Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)	
ARTS 57 NYC LLC	ARTS 57	
STREET ADDRESS	**CROSS STREETS**	**ZIP CODE**
311 w57th Street New York	57th and 8th	10019

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	**NAME:**	Louis Hartshorn	**ATTORNEY/ REPRESENTATIVE**	**NAME:**	Max Bookman, Esq Pesetsky & Bookman, PC
	PHONE:	+447793726331		**PHONE:**	212-513-1988
	EMAIL:	louis@hartshornhook.com		**EMAIL:**	max@pb.law / carolina@pb.law
MANAGER	**NAME:**		**LANDLORD**	**NAME:**	Scott Silverman
	PHONE:			**PHONE:**	+1 (917) 373-7068
	EMAIL:			**EMAIL:**	scott@bronsteinproperties.com

APPLICATION TYPE (___ *New York State Liquor License* ___ *Dept. of Transportation Dining Out*)

◉ **New**	Has applicant owned or managed a similar business?	**YES**	**NO**	
	What is/was the name and address of establishment?	SEE RIDER		
	What were the dates applicant was involved with this former premise?			
○ **Corp Change/Class Change/Method of Operation Change/Removal**	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?	**YES**	**NO**	
	If alterations or operational changes are being made, please describe/list all changes.			
○ **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	⊗ Liquor/Wine/Beer & Cider ○ Beer & Cider ○ Wine/Beer & Cider
ESTABLISHMENT TYPE	○ Restaurant ⊗ Cabaret ○ Night Club ○ Hotel ○ Bar/Tavern ○ Catering Establishment ○ Adult Entertainment ○ Wine Bar ○ Dance Club ○ Sports Bar ○ Club (Fraternal Organization – Members Only)

Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	**YES**	**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.	**YES**	**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.	**YES**	**NO**	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	**YES**	**NO**	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors							
	Outdoors			SEE RIDER				
	Kitchen							
	Music (indoors)							

If yes, what type(s)? (Circle all that apply)	BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE

OCCUPANCY

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar	
INSIDE	750 CoO	600	52	336	2	2	0	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*	NA							
DOT Dining Out: Sidewalk Cafe			NA					
DOT Dining Out: Roadway			NA					

How frequently will the owner(s) be at the establishment?	Regular Basis		
Will there be dancing?	YES	NO	
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	NO	
Will applicant be hosting private promotional or corporate events?	YES	NO	
Will outside promoters be used on a regular basis? If yes, please describe.	YES	NO	Theatrical producers / music agents
Will applicant have a security plan? If yes, please attach.	YES	NO	
Will security plan be implemented?	YES	NO	
Will State certified security personnel be used?	YES	NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	NO	
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?	YES	NO	

HOURS OF OPERATION RIDER

Indoor Operational Kitchen and music hours are as follows

Cellar Level:

- 11:00 am – 2:00 am

Ground and Second Floor:

- 11:00 am – 12:00 am

No outdoor space

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?	In the garbage area within the demise		
Where will applicant lay out garbage containers and at what time?	On the sidewalk after 8pm		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	[NO]	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	[YES]	NO	
Is a Public Assembly permit required?	[YES]	NO	
Are your plans filed with DOB?	[YES]	NO	
What is the zoning designation for this location?	C6-6		

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	Complete list provided by CB
	# 2	
	# 3	
	# 4	
	# 5	

When did applicant post the notice that was provided?	07/29/2026
Where did applicant post the notice that was provided?	In front of the premises
Please provide dates when applicant met with the groups listed above.	07/29/2026 -
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.	[YES]	NO	
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	[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**
Basement	Private event space	200	11AM - 2 AM	20	73	0	1	Yes
1st	Cabaret auditorium	200	11 AM - 12 AM	0	154 * Theater Seats	1	0	Yes
2nd	Cabaret auditorium balcony & small bar	200	11 AM - 12 AM	32	109* Banquette Seats: 60 High Stools: 22 Lounge seats: 27	1	1	Yes

BUILDING DESIGN			
State the name and type of business previously located in the space.	Variety 57th Street Holdings LLC - Serial No. 1293719		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Metronome Events Inc - Serial No. 1153651 Die Eliedermaus LLC, Serial No.1026221
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	
Is the entrance ADA Compliant?	YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	Signage
Will applicant have a vestibule within the establishment?	YES	NO	
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS NA	GARAGE DOORS NA	WINDOWS THAT CAN BE OPENED NA
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	NA
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	NO	NA
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	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	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	
Will the establishment have an illuminated sign?	YES	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	
Where will the air conditioner be located? What type is it?	Same as existing - Installed un interior celings / exterior basement level, split units		
When was the air conditioner installed?	Around 18 years		

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

DEPARTMENT OF TRANSPORATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	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.	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	YES	NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?			

DEPARTMENT OF TRANSPORATION DINING OUT: ROADWAY			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	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)

- No steel barricades on sidewalk unless specifically requested by NYPD

- Applicant will schedule a meeting/site visit for interested community members to occur prior to 9/2/26 MCB4 Full Board Meeting

- Applicant's acoustic firm will conduct acoustical testing from residential units and/or hallways and to implement all results of acoustical report - *Updated acoustical report attached*

- Applicant staff will be trained to prevent sidewalk congestion and to disburse smokers on sidewalk

- Applicant will prevent any use of alley doors except as emergency exit

- Applicant agrees to implement all recommendations of NYS SLA Acoustic Analysis prepared by GZA GeoEnvironmental, Inc., as revised and submitted to MCB4 on 9/1/26 -- including installing all acoustical materials necessary to reduce decibel levels in their building's residential units to below the legal limits.

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

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

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

Manhattan Community Board 4 (MCB4) recommends: *(MCB4's recommendation is based on a vote taken at its* 9/2/26 *full board meeting, with* 37 *members voting in favor of the recommendation,* 0 *members opposed,* 0 *members abstaining and* 0 *present but not eligible)*	~~N/A~~ ☒ 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*	[redacted] 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 →	LOUIS JAMES HARTSHORN		07/30/2026
	PRINT NAME OF APPLICANT	**SIGNATURE OF APPLICANT**	**DATE**

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

Proximity Report For:	
Location	**311 W 57th St, New York, New York, 10019**
Geocode	**Latitude: 40.76715** **longitude: -73.98347**
Report Generated On	**4/8/2026**

8 Closest Liquor Stores

Name	Address	Distance
1843 BROADWAY LIQUORS INC License ID: 0100-21-115245 Legacy Serial No.: 1053130	344A W 57TH STREET NEW YORK, New York 10019	210 ft
COLUMBUS CIRCLE LIQUORS STORE INC License ID: 0100-23-126663 Legacy Serial No.: 1192500	1802 BROADWAY NEW YORK, New York 10019	520 ft
921 WESTERLY LIQUOR CORP License ID: 0100-23-126659 Legacy Serial No.: 1255189	921 8TH AVE NEW YORK, New York 10019	706 ft
NINTH AVENUE WINE & LIQ CORP License ID: 0100-21-114838 Legacy Serial No.: 1023639	860 9TH AVENUE NEW YORK, New York 10019	751 ft
54 WINES & SPIRITS INC License ID: 0100-23-124992 Legacy Serial No.: 1297881	400 W 55TH ST AKA 839 9TH AVE NEW YORK, New York 10019	931 ft
57TH & B'WAY WINE & SPIRITS CORP License ID: 0100-23-123724 Legacy Serial No.: 1299919	171 W 57TH ST UNIT 1A NEW YORK, New York 10019	1,222 ft
ROYAL WINES & LIQUORS INC License ID: 0100-21-114132 Legacy Serial No.: 1334969	803 9TH AVENUE SOUTH STORE NEW YORK, New York 100019	1,280 ft
CPS Wine & Spirits Inc License ID: 0100-25-107159 Legacy Serial No.: 6056677	1691 Broadway New York, New York 10019	1,380 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Oasis	296 ft
Foundation For Individual Rights & Education	303 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
330 Open Kitchen LLC Application ID: NA-0340-26-101064	330 W 58th St New York, NY 10019.0	232 ft
Columbus Bar LLC and Parkview Lounge LLC Application ID: NA-0370-25-137458	10 Columbus Cir Spc K4A New York, New York 10019.0	516 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BB 57 LLC License ID: 0340-23-138517 Legacy Serial No.: 1285060	313 W 57TH ST NEW YORK, New York 10019	40 ft
DM 58 LLC License ID: 0340-22-108405 Legacy Serial No.: 1338535	312 W 58TH ST NEW YORK, New York 10019	188 ft
PMACS 12 LLC License ID: 0340-26-133264 Legacy Serial No.: 6083645	327 W 57th St New York, New York 10019	193 ft
BROFISH LLC License ID: 0340-23-134166 Legacy Serial No.: 1184524	308 W 58TH ST NEW YORK, New York 10019	249 ft
RESTAURANTBAR321 LLC License ID: 0370-26-133660 Legacy Serial No.: 6084052	Turnstyle Market 1000 S 8th Ave New York, New York 10019	322 ft
Grey Dog Central Park, Inc. License ID: 0340-26-133813 Legacy Serial No.: 6084215	304 W 56th St New York, New York 10019	374 ft
308 WEST 58 LLC & BROFISH LLC License ID: 0343-22-129394 Legacy Serial No.: 1109828	6 COLUMBUS CIRCLE NEW YORK, New York 10019	392 ft
MAMMA RISTORANTE CORP License ID: 0340-22-103235 Legacy Serial No.: 1211855	939 945 8TH AVENUE W 55TH & 2 56TH ST NEW YORK, New York 10019	430 ft
NORDSTROM INC License ID: 0370-24-104455 Legacy Serial No.: 6012447	235 W 57TH ST AKA 1775 BROADWAY NEW YORK, New York 10019	441 ft
LEITRIM PUB INC License ID: 0370-24-109411 Legacy Serial No.: 6017483	351 W 57TH STREET NEW YORK, New York 10019	444 ft
ARK MAD DINING LLC License ID: 0340-21-117887 Legacy Serial No.: 1229618	2 COLUMBUS CIRCLE 7TH & 9TH FLOORS NEW YORK, New York 10019	461 ft
TKNYC, LLC License ID: 0340-21-118276 Legacy Serial No.: 1145197	10 COLUMBUS CIR REST #6 4TH FL NEW YORK, New York 10019	477 ft
MASA NY LLC License ID: 0340-22-106101 Legacy Serial No.: 1147016	10 COLUMBUS CIRCLE SPACE 401 NEW YORK, New York 10019	477 ft
JAZZ AT LIN CTR INC & GT PER AAW INC License ID: 0340-22-107070 Legacy Serial No.: 1153671	10 COLUMBUS CIRCLE 5TH & 6TH FLOORS NEW YORK, New York 10023	477 ft
Voss Events, Inc. License ID: 0342-25-127130 Legacy Serial No.: 6077405	10 Columbus Cir Floor 4 Unit No.4 New York, New York 10019	516 ft
COCONUT RICE LLC License ID: 0340-24-132886 Legacy Serial No.: 6041645	10 Columbus Circle Unit R1 3rd Fl New York, New York 10019	516 ft
IW COLUMBUS CENTRE LLC/MANDARIN License ID: 0343-23-121315 Legacy Serial No.: 1188261	80 COLUMBUS CIRCLE AT 60TH ST COR OF COLUMBUS CIRCLE & 60TH NEW YORK, New York 10019	517 ft
MOMO NB 3 LLC License ID: 0340-23-137525	10 COLUMBUS CIR SHOPS AT COLUMBUS CIR UNIT 301	532 ft

Active On Premises Liquor Licenses Within 750 feet

Name	Address	Distance
Legacy Serial No.: 1310541	NEW YORK, New York 10019	
COLUMBUS BAR LLC License ID: 0370-23-165261 Legacy Serial No.: 6007660	10 COLUMBUS CIR, REST #5 4FL 58TH & 60TH NEW YORK, New York 10019	534 ft
POMODORO ON THE PARK LLC License ID: 0340-23-136029 Legacy Serial No.: 1348434	10 COLUMBUS CIR FL 3 RESTAURANT 2 NEW YORK, New York 10019	536 ft
TARTINERY COLUMBUS LLC License ID: 0340-21-116352 Legacy Serial No.: 1333944	10 COLUMBUS CIRCLE NEW YORK, New York 10019	536 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY SERVICES, LLC License ID: 0346-22-115846 Legacy Serial No.: 1337178	10 COLUMBUS CIR 9TH, 10TH FL NEW YORK, New York 10019	536 ft
MPQ 1800 Broadway LLC License ID: 0340-25-108390 Legacy Serial No.: 6057945	1800 Broadway New York, New York 10019	559 ft
Ruay Infinity LLC License ID: 0340-25-109440 Legacy Serial No.: 6059005	238 W 56th St New York, New York 10019	580 ft
DA VINCI HOTEL CORP License ID: 0343-23-112356 Legacy Serial No.: 1113628	244 WEST 56TH STREET NEW YORK, New York 10019	590 ft
FGM 8TH RESTAURANT CORP License ID: 0340-21-116132 Legacy Serial No.: 1139621	933 8TH AVE 55TH & 56TH STREETS NEW YORK, New York 10019	596 ft
PATSYS ITALIAN RESTAURANT INC License ID: 0340-23-131594 Legacy Serial No.: 1028506	236 W 56TH STREET NEW YORK, New York 10019	617 ft
NORDSTROM INC DBA NORDSTROM BURGER BAR/JEANNIE'S License ID: 0340-23-138157 Legacy Serial No.: 1319395	225 W 57TH ST SEE NOTE NEW YORK, New York 10019	623 ft
IBAO CORP License ID: 0340-23-138707 Legacy Serial No.: 1282438	930 8TH AVE NEW YORK, New York 10019	642 ft
HOTEL COUNCIL OF THE BD OF MANAGERS OF TRUMP, THE License ID: 0343-23-120825 Legacy Serial No.: 1111100	1 CENTRAL PARK WEST NEW YORK, New York 10023	656 ft
TRIOMPHE RESTAURANT CORP License ID: 0340-21-117816 Legacy Serial No.: 1027249	1 CENTRAL PARK W NEW YORK, New York 10023	672 ft
KDEM EATS INC License ID: 0340-22-112834 Legacy Serial No.: 1324372	255 W 55TH ST NEW YORK, New York 10019	673 ft
PGMAK LLC License ID: 0340-25-114062 Legacy Serial No.: 6063706	235 W 56th St Suite #100A New York, New York 10019	674 ft
SOBA DADDY INC License ID: 0340-22-104713 Legacy Serial No.: 1290962	251 W 55TH ST NEW YORK, New York 10019	694 ft
BARCELONA GROUP LLC License ID: 0370-21-118150 Legacy Serial No.: 1167916	923 8TH AVE BROADWAY * 8TH STS NEW YORK, New York 10019	696 ft
KALESMENO CORP License ID: 0340-22-106856 Legacy Serial No.: 1028497	893 9TH AVENUE NEW YORK, New York 10019	707 ft
CENTRAL PARK CLUB INC License ID: 0349-22-115850 Legacy Serial No.: 1342997	217 W 57TH ST FLR 100 NEW YORK, New York 10019	741 ft
CENTRAL PARK CLUB INC License ID: 0349-22-115736 Legacy Serial No.: 1342999	217 W 57TH ST FLR 14 NEW YORK, New York 10019	741 ft

Active On Premises Liquor Licenses Within 750 feet

Name	Address	Distance
9TH AVE BLUE LLC License ID: 0340-23-133816 Legacy Serial No.: 1287492	856 9TH AVE NEW YORK, New York 10019	745 ft

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
630 9th Avenue, Suite 208 New York NY 10036
tel: 212-736-4536
https://cbmanhattan.cityofnewyork.us/cb4/

LESLIE BOGHOSIAN MURPHY
Chair

NELLY GONZALEZ
Acting District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Arts 57 NYC LLC.
311 W 57th Street

A New Liquor, Wine, Beer & Cider Licenses Application for a Cabaret Establishment with a Disc Jockey, Recorded Music, Live Music (Live band and singing as needed per show), Third Party Promoters, Security Personnel & Other: Musical Performers and Actors

