

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
319 WEST 38TH STREET LP		TBD	
STREET ADDRESS		CROSS STREETS	ZIP CODE
321 WEST 38TH ST AKA 319 WEST 38TH ST		8TH AVE & 38TH STREET	10018
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: JASMIN PATEL	ATTORNEY/ REPRESENTATIVE	NAME: MAX BOOKMAN
	PHONE: 718-300-9114		PHONE: 212-513-1988
	EMAIL: JAZPATEL3@GMAIL.COM		EMAIL: MAX@PB.LAW
MANAGER	NAME: PRIYANK PATEL	LANDLORD	NAME: 319 WEST 38TH STREET LP
	PHONE: 631-833-4030		PHONE: 718-300-9114
	EMAIL: PRPATEL1985@GMAIL.COM		EMAIL: JAZPATEL3@GMAIL.COM
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="checkbox"/> 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?	IDEAL HOSPITALITY LLC 48 WEST 36TH STREET, NY, NY 10018	
	What were the dates applicant was involved with this former premise?	2013-2025	
<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	
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	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons) *Hotel is open 24/7*

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM
	Outdoors	11AM - 10PM	11AM - 10PM	11AM - 10PM	11AM - 10PM	11AM - 11PM	11AM - 11PM	11AM - 10PM
F&B Areas	Kitchen	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM
	Music (indoors)	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM	11AM - 1AM

If yes, what type(s)? (Circle all that apply)	<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> KARAOKE
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OCCUPANCY

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar	
INSIDE	74	35	9	21	0	1	5	5 seats @ counter
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)</i>	ROOF - 74 PATIO - 74	ROOF - 74 PATIO - 74	ROOF -16 PATIO - 10	ROOF - 42 PATIO - 30	ROOF - 0 PATIO - 0	ROOF - 1 PATIO - 0	ROOF - 5 PATIO - 0	
DOT Dining Out: Sidewalk Cafe	N/A	N/A	N/A	N/A	N/A			
DOT Dining Out: Roadway	N/A	N/A	N/A	N/A	N/A			

How frequently will the owner(s) be at the establishment?	Daily	
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
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO
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?	CELLAR		
Where will applicant lay out garbage containers and at what time?	IN FRONT OF HOTEL - 11PM, DAILY		

LOCATION & ZONING

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

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		
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?			
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO	718-300-9114
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
Ground Floor	Hotel Lobby Bar & Restaurant	35	11AM-1AM	9	21	0	1; 5 seats + 5 seats at counter	Background Music
Ground Floor Exterior Patio	Patio	71	11AM-8PM	10	30	0	0	
Floors 5-26	Guest Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rooftop	Rooftop Bar	74	11AM-10PM Sun - Thurs 11AM-11PM Fri + Sat	16	42	0	1; 5 Seats	Background Music

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	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 checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply) NONE	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?	<input checked="" type="radio"/> YES	NO	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="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?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	LOCATION - ROOF. TYPE - CENTRAL		
When was the air conditioner installed?	2025		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

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

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)

- Ground floor patio hours will be limited to 11am-8pm nightly
- Capacity of ground floor patio will no exceed 10 tables with a total of 30 seats. tables will be two tops or four tops only.
- Ground floor patio and rooftop will be limited to hotel guest only

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

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

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

<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its <u>3/4/26</u> full board meeting, with <u>45</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="checkbox"/> Denial <input type="checkbox"/> Approval</p>
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MCB4 REPRESENTATIVES

 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Burt Lazarin MCB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

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

<p>SIGN HERE →</p>	<p>Jasmin Patel PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>11/10/2028 DATE</p>
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Food Menu

Appetizers:

- Organic Kale Salad
- Burrata
- Salmon Tartar

Boards:

- Cheese Board
- Meat Board

Share Plates:

- Chicken Wings
- Nachos

Large Plates

- Grilled Atlantic Salmon
- Braised Beef Short Rib
- Gemelli alla Vodka
- Grilled Chicken Focaccia

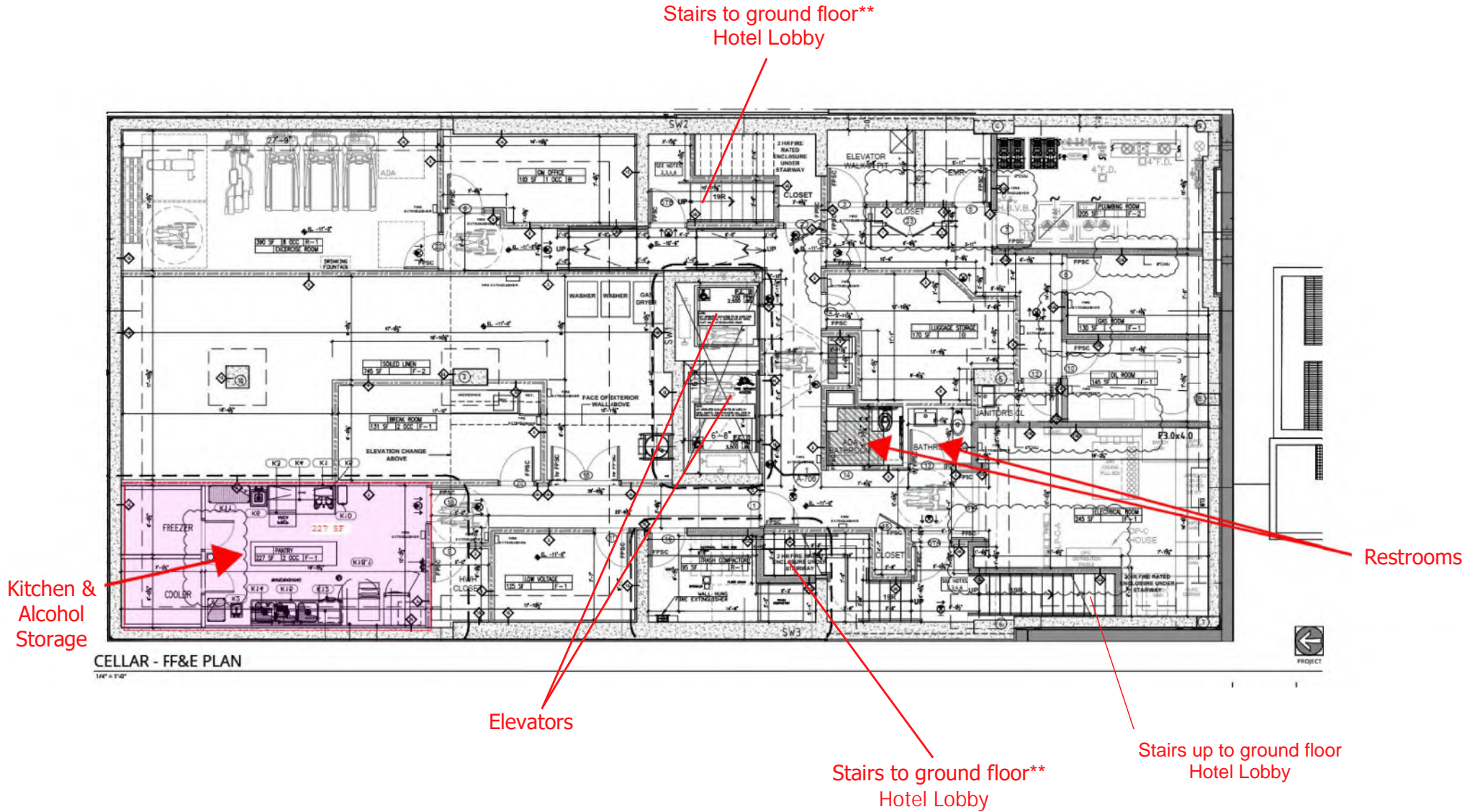
Potatoes:

- Potato Croquettes
- Fries
- Mashed Potatoes

Sweets:

- Olivia's banana Split
- Chocolate Lava Cake
- Vanilla Cheesecake
- Ice Cream

Staircases indicated with ** are for emergency egress to street level and are fitted with local alarms and signage prohibiting re-entry.



Cellar Diagram

Staircases indicated with ** are for emergency egress to street level and are fitted with local alarms and signage prohibiting re-entry.

Residential entrance from W. 38th Street with residential lobby and residential elevator.
Floors 2 - 4 of the building are residential apartments.
Not part of proposed licensed premises and no internal access to proposed premises.

