

THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change

Check if either of these apply:

- sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: August 31, 2018

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed?  Yes  No    Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: N/A

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 140 Allen Street, New York, NY 10002

Cross streets: Rivington Street and Delancey Street

Name of applicant and all principals: Allen Street Hospitality LLC; Morad Kalimian

Trade name (DBA): The Allen

**PREMISE:**

Type of building and number of floors: Stand alone building - 17 floors (cellar - Floor 16)

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?  
(includes roof & yard)  Yes  No If Yes, describe and show on diagram: \_\_\_\_\_  
Rooftop; sidewalk cafe and terrace off of the second floor

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any  
back or side yard use?  Yes  No What is maximum NUMBER of people permitted? N/A  
\*The Certificate of Occupancy is pending as hotel is not yet opened

Do you plan to apply for Public Assembly permit?  Yes  No  
What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> -  
please give specific zoning designation, such as R8 or C2):  
C4-4A

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: Hotel business

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) The hotel is open 24 hours per day/7 days per week. Please see the attached  
chart for the days/hours of operation for all food and beverage areas.

Number of tables? Please see attached Total number of seats? Please see attached

How many stand-up bars/ bar seats are located on the premise? 5 bars with 40 bar stools total  
(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,  
pay for and receive an alcoholic beverage)  
Describe all bars (length, shape and location): Please see attached

Does premise have a full kitchen  Yes  No?  
Does it have a food preparation area?  Yes  No (If any, show on diagram)  
Is food available for sale?  Yes  No If yes, describe type of food and submit a menu  
Varied American Cuisine in Hotel Lobby Bar and Global Cuisine in the Hotel Restaurant (Allen)

What are the hours kitchen will be open? Please see attached

Will a manager or principal always be on site?  Yes  No If yes, which? Manager

How many employees will there be? 80

Do you have or plan to install  French doors  accordion doors or  windows?

Will there be TVs/monitors?  Yes  No (If Yes, how many?) Hotel Restaurant-Allen: 4; Hotel Restaurant -Orchard: 2

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: Centrally controlled audio system with zones to allow for different music to be played in different spaces.

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? Yes - hosted events will take place on notable dates for specific events (i.e. Christmas, Valentine's, Halloween, Oscars, Super Bowl, as well as other sporting fashion and movie events).

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")  
Hotel staff will direct crowds into the hotel lobby.

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_  
1 security gaurd will be at the front entrance 24/7. Additional security will be provided at the front entrance as necessary.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: Hotel Henri

Address: 37 W. 24th Street, New York, NY 10010 Community Board # 5

Dates of operation: 2016 to Present

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 28

Is premise within 200 feet of any school or place of worship?  Yes  No

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

*We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.*

1.  I will operate a full-service restaurant, specifically a (type of restaurant) Global Cuisine and a Varied American Cuisine bar/lounge, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_ DJs / promoted events per \_\_\_,  more than \_\_\_ private parties per \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3. N/A - Premises is being licensed as a full on-premises liquor license
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 8 pm.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Allen Street Hospitality LLC  
d/b/a The Allen  
140 Allen Street  
New York, NY 10002

Attachment to Community Board 3 Liquor License Application Questionnaire

Proposed Method of Operation:

1. Proposed Days/Hours of Operation and Number of Tables/Seats at Tables

<u>Venue Name</u>	<u>Location</u>	<u>Interior/Exterior</u>	<u>Days/Hours of Operation</u>	<u>Number of Tables</u>	<u>Number of Seats at Tables</u>
Rivington	Ground Floor	Interior	Monday - Sunday: 11 am - 4 am	22	64
Rivington (Sidewalk Cafe)	Ground Floor	Exterior	Monday-Sunday: 11 am - 12 am	8	32
Rivington (Entry Terrace)	Ground Floor	Exterior	Monday-Sunday: 7 am - 12 am	4	20
Rivington (2 <sup>nd</sup> Floor Terrace)	2 <sup>nd</sup> Floor	Exterior	Monday-Sunday 11 am - 2 am	20	40
Hotel Restaurant (Orchard)	Ground Floor	Interior	Monday - Sunday: 7 am - 4 am	21	50
Hotel Restaurant (Orchard)	Ground Floor	Exterior	Monday - Sunday: 7 am - 10 pm	6	12
Hotel Restaurant (Allen)	Ground Floor	Interior	Monday - Sunday: 6 am - 4 am	28	70
Hotel Restaurant (Allen)	Ground Floor	Exterior	Monday-Sunday: 7 am - 12 am	6	24
Roof top	16 <sup>th</sup> Floor	Interior	Sunday- Wednesday 12 pm- 2 am Thursday- Saturday 12 pm - 4 am	15	30
Roof top	16 <sup>th</sup> Floor	Exterior	Sunday- Wednesday 12 pm- 2 am Thursday- Saturday 12 pm - 4 am	8	44

2. Bars:

Bar Name	Location	Interior/Exterior	Length of Bar
Rivington (Interior)	Ground Floor	Interior	14'-4"
Rivington (2 <sup>nd</sup> Fl Terrace)	2 <sup>nd</sup> Floor	Exterior	13'-7"
Hotel Restaurant (Orchard)	Ground Floor	Interior	21'-0"
Hotel Restaurant (Allen)	Ground Floor	Interior	15'-8"
Rooflop Interior	16 <sup>th</sup> Floor	Interior	15'

3. Hours of Kitchen:

Kitchen Name	Location	Days/Hours of Operation
Main Kitchen	Cellar	Monday – Sunday: 6 am – 4 am
Hotel Restaurant (Allen)	Ground Floor	Monday – Sunday: 6 am – 4 am

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Proposed Method of Operation:

How the Applicant Intends to Manage Noise Inside and Outside of the Hotel:

Sound insulation will be installed between the food and beverage spaces and the hotel rooms. All exterior operable exterior windows will close at the time the corresponding outdoor venue closes.

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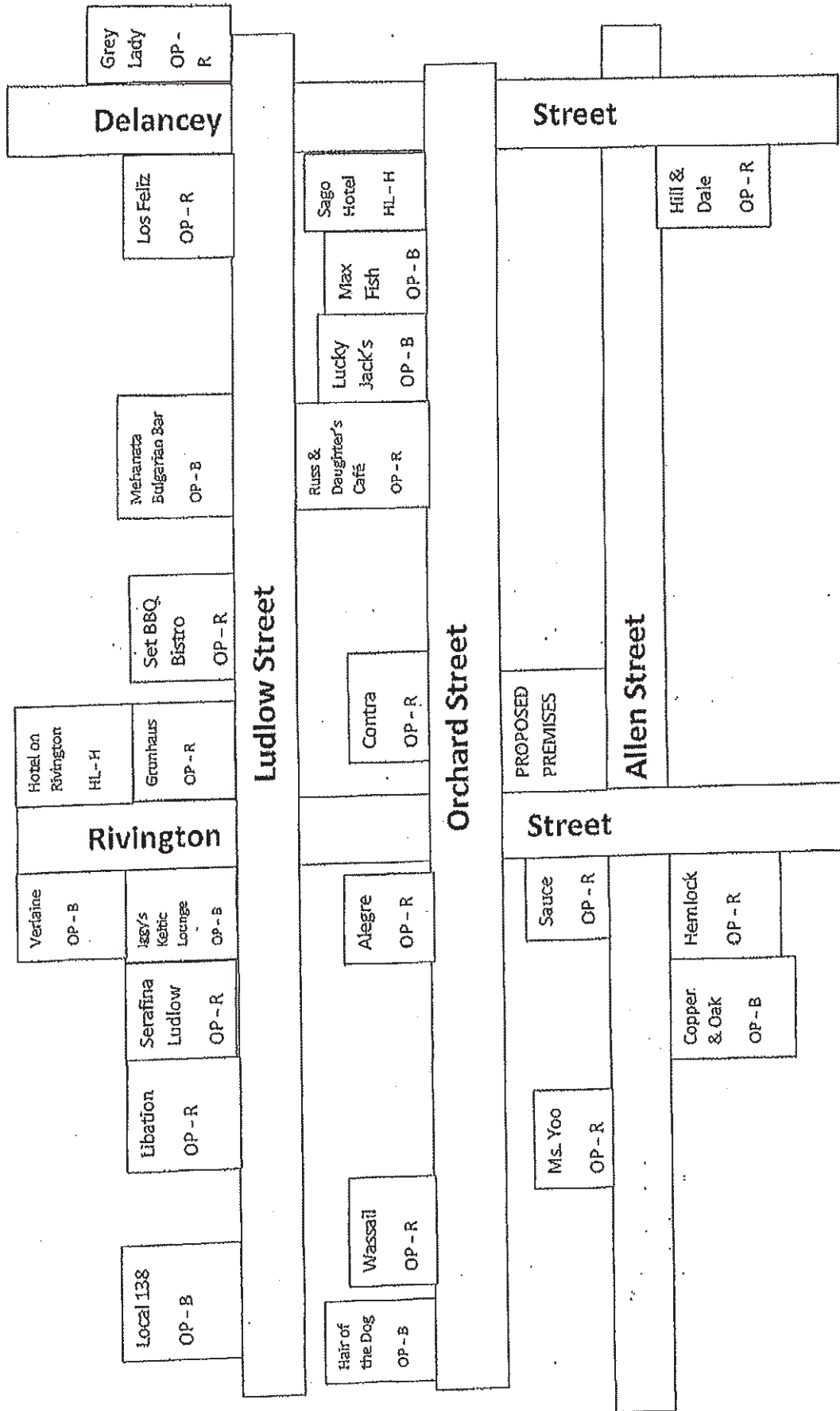
Applicant History:

Principal Work Experience:

Morris Kallimian, the principal of the applicant, owns and operates several hotels with food and beverage facilities in the New York Metropolitan area. Currently, Mr. Kallimian owns and operates the Garden City Hotel (269 keys) that has a fine dining steakhouse, full banquet facilities and a cocktail lounge with an outdoor patio. Mr. Kallimian also owns and operates the Hotel Henri (100 keys) located in Chelsea in Manhattan. That hotel has a full service restaurant with an outdoor patio, as well as a rooftop bar with both indoor and outdoor areas.



Diagram of Licensed Establishments Within 2 Block Radius or 500 Feet





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## Supplemental Questionnaire for Hotel Applications

Consistent with our expectations for all hotel liquor license applications, please complete this form before the committee meeting.

1. Number of floors in total 17 Number of floors used for lodging 14
2. Number of public spaces 6 Indoor waiting areas for public spaces 4
3. Where deliveries will occur At the Orchard Street entrance to the building
4. Where will the main entrance be located Allen Street
  - a. What other entrances or exits exist and their uses Orchard St. entrance/exit - used for the Orchard Cafe; Orchard Street service entrance/exit - for all employees, deliveries and garbage
5. What the exterior lighting consists of or if it will change (this includes proposed lighting for the rooftop and lighting for any outdoor area) LED strips mounted on underside of railings and at entry marquee; down lights at hotel entry; landscape path lighting at terraces
6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):
  - a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) Please see attached Hours of operation Please see attached  
Square footage Please see attached Capacity Please see attached Licensed Please see attached
  - b. Seating and what seating is comprised of (tables, chairs, couches, etc.)  
Please see attached
  - c. Number of bars and type (service or stand up) 5
  - d. Bar length Please see attached Number of stools at bars Please see attached
  - e. Food service yes  no  Please see attached
  - f. Food service from central kitchen or elsewhere Please see attached
  - g. Hours of food service Please see attached Proposed menu Please see attached
  - h. Music type (live, recorded, etc.) and level (background or entertainment)  
Please see attached

7. If any public space is being proposed as a performance and/or dance venue, please provide the following additional information:

- a. Types of programs or shows proposed N/A
- b. Frequency of shows (when will they be scheduled) N/A
- c. Capacity of dance areas N/A
- d. Soundproofing N/A

8. If any part of the façade will open, please provide the following information:

- a. Where it is located in the building Orchard Facade; Allen Facade;
- b. What it overlooks Street
- c. When it is proposed to be closed 10 pm

9. If there are any proposed outdoor spaces, please provide the following information:

- a. Method of operation Please see attached
- b. Hours of operation Please see attached
- c. Seating and what it consists of Please see attached
- d. Whether music is proposed Please see attached Type Please see attached
- e. Proximity to adjacent residential windows Please see attached
- f. Licensed? Please see attached

- Please submit any vehicle and pedestrian traffic study in advance of the meeting for review. Hotel applicants should meet with the local precinct regarding its traffic and other potential impacts.
- Applicant should also meet with the community to address concerns.
- Please also submit applicant work history.

Allen Street Hospitality LLC  
 d/b/a The Allen  
 140 Allen Street  
 New York, NY 10002

Attachment to Community Board 3 Supplemental Questionnaire for Hotel Applications

Question 6

A. Fitness Center

<u>Location</u>	Cellar
<u>Interior/Exterior</u>	Interior
<u>Days/Hours of Operation</u>	24 Hours Per Day/7 Days Per Week
<u>Square Footage</u>	1,000
<u>Capacity</u>	10
<u>Licensed</u>	No
<u>Seating</u>	0
<u>Number of Bars and Type</u>	0
<u>Bar Length</u>	N/A
<u>Number of Stools at Bars</u>	0
<u>Food Service</u>	No
<u>Hours of Food Service</u>	N/A
<u>Proposed Menu</u>	N/A
<u>Music Type and Level</u>	None

B. Hotel Restaurant (Allen-Interior)

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Interior
<u>Days/Hours of Operation</u>	Monday – Sunday: 6 am – 4 am
<u>Square Footage</u>	1,850
<u>Capacity</u>	70
<u>Licensed</u>	Yes
<u>Seating</u>	70 – Chairs and Banquettes – both at tables
<u>Number of Bars and Type</u>	1 Stand Up Bar
<u>Bar Length</u>	15’-8”
<u>Number of Stools at Bars</u>	10
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 6 am – 4 am
<u>Proposed Menu</u>	Global Cuisine
<u>Music Type and Level</u>	Recorded and DJ – Background and Entertainment

C. Hotel Restaurant (Allen-Exterior)

<u>Location</u>	Ground Floor
<u>Interior/Exterior</u>	Exterior
<u>Days/Hours of Operation</u>	Monday – Sunday: 7 am – 12 am
<u>Square Footage</u>	Pending
<u>Capacity</u>	36
<u>Licensed</u>	Yes
<u>Seating</u>	24 – Chairs at tables
<u>Number of Bars and Type</u>	0
<u>Bar Length</u>	N/A
<u>Number of Stools at Bars</u>	N/A
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Monday – Sunday: 7 am – 12 am
<u>Proposed Menu</u>	Global Cuisine
<u>Music Type and Level</u>	None
<u>Proximity to Adjacent Residential Windows</u>	30 feet

D. Rivington – Second Floor Terrace

<b>Location</b>	Second Floor
<b>Interior/Exterior</b>	Interior and Exterior
<b>Days/Hours of Operation</b>	Monday – Sunday: 11 am – 2 am
<b>Square Footage</b>	1,100
<b>Capacity</b>	86
<b>Licensed</b>	Yes
<b>Seating</b>	40 – Chairs at tables & Couches
<b>Number of Bars and Type</b>	1 – Stand-Up Bar
<b>Bar Length</b>	13-7”
<b>Number of Stools at Bars</b>	0
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 11 am – 2 am
<b>Proposed Menu</b>	Global Cuisine
<b>Music Type and Level</b>	Recorded – Background
<b>Proximity to Adjacent Residential Windows</b>	15 feet +/- to 79 Rivington

