent land uses that are not considered sensitive to noise in the manner that residential uses are considered and therefore the proposed use, including potential outdoor patron queuing is shown in the following analysis to have a benign effect on adjacent uses as it relates to sound generation. Additionally, there are no residential receptors directly adjacent to the proposed restaurant. The nearest residential building is on the north side of W. 16th Street between 10th and 9th Avenue, approximately 300 to 500 feet from the proposed restaurant.

2. NYC NOISE CODE

The local noise code is set forth in Title 24, Chapter 2 of the New York City Administrative Code.

3.1 § 24-218 General Prohibitions

Section §24-218 addresses unreasonable noise that is not covered by another section of the code. The following sound levels are prohibited by this section:

- Non-impulsive sound measured at 7 dB(A) or more above the ambient sound level at the receiver between the hours of 10:00 P.M. and 7:00 A.M.
- Non-impulsive sound measured at 10 dB(A) or more above the ambient sound level at the receiver between the hours of 7:00 A.M. and 10:00 P.M.
- Impulsive sound measured at 15 dB(A) or more above the above the ambient sound level at the receiver.

2.3 § 24-231 Commercial Music

Section §24-231 addresses music originating from commercial establishments, when measured inside dwelling units. The following limits are provided in this section:

- 42 dB(A) overall sound level.
- 45 dB(A) sound level in any one-third octave band from 65 hertz to 500 hertz.
- 6 dB(C) increase over ambient level, provided that ambient is in excess of 62 dB(C).

