

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

|   |  |  |  |
|---|--|--|--|
| <b>CORPORATION NAME</b><br>RPH Hotels 51st Street Owner LLC and Highate Hotels, L.P.  |  | <b>DOING BUSINESS AS (DBA)</b><br>Romer's Hell Kitchen |  |
| <b>STREET ADDRESS</b><br>851 8th Avenue   |  | <b>CROSS STREETS</b><br>51st and 52nd Streets          | <b>ZIP CODE</b><br>10019   |
| <b>Applicant</b><br><small>(Attach a list of all individuals that will be listed/associated with the license)</small>   | <b>NAME:</b> See attached  | <b>ATTORNEY/ REPRESENTATIVE</b>                        | <b>NAME:</b> Bernstein Redo & Savitsky P.C.  |
|   | <b>PHONE:</b>  |  | <b>PHONE:</b> 212-651-3100   |
|   | <b>EMAIL:</b>  |  | <b>EMAIL:</b> martha@brpclaw.com   |
| <b>MANAGER</b>  | <b>NAME:</b> Barbara Christoph   | <b>LANDLORD</b>  | <b>NAME:</b> n/a - RPH Hotels 51st Street Owner LLC is the fee owner                 |
|   | <b>PHONE:</b> 212-581-4100   |  | <b>PHONE:</b>  |
|   | <b>EMAIL:</b> bchristoph@romerhotels.com   |  | <b>EMAIL:</b>  |
| <b>APPLICATION TYPE ( ___ New York State Liquor License ___ Dept. of Transportation Dining Out )</b>  |  |  |  |
| <input type="radio"/> <b>New</b>  | Has applicant owned or managed a similar business?   | <b>YES</b>   | <b>NO</b>  |
|   | What is/was the name and address of establishment?   |  |  |
|   | What were the dates applicant was involved with this former premise?   |  |  |
| <input type="radio"/> <b>Corp</b><br><b>Change/Class</b><br><b>Change/Method of Operation</b><br><b>Change/Removal</b>  | What is the license # and expiration date?   |  |  |
|   | Is applicant making any alterations or operational changes?  | <b>YES</b>   | <b>NO</b>  |
|   | If alterations or operational changes are being made, please describe/list all changes.  |  |  |
| <input checked="" type="radio"/> <b>Alteration</b>  | What is the current license # and expiration date?   | 0343-24-121239; expires 6/30/2026                      |  |
|   | Please list/describe the nature of all the changes and attach the plans: Designate the hotel main desk as an additional bar for the sale/service of alcoholic beverages from the adjacent pantry.  |  |  |
| <b>METHOD OF OPERATION</b>  |  |  |  |
| <b>TYPE OF ALCOHOL</b>  | <input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider   |  |  |
| <b>ESTABLISHMENT TYPE</b>   | <input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment<br><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?  |  | <b>YES</b>   | <input checked="" type="radio"/> <b>NO</b>   |
| 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. |  | <b>YES</b>   | <input checked="" type="radio"/> <b>NO</b><br>N/A - application is for an alteration |
| 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.  |  | <b>YES</b>   | <input checked="" type="radio"/> <b>NO</b><br>N/A - application is for an alteration |
| Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?   |  | <input checked="" type="radio"/> <b>YES</b>            | <b>NO</b>  |

**Principals of the Applicants**

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

Paul Womble  
Manager of Highgate Hotels, L.P.