E. Hotel Restaurant Orchard – Interior

<b>Location</b>	Ground Floor
<b>Interior/Exterior</b>	Interior
<b>Days/Hours of Operation</b>	Monday – Sunday: 7 am – 4 am
<b>Square Footage</b>	900
<b>Capacity</b>	31
<b>Licensed</b>	Yes
<b>Seating</b>	50
<b>Number of Bars and Type</b>	1 – Stand-Up Bar
<b>Bar Length</b>	21'
<b>Number of Stools at Bars</b>	5
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 7 am – 4 am
<b>Proposed Menu</b>	Quick Bites
<b>Music Type and Level</b>	Recorded - Background

F. Hotel Restaurant Orchard – Sidewalk Café

<b>Location</b>	Ground Floor
<b>Interior/Exterior</b>	Exterior
<b>Days/Hours of Operation</b>	Monday – Sunday: 7 am – 10 pm
<b>Square Footage</b>	76
<b>Capacity</b>	16
<b>Licensed</b>	Yes
<b>Seating</b>	12
<b>Number of Bars and Type</b>	0
<b>Bar Length</b>	N/A
<b>Number of Stools at Bars</b>	N/A
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 7 am – 10 pm
<b>Proposed Menu</b>	Quick Bites
<b>Music Type and Level</b>	None
<b>Proximity to Adjacent Residential Windows</b>	25'

G. Rivington: Interior

<b>Location</b>	Ground Floor
<b>Interior/Exterior</b>	Interior
<b>Days/Hours of Operation</b>	Monday – Sunday: 11 am – 4 am
<b>Square Footage</b>	1,500
<b>Capacity</b>	80
<b>Licensed</b>	Yes
<b>Seating</b>	64 – Chairs & Banquettes – both at tables
<b>Number of Bars and Type</b>	1 – Stand Up Bar
<b>Bar Length</b>	14’-4”
<b>Number of Stools at Bars</b>	25
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 11 am – 4 am
<b>Proposed Menu</b>	Varied American Cuisine
<b>Music Type and Level</b>	Recorded and DJ – Background and Entertainment

H. Rivington: Sidewalk Café

<b>Location</b>	Ground Floor
<b>Interior/Exterior</b>	Exterior
<b>Days/Hours of Operation</b>	Monday – Sunday: 11 am – 12 am
<b>Square Footage</b>	123
<b>Capacity</b>	28
<b>Licensed</b>	Yes
<b>Seating</b>	32 – Chairs at tables
<b>Number of Bars and Type</b>	0
<b>Bar Length</b>	N/A
<b>Number of Stools at Bars</b>	N/A
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 11 am – 12 am
<b>Proposed Menu</b>	Varied American Cuisine
<b>Music Type and Level</b>	None
<b>Proximity to Adjacent Residential Windows</b>	25’



I. Rivington: Entry Terrace

<b>Location</b>	Ground Floor
<b>Interior/Exterior</b>	Exterior
<b>Days/Hours of Operation</b>	Monday – Sunday: 7 am – 12 am
<b>Square Footage</b>	400
<b>Capacity</b>	18
<b>Licensed</b>	Yes
<b>Seating</b>	20 – Chairs at tables
<b>Number of Bars and Type</b>	0
<b>Bar Length</b>	N/A
<b>Number of Stools at Bars</b>	N/A
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Monday – Sunday: 7 am – 12 am
<b>Proposed Menu</b>	Varied American Cuisine
<b>Music Type and Level</b>	Recorded – Background
<b>Proximity to Adjacent Residential Windows</b>	25'

J. Rooftop: Interior

<b>Location</b>	16 <sup>th</sup> Floor
<b>Interior/Exterior</b>	Interior
<b>Days/Hours of Operation</b>	Sun. – Wed.: 12 pm – 2 am; Thurs. – Sat.: 12 pm – 4 am
<b>Square Footage</b>	920
<b>Capacity</b>	30
<b>Licensed</b>	Yes
<b>Seating</b>	30 - Chairs & Banquettes – both at tables
<b>Number of Bars and Type</b>	1 – Stand Up Bar
<b>Bar Length</b>	15'
<b>Number of Stools at Bars</b>	0
<b>Food Service</b>	Yes
<b>Hours of Food Service</b>	Sun. – Wed.: 12 pm – 2 am; Thurs. – Sat.: 12 pm – 4 am
<b>Proposed Menu</b>	Varied American Cuisine
<b>Music Type and Level</b>	Recorded and DJ – Background and Entertainment

K. Roof/rop: Exterior

<u>Location</u>	16 <sup>th</sup> Floor
<u>Interior/Exterior</u>	Exterior
<u>Days/Hours of Operation</u>	Sunday- Wednesday: 12 pm – 2 am; Thursday-Saturday: 12 pm – 4 am
<u>Square Footage</u>	890
<u>Capacity</u>	29
<u>Licensed</u>	Yes
<u>Seating</u>	44 – chairs at tables and couches
<u>Number of Bars and Type</u>	1 – Stand-Up Bar
<u>Bar Length</u>	8'
<u>Number of Stools at Bars</u>	0
<u>Food Service</u>	Yes
<u>Hours of Food Service</u>	Sunday- Wednesday: 12 pm – 2 am; Thursday-Saturday: 12 pm – 4 am
<u>Proposed Menu</u>	Varied American Cuisine
<u>Music Type and Level</u>	Recorded – Background
<u>Proximity to Adjacent Residential Windows</u>	100'

**Allen Street Hospitality LLC  
d/b/a The Allen  
140 Allen Street  
New York, NY 10002**

Please be advised that the premises is still under construction. We are providing photos of the premises in its current condition.

**SLA Photos**

140 Allen Street Main/Hotel Entrance



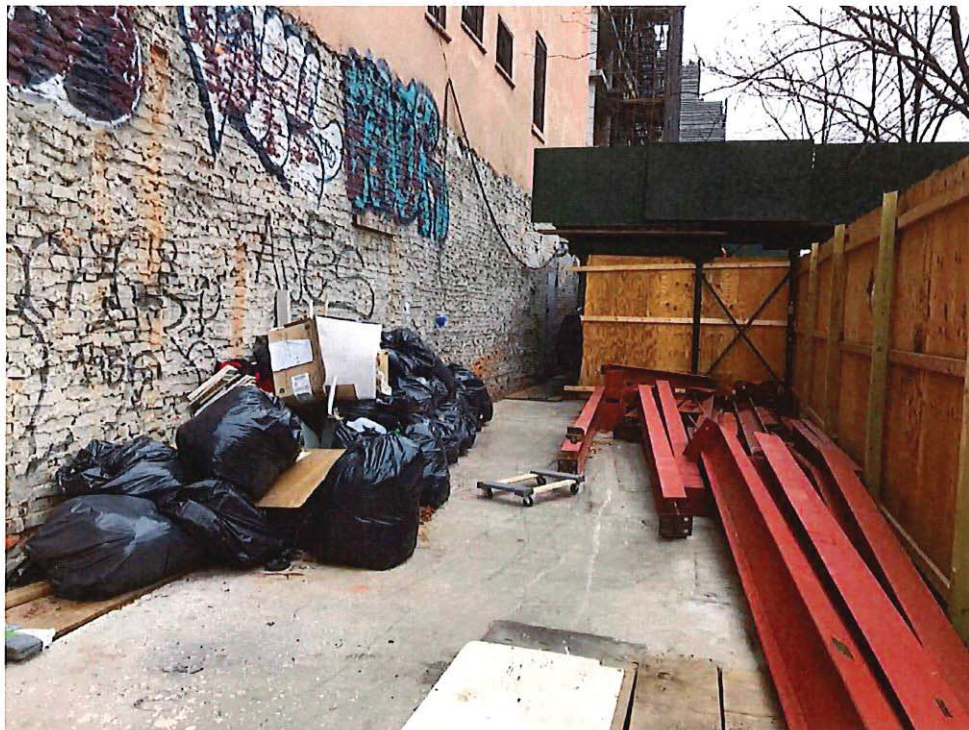
139 Orchard Street Entrance (Space G-4)



79 Rivington Street Entrance (Space G-2/G-3)



Second Floor Terrace (Structure not yet complete)



Space G-2/3 Entry Patio (79 Rivington)



Space G-1 (140 Allen St)



Space G-4 (139 Orchard Street)



Typical Guest Floor

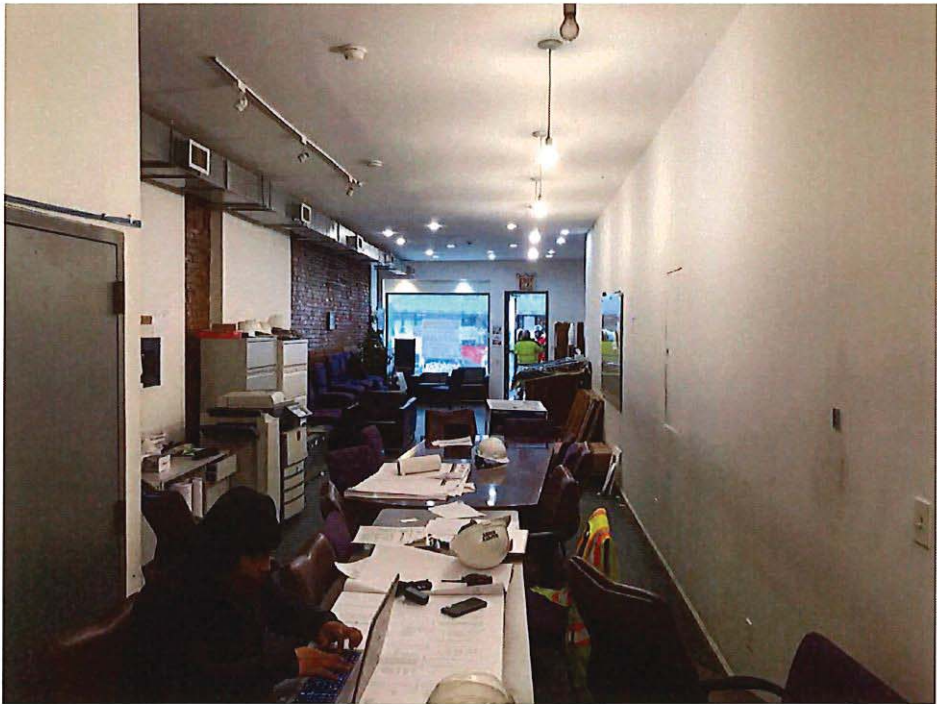




16<sup>th</sup> Floor Terrace (Rooftop Bar)



Space G-2/3 Interior (79 Rivington Street)

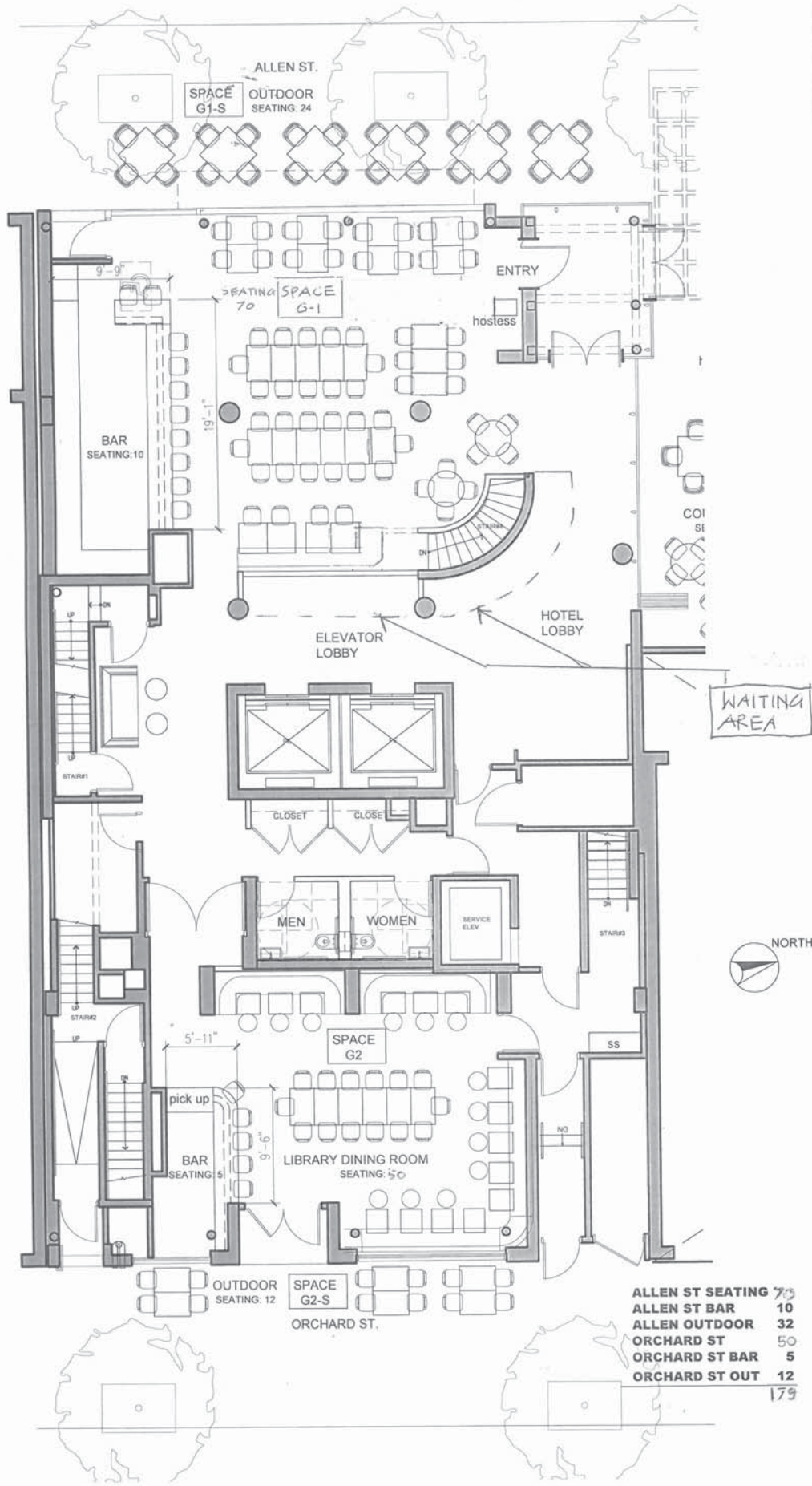


140 ALLEN STREET  
NYC  
PROPOSED FLOOR PLANS

08.28.2018







ALLEN ST SEATING	70
ALLEN ST BAR	10
ALLEN OUTDOOR	32
ORCHARD ST	50
ORCHARD ST BAR	5
ORCHARD ST OUT	12
<b>TOTAL</b>	<b>179</b>



