

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
ICNY Times Square Owner, LP and Highgate Hotels, L.P.		InterContinental New York Times Square	
STREET ADDRESS		CROSS STREETS	ZIP CODE
300 West 44th Street		8th & 9th Avenue	10036
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: See attached	ATTORNEY/ REPRESENTATIVE	NAME: Bernstein Redo & Savitsky P.C.
	PHONE:		PHONE: 212-651-3100
	EMAIL:		EMAIL: donald@brpclaw.com
MANAGER	NAME: Highgate Hotels, L.P. (manager TBD)	LANDLORD	NAME: n/a - ICNY Times Square Owner, LP will be fee owner
	PHONE: 682-4302974		PHONE:
	EMAIL: anqueisha.jones@highgate.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See 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="radio"/> YES	<input type="radio"/> 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 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 <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="radio"/> YES	<input checked="" type="radio"/> NO	will file as soon as possible
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="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Paul Womble
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Andrew Penson
APenson@argentventures.com

The principals of Highgate Hotels, L.P. have been or are currently interested in the following licensed properties:

RPH Hotels 51st Street Owner LLC and Highgate Hotels, L.P.
851 8th Avenue
New York, NY 10019

RPH Hotels 48th Street Owner LLC and Highgate Hotels, L.P.
790 8th Avenue
New York, NY 10019

9 Crosby LLC and Highgate Hotels, LP
9 Crosby Street
New York, NY 10013

+42 W 35th Property LLC & Highgate Hotels LP
42 West 35th Street
New York, NY 10001

MP Bedford Property LLC, Highgate Hotels LP and Bedford Ash Restaurant LLC
118 East 40th Street
New York, NY 10016

Thor James Hotel Leaseco LLC, and Highgate Hotels LP and 6 Grand LLC
23-27 Grand Street
New York, NNY 10013

Symphony CP (Park Lane) Owner LLC and Highgate Hotels, L.P.
36 Central Park South
New York, NY 10019

TGA II LLC, One 29 Park LLC, Highgate Hotels LP, TG 29 Hospitality LLC and 420 Park FB LLC
420 Park Avenue South
New York, New York 10016

One 29 Park LLC, TGA II, LLC and TG 29 Hospitality LLC
420 Park Avenue South
New York, NY 10016

CYH Manhattan LLC & Highgate Hotels, L.P.
371 Seventh Avenue
New York, NY 10001

NY Broadway Hotel Owner LLC & Highgate Hotels LP
2170-2178 Broadway
New York, NY 10024

Starhotels International Corp., & Highgate Hotels, L.P.
152 West 51st Street
New York, New York 10019

MTS NY PropCo, LP, MTS NY Lessee LP & Highgate Hotels, LP
790 Seventh Avenue
New York, NY 10019

FCH HH Knickerbocker Owner, L.P. & Highgate Hotels, L.P. as manager
1466 Broadway
New York, NY 10036

DiamondRock Times Square Tenant LLC, Highgate Hotels, L.P. & DNP Restaurant Partners Inc.
136-140 West 42nd Street
New York, NY 10036

RP/HH Milford Plaza Lessee, LP & Highgate Hotels, LP
700 Eighth Avenue
New York, NY 10036

Times Square JV LLC,
CPTS Hotel Lessee LLC &
Highgate Hotels, L.P.
1605 Broadway
New York, NY 10019

W2005 Fargo Hotels (Pool D) Realty LP,
Highgate Hotels LP & CNI THL Ops LLC
2095 Hylan Drive
Rochester, NY 14623

RLJ C NY Upper Eastside Lessee LLC &
Highgate Hotels LP
410 East 92nd Street
New York, NY 10128

M&C New York Times Square LLC &
Highgate Hotels LP
226 W 52nd St
New York, NY 10019

PC Festivus Lessee LLC &
Highgate Hotels LP
870 Seventh Avenue
New York, NY 10019

Regency 44th Street LLC and
Highgate Hotels, L.P.
59-65 West 44th Street
New York, NY 10036

Graduate Roosevelt Island
Lessee LLC and Highgate Hotels, L.P.
22 North Loop Road
New York, NY 10044

85 W Broadway Propco LLC, Highgate
Hotels, L.P. and Smyth Tavern LLC
85 West Broadway
New York, NY 10007

88 Madison Hotel Fee Owner LLC,
88 Madison Hotel Operator LLC &
Highgate Hotels, L.P.
22 East 29th Street
New York, New York 10016

Highgate Hotels, L.P.
36 Central Park South
New York, NY 10019

Highgate Hotels, LP
790 Eighth Avenue
New York, NY 10019

W2005 Fargo Hotels (Pool A) Realty LP,
Highgate Hotels LP & CNI THL Ops LLC
107 Anderson Road
Cheektowaga, NY 14225

The principal of ICNY Times Square Owner, LP are currently interested in the following licensed properties:

TCPNY Owner, LLC & Thompson Hotels LLC
109-123 W 56th St a/k/a 118 W 57th St
New York, NY 10019

Parcel C Bevco LLC
401 E Wacker Drive
Chicago, IL 60601

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

Hotel is 24 hours		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Restaurant HOURS of Operation	Indoors	7am-Midnight						
	Outdoors	n/a						
	Kitchen	7am-Midnight						
	Music (indoors)	7am-Midnight						

If yes, what type(s)? (Circle all that apply)	<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC*	<input checked="" type="checkbox"/> DJ **	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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*jazz trio; OCCUPANCY for private events, will vary **private events

	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	1700+	1700+	45	161	0	1	14
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a
DOT Dining Out: Sidewalk Cafe			n/a	n/a			
DOT Dining Out: Roadway			n/a	n/a			

How frequently will the owner(s) be at the establishment? As needed in executive capacity - management on site at all times

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	
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	There will be hotel security personnel 24 hours and security cameras in the public areas
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?	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?	Loading dock garbage storage room		
Where will applicant lay out garbage containers and at what time?	They are picked up in place on the overnight. They are not brought out.		

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	Premises is open, permit is in place
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	Prior plans are on file
What is the zoning designation for this location?	C6-4, C6-2, CL, MID		

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	See attached list with emails sent 8/22/2025 and 8/26/2025
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	9/5/2025	
Where did applicant post the notice that was provided?	At property and light poles on 44th between 8th & 9th Avenues	
Please provide dates when applicant met with the groups listed above.	emails sent 8/22/25 and 8/26/5	
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	NO 682-430-2974
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
Subcellar	Mechanicals, training rooms, offices, staff cafeteria, locker rooms	211	n/a	n/a	n/a	n/a	n/a	n/a
Cellar	Ballroom/ meeting rooms/ kitchen	829	varies by meetings/ events	will vary	will vary	n/a	n/a	will vary by meetings/ events
Mezzanine	Offices, meeting rooms, storage, mechanicals	142	n/a	n/a	n/a	n/a	n/a	n/a
Ground/1st floor	Lobby, restaurant, meeting room, offices	278	Hotel 24hrs Restaurant 7am- Midnight	45	161	0	1 with 14 seats	
2-6	Fitness Room (2nd fl), mechanical room, guest rooms	Approx 350	n/a	n/a	n/a	n/a	n/a	n/a
7	Mechanical	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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
8-30 (no 13th fl)	Guest rooms	Approx 704	n/a	n/a	n/a	n/a	n/a	n/a
31	Guest rooms	Approx 28	n/a	n/a	n/a	n/a	n/a	n/a
32	Guest rooms	Approx 28	n/a	n/a	n/a	n/a	n/a	n/a
33	Guest rooms	Approx 24	n/a	n/a	n/a	n/a	n/a	n/a
34	Mechanical, Guest room - upper level of suite on 33	Approx 2	n/a	n/a	n/a	n/a	n/a	n/a
Roof	Mechanical	n/a	n/a	n/a	n/a	n/a	n/a	n/a

BUILDING DESIGN			
State the name and type of business previously located in the space.	InterContinental New York Times Square -- Hotel		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	West 44th Street Hotel LLC & IHG Management MD LLC
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)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	<input type="radio"/> NO	n/a - there are no windows that open
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 - there are no windows that open
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	The exhaust is through the precipitator located on the 7th floor roof
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	no change
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?	There are 2 fan coil units located in the mechanical rooms above, one in a mechanical room above the PDR in the ceiling and another for the lounge above the ambassador check in		
When was the air conditioner installed?	2010		

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

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
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="radio"/> YES	<input type="radio"/> 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="radio"/> YES	<input type="radio"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="radio"/> YES	<input type="radio"/> NO	
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	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> YES	<input 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 type="radio"/> YES	<input type="radio"/> NO	
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	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> YES	<input type="radio"/> 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	
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.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 9/30/25 full board meeting, with 35 members voting
 in favor of the recommendation, 0 members opposed, 0
 members abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part
 of the method of operation

Denial Approval

MCB4 REPRESENTATIVES

Nelly Gonzalez
 MCB4 Assistant District Manager


 Frank Holozubiec
 MCB4 BLP Committee Co-Chair


 Wendy Gonzalez
 MCB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

SIGN HERE →

William Graham Rumble
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

09/05/2025
 DATE

FLOOR PLANS

ICNY Times Square Owner, LP and Highgate Hotels, L.P. **CELLAR MEZZANINE**
 300 West 44th Street
 New York, NY 10036

44th Street Hotel
 300 West 44th Street, New York 10036

Client: Wynn 44th Hotel LLC
 1212 Avenue of the Americas
 New York, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

Genclor

WSP CANADY SPANUX GROUP
 278 WEST 111th STREET
 NEW YORK, NY 10036
 Tel: (212) 396-3600 Fax: (212) 779-7006

CONSTRUCTION ADMINISTRATOR
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

ARCHITECT & INTERIOR DESIGNER
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

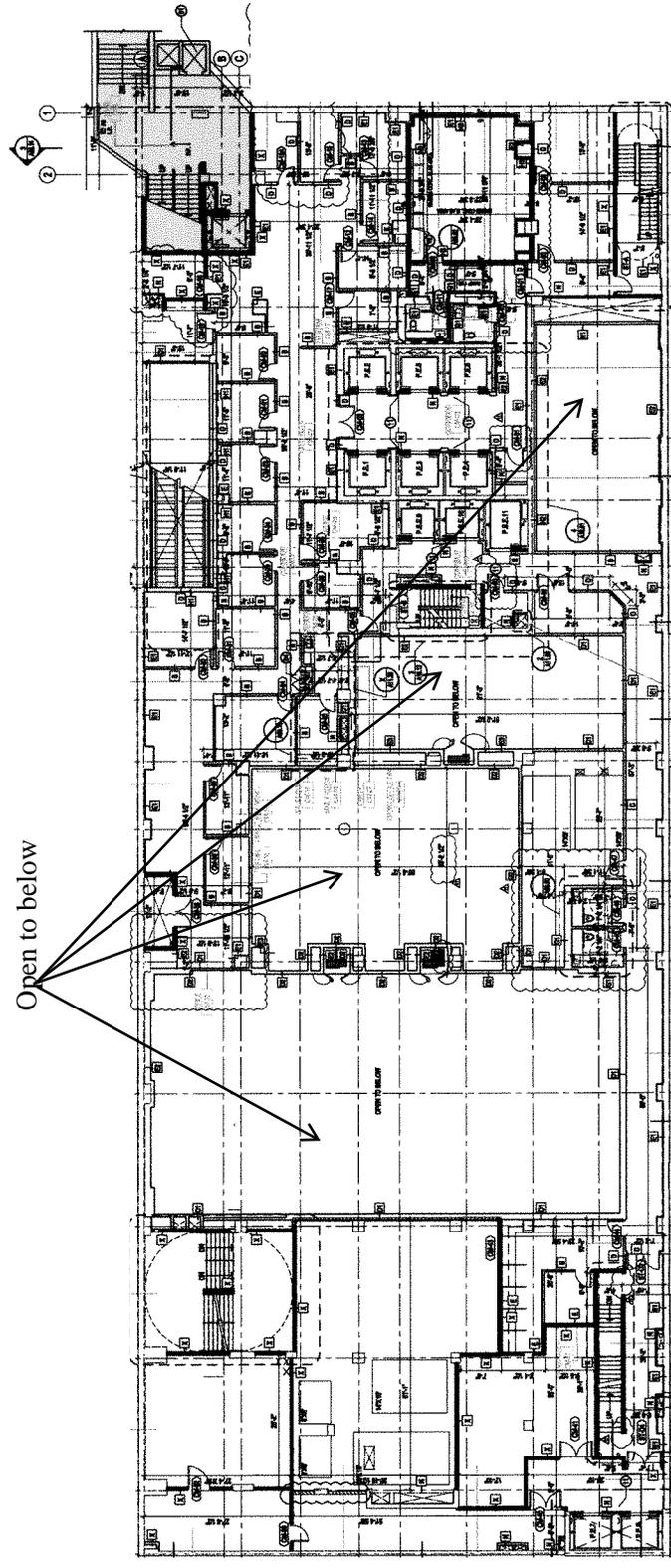
MECHANICAL ENGINEER
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

