

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> 58th Street Bar Company LLC & Hudson Leaseco LLC		<b>DOING BUSINESS AS (DBA)</b> Hudson Common; Private Park; Hudson Bar; Library	
<b>STREET ADDRESS</b> 353 West 57th Street		<b>CROSS STREETS</b> 8th & 9th Avenues	<b>ZIP CODE</b> 10036
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Richard Szymanski, CFO	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Donald M. Bernstein Victor & Bernstein, PC
	<b>PHONE:</b> 212-377-4178		<b>PHONE:</b> 212-486-6000
	<b>EMAIL:</b>		<b>EMAIL:</b> dbernstein@victorbernstein.com
<b>MANAGER</b>	<b>NAME:</b> John Beier	<b>LANDLORD</b>	<b>NAME:</b> Henry Hudson Holdings LLC
	<b>PHONE:</b> 212-554-6400		<b>PHONE:</b> 212-277-4200
	<b>EMAIL:</b> john.beier@mhgc.com		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> <i>(Check One)</i> <b>CORPORATE CHANGE APPLICATION</b>			
<input type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Transfer</b>	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization -- Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - on or about 9/14/2016
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM	6:30AM-4AM
	Kitchen	same	same	same	same	same	same	same
	Music	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM	6:30AM-12AM

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ** <i>occasional</i>	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (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
<b>INSIDE</b>	334	334	49	299	0	3	36
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	200	200	32	128	2	0	0
<b>SIDEWALK CAFÉ</b>	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor? 1 (lobby level/2nd floor)

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

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO	No
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	NO	Yes
Will you be hosting private; promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	Yes
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	Any outside promoters will be limited to marketing services
Will you have a security plan? If, yes please attach.	<input checked="" type="checkbox"/> YES	NO	Covered by hotel security
Will security plan be implemented?	<input checked="" type="checkbox"/> YES	NO	Covered by hotel security
Will State certified security personnel be used?	<input checked="" type="checkbox"/> YES	NO	Covered by hotel security
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	N/A
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="checkbox"/> NO	No
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes - Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See attached	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
When did applicant post the notice that was provided?		08/29/2016	
Where did applicant post the notice that was provided?		58th Street and 57th Street entrances to hotel	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	817-658-6458
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

## COMMUNITY NOTIFICATION/RELATIONS

West 55<sup>th</sup> Street Block Association

Contact: Christine Gorman

[West55ba@gmail.com](mailto:West55ba@gmail.com)

[cgormanhealth@gmail.com](mailto:cgormanhealth@gmail.com)

Date email sent: 8/29/2016

300 West 55<sup>th</sup> Street Block Association

Contact: Paul Loeb

[Plueb315@aol.com](mailto:Plueb315@aol.com)

Date email sent: 8/29/2016

Hudson Hotel Residents

Contact: Raul Larios

[rrlarios@hotmail.com](mailto:rrlarios@hotmail.com)

Date email sent: 8/29/2016

Westmore Organization 333 W. 57<sup>th</sup> Street

Contact: Amanda Cernitz

[acernitz@gmail.com](mailto:acernitz@gmail.com)

Date email sent: 8/29/2016

Parc Vendome Organization 430 W. 57<sup>th</sup> Street

Contact: Anita McDonagh

[awm3333@me.com](mailto:awm3333@me.com)

Date email sent: 8/29/2016

Colonnade Organization 347 W. 57<sup>th</sup> Street

Contact: Jesse Bondy

[jessbondy@aol.com](mailto:jessbondy@aol.com)

Date email sent: 8/29/2016

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	No change - application is for corporate change only		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Do you plan any changes to the existing façade? If yes, please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant have a vestibule within the establishment?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant use a storm enclosure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Yes
Will the establishment have an illuminated sign?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Will the establishment have a canopy extending over the sidewalk?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	No
Where will the air conditioner be located? What type is it?	N/A - existing establishment		
When was the air conditioner installed?	N/A - existing establishment		

<b>OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ</b>			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes - private park
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A - application is for corporate change only
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No - see prior stipulations
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	N/A
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	N/A
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	YES	NO	N/A
Will applicant use umbrellas?	YES	NO	N/A
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?	YES	NO	N/A

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

All prior stipulations remain in effect.