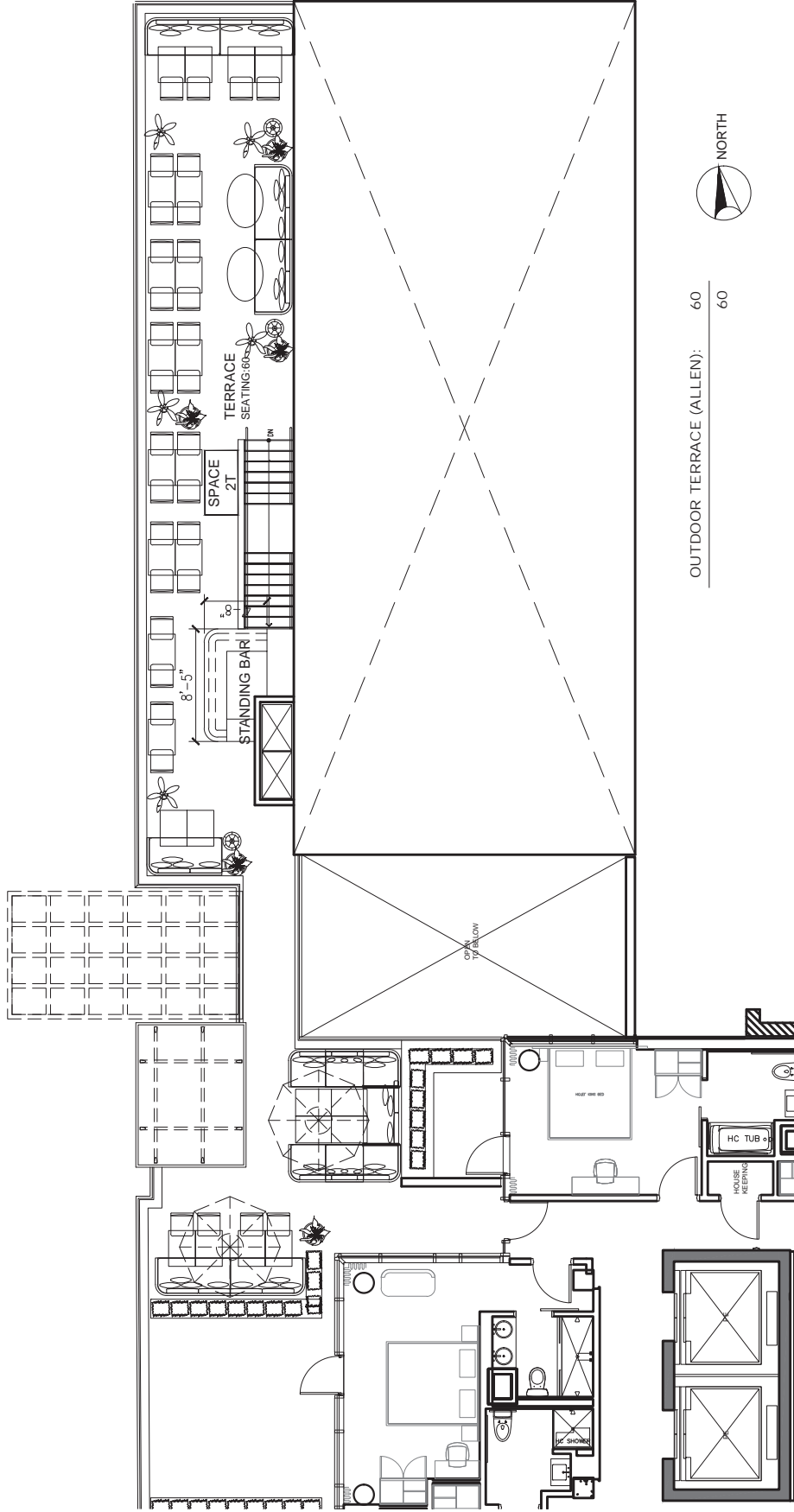
**GLEN & CO ARCHITECTURE**  
 278 FIFTH AVENUE SUITE 204  
 NEW YORK, NY 10001  
 TEL: 212-689-2779 FAX: 212-689-1033

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**GROUND FLOOR LOBBY**  
**SCALE: 1/8"=1'-0"**

**DATE:**  
 08-28-2018

**CRAVEABLE**  
**140 ALLEN STREET NYC**



OUTDOOR TERRACE (ALLEN): 60  
60

CRAVEABLE  
140 ALLEN STREET NYC

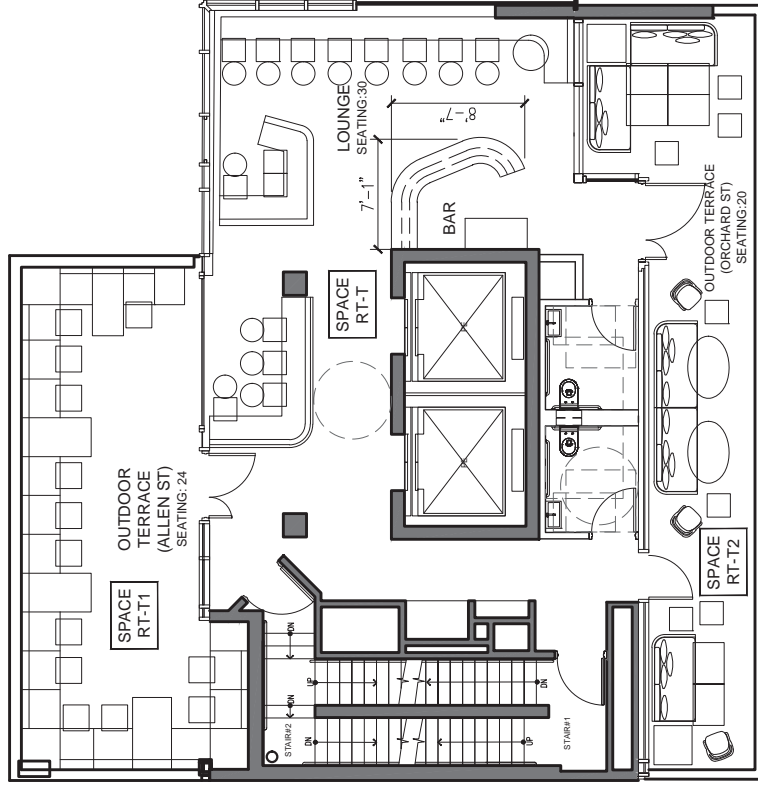
DATE:  
08.28.2018

2ND FLOOR TERRACE  
1/8" = 1'-0"

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GLEN & CO ARCHITECTURE  
276 FIFTH AVENUE SUITE 204  
NEW YORK, NY 10001  
TEL: 212 689 2779 FAX: 212 689 1033



INSIDE LOUNGE: 30  
 OUTDOOR TERRACE (ALLEN): 24  
 OUTDOOR TERRACE (ORCHARD): 20



CRAVEABLE  
 140 ALLEN STREET NYC

DATE:  
 08.28.2018

ROOF TOP FLOOR  
 SCALE: 1/8" = 1'-0"

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# THE SPACES

## Hotel Restaurant (3 Meal Period)

The restaurant will feature a variety of refined dishes ranging from snacks and small plates to hearty entrees and desserts. The cuisine will feature traditional New York City dishes with flare and a artistic twist.

Breakfast will be offered for seated dining, or grab-n-go for those hotel guests on the run. A high quality all-day dining menu will be featured seven days a week. All food will be available for in-room dining, delivery offered to lodging guests, as well as external delivery through platforms such as Uber Eats or Seamless to the local neighborhood. The F&B operation will offer butler service to have rooms stocked with pre-selected grocery options prior to or during a guest's stay. A cozy bar featuring local brands and interesting specialty cocktails.

Contemporary interpretation of classic city dishes in fine New York style. Atmosphere is to be created in an intimate and refined fashion, with wood floors, furniture for communal seating, and darkly glazed tile walls, all surrounded by large windows. Food will be offered by high-profile and celebrity Chef Joseph "JJ" Johnson throughout the space for both a la carte dining and private events.

MK with  
~~with~~  
2/11/2019 A.



## Rooftop



Unlike typical rooftop bars, our lounge will be a year-round destination. In colder months guests will gravitate towards the inside conversation pit, a freeform lounge area furnished with plush upholstered seating for comfort, along with gentle lighting and wooden side tables. In warmer weather, the experience spills onto the roof deck, where guests can enjoy additional comfortable seating, and unparalleled city views.

## Rivington



On the corner of Allen and Rivington Streets, this two-story restaurant, with terrace dining, will feature a global cuisine. The restaurant will allow for our high-profile chef to highlight his abilities, preparing dishes from around the world. This approachable, yet elegant, space will have a showcase and display kitchen, a dramatic feature that will reveal our freshly prepared food made to order using the finest of seasonal ingredients.

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# SAMPLE MENUS

# HOTEL RESTAURANT BREAKFAST



## sweet

**Yogurt Parfait 12**  
granola, greek yogurt, fresh berries

**Bread Basket 14**  
croissant, pan au chocolat, mixed berry scones, cheese danish

**French Toast Nuggets 14**  
maple bourbon dipping sauce

**Buttermilk Pancakes 17**  
seasonal berries, passion fruit  
butter



## eggs

**Fabrick Omelet 19**  
bacon, spinach, american cheese,  
roasted tomato

**Classic Eggs Benedict 21**  
ham, garlicky spinach, home fries,  
hollandaise

**2 Eggs Any Style 20**  
two eggs, sausage or bacon, home  
fries, toast

**Prime Skirt Steak & Eggs\* 29**  
eggs any style, home fries

**Pizza for Breakfast 18**  
fontina, candied bacon, egg,  
caramelized onion, tabasco,  
pomodoro



## & everything else

**Clothesline Bacon 18**  
extra thick-cut candied bacon,  
black pepper maple glaze

**Three Layer Avocado Dip 17**  
blue corn tortillas & plumtom chips,  
roasted tomato pico de gallo

**City Island Mussels 12**  
scablonelle peppers, parmesan,  
chili oil, bread crumbs

**Fabrick Burger\* 24**  
american cheese, bacon,  
farmhouse mayo,  
house-made pickles, fries

**Tuna Nicoise\* 26**  
olive oil poached tuna, haricots  
verts, hand-buffed egg olives, new  
potatoes, overnight tomatoes,  
roasted shallot vinaigrette

**Can O' Tuna Poke\* 21**  
green onions, sesame, lime, ginger,  
roasted nori, lettuce cups

**Kale Caesar Salad 16**  
tuscan kale, anchovies, pecorino,  
truffle & herb croutons  
*add chicken add chicken 10*  
*add about 13*

**Smoked Pastrami Salmon  
Flatbread 19**  
fresh horseradish, shallots, capers,  
everything bagel crust

**"Spanakopita" Flatbread 17**  
garlic ricotta, spinach, feta,  
red onion, oregano

**Yorkville Flatbread 18**  
schaller & weber bacon,  
caramelized onion,  
goat cheese, apples,  
mike's hot honey

# HOTEL RESTAURANT

## ALL-DAY



mostly  
veg

S

**Honey Glazed Pretzels** 14  
pimento cheese

**Warm Spicy Olives** 10  
orange, calabrian chili,  
cinnamon, canola

**Three Layer Avocado Dip** 17  
blue corn, tomatillo & poblano chips,  
roasted tomato, peca de jalisco

**Can O' Veg** 14  
grocery market fresh cauliflower,  
buttermilk ranch



meat

S

**Candied Bacon** 18  
black pepper maple glaze

**"Chopped Liver"** 10  
chicken liver mousse, schmaltz,  
pickled red onion, purple  
horseradish, maize crackers

S

**Buttermilk Fried Oysters** 21  
caldshaw, spicy remoulade

**Caviar Deviled Eggs** 20  
burrigot, jancley, tignon, caviar

**Can O' Tuna\*** 21  
green beans, sesame, lime, ginger,  
toasted oat, lettuce cups



fish



sides

10 each

Grilled Asparagus,  
Roasted Potatoes,  
French Fries,  
Jar of House-Made Pickles

M

**Burrata Salad** 19  
fig, fennel, watercress, persicotto,  
country toast

**Roasted Mushroom  
Flatbread** 17

maitake & oyster mushrooms,  
gruyere

**Kale Waldorf Salad** 17  
honey crisp apples, walnuts, celery  
and onion 6 and arctic char 10  
and steak 13

**Union Square  
Greenmarket Salad** 19

acorn squash, radicchio, frites, candy  
cane beets, grapefruit vinaigrette  
and onion 6 and arctic char 10  
and steak 13

L

**Can O' Mae** 28  
three cheese sauce, english peas,  
jalapeno cornbread crumbs

**Hudson Valley Spring  
Vegetable Tagliatelle** 25

carrot and black pepper  
tagliatelle, peas, asparagus, ramps,  
fontina, smoked ricotta

**General Chang's  
Cauliflower** 25

crispy cauliflower, general tso  
sauce, vegetable fried rice/bok

L

**Oven Roasted Green  
Circle Chicken** 26

SaltBrick brined chicken, squash,  
haricot vert, arichoke, leek and  
parsley puree

**SaltBrick Prime NY Strip\*** 65

30 day dry-aged 16 oz strip,  
roasted purple & new potatoes,  
asparagus, red wine sauce

L

**K-town BBQ  
Verlasso Salmon\*** 35

spicy bbq glaze, slitsake and leek  
chey sliferly

**Grilled Branzino** 35

lemon caper vinaigrette,  
fries, salad

L

**Tuna Nicoise\*** 32

olive oil poached tuna, haricots  
verts, hard-boiled egg, olives,  
new potatoes, overnight tomatoes,  
roasted shallot vinaigrette

**Lobster BLT Steamed  
Buns** 21

old bay aioli, candied bacon

M

**Charcuterie &  
Cheese Board** 26

selection of three & three,  
house-made pickles,  
seasonal marmalade

**Long Island  
Hawaiian Flatbread** 19

long island duck bacon,  
pickled pineapple, pomodoro,  
mozzarella, mike's Brooklyn  
bot honey

M

**Smoked Pastrami Salmon  
Flatbread** 19

fresh horse radish, shallots, capers

**Lobster Bisque Soup  
Dumpling** 21

lobster cream, brant

## DINNER

- Tuna Tartare** 15  
Bonnie Seed, Shiso, Peanut Curry, Crunch
- Lamb Suya Kebab** 16  
House-Made Kimchi, Za'atar Yogurt, Roti
- Shrimp & Pork Dumplings** 14  
Harifom Curry, Portuguese Sausage, Plantain Chip
- Roti** 16  
Eggplant Dato Puree, Spinach Chutney, Beet Hummus, Sunny Up Egg
- Piri Piri Clams** 12 *1/2 hr / 20 1/2 hr*  
Fennel, Asian Pear, Thai Basil
- Collard Green Salad** 12  
Adzuki Beans, Cucumbers, Cashews, Coconut Dressing
- Kohlraabi** 15  
West African Peanut Sauce, Blueberries, Sorrel
- Yassa Corn** 10  
Dijon, Onion, Coconut
- Con'Con** 15  
Jollof Sticky Rice, Eggplant Curry, Cilantro
- Salmon Noodles** 28  
African Nectar Broth, Bok Choy, Edamame, Rice, Noodles
- Pan-Roasted Scallops** 33  
Hominy Stew, Braised Pork, Cilantro Pistou
- Afropot** 52  
King Crab, Prawns, Corn, Clams, Mussels, Chinese Pork Sausage
- Tamarind Jerk BBQ Chicken** 32  
Soy Braised Greens, Plantain Puree
- Corrmeal Crusted Whole Fish** 42  
Purple Yam, Papaya Escovitch, Long Beans, Brazil Nuts
- Bone-In Beef Short Rib** 75  
Wok Millet, Hoisin BBQ, Roti, Black Beans