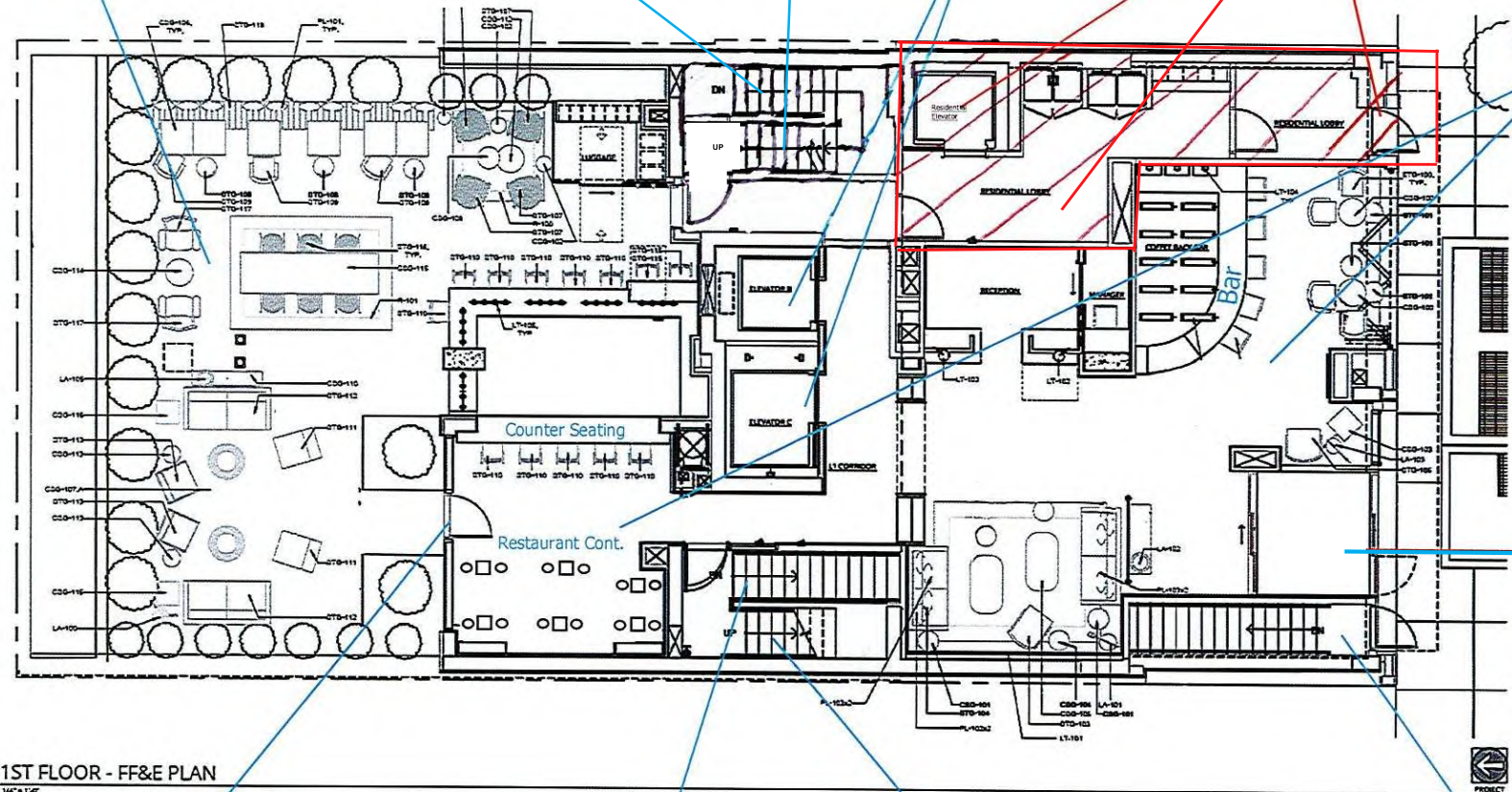
External Patio seating

Stairs down to Cellar

Stairs to Guest Floors 5-26 and Rooftop**

Elevators

Hotel Lobby Bar & Restaurant



1ST FLOOR - FF&E PLAN
1/2" = 1'-0"