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*



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

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

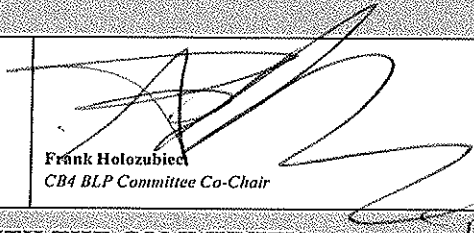
Manhattan Community Board 4 (MCB4) recommends:

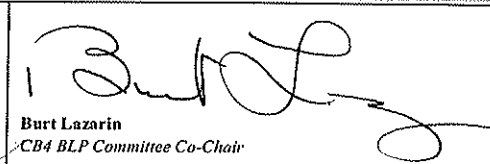
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial  Approval

**CB4 REPRESENTATIVES**

  
Nelly Gonzalez  
CB4 Assistant District Manager

  
Frank Holozubiec  
CB4 BLP Committee Co-Chair

  
Burt Lazarin  
CB4 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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

**SIGN HERE**



Donald M. Bernstein

PRINT NAME OF APPLICANT

Donald M. Bernstein

SIGNATURE OF APPLICANT

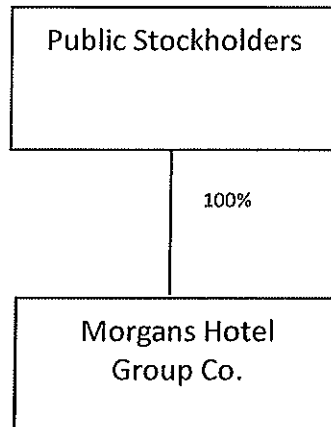
08/31/2016

DATE

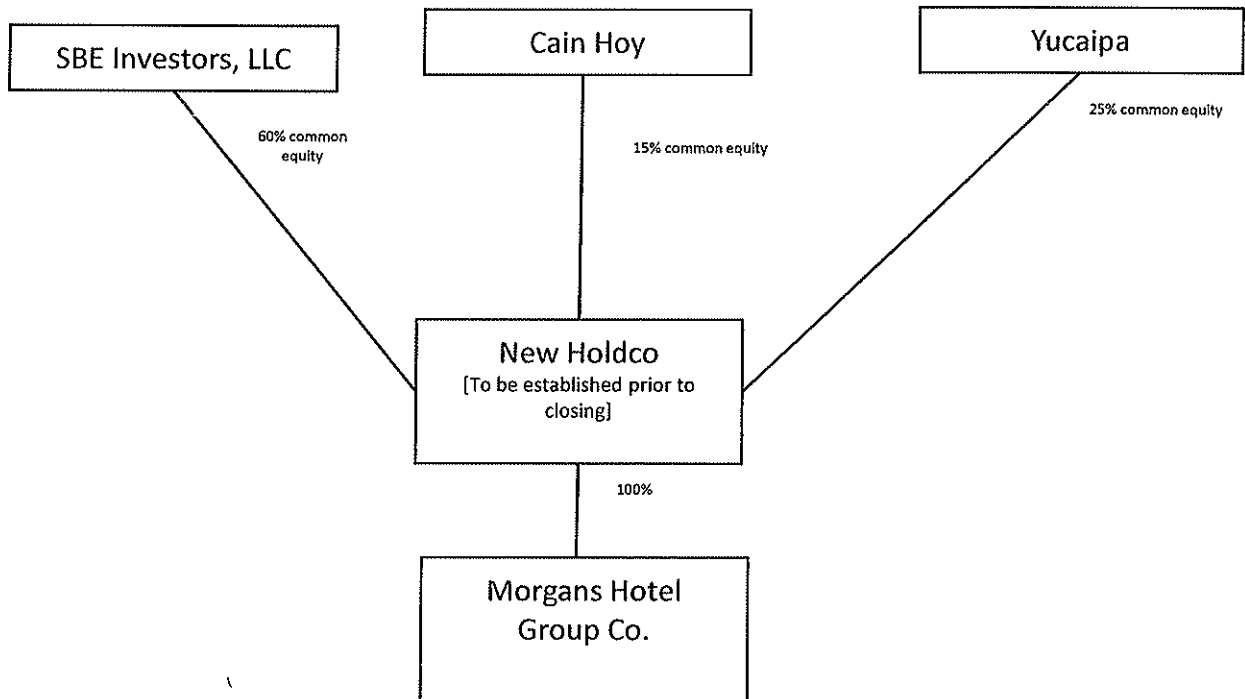
9/13/16

# Organizational Chart

## Pre-Closing



## Post-Closing



## METHOD OF OPERATIONS

License #	Date exp.	Area covered	indoor or outdoor	occupancy	bars	music	hours	Stipulations
1126521 Hudson Common, Henry, Library, Private Park,	5/31/2018	Hudson Common, Henry, Library, Private park,	indoor and outdoor	534 occupancy - 334 indoor and 200 outdoors	3 full bars inside with 35 stools and 2 service bars outside	various	various	all previous stipulations remain in place
		Hudson Common	indoor	25 tables - 100 chairs	1 stand up - 18 stools	background and occasional DJ	MO-SU 6:30 to 4:00am	
		library	indoor	7 tables and 114 seats	1 stand up bar	background	MO-SU 6:30 to 4:00am	
		Henry Hudson bar	indoor	85 lounge seats	1 stand up - 18 stools	background and DJ	MO-SU 6:30 to 4:00am	
		Private Park	outdoor	32 table s- 128 chairs	2 service bars	Background music only SU -WE music until 10 PM TH-SA music until 11pm - music at 45 DB	MO-SU 6:30 to 11PM	



CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD FOUR

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

JOHN WEIS  
Chair

ROBERT J. BENFATTO, JR., ESQ.  
District Manager

February 19, 2010

Dennis Rosen  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

**Re: 58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall  
353 West 57<sup>th</sup> Street (8<sup>th</sup> /9<sup>th</sup>) (actual listing 356 West 58<sup>th</sup> Street)**