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

---

The hotel is open 24 hrs/daily

| OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)  |  |  |                     |   |  |                                     |                                    |                                   |
|---|--|--|---------------------|---|--|-------------------------------------|------------------------------------|-----------------------------------|
| RESTAURANT  |  | MONDAY   | TUESDAY             | WEDNESDAY   | THURSDAY   | FRIDAY                              | SATURDAY                           | SUNDAY                            |
| HOURS<br>of<br>Operation  | Indoors  | 9am-12am   | 9am-12am            | 9am-12am  | 9am-12am   | 9am-12am                            | 9am-12am                           | 9am-12am                          |
|   | Outdoors   | -----  | -----               | -----   | -----  | -----                               | -----                              | -----                             |
|   | Kitchen  | 9am-12am   | 9am-12am            | 9am-12am  | 9am-12am   | 9am-12am                            | 9am-12am                           | 9am-12am                          |
|   | Music<br>(indoors)                                     | 9am-12am   | 9am-12am            | 9am-12am  | 9am-12am   | 9am-12am                            | 9am-12am                           | 9am-12am                          |
| If yes, what type(s)?<br>(Circle all that apply)  |  | <input checked="" type="checkbox"/> BACKGROUND   |                     | <input checked="" type="checkbox"/> LIVE MUSIC *<br>*piano/singer |  | <input type="checkbox"/> DJ         |                                    | <input type="checkbox"/> JUKE BOX |
| OCCUPANCY   |  |  |                     |   |  |                                     |                                    |                                   |
|   | Capacity<br>Pursuant to<br>Certificate of<br>Occupancy | Maximum<br>Occupancy<br>(Including<br>Employees) | Number<br>of Tables | Number<br>of Seats  | Number of<br>Service-Only Bars   | Number of<br>Stand-Up Bars          | Number of Seats<br>at Stand-Up Bar |                                   |
| INSIDE  | 650  | 600  | 54                  | 156   | 0  | 3                                   | 9                                  |                                   |
| OUTSIDE<br><i>(Rooftop/Rear<br/>Yard/Patio/Terrace<br/>/Garden; within<br/>the premises)</i>  | -----  | -----  | -----               | -----   | -----  | -----                               | -----                              |                                   |
| DOT Dining<br>Out: Sidewalk<br>Cafe   |  |  | -----               | -----   |  |                                     |                                    |                                   |
| DOT Dining Out:<br>Roadway  |  |  | -----               | -----   |  |                                     |                                    |                                   |
| How frequently will the owner(s) be at the establishment?   |  |  |                     |   | None - manager and employees of the management company will be on site |                                     |                                    |                                   |
| Will there be dancing?  |  |  |                     |   | YES  | <input checked="" type="radio"/> NO |                                    |                                   |
| Will applicant have bottle or table service for alcohol beverages other than wine?  |  |  |                     |   | YES  | <input checked="" type="radio"/> NO |                                    |                                   |
| Will applicant be hosting private promotional or corporate events?  |  |  |                     |   | <input checked="" type="radio"/> YES                                   | NO                                  | private and corporate events       |                                   |
| Will outside promoters be used on a regular basis? If yes, please describe.   |  |  |                     |   | YES  | <input checked="" type="radio"/> NO |                                    |                                   |
| Will applicant have a security plan? If yes, please attach.   |  |  |                     |   | YES  | <input checked="" type="radio"/> NO |                                    |                                   |
| Will security plan be implemented?  |  |  |                     |   | YES  | NO                                  | n/a                                |                                   |
| Will State certified security personnel be used?  |  |  |                     |   | <input checked="" type="radio"/> YES                                   | NO                                  |                                    |                                   |
| Will New York Nightlife Association and NYPD Best Practices be followed?  |  |  |                     |   | YES  | NO                                  | n/a                                |                                   |
| Does applicant agree to notify MCB4 prior to making changes to its method of operation?   |  |  |                     |   | <input checked="" type="radio"/> YES                                   | NO                                  |                                    |                                   |
| Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries? |  |  |                     |   | YES  | <input checked="" type="radio"/> 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 checked="" type="radio"/> YES  | <input type="radio"/> 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?  | Garbage containers are located inside the loading dock  |                          |     |
| Where will applicant lay out garbage containers and at what time?   | Pick up is inside the loading dock and done daily between 12AM and 3AM, except for Sunday night |                          |     |

## LOCATION & ZONING

|   |                                      |                          |         |
|---|--------------------------------------|--------------------------|---------|
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?          | <input checked="" type="radio"/> YES | <input type="radio"/> NO | Clinton |
| Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection? | <input checked="" type="radio"/> YES | <input type="radio"/> NO |         |
| Is a Public Assembly permit required?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO |         |
| Are your plans filed with DOB?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO |         |
| What is the zoning designation for this location?   | C6-4                                 |                          |         |

## Community Notification/Relations

|  |   |                              |
|--|---|------------------------------|
| <b>NOTIFICATION:</b><br>List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted. | # 1   | See attached list with email |
|  | # 2   |                              |
|  | # 3   |                              |
|  | # 4   |                              |
|  | # 5   |                              |
| When did applicant post the notice that was provided?  | 12/20/2024  |                              |
| Where did applicant post the notice that was provided?   | At the hotel and light poles at 4 corners of 51st and 52nd Street intersections |                              |
| Please provide dates when applicant met with the groups listed above.  | Email sent 12/20/2024   |                              |
| Who was your contact person at each group you met with?  | n/a   |                              |
| Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.  | <input checked="" type="radio"/> YES  | <input type="radio"/> NO     |
| 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  | <input type="radio"/> NO     |

# **MULTIPLE SPACES/FLOORS BREAKDOWN**

| Space/Floor                  | Description/<br>Use of Space | Capacity              | Hours    | # of<br>Tables | # of<br>Seats | # of<br>Service-<br>Only Bars | # of<br>Stand-Up<br>Bars/Seats at<br>Bar | Music                                  |
|------------------------------|------------------------------|-----------------------|----------|----------------|---------------|-------------------------------|--|--|
| Ground floor<br>lobby lounge | Lounge seating               | Approximately<br>50   | 9am-12am | 13             | 46            | 0                             | 1<br>(main desk)                         | Background                             |
| Ground floor<br>bar          | Bar                          | Approximately<br>50   | 9am-12am | 14             | 46            | 0                             | 1<br>(no seats)                          | Background<br>& piano<br>player/singer |
| Ground floor<br>restaurant   | Restaurant with<br>bar       | Approximately<br>75   | 9am-12am | 27             | 64            | 0                             | 1<br>with 9 seats                        | Background                             |
| Floors<br>2-11               | Guest room<br>floors         | 30 rooms<br>per floor | n/a      | n/a            | n/a           | n/a                           | n/a                                      | n/a                                    |
|                              |                              |                       |          |                |               |                               |  |  |
|                              |                              |                       |          |                |               |                               |  |  |