DATE:	**Tuesday, August 11, 2026**
TIME:	**6:30 PM**
PLACE:	**Hybrid Meeting:**

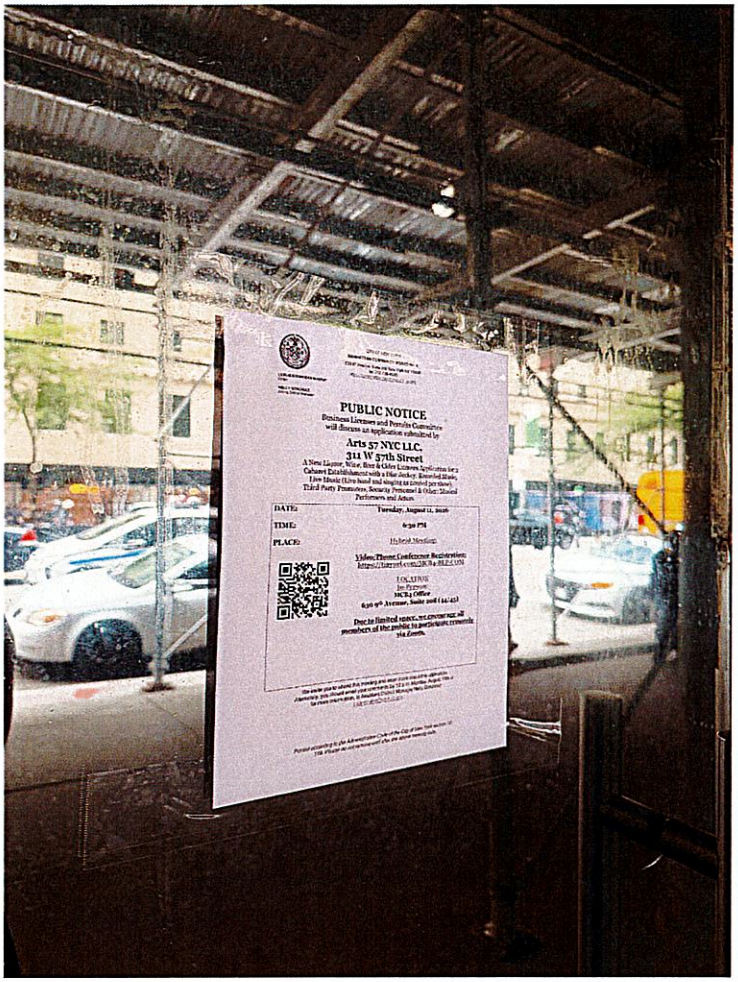
Video/Phone Conference Registration:
https://tinyurl.com/MCB4-BLP-COM

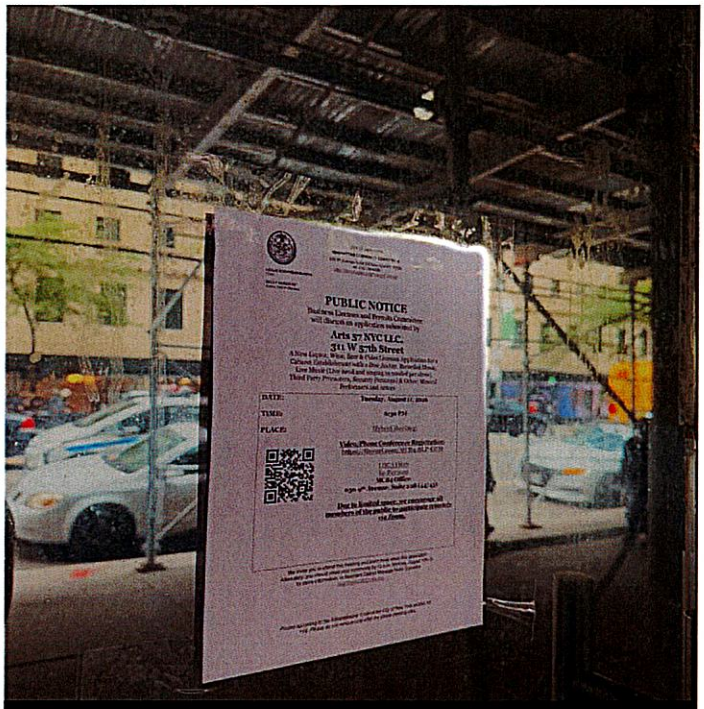
LOCATION
In-Person:
MCB4 Office
630 9th Avenue, Suite 208 (44/45)

Due to limited space, we encourage all members of the public to participate remotely via Zoom.

We invite you to attend this meeting and learn more about this application. Alternately, you should email your comments by 12 p.m. Monday, August 10th or for more information, to Assistant District Manager Nelly Gonzalez negonzalez@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.





Add a Caption

Wednesday • Jul 29, 2026 • 4:05 PM Adjust

IMG_4651

Apple iPhone 17 Pro HEIF

Main Camera — 24 mm ƒ1.78

24 MP • 4284 × 5712 • 2.7 MB AMBER

ISO 125 | 24 mm | 0 ev | ƒ1.78 | 1/121 s

New York Adjust

Show in All Photos



ARTS 57

Proposed food menu for cabaret venue at 311 W 57th St

311 West 57th Street, New York, NY 10019
Submitted to: Manhattan Community Board 4

All beef and chicken options available are kosher and halal

SIGNATURE HOT DOGS

(All available on gluten-free buns)

Classic NYC Dog
Beef frank, mustard, sauerkraut

Chicken Street Dog
Chicken sausage, sautéed onions, peppers, spicy ketchup

Truffle Gourmet Dog
All-beef sausage, truffle mayo, crispy onions

Chili Cheese Dog
Beef or vegan chili, cheese sauce (vegan option available)

Vegan Downtown Dog (VG)
Plant-based sausage, pickled red cabbage, mustard

SANDWICHES, SLIDERS & WRAPS

Shawarma Wrap
Chicken, garlic sauce, lettuce, flatbread

Vegan Falafel Wrap (VG)
Falafel, tahini, cucumber, tomato

Grilled Cheese & Tomato Dip (V)
Add brisket or vegan cheese option

Cuban-Style Pressed Sandwich
Pulled pork, ham, mustard, pickles *(halal beef alternative available)*

BAR SNACKS

Fresh Popcorn (VG, GF)

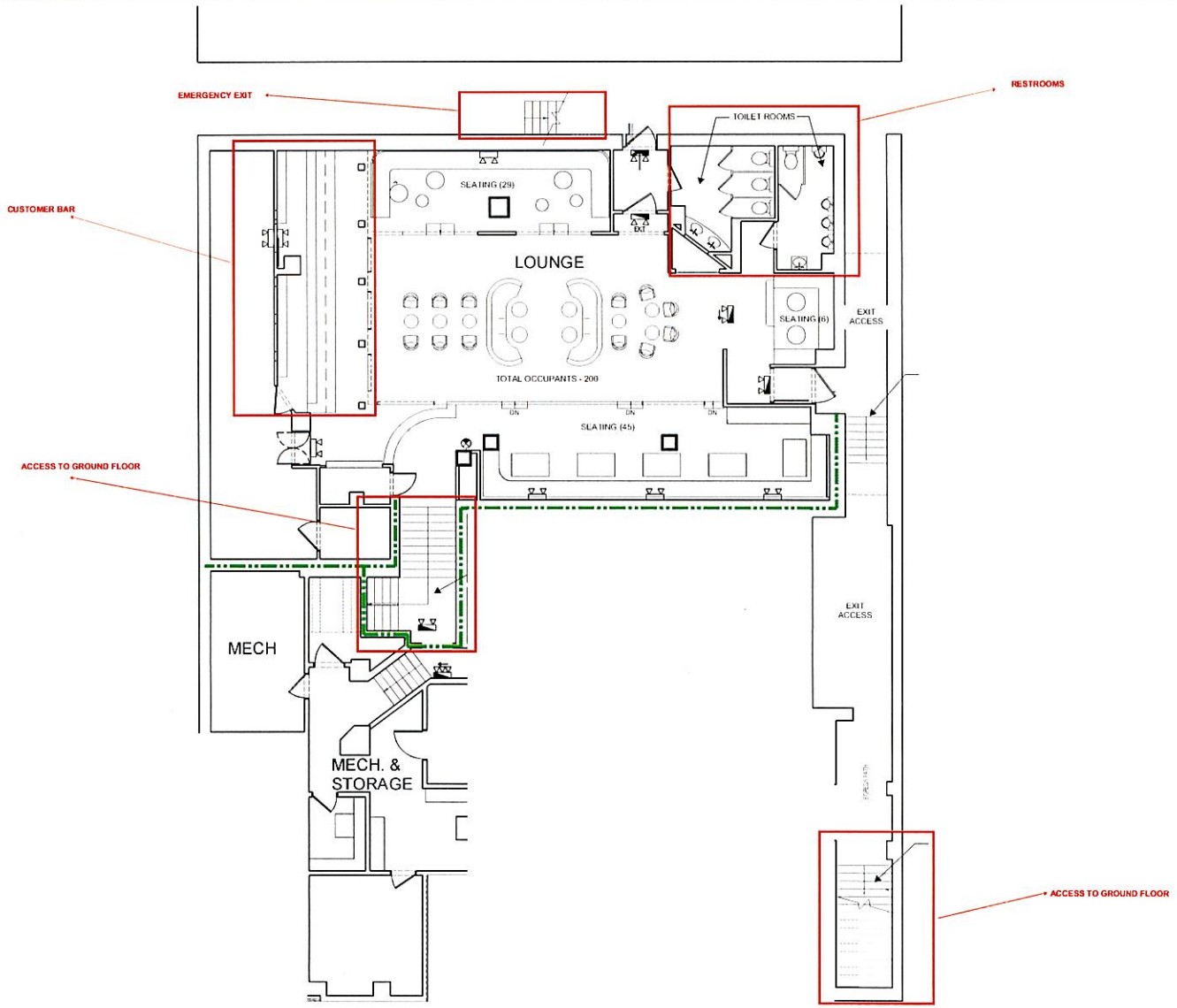
- Classic salted

- Truffle butter
- Spicy chili

Seasoned Nuts (VG, GF)
Pretzels (VG)
Chips & Salsa (VG, GF)
Chips & Guacamole (VG, GF)
Nachos & Cheese Dip (GF)

SWEET BITES

Mini Doughnuts (vegan option available)
Churros with Chocolate Dip
Brownie Bites (GF option)



1 CELLAR FLOOR
SCALE: 3/16" = 1'-0"

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311 57TH STREET
CABARET VENUE

1335 Sixth Avenue
New York, NY 10019

Owner
ARTS 57 NYC

Architect
MLG ARCHITECTS
350 7th Ave., Suite 700
New York, NY 10001
TEL. (212) 837 1692

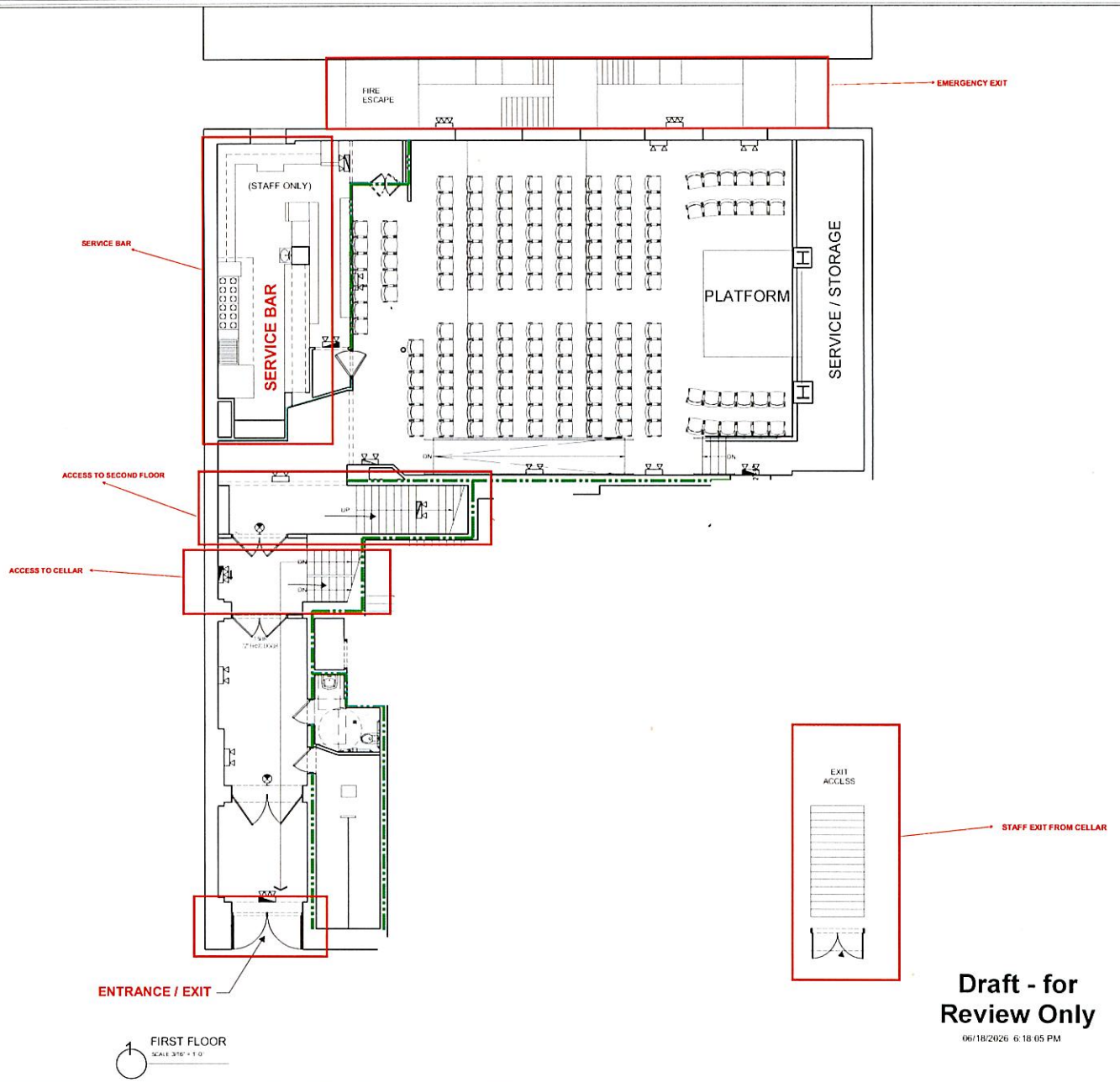
MLG architects

No.	Revision	Date

Scale

Project
311 57th STREET
CABARET VENUE

CELLAR



1 FIRST FLOOR
SCALE 3/16" = 1'-0"

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311 57TH STREET
CABARET VENUE

1335 Sixth Avenue
New York, NY 10019

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MLG ARCHITECTS
350 7th Ave., Suite 700
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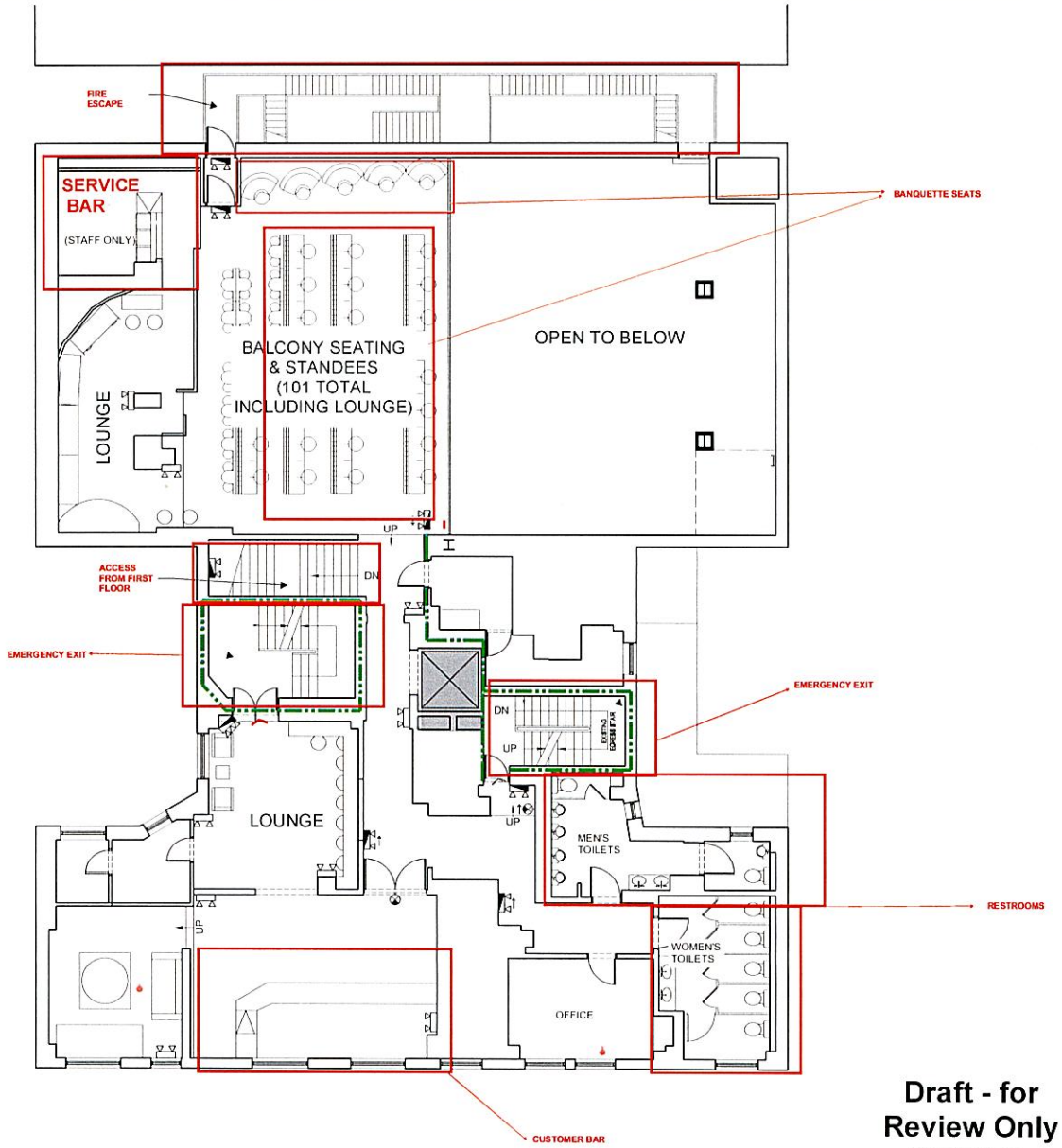
MLG architects