Door to external
Patio seating

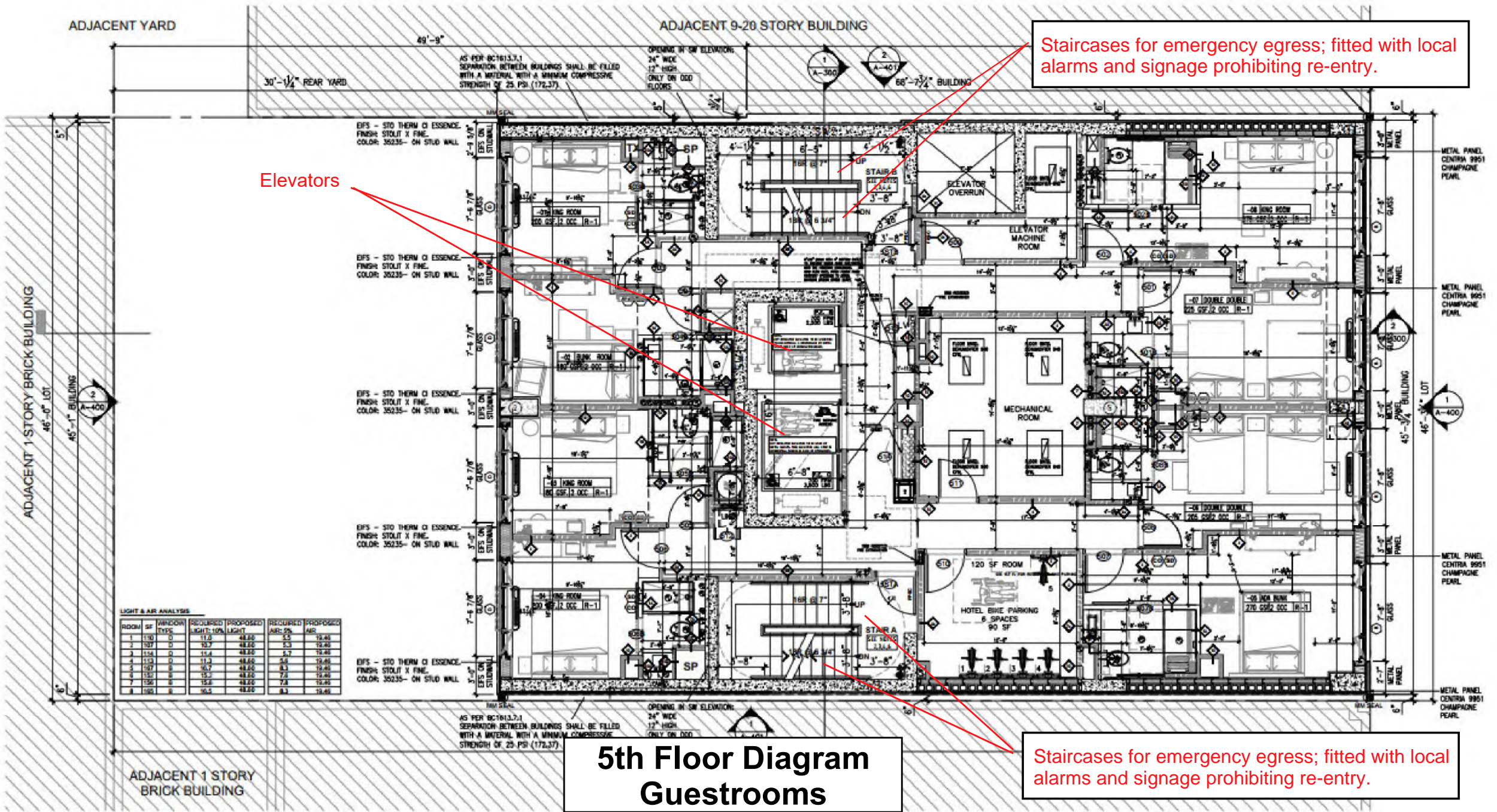
Stairs down to Cellar

Stairs to Guest Floors 5-26 and Rooftop**

Stairs down to Cellar

Hotel entrance
from W. 38th
Street

Ground Floor Diagram



Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

Elevators

Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

5th Floor Diagram Guestrooms

LIGHT & AIR ANALYSIS

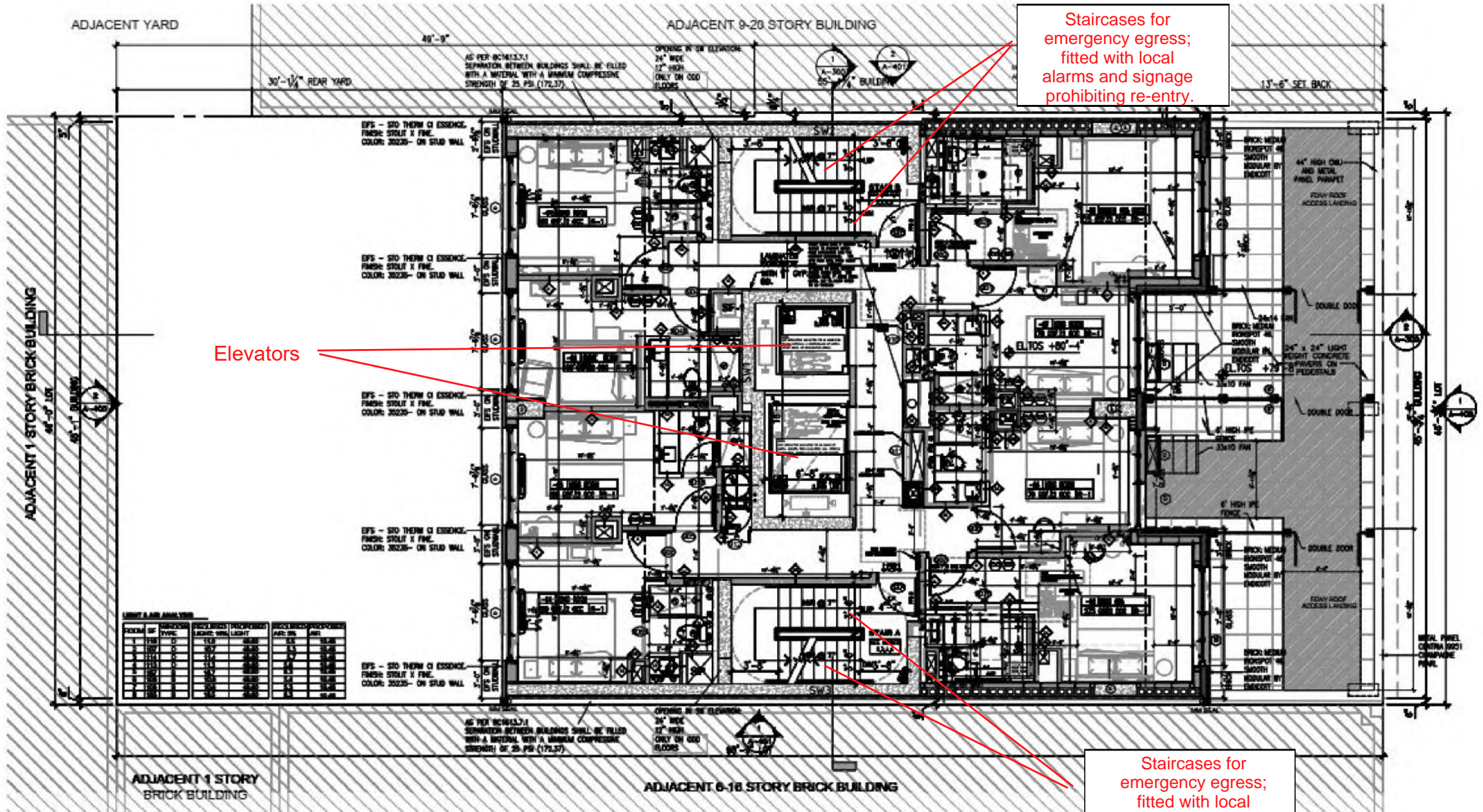
ROOM	SF	WINDOW TYPE	REQUIRED LIGHT/100	PROPOSED LIGHT	REQUIRED AIR/100	PROPOSED AIR
1	110	D	11.0	48.00	5.0	15.46
2	107	D	10.7	48.00	5.0	15.46
3	114	D	11.4	48.00	5.0	15.46
4	113	D	11.3	48.00	5.0	15.46
5	112	D	11.2	48.00	5.0	15.46
6	110	D	11.0	48.00	5.0	15.46
7	106	D	10.6	48.00	5.0	15.46
8	108	D	10.8	48.00	5.0	15.46

ADJACENT 1 STORY BRICK BUILDING

AS PER BC1913.7.1 SEPARATION BETWEEN BUILDINGS SHALL BE FILLED WITH A MATERIAL WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 PSI (172.37)

OPENING IN SW ELEVATOR: 24" WIDE 12" HIGH ONLY ON ODD FLOORS

METAL PANEL CENTRIA 9951 CHAMPAGNE PEARL



Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

Elevators

Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

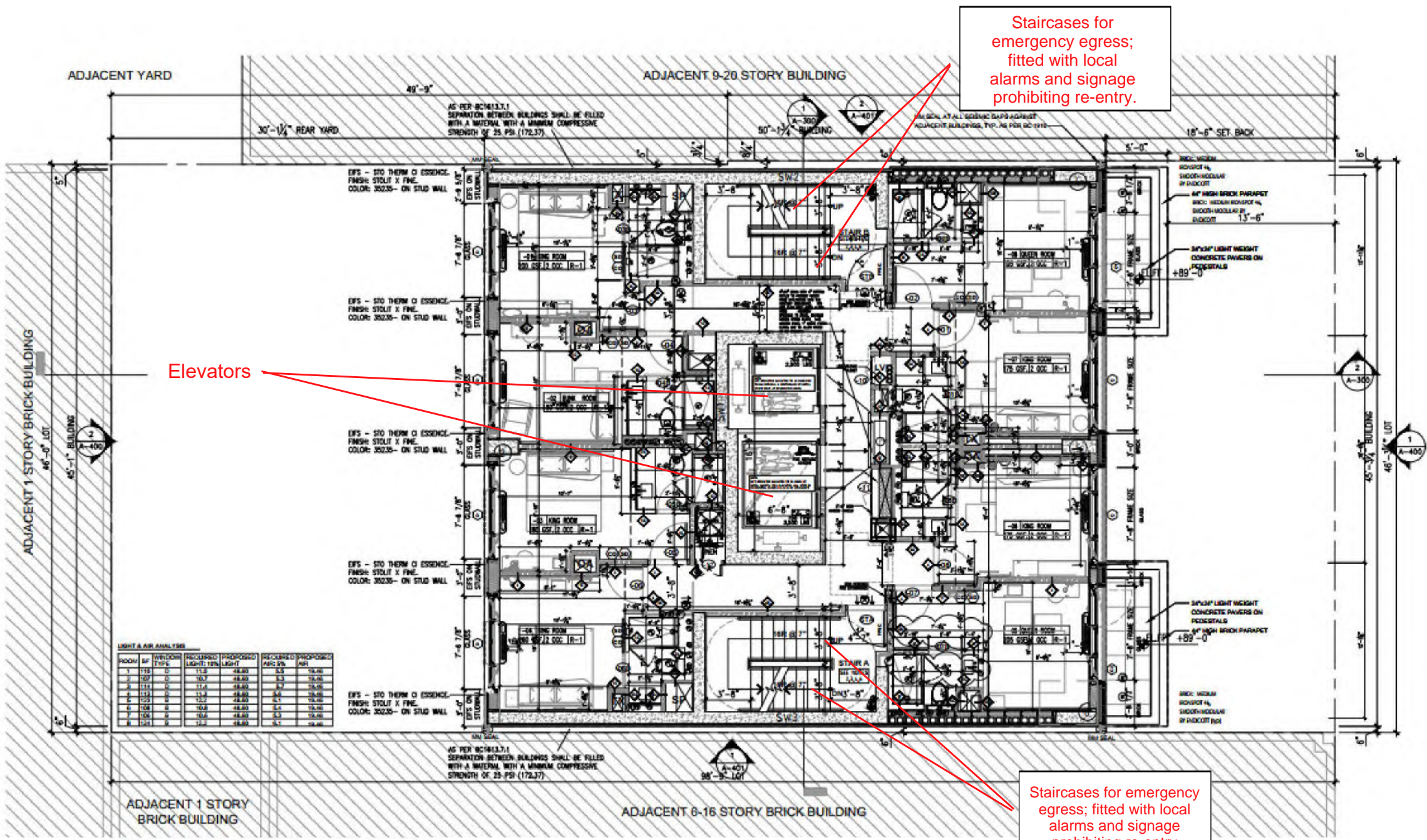
2,399.47 GSF

9th Floor Diagram Guestrooms

LIGHT & AIR ANALYSIS

FLOOR	SP	TYPE	NO. LIGHT FIXTURES	PROPOSED LIGHT	AVG. FC	AVG. AIR
9	1	1	1	1	1	1
9	2	2	2	2	2	2
9	3	3	3	3	3	3
9	4	4	4	4	4	4
9	5	5	5	5	5	5
9	6	6	6	6	6	6
9	7	7	7	7	7	7
9	8	8	8	8	8	8
9	9	9	9	9	9	9
9	10	10	10	10	10	10
9	11	11	11	11	11	11
9	12	12	12	12	12	12
9	13	13	13	13	13	13
9	14	14	14	14	14	14
9	15	15	15	15	15	15
9	16	16	16	16	16	16
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9	19	19	19	19	19	19
9	20	20	20	20	20	20