| <b>BUILDING DESIGN</b>  |   |                                     |                                   |
|---|---|-------------------------------------|-----------------------------------|
| State the name and type of business previously located in the space.  | Romer Hell's Kitchen (same business)      |                                     |                                   |
| Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.  | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            | Premises is currently licensed    |
| Do you plan any changes to the existing façade? If yes, please describe.  | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?   | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            |                                   |
| Is the entrance ADA Compliant?  | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            |                                   |
| Do you plan any changes to the existing façade? If yes, please describe.  | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Will applicant have a vestibule within the establishment?   | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Will applicant use a storm enclosure?   | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?   | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            |                                   |
| Will applicant comply with the NYC noise code?  | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            |                                   |
| Will the establishment have any of the following: (circle all that apply)   | <b>FRENCH DOORS</b>                       | <b>GARAGE DOORS</b>                 | <b>WINDOWS THAT CAN BE OPENED</b> |
| Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?  | YES                                       | <input type="radio"/> 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?                         | YES                                       | <input type="radio"/> NO            | n/a                               |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?   | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment? | YES                                       | <input type="radio"/> NO            | n/a                               |
| Will the kitchen exhaust system extend to the roof?   | <input checked="" type="radio"/> YES      | <input type="radio"/> NO            | *2nd floor set-back roof          |
| Will the establishment have an illuminated sign?  | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Will the establishment have a pole-supporting canopy extending over the sidewalk?   | YES                                       | <input checked="" type="radio"/> NO |                                   |
| Where will the air conditioner be located? What type is it?   | 2nd floor set-back roof/HVAC RTU          |                                     |                                   |
| When was the air conditioner installed?   | The unit was installed approximately 2019 |                                     |                                   |

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

|  |                                      |                                     |     |
|--|--------------------------------------|-------------------------------------|-----|
| Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            |     |
| Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)? | <input type="radio"/> YES            | <input checked="" type="radio"/> NO |     |
| Are the floorplans for the outdoor space(s) included?  | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?                    | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service?                                      | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will applicant prohibit patrons from drinking in any outdoor space(s)?   | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will there be no amplified music, as per the law?  | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| If amplified sound is played inside the establishment, will windows and doors be closed?   | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will applicant agree to post signs outside asking customers to respect the neighbors?  | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will applicant agree to train staff to encourage a peaceful environment?   | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)                              | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?                                | <input type="radio"/> YES            | <input type="radio"/> NO            | n/a |

| <b>DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK</b>   |     |                                     |  |
|--|-----|-------------------------------------|--|
| Has the applicant read MCB4 Sidewalk Café Policy?  | YES | <input checked="" type="radio"/> NO |  |
| Will applicant be applying for sidewalk seating now or in the future?  | YES | <input checked="" type="radio"/> NO |  |
| <b>If you answered no to the question above, jump to the next page</b>   |     |                                     |  |
| 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                                  |  |
| 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 applicant respect trees and tree pits and insure the health of the tree?  | 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) or adjacent sidewalk?  | YES | NO                                  |  |
| Will applicant permit NO wait lines or smoking outside?  | 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 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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?   | YES | NO                                  |  |
| Will the outdoor dining deposit its garbage in a container on the parking lane?  | YES | NO                                  |  |
| Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?  | YES | NO                                  |  |
| Will the sidewalk seating have a platform?   | 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 there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?  | YES | NO                                  |  |
| Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?  | YES | NO                                  |  |
| If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades? |     |                                     |  |



## DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY

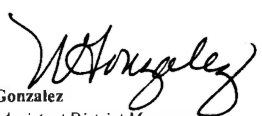



|   |     |                                     |  |
|---|-----|-------------------------------------|--|
| Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.                   | YES | <input checked="" type="radio"/> NO |  |
| <b>If you answered no to the question above, jump to the next page</b>  |     |                                     |  |
| 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.***

|  |  |  |                             |
|--|--|--|-----------------------------|
| Manhattan Community Board 4 (MCB4) recommends:<br><i>(MCB4's recommendation is based on a vote taken at its February 5, 2025 full board meeting, with 43 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 1 present but not eligible)</i>  |  | <input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation<br><br><input type="radio"/> Denial <input type="radio"/> Approval |                             |
| <b>MCB4 REPRESENTATIVES</b>  |  |  |                             |
| <br>Nelly Gonzalez<br>MCB4 Assistant District Manager   | <br>Frank Holozubiec<br>MCB4 BLP Committee Co-Chair | <br>Burt Lazarin<br>MCB4 BLP Committee Co-Chair   |                             |
| <b>APPLICANT AGREEMENT WITH THE COMMUNITY</b>  |  |  |                             |
| 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. |  |  |                             |
| <b>SIGN HERE</b> →   | Edward W. Martin, III<br><br><b>PRINT NAME OF APPLICANT</b>  | <br><b>SIGNATURE OF APPLICANT</b>  | 1/6/2025<br><br><b>DATE</b> |