Figure 1 – Project Site



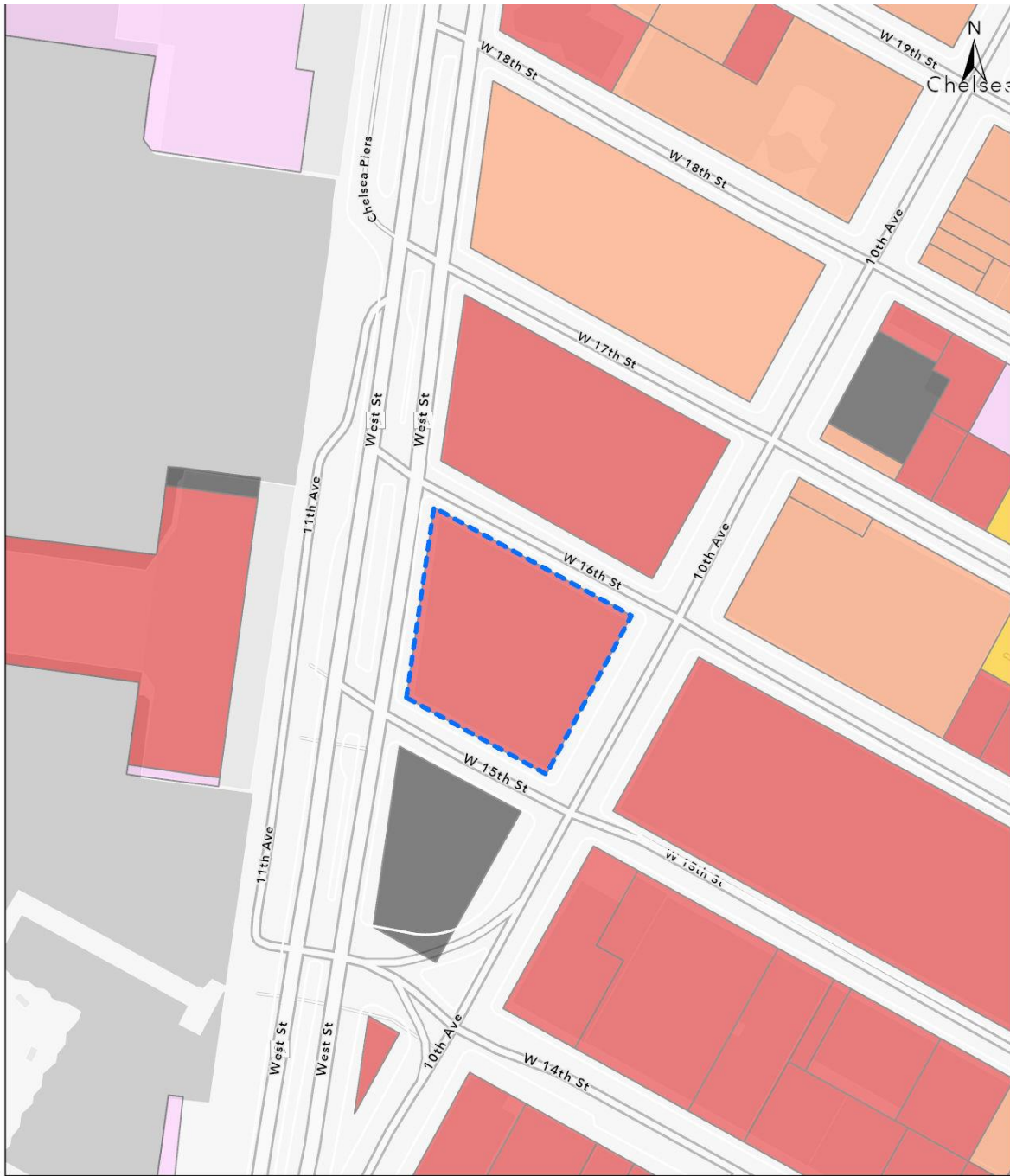
Legend

 85 Tenth Avenue

0 37.5 75 150 Feet






Figure 2 – Land Use



Legend

 85 Tenth Avenue

Land Use

-  ONE & TWO FAMILY BUILDINGS
-  MULTIFAMILY WALKUP BUILDINGS

-  MULTIFAMILY ELEVATOR BUILDINGS
-  MIXED COMMERCIAL/RESIDENTIAL BUILDINGS
-  COMMERCIAL/OFFICE BUILDINGS
-  INDUSTRIAL/MANUFACTURING BUILDINGS
-  TRANSPORTATION/UTILITY
-  PUBLIC FACILITIES & INSTITUTIONS
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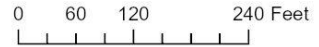