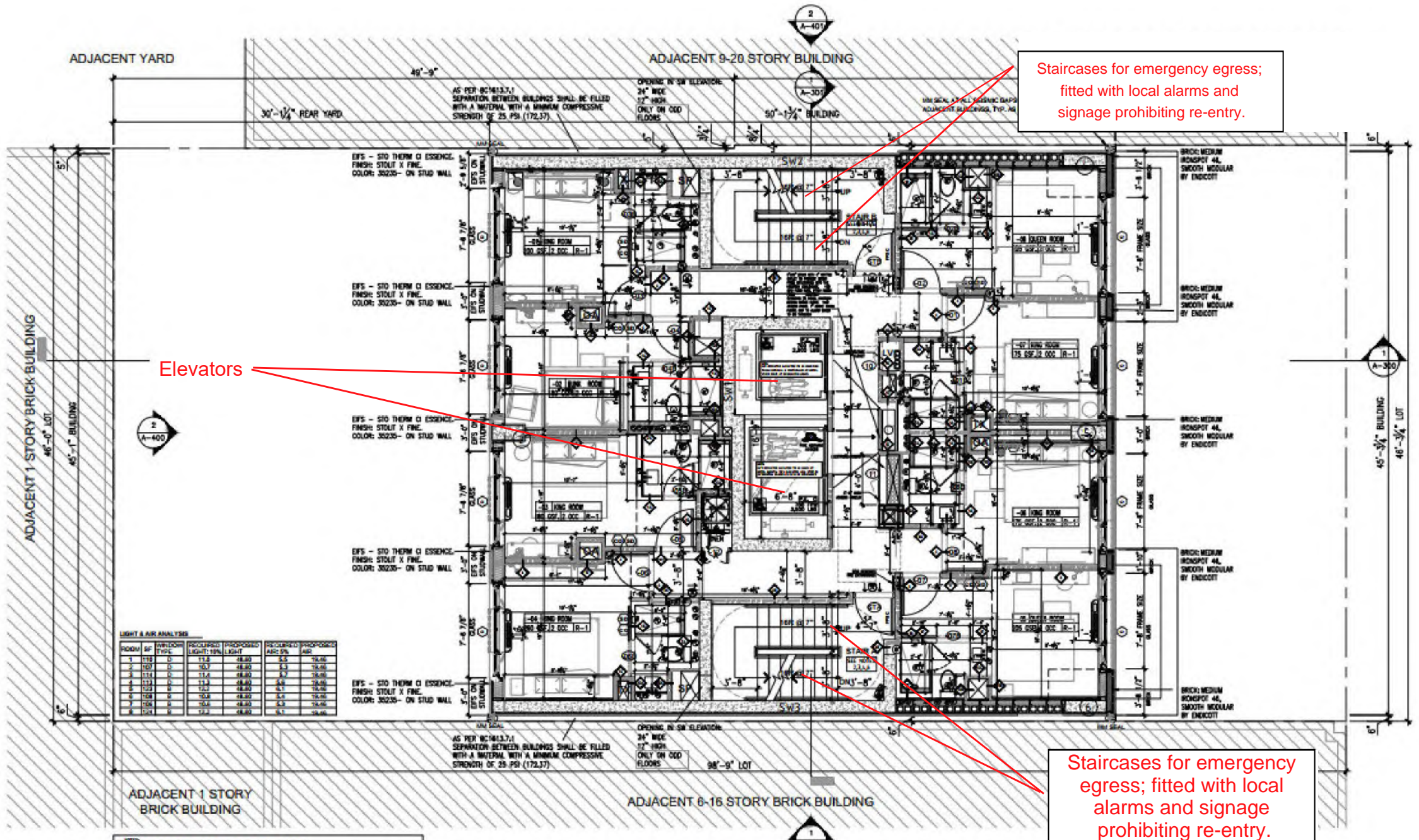
- NOTES**
1. HARDWIRED CARBON MONOXIDE DETECTORS COMPLYING WITH NFPA 720 SHALL BE INSTALLED.
 2. PHOTOVOLTAIC (PV) PANELS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 05 50 00.
 3. SLAB DOORS NOT LOCATED IN CONFORMANCE WITH SECTION 05 50 00.
 4. IMPACT RESISTANT GLASS ENCLOSURES, PRESTRESS COMPLIANT PARTITIONS AROUND ALL STAIR ENCLOSURES CONFORMING TO SECTION 05 50 00.
 5. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE ELEVATOR HOISTWAY IS PRESSURE IN ACCORDANCE WITH NFPA 720.
 6. PRESSURE ELEVATOR ENCLOSURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 05 50 00.
 7. VERTICAL SHUT ENCLOSURES TO BE PROVIDED AS PER NFPA 720.
 8. ROCKET PROPULSION IN ACCORDANCE WITH NFPA 720.
 9. STAIR SMOKE AND PRESSURE DETECTORS AS PER NFPA 720 AND NFPA 720.
 10. A FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL NOT BE REQUIRED ON STORIES WHERE THE ELEVATOR OPENS TO A COMMON AREA WITH A FIRE BARRICADE, PROVIDED ALL DOORS OPENING INTO SUCH CORRIDOR ARE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH SECTION 05 50 00 WITH THE UL 263 TEST CONDUCTED WITHOUT THE APPLICABLE NOTION SHALL AS PER NFPA 720.



10th Floor Diagram Guestrooms

2,263.34 GSF

- NOTES**
1. HATCHED ZONE NON-DEPENDENT DETECTOR (NDD) WITH NO RECALL
 2. PHOTOGRAPHIC EXIT PATH MARKING CORRESPONDING TO SECTION 9C TRAIL 2
 3. FIRE ROOMS SET ACCORDING TO CODEBOOKS WITH NO LULLS
 4. IMPACT RESISTANT GLASS ENCLOSURES, HAZARDOUS EQUIPMENT PARTITIONS AROUND ALL STAIR ENCLOSURES CORRESPONDING TO SECTION 9C
 5. HATCHED ELEVATOR Lobbies ARE NOT REQUIRED WHERE THE ELEVATOR HOLTSWAY IS PROVIDED IN ACCORDANCE WITH SECTION 9C TRAIL 2 EXCEPTION 1
 6. PASSENGER ELEVATOR PRESSURE-RESISTANT GLAZING CORRESPONDING TO SECTION 9C TRAIL 2
 7. VERTICAL EXIT ENCLOSURE TO BE PROVIDED AS PER SECTION 9C
 8. ROCKET PROPULSION IN ACCORDANCE WITH SECTION 9C
 9. EXIT SIGN AND EMERGENCY LIGHTING AS PER SECTION 9C TRAIL 2 AND SECTION 9C TRAIL 2
 10. FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL NOT BE REQUIRED IN STORIES WHERE THE ELEVATOR SERVES TO A COMMON ENCLOSURE WITH A FIRE ALARM, PROVIDED AND SHOWN SERVING TO EACH COMMON ARE SHOWN AND SHOWN CONTROLLING ROOMS CORRESPONDING WITH SECTION TRAIL 2 WITH THE UL 263 TEST CONDUCTED WITHOUT THE APPROVAL BOTTOM SEAL AS PER SECTION 9C TRAIL 2



LIGHT & AIR ANALYSIS

ROOM	SF	W/PCLOS	REQUIRED LIGHT: W/PCLOS	PROPOSED LIGHT	REQUIRED AIR: W/PCLOS	PROPOSED AIR
1	118	D	11.4	18.00	5.5	14.00
2	107	D	10.7	18.00	5.3	14.00
3	114	D	11.4	18.00	5.7	14.00
4	113	D	11.3	18.00	5.6	14.00
5	112	D	11.2	18.00	5.7	14.00
6	108	M	10.8	18.00	5.6	14.00
7	106	M	10.6	18.00	5.5	14.00
8	104	S	10.4	18.00	5.7	14.00

NOTES

1. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.
2. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.
3. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.
4. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.
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9. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.
10. ALL WORKING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX.

TRASH REMOVAL: METAL CITY OPERATED ELEVATOR PIT TO BE USED FOR TRASH REMOVAL AS CONTROLLED BY HOTEL STAFF.