## GROUND FLOOR PLAN

NA-0343-23-136373

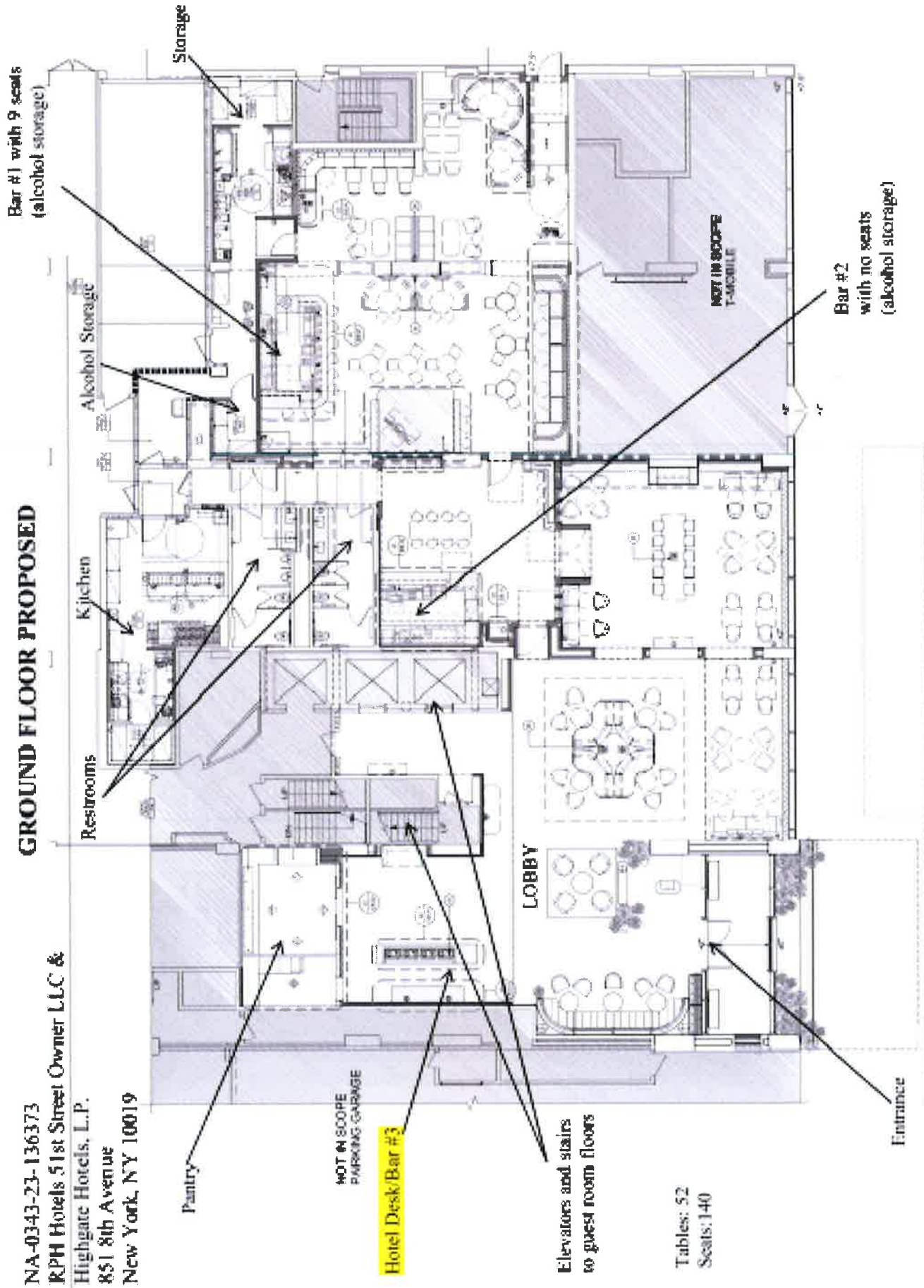
RPH Hotels 51st Street Owner LLC &

Highgate Hotels, L.P.