No.	Revision	Date

Scale

Project
311 57th STREET
CABARET VENUE

1st FLOOR



1 SECOND FLOOR
SCALE: 3/16" = 1'-0"

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311 57TH STREET CABARET VENUE

1335 Sixth Avenue
New York, NY 10019

Owner:
ARTS 57 NYC

Architect:
MLG ARCHITECTS
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New York, NY 10001
TEL: (212) 837 1692

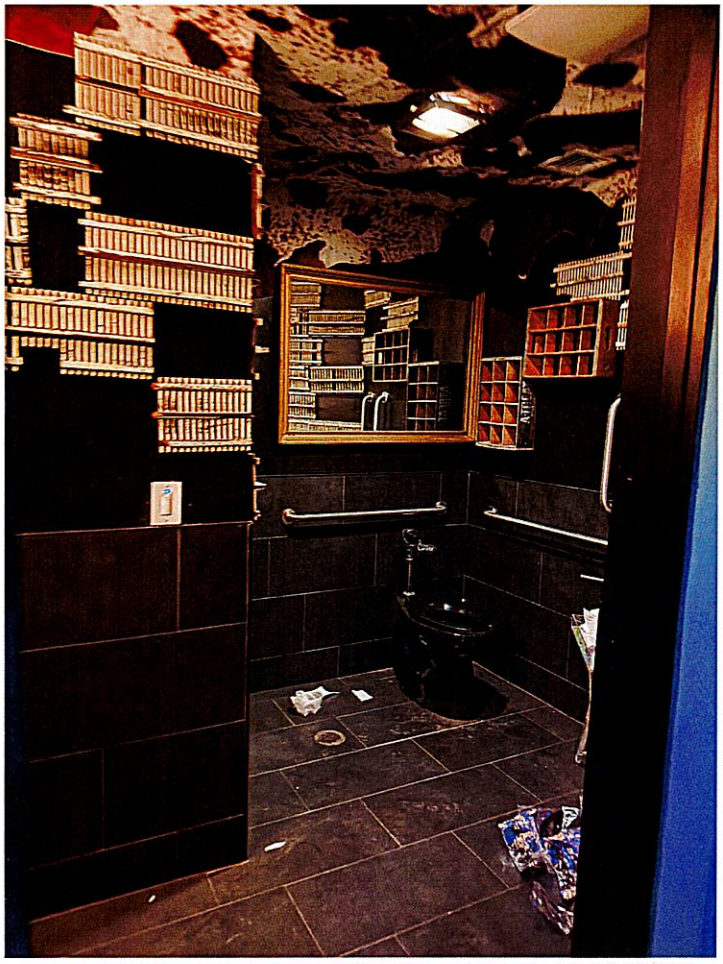
MLG architects

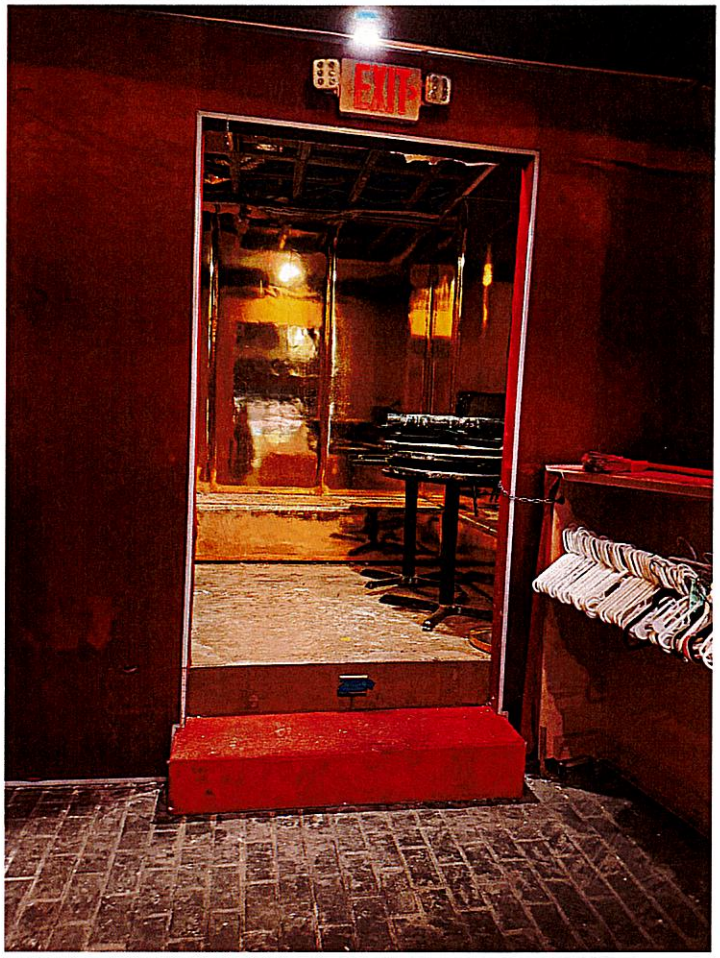
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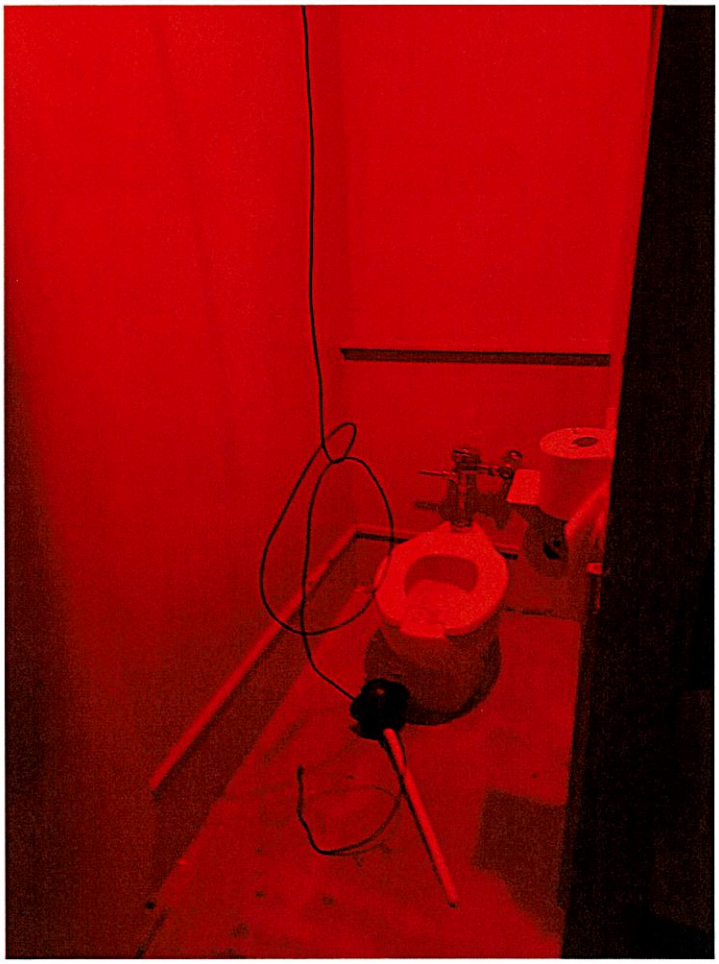
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Project:
311 57th STREET CABARET VENUE

2nd FLOOR

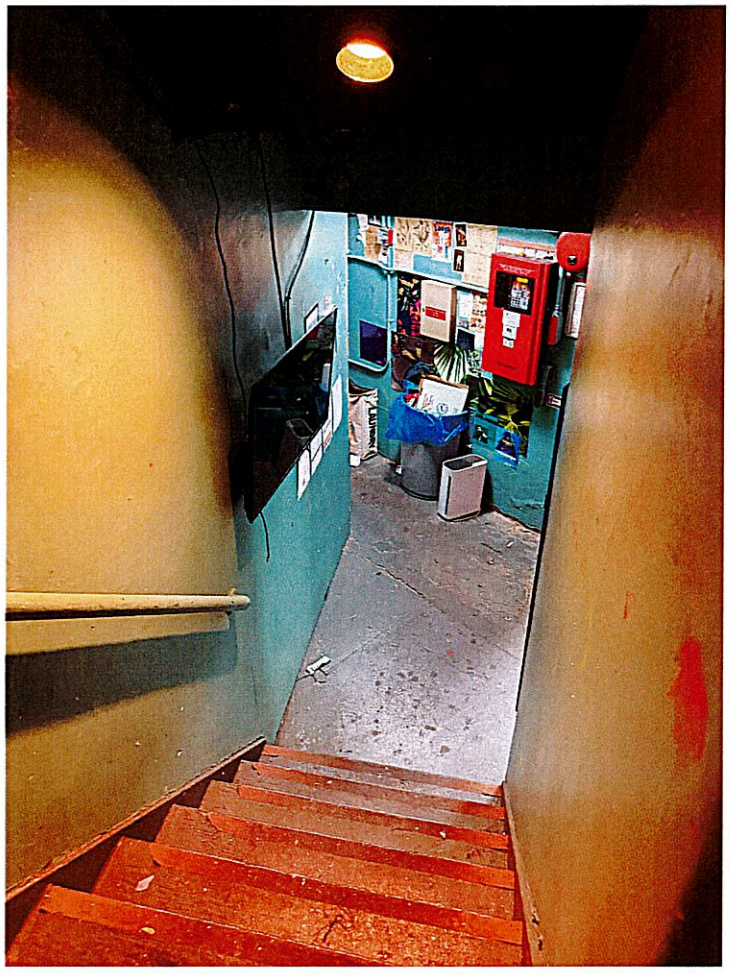



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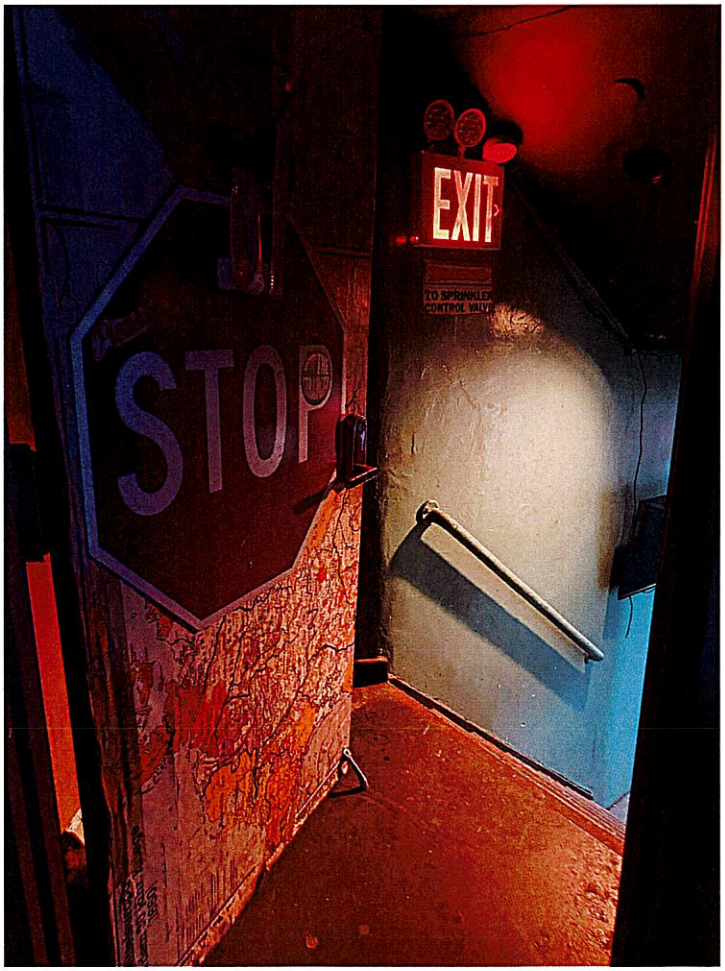


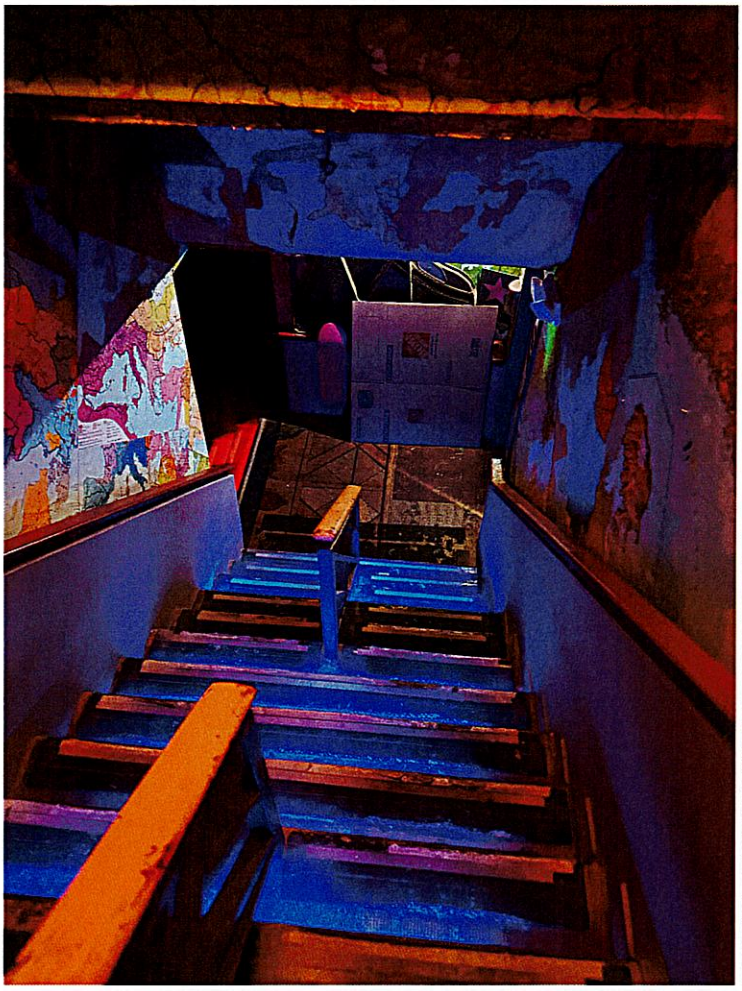

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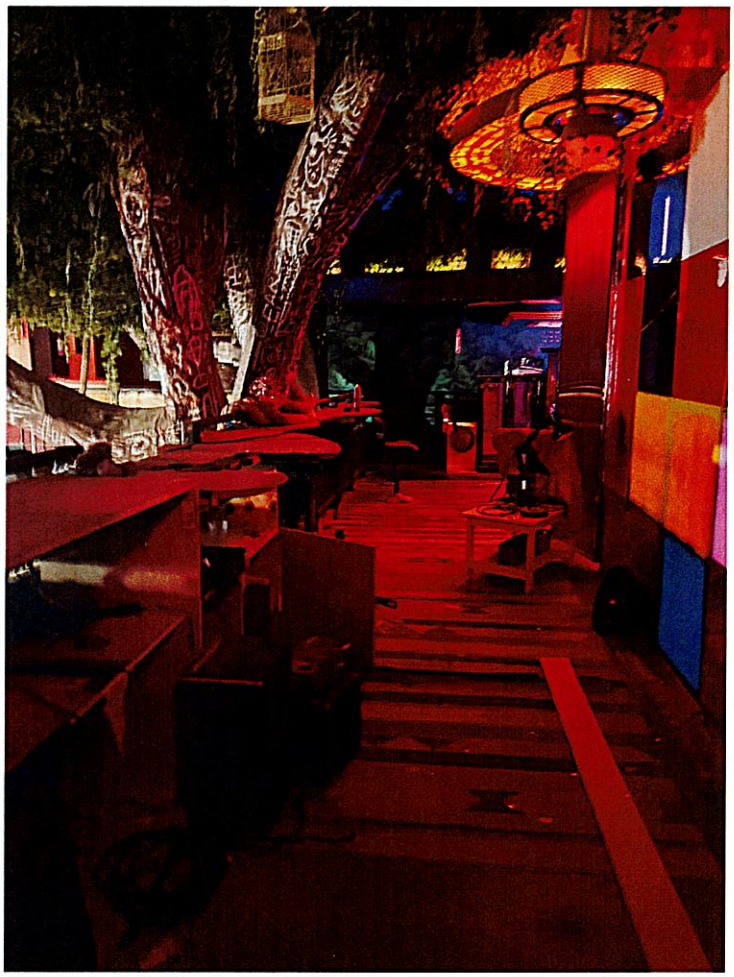


