

Manhattan Community Board Five

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

December 10, 2019

Michael E. Jones
Deputy Chief Executive Officer
New York State Liquor Authority
Alcoholic Beverage Control Division
317 Lenox Ave.
New York, N.Y. 10027

RE: Community Board Five Broadway Corridor Liquor License Task Force Report

Dear Deputy Chief Executive Officer Jones:

At the regularly scheduled monthly Community Board Five meeting on Thursday, November 14, 2019, the following resolution passed with a recommendation to approve with a vote of 32 in favor; 0 opposed; 1 abstaining:

WHEREAS, Community Board Five convened a Broadway Corridor Liquor License (BCLL) Task Force; and

WHEREAS, CB5 tries to balance the needs of the entire community — ensuring the quality of life of the residents, while also allowing for businesses to flourish; and

WHEREAS, CB5 has noticed a dramatic increase in the number of liquor license applications for the blocks around Broadway between Madison Square Park and Herald Square; and

WHEREAS, The number of hotels (and hotel guest rooms) in that area has tripled in the last ten years; and

WHEREAS, New residential development in this area, along with potential development and empty lots has the potential to vastly increase the residential population in this area over the next few years; and

WHEREAS, Due to this vast and abrupt increase in development in the area, the BCLL Task Force evaluated:

1. the current conditions in this area - survey of preexisting and more recent licenses added over the past few years, how long they have been in business, their capacity (legal occupancy), identification of method of operation (hours, type of operation, dancing, outdoor space, rooftop, sidewalk cafe, etc.), and other relevant factors determining the recent evolution and current status of the area including identification of residential buildings, bike lanes, sidewalk congestion, and other factors making a special circumstance for this area; and

2. how the influx of hotels into this area may be relevant; and

WHEREAS, Over a period of four months, the BCLL Task Force gathered information by meeting with residents, businesses, block associations, neighborhood groups, and building owners, as well as engaging in direct community outreach; and

WHEREAS, The report of the BCLL Task Force (attached hereto, the "BCLL Report") was presented to PSQ and supported unanimously by the Committee after discussion took place at the PSQ meeting on October 30, 2019, with comments and input taken from the public; and

WHEREAS, The BCLL Report made various recommendations to ensure the normalized growth and development of the area from 26th Street to 31st Street, between 5th Avenue (including the West side of 5th Avenue) and 6th Avenue (including the East side of 6th Avenue), which area shall be designated the "Broadway Corridor Restricted Licensing Area" or "BCRLA"; therefore be it

RESOLVED, In furtherance of the foregoing, Community Board Five **adopts** the Policy on the Broadway Corridor Restricted Licensing Area attached hereto; and be it further

RESOLVED, Community Board Five **urges** the New York State Liquor Authority to review the BCLL Report and its findings and to support the restrictions contained in the Policy on the Broadway Corridor Restricted Licensing Area as applied to applications relevant thereto; and be it further

RESOLVED, Due to the vast increase in capacity of bar and restaurant space in the BCRLA, along with increased traffic and smaller size of sidewalks on Broadway, CB5 shall use a heightened degree of due diligence for approval of sidewalk cafes in the BCRLA; and be it further

RESOLVED, To develop more accurate data regarding congestion in the BCRLA, CB5 requests that the NYCDOT conducts traffic studies and pedestrian count analysis throughout the BCRLA

MANHATTAN COMMUNITY BOARD FIVE

POLICY ON THE BROADWAY CORRIDOR RESTRICTED LICENSING AREA

Manhattan Community Board Five hereby establishes the "BROADWAY CORRIDOR RESTRICTED LICENSING AREA" or "BCRLA" to include the area from 26th Street to 31st Street, between 5th Avenue (including the West side of 5th Avenue) and 6th Avenue (including the East side of 6th Avenue); and

Any new application for a liquor license within the Broadway Corridor Restricted Licensing Area may only be approvable provided that:

1. The PSQ Committee finds the proposed "method of operation" of the premises generally compatible with the nature of the Broadway Corridor Restricted Licensing Area; and
2. Hours of operation of the premises shall not be later than:
 - i) Sunday through Wednesday nights: closure no later than 1:00 AM; and
 - ii) Thursday through Saturday nights: closure no later than 2:00 AM; and