## COCKTAILS

- Aperol Spritz** 14  
Aperol, Sparkling Wine, Soda Water
- Gin & Tonic** 13  
Gin, Citrus, Tonic, Herbs
- Improved French Martini** 14  
Vodka, Chambord, Pineapple, Lemon
- Tommy's Margarita** 14  
Tequila, Agave, Lime, Citrus Salt
- Daiquiri** 14  
Venezuelan Rum, Lime, Sugar
- Gold Rush** 13  
Bourbon, Lemon, Honey
- Martini** 14  
Vodka, Dry Vermouth
- Negroni** 13  
Gin, Campari, Vermouth, Orange Oil
- Old Fashioned** 13  
Bourbon, Demerara, Bitters, Orange Oils

## WINES

- Madera Cellars Malbec, SR 2015** 13 / 52
- Noble Wine 181 Merlot 2015** 13 / 52
- Steadimann Classic Pinot Noir 2015** 16 / 64
- Matthew Fritz Cabernet Sauvignon** 15 / 60
- Greystone Cellars Chardonnay** 12 / 48
- Ca'Donini Pinot Grigio** 11 / 44
- Stadlmann Rotgipfler Anning 2016** 14 / 56
- Domaine D'orfeuilles Vouvray Courdraies 2015** 16 / 64
- Domaine D'orfeuilles Vouvray Courdraies 2015** 50 *bottle only*
- The Chook Sparkling Shiraz** 15 / 60
- Campo Viejo Rose Cava Rose** 13 / 52
- Zardetto Private Cuvée Brut Sparkling** 13 / 52
- D'orsay Rose Cote de Provence** 14 / 56
- Pascal Jolivet Sancerre Rose 2017** 50 *bottle only*

## — SPECIALTY COCKTAILS — \$19

### CLASSIC MINT JULEP

Basil Hayden Bourbon • Mint • Simple Syrup

### THE GALLAGHER

Tito's Vodka • Agave • Watermelon

### SUMMER IN VERMONT

Makers Mark Bourbon • Crème De Mure • Orange Bitters  
Blackberry • Purple Shiso

### MEZCAL NEGRONI

Ilegal Reposado • Campari • Carpano Antica Formula

### GOLD RUSH

Hudson Baby Bourbon • Lemon • Honey

### ARUGULA CAIPIRINHA

Avua Prata Cachaca • Orange Bitters • Lime

### SALTY DOG

Hendricks Gin • St Germain • Lavender Bitters • Grapefruit

### THE BOSS 2.0

Hudson Manhattan Rye Whiskey • Montenegro Amaro  
Angostura Bitters • Lemon • Ginger Ale

### FROSÉ SLUSHIE

Rose • Simple Syrup • Cranberry

### FROZEN PEACH MARGARITA

Viva Joven Tequila • Agave • Peach

## — SPECIALTY COCKTAILS — \$19

### LOW RIDER

Viva Tequila • Ancho Reyes Chile Liqueur • Lime  
Charred Jalapeño

### RHUBARB RICKEY

Spring 44 Gin • Singhani 63 • Rhubarb • Lime

### BRIGETTE BARDOT

Stolichnaya Vodka • Grand Marnier • Champagne  
Strawberry

### APERITIVO SPRITZER

Aperitivo Select • Prosecco • Orange

### GRILLED PINEAPPLE MOJITO

Brugal Rum • Pineapple • Mint • Lime

### GRAPES OF WRATH

Effen Cucumber Vodka • St. Germain • Grapes  
Lemon • Rosemary

### AERO MEXICO

Partida Tequila • Crème De Yvette • Luxardo Maraschino  
Lemon

### SPIRIT FREE

#### THE SOUTH SIDE \$14

Seedlip Garden #108 • Cucumber • Mint • Lime

#### IN THE TIKI ROOM \$14

Seedlip Spice #94 • Pineapple Juice • Nutmeg  
Cherries

## — WINES & CHAMPAGNE —

BY THE BOTTLE

<b>CHAMPAGNE – NV</b>	
Conundrum Blanc de Blanc 2016, Monterey, CA	140
Delamotte Blanc de Blanc, France	150
Moët & Chandon Imperial Reserve, Epernay	175
Veuve Clicquot Brut Yellow Label, Reims	185
<b>VINTAGE</b>	
Cristal Louis Roederer Brut 2007, Reims	800
Dom Perignon Brut 2006, Millesime Altum Villare	575
Dom Ruinart Brut Blanc de Blancs 2006, Reims	400
Krug 'Grand Cuvée', Le Mesnil-sur-Oger	450
<b>ROSÉ CHAMPAGNE – N.V.</b>	
Cristal Louis Roederer Brut Rose 2008, Reims	1500
Moët & Chandon Brut Rosé, Epernay	180
Veuve Clicquot Brut Rosé, Reims	200
<b>ROSÉ</b>	
Conundrum Rosé 2016, Fr	105
Bertaud Belieu Cuvee Prestige Rosé 2016, Fr	95
Miraval Rosé 2017, Provence, Fr	105
<b>WHITE WINE</b>	
Conundrum White 2015, Monterey County, CA	110
Oyster Bay Sauvignon Blanc 2017, New Zealand	95
Mer Soleil Chardonnay 2015, Monterey County, CA	115
Danzante Pinot Grigio 2016, Veneto, It	95
Van Duzer Pinot Gris 2016, Wilamette Valley, Oregon	105
<b>RED WINE</b>	
Elouan Pinot Noir 2016, Monterey, CA	110
Enrique Foster Malbec IQUE 2017, Mendoza, AR	95
Los Vascos Cabernet Sauvignon 2014, Chile	105
Smith & Perry Pinot Noir, 2015, Oregon	105

## — WINES & CHAMPAGNE —

BY THE GLASS

<b>SPARKLING</b>	
Conundrum Blanc de Blanc 2016, Monterey, CA	22
Delamotte Blanc de Blanc, France	26
Moët & Chandon Imperial Brut Reserve, Epernay, Fr	27
Moët & Chandon Rose Imperial, Epernay, Fr	28
Lucien Albrecht Cremant d'Asace Brut Rose, Fr	24
<b>WHITE</b>	
Conundrum White 2015, Monterey County, CA	22
Oyster Bay Sauvignon Blanc 2017, New Zealand	21
Mer Soleil Chardonnay 2015, Monterey County, CA	23
Danzante Pinot Grigio 2016, Veneto, It	20
<b>RED</b>	
Elouan Pinot Noir 2016, Monterey, CA	23
Enrique Foster Malbec IQUE 2017, Mendoza, Ar	20
Los Vascos Cabernet Sauvignon 2014, Chile	22
<b>ROSÉ</b>	
Bertaud Belieu Cuvee Prestige Rosé 2016, Fr	19
Conundrum Rosé 2016, Fr	20
Miraval Rosé 2017, Provence, Fr	20
<b>— BEER —</b>	
Cusquena Lager – Peru	9
Heineken – Netherland	9
Kombrewcha Royal Ginger – Brooklyn, NY	9
Kombrewcha Lemongrass Lime – Brooklyn, NY	9
Montauk Summer Ale - NY	9
Montauk Watermelon Session Ale – NY	9
Tecate – Mexico	9



# ROOFTOP

## — SNACKS —

SERVED DAILY until 11:00 PM

*please allow approx. 20 mins per food order*

### GUACAMOLE

white corn tortilla chips

17

### HUMMUS PLATE

grilled zucchini • cherry tomatoes • grilled pita

19

### CHEESE PLATE

manchego • brie • stilton blue  
crostini • olives • grapes

19

### CHARCUTERIE PLATE

chorizo • finocchiona • prosciutto  
crostini • olives

19

## — SNACKS —

SERVED DAILY until 11:00 PM

*please allow approx. 20 mins per food order*

### FRENCH FRIES

ketchup

10

### TUNA TARTARE CUCUMBER CUPS\*

grilled lemon • shallots • spicy eel sauce

19

### BUTTERMILK FRIED CHICKEN SKEWERS

ranch dressing

18

### BURGER\*

american cheese • dill pickle • red onion • bacon  
challah bun • fries

25

## — SWEETS —

### BUCKET OF CARAMEL POPCORN

8

### CHEESECAKE LOLLIPOP TREE

22

\*Consuming undercooked meat, poultry, seafood, shellfish and eggs may increase your risk of food-borne illness.

— SPIRITS —

<b>VODKA</b>	
Elite	20
Effen Cucumber	19
Grey Goose	19
Keitel One	19
Stolichnaya	19
Tito's	19
<b>GIN</b>	
Bombay Sapphire	19
Bulldog	19
Hendrick's	19
Nolet's	19
Plymouth	19
Spring 44	18
Tanqueray	19
<b>TEQUILA</b>	
Casamigos Añejo	27
Casamigos Blanco	22
Casamigos Reposado	25
Don Julio Añejo 1942	47
Don Julio Blanco	20
Partida	20
Revolucion Añejo	27
Revolucion Blanco	22
Revolucion Reposado	25
VIVA Silver	19
<b>MEZCAL</b>	
Illegal Añejo	27
Illegal Joven	19
Illegal Reposado	21
Montelobos Joven	19

— SPIRITS —

<b>RUM</b>	
Bacardi	19
Brugal Añejo	21
Brugal Extra Dry	18
Caliche	17
Gosling's	17
Ron Zacapa	23
Sailor Jerry	17
<b>CACHACA</b>	
Avuá Prata Cachaça	19
<b>AMERICAN WHISKEY</b>	
Gentleman Jack	18
Jack Daniel's	19
<b>BOURBON</b>	
Basil Hayden	20
Blanton's	20
Buffalo Trace	18
Bulleit	19
Hudson Baby	20
Knob Creek	20
Maker's Mark	18
<b>RYE</b>	
Bulleit	19
Hudson Manhattan	20
Templeton	19
<b>JAPANESE WHISKEY</b>	
Suntory Toki	19

# BANQUET FAMILY STYLE

## FAMILY STYLE DINNER

PACKAGE OPTIONS	
<b>\$85 PER PERSON</b>	TWO APPETIZERS TWO MAINS TWO DESSERTS
<b>\$95 PER PERSON</b>	TWO APPETIZERS THREE MAINS TWO DESSERTS
<b>\$105 PER PERSON</b>	THREE APPETIZERS THREE MAINS THREE DESSERTS

### MAINS

**SMOKED RICOTTA AGNOLOTTI**  
zucchini, english peas, whey, white miso butter, summer herbs

**SQUID INK MESSINESI\***  
asparagus, green garlic, bottarga herb crumb

**GRILLED SCALLOPS**  
butter + sugar corn, summer beans, frisee, pink peppercorn vinaigrette

**HERITAGE PORK BELLY**  
peaches, cucumber, cauliflower almond romesco, basil, mint

**GRASS-FED DRY-AGED NY STRIP\***  
kohlrabi gratin, yakitori kale, bagna cauda, bordelaise +\$10 supplement

**ROASTED CHICKEN BALLOTINE**  
herb sausage, rye berries, yakitori grilled asparagus, pearl onion jus, our own radish greens

### DESSERTS

**CHERRYWOOD SMOKED BROWNIE**  
glanduja crèmeux, graham cracker ice cream

**STONE FRUIT CHOCOLATE CUSTARD**  
cocoa nib mousse, santa rosa plum sorbet

**BLACK CURRANT PANNA COTTA**  
lavender crèmeux, blackberry coral

**ICE CREAM TASTING**  
raspberry lime, avocado, mint chocolate chip

**WILD BLUEBERRY VIOLET PARFAIT**  
huckleberry ice cream, sunflower dust

### STARTERS

**CULTIVAR GROWN SALAD**  
all the seeds + flowers, green goddess dressing

**BURRATA + VEGETABLE SALAD**  
burrata, peas, radish, pea greens, buttermilk vinaigrette

**OCTOPUS A LA PLANCHA**  
spring onion compote, forbidden black rice, yogurt, salted cucumber

**NE FAMILY FARMS BEEF TARTARE**  
yogurt, beets, pickled rutabaga, espellette cracker

**CHARCUTERIE**  
seasonal pickles, mustards, grilled bread

\* consuming raw or undercooked meats, poultry, seafood, shellfish, eggs, or unpasteurized milk may increase your risk of foodborne illness  
menu pricing does not include beverages, gratuity, administrative fees or tax

all menus are seasonal & subject to change

# BANQUET PLATED

## PLATED DINNER

### PACKAGE OPTIONS

**\$95 PER PERSON**

ONE APPETIZER

ONE MAIN

ONE DESSERT

**\$105 PER PERSON**

TWO APPETIZERS

TWO MAINS

TWO DESSERTS

### MAINS

**SMOKED RICOTTA AGNOLOTTI**  
zucchini, english peas, whey, white miso butter, summer herbs

**SQUID INK MESSINESI\***  
asparagus, green garlic, bottarga herb crumb

**GRILLED SCALLOPS**  
butter + sugar corn, summer beans, frisee, pink peppercorn vinaigrette

**ROASTED BLACK BASS**  
charred baby vegetables, fennel, stinging nettles, nantucket bay scallop xo sauce

**HERITAGE PORK BELLY**  
peaches, cucumber, cauliflower almond romesco, basil, mint

**GRASS-FED DRY-AGED NY STRIP\***  
kohlrabi gratin, yakitori kale, bagna cauda, bordelaise +\$10 supplement

**ROASTED CHICKEN BALLOTINE**  
herb sausage, rye berries, yakitori grilled asparagus, pearl onion jus, our own radish greens

### DESSERTS

**CHERRYWOOD SMOKED BROWNIE**  
gianduja crèmeux, graham cracker ice cream

**STONE FRUIT CHOCOLATE CUSTARD**  
cocoa nib mousse, santa rosa plum sorbet

**BLACK CURRANT PANNA COTTA**  
lavender crèmeux, blackberry coral

**WILD BLUEBERRY VIOLET PARFAIT**  
huckleberry ice cream, sunflower dust

### STARTERS

**CULTIVAR GROWN SALAD**  
all the seeds + flowers, green goddess dressing

**BURRATA + VEGETABLE SALAD**  
burrata, peas, radish, pea greens, buttermilk vinaigrette, carta di musica

**OCTOPUS A LA PLANCHA**  
spring onion compote, forbidden black rice, yogurt, salted cucumber

**NE FAMILY FARMS BEEF TARTARE**  
yogurt, beets, pickled rutabaga, espellette cracker

\* consuming raw or undercooked meats, poultry, seafood, shellfish, eggs or unpasteurized milk may increase your risk of foodborne illness  
menu pricing does not include beverages, gratuity, administrative fees or tax

all menus are seasonal & subject to change

# BANQUET RECEPTION

## RECEPTION MENU

### HORS D'OEUVRES

- 40, SELECTION OF FOUR ITEMS,  
HOUR OF SERVICE
- 50, SELECTION OF SIX ITEMS,  
ONE AND A HALF HOUR OF SERVICE
- 60, SELECTION OF EIGHT ITEMS,  
TWO HOURS OF SERVICE