ELECTRICAL ENGINEER
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

PLUMBING ENGINEER
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

DOOR & WINDOW CONSULTANT
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006

DOOR & WINDOW CONSULTANT
 1212 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 Tel: (212) 396-3600 Fax: (212) 779-7006



Open to below

FLOOR PLAN CELLAR MEZZANINE
 SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

1. REFER TO ALL NOTES FOR ALL TRADE PLANS
2. REFER TO ALL NOTES FOR UNFINISHED CORE
3. FINISH FLOOR FINISH AND CEILING FINISH
4. REFER TO ALL NOTES FOR PARTITION
5. REFER TO ALL NOTES FOR PARTITION
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20. REFER TO ALL NOTES FOR PARTITION

SHEET NOTES

1. REFER TO ALL NOTES FOR UNFINISHED CORE
2. REFER TO ALL NOTES FOR UNFINISHED CORE
3. REFER TO ALL NOTES FOR UNFINISHED CORE
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ICNY Times Square Owner, LP and Highgate Hotels, L.P.
 300 West 44th Street
 New York, NY 10036

GROUND FLOOR

44th Street Hotel
 306 W 44th Street, New York, NY 10018

Client: Wing 44th Street LLC
 306 West 44th Street
 New York, NY 10018
 Tel: (212) 398-8006, Fax: (212) 759-1008



Client: Wing 44th Street LLC
 306 West 44th Street
 New York, NY 10018
 Tel: (212) 398-8006, Fax: (212) 759-1008

WSP GROUP SERVICES GROUP
 STRUCTURAL ENGINEER
 100 West 44th Street
 New York, NY 10018
 Tel: (212) 398-8006, Fax: (212) 759-1008

MECHANICAL ENGINEER
 100 West 44th Street
 New York, NY 10018
 Tel: (212) 398-8006, Fax: (212) 759-1008

ELECTRICAL ENGINEER
 100 West 44th Street
 New York, NY 10018
 Tel: (212) 398-8006, Fax: (212) 759-1008

PLUMBING ENGINEER
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MECHANICAL ENGINEER
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Separately leased and licensed restaurant - not part of the hotel premises to be licensed