11th, 12th & 13th Floor Diagrams Guestrooms

2,268.70 GSF

ADJACENT YARD

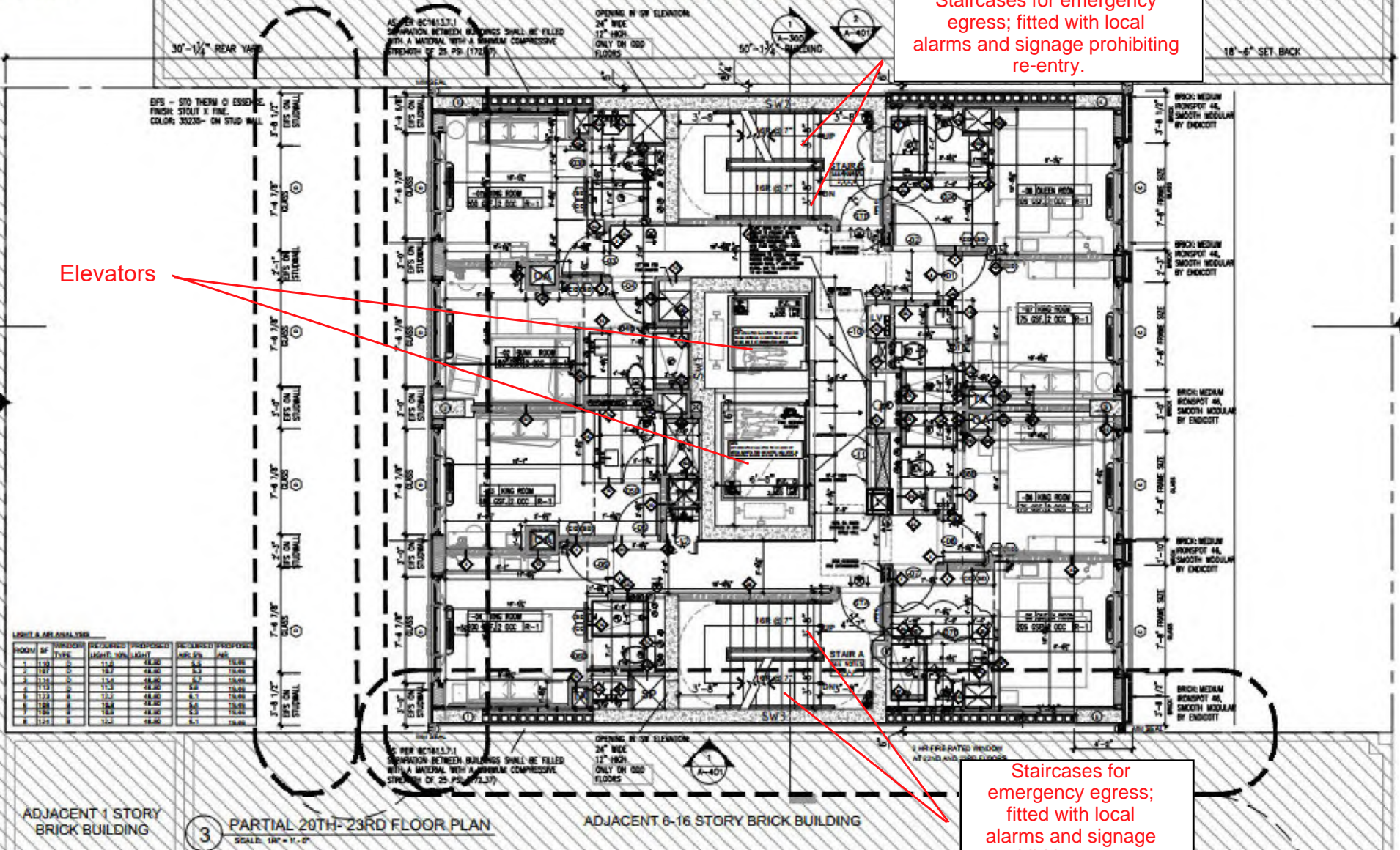
ADJACENT 9-20 STORY BUILDING

Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

ADJACENT 1 STORY BRICK BUILDING

Elevators

Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.



LIGHT & APPLIANCES

ROOM	SF	WIRELESS TYPE	RECORDED LIGHT, W/L	PROPPOSED LIGHT	PROPOSED REC. W/L	PROPOSED REC. W/L
1	1130		11.4	48.80	6.8	76.80
2	1137		11.4	48.80	6.2	76.80
3	1113		11.4	48.80	6.2	76.80
4	1113		11.4	48.80	6.2	76.80
5	1123		11.4	48.80	6.2	76.80
6	1123		11.4	48.80	6.2	76.80
7	1123		11.4	48.80	6.2	76.80
8	1123		11.4	48.80	6.2	76.80
9	1123		11.4	48.80	6.2	76.80
10	1123		11.4	48.80	6.2	76.80