### SURF

- HAMACHI CRUDO\***  
caramelized honey, miso, ginger, kosho crouton
- SEARED AHI TUNA**  
wonton crisp, sesame, wasabi cream
- CRAB CAKE**  
lemon zest, herb aioli
- EAST & WEST COAST OYSTERS**  
bubbly mignonette
- MINI LOBSTER ROLL**
- SMOKED SALMON TARTARE\***  
cucumber, herb creme fraiche

### TURF

- STEAMED PORK BUNS**  
braised pork, kimchi
- CRISPY DUCK WINGS**  
date and mandarin puree, chilli lime cashew, cilantro
- ALL NATURAL BEEF SLIDERS**  
whole grain mustard
- LAMB MEATBALLS**  
house raisins, fava, labneh, mint
- PORK CROQUETTES**  
spicy tomato sauce
- BEEF TARTARE**  
crispy housemade chip

\* consuming raw or undercooked meats, poultry, seafood, shellfish, eggs, or unpasteurized milk may increase your risk of foodborne illness  
menu pricing does not include beverages, gratuity, administrative fees or tax

all menus are seasonal & subject to change

### VEGETABLES

- MUSHROOM TEMPURA**  
furikake aioli, wasabi
- ROASTED BEET & GOAT CHEESE**  
toasted brioche, white truffle oil
- AVOCADO TOAST**  
pickled onion, toasted country bread
- SPRING VEGETABLE CROSTINI**  
english pea hummus
- TRUFFLED POTATO CROQUETTE**  
white truffle aioli
- HOUSE-MADE FALAFEL**  
pickled veggies, siracha aioli

### STATIONARY BOARDS

- ARTISANAL CHEESE** 25 PP  
selection of local cheeses, seasonal berries, preserves, house-made crackers
- HOUSE-MADE CHARCUTERIE** 25 PP  
selection of cured meats, rillettes, pâtés, grilled artisan bread
- MEDITERRANEAN SPREAD** 25 PP  
marinated olives + tapenade, roasted + grilled vegetables, tabbouleh, hummus, crisp pita
- VEGETABLE CRUDITES** 16 PP  
sliced bell peppers, carrots, celery, cauliflower + broccoli, traditional garnitures + dressings
- HOMEMADE POTATO CHIPS** 18 PP  
emmentalier fondue, bacon

### Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel

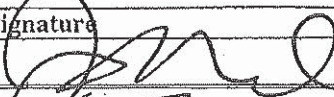

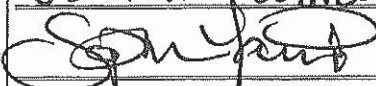
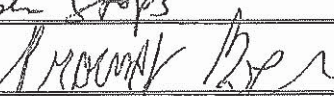

Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)  Bar  Restaurant  Other: Hotel

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: \_\_\_\_\_

	Name	Signature	Address and Apt # (required)
1	Jennifer Askeland		234 E. 4th St. #25
2	Kamran Rosen		234 E. 4th # 25
3	Jeevan Poonian	Jeevan Poonian	234 E. 4th # 25
4		Smita Kamargan	234 E 4th #25
5	BEN STOPS	Ben Stops	234 E 4th # 15
6	Pranay Bose		234 E 4th Apt #15
7	MATT Douglas	Matt Douglas	234 E. 4th Apt #15
8	Jim Simmons		229 Chrystie st Apt 421
9	Meerim Djumusaliva	Meerim Djumusaliva	60 2nd Ave, #20, NY 10003
10	Joe Compagno	Joe Compagno	104 Forsyth St. #6 NY, NY 10002
11	Stephanie Fayngor	Stephanie Fayngor	60 2nd Ave, Apt 20 NY, NY 10003
12	Shari Levine	Shari Levine	60 2nd Ave Apt 20
13	Maddie Rice	Maddie Rice	234 E 4th #14
14	SARAH DIGIO VANNI	Sarah Digiovanni	234 E 4th # 14
15	Addie Audette	Addie Audette	234 E 4 # 14

### Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel

Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)    Bar    Restaurant    Other: Hotel

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: \_\_\_\_\_

	Name	Signature	Address and Apt # (required)
1	LONZA Robinson		79 Rivington GF
2	Tessa Ohebshalom		157 Ludlow St. Apt 4F
3	Simone Lee		157 Ludlow 4F
4	Carly Maltzman		157 Ludlow 4F
5	Robin Dinkin		157 Ludlow 4F
6	Masha Fuks		79 Rivington St 2B
7	Samuel Marache		161 Ludlow St. 3D
8	ROBERT ANTONIO		81 Rivington St 3A
9	MANNY EPSTEIN		136 ALLEN Street 4
10	Ariel Moghadam		229 Chryste Street 6B
11	<del>XXXXXXXXXX</del>		229 Chryste Street 3C

*James Mingos*

**Petition to Support Proposed Liquor License**

Date: 4/12/18

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) Full liquor  
Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel

Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)  Bar  Restaurant  Other: Hotel

The hours of operation will be:

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

	Name	Signature	Address and Apt # (required)
1	Richard Genut	<i>[Signature]</i>	473 FDR Drive K-40v
2	Robert J. Leckstein	<i>[Signature]</i>	11 E 1 <sup>st</sup> St. 8A
3	Ethuan Hall	<i>[Signature]</i>	385 Grand St. 1109
4	YISRAEL STONE	<i>[Signature]</i>	5309 Grand St #60
5	Jonathan Hagler	<i>[Signature]</i>	267 E Broadway Apt 1806B
6	Will Sa	<i>[Signature]</i>	106 STANTON ST
7	Joseph David Blank	<i>[Signature]</i>	
8	EMILE A. LUDMER	<i>[Signature]</i>	376 Madison Street
9	Ira Lipson	<i>[Signature]</i>	176 E. 3 <sup>rd</sup> St apt 3E NYC/NY 10003
10			
11			
12			
13			
14			
15			



## Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel

Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)      Bar      Restaurant      Other: Hotel

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: \_\_\_\_\_

	Name	Signature	Address and Apt # (required)
1	Amir SAS	Amir	
2	Frank Levine	Frank	520B Grand St
3	Ronit Benzar	Ronit	
4	Shlomo Weppan	Shlomo	90 Ludlow St.
5	VLADIMIR BELGORODSKIY	Vlad Belg	179 Henry str
6	Chani Stone	Chani	530 Grand St
7			
8			
9			
10			
11			
12			
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14			
15			

### Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel




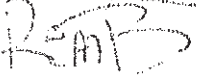


Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)      Bar      Restaurant      Other: Hotel

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: \_\_\_\_\_

Name	Signature	Address and Apt # (required)	
1	Soul Mamy		20 Clinxon St. 3D
2	Max Akobi		20 Clinto St. 3D
3	Alexandra Tullin		250 E. Houston St. 3D
4	Leah Braemlinger		250 East Houston St. 3D
5	Charlie Airo		161 Ludlow St. 3D
6	Alex Hedaya		161 Ludlow St. 3D

## Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) \_\_\_\_\_

Hotel Full Liquor License

to the following applicant/establishment (company and/or trade name) Allen Street Hospitality LLC d/b/a Allen Hotel

Address of premises: 140 Allen Street, New York, NY 10002

This business will be a: (circle)      Bar      Restaurant      Other: Hotel

The hours of operation will be: \_\_\_\_\_

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license:

	Name	Signature	Address and Apt # (required)
1	Juno Wheeler	Juno Wheeler	245 E 11th St, Apt 6H
2	Rose Ramleth	Rose Ramleth	245 E 11th St, Apt 6H
3	Keever Mulligan	Keever Mulligan	104 Forsyth St Apt 6
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**Allen Street Hospitality LLC  
d/b/a The Allen  
140 Allen Street  
New York, NY 10002**

Please find attached hereto the e-mail that was sent to all community organizations identified on the Community Board 3 Manhattan website.

## **Yohey, Alissa M. (Albany)**

---

**From:** Ansorge, James L. (NYC)  
**Sent:** Monday, May 21, 2018 12:22 PM  
**Subject:** The Allen - Hotel at 140 Allen Street - Community Outreach

Good Afternoon:

I, along with my colleague Alissa Yohey, represent Allen Street Hospitality LLC d/b/a The Allen with respect to their pending hotel liquor license application for The Allen located at 140 Allen Street. The hotel is currently under construction and is slated to open in the first quarter of 2019. We are reaching out to you as a community leader to advise you of the hotel plans and seek your input in advance of the following appearance before Community Board 3.

CB3 SLA & DCA Licensing Committee  
Monday, June 11, 2018 at 6:30pm  
Perseverance House Community Room  
535 East 5th Street (btwn Aves A & B)

The Allen will be a luxury boutique hotel with 98 guest rooms and multiple food and beverage outlets located on the ground floor, the second floor and the rooftop. There are 17 floors in total, and 14 of those floors will be used exclusively as guest rooms. The Allen is seeking an on-premises hotel beer, wine and spirits liquor license for the entire hotel, which will allow for alcohol service in the food and beverage outlets, as well as room service and mini bars.

We welcome your comments and questions in advance of next month's meeting, and are more than happy to meet with you at our field office or arrange a site visit to the hotel. The Allen looks forward to working with you and being a part of your community for a long time to come. If you have any questions or concerns, please do not hesitate to contact me.

Thank you!

**James L. Ansorge**

Attorney at Law

**Jackson Lewis P.C.**

666 Third Avenue

29th Floor

New York, NY 10017

Direct: (212) 545-4012 | Main: (212) 545-4000

[James.Ansorge@JacksonLewis.com](mailto:James.Ansorge@JacksonLewis.com) | [www.jacksonlewis.com](http://www.jacksonlewis.com)

*Jackson Lewis P.C. is included in the AmLaw 100 law firm ranking and is a proud member of the CEO Action for Diversity and Inclusion initiative*



### ATTENTION RESIDENTS & NEIGHBORS

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212)-660-7800  
(Company) / DBA Name and Contact Number for Questions

Plans to open a RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN at the following location

140 ALLEN STREET

BEER/WINE LIQUOR

This establishment is seeking a license to serve

There will be an opportunity for public comment on

Wednesday, September 12, 2018 at 6:30pm  
Thelma Burdick Community Room  
10 Stanton Street (corner of Bowery)

### NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212)-660-7800  
(Company Name) / Contact Info

Plans to open a RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

140 ALLEN STREET

BEER/WINE & LIQUOR

Seeking a license to serve

En busca de una licencia para servir

Public meeting for comments

Reunión pública para comentarios

Wednesday, September 12, 2018 at 6:30pm  
Thelma Burdick Community Room  
10 Stanton Street (corner of Bowery)

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212)-660-7800  
(Company Name) / Contact Info

Plans to open a RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

140 ALLEN STREET

BEER/WINE & LIQUOR

**DAILY NEWS**  
NEW YORK'S HOMETOWN NEWSPAPER

**LABOR DAY SALE**  
ALL MATTRESSES ON SALE  
WITH BEDS STARTING AT JUST \$799

**ADJUSTABLE BASE**  
SATURDAY DOORBUSTERS

**QUEEN KING**  
QUEEN TWIN

**\$99**  
15% 10% 4%

**WAS \$499 SAVE \$400**  
NOW \$397

**MATTRESS FIRM**  
0% APR FOR 6 YEARS - NO CREDIT NEEDED

TENEMENT

RENT

**ATTENTION RESIDENTS & NEIGHBORS**

ALLIEN STREET HOSPITALITY LLC (dba THE ALIEN) / (212) 666-7808  
 Company Name and Contact Number for Questions

Plans to open a RESTAURANT & BAR w/ BEER/WINE & LIQUOR

at the following location:  
 140 ALIEN STREET

This establishment is seeking a license to serve BEER, WINE & LIQUOR

There will be an opportunity for public comment on Wednesday, September 12, 2018 at 6:30pm  
 Thelma Burdick Community Room  
 10 Stanton Street (corner of Bowery)

Public meeting for comments  
 Beer & Wine & Liquor

Seeking a license to serve  
 BEER, WINE & LIQUOR

140 ALIEN STREET

Plans to open a: RESTAURANT & BAR w/ BEER/WINE & LIQUOR

Public meeting for comments  
 Beer & Wine & Liquor

Wednesday, September 12, 2018 at 6:30pm  
 Thelma Burdick Community Room  
 10 Stanton Street (corner of Bowery)

AT COMMUNITY BOARD 3  
 SLA & DCA Licensing  
 LA REUNION DEL COMITÉ DE LA UNIÓN DEL SLA y del DCA  
 Committee Meeting

info@khanbar.com - www.khanbar.com

**NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD**

ALLIEN STREET HOSPITALITY LLC (dba THE ALIEN) / (212) 666-7808  
 Company Name and Contact Number for Questions

Plans to open a: RESTAURANT & BAR w/ BEER/WINE & LIQUOR

Public meeting for comments  
 Beer & Wine & Liquor

Wednesday, September 12, 2018 at 6:30pm  
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AT COMMUNITY BOARD 3  
 SLA & DCA Licensing  
 LA REUNION DEL COMITÉ DE LA UNIÓN DEL SLA y del DCA  
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 BEER, WINE & LIQUOR

140 ALIEN STREET

Plans to open a: RESTAURANT & BAR w/ BEER/WINE & LIQUOR

Public meeting for comments  
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Wednesday, September 12, 2018 at 6:30pm  
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 10 Stanton Street (corner of Bowery)