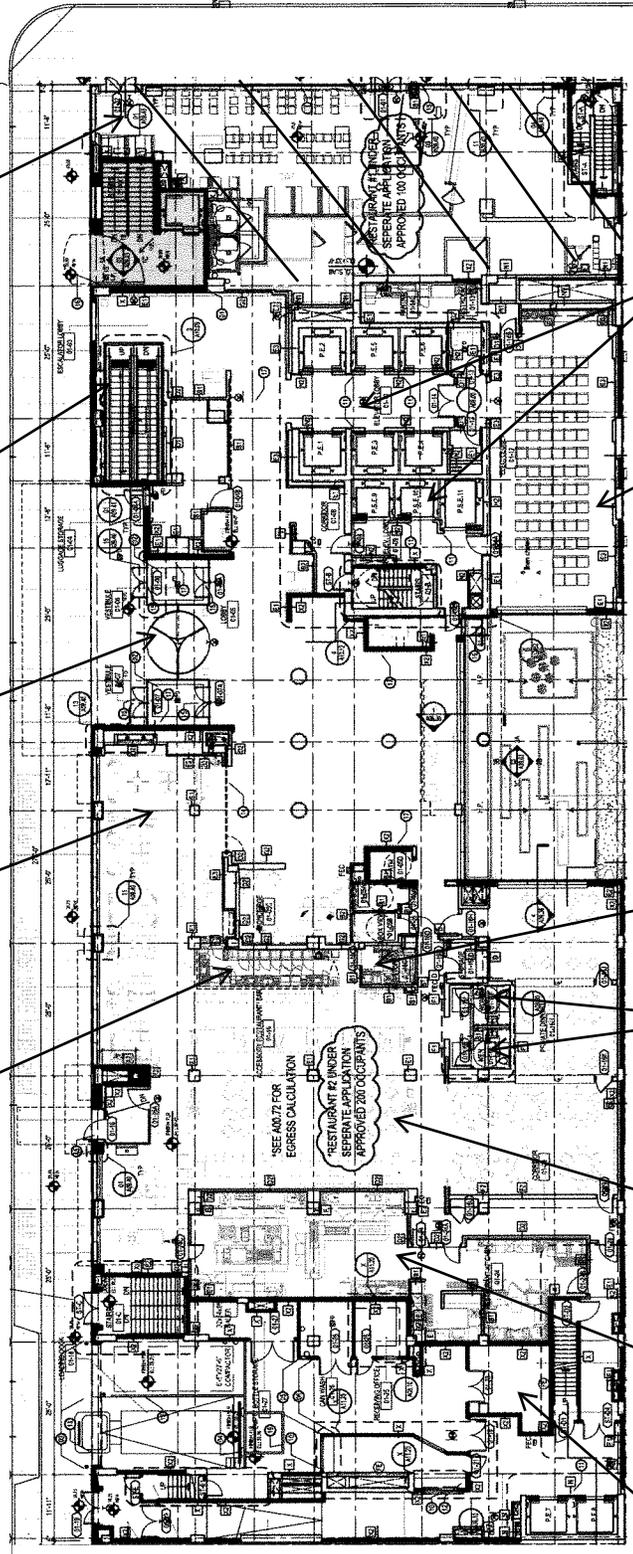
Escalator

Entrance

Lobby Seating

Bar with 14 seats

Locked Storage Kitchen



RESTAURANT #2 UNDER SEPARATE APPLICATION APPROVED 100 OCCUPANTS

SEE A02.71 FOR EGRESS CALCULATION

RESTAURANT #1 UNDER SEPARATE APPLICATION APPROVED 100 OCCUPANTS

Elevators
 Meeting Room
 74 seats

Bar Storage
 Restrooms

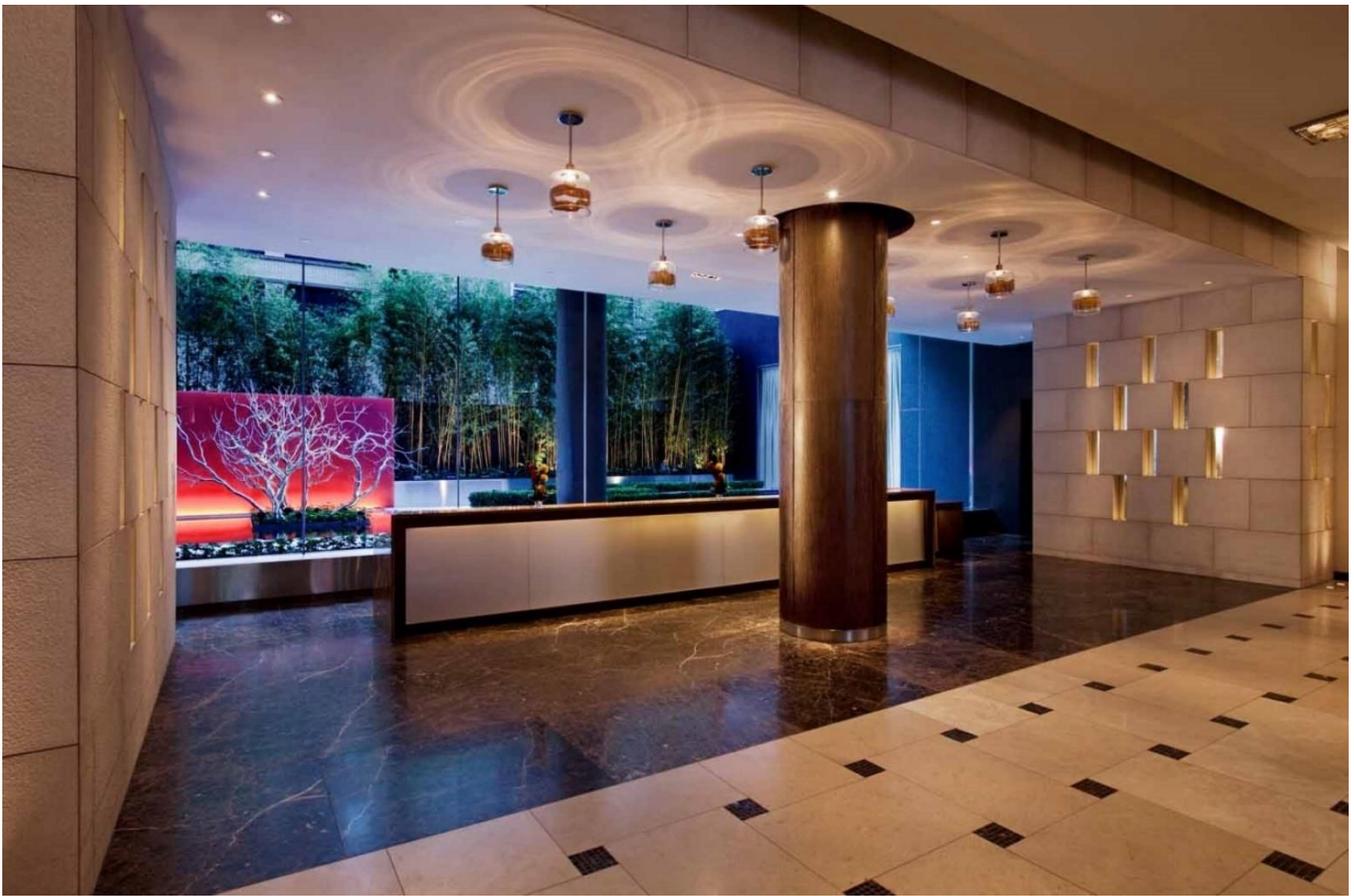
Restaurant
 45 Tables
 161 Seats

- 1. USE FOR ELEVATION UNDER SEPARATE CONTRACT
- 2. REFERRED FLOOR PLAN
- 3. MEASUREMENTS
- 4. DIMENSIONS
- 5. WALL PROTECTION USE PRESCRIPTION FOR WORK
- 6. WALL PROTECTION USE PRESCRIPTION FOR WORK
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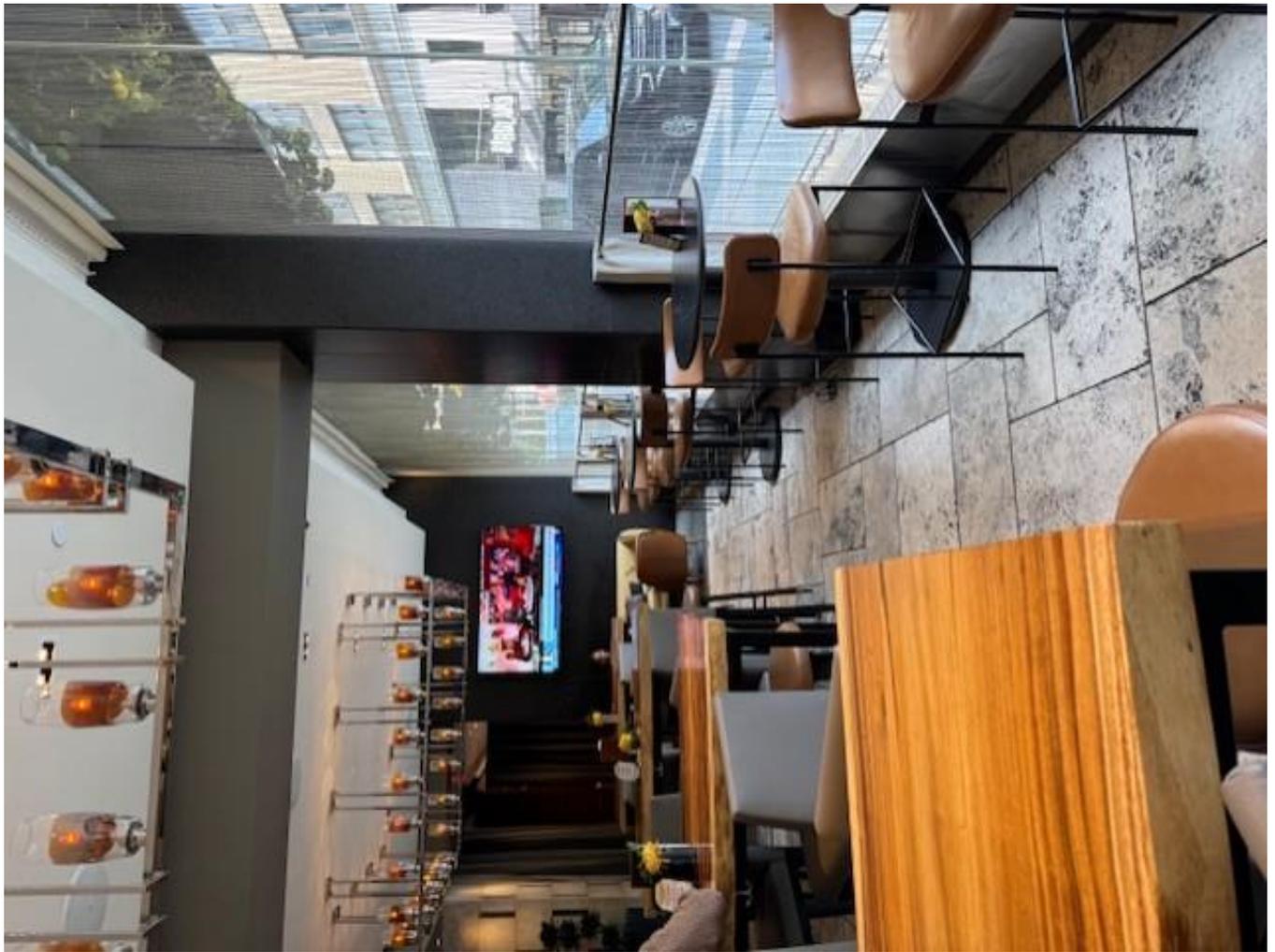
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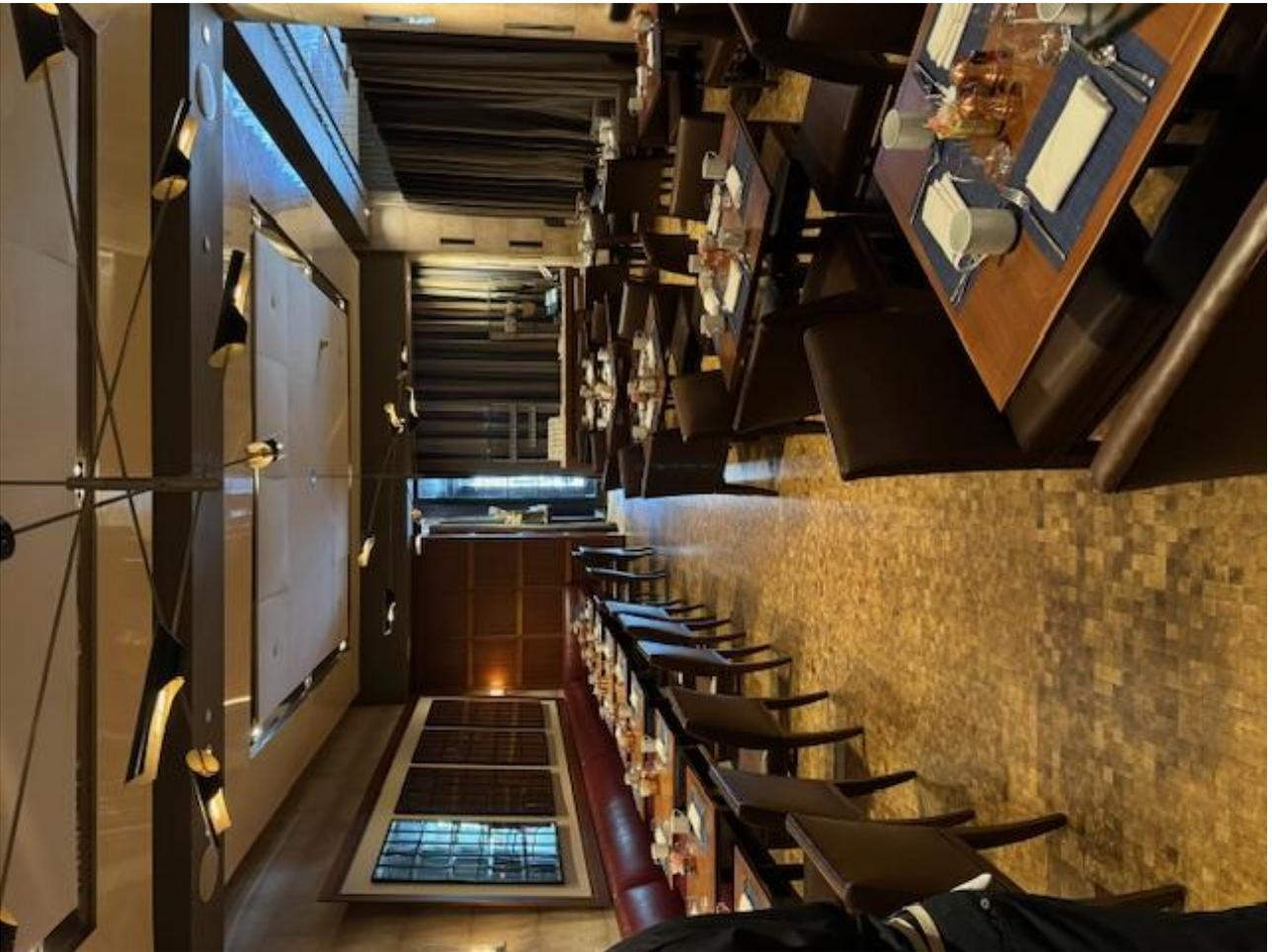
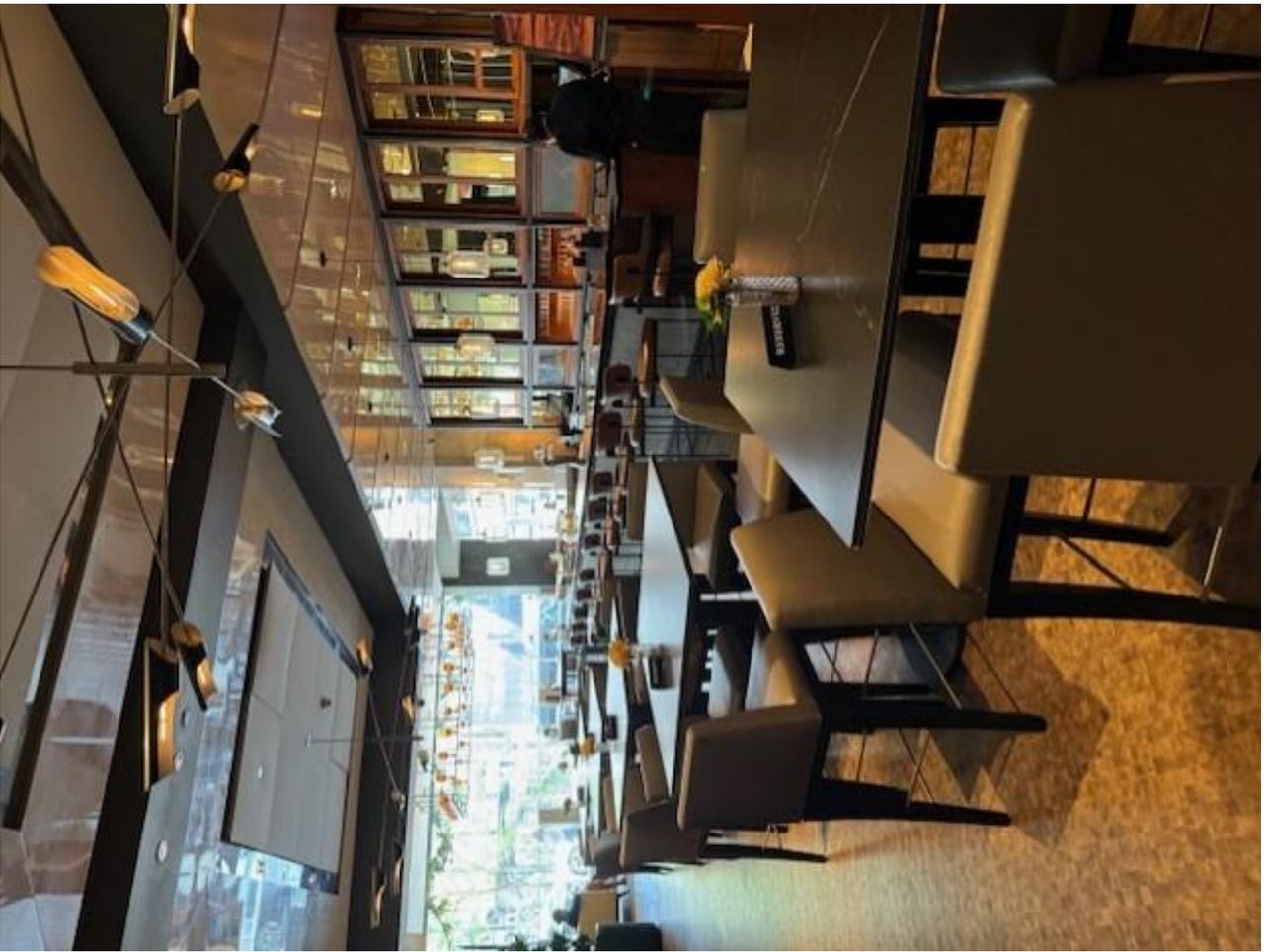
PHOTOGRAPHS