Figure 3: Proposed Venue within the 85 Tenth Avenue Building Footprint

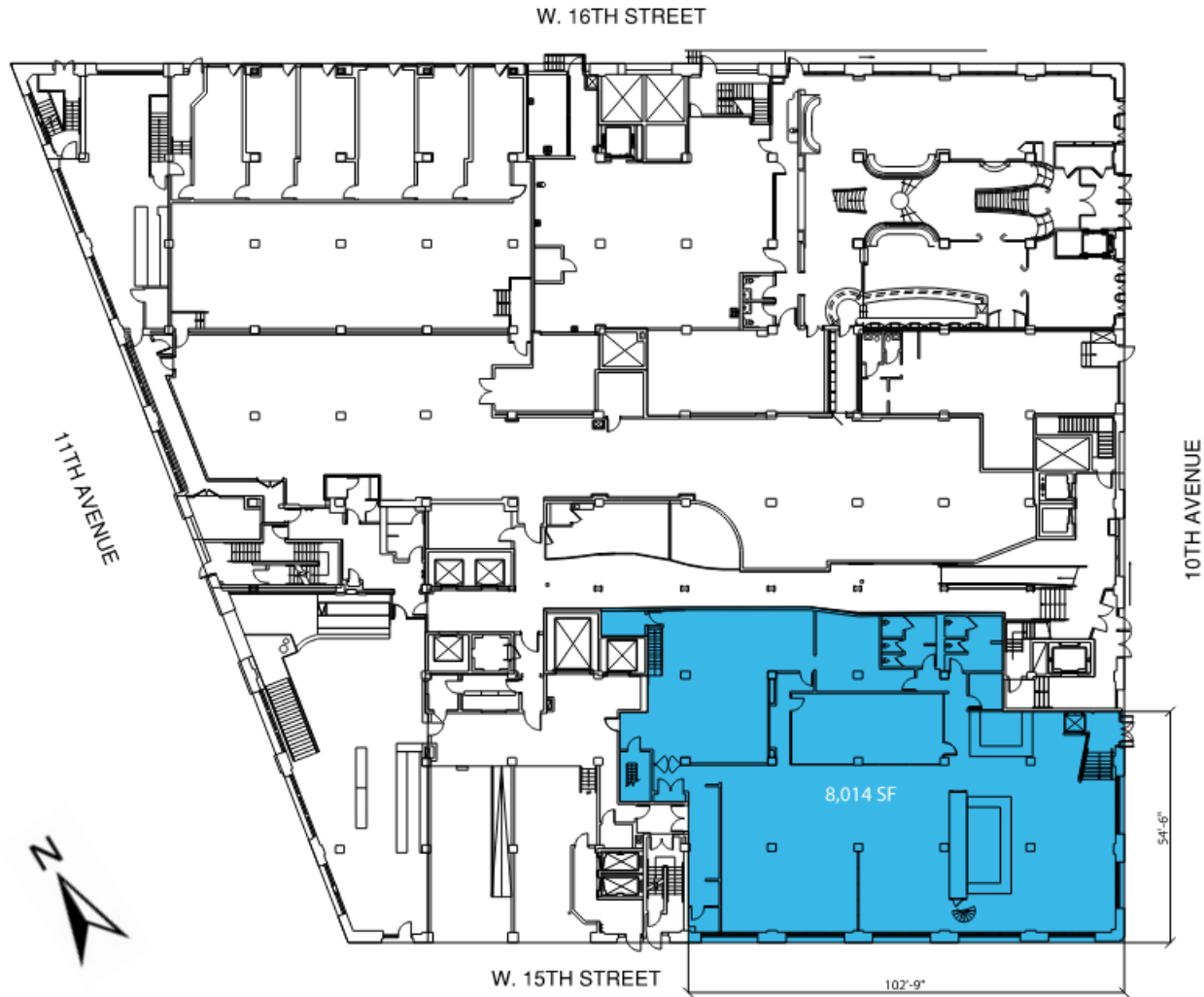


Photo 1: Noise Meter on Tenth Avenue



Photo 2: Noise Meter on West 16th Street



3. ACOUSTICAL INVESTIGATION

The proposed licensed spaces are to be located on the ground floor facing Tenth Street and West 15th Street (see **Figure 3**). As the ground floor space has two street facing frontages, an investigation of the sound generated inside the space during operating hours is performed. As stated above, there may be queuing of patrons on the sidewalk.

4.1 Ambient Sound Measurements

To establish existing baseline ambient sound levels, measurements were performed outside on the sidewalk along Tenth Avenue (Noise Monitoring Location 1) and along West 16th Street (Noise Monitoring Location 2). As noted above, these readings were collected as part another, recent liquor license application for private membership club application at 85 Tenth Avenue. While the Tenth Avenue reading directly applies, the data collected on West 16th Street is assumed to be similar to the sound levels on West 15th Street. The noise monitoring locations are shown as **Figure 4** below.

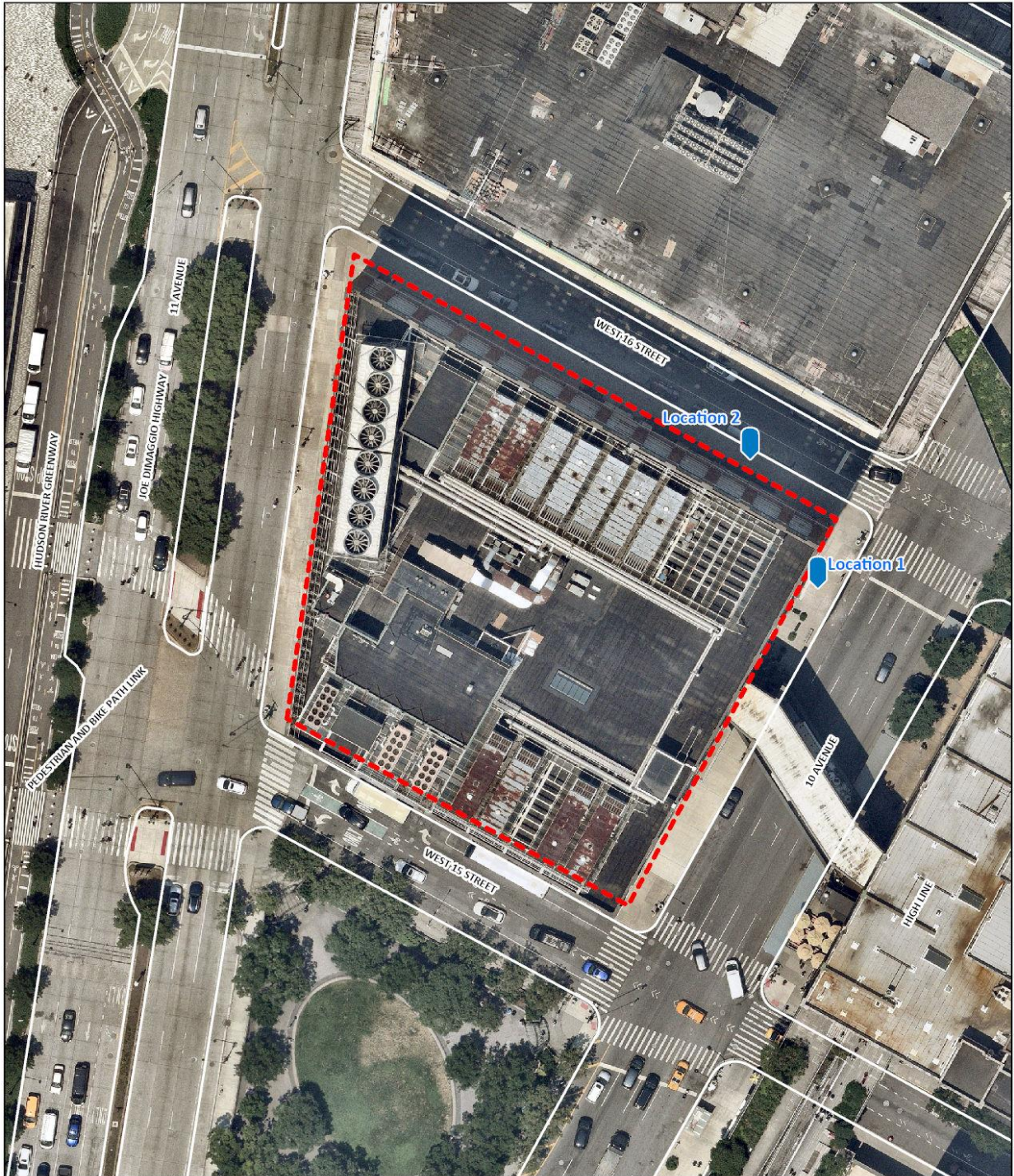
Table 1 below shows the results of the noise monitoring.