AT COMMUNITY BOARD 3  
 SLA & DCA Licensing  
 LA REUNION DEL COMITÉ DE LA UNIÓN DEL SLA y del DCA  
 Committee Meeting

info@khanbar.com - www.khanbar.com

**DAILY NEWS**  
 NEW YORK'S HOMETOWN NEWS

**LABOR DAY SALE**  
 ALL MATTRESSES ON SALE  
 WITH BEDS STARTING AT JUST \$77

ADJUSTABLE BASE  
 LIMITED TIME OFFERS

SATURDAY DOORBUSTERS

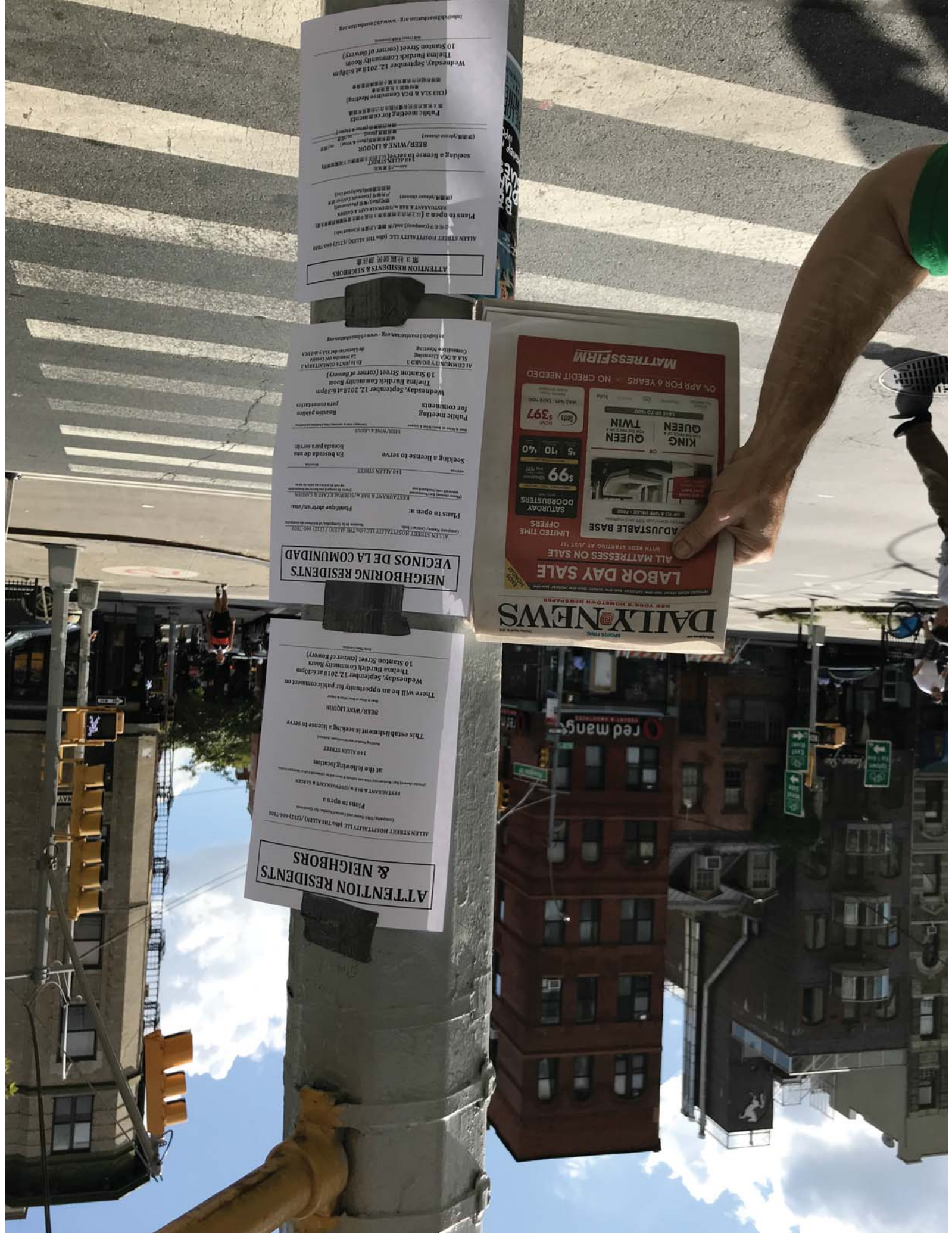
66% OFF  
 10% OFF

QUEEN KING  
 QUEEN TWIN

397  
 NOW (WAS \$499)

0% APR FOR 6 YEARS - NO CREDIT NEEDED

MATRESS FIRM



**ATTENTION RESIDENTS & NEIGHBORS**

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212) 660-7800  
Company / DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

at the following location

140 ALLEN STREET

This establishment is seeking a license to serve

BEER/WINE LIQUOR

There will be an opportunity for public comment on

Wednesday, September 12, 2018 at 6:30pm

Theima Burdick Community Room

10 Stanton Street (corner of Bowery)

info@cb3manhattan.org - www.cb3manhattan.org

**NEIGHBORING RESIDENTS**

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212) 660-7800  
Company Name / Contact Info

Plans to open a:

RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

En busca de una

licencia para servir:

BEER/WINE & LIQUOR

Public meeting

for comments

Wednesday, September 12, 2018 at 6:30pm

Theima Burdick Community Room

10 Stanton Street (corner of Bowery)

AT COMMUNITY BOARD 3

SLA & DCA Licensing

La reunión del Comité

de Licencias del SLA y del DCA

info@cb3manhattan.org - www.cb3manhattan.org

**ATTENTION RESIDENTS & NEIGHBORS**

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212) 660-7800  
Company (Company) and / or Owner's Contact Info

Plans to open a (以上的信息主要是在第 3 社区中申请开餐厅生意)

RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

(請選擇 / please choose)

Seeking a license to serve (以上的信息主要是在以下兩類牌照)

BEER/WINE & LIQUOR

Public meeting for comments

(C3 SLA & DCA Committee Meeting)

Wednesday, September 12, 2018 at 6:30pm

Theima Burdick Community Room

10 Stanton Street (corner of Bowery)

info@cb3manhattan.org - www.cb3manhattan.org

**DAILY NEWS**  
SPORTS FINAL  
NEW YORK'S HOMETOWN NEWSBANK

**LABOR DAY SALE**  
ALL MATTRESSES ON SALE  
WITH BEDS STARTING AT JUST \$17

**ADJUSTABLE BASE**  
UP TO 4 WAY WALDS - FREE

**SATURDAY DOORBUSTERS**  
LIMITED TIME OFFERS

**KING QUEEN TWIN**  
FOR THE PRICE OF A QUEEN

UP TO \$999  
WAS \$1199 | SAVE \$200

**\$397**  
MATTRESS

**MATRESS FIRM**  
0% APR FOR 6 YEARS OR NO CREDIT NEEDED

**ATTENTION RESIDENTS & NEIGHBORS**

ALLEN STREET HOSPITALITY LLC (dba THE ALLEN) / (212) 660-7800  
Company (Company) and / or Owner's Contact Info

Plans to open a (以上的信息主要是在第 3 社区中申请开餐厅生意)

RESTAURANT & BAR w/ SIDEWALK CAFE & GARDEN

(請選擇 / please choose)

Seeking a license to serve (以上的信息主要是在以下兩類牌照)

BEER/WINE & LIQUOR

Public meeting for comments

(C3 SLA & DCA Committee Meeting)

Wednesday, September 12, 2018 at 6:30pm

Theima Burdick Community Room

10 Stanton Street (corner of Bowery)

info@cb3manhattan.org - www.cb3manhattan.org





**Allen Street Hospitality LLC  
d/b/a The Allen  
140 Allen Street  
New York, NY 10002**

Please be advised that we reached out to Community Board 5 multiple times (by phone and e-mail) to request a letter regarding the establishment within Community Board 5's catchment area that the principal of The Allen is also a principal on. No response was forthcoming from Community Board 5. Attached hereto are the e-mails that were sent.

## Yohey, Alissa M. (Albany)

---

**From:** Yohey, Alissa M. (Albany)  
**Sent:** Wednesday, May 23, 2018 10:45 AM  
**To:** Greg Lewis; office@cb5.org  
**Cc:** O'Brien, Alyssa (Albany); Ansorge, James L. (NYC)  
**Subject:** RE: Hotel Henri - 37 W. 24th Street

Good Morning Greg:

I am just following up on my e-mail below. Our client deferred their application to the June meeting. We will need to submit the materials to the Community Board by this Friday. Is it possible to receive the letter requested below by Friday?

Thank you!  
Alissa

### **Alissa M. Yohey**

Attorney at Law

### **Jackson Lewis P.C.**

677 Broadway, 9th Floor

Albany, NY 12207

Main: (518) 512-8700

[Alissa.Yohey@jacksonlewis.com](mailto:Alissa.Yohey@jacksonlewis.com) | [www.jacksonlewis.com](http://www.jacksonlewis.com)

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**From:** Yohey, Alissa M. (Albany)  
**Sent:** Monday, April 23, 2018 2:35 PM  
**To:** Greg Lewis <greg@cb5.org>; office@cb5.org  
**Cc:** O'Brien, Alyssa (Albany) <Alyssa.O'Brien@Jacksonlewis.com>; Ansorge, James L. (NYC) <James.Ansorge@Jacksonlewis.com>  
**Subject:** Hotel Henri - 37 W. 24th Street

Good Afternoon Greg:

I represent Morry Kalimian, who is a principal of Hotel Henri located at 37 W. 24<sup>th</sup> Street. Mr. Kalimian is applying for a liquor license for a new hotel that he is a principal on located at 140 Allen Street (CB3). Since Mr. Kalimian is a principal on another liquor license outside of CB3's jurisdiction, CB3 requires, as part of the application process, that we provide a letter from the applicable community board indicating any history of complaints or other comments for the other property. To that end, would you be able to provide me with such a letter with respect to Hotel Henri? The letter should be addressed to:

Susan Stetzer  
District Manager  
59 East 4<sup>th</sup> Street  
New York, NY 10003

I need to submit the letter to CB3 by this Friday, April 30, so if it is possible to provide me with the letter by that date, I would appreciate it.

Please let me know if you have any questions or would like to discuss further.

Thank you!  
Alissa

**Alissa M. Yohey**

Attorney at Law

**Jackson Lewis P.C.**

677 Broadway, 9th Floor

Albany, NY 12207

Main: (518) 512-8700

[Alissa.Yohey@jacksonlewis.com](mailto:Alissa.Yohey@jacksonlewis.com) | [www.jacksonlewis.com](http://www.jacksonlewis.com)

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**Environmental, Planning, and Engineering Consultants**

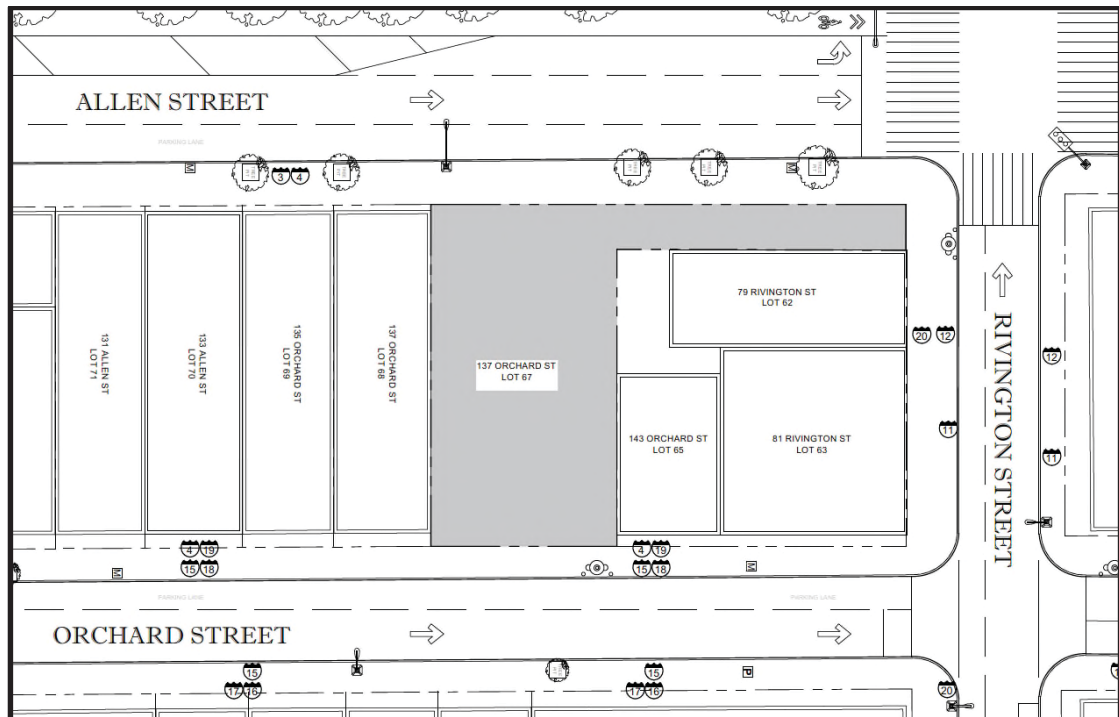
440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
www.akrf.com

## Memorandum

**To:** Mr. Daniel Stephens, Allen Street Construction Corp.  
**From:** AKRF, Inc.  
**Date:** August 30, 2018  
**Re:** 140 Allen Street Traffic Study  
**cc:** Carson Qing, Marissa Tarallo, Chi K. Chan; AKRF

### INTRODUCTION AND SUMMARY OF FINDINGS

Allen Street Construction Corp. is preparing to open and operate a hotel and restaurant/bar establishments in conjunction with an existing property at 140 Allen Street in Manhattan, which has frontages facing Allen Street, Rivington Street, and Orchard Street (see **Figure 1**).



**Figure 1: Project Site**

In accordance with Community Board 3's requirement that a traffic study be conducted for the issuance of a liquor license to the hotel's various restaurant and bar establishments, traffic and pedestrian counts, along with field observations of vehicular and pedestrian traffic flows were collected on a typical Friday evening in August 2018, during which the planned project is expected to generate the highest level of visitation. While traffic and pedestrian volumes were moderate to high, they were comparatively lower than the levels experienced in higher trafficked sections of Manhattan and conditions were generally favorable and not congested. During the late evening hours, taxi and other for-hire vehicle activities were observed to occasionally impede traffic in the moving lanes along Orchard Street. These activities, however, were intermittent and did not cause persistent congestion along Orchard and the adjacent streets. Pedestrian flow was also generally unimpeded. Since the project is generating activities that are consistent with those that already exist in the area during the late evening hours and are not substantial relative to existing levels, the traffic study concluded that the proposed building is not expected to have a material effect on existing traffic and pedestrian conditions in the surrounding area.

### **TRANSPORTATION DATA COLLECTION AND EXISTING CONDITIONS**

Vehicular traffic and pedestrian data were collected during the early, mid-, and late evening hours of a typical Friday to capture peak activities adjacent to the project site (i.e. 4:00 PM to 7:00 PM, 8:00 PM to 10:00 PM, and 11:00 PM to 2:00 AM). Traffic volumes were collected mid-block on northbound Allen Street and Orchard Street between Rivington and Delancey Streets. The northbound approach of Allen Street at Rivington Street contains a bike lane on the west side, a left-turn only lane, two through lanes, and parking on the east side. Due to on-going construction of the proposed building, a temporary walkway has been provided to facilitate pedestrian passage. Currently, this walkway occupies a portion of the parking lane and is protected by temporary construction barriers. Orchard Street is a one-way northbound street with parking on both sides and one through/left-turn lane (see **Figures 2 and 3** in the Attachments section of this memorandum). The proposed building will also have a frontage along a small portion of Rivington Street, which is a westbound street, with a bike lane on the south side, a through/right-turn lane, and parking on the north side.

Pedestrian volume data were collected for the west sidewalk of Orchard Street between Rivington and Delancey Streets, the south sidewalk of Rivington Street between Allen and Orchard Streets, and the east sidewalk of Allen Street between Rivington and Delancey Streets. Currently, scaffolding exists where the building is undergoing construction, along both the Allen Street and Orchard Street sidewalks, while the Rivington Street south sidewalk is minimally affected by construction (see **Figures 4 through 6** in the Attachments section of this memorandum). Additionally, field staff made observations of general traffic and pedestrian conditions in the area and noted pick-up/drop-off activities, vehicular-pedestrian conflicts, and sidewalk flows. A summary of the collected traffic and pedestrian data is presented in **Table 1**. Detailed tabulations of the transportation data are also presented in the Attachments section of this memorandum.

Putting the collected traffic and pedestrian data into context, highly trafficked parts of Manhattan can experience upwards of 2,000 and 500 vehicles per hour for major avenues and crosstown streets, respectively, and busy sidewalks can serve up to 5,000 pedestrians per hour. As such, the observed traffic volumes on adjacent roadways (up to approximately 850 vehicles an hour on northbound Allen Street and 230 vehicles an hour on northbound Orchard Street) and pedestrian volumes on the sidewalks along the site frontages (between 200 and 450 an hour) are comparatively lower than other busier parts of Manhattan during the Friday evening peak hours.