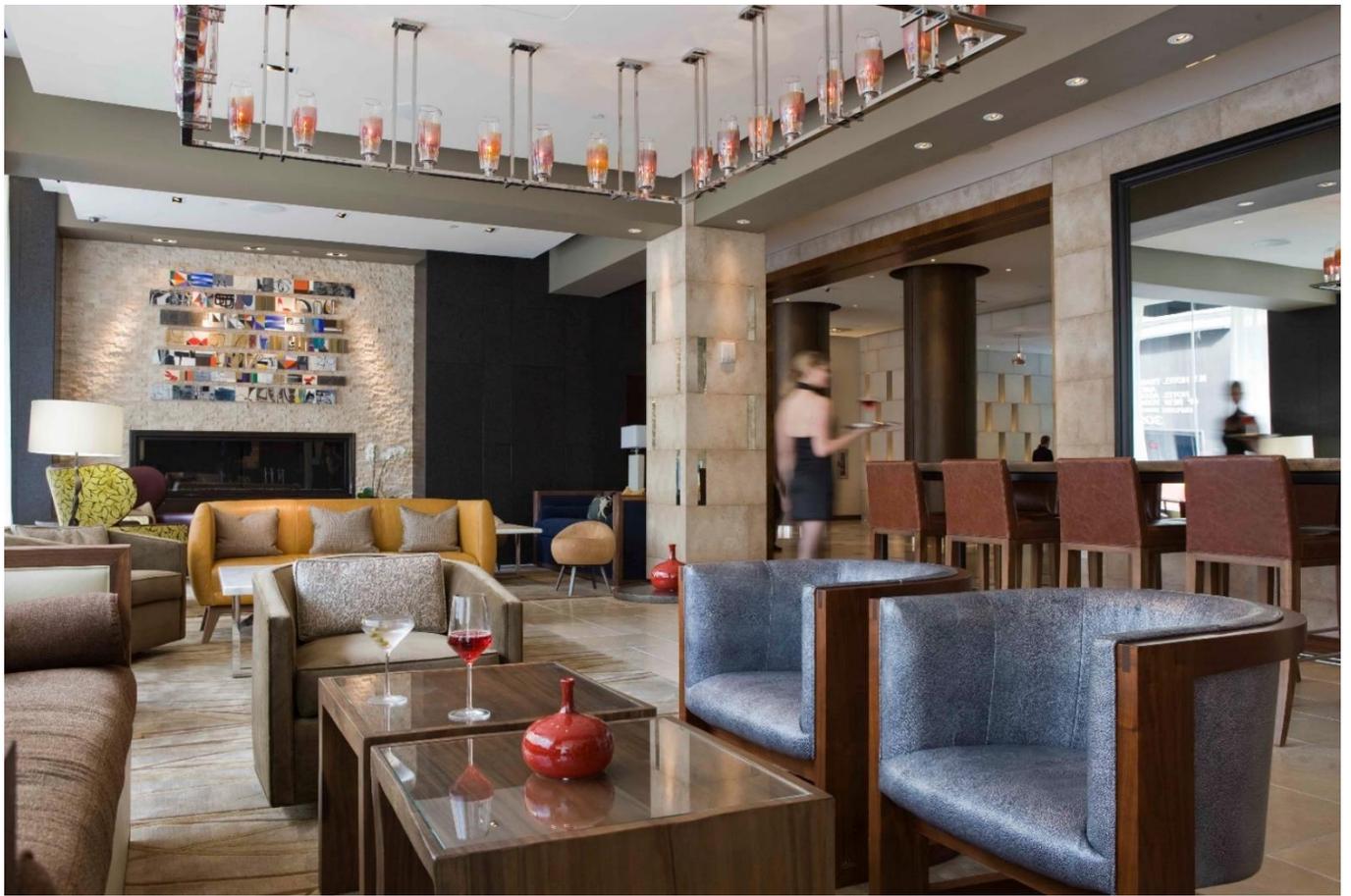








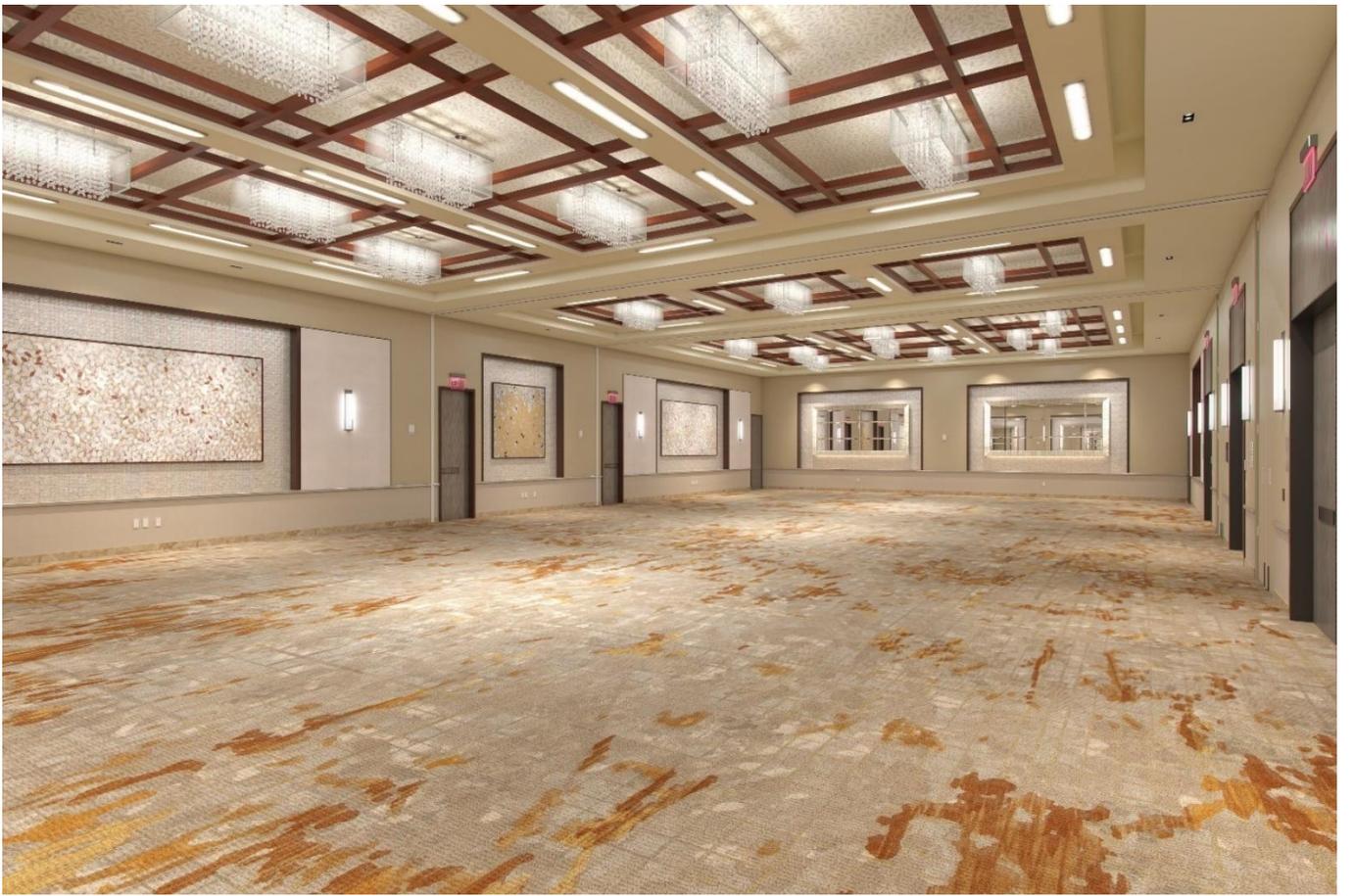












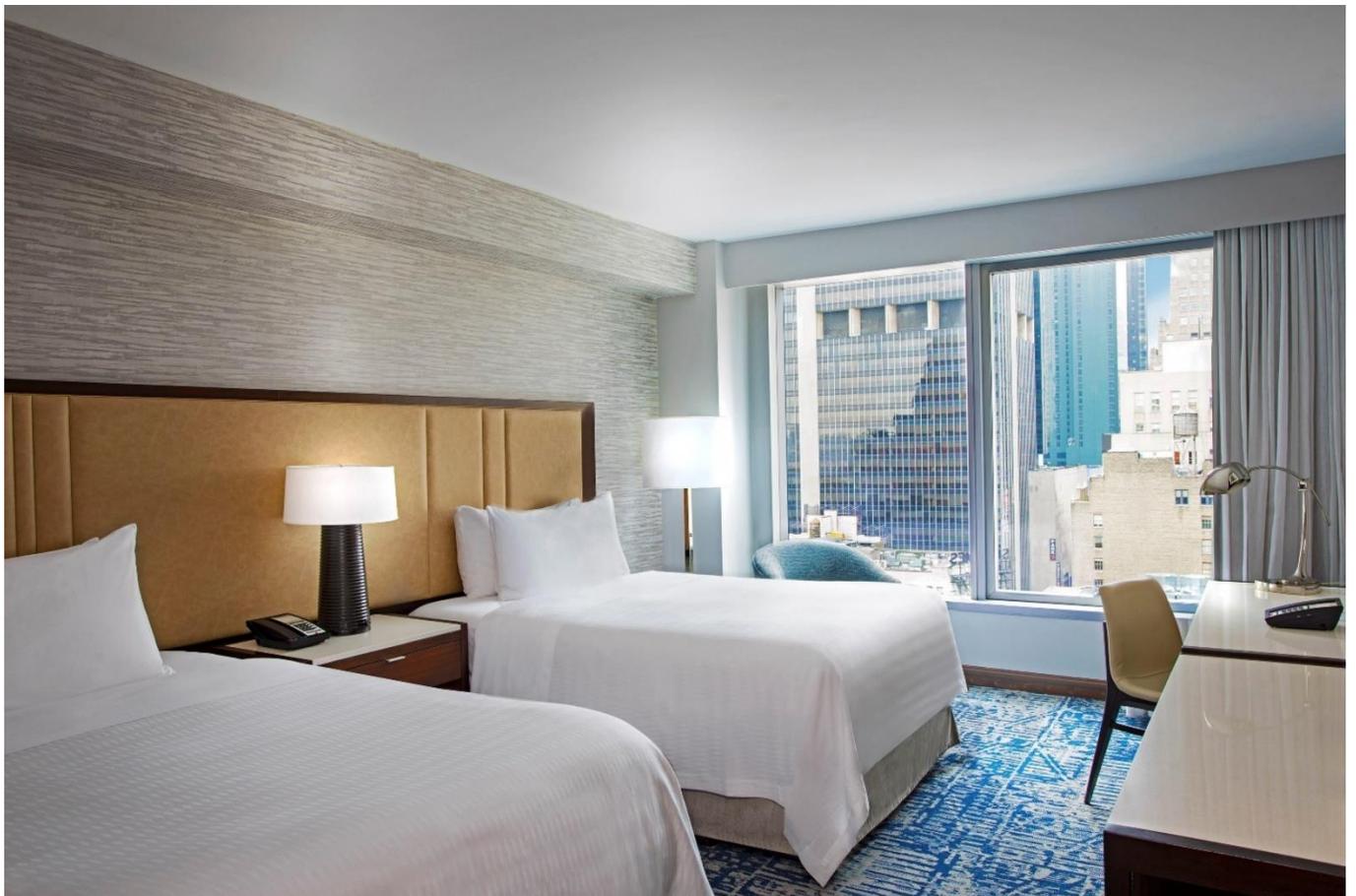
















MENU



INTERCONTINENTAL®
NEW YORK TIMES SQUARE

BREAKFAST

7AM - 11AM

FULL AMERICAN BUFFET

38

Chef's Specialty Grill Item of the Day
Scrambled Eggs & Egg Whites
Seasonal Vegetables
Bacon, Sausage and Ham
Breakfast Potatoes
Selection of Sliced Meats & Cheeses
Smoked Salmon
Breakfast Pastries, Bagels, and Breads
Homestyle Oatmeal with Dried Fruits & Nuts
Assortment of Flavored Yogurts
Yogurt Parfait with Fresh Berries
Variety of Cereals
Seasonal Fruits

CONTINENTAL BUFFET

31

Selection of Sliced Meats & Cheeses
Smoked Salmon
Breakfast Pastries, Bagels, and Breads
Homestyle Oatmeal with Dried Fruits & Nuts
Assortment of Flavored Yogurts
Yogurt Parfait with Fresh Berries
Variety of Cereals
Seasonal Fruits

Both buffet options are served with Fresh Juice,
Illy Drip Coffee and Dammann Frères Teas
(Cappuccino, Latte, Espresso, and Americanos
are available at additional charge)

CAFÉ

Cappuccino 10 Café Latte 10 Espresso 9

Buffet Breakfast options are per person and sharing is not permitted.
Breakfast Buffet for kids 12 years and under is \$19
—Please inform your server.
Sales tax and an 18% gratuity will be automatically added to all checks.
*Consuming raw or undercooked meats, poultry, seafood, shellfish
or eggs may increase your risk of foodborne illness.

SHARES

HAND-CUT TRUFFLE FRIES ^{VEG / V / GF} 14
Truffle, Parmesan

GUACAMOLE & HOUSEMADE TORTILLA CHIPS ^{V / GF} 16
Cilantro, Lime

MANGO TUNA TARTARE 26
Diced Tuna, Mandarin Orange, Green Onion, Sweet Soy

TOMATO, BEET & BURRATA ^{VEG} 22
Arugula, Olive Oil, Basil Oil

HEIRLOOM ROASTED CARROTS ^{VEG / GF} 18
Yogurt, Pistachio Dukkah

HEIRLOOM TOMATO & BURRATA FLATBREAD ^{VEG} 25
Burrata, Mozzarella, Caramelized Onions, Basil Oil

CRISPY CHICKEN WINGS 23
Choice of Creamy Parmesan or Habanero & Rooftop Honey
with Carrots, Celery and Bleu Cheese Dressing

MEDITERRANEAN MEZZE PLATTER ^{VEG} 22
Hummus, Whipped Feta, Olives and Grilled Pita

KOREAN SHORT RIB SLIDERS 26
Braised Short Rib, Cabbage Slaw, Horseradish Aioli

44TH STREET QUESADILLA ^{VEG} 22
Bell Peppers, Onions, Jack Cheese, Sour Cream, Mild Salsa, Guacamole
Add Chicken +6 | Steak +8

ROOFTOP FLATBREAD 26
Prosciutto, Ricotta, Fig, Baby Arugula, Roof Top Honey Drizzle

Indicated prices are exclusive of taxes and gratuities.
18% gratuity will be added for parties of five or more.