ADJACENT 1 STORY BRICK BUILDING

PARTIAL 20TH-23RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

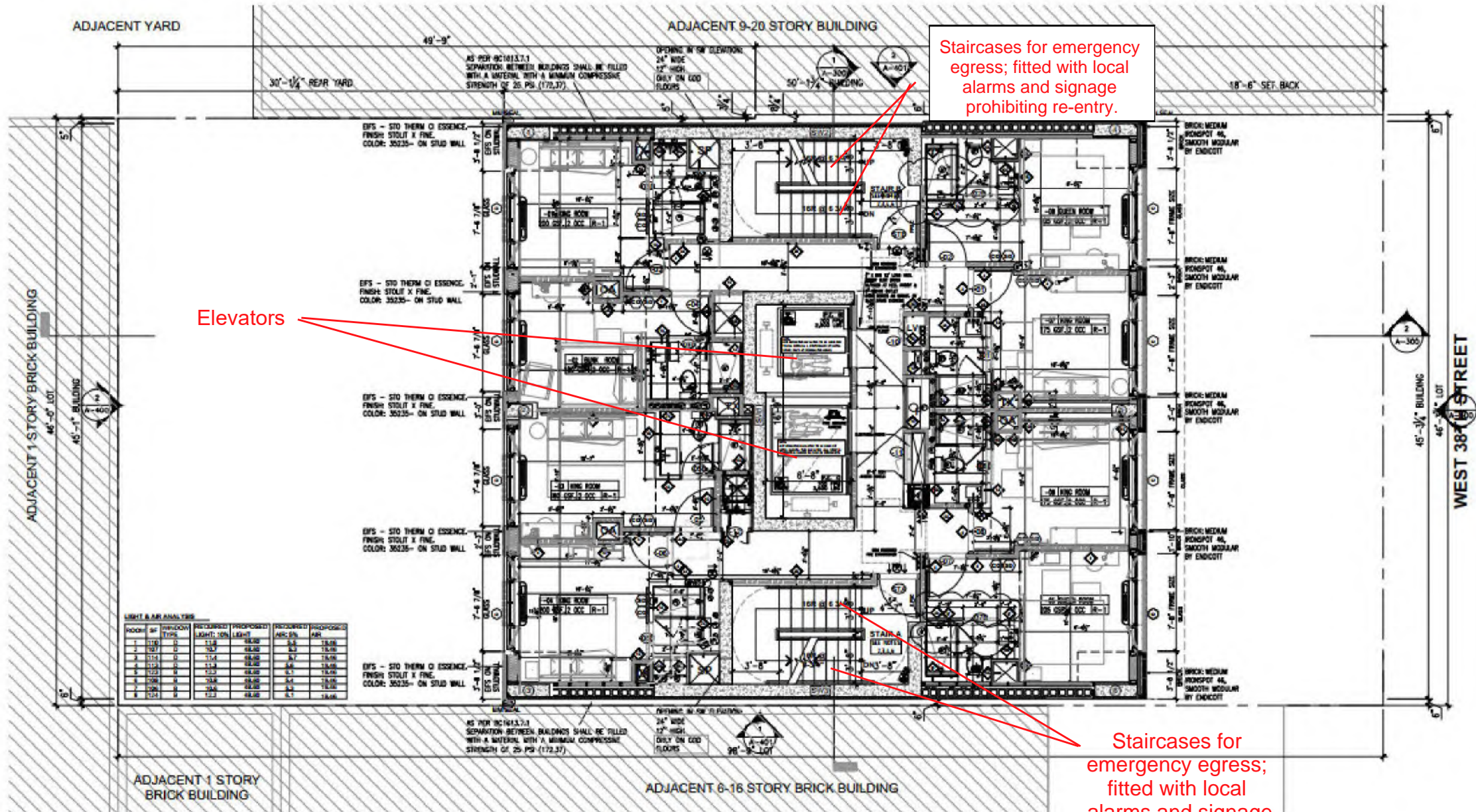
ADJACENT 8-16 STORY BRICK BUILDING

14th - 23rd Floor Diagrams Guestrooms

2,268.70 GSF

- NOTES
1. INDICATED GARDEN FLOOR/ROOF/DECK DETENTION COMPLIES WITH ALL BUILDING REGULATIONS & ALL FLOOR FINISHES CONFORMING TO SECTION R. WALLS.
 2. GYM DECK NOT LOADED IN CONFORMANCE WITH BC 1003.
 3. IMPACT RESISTANT GLASS ENCLOSURE, VESTIBULE ENCLOSURE PARTITIONS AROUND ALL STAIR ENCLOSURES CONFORMING TO BC 1003.
 4. INCLOSURE ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE ELEVATOR HOISTWAY IS PROVIDED IN ACCORDANCE WITH BC 1003.
 5. PASSENGER ELEVATOR PREVENTION SYSTEMS CONFORMING TO BC 1003.
 6. VERTICAL CLEARANCE TO BE PROVIDED AS PER BC 1003.
 7. ROBERT PROGRAM IN ACCORDANCE WITH BC 1003.
 8. ELEVATOR AND ELEVATOR LOBBIES AS PER BC 1003 AND BC 2103.
 9. A FIRE RATED ACCESS ELEVATOR LOBBY SHALL NOT BE REQUIRED ON STORIES WHERE THE ELEVATOR OPERATOR IS A CONCRETE ENCLOSURE WITH A FIRE RATED, INCLUDING ALL DOOR OPENING INTO SUCH ENCLOSURE ARE DOORS AND DRIFT CONTROLLED DOORS CONFORMING WITH SECTION R. WALLS WITH THE 1/2" WALL TEST CONDUCTED WITHOUT THE APPROVAL NOTION SHALL BE PER WALLS EXCEPTED.
- TRAFFIC REMOVAL: NOTES ARE CREATED TO BE USED FOR TRAFFIC REMOVAL & CONTROLLED BY HOTEL STAFF ONLY IN EMERGENCY SITUATION.
- FIRE SERVICE ACCESS ELEVATOR PER 1" EQUIPPED AS PER BC 1003.





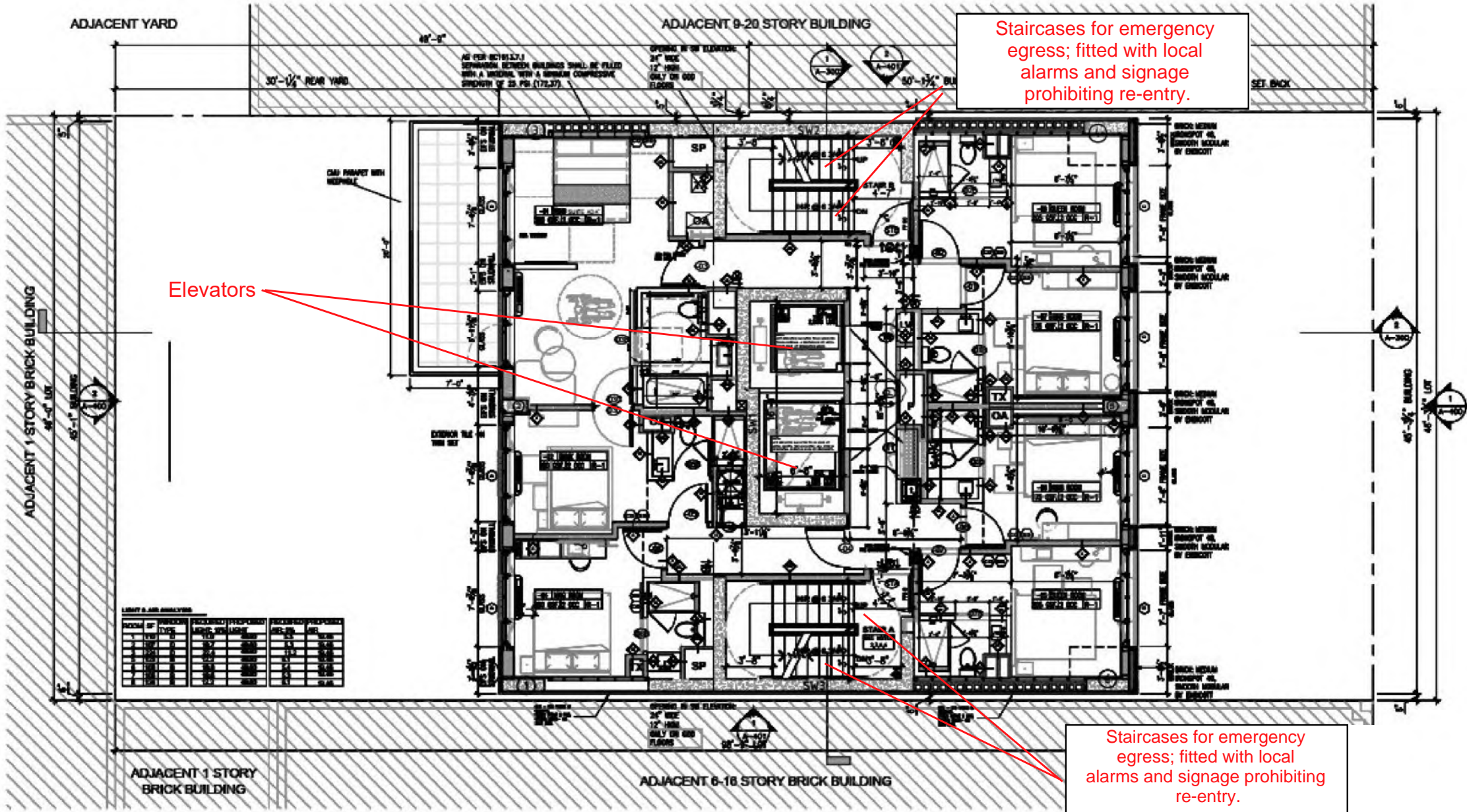
LIGHT & AIR ANALYSIS

ROOM NO.	ZONATION TYPE	REQUIRED LIGHT: FC	PROPOSED LIGHT: FC	REQUIRED AIR: CFM	PROPOSED AIR: CFM
1	111A	11.8	18.0	3.8	18.0
2	111A	11.8	18.0	3.8	18.0
3	111A	11.8	18.0	3.7	18.0
4	111A	11.8	18.0	3.8	18.0
5	111A	11.8	18.0	3.8	18.0
6	111A	11.8	18.0	3.8	18.0
7	111A	11.8	18.0	3.8	18.0
8	111A	11.8	18.0	3.8	18.0
9	111A	11.8	18.0	3.8	18.0

24th & 25th Floor Diagrams Guestrooms

2,268.70 GSF

- NOTES:**
1. APPROVED CARBON MONOXIDE DETECTORS COMPLYING WITH NFPA 720 SHALL BE INSTALLED.
 2. PHOTOINTEGRATED EXIT PATH PLANS SHALL BE PROVIDED TO BE REVIEWED BY THE AIA.
 3. EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 101.
 4. IMPACT RESISTANT STAIR ENCLOSURES, PLASTER OR CONCRETE PARTITIONS AROUND ALL STAIR ENCLOSURES COMPLYING TO BE BUILT.
 5. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE ELEVATOR HOISTWAY IS PRESSURIZED IN ACCORDANCE WITH NFPA 720.2 AS PER LOCAL JURISDICTION.
 6. PRESSURIZED ELEVATOR HOISTWAYS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 720.2.
 7. VERTICAL SHIP ENCLOSURES TO BE PROVIDED AS PER NFPA 720.
 8. SMOKE FRESHENING TO BE PROVIDED AS PER NFPA 720.
 9. EXIT SIGN AND EMERGENCY LIGHTING AS PER NFPA 720.2 AND NFPA 70.
 10. A FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL NOT BE REQUIRED IN CORRIDORS WHERE THE ELEVATOR OPENS TO A CORRIDOR ENCLOSED WITH A FIRE BARRIERS, PROVIDED ALL ROOMS OPENING INTO SUCH CORRIDOR ARE VENTED AND CROWNED OR VENTED TO THE EXTERIOR.
- TRAFFIC SIGNALS SHALL BE OPERATED 24 HOURS A DAY TO BE USED FOR TRAFFIC SIGNALS & CONTROLLED BY SIGNAL STAFF ONLY @ DESIGNATED HOURS.
- FIRE SERVICE ACCESS ELEVATOR SHALL BE EQUIPPED AS PER NFPA 720.



Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

Elevators

Staircases for emergency egress; fitted with local alarms and signage prohibiting re-entry.