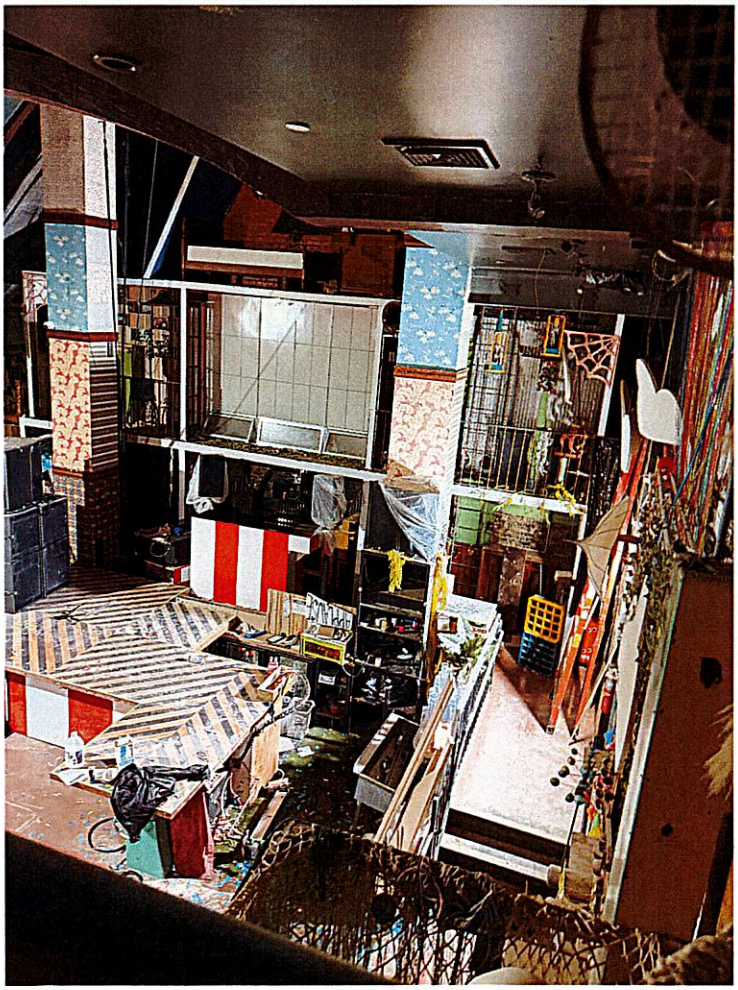





EXIT
STOP

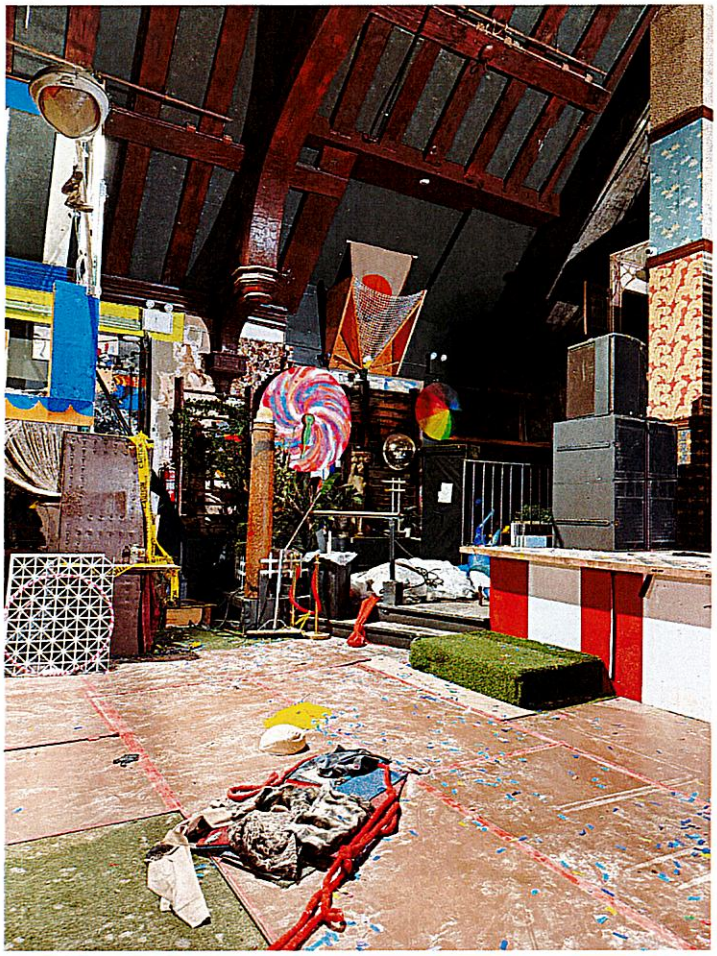














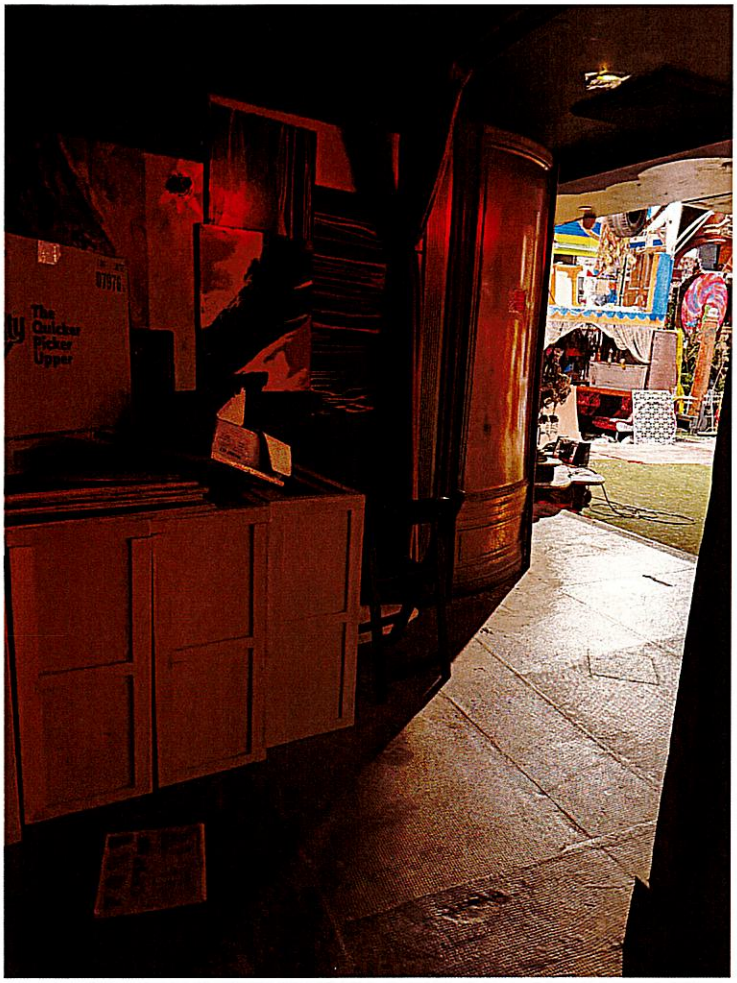


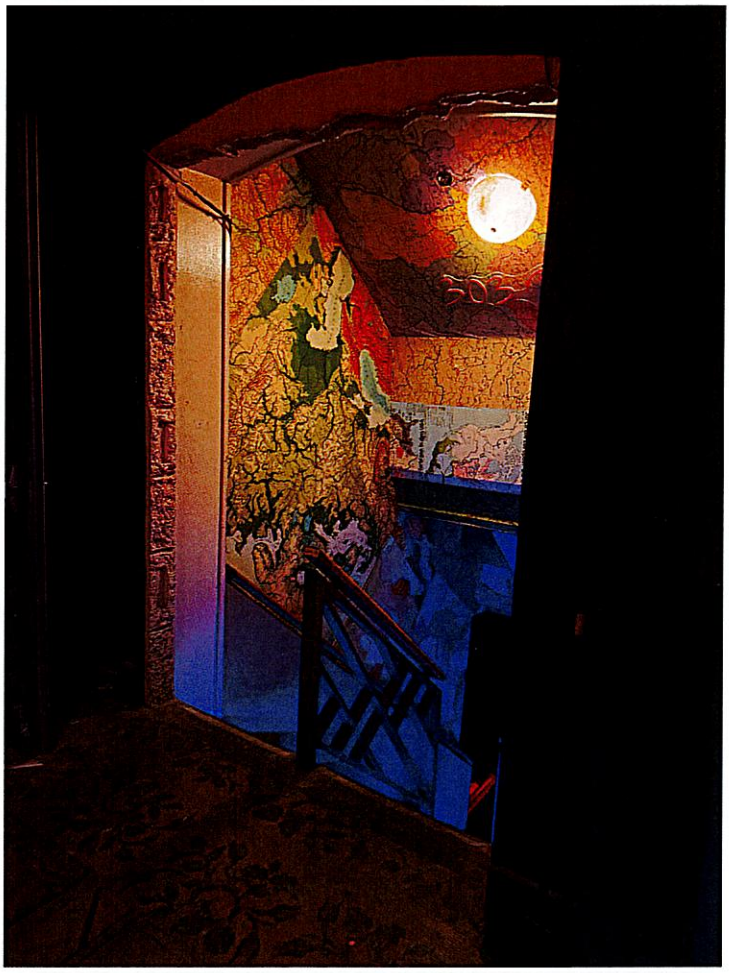

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FUERA DE SERVICIO

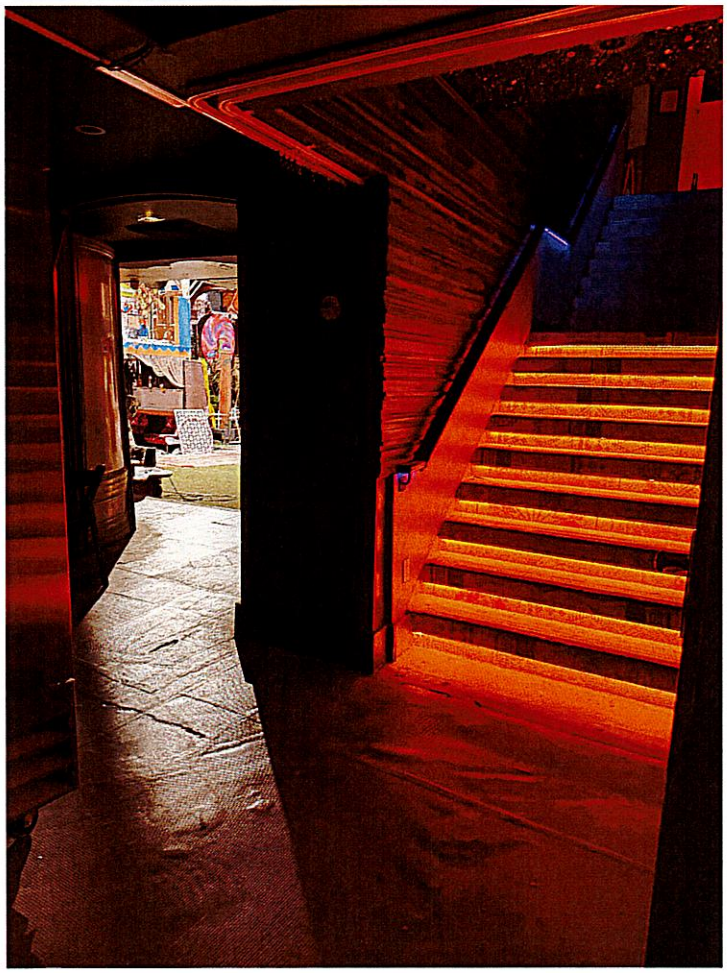


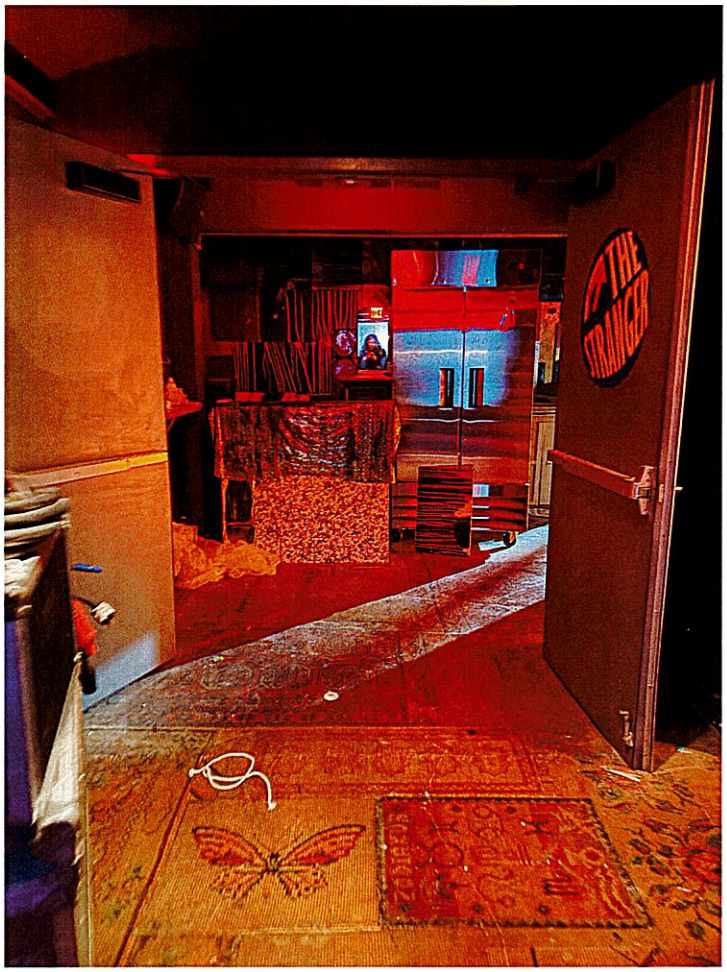





The Quicker Picker Upper






THE STRANGER

COMMUNITY

OUTREACH

Gmail

Carolina Marcano <carolina@pb.law>

311 w57th Street 10029

Louis Hartshorn <louis.hartshorn@hartshornhook.com> Fri, Jul 17, 2026 at 12:59 PM
To: Louis Hartshorn <louis.hartshorn@hartshornhook.com>, Curtis Grime <curtis.grime@hartshornhook.com>
Bcc: carolina@pb.law

Greetings,

My name is Louis Hartshorn, and I am an owner of Arts57. We will be applying for a liquor license for 311 W. 57th St.

We are applying for a Cabaret license for a three-level premises. The first and second floors will host our primary concept, focused on theater productions. On the cellar level, we will have a multi-use space that will primairly be used for private functions and events such as corporate gatherings.

Our proposed method of operation is as follows:

- ***Hours of Operation:***
  - *Ground and Second Floors: 11:00 a.m. – 12:00 a.m.*
  - *Cellar Level: 11:00 a.m. – 2:00 a.m.*
- ***Music:***
  - *Recorded music*
  - *Music for theater productions*
  - *DJ*
- ***Outdoor Space:***
  - *There is no outdoor space. Ticket queue lines are expected to be internal to the premises but if external will be managed to occupy minimal sidewalk space.*

We will be attending next month's meeting of Manhattan Community Board 4 to present our application and answer any questions. Should you have any questions or wish to speak with us beforehand, we would be happy to meet virtually. Just reply to this message and we'll arrange to speak!

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

Louis Hartshorn (he / him)
CEO HH Productions | The Arts Theatre | Kingswood House
Curtis Grime (he/him)
Executive Assistant
curtis.grime@hartshornhook.com

HH Productions Ltd
Registered office: Kingswood House, Seeley Drive, London, England, SE21 8QN
Registered in England and Wales company number 12120008
http://www.hartshornhook.com

We want to combat institutional prejudices and eradicate discrimination in every form. If you have any feedback, suggestions or ideas, we'd love to hear from you.

ARTS *57*

Security Plan for Proposed Eating and Drinking plus Variety Entertainment venue at 311 w57th

311 West 57th Street, New York, NY 10019
Submitted to: Manhattan Community Board 4

1. Overview

This Security Plan outlines operational procedures to ensure the safety of patrons, staff, performers, and the surrounding neighborhood at 311 West 57th Street.

The venue will operate primarily as an eating and drinking establishment with entertainment such as music, dance and theater, with occasional special events. The venue is committed to maintaining a safe, orderly environment and minimizing impacts on the surrounding Midtown community.