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of an alteration of a full operating liquor license for 58<sup>th</sup> Street Bar Company LLC d/b/a Hudson Hall, unless the following stipulations, agreed to by the applicant, are part of the method of operation for this establishment:

- This application covers the restaurant portion within the Hudson Hotel only. The operator of the hotel (applicant) is taking over operation of the restaurant (Hudson Cafeteria) that was previously operated by a separate company and will operate it under the management of the hotel.
- Hours of operation will be 6:30 am to 4:00 am, 7 days per week. The outdoor space will be closed at midnight every night.
- There will be use of outdoor spaces on the mezzanine rooftop for food service to the 32 tables/128 seated patrons of the 'private park.'
- The operator is not applying for a cabaret license.

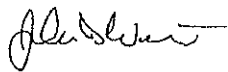
The following are agreements the applicant entered into with the community:

- The operator will not use outside promoters but the establishment will be available for private parties.
- The applicant stated they will have background music playing inside the restaurant. No amplified sound/music will be played outside. Applicant agreed to remove all outdoor speakers that currently exist.
- There will be no French doors or windows that open to the 'private park.'

- Kitchen exhaust will not change. Applicant stated the exhaust exits through ventilation above the highest floor of surrounding buildings and is constructed in a manner to not disturb neighboring residents or offices. Applicant stated it is compliant with NY DOB code.
- Applicant agreed to work with CB4 to resolve noise complaints that may arise from neighbors. Applicant has provided 24 hour telephone numbers for the general manager to CB4 office.

A signed copy of the stipulations agreed to by the applicant is enclosed. This application is for a restaurant with one bar that will seat 18 patrons and 25 dining tables that seat 100 patrons inside. The 'private park' outdoor mezzanine will seat 128 patrons at 32 tables. Total capacity of all hotel restaurant space and bars is 515.