851 8th Avenue

New York, NY 10019

## GROUND FLOOR PROPOSED



## PHOTOGRAPHS

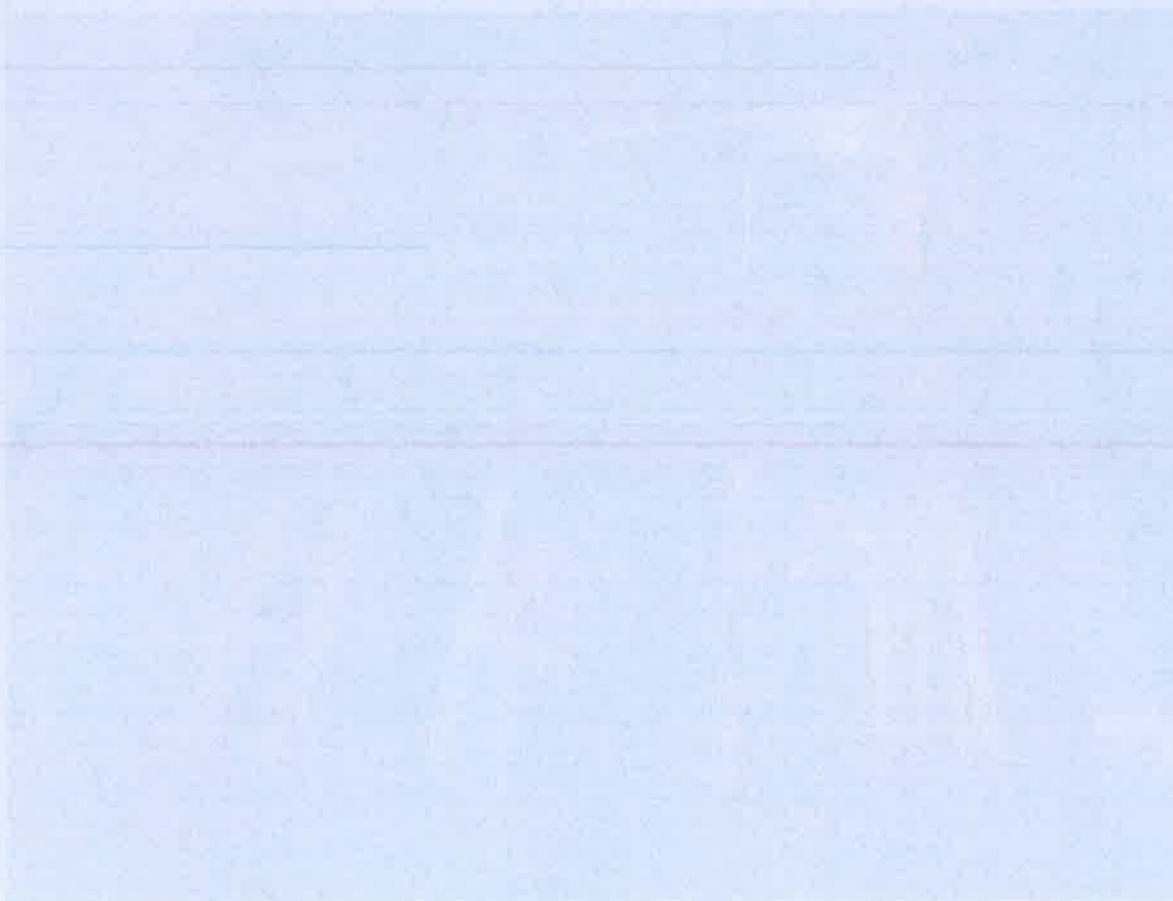
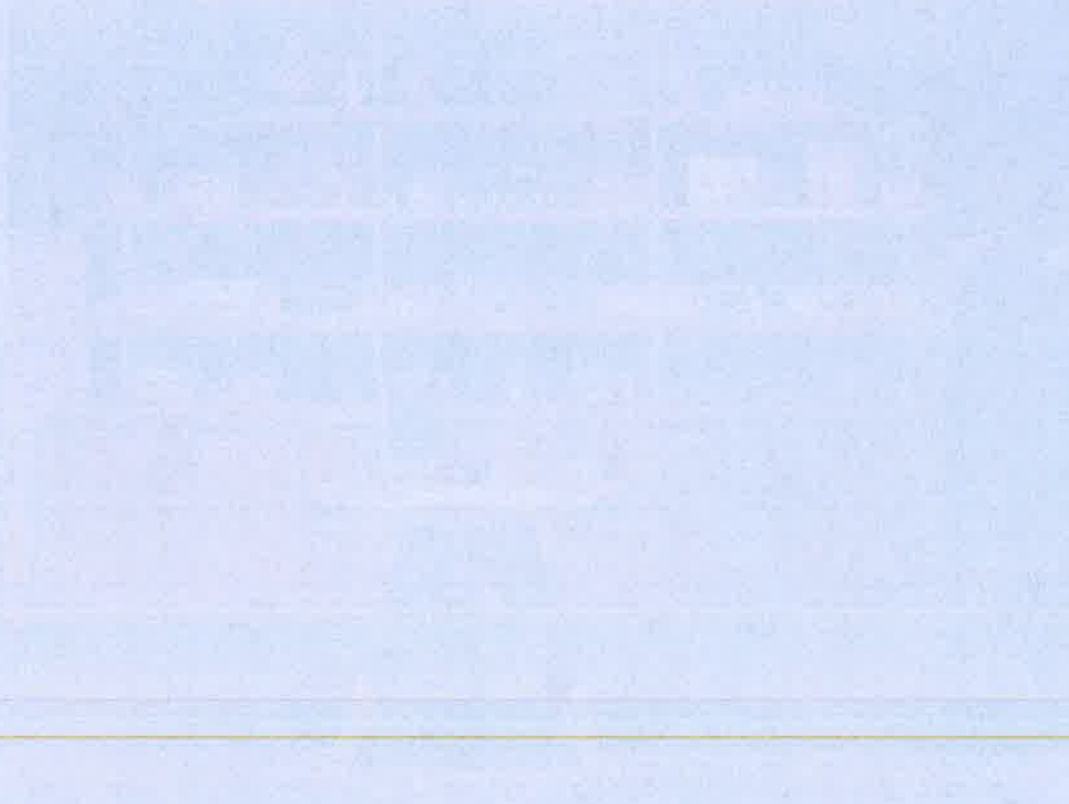