^v Vegan. ^{gf} Gluten Free, ^{veg} Vegetarian.

Please inform your order-taker and server of any food allergies.
Consuming raw or undercooked meats, poultry, seafood, shellfish
or eggs may increase your risk of foodborne illness.

CASUAL

BABY GEM LETTUCE WRAPS 26
Choice of Chicken or Rock Shrimp with Baby Gem Lettuce, Dailkon,
Carrot, Shiitake Mushroom, Spicy Soy Peanut Sauce

BLACKENED MAHI MAHI TACOS ^{GF} 30
Cabbage Slaw, Pico De Gallo, Avocado Lime Crema

THE STINGER BURGER 35
Choice of Cheese, Short-Rib Blend, Caramelized Onion,
Special Sauce, Half Sour Pickle, Potato Bun, Thin Cut Fries

GARDEN BURGER ^{VEG} 28
Mushroom, Beet, Carrot, Sprouts, Gouda Cheese, Chipotle Aioli,
Potato Bun, Sweet Potato Fries
Gluten-Free Bun Upon Request

THE CLUB 30
Grilled Chicken Breast, Bacon, Bibb Lettuce, Beefsteak Tomato,
Avocado Cream, Monterey Jack, 7 Grain Ciabatta, Thin Cut Fries

NEW ENGLAND LOBSTER ROLL 36
Served with Thin Cut Fries

SALADS

MARKET GREENS SALAD ^{VEG / GF} 23
Breakfast Radish, Shaved Manchego Cheese, Pear,
House Vinaigrette

INTERCONTINENTAL CAESAR ^{VEG} 24
Classic Dressing, Shaved Parmesan, Croutons

SUPERFOOD BOWL ^v 26

Baby Spinach, Kale, Red Wheatberry, Edamame, Grape Tomato,
Dried Cranberry, Rooftop Honey & Lemon Vinaigrette

TUNA SASHIMI SALAD ^{GF} 34
Avocado, Edamame, Mango & Cucumber Salsa

Add to any salad: Chicken +10 | Shrimp +12 | Salmon +15

MAINS

BUCATINI POMODORO ^{VEG} 26

Crushed Cherry Tomato, Basil, Garlic, Extra Virgin Olive Oil
Add Chicken +10 | Shrimp +12

FREE RANGE ROASTED CHICKEN ^{GF} 36

Lyonnais Potatoes, Braised Cipollini Onions, Thyme Jus

BLACKENED SALMON ^{GF} 38

Sauteed Asparagus, Creamy Polenta, Romesco

STEAK FRITES ^{GF} 52

10 oz Ribeye, Truffle Butter, Asparagus, French Fries

SIDES

SAUTÉED ASPARAGUS W/ SHAVED PARMESAN ^{VEG / GF} 10

THIN CUT FRIES OR SWEET POTATO FRIES ^{VEG / V / GF} 10

CREAMY NY STATE MAC AND CHEESE ^{VEG /} 10

DESSERTS

SEASONAL SLICED FRUIT 14

NY CHEESECAKE 14

Mixed Berry Compote

CHOCOLATE HAZELNUT SPONGE CAKE 14

Amarena Cherry Sauce

MIXED BERRY TART 14

Chocolate Sauce

Indicated prices are exclusive of taxes and gratuities.

18% gratuity will be added for parties of five or more.

v Vegan. ^{GF} Gluten Free, ^{veg} Vegetarian.

Please inform your order-taker and server of any food allergies.

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

WINES

ROSÉ

22/85

WHISPERING ANGEL

Grenache, La Motte, France 2023

18/68

LA FÊTE DU ROSÉ

Cotés de Provence, France 2022

17/64

STUDIO BY MIRAVAL

Cotés de Provence, France 2022

RED

18 / 68

E. GUIGAL CÔTES DU RHÔNE

Syrah/Grenache/Mourvèdre, Rhône, France 2021

20/ 72

ACROBAT

Pinot Noir, OR 2023

22 / 75

LUIGI BOSCA

Malbec, Mendoza, Argentina 2019

20 / 75

TORNATORE

Etna Rosso, Sicily, Italy 2021

20 / 75

JUGGERNAUT

Cabernet Sauvignon, CA 2022

21 / 80

MADDALENA

Cabernet Sauvignon, Paso Robles, CA 2022

22 / 95

UNSHACKLED

Zinfandel/Malbec/Petite Sirah/Syrah/Grenache, CA 2022

25 / 100

STARMONT

Cabernet Sauvignon, North Coast, CA 2021

28 / 110

DECOY LIMITED

Merlot, Alexander Valley, CA 2022

29 / 165

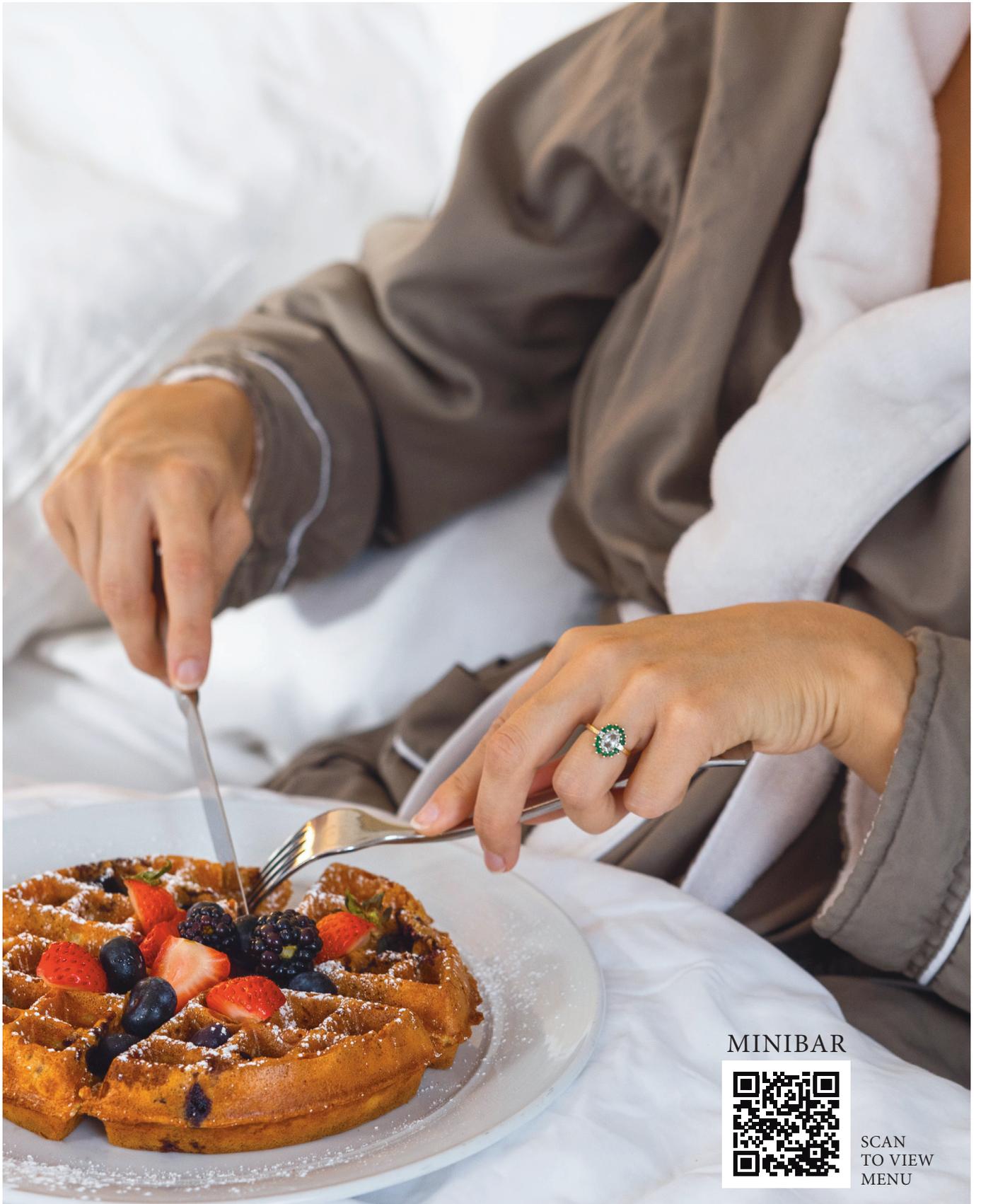
BELLE GLOS BALADE

Pinot Noir, Santa Rita Hills, CA 2022

Indicated prices are exclusive of taxes and gratuities.
18% gratuity will be added for parties of five or more.



INTERCONTINENTAL[®]
NEW YORK TIMES SQUARE



MINIBAR



SCAN
TO VIEW
MENU

08/25

IN-ROOM DINING
Dial "0"

BREAKFAST
6:00AM TO 11:30AM

CONTINENTAL	32
Choice of Three Fresh Pastries: Butter Croissant, Pain Au Chocolat, Seasonal Danish, Seasonal Muffins, Toasted Breads or Bagel. Seasonal Fruit, Jams, Cream Cheese, and Butter.	
AMERICAN	38
Eggs Any Style, Bacon, Breakfast Potatoes, Seasonal Fruit, Choice of White or Wheat Toast with Jams and Butter.	
Both are served with juice and coffee, tea, or hot chocolate.	

GOOD MORNING NEW YORK

McCann's Steel Cut Irish Oatmeal ^{V/GF}	15
Brown Sugar, Dried Fruit	
Greek Yogurt Parfait ^{GF}	18
Granola, Berries, Local Honey	
Assorted Cereals	12
Add to above a Sliced Banana or Mixed Berries	4

EGGS

Three-Egg Omelet ^{GF} or Egg White Omelet ^{GF}	28
Select Three Items: Ham, Turkey, Bacon, Chicken Sausage, Onions, Tomato, Peppers, Cheddar Cheese, Feta Cheese, Mushrooms, Spinach. Served with Breakfast Potatoes and Choice of Toast.	
Two Eggs Any Style ^{GF}	19
Breakfast Potatoes with Choice of Toast.	

SIDES

Chobani® Greek Yogurt ^{GF}	8
Seasonal Fruit Bowl ^{GF, V}	9
Mixed Assorted Berries ^{GF, V}	10
Toast: White, Wheat, Rye	9
Toasted English Muffin	9
Muffin or Croissant	9
Breakfast Potatoes ^{GF, V}	9
Toasted Bagel	9
Applewood Smoked Bacon ^{GF}	11
Chicken Apple Sausage ^{GF}	11

BIG APPLE BREAKFAST

Acai Bowl	22
Coconut, Banana, Strawberry, Blueberry, Granola, Chia Seeds	
The Stinger Avocado Toast	24
Smashed Avocado, Radishes, Pickled Shallots	
Add Poached Egg 6 Smoked Salmon 9	
Elevated Egg Sandwich	28
Scrambled Eggs, Bacon, Gruyere, Arugula, Sliced Avocado. Served on a Toasted Ciabatta Bun with Breakfast Potatoes	
Classic Eggs Benedict	28
Poached Eggs, Canadian Bacon, Hollandaise, English Muffin, Breakfast Potatoes	
Sub Spinach 3 Sub Smoked Salmon 9	
Traditional Buttermilk Pancakes or Waffles	26
Served with Upstate Maple Syrup and Butter	
Add Chocolate Chips, Banana, or Blueberries	4
Bagel and Smoked Salmon	32
Red Onions, Tomato, Cream Cheese, Capers	

BEVERAGES

Served All Day

Tea Selection Harney & Sons	9.5
English Breakfast, Earl Grey, Decaf Earl Grey, Egyptian Chamomile, Organic Peppermint, Mint Verbena, Organic Green, Japanese Sencha	
Coffee 	
Small Pot 10 Large Pot 15	
Cappuccino	9
Espresso	7
Latte	9

Juice	9
Orange, Grapefruit, Apple, or Cranberry	

SMOOTHIES

Tropical Green Smoothies	14
Pineapple, Lemon, Banana, Spinach, Wheatgrass, Mango, Carrot, Coconut Milk, Sasha Inchi Protein	
Berry Banana Smoothie	14
Strawberry, Banana, Coconut Milk, Lucama, Lemon, Beetroot, Sasha Inchi Protein	

Please inform your order-taker and server of any food allergies. ^V Vegan. ^{GF} Gluten Free ^{veg} Vegetarian.