2. Hours of Operation

- **Standard Hours:**
  - Monday–Sunday: 10:00 AM – 12:00 AM (midnight)
- **Performance Schedule:**
  - Evening performances conclude by 11:30 PM
  - Matinees as scheduled
- **Special Events:**
  - Limited events (maximum **200 attendees**) may operate until **2:00 AM** and generally anticipated to take place exclusively in the basement event room.
  - These events will be ad hoc and subject to enhanced controls

3. Security Staffing

Standard Performances (up to 299 patrons):

- 1 Licensed Security Supervisor
- 2–3 Ushers trained in safety and emergency procedures

Late-Night Special Events (ending after midnight):

- Minimum 1 Licensed Security Guards per 75 guests
- Additional staff assigned to entry, interior monitoring, and exit control

All personnel will be licensed in accordance with New York State Division of Licensing Services requirements.

4. Access Control

- Single primary entrance on West 57th Street with controlled access
- **Vestibule-based entry system allowing patrons to queue indoors**
- Clearly marked emergency exits in compliance with:
    - New York City Department of Buildings
    - FDNY
- Ticket scanning at point of entry
- Bag checks conducted as needed
- No re-entry policy may be enforced for late-night events

5. Surveillance Systems

- CCTV coverage of:
    - Entrance, vestibule, and sidewalk frontage
    - Lobby and box office
    - Auditorium
    - Back-of-house areas
- Real-time monitoring during events
- Minimum 30-day video retention

6. Crowd Management and Egress

Entry Management

- The theatre includes a **dedicated vestibule designed to accommodate pre-entry queuing within the building footprint**
- As a result, **patron lines will typically be contained indoors rather than on the public sidewalk**
- Staff will regulate entry timing to ensure smooth internal flow

Sidewalk Protection Measures

- If demand exceeds vestibule capacity (which is not expected):
    - Staff will actively manage any temporary exterior line
    - Queues will be kept tight to the building frontage
    - Pedestrian right-of-way will remain unobstructed at all times

Exit Management

- Phased dismissal of audience to prevent crowd surges
- Staff positioned at exits and along frontage to guide dispersal

Late-Night Events

- Increased staffing at exits
- Active monitoring of sidewalk conditions
- Immediate intervention to discourage lingering

7. Neighborhood Impact Mitigation

- Primary queuing occurs **indoors within the vestibule**, minimizing sidewalk congestion
- No outdoor sound
- No barriers or setups that extend onto public space
- Staff reminders to patrons to respect neighbors upon exit
- Strict anti-loitering policy
- Coordination of rideshare pick-ups to reduce traffic disruption

8. Coordination with Local Authorities

The theatre will maintain communication with:

- New York City Police Department (Midtown North Precinct)
- FDNY

Including:

- Incident reporting protocols
- Coordination for late-night or higher-attendance events
- Compliance with all inspections

9. Emergency Procedures

Evacuation

- Code-compliant illuminated exits
- Staff trained to direct patrons efficiently
- Assembly areas designated away from building frontage

Medical Emergencies

- Staff trained in CPR and first aid
- On-site first aid kits
- Immediate EMS coordination

Fire Safety

- Full compliance with FDNY requirements
- Fire alarm and sprinkler systems installed
- Regular drills conducted

10. Alcohol Service

- Compliance with New York State Liquor Authority
- ID verification required
- Responsible service practices enforced
- Increased monitoring during late-night events

11. Deliveries and Back-of-House Security

- Scheduled during non-peak hours
- Controlled access to backstage areas
- Credentialing system for all staff and performers

12. Late-Night Event Controls

- Attendance capped at **200 persons**
- Enhanced security staffing
- Controlled entry cut-off times
- Gradual shutdown:
    - Programming concludes before 2:00 AM
    - Lights raised and staff direct orderly exit
- Exterior monitoring to prevent noise or congregation

13. Staff Training

Training includes:

- Emergency procedures
- Crowd management
- Conflict de-escalation
- ADA/accessibility compliance

14. Plan Review

This plan will be:

- Reviewed annually
- Updated after any incident
- Available to Manhattan Community Board 4 upon request



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PLANNING
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WATER
CONSTRUCTION MANAGEMENT

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

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

NYS SLA Acoustic Analysis

311 West 57th Street

Manhattan Community District 4

PREPARED FOR:

Arts 57, LLC
Louis Hartshorn
311 West 57th Street
New York, NY 10019

GZA GeoEnvironmental, Inc.
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(212) 594-8140
31 Offices Nationwide
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1. OVERVIEW

GZA GeoEnvironmental of New York (GZA) performed an acoustic investigation on behalf of Arts 57, LLC (Client) to evaluate the potential impact of noise generated by the proposed theater and additional lounges proposed at the Cellar and Second Floor (Venue) at 311 West 57th Street in New York, NY (Building). The Venue is located on the north side of 57th Street in the Clinton section of Manhattan Community District 4. The Project Site is shown in **Figure 1** below.

To evaluate the potential collective impact of music and patron generated noise on adjacent sensitive residential receptors, GZA has performed the following work:

1. Performed ASTM NIC testing at the Building on March 16, 2026;
2. Reviewed the prior architectural plans developed by SBLM Architects dated November 11, 2019 and annotated with additional markups by the Client to show the intended programming for each of the proposed spaces at the Venue;
3. Compiled recommendations for the Venue to meet NYC Noise Code.

The Venue previously operated within the Building as a nightclub. While the nightclub generated a number of noise complaints, the proposed utilization of the Venue is significantly different in terms of acoustic profile, with less sound expected in the low frequencies. In addition to the work performed listed above, GZA has also reviewed an acoustic report from Acoustilog, Inc. dated December 10, 2021.

Findings Summary

This acoustic report provides a framework for NYC Noise Code compliance. The Venue has not yet retained an architect to develop architectural plans and develop a scope of work for renovation. In addition, there are unanswered questions regarding aspects of the Building's composition including thickness of the concrete slab in the ceilings. Therefore, this report is geared towards general recommendations to provide a framework for acoustic improvements at the Venue. In addition to this acoustic study, GZA's scope of work includes further acoustic evaluation to provide specific acoustic details which will need to be confirmed after collaboration with an architect. To ensure compliance with Noise Code, GZA recommends installing a volume limiter and high-pass filter on the speakers installed throughout the Venue to ensure that sound from the speakers does not violate Noise Code.

1.1 Operations

Arts 57, LLC proposes to operate a theater that puts on cabaret-style performances with two additional bar/lounge spaces. Operations and maximum occupancy for each of the three spaces are noted below.

Cellar Lounge: The Cellar Lounge is intended to serve cocktails and small plates of food. Entertainment for this space would include recitals and DJs. However, DJs would not be using a volume which would be consistent with a stereotypical utilization. Instead, the DJs would be providing entertainment at a background music level while still enabling conversation and communication with patrons. Operating hours for this space are 11 AM to 2 AM and maximum occupancy for the space is 200 people.

Theater: The Theater occupies the ground and second floors and will provide patrons with entertainment in various forms with programming including musical theater performances, jazz concerts, and comedians. This space will have the highest anticipated sound levels throughout the Venue. Operating hours for the theater are 11 AM to 12 AM. The Theater will have a maximum permitted occupancy of 400 people with 154 theater seats on the ground floor and 82 seats on the second floor balcony.

Second Floor Lounge: The Second Floor Lounge is intended to allow patrons visiting the Theater to have a drink before and after a show, as well as during intermission. The operating hours for this space the same as the Theater, 11 AM to midnight and is intended to have light background music. Maximum permitted occupancy for the second floor is 200 people total including the theater. The second floor lounge has 27 seats for seating.

No outdoor queuing is expected at the Venue and has therefore not been considered in this analysis.

1.2 Site Context and Nearby Land Uses

The Venue is proposed on the edge of Hell's Kitchen and Columbus Circle neighborhoods in Manhattan. This highly walkable neighborhood, shown in **Figures 1 and 2**, features an active commercial streetscape offering restaurants, retail, and commercial and professional office uses.

An analysis of the nearest sensitive noise receivers was completed. **Figure 2** provides a map showing land uses near the Venue. The nearest residential receivers are located at 313 West 57th Street to the West, 301 West 57th Street to the East, and residences within the Building at 311 West 57th Street. Based on GZA's communication with the Client, noise complaints from the prior nightclub use at the Venue were all within the Building at 311 West 57th Street. Based on a review of the layout of the Venue and the Building, it is understood that the primary concern is for acoustic transfer from the Venue within the Building.

Figure 1 – Aerial View of 311 West 57th Street and the Surrounding Area

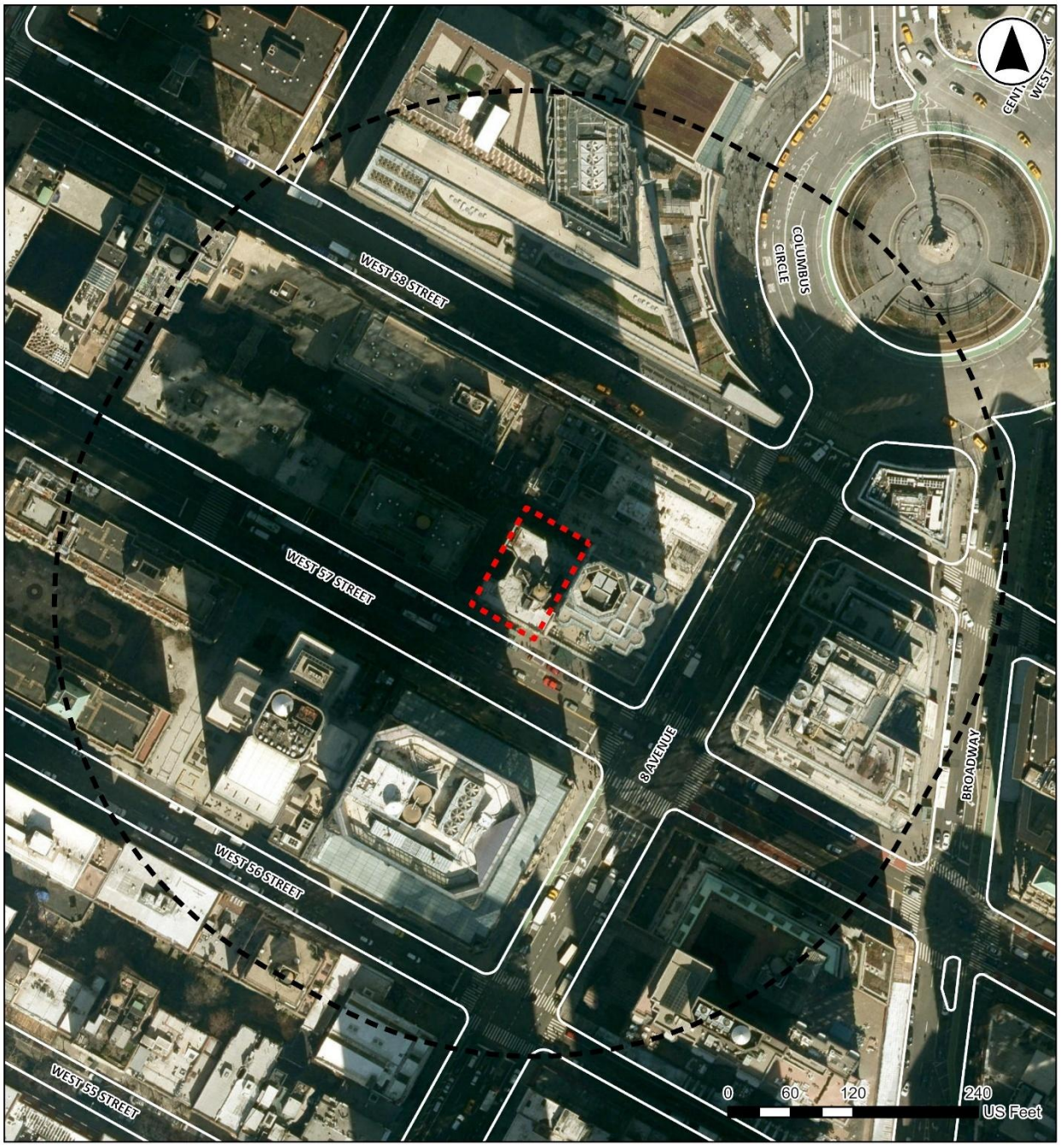


Figure 2 – Land Uses Near 311 West 57th Street



LEGEND

311 WEST 57TH ST

400' STUDY AREA

LAND USE

- MULTIFAMILY WALKUP BUILDINGS
- MULTIFAMILY ELEVATOR BUILDINGS
- MIXED COMMERCIAL/RESIDENTIAL BUILDINGS
- COMMERCIAL/OFFICE BUILDINGS
- PUBLIC FACILITIES & INSTITUTIONS

2. NEW YORK CITY NOISE CODE

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

2.1 § 24-218 General Prohibitions

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

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

2.2 § 24-231 Commercial Music

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

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

There is an accepted practical exemption to the NYC Noise Code that when ambient sound levels exceed the levels specified in the Code the new benchmark becomes the ambient level plus 4 dB.

Perceptibility of Ambient Changes

Another factor for consideration is the National Hearing Conservation Association's (NHCA) Loudness Comparison Chart. Their guidelines are as follows:

NHCA specifies in the figure for Perceptions of Increases in Decibel Levels overall increases that will or will not be noticeable to an average listener with regular hearing. In community noise perception, increases equal to or greater than "clearly noticeable change" will likely elicit community noise complaints, even if below other noise code guidelines shared above.

- Imperceptible Change - 1dB
- Barely Perceptible Change - 3dB
- Clearly Noticeable Change - 5dB
- About Twice as Loud - 10dB
- About Four Times as Loud - 20dB

3. ACOUSTIC ANALYSIS

The Venue will occupy the Cellar, Ground Floor, and Second Floor of the Building. Residential apartments begin on the Third Floor of the building in areas not adjacent to the Venue, and then on the Fourth Floor of the Building over the Venue. According to the Building's supervisor, there is a 3rd floor interstitial mechanical space above the venue. Because of the sloped concrete slab within the Venue, the interstitial space largely separates the Venue from nearby residences. GZA was not provided access to the mechanical space nor any residential units within the building to perform ASTM NIC Testing. Therefore, GZA cannot provide final recommendations for wall and ceiling constructions to ensure compliance with Noise Code. A final analysis needs to be performed once an architect is engaged and additional information regarding the specific thickness/construction of the concrete slab and masonry walls can be determined.

Even though there is still additional information to be provided to GZA to be used in future work, the recommendations provided within this report are based on the data collected, best practices, and GZA's experience. If any of the assumptions that are included in the analysis are incorrect, GZA should be notified so that the analysis can be revised accordingly.

3.1 NIC Testing Performed

Measurements of the ambient airborne sound pressure levels were performed at the Venue on March 16, 2026 ("Site Visit"). The measurements were collected with a Larson Davis Model 831C Type 1 Sound Level Meter with a Larson Davis PRM831 Preamplifier and Larson Davis 377M18A microphone. The system's calibration was verified in the field before and after measurements using a Larson Davis Model CAL1200 acoustic calibrator. A QSC K.12.2 loudspeaker with an internal amplifier was used as the sound source for the measurements. The speaker locations were selected so that diffuse sound fields would be present at the partitions/areas tested. It should be noted that acoustic testing at the cellar level was an instructive test to review sound isolation to the exterior via existing doors to the exterior. However, these tests do not yield a valid NIC rating since the receiver was not located within an interior space. Additional tests performed such as in the Building Vestibule are collected in areas which are too small for a valid test. For simplicity in this report, that test will still use an NIC rating designation with an asterisk for comparison of the sound isolation typically obtained via traditional interior testing methods. Pictures of the speaker locations at each of the floors can be found in **Figures 3-5.** Marked floorplans indicating the locations can be found in **Figures 6-8**. Results of the tests can be found in **Table 1**.