**Table 1  
Traffic and Pedestrian Volumes  
Early, Mid, and Late Friday Evening Peak Conditions**

<b>Traffic Volumes: Allen Street between Rivington and Delancey Streets</b>			
<b>Peak Hour</b>	<b>Allen Street Northbound</b>		
Early Evening: 6:00-7:00 PM	687		
Mid-Evening: 9:00-10:00 PM	743		
Late Evening: 12:30-1:30 AM	848		
<b>Traffic Volumes: Orchard Street between Rivington and Delancey Streets</b>			
<b>Peak Hour</b>	<b>Orchard Street Northbound</b>		
Early Evening: 6:00-7:00 PM	151		
Mid-Evening: 9:00-10:00 PM	185		
Late Evening: 12:30-1:30 AM	229		
<b>Pedestrian Volumes: Orchard Street West Sidewalk between Rivington and Delancey Streets</b>			
<b>Peak Hour</b>	<b>Northbound</b>	<b>Southbound</b>	<b>Total</b>
Early Evening: 5:45-6:45 PM	207	85	292
Mid-Evening: 8:00-9:00 PM	157	107	264
Late Evening: 11:00 PM-12:00 AM	108	109	217
<b>Pedestrian Volumes: Rivington Street South Sidewalk between Allen and Orchard Streets</b>			
<b>Peak Hour</b>	<b>Eastbound</b>	<b>Westbound</b>	<b>Total</b>
Early Evening: 5:45-6:45 PM	281	150	431
Mid-Evening: 8:00-9:00 PM	208	138	346
Late Evening: 11:00 PM-12:00 AM	142	162	304
<b>Pedestrian Volumes: Allen Street East Sidewalk between Rivington and Delancey Streets</b>			
<b>Peak Hour</b>	<b>Northbound</b>	<b>Southbound</b>	<b>Total</b>
Early Evening: 5:45-6:45 PM	114	125	239
Mid-Evening: 8:00-9:00 PM	159	112	271
Late Evening: 11:00 PM-12:00 AM	155	94	249

**GENERAL OBSERVATIONS**

1. During the busiest traffic peak period of 12:30 AM to 1:30 AM, northbound Allen Street experienced approximately fourteen (14) vehicles per minute while Orchard Street experienced just under four (4) per minute. Pedestrian trips were highest along Rivington Street, at approximately seven (7) pedestrians per minute during the early evening hour of 5:45 PM to 6:45 PM. In general, vehicular and pedestrian traffic moved well along the roadways and sidewalks adjacent to the proposed building during the entire observation period, which spanned from the early evening to late night hours.
2. The majority of taxi and for-hire vehicle pick-ups and drop-offs occurred along Allen Street adjacent to the project site, and along Orchard Street across the street from the project site. Along Orchard Street, these activities were concentrated within the No Standing zones during the early evening hours (i.e., 4:00 PM to 7:00 PM). Occasionally, these activities were observed to take place in the moving lane, forcing traffic to slow down and maneuver around them. As the frequency of such activities was rather low, they did not persistently impede traffic. During the late evening hours (11:00 PM to 2:00 AM), more frequent taxi and for-hire vehicle pick-ups and drop-offs were observed near Orchard Street and Rivington Street; these at times were observed to impede traffic and cause queue spillbacks. Comparatively, fewer taxi and for-hire vehicle pick-ups and drop-offs were observed along the Allen Street frontage, as there are fewer food and drink establishments located along that block, as compared to Orchard Street.
3. Other observations include frequent pedestrian queueing at the northeast corner of Rivington Street and Orchard Street in the late evening hours as pedestrians waited for taxis and other for-hire vehicles. Bicycle traffic was more frequently observed along Rivington Street than either Orchard

Street or Allen Street. No apparent or persistent conflicts between vehicular traffic and bicycles were observed at either intersection during the Friday evening observation periods.

#### *PEDESTRIAN CIRCULATION SURROUNDING THE PROJECT SITE*

An assessment of pedestrian flow was conducted for the sidewalks surrounding the project site (i.e., east sidewalk of Allen Street south of Rivington Street, south sidewalk of Rivington Street between Allen and Orchard Streets, and west sidewalk of Orchard Street south of Rivington Street). In conformance with standard analysis methodologies prescribed by the New York City Department of Transportation (NYCDOT), guidance from the *Highway Capacity Manual (HCM)* was used to prepare the analysis. The primary performance measure for sidewalks and walkways is pedestrian space, expressed as square feet per pedestrian (SFP), which is an indicator of the quality of pedestrian movement and comfort. The calculation of the sidewalk SFP is based on the pedestrian volumes by direction, the effective sidewalk or walkway width, and average walking speed. The SFP forms the basis for a sidewalk level-of-service (LOS) analysis. LOS A and B indicate very favorable operating conditions under which pedestrians can maneuver freely with minimal conflicts in the same or opposite direction. LOS C indicates the presence of occasional conflicts in pedestrian movements but still favorable operation. LOS D indicates a condition where congestion levels are more noticeable and pedestrian movement is less free-flowing. LOS E and F reflect poor service levels, with restrictive movement and pedestrians often needing to shuffle and change paths along their routes.

As presented in **Table 1** above, existing pedestrian volumes range from approximately 200 to 450 during the Friday evening to late night peak hours. While there are construction fencings and temporary walkways surrounding the project site, an evaluation of the “permanent walkway” geometry was conducted to determine the effective pedestrian space for analysis. Applying the HCM methodology described above, the service levels for the three sidewalks surrounding the project site were found to be at favorable LOS B during all peak activity time periods.

#### **CONDITIONS WITH THE PROPOSED BUILDING**

In addition to the hotel rooms, the proposed building is planned to encompass several restaurant/bar establishments, totaling approximately 9,700 square feet. While these establishments would generate visitations beyond those made just to the hotel, there is an inherent linkage in trip-making between the two uses. In addition, because the surrounding area already has a fair number of restaurants and bars, there would be linkages among various establishments of the same uses as well (i.e., one person making visits to more than a single establishment in the area). These characteristics were taken into account in the trip projections and operational assessments presented below.

#### *TRAVEL DEMAND PROJECTIONS*

Using established trip rates and temporal distributions, as well as observed modes of transportation and linkage considerations discussed above, peak hour trip estimates were developed for the proposed building. These estimates show that vehicle and pedestrian trip generation associated with the proposed building would be up to approximately 30 vehicle-trips and 100 pedestrian-trips during peak hours. During the late evening hours, most of these trips would be comprised of those visiting the proposed building’s restaurant/bar establishments. It should be noted that prior to the construction of the proposed building, which began several years ago, the project site was occupied by approximately 32 apartments and 3,000 square feet of ground floor retail space. If these uses were still in existence, they would also generate trips that would traverse the surrounding roadways and pedestrian sidewalks. However, for purposes of a conservative analysis and focusing on the late afternoon and evening conditions, which are more prevalent to the planned hotel and restaurant/bar uses on the project site, the assessments presented below do not take a credit for the activities that would otherwise be generated by the previous uses at the project site.



*ASSESSMENT OF ROADWAY CONDITIONS*

Distributed among the three building frontages, the approximately 30 vehicle trips would amount to less than a 5-percent increase in vehicular traffic in the immediate area. Since existing traffic flow is largely favorable, this nominal increase in vehicular traffic is not expected to result in a perceptible change in adjacent roadway operations. Furthermore, because the main entrance to the proposed building is intended to be on Allen Street, where a hotel loading zone would be sought from NYCDOT, most of the aforementioned vehicular traffic would likely gravitate toward that side of the building. And since the plan is to only have a secondary entrance and a café fronting Orchard Street, activities associated with the proposed building would not exacerbate the occasional congestion observed on Orchard Street during the evening and late night hours.

*ASSESSMENT OF PEDESTRIAN OPERATIONS*

The projected increase in peak period pedestrian traffic would be approximately 10-percent over existing conditions. In addition, the perspective building operator is contemplating the installation of sidewalk cafés on either or both of the Allen and Orchard Street frontages. As described above, current pedestrian operations along the building's three frontages were found to be at favorable levels during all study time periods. Accounting for the projected increase in trip-making and the potential decrease in pedestrian space from the sidewalk café installation, the adjacent sidewalks would still operate at LOS B or better during the mid- and late evening time periods but may deteriorate to LOS C during the early evening (or afternoon commuter peak) time period, which would still be considered favorable operation. Therefore, the proposed building is also not expected to adversely impact pedestrian flow along the adjacent sidewalks.

\*

# **Attachments**



**Figure 2: Orchard Street at Rivington Street (looking south)**



**Figure 3: Allen Street at Rivington Street (looking south)**



**Figure 4: Allen Street east sidewalk between Rivington Street and Delancey Street**



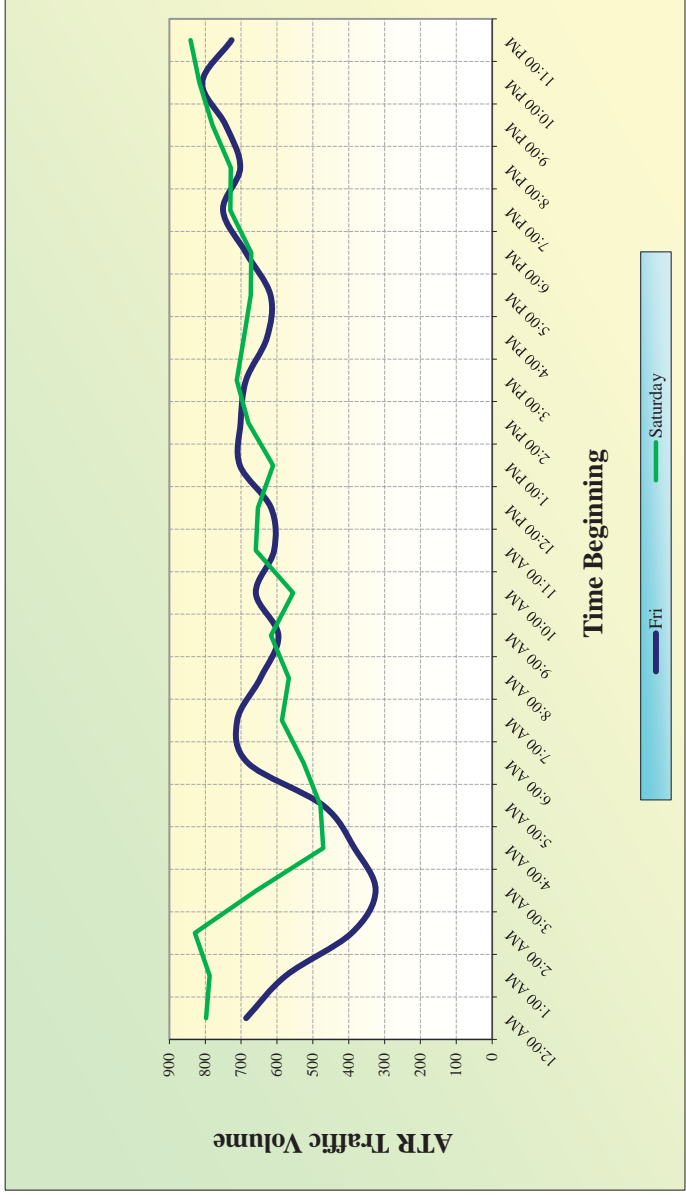
**Figure 5: Rivington Street south sidewalk between Allen Street and Orchard Street**



**Figure 6: Orchard Street west sidewalk between Rivington Street and Delancey Street**

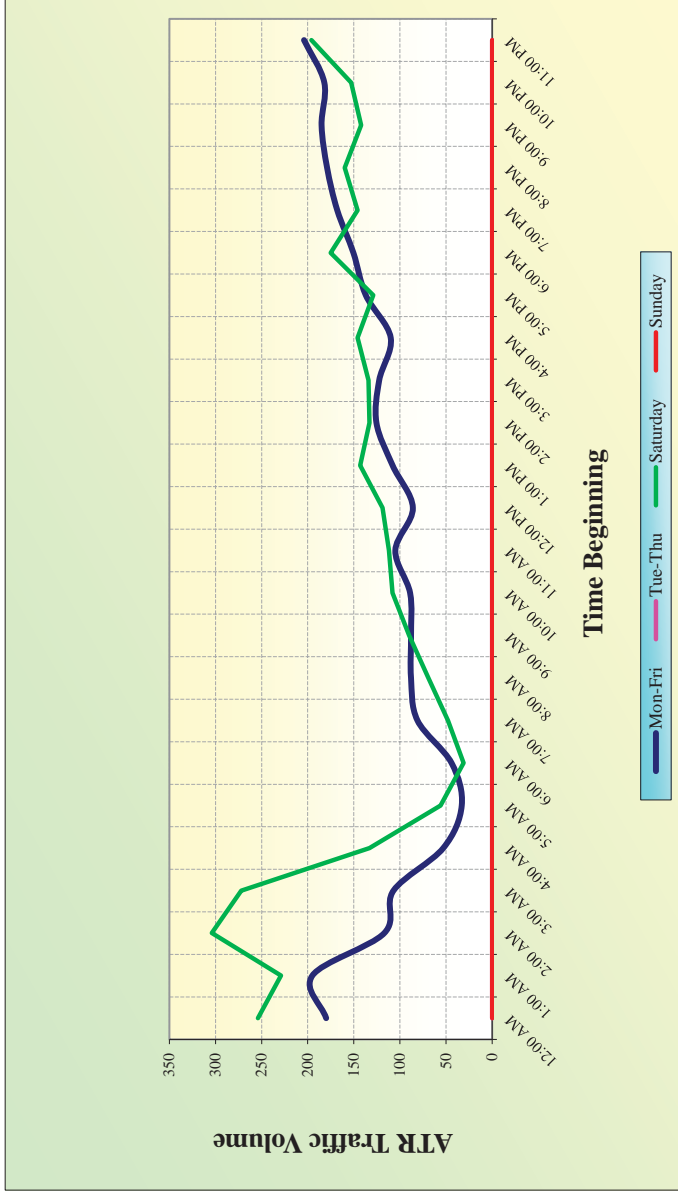
### Allen Street NB - South of Rivington Street - Aug 2018