3. If there is any outdoor space (including any unenclosed or semi-enclosed area — rooftops and backyards, as well as decks, balconies, open windows, terraces, etc.), such outdoor space comply with CB5’s Rooftop/Rear Yard On-Premises Liquor License Policy, i.e. closing no later than 10:00 pm Sunday through Thursday and no later than 11:00 pm Friday and Saturday, which hours may be reduced subject to specific conditions in the particular location; and
4. Outdoor pool locations with bar service shall be limited to use by hotel guests only; and
5. For any outdoor space adjacent to a residential building, protections shall be implemented to preserve the privacy of any abutting residential areas; and
6. No music, including ambient music, will be permitted in any outdoor space other than a rooftop space more than ten stories above nearby residential buildings; and
7. No DJs or live music shall be played in any outdoor space at any time; and
8. Any areas with permitted outdoor music will require a sound engineer to survey the premises and surrounding area and make recommendations to prohibit sound from traveling outside of the space. In addition to providing an initial analysis and recommendations, there should be a follow up by the sound engineer to confirm that the recommendations were actually implemented and are achieving the recommended sound limits; and
9. For any hotel liquor license or any on-premises liquor license within a hotel where the applicant requests later operating hours to accommodate late-arriving hotel guests, PSQJ may consider such request but only for a specifically designated space, indoors only, which space is accessible by hotel guests only; and
10. For any on-premises liquor license not within a hotel, the premises shall contain not more than 4,000 square feet of space for patron use if it is within a one block radius from an existing “Business Class”, “Boutique Hotel” or similar “Large Scale” operation and establishment that has already been granted and is validly operating according to a suitable hotel and/or on-premises liquor license; and
11. For any on-premises liquor license not within a hotel, the premises shall include either a full kitchen, or a food preparation area that is suitable, and logically related to the proposed method of operation and in compliance with all local regulations; and
12. For any on-premises liquor license in a co-working space or a private club, the following additional restrictions shall apply:
 - i) alcohol may be provided for members and their immediate guests only, not the general public; and
 - ii) special events open to non-members shall be limited; and
 - iii) no alcohol shall be accessible (i.e. self-serve) after hours of operation; and
13. The establishment’s proposed use and method of operation shall be consistent with the certificate of occupancy and permitted use and zoning category on record with the NYC Department of Buildings; and
14. The premises shall not be used as a cabaret, disco, or nightclub, except to the extent that the applicant can show by clear and convincing evidence that any such use and method of operation will not cause problems or disturbances unsuitable for the mixed commercial and residential nature of the BCRLA, as determined using the following matrix:

Key Issues	Less Desirable	1	2	3	4	5	More Desirable
Size	Larger						Smaller
Method of Operation	Nightclub, bottle service, private events, bottomless brunch						Restaurant or Bar
Hours	4am						2am
Promoters	Used						None
Noise Level	DJs, live music, large sound system						Ambient music, smaller sound system
Crowd Control	Velvet Rope; Outdoor queuing						Indoor Queue
Proximity to Residences	Abutting or close to						Farther From
Outdoor Space	In highly trafficked area						In less trafficked area

15. There must be sufficient space provided for patrons to wait for access in order to prevent crowds cueing on the sidewalks and, as necessary, security personnel must discourage patrons from gathering on sidewalks after exiting; and

16. Hotels must conduct traffic studies to determine optimal traffic patterns for loading docks of the hotel, in order to reduce street traffic congestion and noise; and have a security guard or attendant to help with the flow of traffic; and

17. The applicant shall provide a 24-hour hotline phone contact (in the case of a hotel, a number other than the front desk) with the Authority to immediately address complaints and an email contact for non-critical issues; and
18. The applicant shall meet with PSQL committee members and nearby community residents to negotiate details of their methods of operation; and
19. The applicant shall execute and deliver a legally-binding affidavit, whereby the applicant shall:
 - i) Represent, for each area of the premises (a) the square footage, (b) the capacity, (c) the "method of operation," (d) the number and location of all patron bars and service bars; and
 - ii) Agree to all conditions and stipulations as required by the PSQL Committee as a condition to approval of the application; and
 - iii) Agree to incorporate all of the restrictions into the "Method of Operation" included as part of the liquor license application submitted by applicant to the New York State Liquor Authority, a copy of which shall be simultaneously submitted to CB5.

Existing establishments in good standing with CB5 that became licensees prior to the adoption of this Policy shall be required to maintain their current method of operation. Notwithstanding the foregoing, any existing establishment that has community complaints, police reports, or that attracts violence, illegal activity, and/or creates a public nuisance, shall not benefit from this "grandfather" clause and may be subjected to these restrictions or even stricter scrutiny, and possibly referred to the State Liquor Authority for enforcement action.

MANHATTAN COMMUNITY BOARD FIVE
COMMITTEE ON PUBLIC SAFETY AND QUALITY OF LIFE
REPORT OF THE BROADWAY CORRIDOR TASK FORCE

Overview and History

The Public Safety and Quality of Life (PSQL) Committee of Manhattan Community Board Five is responsible for, among other things, reviewing liquor license applications in the district. In doing so, we try to balance the needs of the entire community — ensuring the quality of life of the residents, while also allowing for the businesses to flourish. In fact, we feel that both go hand in hand. A happy resident is a happy customer.