ALL-DAY DINING
11:30AM TO 10:45PM

STARTERS

Hand-Cut Truffle Fries ^{VEG/V/GF} Truffle, Parmesan	14
French Onion Soup Gruyère, Croutons	16
Mango Tuna Tartare Diced Tuna, Mandarin Orange, Green Onion, Sweet Soy	26
Heirloom Tomato & Burrata Flatbread ^{VEG} Mozzarella, Burrata, Caramelized Onions, Basil Oil	25
Crispy Chicken Wings Choice of Creamy Parmesan or Habanero & Rooftop Honey with Carrots, Celery, Blue Cheese Dressing	23
Mediterranean Mezze Platter ^{VEG} Hummus, Whipped Feta, Olives, Grilled Pita	22
Korean Short Rib Sliders Braised Short Rib, Cabbage Slaw, Horseradish Aioli	26
44th Street Quesadilla ^{VEG} Bell Peppers, Onions, Shredded Jack Cheese, Sour Cream, Mild Salsa, Guacamole	24
Add Chicken 6 Steak 8	
Rooftop Flatbread Prosciutto, Ricotta, Fig, Baby Arugula, Roof Top Honey Drizzle	26

HANDHELDS

All handhelds are served with Thin Cut Fries
or Side Salad.

The Stinger Burger Short-Rib Blend, Caramelized Onions, Choice of Cheese, Special Sauce, Half Sour Pickle. Served on a Potato Bun.	35
Garden Burger ^{VEG} Mushroom, Beet, Carrot, Sprouts, Gouda Cheese, Chipotle Aioli, Potato Bun, Sweet Potato Fries Gluten-Free Bun Upon Request.	28
Classic Turkey Club Roasted Turkey Breast, Bacon, Bibb Lettuce, Beefsteak Tomato, Mayonnaise. Served on Country Bread.	30
New England Lobster Roll Served on a Toasted Potato Bun.	36

SALADS

Market Salad Greens ^{VEG/GF} Breakfast Radish, Shaved Manchego Cheese, Pear, Champagne Vinaigrette	23
InterContinental Caesar ^{VEG} Classic Dressing, Shaved Parmesan, Croutons	24
Superfood Bowl ^V Baby Spinach, Kale, Red Wheatberry, Edamame, Grape Tomato, Dry Cranberry, Rooftop Honey, Lemon Vinaigrette	26
Add to any above Salads: Chicken 10 Shrimp 12 Salmon 15	

MAIN COURSE

Bucatini Pomodoro ^{VEG} Crushed Cherry Tomato, Basil, Garlic Extra Virgin Olive Oil Add Chicken 10 Shrimp 12	28
Free Range Roasted Chicken ^{GF} Lyonnais Potatoes, Braised Cippolini Onions, Thyme Jus	36
Blackened Salmon ^{GF} Sautéed Asparagus, Creamy Polenta, Romesco	38
Steak Frites ^{GF} 10 oz Ribeye, Truffle Butter, Asparagus, French Fries	52

SWEETS

Seasonal Sliced Fruit Platter	20
New York Cheesecake Mixed Berry Compote	16
Chocolate Hazelnut Sponge Cake Amarena Cherry Sauce	16
Mixed Berry Tart Chocolate Sauce	16
Häagen-Dazs Ice Cream Pint Vanilla, Chocolate or Strawberry	16

IN-ROOM DINING
BEVERAGES

WHITE

Whitehaven Sauvignon Blanc Marlborough, New Zealand 2021	22/80
Hartford Court Chardonnay Russian River Valley, CA 2021	25/90
Santa Margherita Pinot Grigio Alto Adige, Italy 2021	25/88

ROSÉ

Whispering Angel Grenache La Motte, France 2021	22/85
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RED

Luigi Bosca Malbec Mendoza, Argentina 2019	22/75
Juggernaut Cabernet Sauvignon, CA 2021	20/75
Maddalena Cabernet Sauvignon Paso Robles, CA 2021	21/80
Acrobat Pinot Noir Sonoma Coast, CA 2020	20/72

SPARKLING

Val d'Oca Prosecco, Veneto, Italy, NV	20/60
Piper-Heidsieck Brut Cuvée, Champagne, France, NV	28/130
Moët & Chandon Brut Impérial, Champagne, France	150
Moët & Chandon Rosé Imperial, Champagne, France	155

BEER

Blue Moon, Corona, Amstel Light, Coors Light, Peroni, Miller Lite, Sam Adams, Budweiser, Heineken, Heineken 0.0, Guinness, Lagunitas IPA	12
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WATER

Large Still (750 ml)	12
Large Sparkling (750 ml)	12

SODA

Coke, Diet Coke, Sprite, Ginger Ale, Club Soda	9
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InterContinental New York Times Square
300 W 44th St, New York, NY 10036
T: +1 (212) 803-4500
interconny.com

18% of the total food and beverage will be added to your bill and distributed solely to the hotel service employees who provided you with service. A separate delivery charge of \$7.50 will be added to your bill for all orders which include food and/or alcoholic beverages and be kept by the hotel. This delivery charge is not a gratuity and will be kept by the hotel, for which sales tax applies.

AREA SURVEY WITH LIST OF MEASUREMENTS

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 300 West 44th Street

1. Playwright Celtic Pub - 732 8th Avenue - (456')
2. Golden Theatre - 252 West 45th Street - (427')
3. Jacobs Theatre - 242 West 45th Street - (481')
4. Majestic Theatre - 247 West 44th Street - (323')
5. John's Pizzeria - 260 West 44th Street - (306')
6. China River - 258 West 44th Street - (336')
7. St. James Theatre - 246 West 44th Street - (403')
8. Foundry Bar @ The Westin Hotel - 270 West 43rd Street - (353')
9. Iron Bar & Grill and Il Forno - 713 8th Avenue AKA 701-715 8th Avenue - (277')
10. Al Hirschfeld Theatre - 302 West 45th Street - (266')
11. Flash Dancers - 316-320 West 45th Street - (299')
12. Beer Culture - 328 West 45th Street - (355')
13. Gyo-Kaku - 321 West 44th Street Space 103 - (222')
14. Birdland - 315 West 44th Street - (151')
15. Miss Nellie's - 321 West 44th Street - (294')
16. Sugar Factory - 694 8th Avenue - (207')
17. Madame Rouge - 689 8th Avenue - (156')
18. The Stinger @ Intercontinental Hotel - 300 West 44th Street - (0')
19. India @ Times Square - 332 West 44th Street - (335')
20. Fushimi - 311 West 43rd Street - (210')

Schools & Churches

1. De La Salle Academy - 332 West 43rd Street - (403')

Chipotle 620 4th Ave
Candy Store
The Producers Club 358 W. 44th St.
Don Giovanni 358 W. 44th St.
The Brazen Tavern 356 W. 44th St.
Residential
Vacant
Residential
Tatsuda Omakase (Wine, beer)
Vacant
Comedy Village 352 W. 44th St.
Vacant
Vanilla Gorilla Cafe (Food only)
Parking Garage
India@Times Square 332 W. 44th St.
Parking Garage
Coffee Store
Residential
Hair Salon
Towneplace Suites by Marriott Hotel
Loading Dock
The Stinger @ Intercontinental Hotel 300 W. 44th St.
APPLICANT
Subway Entry
Shake Shack (Wine, beer)

West 44th Street

Block Plot
300 West 44th St.
New York, NY
July 30, 2025
NOT TO SCALE

9th Avenue
Marseille 630 9th Ave
Service Door
Driveway
Residential
Spa
Residential
Barber
Residential
Clothing
Realtors
Residential
Cleaners
Service Door
Ramada Hotel
Vacant
Residential
Vacant
Service Doors
Engineers Union
Service Doors
Miss Nellie's 321 W. 44th St.
Service Door
Gyu-Kaku 321 W. 44th St. Space 103
Commercial
Birdland 315 W. 44th St.
Parking Lot
Trade Association
Cannabis Dispensary
8th Avenue

PUBLIC INTEREST STATEMENT

ICNY Times Square Owner, LP and Highgate Hotels, L.P.
300 West 44th Street
New York, NY 10036

PUBLIC INTEREST STATEMENT / 500 FOOT LAW STATEMENT

This firm represents ICNY Times Square Owner, LP and Highgate Hotels, L.P. (the “Applicant”) in connection with its application for the transfer of the Hotel Liquor License for the InterContinental New York Times Square. The subject premises is a transient hotel located at 300 West 44th Street between 8th and 9th Avenues in Manhattan.

The hotel is 36 floors including a subcellar and cellar with more than 600 guest rooms. The maximum occupancy for the entire premises is in excess of 1700. There will be one (1) stand-up bar at the premises located in the restaurant space on the 1st lobby level. The bar is 7’8” x 27’8” with 14 bar stools. The restaurant will have 45 tables with 161 seats.

The hotel premises will be open 24 hours daily, with the restaurant open daily from 7am - Midnight. There will be background music as well as occasional live music such as a jazz trio with DJ and varied live music for private events. There is no outside space at the hotel.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.

There are numerous locations within 500 feet of the applicant premises that hold full liquor licenses. However, the premises is located in the Times Square area of Manhattan and has been licensed since for approximately 15 years.

(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies

The premises is currently license and has been licensed for approximately 15 years. Any new and/or additional required licenses and permits will be in place when the application takes over ownership and operation of the hotel.

(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location

The hotel premises has been open and operating for approximately 15 years with a Hotel Liquor License. The premises is located in a busy Manhattan neighborhood, and approval of this transfer application and issuance of a new license to the applicant will not negatively impact traffic patterns in or around the premises.

(d) Existing noise level at the location and any increase in noise level that would be generated by the proposed premises

Given the nature of the neighborhood in which the hotel is situated, and the fact that the hotel has been licensed for approximately 15 years and the instant application is for a transfer of the existing hotel license, approval of this application and issuance of a new Hotel Liquor License will not cause an unusual increase in noise levels in this area. The restaurant in the hotel will be open from 7am – Midnight daily. There will be primarily background music at the property, with occasional live music in the lobby areas, such as a jazz trio. DJ and varied live music would be for private events only, in the lower floors of the hotel. There is no outside space at the hotel.

(e) The history of liquor violations and reported criminal activity at the proposed premises

We are not aware of any violations for the prior licensee or of any history of criminal activity at the premises.

Issuance of the instant license will promote the public interest in that, among other things, the licensed business will maintain jobs, contribute to income, sales and other taxes collected and state and local license revenues.

Accordingly, we believe approval of this application and issuance of a new Hotel Liquor License will promote the public interest and convenience. We therefore request that the Authority approve the application.