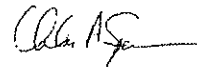
Sincerely,



John Weis  
Chair  
Manhattan Community  
Board 4



John Owens  
Co-Chair  
Business License & Permits  
Committee - North



Chuck Spence  
Co-Chair  
Business License & Permits  
Committee - North

**Manhattan Community Board 4**  
(All Fields Must Be Completed)

Liquor License Stipulations Application

<b>APPLICANT</b> 58 <sup>th</sup> Street Bar Company LLC & Hudson Leaseco LLC		<b>DOING BUSINESS AS (DBA)</b> Hudson Hall & Tequilla Park		
<b>STREET ADDRESS</b> 353-361 W 57 <sup>th</sup> Street n/k/a 356 W 58 <sup>th</sup> Street		<b>CROSS STREETS</b> 8 <sup>th</sup> & 9 <sup>th</sup> Avenue		
<b>OWNER</b>	<b>NAME:</b> Richard Szymanski, CFO	<b>ATTORNEY</b>	<b>NAME:</b> Victor & Bernstein, P.C.	
	<b>PHONE:</b> 212-277-4178		<b>PHONE:</b> 212-486-6000	
	<b>FAX:</b> 212-277-4260		<b>FAX:</b> 212-486-8668	
<b>MANAGER</b>	<b>NAME:</b> Michael Walsh	<b>LANDLORD</b>	<b>NAME:</b> Henry Hudson Holdings LLC	
	<b>PHONE:</b> 646-510-0412		<b>PHONE:</b> 212-554-6400	
	<b>FAX:</b>		<b>FAX:</b> 212-554-6405	
<b>DESCRIPTION OF BUSINESS</b>				
<b>Establishment Type:</b>	<input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Bod & Breakfast <input type="checkbox"/> Eating Place Beer <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Restaurant <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Club (Fraternal Organization - Members Only) <input type="checkbox"/> Other (Explain): _____			
<b>Method of Operation:</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Pizzeria <input type="checkbox"/> Cafe <input type="checkbox"/> Other (Explain): Two Lounges & Outdoor Private Park			
<b>License Type:</b>	<input type="checkbox"/> On-Premise <input type="checkbox"/> Wine <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer			
<b>APPLICATION TYPE</b> (check one)	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
		What is/was the name of establishment?		
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	YES	NO
		If alterations or operational changes are being made, please attach the plans to this form.		
	<input type="radio"/> Alteration	What is the current license #?	1126821	
		What is the expiration date on the current license?	May 31, 2014	
Please describe the nature of the alterations and attach the plans		See attached		



OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	
	Music	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	630 a.m. 4 a.m.	
	Kitchen	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	630 a.m. 12 a.m.	
OCCUPANCY										
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	515	515	49	299	2	3	35	128	32	
How many floors are there? What is the capacity for each floor? (please respond in space provided)							1 + kitchen on mezzanine			
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A			
Will you be hosting private parties and promotional events?					YES	NO	N/A			
Will outside promoters be used?					YES	NO	N/A			
Will the security plan submitted be implemented?					YES	NO	N/A			
Will State certified security personnel be used?					YES	NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	NO	N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DCFI for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	N/A			
Will the applicant be applying for a Sidewalk Cafe now or in the future? (please respond in space provided)					YES	NO	N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	NO	N/A			
If you plan to have music, what type(s)?			BACKGROUND	LIVE MUSIC	DJ	Occasional DJ otherwise piped in recorded music				
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	NO	N/A			
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	N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.					YES	NO	N/A			

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	NO	N/A	
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	<input checked="" type="checkbox"/> NO	N/A	See attached
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	N/A	Existing establishment
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A	Existing establishment
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A	Existing establishment
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A	See attached
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	Existing establishment

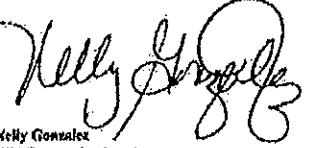
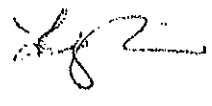