The PSQL Committee has noticed a dramatic increase in the number of liquor license applications for the blocks around Broadway Avenue between Madison Square Park and Herald Square. According to the New York State Liquor Authority, there are 81 active liquor licenses in this area. Of those, 45 have been granted in the past 5 years; 26 in the past 2.5 years. This represents 7.39% of all liquor licenses granted in CB5 over the past 5 years, which is disproportionate to its size, both in terms of Lot Area (6% of CB5) and Building Floor Area (3.84% of CB5) (according to Primary Land Use Tax Lot Output data, which is

maintained by the City’s Department of City Planning). See Appendix A for a map outlining this vast increase.

This area is zoned an M1-6 district with manufacturing or commercial being the only as-of-right use. However, numerous residential and mixed use buildings are scattered throughout the area, as well as a number of high-rise residential buildings on 6th Avenue resulting from rezoning in the 1990s. Buildings off of the 6th Ave. corridor are, by and large, coop loft conversions from the 70s-80s with a zoning variance, and mixed use buildings with long-term rental units, many of which are either artists’ spaces (AIR) or “tenant as of right” spaces with no eviction. Within the Task Force Area, hotel and office (i.e. commercially purposed) space is the only as of right usage permitted — as a result, not only has the rezoned area allowed for large residential development, hotel construction in the area has also boomed.

The number of hotels (and hotel guest rooms) in the past ten years has tripled. There are currently six new hotels being built, which, when completed, will substantially increase the number of guest rooms in this area (from approximately 1200 to 2500) resulting in an increased occupancy of 2100 to 4400 persons. The multiple restaurants and bars in these spaces will be large, increasing the potential capacity of such venues (from none in 2009 to 5,600-8,000 in 2019). Combined with hotel guests, the total capacity has the potential to add 7,000 to 12,400 patrons to the area.. See hotel guidelines below, and in Appendix B.

The new development in this area, along with potential development (there are ten new building permits issued since 2012, according to the Department of Buildings; see Appendix E) and empty lots has the potential to vastly increase the residential population in this area as well. In fact, according to median sale prices for 2018, this area is the second most expensive in the city, behind only Tribeca. Moreover, the Landmarks Preservation Commission has declined to extend the Ladies’ Mile Historic District, thus allowing for the possibility of more rapid development in the area.

In addition, many commercial upper-floor spaces have been converted from warehouse/wholesale use to shared-work spaces, many of which are now applying for liquor licenses, potentially creating multiple venues in buildings already having a licensed restaurant/bar on the ground floor. There are currently seven of these spaces in the Task Force area, including Nomad, Glass Ceiling, and The Yard co-working spaces.

Even as development has grown exponentially, traffic has become restricted — Broadway now has restricted access to the north of 32nd Street and decreased to one lane—along with 29th and 26th streets—to accommodate protected bike lanes. This will only add to issues of density and crowd/traffic control.

Due to this vast and abrupt increase in development in the area, Board Chair Vikki Barbero and PSQL Committee Chair Nicholas Athanail convened the Broadway Corridor Liquor License (BCLL) Task Force, to evaluate:

1. The current conditions in this area - survey of preexisting and more recent licenses added over the past few years, how long they have been in business, their capacity (legal occupancy), identification of method of operation (hours, type of operation, dancing, outdoor space, rooftop, sidewalk cafe, etc.), and other relevant factors determining the recent evolution and current status of the area; identification of residential buildings, bike lanes, sidewalk congestion, and other factors making a special circumstance for this area;

2. Analysis about how the influx of hotels in this area may be relevant;

Over a period of four months, the BCLL Task Force has gathered information by meeting with residents, businesses, block associations, neighborhood groups, and building owners, as well as engaging in direct community outreach. After reviewing this information, the Task Force has come to the following conclusions.

Guidelines:

Geographic Area

The M1-6 district lies from 23rd St. to 31st St., between 5th Ave and 6th Ave (thus including Broadway). After a survey of the businesses, liquor licenses, hotels, and residences in this district, the Task Force came to the conclusion that the busiest and densest area - with the most concern of unchecked development - and thus what should be included in "Broadway Corridor," is from 26th St. to 31st St., between 5th Ave (including the West side of 5th Ave) and 6th Ave. (including the East side of 6th Ave.)

Outdoor

Due to the vast increase in capacity of bar and restaurant space in this area, along with the increased traffic and size of sidewalks on Broadway, the Task Force recommends that a heightened degree of due diligence is required for approval of sidewalk cafes in this area. We also ask that the Department of Transportation provide studies and pedestrian counts throughout the area.