## MENU



(Breakfast/Lunch)

Croissant  
Pam Chocolat  
Pistachio Twist  
Sicky Bun  
Sausage Cheese sandwich  
Bacon Egg Sandwich  
Chicken Caesar Wrap  
Cubano Sandwich

(Dinner)

*Starters*

Kpop Fries  
Cheese Curds  
Waldorf Salad  
Oyster Rockefeller  
Tomato Soup and Grilled Cheese sandwich

*Main*

Ricotta Gnudi  
Sliders  
Steak Frites  
Sesame Tuna

*Dessert*

Something Chocolate  
Birthday cake

## NYC DOB PROPERTY PROFILE PAGE AND CERTIFICATE OF OCCUPANCY

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number

DOB License Number



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

NYC Department of Buildings  
Property Profile Overview

|                                       |           |                              |                  |
|---------------------------------------|-----------|------------------------------|------------------|
| 851 8 AVENUE                          |           | MANHATTAN 10019              | BIN# 1025211     |
| 8 AVENUE                              | 851 - 869 | Health Area : 4700           | Tax Block : 1042 |
| WEST 51 STREET                        | 301 - 309 | Census Tract : 133           | Tax Lot : 7501   |
| WEST 52 STREET                        | 300 - 304 | Community Board : 104        | Condo : YES      |
|                                       |           | Buildings on Lot : 1         | Vacant : NO      |
| <a href="#">View DCP Addresses...</a> |           | <a href="#">Browse Block</a> |                  |

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

|                               |                                |                     |     |
|-------------------------------|--------------------------------|---------------------|-----|
| Cross Street(s):              | WEST 51 STREET, WEST 52 STREET |                     |     |
| DOB Special Place Name:       |                                |                     |     |
| DOB Building Remarks:         |                                |                     |     |
| Landmark Status:              |                                | Special Status:     | N/A |
| Local Law:                    | NO                             | Loft Law:           | NO  |
| SRO Restricted:               | NO                             | TA Restricted:      | NO  |
| UB Restricted:                | NO                             |                     |     |
| Environmental Restrictions:   | N/A                            | Grandfathered Sign: | NO  |
| Legal Adult Use:              | NO                             | City Owned:         | NO  |
| Additional BINs for Building: | NONE                           |                     |     |
| HPD Multiple Dwelling:        | Yes                            |                     |     |

Special District: CL - CLINTON

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

Department of Finance Building Classification: R0-CONDOMINIUMS

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

|  |       |      |  |
|--|-------|------|--|
|  | Total | Open | <a href="#">Elevator Records</a>                 |
| <a href="#">Complaints</a>   | 24    | 0    | <a href="#">Electrical Applications</a>          |
| <a href="#">Violations-DOB</a>   | 101   | 1    | <a href="#">Permits In-Process / Issued</a>      |
| <a href="#">Violations-OATH/ECB</a>  | 18    | 2    | <a href="#">Illuminated Signs Annual Permits</a> |
| This property has 1 open OATH/ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations. |       |      | <a href="#">Plumbing Inspections</a>             |
| <a href="#">Jobs/Filings</a>   | 84    |      | <a href="#">Open Plumbing Jobs / Work Types</a>  |
| <a href="#">ARA / LAA Jobs</a>   | 4     |      | <a href="#">Facades</a>                          |
| Total Jobs   | 88    |      | <a href="#">Marquee Annual Permits</a>           |
| <a href="#">Actions</a>  | 288   |      | <a href="#">Boiler Records</a>                   |
|  |       |      | <a href="#">DEP Boiler Information</a>           |
|  |       |      | <a href="#">Crane Information</a>                |
|  |       |      | <a href="#">After Hours Variance Permits</a>     |

OR Enter Action Type:

OR Select from List: 

Select...

AND [Show Actions](#)



# Certificate of Occupancy

CO Number: 1025211-0000011

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.*

|  |  |   |
|--|--|---|
| <b>A.</b><br><b>Borough:</b> MANHATTAN<br><b>Address:</b> 851 8 AVENUE<br><b>Building Identification Number(BIN):</b> 1025211  | <b>Block Number:</b> 1042<br><b>Lot Number(s):</b> 7501<br><b>Additional Lot Number(s):</b><br><b>Application Type:</b> A1 - ALTERATION TYPE 1 | <b>Full Building Certificate Type:</b><br>Temporary<br><b>Date Issued:</b> 09/10/2024 |
| <b>This building is subject to this Building Code:</b> 1968  |  |   |
| <b>This Certificate of Occupancy is associated with job#</b> 103744904-01  |  |   |
| <b>B.</b><br><b>Construction Classification:</b> 1: FIREPROOF STRUCTURES<br><b>Building Occupancy Group classification:</b> J-1 - RESIDENTIAL (HOTELS)<br><b>Multiple Dwelling Law Classification:</b> HAEB  |  |   |
| <b>No. of stories:</b> 11  | <b>Height in feet:</b> 110   | <b>No. of dwelling units:</b> 300   |
| <b>C</b><br><b>Parking Spaces and Loading Berths:</b><br>Open Parking Spaces: 0<br>Enclosed Parking Spaces: 0<br>Total Loading Berths: Not available   |  |   |
| <b>D</b><br><b>This Certificate is issued with the following legal limitations:</b><br>Restrictive Declaration: None      Zoning Exhibit: None<br>BSA Calendar Number(s): None      CPC Calendar Number(s): None   |  |   |
| <b>Borough Comments:</b><br>Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment. |  |   |