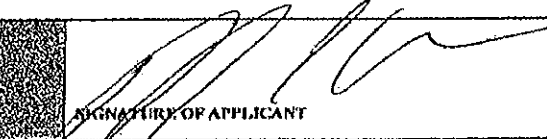
LOCATION & ZONING				
Primary Zoning District:	Mixed	Overlay (If Applicable):		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	N/A	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	NO	N/A	
Is a Public Assembly permit required?	YES	NO	N/A	Existing establishment
Are your plans filed with DOB?	YES	NO	N/A	
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: Transient Hotel			
Adjacent Buildings	<input checked="" type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1			
	# 2			
	# 3			

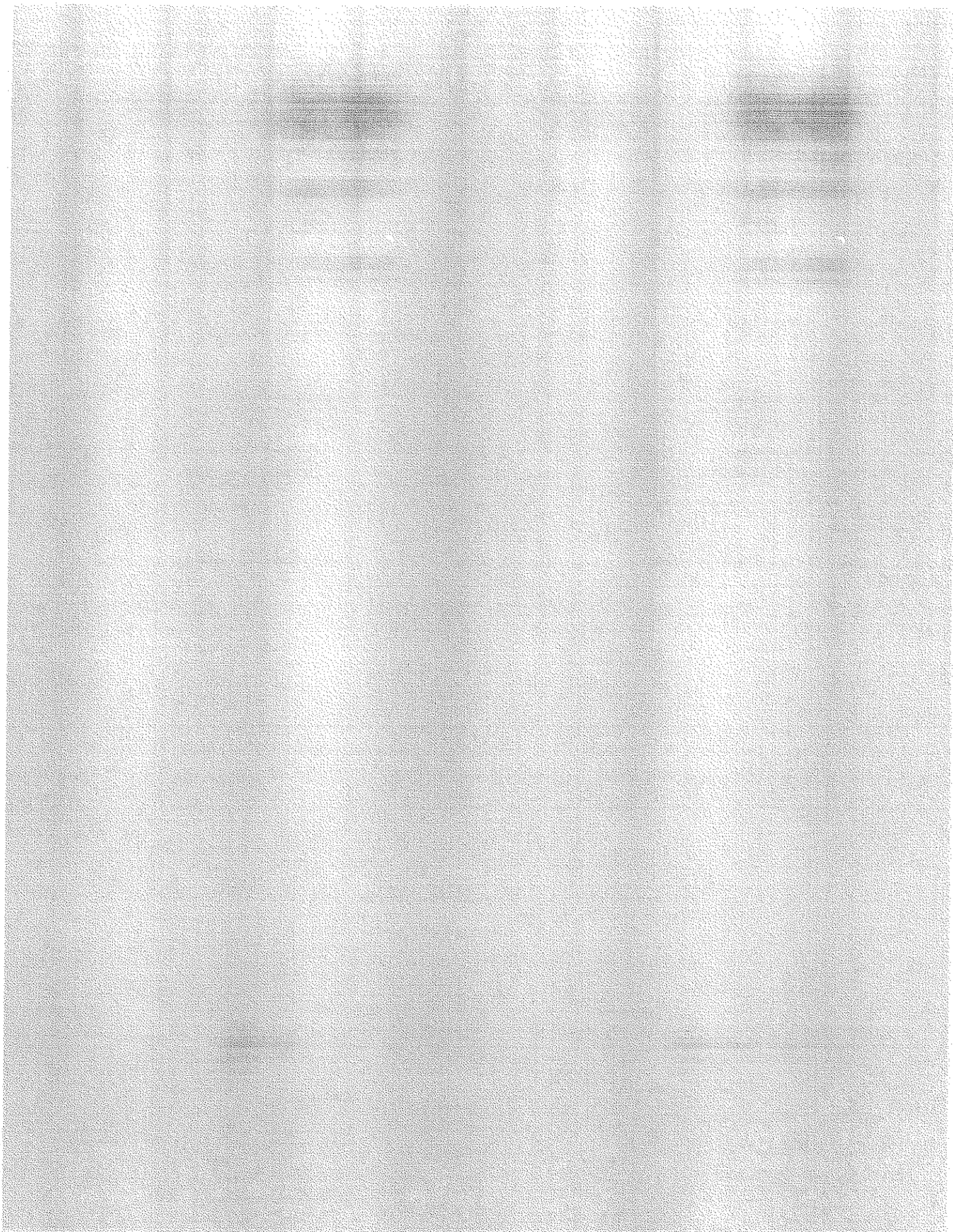
**ADDITIONAL INFORMATION (Applicant Use)**