Further, the Task Force also recommends compliance with the Rooftop/Rear Yard On-Premises Liquor License Policy that is already in place. Among its provisions, it states:

- Permitted rooftop bars/restaurants must be a minimum of ten (10) stories above abutting and cross-street residences;
- The applicant must complete a Community Board 5 Questionnaire (CB5Q) in a timely fashion, complete with the necessary drawings, photos, and/or layouts detailing the use of the space for which the liquor license is requested;
- A scheduled site visit by a representative(s) of the Public Safety and Quality of Life (PSQL) Committee of CB5 must be completed before the application is reviewed at the regularly scheduled meeting of the PSQL Committee;
- The service and consumption of alcohol and/or food in rooftop/rear yard outdoor spaces will be primarily by seated service;
- The rooftop/rear yard outdoor space will be closed and vacated by 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday. Additional hours of operation may be negotiable depending on proximity to residences;
- The applicant will provide an effective sound baffling or sound controlled environment through landscape or other type of enclosure, wherever possible;

- The Applicant shall provide a Certificate of Occupancy for the premises and, if the occupancy is to exceed 74 persons, a Public Assembly Permit;

We define outdoor to include any unenclosed or semi-enclosed area — rooftops and backyards, as well as decks, balconies, open windows, terraces, etc. Any outdoor space shall preserve the privacy of any abutting residential areas.

Hours of Operation

The hours of operation of a business are huge factor in both the success of the business, as well as the quality of life of the nearby residents. As a result, it is something that the Task Force has tried to balance, with the input of all of the various stakeholders.

Requesting restricted hours of operation is not to dictate the precise hours of a dining establishment, but to set the maximum hours of operation that seem appropriate for this area. For instance, an establishment could close earlier than the maximum hours in our guidelines. The Task Force defines “closing hours” as the time of closure, not last seating or last order placed to the kitchen or bar.

To determine appropriate hours to ask of an applicant, Task Force members surveyed licensed dining operations in the area (see Appendix C), and compared this reality on the ground with the requests we have made of applicants over the last several months in regard to their closing hours. It is the Task Force’s finding that an appropriate restriction is 1am closure Sundays through Wednesdays, and 2am closure on Thursdays through Saturdays. We have found that these hours provide a balance to the needs of both residents and businesses in the area, allowing for an increased quality of life for residents and for businesses to still flourish.

Size/Occupancy and Method

Similarly, the size and method of operation of an establishment are important to the businesses and residents in the area, and something we tried to balance in our deliberations. While we want to encourage responsible business development, numerous venues with larger occupancies, particularly with nightclub method of operations, will only exacerbate the density issues in the area, particularly if close to high occupancy hotels.

As such, any new application for an on-premises (non-hotel) liquor license within the proposed Task Force Area may only be approvable provided that:

- The premises contains not more than 4,000 square feet of space for patron use if it is within a one block radius from an existing “Business Class”, “Boutique Hotel” or similar “Large Scale” operation and establishment that have already been granted and are validly operating according to a suitable Hotel and/or Restaurant Liquor License;
- The establishment proposed use and method of operation shall be consistent with the Certificate of Occupancy and Permitted use and Zoning Category on record with the NYC Department of Buildings ;
- The premises includes either a full kitchen, or a food preparation area that is suitable, and logically related to the proposed method of operation and in compliance with all local regulations;

- The premises shall not be used as a cabaret, disco, or nightclub, except to the extent that the applicant can show by clear and convincing evidence that any such use and method of operation will not cause problems or disturbances unsuitable for the mixed commercial and residential nature of the Task Force Area, as outlined in Appendix D.

Hotels

In 2009 there were four hotels in the task force area all located in buildings dating from the early 1900's, which had seen better days: they had become transient hotels, budget class tourist hotels, or SROs (Single room occupancy residences). New hotel development began shortly afterwards with the addition of six new hotels. With the completion of six new additional hotel projects currently underway, the number of hotels in the area will be more than triple the number existing ten years ago. While the number of hotels and their hotel guests will grow exponentially, the number of restaurant and bar patrons will increase exponentially as hotels incorporate multiple restaurants, bars, event spaces and rooftop venues within their buildings. This very large presence of hotels, particularly larger hotels, as public venues would require some additional guidelines:

Community

- Applicant to meet with PSQL committee members and nearby community residents to negotiate details of their methods of operation and provide an affidavit with agreed-to stipulations to the Community Board.
- Provide a 24-hour hotline phone contact to the nearby residents with the authority to immediately address complaints (other than front desk). An email contact to be provided to residents for non-critical issues.