Figure 3 – Picture of Speaker Location for Sound Isolation Testing at the Cellar Level



Figure 4 – Picture of Speaker Location for NIC Testing at the Ground Floor Theater



Note: Speaker not featured in this image, but shows the location where the speaker was placed for the NIC Testing

Figure 5 – Picture of Speaker Location for NIC Testing at the Second Floor Lounge

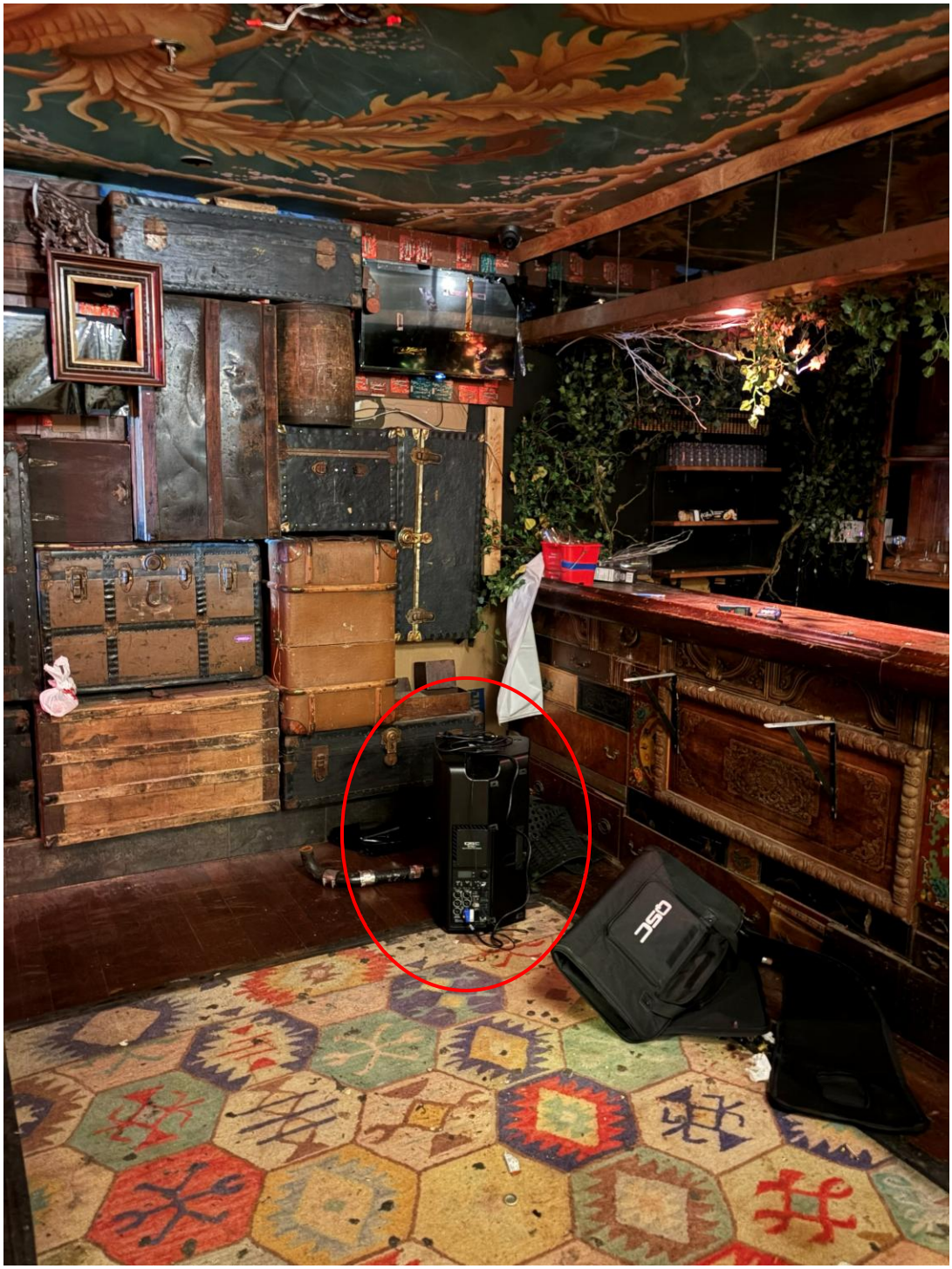


Figure 6 – Location of Speaker on the Cellar Floorplan

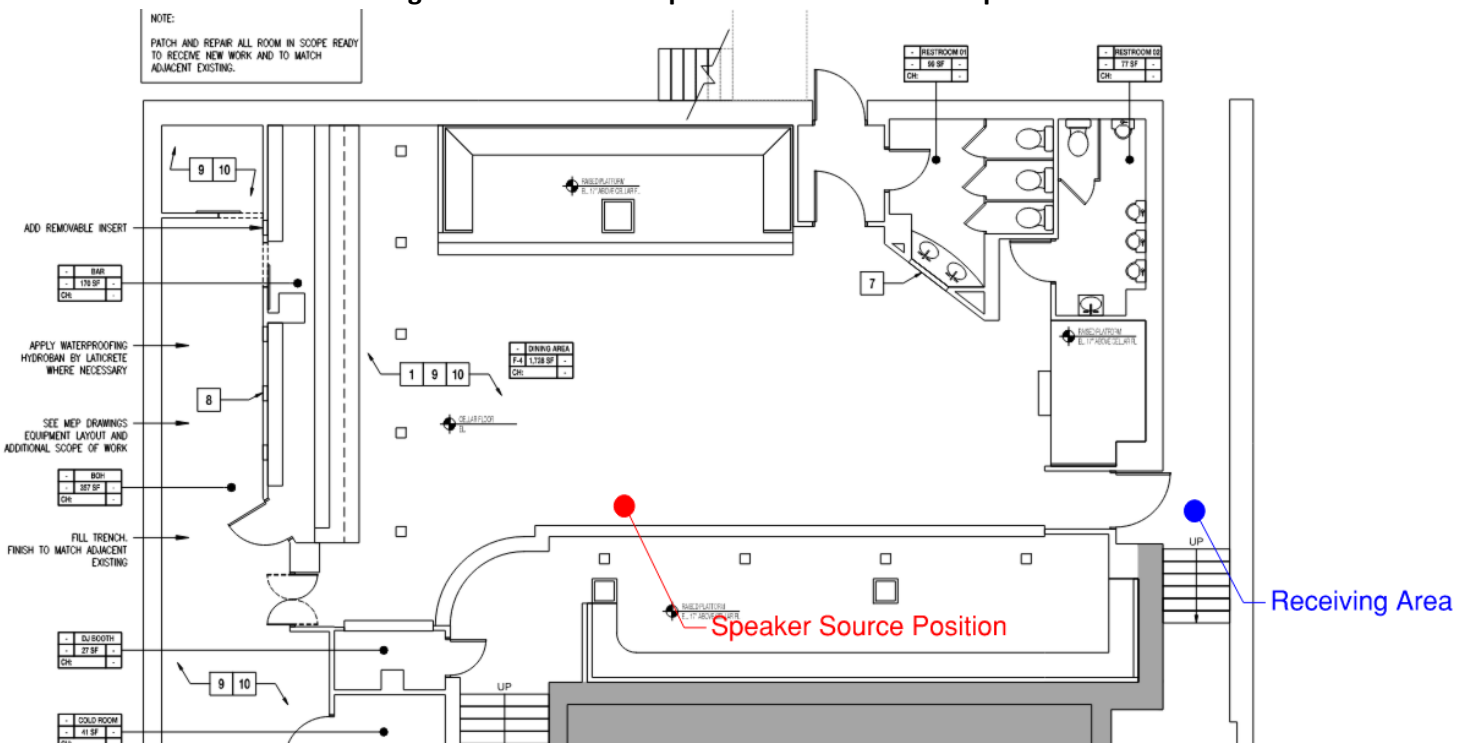


Figure 7 – Location of Speaker on the Ground Floor Floorplan

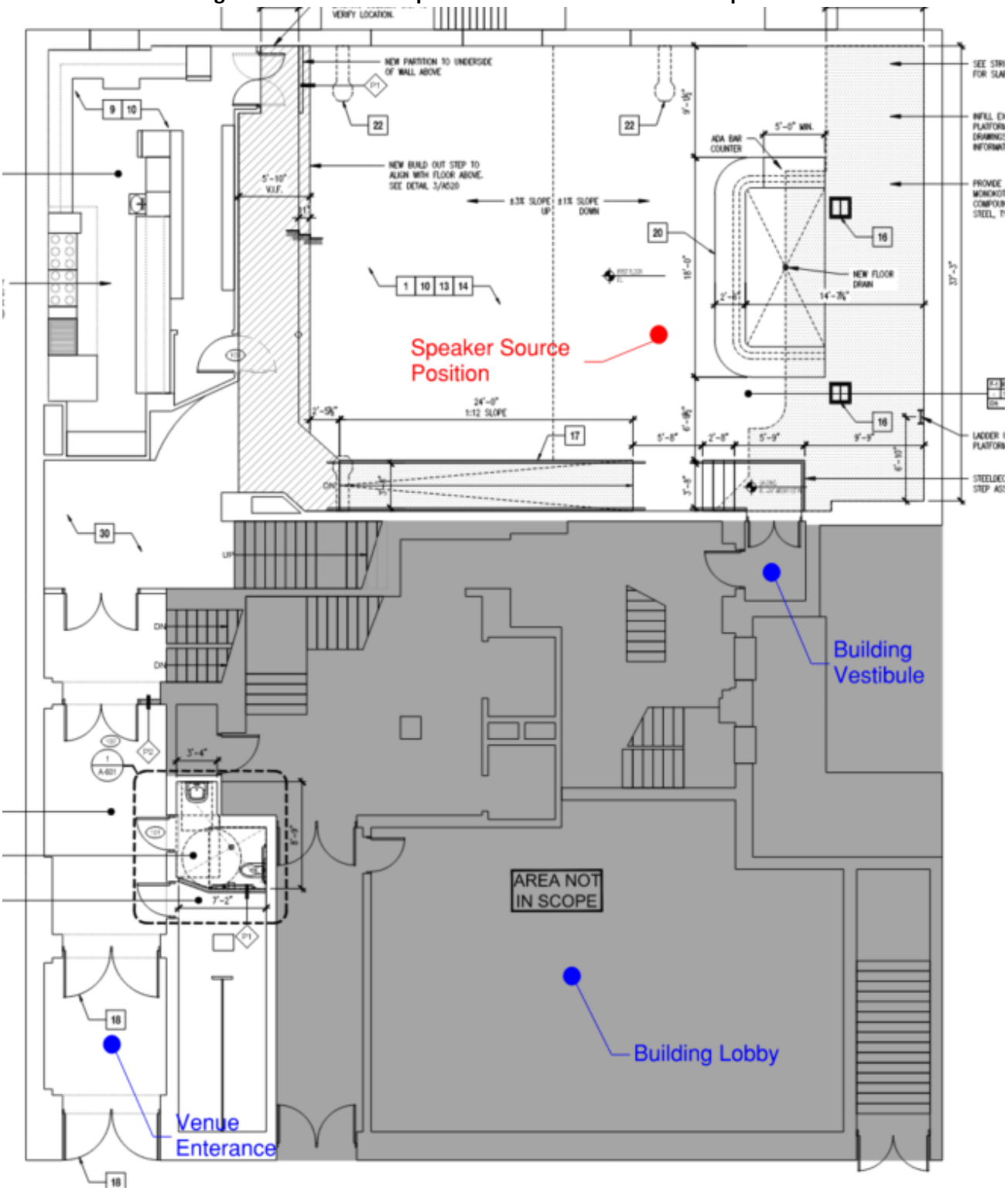


Figure 8 – Location of Speaker on the Second Floor Floorplan

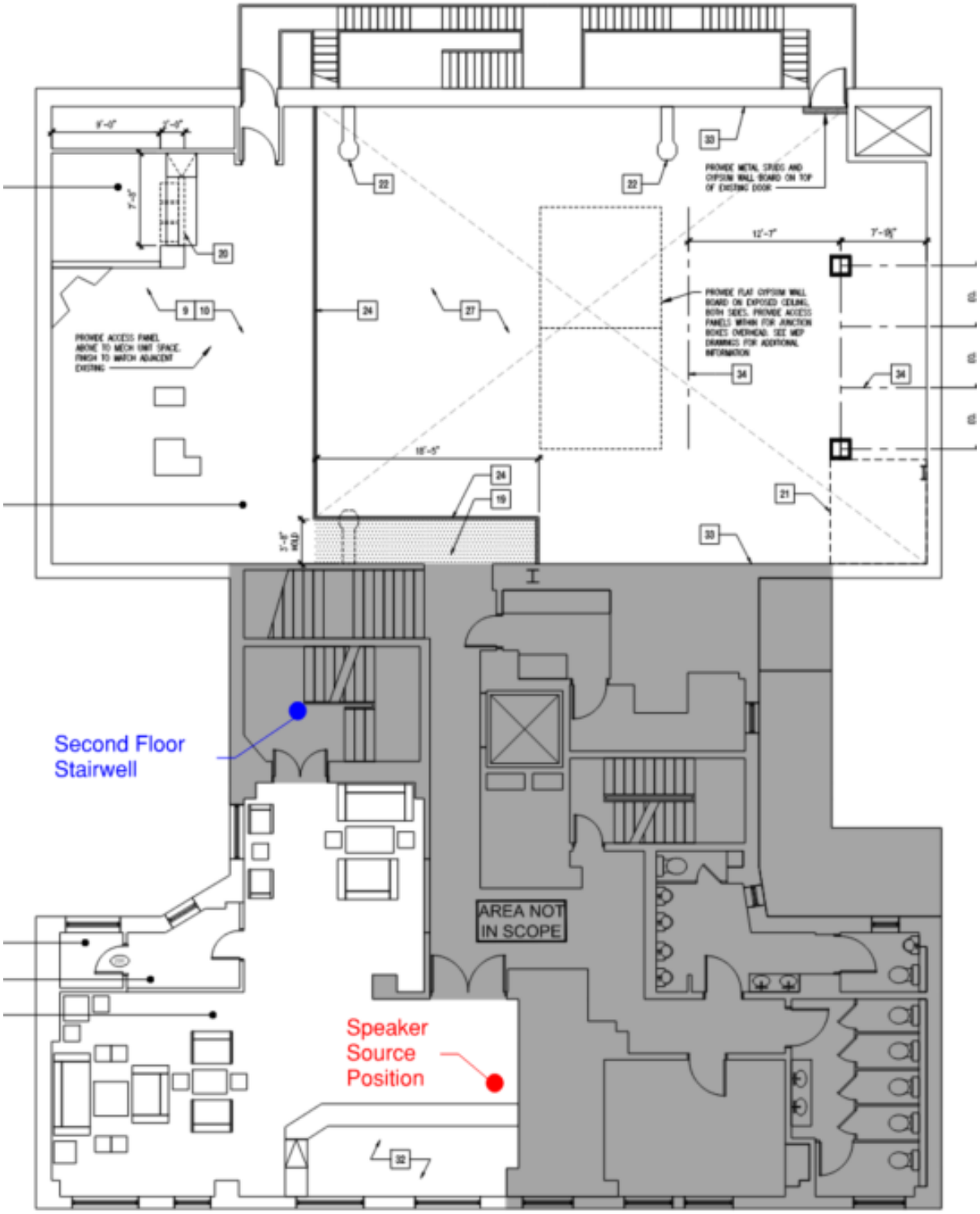


Table 1 – NIC Test Results

Source Room	Receiver Room	NIC Test Result	Sound Reduction	
			dBA	dBC
Cellar Lounge	Exterior	33*	34	31
Theater	Venue Entrance (All Doors Open)	26*	27	24
Theater	Building Lobby	49	49	39
Theater	Building Vestibule	17*	17	16
Theater	4th Floor Hallway	67	54	44
Second Floor Lounge	Second Floor Stairwell	32	31	28
Second Floor Lounge	Commercial Space Above	55	51	38

*Denotes test completed not to NIC Standard and Results are instructive only

Although a number of the metal doors tested at the Second Floor, Cellar, and Building Vestibule have acoustic gasketing installed, there are two key issues found with the doors during the Site Visit. For high levels of sound, the doors do not have a high enough STC rating through the door itself, the acoustic gaskets have gaps around the doors and door frames, and the gaskets themselves are not rated for acoustic applications by the manufacturer. This is particularly evident for the test between the Theater and the Building Vestibule where the sound isolation in that vestibule testing similarly to an NIC 17.

Other tests of note pertaining to doors are the test from the Theater to the Venue Entrance, and the Second Floor Lounge to the Second Floor Stairwell. For the Second Floor Stairwell, there were significant gaps observed in the acoustic gasketing which degrades the acoustic performance of the door assembly. For the Theater to the Venue Entrance, there were no doors closed between the Theater and the Venue Entrance area. This test was performed to determine how much attenuation there is naturally down the hallway without any of the doors closed. With a combination of the doors closed, there is expected to be significant additional acoustic reduction. With a minimum of two of the three doors prior to the entry closed and provided that those doors are acoustically gasketed, the amount of additional acoustic reduction is expected to be greater than 50 dBA. Therefore, sound exposure through the entry to the Venue is not a concern as long as doors are acoustically treated appropriately as discussed later in this report.

In addition to information on doors, the acoustic testing from the Second Floor Lounge to the Commercial Space above provides additional information. The NIC rating of 55 implies that there is a concrete structure present with a slab measuring 4-6” thick with a metal framed ceiling with 1 layer of gypsum board hung from the ceiling. As discussed previously, additional information regarding the composition of the floor/ceiling assemblies will need to be provided once an architect has been engaged so that final ceiling configurations can be determined for appropriate noise control measures.