**ADDITIONAL NOTES (Applicant Use)**

**ADDITIONAL STIPULATIONS (Omni DJ's Only)**

- Applicant will implement sound report dated May 10, 2010 with additional installations
- Applicant will arrange meeting with tenants & acoustilog to discuss treatment and other alterations options
- Applicant will not use a DJ until sound report is issued and recommendations are enacted and implemented
- Applicant will install limiters with remote access only and omni directional speakers
- Noise mitigation for Hudson Private Park and Sky Terrace (see attachment and incorporate in stipulations)
- Applicant will not use a DJ until resolution at July 10, 2012 meeting
- Applicant will continue to meet with the tenants & HCC
- See attached HCC conditions & responses
- Attached signed agreement by Mike Walsh will be incorporated in the stipulations

Manhattan Community Board 4 (MCB4) recommends:		<input type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
COMRE REPRESENTATIVES		
 Kelly Gonzalez <i>CB4 Community Associate</i>	 Lisa Doglia <i>CB4 BLP Committee Co-Chair</i>	 Paul Seres <i>CB4 BLP Committee Co-Chair</i>
APPLICANT AGREEMENT WITH THE COMMUNITY		
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.		
SIGN HERE →	 SIGNATURE OF APPLICANT	Wednesday, July 25, 2012 DATE



Community Board 4: Business Licenses & Permits

(350 W. 58th Street Actual Listing)

APPLICANT 58th Street <sup>Bar</sup> Company LLC		ADDRESS 353-361 W 57th Street		TYPE OF LICENSE Alteration - OP				
DOING BUSINESS AS (DBA) Hudson Hall		CROSS STREETS 8/9						
DESCRIPTION OF APPLICATION To incorporate into 58th Street Bar Co			OWNER REPRESENTATIVE Simon Mais - General Manager		LAWYER Donald Bernstein			
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4	6:30-4
	Music	"	"	"	"	"	"	"
	Kitchen	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12	6:30-12
SEATING & TABLES	INDOOR			BAR		OUTSIDE		
	CAPACITY	SEATS	TABLES	SEATS	TABLES	SEATS	TABLES	
	515	515	82					
<b>OPERATIONAL ISSUES</b>								
Will you be applying or intending to apply for a cabaret license?				YES	NO	N/A		
Will you be hosting private parties and promotional events?				YES	NO	N/A		
Will outside promoters be used?				YES	NO	N/A		
Will the security plan submitted be implemented?				YES	NO	N/A		
Will State certified security personnel(s) be used?				YES	NO	N/A		
Will New York Nightlife Association recommendations be followed?				YES	NO	N/A		
Will the applicant be using delivery bicycles?				YES	NO	N/A		
Will applicant have music?				YES	NO	N/A		
If you plan to have music, what type(s)?				BACKGROUND	LIVE MUSIC	DJ		
<b>BUILDING DESIGN</b>								
French doors and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.				YES	NO	N/A		
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants?				YES	NO	N/A	Already existing	
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	N/A		
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.				YES	NO	N/A		
If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations.				YES	NO	N/A		

OUTDOOR ITEMS			
Will applicant use the rooftop or rear yard?	YES	NO	N/A
The rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	N/A
The service and consumption of alcohol in the rear yard, or the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	N/A
Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	N/A
Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

N/A - existing establishment  
 ↓  
 runs to 12:00 @ night for outdoor space....