NYC DOB PROPERTY PROFILE PAGE AND CERTIFICATE OF OCCUPANCY



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

NYC Department of Buildings
Property Profile Overview

300 WEST 44 STREET

8 AVENUE : 691 - 699
 WEST 44 STREET : 300 - 320

MANHATTAN 10036

Health Area : 4500
Census Tract : 121.01
Community Board : 104
Buildings on Lot : 1

BIN# 1088460

Tax Block : 1034
Tax Lot : 37
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

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

Cross Street(s): 8 AVENUE, 9 AVENUE

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: HAZMAT

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: [1080872](#) [1024972](#)

Additional Designation(s): CLB - CLINTON PERIMETER AREA B

HPD Multiple Dwelling: Yes

Number of Dwelling Units: 614

Special District: CL - CLINTON MID - MIDTOWN

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: H1-HOTELS

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	Elevator Records
Complaints	36	0	Electrical Applications
Violations-DOB	239	5	Permits In-Process / Issued
Violations-OATH/ECB	83	2	Illuminated Signs Annual Permits
Jobs/Filings	158		Plumbing Inspections
ARA / LAA Jobs	5		Open Plumbing Jobs / Work Types
Total Jobs	163		Facades
Actions	167		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

Certificate of Occupancy

CO Number: 110040526F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01034	Certificate Type: Final
	Address: 306 WEST 44 STREET	Lot Number(s): 37	Effective Date: 07/06/2012
	Building Identification Number (BIN): 1088460	Building Type: New	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	1-B	(2008 Code)
	Building Occupancy Group classification:	J-1	(1968 Code)
	Multiple Dwelling Law Classification:	HAEB	
	No. of stories: 34	Height in feet: 347	No. of dwelling units: 614
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110040526F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	3	100	E		5	OFFICES
CEL	228	100	J-1		5	MEETING ROOMS,C-11(71PRS), C-18 (45PRS), C-20 (37PRS), C-21 (30PRS), C-25 (45PRS);(228 COMBINE TOTAL).
CEL	110	100	F-1B		5	MEETING ROOM C-31
CEL	400	100	F-1B F-4		5	MULTIPURPOSE ROOM BALLROOM:367 PERSONS MEETING ROOM:400 PERSONS
CEL	10	100	D-2		5	KITCHEN, MECHANICAL EQUIPMENT ROOMS
CEL	85	100	F-1B		5	MEETING ROOM C-26/C-27
CEL	3	100	B-2		5	COAT ROOM
SUB		OG	D-2		5	MECHANICAL EQUIPMENT ROOMS
SUB	74	OG	F-4		5	CAFETERIA
SUB	75	OG	E		5	OFFICES, TRAINING ROOM
SUB	62	OG	B-2		5	LOCKER ROOMS, STORAGE ROOMS
ME Z	42	100	E		5	OFFICES
ME Z	50	100	F-1B		5	MEETING ROOM(CELLAR MEZ)



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110040526F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
ME Z	50	OG	E F-1B		5	HOTEL OFFICES, MEETING ROOM (SUBCELLAR MEZZ)
ME Z		100	D-2 B-2		5	MECHANICAL EQUIPMENT ROOMS, STORAGE
ME Z		OG	B-2 D-2		5	STORAGE & MECH SPACES (CELLAR MEZZ)
MZ1		100	D-2 B-2		5	MECHANICAL EQUIPMENT ROOMS, STORAGE
001	8	100	D-2		6	KITCHEN
001		100	B-1		5	LOADING DOCKS
001		100	J-1		5	HOTEL LOBBY
001	100	100	F-4		6	EATING AND DRINKING ESTABLISHMENT (RESTAURANT 1)
001	200	100	F-4		6	RESTAURANT/KITCHEN (RESTAURANT 2)
001	74	100	F-1B		5	MEETING ROOM
001	4		E		5	HOTEL OFFICES
002 006 70		100	F-3		5	ACCESSORY FITNESS ROOM (2ND FLR ONLY)
002 006		40	B-2		5	MAID'S ROOM



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 110040526F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002 006		40	J-1	41	5	FORTY-ONE (41) HOTEL ROOMS PER FLOOR
002 006		100	D-2		5	MECHANICAL EQUIPMENT ROOMS
007		100	D-2		5	MECHANICAL EQUIPMENT ROOMS
008 030		40	J-1	16	5	SIXTEEN (16) HOTEL ROOMS
008 030		40	B-2		5	MAIDS ROOM
031		40	J-1	14	5	FOURTEEN (14) HOTEL ROOMS
031		40	B-2		5	MAIDS ROOM
032		40	J-1	14	5	FOURTEEN (14) HOTEL ROOMS
032		40	B-2		5	MAIDS ROOM
033		40	B-2		5	MAIDS ROOM
033		40	J-1	12	5	TWELVE (12) HOTEL ROOMS
034		100	D-2		5	MECHANICAL EQUIPMENT ROOMS
034		40	J-1	1	5	ONE (1) HOTEL ROOM



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **110040526F**

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
RO F			D-2			MECHANICAL EQ.
PEN	100		D-2	5		ELEVATOR MACHINE ROOM
APPLICATION NUMBER N080414ZAM, SUBMITTED BY MAJESTIC THEATER, LLC AND WEST 44TH STREET HOTEL LLC FOR THE GRANT OF AN AUTHORIZATION, PURSUANT TO SECTION 81-744 (B) OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK, TO TRANSFER 48,180SF OF DEVELOPMENT RIGHTS FROM THE MAJESTIC THEATER (KNOWN BY THE STREET ADDRESS OF 245 WEST 44TH STREET AND DESIGNATED AS BLOCK 1016, LOT 5) (HEREINAFTER, THE "GRANTING SITE") TO THE PROPERTY AT 306 WEST 44TH STREET (BLOCK 1034, LOTS 33, 34, 36 AND 37) (HEREINAFTER, THE RECEIVING SITE), WAS APPROVED BY THE CITY PLANNING COMMISSION ON SEPTEMBER 24, 2008 THESE PREMISES 306 WEST 44TH STREET, AND 307 WEST 43RD STREET, CONSISTING OF TAX LOTS 37&38 HAVE BEEN DECLARED ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECORDED AT THE OFFICE OF THE CITY REGISTERS UNDER CFRN# 2008000034244 F-1B PLACE OF ASSEMBLY NOT PROVIDED WITH STAGE NO SCENERY OR SCENIC ELEMENTS PROPOSED						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

OUTREACH



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

JESSICA CHAIT
Chair

JESSE BODINE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

ICNY Times Square Owner, L.P. and Highgate Hotels, L.P. 300 W. 44th Street

A Liquor, Wine, Beer & Cider License for a Restaurant
Establishment with Recorded Music, a Disc Jockey, &
Live Music

DATE: Tuesday, September 9, 2025

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/MCB4-BLP-COM>

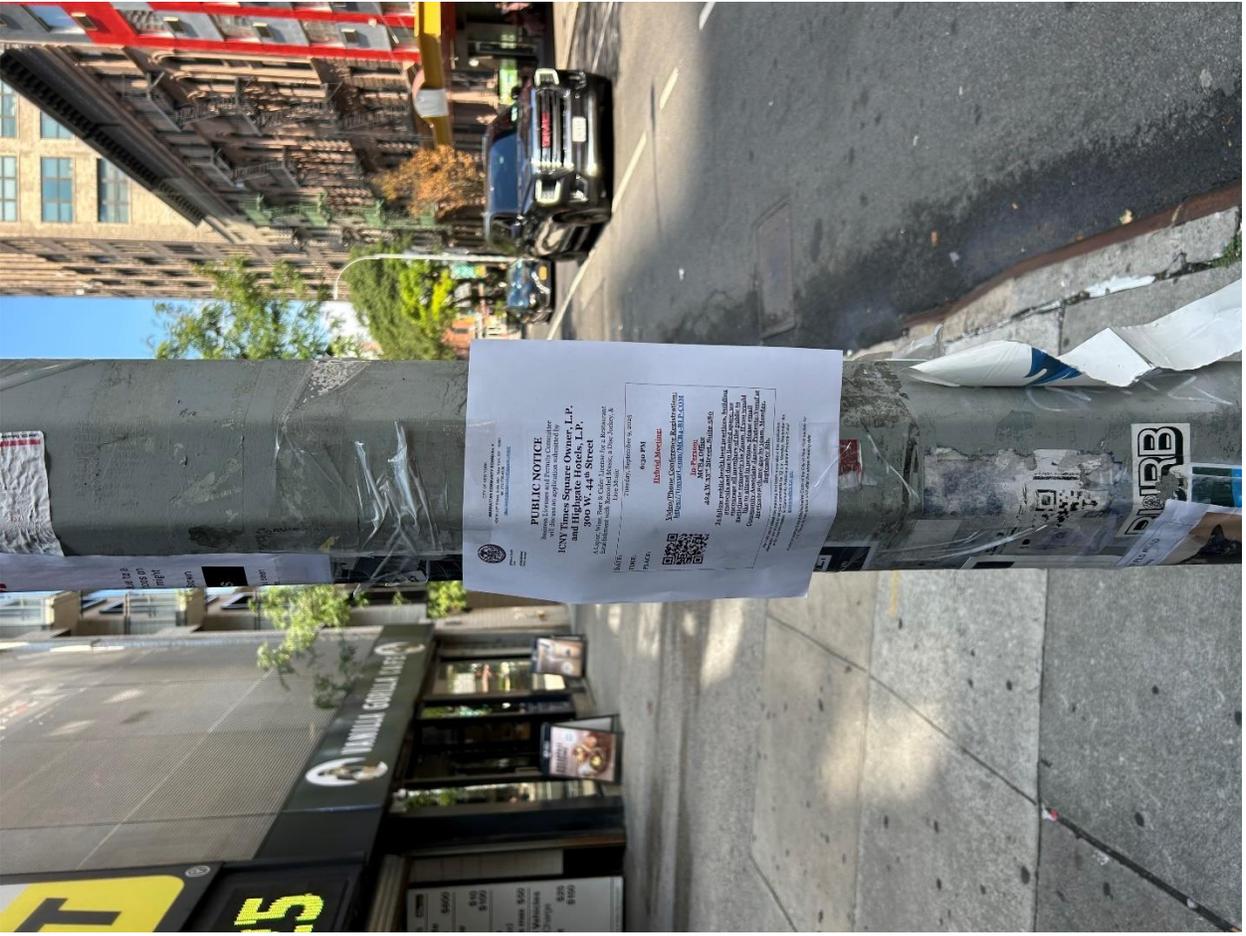
In-Person:
MCB4 Office
424 W 33rd Street, Suite 580

**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
Community Associate Janine Pretente-Yusuf at
jpretente@cb.nyc.gov by 10am, Monday,
September 8th.**

We invite you to attend this meeting and learn more about this application.
Alternately, you should email your comments by 12 p.m. Monday, September 8th
or for more information, to Community Associate Janine Pretente-Yusuf
jpretente@cb.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.





PUBLIC NOTICE
The City of Chicago's Public Works Department is currently conducting a project to improve the safety and efficiency of the city's street lighting system. This project involves the installation of new, energy-efficient streetlights and the replacement of existing streetlights that are nearing the end of their useful life. The project is being implemented in several areas of the city, including the area around the intersection of [Address] and [Address].

Project Location: [Address] and [Address]

Project Dates: [Start Date] to [End Date]

Project Description: The project involves the installation of new, energy-efficient streetlights and the replacement of existing streetlights that are nearing the end of their useful life. The project is being implemented in several areas of the city, including the area around the intersection of [Address] and [Address].

Project Impact: The project will result in improved street lighting, increased safety, and reduced energy consumption. The project will also result in the replacement of existing streetlights that are nearing the end of their useful life.

Project Contact: [Contact Name], [Phone Number], [Email Address]

Project Website: [Website URL]

Project QR Code: [QR Code]

Project Notice: The City of Chicago's Public Works Department is currently conducting a project to improve the safety and efficiency of the city's street lighting system. This project involves the installation of new, energy-efficient streetlights and the replacement of existing streetlights that are nearing the end of their useful life. The project is being implemented in several areas of the city, including the area around the intersection of [Address] and [Address].



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Project Location: [Address] and [Address]

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Project Description: The project involves the installation of new, energy-efficient streetlights and the replacement of existing streetlights that are nearing the end of their useful life. The project is being implemented in several areas of the city, including the area around the intersection of [Address] and [Address].