Borough Commissioner

Commissioner



### Permissible Use and Occupancy

| FLOOR               | Occ Group  | Max. Persons Permitted | Live Loads (lbs per sq ft) | Zoning Use Group | Dwelling or Rooming Units | Job Reference  | Certificate of Occupancy Type | CO Expiration Date |
|---------------------|--|------------------------|----------------------------|------------------|---------------------------|----------------|-------------------------------|--------------------|
| Sub-Cellar - 1      | S-2  | N/A                    | 75                         | 5                |                           | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Parking Garage<br>STORAGE ROOM AND GARAGE FOR SIXTY (60) MOTOR VEHICLES  |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Sub-Cellar - 1      | S-2  | N/A                    | OG                         | 5                |                           | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Parking Garage<br>STORAGE ROOM AND GARAGE FOR SIXTY (60) MOTOR VEHICLES  |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Cellar              | S-2  | N/A                    | 75                         | 5                |                           | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Storage of non combustible materials<br>TELEPHONE EQUIPMENT, METER, STORAGE & MAINTENANCE SHOP & GARAGE FOR SIXTY (60) MOTOR VEHICLES  |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 1             | A-2  | 104                    | 100                        | 5                |                           | 103744904      | Temporary                     | 12/09/2024         |
| Description of Use: | Eating and Drinking<br>BREAKFAST ROOM, EXERCISE ROOM (ADDITIONAL LIVE LOAD OF 100)   |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Mezzanine - 1       | S-2  | N/A                    | 75                         | 5                |                           | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Storage of non combustible materials<br>LOCKER ROOM, TOILETS, STORAGE, MECHANICAL EQUIPMENT ROOMS, SOILED LINEN ROOM, HOUSEKEEPER'S OFFICE AND GARAGE FOR TWENTY-SIX (26) MOTOR VEHICLES |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 2             | R-1  | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM ON EACH STORY   |                        |                            |                  |                           | Exceptions:    |                               |                    |





### Permissible Use and Occupancy

| FLOOR               | Occ Group   | Max. Persons Permitted | Live Loads (lbs per sq ft) | Zoning Use Group | Dwelling or Rooming Units | Job Reference  | Certificate of Occupancy Type | CO Expiration Date |
|---------------------|---|------------------------|----------------------------|------------------|---------------------------|----------------|-------------------------------|--------------------|
| Floor 3             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 4             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 5             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 6             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 7             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |
| Floor 8             | R-1   | N/A                    | 40                         | 5                | 30                        | Alt. 1388-1963 | Final                         |                    |
| Description of Use: | Hotel<br>THIRTY (30) HOTEL ROOMS AND ONE (1) ONELINEN ROOM<br>ON EACH STORY |                        |                            |                  |                           | Exceptions:    |                               |                    |





### Permissible Use and Occupancy

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

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

Borough Commissioner

Commissioner

# OUTREACH

| DATE | TIME | LOCATION | PERSONS | REMARKS |
|------|------|----------|---------|---------|
|------|------|----------|---------|---------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|

|          |          |      |    |      |
|----------|----------|------|----|------|
| 10/10/10 | 10:00 AM | 1000 | 10 | 1000 |
|----------|----------|------|----|------|



JESSICA CHAIT  
Chair

JESSE BRODIE  
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://cbmanhattan.cityofnewyork.us/cb4/>

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

### **RPH Hotels 51<sup>st</sup> Street Owner LLC and Highgate Hotels L.P. 851 8<sup>th</sup> Avenue**

An Alteration Application to designate the hotel main desk as  
an additional bar for the sale/service of alcoholic beverages  
from the adjacent pantry.

**DATE:** Tuesday, January 14, 2025

**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

To follow public health best practices, building  
protocols and due to limited space, we  
encourage all members of the public to  
participate remotely via Zoom. If you would  
like to attend in person, please email Assistant  
District Manager Nelly Gonzalez at  
[ngonzalez@ch.nyc.gov](mailto:ngonzalez@ch.nyc.gov) by 10am, Friday,  
January 10th.

We invite you to attend this meeting and learn more about the application.  
Alternatively, you should email your comments by 12 p.m. Monday, January 13th or for  
more information, to Assistant District Manager Nelly Gonzalez  
[ngonzalez@ch.nyc.gov](mailto:ngonzalez@ch.nyc.gov)

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

[illegible]

A photograph of a street scene in New York City. In the foreground, a utility pole has a 'PUBLIC NOTICE' sign and a 'PUSH BUTTON FOR CROSSWALK' sign. The background shows a horse-drawn carriage on a city street, with a modern building and trees visible.