Table 1 – Ambient Noise Monitoring Results

<i>Monday, September 5, 2024</i>		
Location	1	2
Time	7:40 pm – 8:00 pm	8:01 pm – 8:21 pm
L _{max}	88.6	80.0
L ₁₀	71.5	69.5
L _{eq}	69.1	68.1
L ₅₀	66.0	67.5
L ₉₀	63.0	66.0
L _{min}	60.9	63.6

These noise readings were collected during the evening hours, to represent the lowest ambient noise conditions during the proposed hours of operation. It is expected that the sound levels will increase above the recorded nighttime levels by approximately 10 dB(A) during daytime hours.


Figure 4 – Ambient Noise Monitoring Locations



Legend

-  85 Tenth Avenue
-  Noise Monitoring Locations

0 25 50 100 Feet




4.2 Measurement Equipment

Measurements of the airborne sound pressure levels were performed using a Type 1 Casella CEL-633 sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following the monitoring session.

4.3 Restaurant Evaluation Results

In the proposed ground floor restaurant, there will be background or DJ music being played. The hours of operation of the indoor spaces are specified in **Table 2** below.

Table 2 – Interior Hours of Operation

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
VERDE	11:00 am – 1:00 am	11:00 am – 1:00 am	11:00 am – 1:00 am	11:00 am – 4:00 am	11:00 am – 4:00 am	11:00 am – 4:00 am	11:00 am – 1:00 am

Based on the proposed use of the spaces, a sound level of between 90 to 95 dB(A) can be expected in the interior spaces due to patron generated noise, background music, DJ music. The space was constructed for a previous similar use. The existing commercial grade windows in combination with a masonry façade, can be expected to provide a minimum of 30 dB(A) of attenuation. This would result in a maximum sound level of approximately 65 dB(A) generated from the restaurant directly outside the windows/walls.

Although entrance to the restaurant will be primarily reservation based, there is a chance there may be an outdoor patron queue, which would be managed by a security staff member. It is expected that this queue will not exceed 20 people. The average person speaks at a normal conversation level of 60 dB(A). For conservative purposes, a level of 75 dB(A) was used for the analysis.

Calculations were performed based on the sound level of the potential queue, the sound level of the indoor space, the ambient sound levels, and reference distances. The predicted sound levels are shown in **Tables 3 and 4** below.

Table 3: Expected Outdoor Sound Levels due to Patron Queuing and Indoor Noise Generation – Location 1

Distance from Potential Outdoor Queuing	Outdoor Noise Level dB(A)	Increase Over Ambient dB(A)
20'	72.26	3.16
50'	69.79	0.69
100'	69.28	0.18

The increase over ambient sound level expected at varying distances from the potential outdoor queuing on Tenth Avenue are as well below the requirements set forth in New York City Administrative Code. Therefore, there is no expected noise impacts related to the potential outdoor patron queuing.

Table 4: Expected Outdoor Sound Levels due to Patron Queuing and Indoor Noise Generation – Location 2

Distance from Potential Outdoor Queuing	Outdoor Noise Level dB(A)	Increase Over Ambient dB(A)
20'	71.80	3.70
50'	68.95	0.85
100'	68.33	0.23

The increase over ambient sound level expected at varying distances from the potential outdoor queuing on West 15th Street are as well below the requirements set forth in New York City Administrative Code. Therefore, there is no expected noise impacts related to the potential outdoor patron queuing.

4.4 Conclusion

The results of the acoustical monitoring and simulation of potential noise generation associated with the proposed restaurant indicated that even under worst case noise generation assumptions, the ground floor restaurant and assessment of potential outdoor patron queuing (20 persons) would not result in exceedances of the New York City Noise Code at varying distances from the Project Site. The evaluation of potential noise impact was developed on a worst-case basis to assess potential impact i.e., the combination of the lowest outdoor ambient noise monitored and the consideration of continuous noise levels that are well above comparable establishments.

The proposed restaurant is expected to result in no exceedances of the noise levels set in the New York City Administrative Code.

If you have any questions, please do not hesitate to contact me at gene.bove@gza.com or (973-534-4090).

Very truly yours,

GZA GEOENVIRONMENTAL, INC.



Gene Bove
Project Manager



Kevin Williams
Vice President / Associate Principal