OTHER / NOTES:	Tables	Chairs	Bar Stools
Hudson Hotel	23	100	18
Library lounge	7	114	0 → main
Hudson Bar	18	143	12 → main
Private Park	32	128	0

each have own license

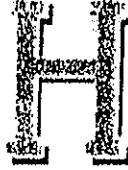
\* Not hotel's license. The restaurant license → that restaurant is closing down. So they are taking that license into the hotel operation.  
 NO Amplified sound - on outside

**AGREEMENT:** Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

APPLICANT / ATTORNEY SIGNATURE	DATE 1-12-10
CBA COMMUNITY ASSOCIATE, NELLY GONZALEZ	DATE
CBA BLP COMMITTEE CO-CHAIR	DATE 01-12-10
CBA BLP COMMITTEE CO-CHAIR	DATE

we received phone number of general manager for "The Hudson"





Corey Johnson, Chairman  
Manhattan Community Board 4  
330 West 42<sup>nd</sup> Street, 26<sup>th</sup> Floor  
New York, NY 10036

Dear Chairman Johnson,

Over the last six months Hudson has made significant nightlife operational changes and prepared/presented a sound attenuation plan developed by Alan Fierstein, Acoustilog, Inc. (see attached). We have also prepared/presented a hotel noise mitigation plan (see attached) in response to the concerns of the Hudson Hotel Tenants Association regarding noise complaints.

At the current time Hudson Hotel is permitted to operate its outdoor venues until midnight as per 2010 stipulations and as confirmed to us by CB4. The currently adopted outdoor closing hour guidelines do not apply to Hudson as it was approved before the guidelines were in place. In response to noise concerns raised during the Business, Permitting and Licensing Committee on July 10<sup>th</sup> 2012 the management of the Hudson Hotel is willing to offer the following concessions and operate under the following alterations and modifications in all outdoor venues as of July 25<sup>th</sup> 2012.

**A. Residence units 1546 & 2212 (families with children)**

1. Install sound proof windows in both units
2. Replace existing window A/C units with new in wall PTAC units

**B. Hudson Private Park (interior courtyard)**

1. Operate outdoor space as follows:
  - a. Sunday --Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday -- Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.

**C. 29<sup>th</sup> Floor (Tent)**

1. Install sound attenuation material on entire penthouse floor in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

HUDSON

LOCATION: 350 WEST 66 STREET  
NEW YORK CITY NY 10018

CONTACT: P 212 664 8000  
F 212 664 8001

WEB: MORGANHOTELGROUP.COM

2. Install noise mitigating glass and aluminum wall panels on remaining two sides of penthouse terrace in 2013 prior to opening and operating space for the season, approximately April, as recommended by a certified acoustical engineer.

**D. Sky Terrace (15<sup>th</sup> Floor Garden)**

1. Operate outdoor space as follows:
2. Operate outdoor space as follows:
  - a. Sunday --Wednesday (Open with music till 10pm, Close outdoor space at 11pm)
  - b. Thursday --Saturday (Open with music till 11pm, Close outdoor space at 11pm)
  - c. Operate music level at 45 decibels as measured inside resident units as recommended by Alan Fierstein's Sound Attenuation Plan.
3. Operate with background music only

In addition, the Hudson Hotel Tenant Association has raised concerns regarding electrical upgrades in the building. While these electrical upgrades are unrelated to the alteration application pending at CB4, the Hudson as a landlord is committed to providing a satisfactory quality-of-life for its residents.

Therefore, as discussed with the Hudson Hotel Tenant Association, Hudson will perform the following electrical work to correct resident's complaints regarding circuit breakers that trip out on a constant basis.

1. Resident Floors 20,21,22 to be inspected by licensed electrician
2. Receive a proposal from licensed electrician that will solve the issue of electrical circuits that trip out.
3. Review proposal scope with tenant association to insure that concerns expressed by residence are taken into consideration.
4. Implement licensed electricians proposal by year end 2012.

Respectfully,



Mike Walsh  
MHG Regional Vice President, Northeast