Hours of Operation

- Hotels requesting 4:00am closings to accommodate late-arriving hotel guests may accommodate these guests in a limited way. For example, in a space limited by size and location (eg indoor only). This would be for hotel guests only.
- Hours of operation for indoor bars, restaurants and event spaces open to the general public would be subject to the same restrictions proposed for the area: 1am weeknights and 2 am weekends.
- Maintain outdoor closing hours for outdoor spaces adjacent to indoor venue spaces, even if the indoor closing is later.

Outdoor Spaces

Hotel outdoor spaces would be subject to the Rooftop/Rear Yard On-Premises Liquor License Policy currently in effect with some additional modifications:

- These guidelines will also apply to open windows either at street level or elsewhere on the building: closing at 10:00 pm Sunday through Thursday, and at 11:00 pm Friday-Saturday hours subject to location.

- No music, including ambient music, will be permitted in any outdoor space other than a rooftop space more than ten stories above neighboring residential buildings.
- Any rooftop location must meet the Rooftop/Rear Yard Policy guidelines. However, additional methods of operation or hours may be required, depending on location.
- No DJs or live music in any outdoor space at any time.
- Outdoor pool locations with bar service would be limited to use *by hotel guests only*, and subject to the same closing hours under the current outdoor policy: 10pm Sunday-Thursday, and 11:00 pm Fri-Sat.

Music and Sound

All areas with outdoor music will require a sound engineer to survey the premises and surrounding area and make recommendations to prohibit sound from traveling outside of the space. In addition to providing an initial analysis and recommendations, there should be a follow up by the engineer to confirm that the recommendations were actually implemented and are achieving the recommended sound limits.

Crowd Control

- There must be sufficient space provided in elevator lobby areas for event patrons to wait for elevator access in order to prevent crowds cueing on the sidewalks.
- Similarly, security personnel must discourage patrons from gathering on sidewalks after exiting from event spaces.
- Hotels must conduct traffic studies to determine optimal traffic patterns for loading docks of the hotel, in order to reduce street traffic congestion and noise; and have a security guard or attendant to help with the flow of traffic

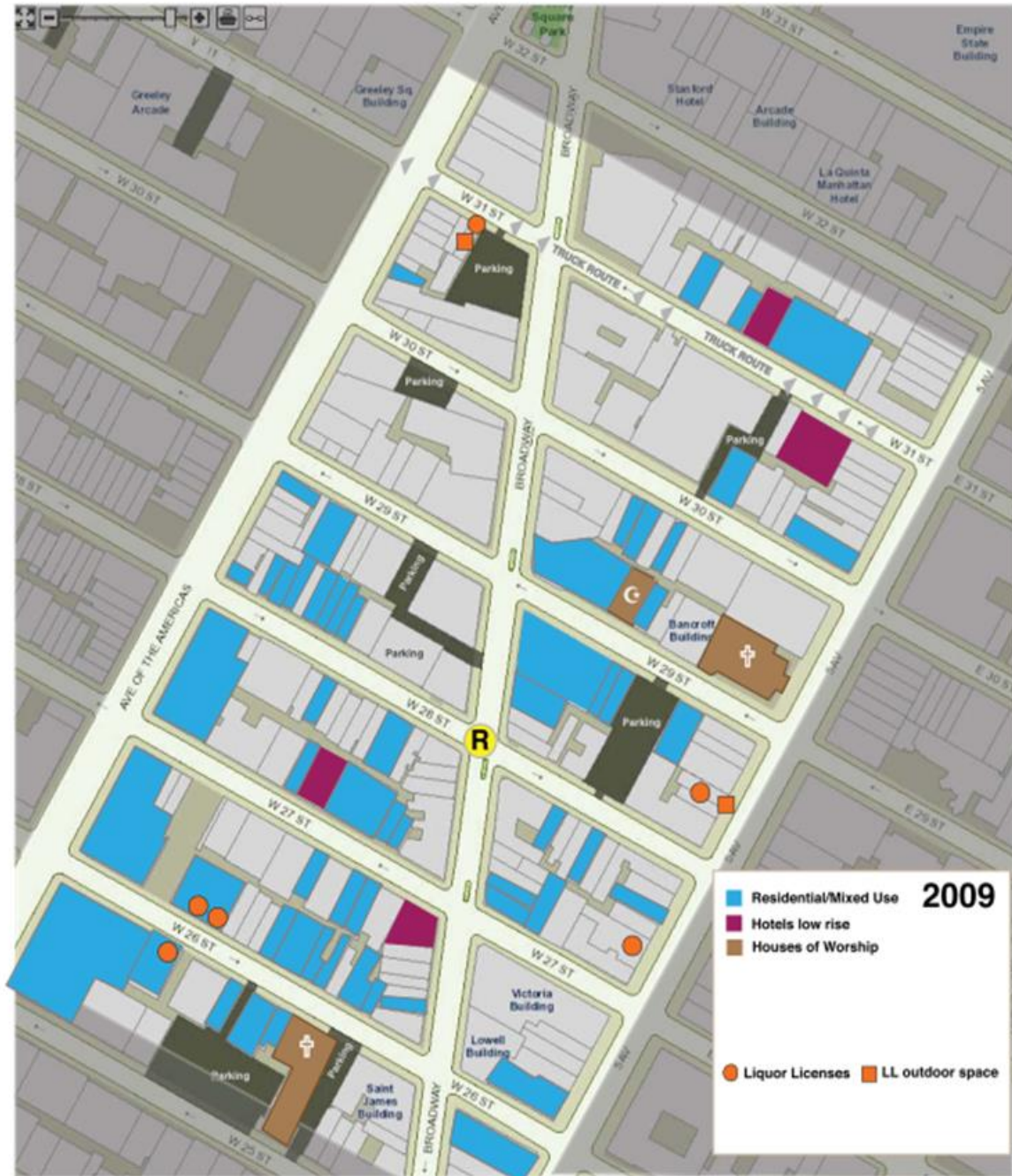
Co-Working Spaces and 'Private Clubs'