SW Corner 52nd Street/8th Avenue - 12/20/2024



NE Corner 52nd Street/8th Avenue - 12/20/2024





SE Corner 52nd Street/8th Avenue - 12/20/2024



NE Corner 51st Street/8th Avenue - 12/20/2024





SE Corner 51st Street/8th Avenue - 12/20/2024



SW Corner 51st Street/8th Avenue - 12/20/2024









## Martha Redo

---

**From:** Martha Redo  
**Sent:** Friday, December 20, 2024 10:33 AM  
**To:** Martha Redo  
**Subject:** Romer Hell's Kitchen Hotel - 851 8th Avenue - Liquor License Alteration Application

Good morning,

We represent Romer Hell's Kitchen hotel, located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets. We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that the hotel will be filing an alteration application with the New York State Liquor Authority. The alteration application is simply to designate the hotel main desk as an additional bar for the sale/service of alcoholic beverages to guests from the adjacent pantry. There will not be any structural change to the hotel premises or any change in the method of operation at the hotel. Romer Hell's Kitchen has no outside space.

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on January 14, 2025 at 6:30pm. If you have any questions or would like more information about this application, please contact this office.

Thank you.

**Martha M. Redo | BERNSTEIN REDO & SAVITSKY P.C.**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100

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

### NOTICE

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

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

=====



## Martha Redo

---

**From:** Barbara Christoph <bchristoph@highgate.com>  
**Sent:** Monday, January 6, 2025 1:08 PM  
**To:** Martha Redo  
**Cc:** Nathalie Uy  
**Subject:** FW: [EXTERNAL MESSAGE] - Fwd: 851 8th Avenue



Barbara Christoph  
Managing Director

**HIGHGATE.COM**  
M: **(917)626-1502**

**From:** HK5051 Neighborhood Association <hk5051@gmail.com>  
**Sent:** Monday, January 6, 2025 1:46 PM  
**To:** Barbara Christoph <bchristoph@highgate.com>  
**Subject:** [EXTERNAL MESSAGE] - Fwd: 851 8th Avenue

Sent from my iPhone

Begin forwarded message:

**From:** HK5051 Neighborhood Association <[hk5051@gmail.com](mailto:hk5051@gmail.com)>  
**Date:** January 6, 2025 at 1:44:52 PM EST  
**To:** Burt Lazarin <[brlaz@aol.com](mailto:brlaz@aol.com)>, Frank Holozubiec <[fholozubiec@kirkland.com](mailto:fholozubiec@kirkland.com)>, Nelly Gonzalez <[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov)>  
**Subject:** **851 8th Avenue**

Dear BLP Committee Members,  
Barbara Christoph with the Romer Hotel located at 851 8th Avenue has requested a change to their liquor license. The Community is in favor of this change and therefore has no objections.  
Happy New Year to you all.  
Sincerely,  
Steve Belida & Catie Savage  
Co-Chairs  
HK 49-54 Block Alliance

Sent from my iPhone



**Cyber Security Reminder:** Please use caution — message originated outside Highgate.  
Forward suspicious messages to [spamreport@highgate.com](mailto:spamreport@highgate.com)

## Martha Redo

---

**From:** Hells Kitchen Block Association <hellskba@gmail.com>  
**Sent:** Monday, December 23, 2024 9:04 AM  
**To:** Martha Redo  
**Subject:** Re: Romer Hell's Kitchen Hotel - 851 8th Avenue - Liquor License Alteration Application

Thank you.

Julia Campanelli  
President  
Hells Kitchen Block Association  
hellskba@gmail.com

On Dec 20, 2024, at 11:32 AM, Martha Redo <Martha@brpclaw.com> wrote:

Good morning,

We represent Romer Hell's Kitchen hotel, located at 851 8<sup>th</sup> Avenue between West 51<sup>st</sup> and West 52<sup>nd</sup> Streets. We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that the hotel will be filing an alteration application with the New York State Liquor Authority. The alteration application is simply to designate the hotel main desk as an additional bar for the sale/service of alcoholic beverages to guests from the adjacent pantry. There will not be any structural change to the hotel premises or any change in the method of operation at the hotel. Romer Hell's Kitchen has no outside space.

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on January 14, 2025 at 6:30pm. If you have any questions or would like more information about this application, please contact this office.

Thank you.

**Martha M. Redo | BERNSTEIN REDO & SAVITSKY P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

### NOTICE

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

## Martha Redo

---

**From:** Leah James <ljames@hcc-nyc.org>  
**Sent:** Friday, December 20, 2024 10:33 AM  
**To:** Martha Redo  
**Subject:** Automatic reply: Romer Hell's Kitchen Hotel - 851 8th Avenue - Liquor License Alteration Application

Thank you for your email. I'm no longer with HCC effective Decemember 30th 2022. If you need immediate assiatnce please email Lesile Thrope at lthrope@hcc-nyc.org.