3.2 Review of Acoustilog Report

The Client has provided GZA with an acoustic report completed by Acoustilog dated December 12, 2021. This acoustic report served as an evaluation for the Venue under its prior utilization as a nightclub. Acoustilog performed sound isolation testing using a speaker and subwoofer. The findings of the report can be summarized as below:

- Some of the doors to the Venue such as those going to the Building Vestibule and to the Second Floor staircase do not have sufficient mass to appropriately provide enough sound isolation. Based on GZA's testing, we agree with this assessment and recommend that certain doors at the venue be replaced with acoustically rated doors.
- Low frequency isolation at the venue was lacking leading to increased acoustic transmission at frequencies from 125 Hz and lower, with notable transmission occurring from 50 Hz – 100 Hz. The building manager also noted to Acoustilog that the Venue used to have additional walls built in front of the brick walls. Although these walls were covered with decorations, any sound control walls were removed.
- HVAC systems within the venue led to significant sound transmission to the exterior of the Building from the Theater at the Venue. During the final analysis, GZA will review all mechanical plans to ensure that appropriate alterations are made so that sound does not disproportionately carry to the exterior of the Building.
- Transmission loss in the lower frequencies from 50-80 Hz was approximately 40 dB to residential units on the fourth floor. Although this is a high level of separation and the new utilization of the Venue will create less sound than the prior nightclub use, it still needs to be improved through the use of a resiliently isolated ceiling.

4. RECOMMENDATIONS

GZA provides the following recommendations to reduce sound transmission between the Venue and adjacent areas.

4.1 Volume Limiter

It is recommended that the Venue consider installing a volume limiter on the speaker system installed. A volume limiter ensures that speaker system output cannot be greater than a level specified by the AV consultant, providing the operator with a tool to control total sound level creation even if they are not on site. It is recommended that the limiter be set by testing sound transmission to residences within the Building. To the extent reasonable, using a limiter will help to ensure satisfaction of all parties. With a commitment to using an appropriately tested acoustic limiter, the additional mitigation measures provided in this section will help to further reduce the potential for sound transmission between the Venue and adjacent residences, meaning that additional sound can be created in the Venue and therefore providing additional operational flexibility.

4.2 Recommended Wall Partitions

GZA recommends three wall partitions for consideration. Alternate partition compositions proposed by the Client, Architect, or GC need to be reviewed to evaluate performance.

Wall Type W1

- 1 Layer 5/8” Gypsum Board with seams staggered and sealed to the SoundBreak XP
- 1 Layer 5/8” USG SoundBreak XP Gypsum Board with seams treated per manufacturer specifications
- 25-Gauge Hat Channel installed to Pac International RSIC-1 Decoupler Clips per manufacturer guidelines
- Pac International RSIC-1 Decoupler Clips installed per manufacturer guidelines
- 3-5/8” 20 Gauge Metal Studs Spaced @ 16” O.C. installed 1” in front of Concrete or CMU
- 3” Mineral Wool Insulation Installed in the Stud Cavity; Rockwool Safe n Sound or approved equivalent
- Brick Wall at Perimeter of the Venue

Wall Type W2

- 1 Layer 5/8” Gypsum Board with seams staggered and sealed to the SoundBreak XP
- 1 Layer 5/8” USG SoundBreak XP Gypsum Board with seams treated per manufacturer specifications
- 3-5/8” 20 Gauge Metal Studs Spaced @ 16” O.C. installed 1” in front of Concrete or CMU
- Bracing should be eliminated or replaced with a resilient decoupler such as Pac International RSIC DC-04 or an approved equivalent
- 3” Mineral Wool Insulation Installed in the Stud Cavity; Rockwool Safe n Sound or approved equivalent
- Brick Wall at Perimeter of the Venue

Wall Type W3

- 1 Layer 5/8" Gypsum Board with seams staggered and sealed to the SoundBreak XP
- 1 Layer 5/8" USG SoundBreak XP Gypsum Board with seams treated per manufacturer specifications
- 3-5/8" 20 Gauge Metal Studs Spaced @ 16" O.C. installed 1" in front of Concrete or CMU
- Bracing should be eliminated or replaced with a resilient decoupler such as Pac International RSIC DC-04 or an approved equivalent
- 3" Mineral Wool Insulation Installed in the Stud Cavity; Rockwool Safe n Sound or approved equivalent
- Isolate the Stud Tracks at Top and Bottom of the Walls with RSIC WFI and FGP resilient isolators or equivalent
- Brick Wall at Perimeter of the Venue

Ideally, the walls would not be attached to the concrete slab at the ceiling. If a connection at the top concrete slab is required, it should be resilient such as the connection offered by the stud track decouplers in Wall W3. All joints/perimeters and acoustic leakage paths must be filled solid with 1/4" closed cell neoprene and a non-hardening acoustic sealant. Additional recommendations regarding acoustic leakage can be found in **Section 4.4.**

4.3 Recommended Ceiling Partitions

GZA recommends the following two ceiling partitions for consideration. The final ceiling configuration installed will need to be coordinated through the construction process with the architect, general contractor, and Client. Alternate partition compositions proposed by the Client, Architect, or GC need to be reviewed to evaluate performance.

Ceiling Type C1

- Existing Concrete Slab
- Pencil Rod attached to the concrete slab.
- Minimum 5" Mineral Wool Insulation; Rockwool Safe n Sound, Comfortbatt, or equivalent
- 1-1/2" Cold Rolled Channel
- RSIC-1.5 CRC Decoupler Clips attached to the Cold Rolled Channel installed to manufacturer specifications
- 25-Gauge 7/8" Thick Hat Channel inserted into the decoupler clips per manufacturer specifications
- 1 Layer 5/8" USG SoundBreak XP Gypsum Board with seams treated per manufacturer specifications
- 2 Layers 5/8" Gypsum Board with seams staggered and sealed to each other and the SoundBreak XP

Ceiling Type C2

- Existing Concrete Slab
- Threaded rod attached to the concrete slab.
- Minimum 5" Mineral Wool Insulation; Rockwool Safe n Sound, Comfortbatt, or equivalent
- 1-1/2" Cold Rolled Channel
- RSIC ADAPT installed to threaded rod per manufacturer instructions
- RSIC-1.5 CRC Decoupler Clips attached to the Cold Rolled Channel installed to manufacturer specifications
- 1-1/2" Cold Rolled Channel
- 20-Gauge 7/8" Thick Hat Channel installed to the Cold Rolled Channel
- 1 Layer 5/8" USG SoundBreak XP Gypsum Board with seams treated per manufacturer specifications
- 2 Layers 5/8" Gypsum Board with seams staggered and sealed to each other and the SoundBreak XP

Ceiling Type C2 offers a number of advantages over Ceiling Type C1. These include enhanced low frequency performance and the ability to use thicker gauge metal framing for additional ceiling stability. The performance of the RSIC ADAPT is similar to spring isolated ceilings such as those with Mason 30N, Kinetics ICW, or Pac International SI-1 Ultra, but do not require a fully engineered loading diagram to compensate for spring deflection. Where typical spring isolated ceilings deflect by approximately 1/2" – 1", the elastomer in the RSIC ADAPT is designed to deflect by only 1/8". This results in a faster, more straightforward installation with a flatter ceiling.

The intersection between the wall and ceiling must be resilient. A perimeter isolation strip such as Pac International Perimeter Tape, 1/4" neoprene or an approved equivalent should be used. The gap can be caulked over with a non-hardening acoustic sealant. There must be no connection between the wall and the ceiling.

4.4 Recommendations for Acoustic Leakage

Any hole in a partition can cause significant acoustic degradation, particularly in assemblies needing high levels of acoustic separation. A one square inch hole can cause localized sound leaks of 10 dB or more even if the STC of the partition is minimally impacted. Recommendations to address common acoustic leakage paths can be found below:

- Any penetration through the gypsum board and perimeters of all partitions must be sealed to be airtight. Penetrations should be sized larger than the penetrating member. Generally, penetrations should not be greater than 1/4" and should be filled solid with closed cell neoprene and a non-hardening acoustic sealant.
- Outlets and light switches must be sealed airtight and have additional mass added behind the junction box. A putty pad such as Pac International Putty Pad or an approved equivalent should be installed at all junction box penetrations. The putty pad shall be sealed tight to the gypsum board. If installation of a putty pad is not feasible due to sequencing, a gypsum board box containing the same composition of the ceiling should be fabricated and the outlet placed inside

the treated box. For example, if the ceiling is composed of one layer of 5/8" gypsum board and one layer of 5/8" SoundBreak XP, the gypsum board and SoundBreak XP should comprise the layers of the box.

- Recessed Lights and Recessed Speakers should be avoided where possible. If they are needed, an acoustic box with the same composition of the ceiling should be constructed as described above. For recessed speakers, this step should be undertaken even if the manufacturer has an acoustic backbox. Recessed subwoofers are not recommended. A detail for a recessed lighting box will be drawn by GZA and provided to the Client for clarity.
- As discussed previously, the Acoustilog report noted significant acoustic flanking from the HVAC system via outdoor grilles. GZA needs to review any mechanical plans developed for the renovation so that appropriate sound attenuation via ductwork can be achieved.
- It is GZA's understanding that the elevator shaft within the Venue only serves the Venue and is separate from the elevator shaft serving the building. If the shaft is shared, it can lead to significant sound transmission between floors and will require further acoustic attenuation.
- Any shared chase will require additional acoustic attenuation. The level of attenuation will depend on the location and specific parameters regarding the ductwork/piping within the chase.

4.5 Door Recommendations

As noted previously based on data collected by GZA and the Acoustilog report, it is recommended the various doors be replaced with an acoustically rated assembly.

- During the Site Visit, it was noted that Legacy #7163 and #5071 have been installed. These gaskets are not rated for acoustic applications by Legacy and consultants with GZA have had negative experiences with these gaskets in acoustic applications previously. It is recommended that the gaskets be replaced with a neoprene gasket such as Legacy #7763, #5077, and #7078.
- It is recommended that acoustically rated doors with an STC rating of STC 51 or higher be installed, such as IAC NoiseLock STC 51. Final locations will be confirmed, but anticipated locations are noted below in **Figures 9-11**.