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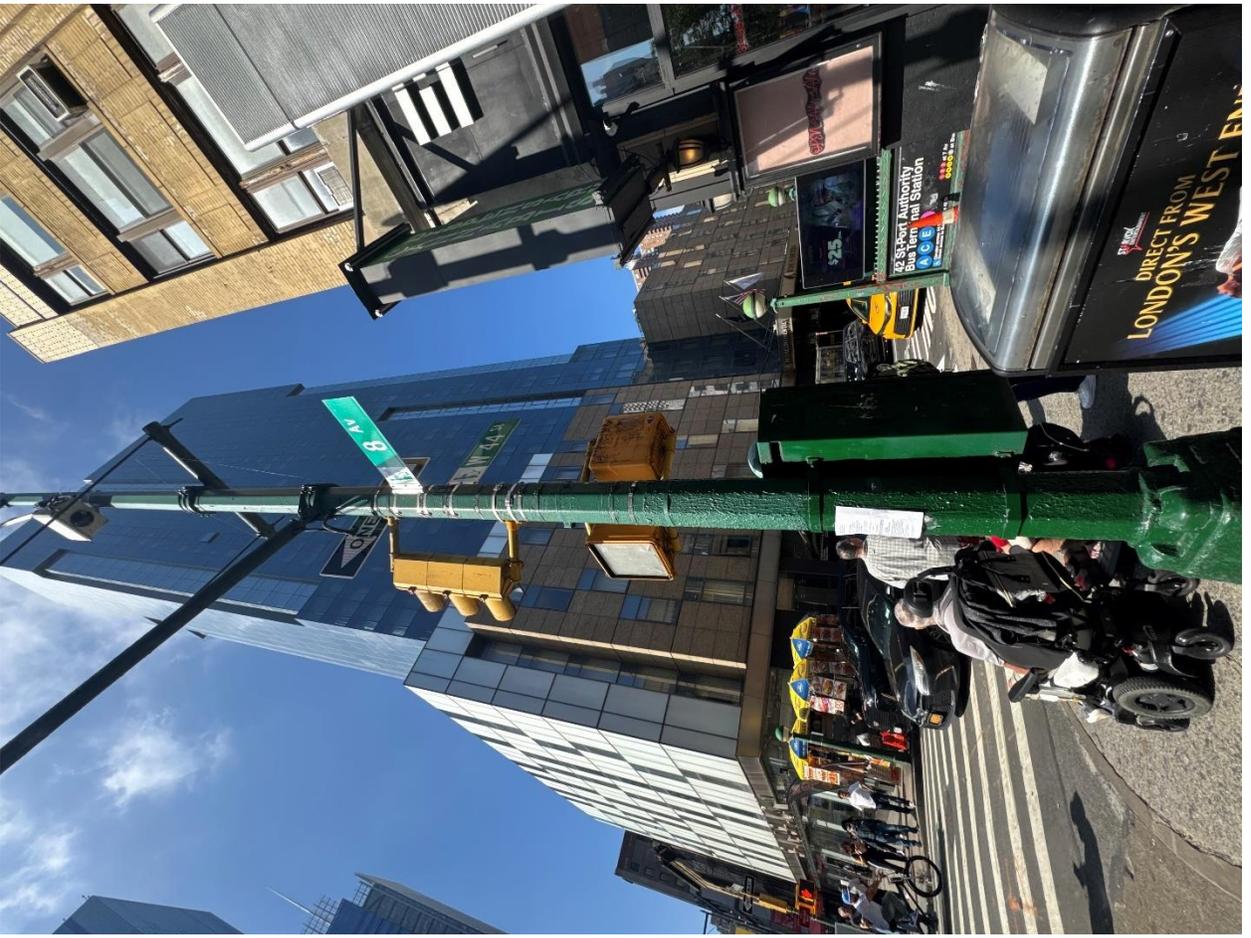
Project Contact: [Contact Name], [Phone Number], [Email Address]

Project Website: [Website URL]

Project QR Code: [QR Code]

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Martha Redo

From: Martha Redo
Sent: Friday, August 22, 2025 5:05 PM
To: Martha Redo
Cc: jpretente@cb.nyc.gov; Gonzalez, Nelly (CB)
Subject: Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, ICNY Times Square Owner, LP and Highgate Hotels, L.P., will be filing a transfer application of the Hotel Liquor License at the InterContinental New York Times Square located at 300 West 44th Street between 8th and 9th Avenues.

InterContinental New York Times Square opened in July 2010 and has been a prominent landmark, having been the largest new construction hotel built in Manhattan since 2002.

The hotel is 36 floors with 607 guest rooms, including suites. The hotel also has many banquet, event and meeting spaces. The ground floor restaurant has 45 tables with 161 seats. There is one (1) customer bar with 14 bar seats. The hotel will be open 24 hours with the restaurant open from 7am to Midnight daily. There will be background music as well as occasional live music such as a jazz trio with DJ and varied live music for private events. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on September 9, 2025 at 6:30pm. If you have any questions or would like more information about this application, please contact me at martha@brpclaw.com.

Thank you.

Martha M. Redo
BERNSTEIN REDO & SAVITSKY P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
martha@brpclaw.com | 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

File **Message** Help

Delete
 Archive
 Report
 Reply
 Reply All
 Forward
 Respond
 Share to Teams
 All Apps
 Move
 Move to Manager
 Team Email
 Quick Steps
 Editing
 Tags
 Immersive
 Translate
 Zoom
 Reply with Scheduling Poll
 Find Time
 Viva Insights
 Add-in

Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square

Martha Redo
 To: Martha Redo
 Cc: jpretente@cb.nyc.gov; Gonzalez, Nelly (CB)
 Bcc: rpimental@commonground.org; sage@commonground.org; nkyriacou@yahoo.com; gdday@att.net; delores.rubin@att.net; brianscottweber@gmail.com; john.mudd@usa.net; info@hcc-nyc.org; ploeb315@aol.com; west55ba@gmail.com; hk5051@gmail.com; tenants350west51st@gmail.com; hudson.tenants@hotmail.com; awm3333@me.com; john.waldman@aol.com; john.waldman@redcross.org;

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Reply
 Reply All
 Forward
 More

Fri 8/22/2025 5:05 PM

File Message Help

Delete Archive Report Reply Reply All Forward Share to Teams All Apps Move: ? To Manager Team Email Move Tags Editing Immersive Translate Zoom Reply with Scheduling Poll Viva Insights

Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square

RM Martha Redo
To Martha Redo
Cc jprente@cb.nyc.gov; [Gonzalez, Nelly \(CB\)](#)
Bcc dsage@commonground.org; dbhadai@clintonhousing.org

Tue 8/26/2025 10:57 AM

Reply Reply All Forward

Good afternoon,

We were directed by Manhattan Community Board No. 4 to contact your organization to let you know that our clients, ICNY Times Square Owner, LP and Highgate Hotels, L.P., will be filing a transfer application of the Hotel Liquor License at the InterContinental New York Times Square located at 300 West 44th Street between 8th and 9th Avenues.

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The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on September 9, 2025 at 6:30pm. If you have any questions or would like more information about this application, please contact me at martha@brpclaw.com.

Thank you

Martha Redo

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@brpclaw.com>
To: twocatsltd@worldnet.att.net
Sent: Saturday, August 23, 2025 5:10 PM
Subject: Undeliverable: Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square

Delivery has failed to these recipients or groups:

twocatsltd@worldnet.att.net

Your message couldn't be delivered. Despite repeated attempts to deliver your message, querying the Domain Name System (DNS) for the recipient's domain location information failed.

For more information and tips to fix this issue see this article:

<https://go.microsoft.com/fwlink/?LinkId=389361>.

Diagnostic information for administrators:

Generating server: PH0PR03MB5941.namprd03.prod.outlook.com

Receiving server: PH0PR03MB5941.namprd03.prod.outlook.com

twocatsltd@worldnet.att.net

8/23/2025 9:09:46 PM - Server at PH0PR03MB5941.namprd03.prod.outlook.com returned '550 5.4.312 Message expired, DNS query failed(InfoNoRecords)'

8/23/2025 8:59:45 PM - Server at worldnet.att.net (0.0.0.0) returned '450 4.4.312 DNS query failed [Message=InfoNoRecords] [LastAttemptedServerName=worldnet.att.net] [SN1NAM02FT0033.eop-nam02.prod.protection.outlook.com 2025-08-23T20:59:46.032Z 08DDE17791131A0A](InfoNoRecords)'

Original message headers:

Received: from SN7PR03MB7232.namprd03.prod.outlook.com (2603:10b6:806:2eb::15)
by PH0PR03MB5941.namprd03.prod.outlook.com (2603:10b6:510:34::24) with
Microsoft SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9073.11; Sat, 23 Aug
2025 19:15:44 +0000

Received: from BN5PR03MB8111.namprd03.prod.outlook.com (2603:10b6:408:2ab::19)
by SN7PR03MB7232.namprd03.prod.outlook.com (2603:10b6:806:2eb::15) with
Microsoft SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9073.10; Sat, 23 Aug
2025 08:09:12 +0000

ARC-Seal: i=1; a=rsa-sha256; s=arcselector10001; d=microsoft.com; cv=none;

b=gHJg1/CMZNjjerUzz2oxWlLv3aFVI49S6L8m0j3E/XfzXEUArrdggzMnLRu+DohXYZJ9J8vRWWl12WksZpiOGjilG

Martha Redo

From: Kelley, Bill <bkelley@clintonhousing.org>
Sent: Friday, August 22, 2025 5:05 PM
To: Martha Redo
Subject: Automatic reply: Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square

Bill Kelley is no longer working with Clinton Housing (CHDC).

For matters related to:

Community Planning

Contact Maya Felstehausen: mfelstehausen@clintonhousing.org

Commercial Properties and Facilities

Contact Matan Ulman: mulman@clintonhousing.org, or 917-309-3153.

Tenant and Community Affairs

Contact Dilcia Bhadai: dbhadai@clintonhousing.org

Horticulture

Contact Meral Marino: mmarino@clintonhousing.org

Finance and Asset Management

Contact Aimee DeCicco: adecicco@clintonhousing.org

For any urgent matters, please contact CHDC's main office at 212-967-1644.

Thank You

Martha Redo

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@brpclaw.com>
To: sage@commonground.org
Sent: Friday, August 22, 2025 5:05 PM
Subject: Undeliverable: Transfer or Hotel Liquor License - 300 West 44th Street - InterContinental New York Times Square



Your message to sage@commonground.org couldn't be delivered.

[sage](mailto:sage@commonground.org) wasn't found at [commonground.org](https://www.commonground.org).

Martha Action Required	Office 365	sage Recipient
Unknown To address		

How to Fix It

The address might be misspelled or might not exist. Try one or more of the following:

- **Retype the recipient's address, then resend the message -** If you're using Outlook, open this non-delivery report message and click **Send Again** from the menu or ribbon. In Outlook on the web, select this message, and then click the "**To send this message again, click here.**" link located just above the message preview window. In the To or Cc line, delete and then retype the entire recipient's address (ignore any address suggestions). After typing the complete address, click **Send** to resend the message. If you're using an email program other than Outlook or Outlook on the web, follow its standard way for resending a message. Just be sure to delete and retype the recipient's entire address before resending it.
- **Remove the recipient from the recipient Auto-Complete List, then resend the message -** If you're using Outlook or Outlook on the web, follow the steps in the "Remove the recipient from the recipient Auto-Complete List" section of [this article](#). Then resend the message. Be sure to delete and retype the recipient's entire address before clicking **Send**.

Residential Buildings at which notice was left:

- 356 West 44th Street, New York, NY – Under door
- 354 West 44th Street, New York, NY – Halfway in door
- 353 West 44th Street, New York, NY – Under door
- 351 West 44th Street, New York, NY – Handed to resident who is putting it inside
- 349 West 44th Street, New York, NY – Inside, under door and on bulletin board
- 328 West 44th Street, New York, NY – Under door

NOTICE

Dear Neighbor:

We want to let you know that ICNY Times Square Owner, LP and Highgate Hotels, L.P., will be filing an application for transfer of the Hotel Liquor License at the InterContinental New York Times Square located at 300 West 44th Street between 8th and 9th Avenues.

InterContinental New York Times Square opened in July 2010 and has been a prominent landmark, having been the largest new construction hotel built in Manhattan since 2002.

The hotel is 36 floors with 607 guest rooms, including suites. The hotel also has many banquet, event and meeting spaces. The ground floor restaurant has 45 tables with 161 seats. There is one (1) customer bar with 14 bar seats. The hotel will be open 24 hours daily with the restaurant open from 7am to Midnight daily. There will be background music as well as occasional live music such as a jazz trio with DJ and varied live music for private events. There is no outside space at the hotel.

The manager of the hotel and the co-licensee, Highgate Hotels, L.P., owns, operates and/or manages several licensed properties in New York City, throughout the US and abroad (<https://www.highgate.com>).

The application will be heard by Community Board 4 at its next meeting (Zoom Webinar) on September 9, 2025 at 6:30pm. If you have any questions or would like more information about this application, please contact martha@brpclaw.com and/or archie.mcchesney@highgate.com.