MEET & ABSE ANALYSIS

ROOM NO.	AREA	PROPOSED	PROPOSED	PROPOSED	PROPOSED
NO.	TYPE	AREA	PERCENT	AREA	PERCENT
1	MEET & ABSE	100	100	100	100
2	MEET & ABSE	100	100	100	100
3	MEET & ABSE	100	100	100	100
4	MEET & ABSE	100	100	100	100
5	MEET & ABSE	100	100	100	100
6	MEET & ABSE	100	100	100	100
7	MEET & ABSE	100	100	100	100
8	MEET & ABSE	100	100	100	100
9	MEET & ABSE	100	100	100	100
10	MEET & ABSE	100	100	100	100
11	MEET & ABSE	100	100	100	100
12	MEET & ABSE	100	100	100	100
13	MEET & ABSE	100	100	100	100
14	MEET & ABSE	100	100	100	100
15	MEET & ABSE	100	100	100	100
16	MEET & ABSE	100	100	100	100
17	MEET & ABSE	100	100	100	100
18	MEET & ABSE	100	100	100	100
19	MEET & ABSE	100	100	100	100
20	MEET & ABSE	100	100	100	100
21	MEET & ABSE	100	100	100	100
22	MEET & ABSE	100	100	100	100
23	MEET & ABSE	100	100	100	100
24	MEET & ABSE	100	100	100	100
25	MEET & ABSE	100	100	100	100
26	MEET & ABSE	100	100	100	100
27	MEET & ABSE	100	100	100	100
28	MEET & ABSE	100	100	100	100
29	MEET & ABSE	100	100	100	100
30	MEET & ABSE	100	100	100	100
31	MEET & ABSE	100	100	100	100
32	MEET & ABSE	100	100	100	100
33	MEET & ABSE	100	100	100	100
34	MEET & ABSE	100	100	100	100
35	MEET & ABSE	100	100	100	100
36	MEET & ABSE	100	100	100	100
37	MEET & ABSE	100	100	100	100
38	MEET & ABSE	100	100	100	100
39	MEET & ABSE	100	100	100	100
40	MEET & ABSE	100	100	100	100
41	MEET & ABSE	100	100	100	100
42	MEET & ABSE	100	100	100	100
43	MEET & ABSE	100	100	100	100
44	MEET & ABSE	100	100	100	100
45	MEET & ABSE	100	100	100	100
46	MEET & ABSE	100	100	100	100
47	MEET & ABSE	100	100	100	100
48	MEET & ABSE	100	100	100	100
49	MEET & ABSE	100	100	100	100
50	MEET & ABSE	100	100	100	100
51	MEET & ABSE	100	100	100	100
52	MEET & ABSE	100	100	100	100
53	MEET & ABSE	100	100	100	100
54	MEET & ABSE	100	100	100	100
55	MEET & ABSE	100	100	100	100
56	MEET & ABSE	100	100	100	100
57	MEET & ABSE	100	100	100	100
58	MEET & ABSE	100	100	100	100
59	MEET & ABSE	100	100	100	100
60	MEET & ABSE	100	100	100	100
61	MEET & ABSE	100	100	100	100
62	MEET & ABSE	100	100	100	100
63	MEET & ABSE	100	100	100	100
64	MEET & ABSE	100	100	100	100
65	MEET & ABSE	100	100	100	100
66	MEET & ABSE	100	100	100	100
67	MEET & ABSE	100	100	100	100
68	MEET & ABSE	100	100	100	100
69	MEET & ABSE	100	100	100	100
70	MEET & ABSE	100	100	100	100
71	MEET & ABSE	100	100	100	100
72	MEET & ABSE	100	100	100	100
73	MEET & ABSE	100	100	100	100
74	MEET & ABSE	100	100	100	100
75	MEET & ABSE	100	100	100	100
76	MEET & ABSE	100	100	100	100
77	MEET & ABSE	100	100	100	100
78	MEET & ABSE	100	100	100	100
79	MEET & ABSE	100	100	100	100
80	MEET & ABSE	100	100	100	100
81	MEET & ABSE	100	100	100	100
82	MEET & ABSE	100	100	100	100
83	MEET & ABSE	100	100	100	100
84	MEET & ABSE	100	100	100	100
85	MEET & ABSE	100	100	100	100
86	MEET & ABSE	100	100	100	100
87	MEET & ABSE	100	100	100	100
88	MEET & ABSE	100	100	100	100
89	MEET & ABSE	100	100	100	100
90	MEET & ABSE	100	100	100	100
91	MEET & ABSE	100	100	100	100
92	MEET & ABSE	100	100	100	100
93	MEET & ABSE	100	100	100	100
94	MEET & ABSE	100	100	100	100
95	MEET & ABSE	100	100	100	100
96	MEET & ABSE	100	100	100	100
97	MEET & ABSE	100	100	100	100
98	MEET & ABSE	100	100	100	100
99	MEET & ABSE	100	100	100	100
100	MEET & ABSE	100	100	100	100

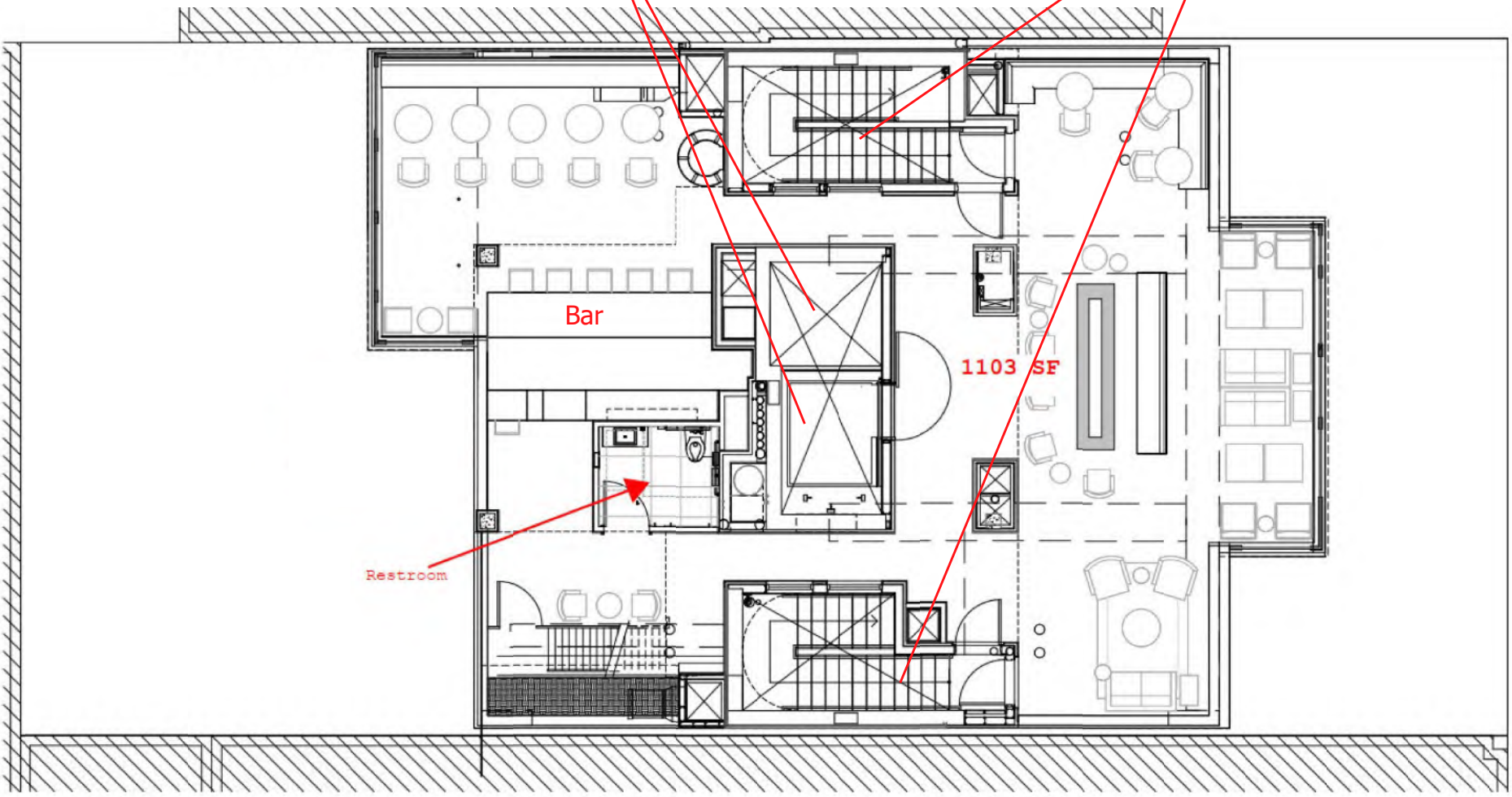
26th Floor Diagram Guestrooms

2,263.34 GSF

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

Elevators

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ROOFTOP FF&E PLAN
1/4" = 1'-0"



Rooftop Floorplan







CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
No. 212-738-6336
<https://www.manhattan.cny.gov/newyork.us/mcb4/>

LESLIE SOGHOSIAN MURPHY
Chair
JESSE B. JONES
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

319 W 38th Street LP
321 W 38th Street a/k/a 319 W
38th Street

A Liquor, Wine, Beer & Cider License for a Hotel
Establishment with Recorded Music, Patio/Deck & Rooftop

DATE: Tuesday, February 10, 2026

TIME: 6:30 PM

PLACE: Hybrid Meeting:

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

In-Person:
353 W 30th Street



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, nelgonzalez@ch.nyc.gov by 10am, Monday, February 9th.