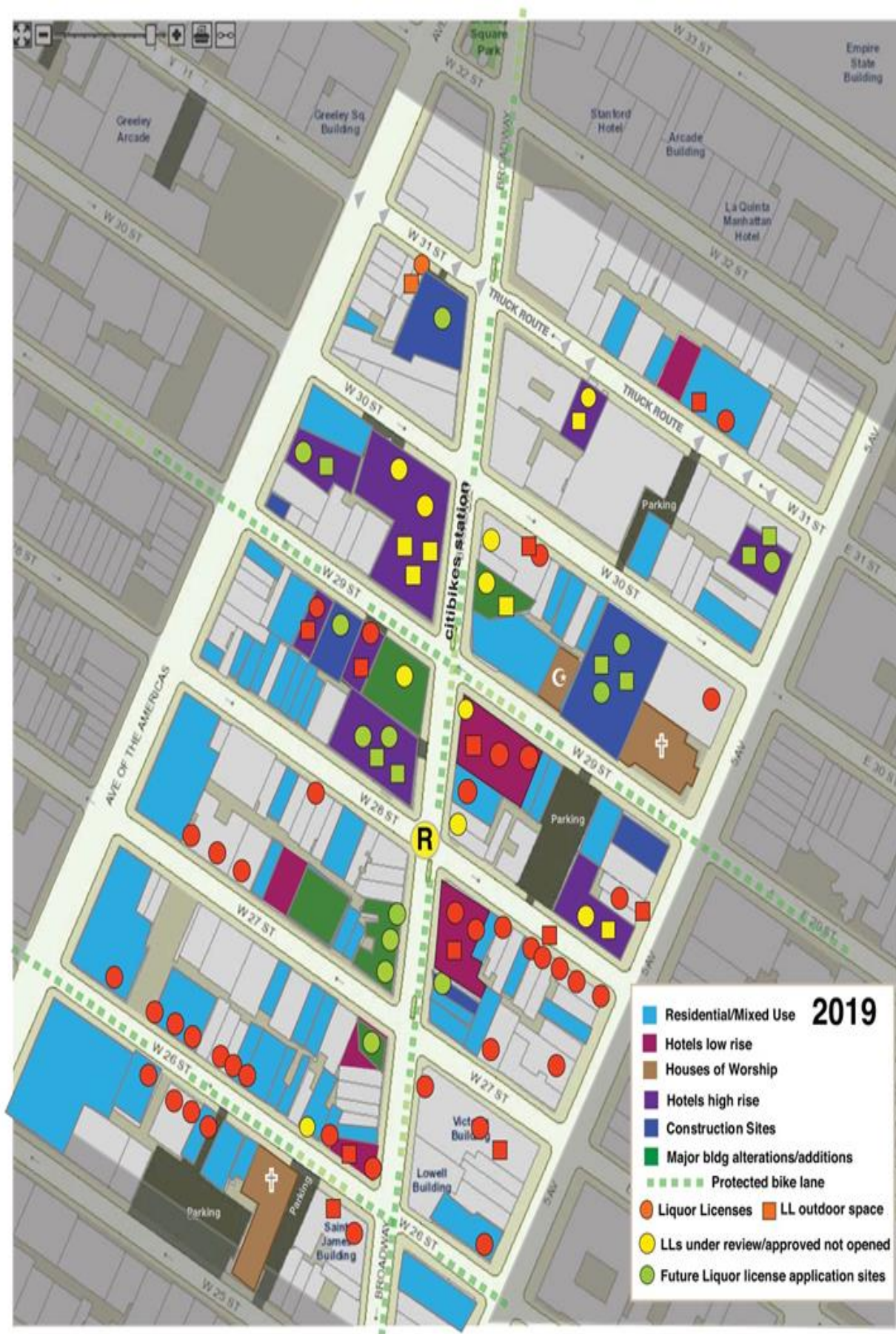
The Task Force area is also home to a large number of co-working or business networking spaces. A significant number of these have applied or have the potential to apply for liquor licenses, creating buildings with multiple licenses on upper floors in addition to street level venues. Because of the potential to add further density to this area, the Task Force proposes that all applications of this kind:

- Require valid current Certificate of Occupancy for intended usage.
- Provide alcohol for members and their immediate guests only, not the general public.
- Limit number of events, including but not limited to private parties, open to the **non-member general public**.
- Follow outdoor guidelines for any outdoor spaces.
- Follow hour of operation guidelines.
- Require no alcohol access (ie, self serve) after stipulated hours of operation.

- Require capacity and speed of elevator(s) to be appropriate to space occupancy.
- Require interior lobby queuing space

Appendix A — Maps of Liquor Licenses in BCLL, 2009 and 2019





Appendix B — Current Liquor License Closure Hours

Business	Address	Type of Operation	Weekday Close	Weekend Close
Bazar	31 W. 26th St.	Restaurant/Bar	12:00 AM	1:00 AM
Hog Pit	37B W. 26th St.	Restaurant/Bar	4:00 AM	4:00 AM
Meltshop	55 W. 26th St.	Restaurant; Beer/Wine	10:00 PM	10:00 PM
Grey Bar and Restaurant	43 W. 26th St.	Restaurant/Bar	2:00 AM	2:00 AM
Flatiron Hall Restaurant and Beer Hall	38 W. 26th St.	Restaurant/Bar	1:00 AM	2:00 AM/10:00 PM
Hanjan	36 W. 26th St.	Restaurant/Bar	11:30 PM	11:30 PM
Flatiron Room	37 W. 26th St.	Restaurant/Bar	2:00 AM	2:00 AM/12:00 AM
Latin American Restaurant	29 W. 26th St.	Restaurant; Beer/Wine	6:00 PM	6:00 PM
Cafesta	33 W. 26th St.	Cafe; Wine	6:00 PM	Closed
Hill Country BBQ	30 W. 26th St.	Restaurant/Bar	12:00 AM	2:00 AM
Izakaya Nomad	13 W. 26th St.	Restaurant/Bar	1:00 AM/2:00 AM	2:00 AM/11:00 PM
Mexicue	225 5th Ave.	Restaurant/Bar	10:00 PM	10:00 PM
230 5th Ave. Rooftop	230 5th Ave.	Restaurant/Bar	4:00 AM	4:00 AM

The Smith	1150 Broadway	Restaurant/Bar	12:00 AM	1:00 AM/12:00 AM
Vin Sur Vingt	1140 Broadway	Wine	1:00 AM	12:00 AM
La Pecora Bianca	1133 Broadway	Restaurant/Bar	11:00 PM	10:00 PM
Patent Pending	49 West 27th	Bar/Lounge	2:00 AM	2:00 AM
Oscar Wilde	45 West 27th	Restaurant/Bar	2:00 AM	2:00 AM
Nomad Hotel	1170 Broadway	Hotel	12:00 AM	2:00 AM
Breslin	16 W. 29th St.	Restaurant	11:00 PM	12:00 AM
Ferris	44 W. 29th St.	Hotel Restaurant	11:00 PM	11:00 PM
MADE Hotel	44 W. 29th St.	Hotel	10:00 PM/12:00AM	2:00 AM
Ace Hotel	20 W. 29th St.	Hotel	2:00 AM	3:00 AM
Chandni Restaurant	13 W. 29th St.	Restaurant	12:00 AM	12:00 AM
Swingers mini golf and bar	1227 Broadway	Virgin Hotel Basement	2:00 AM	2:00 AM
Hyatt House Hotel	815 Sixth Ave	Hotel	10:00 PM	10:00 PM
Virgin Hotel	1227 Broadway	Hotel	10:00 PM/11:00PM	11:00PM/12:00AM
Eventi hotel	851 Sixth Ave	Hotel	11:30 PM	11:30 PM