Rolling Peak Hour Summary				
AM (Begin)	Fri	Saturday	PM (Begin)	Fri
12:00 AM	686	798	12:00 PM	617
12:15 AM	640	812	12:15 PM	618
12:30 AM	636	848	12:30 PM	640
12:45 AM	601	822	12:45 PM	668
1:00 AM	575	788	1:00 PM	704
1:15 AM	555	817	1:15 PM	733
1:30 AM	496	798	1:30 PM	737
1:45 AM	450	807	1:45 PM	731
2:00 AM	392	829	2:00 PM	702
2:15 AM	354	790	2:15 PM	677
2:30 AM	327	749	2:30 PM	693
2:45 AM	326	713	2:45 PM	676
3:00 AM	325	658	3:00 PM	687
3:15 AM	371	600	3:15 PM	691
3:30 AM	354	557	3:30 PM	674
3:45 AM	369	515	3:45 PM	655
4:00 AM	384	471	4:00 PM	628
4:15 AM	368	469	4:15 PM	626
4:30 AM	408	457	4:30 PM	605
4:45 AM	418	453	4:45 PM	616
5:00 AM	471	479	5:00 PM	618
5:15 AM	523	467	5:15 PM	605
5:30 AM	541	482	5:30 PM	632
5:45 AM	604	502	5:45 PM	653
6:00 AM	681	526	6:00 PM	687
6:15 AM	694	566	6:15 PM	716
6:30 AM	725	559	6:30 PM	726
6:45 AM	752	577	6:45 PM	745
7:00 AM	711	586	7:00 PM	751
7:15 AM	738	584	7:15 PM	741
7:30 AM	713	585	7:30 PM	739
7:45 AM	648	587	7:45 PM	708
8:00 AM	646	567	8:00 PM	703
8:15 AM	626	589	8:15 PM	707
8:30 AM	673	615	8:30 PM	720
8:45 AM	620	587	8:45 PM	726
9:00 AM	596	617	9:00 PM	743
9:15 AM	613	603	9:15 PM	770
9:30 AM	605	594	9:30 PM	764
9:45 AM	657	576	9:45 PM	803
10:00 AM	659	555	10:00 PM	809
10:15 AM	606	554	10:15 PM	823
10:30 AM	604	561	10:30 PM	749
10:45 AM	616	626	10:45 PM	711
11:00 AM	608	659	11:00 PM	727
11:15 AM	604	672		
11:30 AM	563	718	Day Total	15,106
11:45 AM	622	693		





### Orchard Street NB - South of Rivington Street - Aug 2018



Rolling Peak Hour Summary				
AM (Begin)	Fri	Saturday	PM (Begin)	Fri
12:00 AM	180	254	12:00 PM	86
12:15 AM	181	244	12:15 PM	90
12:30 AM	180	229	12:30 PM	106
12:45 AM	200	225	12:45 PM	109
1:00 AM	195	229	1:00 PM	108
1:15 AM	170	241	1:15 PM	110
1:30 AM	160	265	1:30 PM	112
1:45 AM	135	287	1:45 PM	125
2:00 AM	117	304	2:00 PM	126
2:15 AM	122	316	2:15 PM	124
2:30 AM	126	290	2:30 PM	130
2:45 AM	120	267	2:45 PM	117
3:00 AM	107	272	3:00 PM	123
3:15 AM	94	248	3:15 PM	128
3:30 AM	78	225	3:30 PM	118
3:45 AM	62	191	3:45 PM	122
4:00 AM	53	133	4:00 PM	110
4:15 AM	44	94	4:15 PM	112
4:30 AM	32	71	4:30 PM	112
4:45 AM	34	57	4:45 PM	118
5:00 AM	33	56	5:00 PM	137
5:15 AM	31	57	5:15 PM	147
5:30 AM	36	49	5:30 PM	158
5:45 AM	38	42	5:45 PM	161
6:00 AM	44	31	6:00 PM	151
6:15 AM	47	33	6:15 PM	147
6:30 AM	53	39	6:30 PM	153
6:45 AM	57	44	6:45 PM	155
7:00 AM	81	48	7:00 PM	168
7:15 AM	91	50	7:15 PM	163
7:30 AM	94	49	7:30 PM	168
7:45 AM	104	55	7:45 PM	175
8:00 AM	88	69	8:00 PM	179
8:15 AM	84	70	8:15 PM	189
8:30 AM	92	79	8:30 PM	192
8:45 AM	82	82	8:45 PM	188
9:00 AM	88	90	9:00 PM	185
9:15 AM	94	93	9:15 PM	189
9:30 AM	86	95	9:30 PM	194
9:45 AM	92	111	9:45 PM	192
10:00 AM	89	108	10:00 PM	182
10:15 AM	84	121	10:15 PM	180
10:30 AM	90	125	10:30 PM	176
10:45 AM	107	118	10:45 PM	184
11:00 AM	105	112	11:00 PM	204
11:15 AM	107	101		
11:30 AM	109	97	Day Total	2,938
11:45 AM	90	104		







August 30, 2018

Mr. Daniel Stephens  
Kalimian Equities  
489 Fifth Avenue  
New York, NY 10017

**Ref: 140 Allen Street – Noise Impact Study  
Event Noise Evaluation  
C&A Project #31668**

Dear Dan:

We have completed our review of the noise impact due to the operation of a proposed 2<sup>nd</sup> floor terrace, rooftop terraces, and sidewalk café that will be located at 140 Allen Street, Manhattan, NY. The main purpose of the study was to assess the noise impact on the surrounding neighborhood of the proposed programming on the 2<sup>nd</sup> floor terrace, rooftop terraces, and sidewalk café associated with 140 Allen Street.

Our findings are summarized below.

**1.0 Acoustical Terminology and Criteria**

The following summarizes the commonly used acoustical terminology and criteria that are applicable to this project:

**1.1 A-Weighted Sound Pressure Level (dBA)**

A-weighted sound levels provide excellent correlation to the human response to noise at low to moderate sound levels. The A-weighting network approximates the sensitivity of the human ear at moderate sound levels by de-emphasizing high and low frequencies because the ear is less sensitive to these ranges. Unless otherwise indicated, all noise levels are expressed in decibels referenced to  $20 \times 10^{-6}$  Pa.

**1.2 C-Weighted Sound Pressure Level (dBC)**

The C weighting network follows the frequency sensitivity of the human ear at very high noise levels. The C-weighting scale is quite flat, and therefore includes much more of the low-frequency range of sounds than the A scale. Unless otherwise indicated, all noise levels are expressed in decibels referenced to  $20 \times 10^{-6}$  Pa.

**1.3 NYC Noise Code Section 24-218 – General Prohibitions**

Section 24-218 of the New York City Noise Code states that *“No person shall make, continue or cause or permit to be made or continued any unreasonable noise.”* Specific decibel levels relative to ambient conditions are provided below:

*(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:*

*(1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

*(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

*(3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

For this project, this section of NYC Noise Code shall apply to crowd noise (i.e. any activity that is not amplified music).

#### **1.4 NYC Noise Code Section 24-231 – Commercial Music**

Section 24-231 of the NYC Noise Code states that music originating from or in connection with any commercial establishment or enterprise may not exceed the following, as measured inside a residence:

- 42 dBA
- 45 dB in any one-third octave band from 63 to 500 Hertz, inclusive.
- An increase of 6 dBC or more over ambient noise, when ambient noise is greater than 62 dBC.

For this project, this section of NYC Noise Code shall apply to amplified music only.

#### **2.0 Existing Conditions**

The proposed rooftop terraces and 2<sup>nd</sup> floor terrace will be located at 140 Allen Street, Manhattan, NY. The rooftop spaces will be the tallest structure in the immediate vicinity, with no nearby residential windows overlooking the space. Several residential bathroom and kitchen windows at 79 Rivington Street will overlook the 2<sup>nd</sup> floor terrace and will be approximately 15-feet away. These locations are shown in Figure 1.



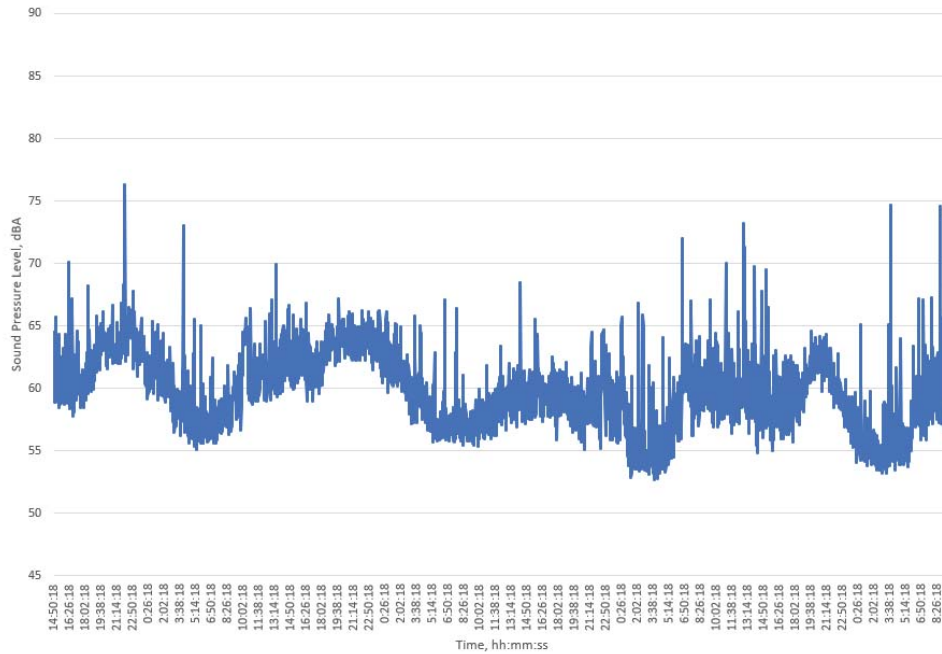
**Figure 1: Rendering showing proposed terraces relative to nearby residential properties.**

We understand that amplified music may be provided throughout the outdoor areas during hours of operation, however the music will be intended for light background use only.

### **3.0 Existing Ambient Noise Level Measurements**

As part of our study, we monitored ambient noise level at the site of the proposed 2<sup>nd</sup> floor terrace over a weekend. The measurement location was on the south-east corner of Allen Street and Rivington Street. Measurements were logged from approximately 2:00 PM on Friday, 6/1/2018, until 10:00 AM on Tuesday 6/5/2018.

Results of the monitoring indicate that noise levels during hours of operation were lowest during early morning hours around 2:00AM. Ambient noise levels reached a minimum level ( $L_{Min}$ ) during this period of 53 dBA. Figure 2 shows the measurement history. The quietest daytime levels hovered around 63 dBA. These levels would roughly equate to a level of 45 dBA and 55 dBA, respectively, inside a residence with open windows. Please note that these noise levels that nearby residents currently enjoy are already above the 42 dBA limit stipulated by NYC Noise Code.



**Figure 2: Minimum Ambient Noise Levels Measured at Proposed Site from 6/1/2018 to 6/5/2018**

**4.0 Estimated Noise Impact**

The projected noise impact levels on the surrounding properties are as follows:

**4.1 2<sup>nd</sup> Floor Terrace**

Typical background music for this type of establishment can reach up to 70 dBA. These noise levels could result in up to 50 dBA inside the closest residential property (79 Rivington Street, windows open). These levels would not comply with NYC Noise Code requirement of 42 dBA without additional noise mitigation efforts.

Based on the distance between the location of the terrace relative to nearby residential units, as well as the projected ambient noise level inside the residences presented in Section 3.0 (45 dBA at night), all activity that is not amplified music must be limited to 72 dBA or less in order to comply with Section 24-218(b)(1) of NYC Noise Code at 79 Rivington Street with the windows open. We note that typical crowd noise for this type of environment may exceed this limit without additional mitigation. If appropriate noise mitigation measures are implemented, noise originating from the 2<sup>nd</sup> Floor Terrace will be able to meet applicable Noise Codes. This will be discussed further in further sections.

**4.2 Roof Terrace**

Typical background music for this type of establishment can reach up to 70 dBA. These noise levels could result in up to 30 dBA inside the closest residential property (79 Rivington Street, windows open). These levels would comply with NYC Noise Code requirement of 42 dBA without additional noise mitigation efforts.

Based on the distance between the location of the roof terrace relative to nearby residential units, as well as the projected ambient noise level inside the residences presented in Section 3.0 (45 dBA at night), all activity that is not amplified music must be limited to 92 dBA or less in order to comply with Section 24-218(b)(1) of NYC Noise Code at all nearby residential properties with the windows open. We find that expected crowd noise levels for this type of environment are well below this 92 dBA limit.

#### **4.3 Sidewalk Café**

We understand that the proposed sidewalk café will not utilize amplified music. Therefore, Section 24-231 of NYC Noise Code shall not apply.

Based on the distance between the location of the proposed sidewalk café relative to nearby residential units, as well as the projected ambient noise level inside the residences presented in Section 3.0 (45 dBA at night), all activity that is not amplified music must be limited to 83 dBA or less in order to comply with Section 24-218(b)(1) of NYC Noise Code at 79 Rivington Street with the windows open. We find that expected crowd noise levels for this type of environment are well below this 83 dBA limit.

### **5.0 Comments and Recommendations**

#### **5.1 2<sup>nd</sup> Floor Terrace**

In order to comply with NYC Noise Code, overall music levels on the 2<sup>nd</sup> Floor Terrace must be maintained at a level of 62 dBA or less, with levels at each third-octave band between 63 and 500 Hz at 65 dB or less. This can be accomplished with the use of a built-in sound limiter integrated into the establishment's sound system.

The sound limiter should be calibrated per the sound limits specified above and secured to prevent incidental or unauthorized changes to the settings. To separately address overall and bass volume, any such limiter should have an adjustable frequency filter or multiple band limiting. Commercially available products, such as Samson S-3-Way crossover/limiter, or similar from a different vendor, may be suitable for this application.

In order to comply with NYC Noise Code at the 140 Allen windows directly above, crowd noise levels on the 2<sup>nd</sup> Floor Terrace must be maintained at a level of 72 dBA or less. Seeing as typical crowd noise in a bistro / café environment can exceed this limit (typical crowd noise in a medium-density café can approach 75 – 80 dBA), the addition of a sound barrier to block line-of-sight between the terrace and the residential windows above should be explored. The barrier must be solid and free of gaps. We would be happy to explore barrier material options with the design team upon further request. The extent of the barrier can be seen conceptually in Figure 3.



Figure 3: Concept markup of extent of noise barrier

Based on the anticipated crowd noise level of 80 dBA on the 2<sup>nd</sup> Floor Terrace, we project that the noise impact will be in compliance with applicable NYC Noise Codes at all other residential units in the area, including those directly across Rivington Street.

## 5.2 Roof Terrace

Based on the distance between the proposed Roof Terrace location and nearby properties, in order to comply with NYC Noise Code overall music levels not exceed 81 dBA, with levels at each third-octave band between 63 and 500 Hz at 84 dB or less. Again, this can be accomplished with the use of a built-in sound limiter integrated into the establishment's sound system.

In order to comply with NYC Noise Code, crowd noise levels on the Roof Terrace must be maintained at a level of 92 dBA or less. Typical café / bistro noise levels are will within this limit, and no further mitigation efforts should be necessary.

Based on an anticipated crowd noise level of 80 dBA on the Roof Terrace, we project that the noise impact will be in compliance with applicable NYC Noise Codes at all other residential units in the area, including those directly across Rivington Street.

## 5.3 Sidewalk Cafes

We understand that the anticipated programming for the 140 Allen Street sidewalk café will be light dining with low patron density. We also understand that the sidewalk café will not utilize amplified music.

In order to comply with NYC Noise Code, crowd noise levels at sidewalk cafés must be maintained at a level of 83 dBA or less. Typical low-density café / bistro noise levels are will within this limit, and no further mitigation efforts should be necessary.



Based on an anticipated crowd noise level of 75 dBA at sidewalk cafés, we project that the noise impact will be in compliance with applicable NYC Noise Codes at all other residential units in the area, including those directly across Rivington Street.

This completes our measurements summary at this time. Please do not hesitate to contact us should you have any questions or comments.

Regards,

A handwritten signature in black ink, appearing to read "Chris Petropulos".

Chris Petropulos  
Associate

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