Figure 9 – STC Rated Door Recommendation Locations at the Cellar

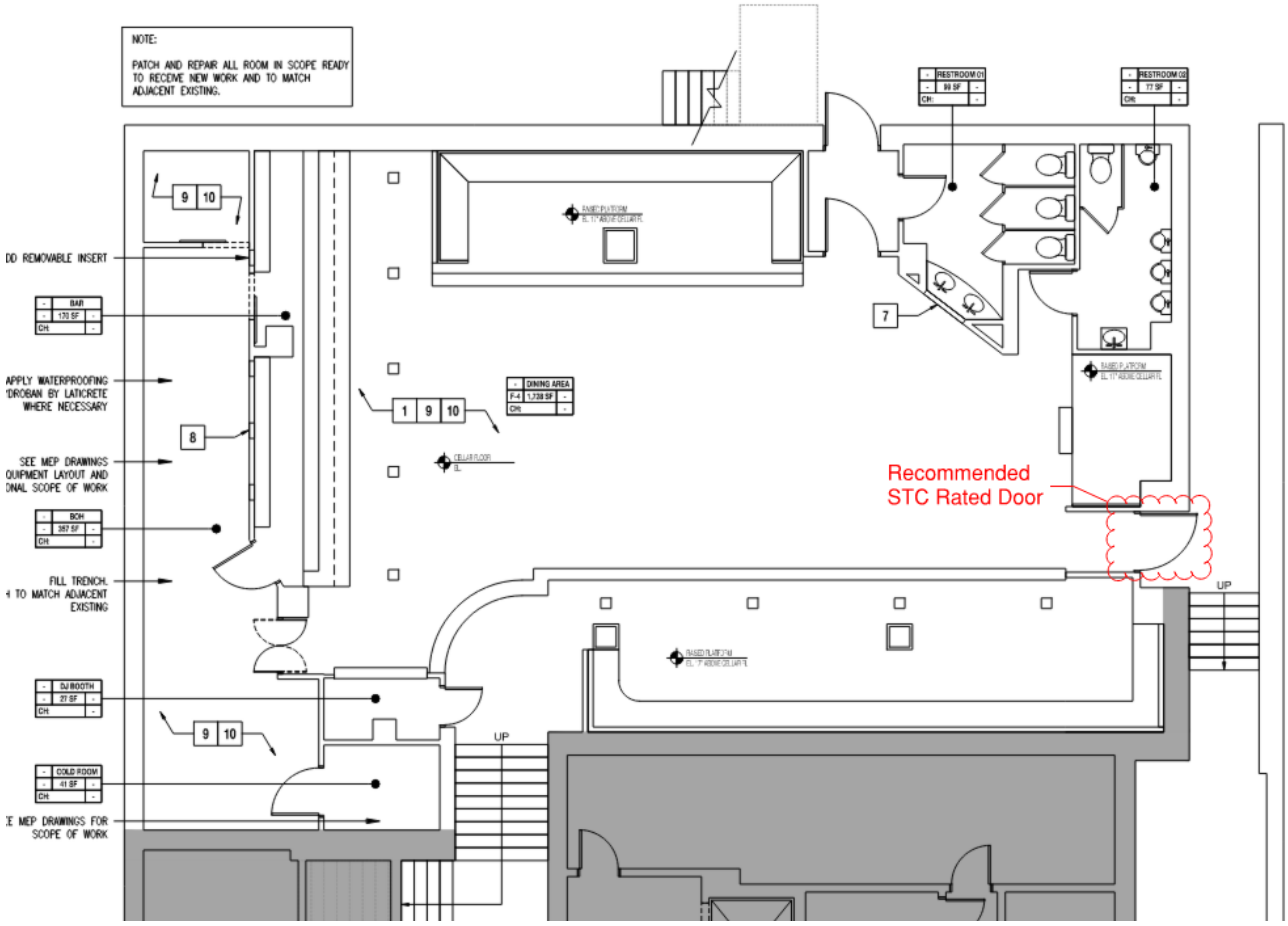


Figure 10 – STC Rated Door Recommendation Locations at the First Floor

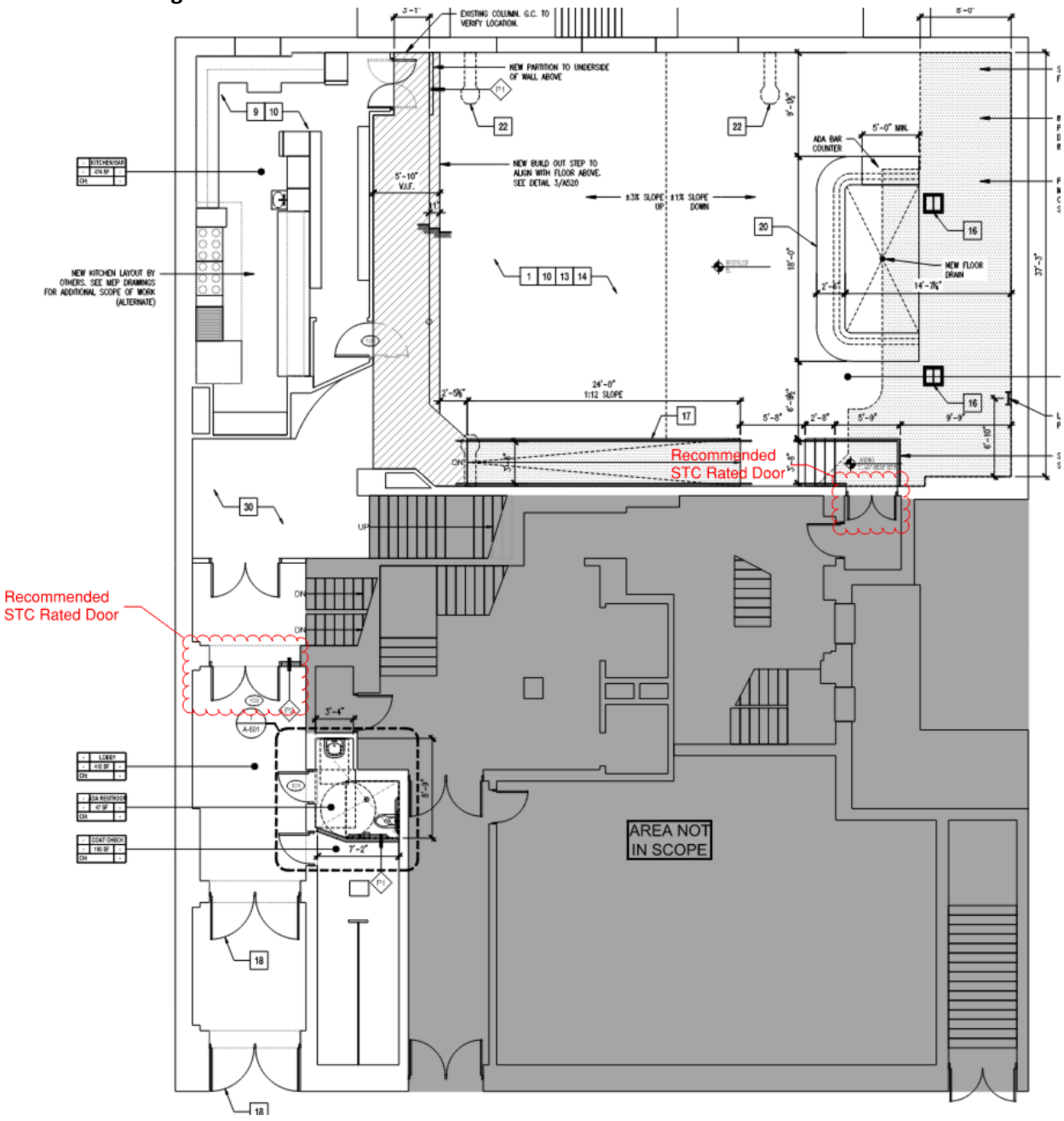
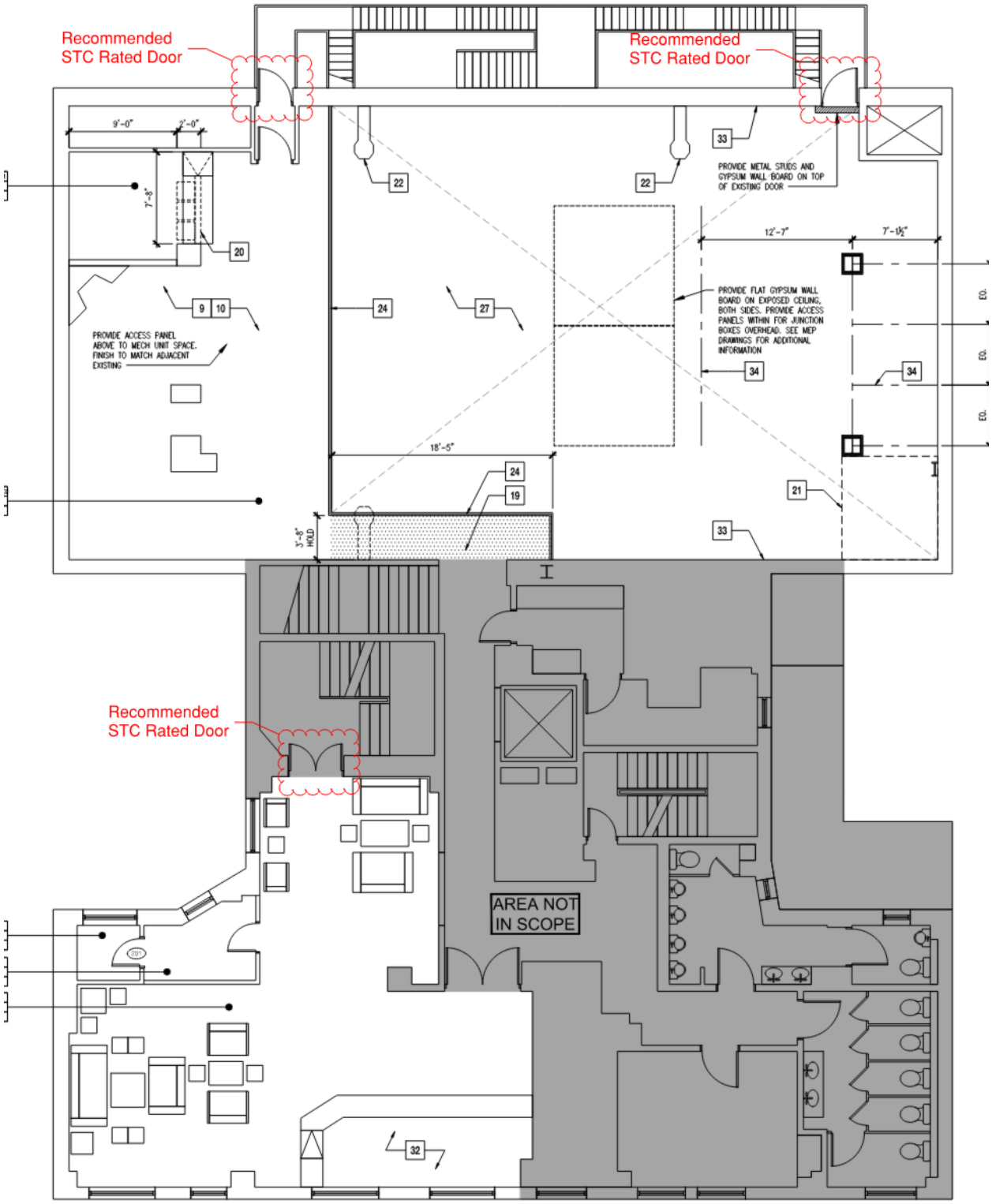


Figure 11 – STC Rated Door Recommendation Locations at the Second Floor



4.6 Additional Recommendations

- Speakers should be evenly distributed throughout the rooms and as close to patrons as possible. Placing speakers closer to patrons will result in lower and more evenly distributed sound levels. Locating speakers in ceilings may help to facilitate this.
- Speakers should not be rigidly attached to any building structure and should have isolators targeted at 93% isolation efficiency for the lowest operating frequency of the speaker. Rigidly attached speakers can result in additional sound transfer above and beyond the calculations performed. The final deflection for the isolators required will depend on the frequency ranges for the speakers and any crossover frequency

It is the responsibility of the Client to ensure that all construction is performed to specification and that activities are monitored to ensure that the Venue remains in compliance with NYC Noise Code.

5. COMMERCIAL MUSIC CODE ANALYSIS

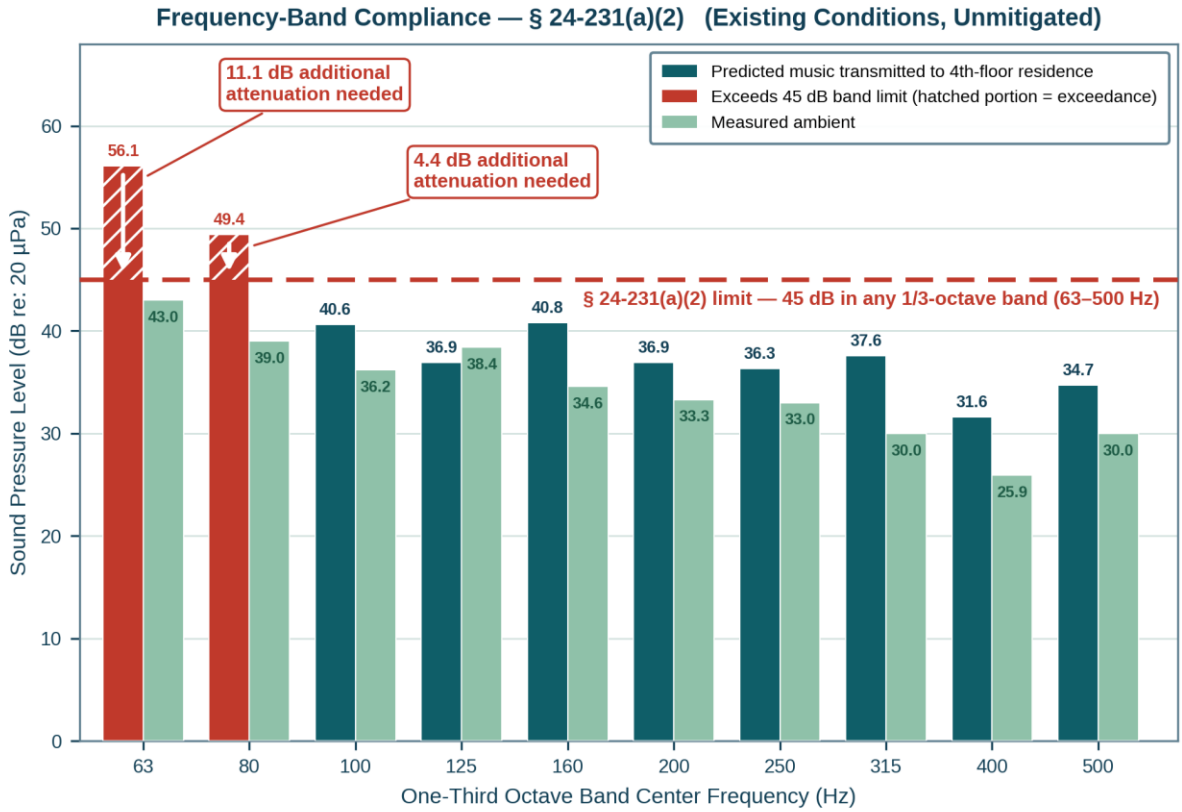
Using the test results from the NIC testing performed as well as information presented in the Acoustilog's reportpresented in the Acoustilog report, GZA has performed an estimation for compliance with the NYC Commercial Music Code. GZA's testing relied on ASTM standard NIC testing, which prioritizes mid-frequency sound transmission for the calculations, in line with the proposed use and industry standards. Acoustilog performed additional testing in 2021 using lower frequency transmission. It is GZA's understanding that no further construction or mitigation has occurred since that testing was performed, so the results are still relevant. The Acoustilog report presents data similar to NIC tests within one of the nearest residential units on the 4th floor, Unit 406. Although GZA was not provided access to the residential units on the 4th floor, data was collected within the hallway on the 4th floor. By synthesizing the data collected by Acoustilog in Unit 406's living room and the data collected in the 4th floor hallway, GZA has compiled an approximation of the noise reduction to the 4th floor based on the measured data. Using the noise reduction and an approximate sound spectrum of rock music played at 95 dB(A) and 104 dB(C) in the Theater, **Table 2** provides approximate expected sound levels from music at the 4th floor. The level of 95 dB(A) was chosen based on the Client's desired music level within the Theater. Values shown in red indicate code violations based on the current conditions.

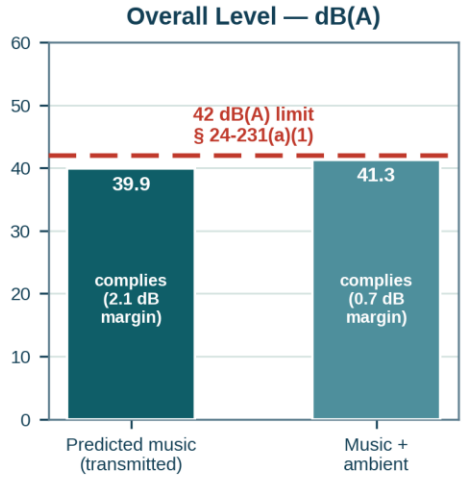
Table 2 – Commercial Music Analysis to 4th Floor Residences in dB re: 20 µPa

Description	Overall (dBA)	Overall (dBC)	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz	400 Hz	500 Hz
Total Sound Level in Theater (dB)	95.0	104.1	96.0	94.0	96.0	96.0	96.0	94.0	92.0	88.0	88.0	88.0
Synthesized Noise Reduction (dB)			39.9	44.7	55.5	59.1	55.2	57.1	55.8	50.7	56.7	53.6
Transmitted Level (dB)	39.9	56.9	56.1	49.4	40.6	36.9	40.8	36.9	36.3	37.6	31.6	34.7
Measured Ambient in 4th Floor Hallway (dB)	35.7	47.2	43	39	36.2	38.4	34.6	33.3	33	30	25.9	30
Transmitted + Ambient (dB)	41.3	57.3	56.4	49.7	41.9	40.7	41.7	38.5	38.0	38.3	32.7	35.9
Increase Over Ambient (dB)	5.6	10.1	13.4	10.7	5.7	2.3	7.1	5.2	5.0	8.3	6.8	5.9

There are expected code violations at 63 Hz and 80 Hz as the predicted levels are over the requirement of 45 dB. The 6 dB(C) provision of § 24-231 does not apply to this analysis because the measured ambient sound level (47.2 dB(C)) is below the 62 dB(C) threshold specified in the Code. However, with the mitigation including the acoustically decoupled walls and ceilings within the Theater as well as the limiter, GZA expects that the lower frequency sound levels at 63 and 80 Hz can be reduced and be brought to within compliance. The Table 2 results are summarized graphically in Figure 12, which compares the predicted levels to the applicable § 24-231 limits and indicates the additional attenuation needed to achieve compliance.

Figure 12 – Commercial Music Analysis Compared to NYC Noise Code § 24-231 Limits and Additional Attenuation Needed to Comply





6 dB(C) provision — § 24-231(a)(3): not applicable. Measured ambient of 47.2 dB(C) is below the 62 dB(C) threshold specified in the Code.

Basis: Table 2 — rock music source spectrum at 95 dB(A) / 104 dB(C) in the Theater; noise reduction synthesized from GZA 4th-floor hallway data (3/16/26) and Acoustilog Unit 406 data (2021). Additional attenuation needed = predicted transmitted band level − 45 dB limit. Exceedances occur at 63 Hz and 80 Hz only; all other bands and the overall 42 dB(A) limit comply. Limits per NYC Administrative Code § 24-231(a), measured inside a receiving dwelling unit.

6. CONCLUSION

Existing sound transmission paths via doors and the lack of an acoustically isolated ceiling within the Venue has previously led to increased sound transmission, leading to complaints from residents within the Building. However, with the installation of volume limiters and recommendations for new acoustically treated walls, ceilings, and doors, the sound isolation of the Venue can be increased significantly so that the proposed utilization is compliant with NYC Noise Code. Underpinning the entire noise mitigation strategy is a sound limiter. With the implementation of a limiter, the real-world sound isolation of the final installation is considered. The better the construction quality, the louder the limiter will be able to be set allowing for additional sound in the Venue. GZA will perform further studies at the Venue as architectural drawings/coordination progress so that GZA can recommend appropriate construction assemblies based on the specifics of the existing concrete/masonry structures.

If you have any questions, please do not hesitate to contact me at sean.harkin@gza.com or (631-847-1607).

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

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Associate Principal

Gene Bove, INCE
Consultant Reviewer

Attachments:
Limitations

USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) has prepared this report on behalf of, and for the exclusive use of Client for the stated purpose(s) and location(s) identified in the Report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to GZA.

STANDARD OF CARE

2. The conclusions presented in this report were based solely upon the services described in this report, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. Conditions at the facility are subject to change, therefore the compliance status at any given time could differ from the status at the time of ourreport.

3. This report describes the compliance status with respect to the environmental regulatory program(s) outlined in the report. Compliance with regulatory programs or specific regulatory requirements other than the program(s) outlined in this report have not been evaluated.

4. Information pertaining to the facility, structures, and operations and activities conducted at the facility was provided to GZA by Client as indicated within the report. In performing the services described oin the report, GZA has relied on the information provided by Client, including the accuracy and completeness thereof.

5. The purpose of this study was to review the regulatory compliance of current operations and activities conducted at the facility within the limits of the objective and scope of work described in our proposal and/or report. We did not attempt to assess the compliance status of present or past owners or operators of the facility.

6. Unless otherwise specified in the report, GZA did not perform testing or analyses to determine the presence or concentration of any chemicals, oils, asbestos, or polychlorinated biphenyls at the site, within site buildings, or in the environment at the site. Where such analyses have been conducted by an outside laboratory, GZA has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.

COMPLIANCE WITH CODES AND REGULATIONS

7. The regulatory compliance status described in this report has been evaluated based on our interpretation of regulations, and where appropriate, the interpretations provided by the applicable regulatory authority personnel at the time of our study. In some cases, these interpretations require subjective judgment and we cannot guarantee that all applicable regulatory authority personnel will interpret the regulations in the same manner as we have, or in the manner that the agency personnel we may have spoken to have. Applicable regulatory authorities' interpretations, requirements, and enforcement policies vary from district office to district office, from state to state, and between federal and state agencies. In addition, statues, rules, standards, and regulations may be legislatively changed and inter-agency and intra-agency policies may be changed from present practices from time to time.

8. In preparing this report, GZA has relied on certain information provided by federal, State, or local applicable regulatory authorities and other parties referenced herein, and on information contained in the files of federal, State, and/or local applicable regulatory authorities available to GZA at the time of our compliance study. Although there may have been some degree of overlap in the information provided by these various sources, GZA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of the study. Where information provided by Client was not complete, representations regarding the regulatory compliance of such operations and activities has not been made.

INTERPRETATION OF DATA

9. GZA's work was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area, and GZA observed that degree of care and skill generally exercised by other consultants under similar circumstances and conditions. GZA's findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the study. No warranty, express or implied, is made. Specifically, GZA does not and cannot represent that the Site contains no hazardous material, oil, or other latent condition beyond that observed by GZA during its study. Additionally, GZA makes no warranty that any response action or recommended action will achieve all of its objectives or that the findings of this study will be upheld by an applicable regulatory authority.

NEW INFORMATION

10. In the event that the Client or others authorized to use this report obtain information on environmental regulatory compliance issues at the facility not contained in this report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and, on the basis of this study, may modify the conclusions stated in this report.