Gaonnuri	1250 Broadway	Restaurant	10:00 PM	10:00 PM
Hyatt Herald Square Hotel	30 W 31st St	Hotel	11:00 PM	12:00 AM
Life Hotel	19 W. 31st St.	Hotel	1:00 AM	2:00 AM
O'Reilly's Pub	54 W. 31st St.	Restaurant/Bar	2:00 AM	2:00 AM
Ayza Wine & Chocolate Bar	11 W 31st St	Restaurant	12:00 AM	2:00 AM
Herald Square Spirits	34 W 31st St	Liquor Store	11:00 PM	12:00 AM
Osamil	5 W 31st St.	Restaurant/Bar	2:00 AM	3:00 AM

Appendix C — Hotel Occupancy

Hotel Name	Address and Block/Lot	Property Location	Property Name	Year built or renovated	Floor	Capacity # of guests	# of rooms	# of hotel beds	Operating hours	Comments
Platinum Hotel	400 W 28th St 400-1111 (11th Floor)	Building Total		built 1926, total since 2010/2011	11 floors	400	80	160	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	This hotel is currently closed for renovation.
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Bedford Hotel	100 W 27th St 100-1111	Building total		built 1926, current hotel since 1998	7 floors	100	70	140	24 hours daily	
Five Hotel	30 W 28th St 400-1111 (11th Floor)	Building Total		built 1936, current hotel since 2010	12 floors	400	100	200	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	This hotel was a residence hotel since early 1990s. Currently closed for renovation.
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Paul Hotel	100 W 28th St 100-1111	Building Total		built 2012, opened in 2013/2014	18 floors	180	108	216	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Marlboro Hotel	400 W 28th St 400-1111	Building Total		built 2012, opened in 2013	18 floors	180	108	216	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Hotel Windsor	400 W 28th St 400-1111	Building Total		built 1926, current hotel since 1978	12 floors	120	120	240	24 hours daily	Built in 1926 as a residence hotel.
Life Hotel	100 W 28th St 100-1111	Building Total		built 1926, current hotel since 2011	18 floors	180	108	216	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Hotel Herald Square	30 W 28th St 400-1111	Building Total		built 2012, opened in 2013/2014	18 floors	180	108	216	24 hours daily, no later than 10:00pm (Sun-Thurs, 12 midnight Fri-Sat, Sun-Sat 10:00am)	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Brooklyn Place Hotel	1000 Broadway 1000-1111	Building Total		built 1971, current hotel since 2011	12 floors	120	120	240	24 hours daily	
		Ground floor restaurant			10th floor	100		100		
Planned Hotel	1000 Broadway 1000-1111	Building Total		current hotel	12 floors	120	120	240	24 hours daily	
Harold Hotel	1000 Broadway 1000-1111	Building Total		built 1926, current hotel since 2012	12 floors	120	120	240	24 hours daily	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Marlboro Hotel	1000 Broadway 1000-1111	Building Total		built 1926, current hotel since 2011	12 floors	120	120	240	24 hours daily	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Marlboro Hotel	1000 Broadway 1000-1111	Building Total		built 1926, current hotel since 2011	12 floors	120	120	240	24 hours daily	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		
Marlboro Hotel	1000 Broadway 1000-1111	Building Total		built 1926, current hotel since 2011	12 floors	120	120	240	24 hours daily	
		Ground floor restaurant			10th floor	100		100		
		Ground floor lounge			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		Ground floor restaurant			10th floor	100		100		
		10 rooms total				100		100		

	system						smaller sound system
Crowd Control	Velvet Rope; Outdoor queuing						Indoor Que
Proximity to Residences	Abutting or close to						Farther From
Outdoor Space	In highly trafficked area						In less trafficked area

Appendix E — New Building Permits

House #	Street Name	Job #	Job doc. #	Job Type	Block	Lot	CB	Zip Code	Bldg Type
135	WEST 30TH STREET	120745471	1	NB	806	13	105	10001	2
125	WEST 28TH STREET	120041374	1	NB	804	22	105	10001	2
132	WEST 27TH STREET	121184235	1	NB	802	61	105	10001	2
101	WEST 28TH STREET	121329222	1	NB	804	34	105	10001	2
132	WEST 26TH STREET	121328296	2	NB	801	60	104	10001	2
304	5 AVENUE	104224778	1	NB	833	40	105	10001	2
44	WEST 29TH STREET	121326779	3	NB	830	73	105	10001	2

140	WEST 28TH STREET	121190950	1	NB	803	62	105	10001	2
846	6TH AVENUE	121192413	1	NB	831	78	105	10001	2
7	WEST 29TH STREET	121204133	1	NB	831	30	105	10001	2

Thank you for the opportunity to comment on this matter.

Sincerely,



Vikki Barbero
Chair



Nicholas Athanail
Chair, Public Safety & Quality of Life Committee