We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12 p.m. Monday, February 9th or for more information, to Assistant District Manager Nelly Gonzalez, nelgonzalez@ch.nyc.gov.



PUBLIC NOTICE
The Department of Transportation
has received information that
the following information is
being disseminated to the public.
For more information, please contact
the Department of Transportation
at the following phone number:
1-800-368-5848
or visit our website at:
www.transportation.gov





CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
Tel: 212-736-4536
<http://www.manhattan.cfo.ny.gov.us/cba/>

LESLIE DOGHORIAN MURPHY
Chair
JESSIE BROWN
District Manager

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Gonzalez negonzalez@cb.nyc.gov by 10am,
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or for more information, to Assistant District Manager Nelly Gonzalez
negonzalez@cb.nyc.gov.



Pesetsky & Bookman, PC

Attorneys at Law

325 Broadway, Suite 501
New York, NY 10007

(212) 513-1988 | www.PB.law

PUBLIC INTEREST STATEMENT

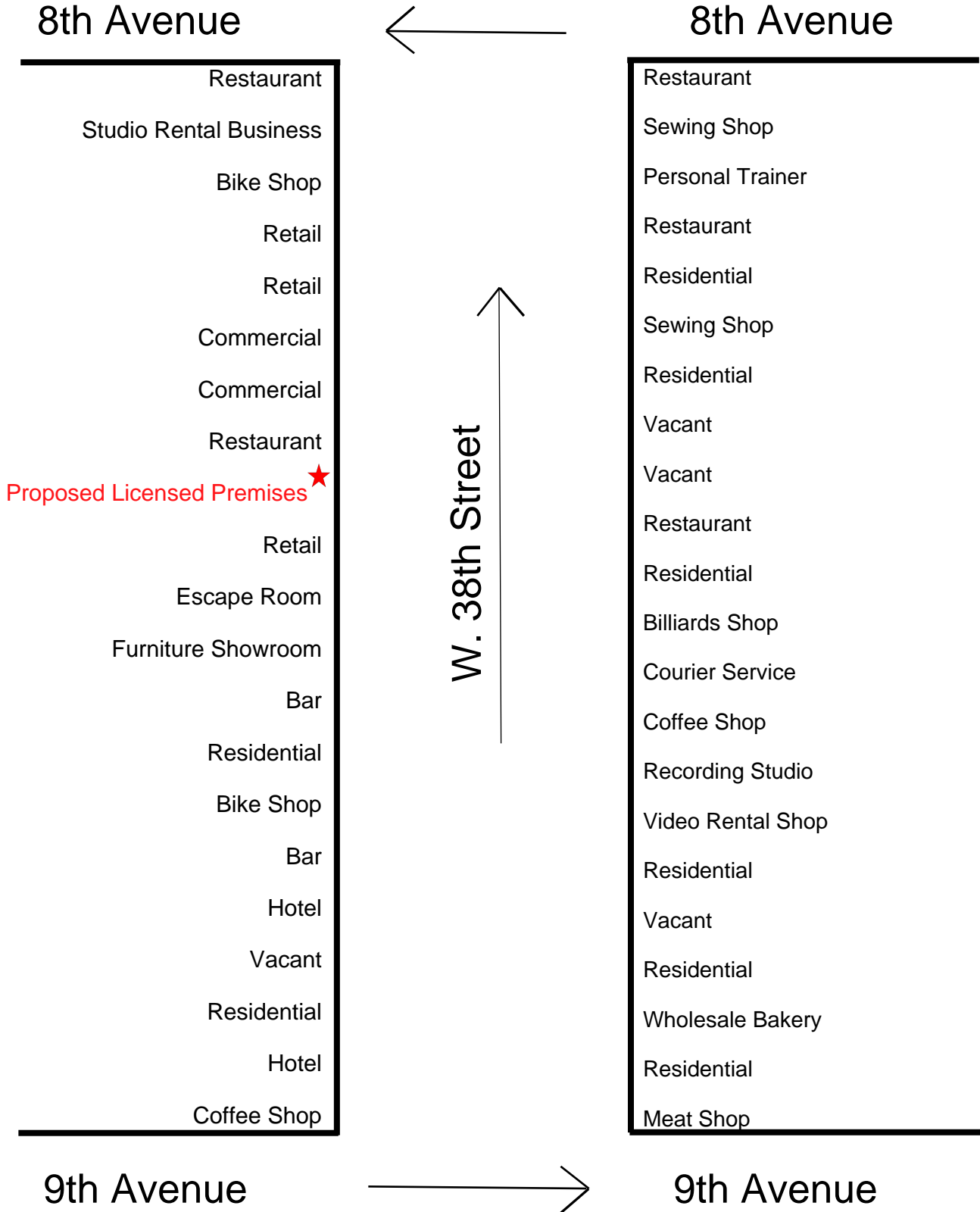
The public interest will be promoted by the granting of an on-premises license for the sale of alcoholic beverages to the applicant at the subject location for the following reasons:

1. The applicant's proposed method of operation is a unique concept unlike those offered by other establishments in the neighborhood.
2. All necessary licenses and permits have been obtained from the state and all other governing bodies or will be obtained as a condition of approval.
3. There is significant parking availability in proximity to the location.
4. Issuance of the license will not materially impact vehicular traffic in proximity to the location.
5. The applicant's proposed method of operation cannot be reasonably expected to materially impact the noise level in proximity to the location.
6. There is no material history of liquor violations or reported criminal activity at the proposed premises.
7. Consistent with the Legislature's most recent statement on the policy of the State of New York and purpose of the Alcoholic Beverage Control Law, issuance of the license will support economic growth, job development, and the state's alcoholic beverage production industries and its tourism and recreation industry. *See* ABCL § 2.
8. While many businesses are currently closed or closing due to the ongoing impact of the COVID-19 pandemic, and unemployment rates are at an all-time high, operators like the applicant are pushing forward and opening, which will aid in the economic recovery of the state. Whereas courts have previously discouraged considering generalized economic factors in analyzing the public interest, the need for economic recovery following the COVID-19 pandemic creates an exceptional and distinguishable circumstance that is proper for the Authority to consider.

319 West 38th Street L.P.

319 W. 38th Street AKA 321 W. 38th Street
New York, NY 10018

Block Plot Diagram





Jaz Patel <jazpatel3@gmail.com>

Request to meet re: hotel liquor license at 321 W. 38th Street AKA 319 W. 38th Street

2 messages

Jaz Patel <jazpatel3@gmail.com>

Thu, Jan 29, 2026 at 3:45 PM

Bcc: negonazalez@cb.nyc.gov, "eleanor@pb.law" <eleanor@pb.law>, "kathleentreat123@gmail.com" <kathleentreat123@gmail.com>, mcgee79@aol.com, info@clintonhousing.org, "Restuccia, Joe" <jrestuccia2@clintonhousing.org>, "Marcano, Ryan" <rmarcano@clintonhousing.org>, bkelly@clintonhousing.org, rjbenfatto@hyhkalliance.org, pgouris@hyhkalliance.org, "info@highline537.com" <info@highline537.com>, "Jeremy.Carmel@gmail.com" <Jeremy.Carmel@gmail.com>, "Donna@donnalangman.com" <Donna@donnalangman.com>, "excom@chekpeds.com" <excom@chekpeds.com>, "hellskba@gmail.com" <hellskba@gmail.com>, "BrianScottWeber@gmail.com" <BrianScottWeber@gmail.com>, "cressidac@gmail.com" <cressidac@gmail.com>

Greetings,

My name is Jasmin Patel, and I am an owner of 319 West 38th Street LP, which will be applying for a liquor license at 321 W. 38th Street, AKA 319 W. 38th Street in Manhattan. We are looking to open a ground floor bar and rooftop bar in the hotel. Our method of operation includes:

- Hours of Operation: 11AM – 1AM, 7 days a week for the internal portions of the premises; 11AM – 10PM, Sunday – Thursday and 11AM – 11PM, Friday – Saturday for the external portions of the premises.
- Music: recorded background music, only.
- Outdoor Space: rooftop and rear patio.

We will be attending next month's meeting of Manhattan Community Board 4 to present the application and answer questions. Should you have any questions or wish to speak before then, we would be happy to meet in person or virtually. In addition, given your closeness and longstanding connection to the neighborhood, if there are any other individuals or groups who you believe would be interested in speaking with us before the Community Board meeting, we would welcome their names and contact information.

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

Thank You

Eleanor Shotton <eleanor@pb.law>

Mon, Feb 2, 2026 at 4:04 PM

To: Jaz Patel <jazpatel3@gmail.com>, Priyank Patel <prpatel1985@gmail.com>

Best,