



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

Jesse R. Bodine
District Manager

July 29, 2015

Howard Lorber,
Chairman of the Board
Morgan's Hotel Group
356 West 58th Street
New York, NY 10019

Richard Szymanski,
Interim CEO
Morgan's Hotel Group
356 West 58th Street
New York, NY 10019

Re: Extensive History of Liquor License Stipulations Violations at the Hudson Hotel

Dear Mr. Lorber and Mr. Szymanski,

As you know, last month Manhattan Community Board 4 (MCB4) sent you yet another letter requesting that you finally address and ameliorate all issues regarding the severe and adverse impact that the Hudson Hotel¹ has had on this community for the past 15 years.

While we are encouraged by John Beier's² letter dated July 7th, 2015 describing the steps your organization is taking to remediate some of the longstanding problems, we remain extremely concerned that without the guidance of a professional sound engineer, the changes proposed in that letter may not be fully effective. Further, we are still waiting for key answers to previously posed queries, including a timeline for the implementation of these remedies.

The Hudson Hotel's 2nd Floor: (License 1110074)

CB4 is pleased to hear that you are reviewing proposals to install a tent above the 2nd floor outdoor space. However, as you may know, most tent materials are ineffective at mitigating sound. Per our previous letter and conversations, we urge you to employ a sound engineer to provide specific suggestions for sound baffling materials that meet the fire code. The engineer should also provide instructions as to the erection of the tent to ensure this measure is successful. It has also been suggested that the tent and/or a partition made from another material be placed at both sides of the area between the interior and exterior spaces to further ensure that sound does not spill out. We would greatly appreciate an implementation schedule for the above at your absolute earliest convenience.

¹ Located at 356 West 58th Street, NYC 10019 between Columbus and 8th Avenues

² General Manager for Morgans Hotel Group Co. Hudson New York

We have yet to receive a confirmation that the two stand up bars in the outdoor spaces have been converted back to service bars. As you are fully aware, only service bars are permitted by your method of operation.

The Hudson Hotel's 24th Floor: (License 1110264)

CB4 is pleased to learn that you have received a proposal for installing 2,600 square feet of rubber pavers. However, please recall that your sound engineer recommended a double hung floor solution, which was agreed to by your previous manager. This was committed in writing to City Council Member Corey Johnson, who was CB4's Chair at that time. Your agreement to install double hung floors was incorporated into the stipulations, to which your company agreed. As per our previous letter, we urge you to employ a sound engineer to validate all prospective solutions so that the noise problems are fully resolved and that your investment is not in vein. Please provide a timeline for the commencement and completion of the installation.

We have yet to receive your responses to two of your sound engineer's recommendations reflected in his May 10th, 2010 report: soundproof the underside of the tent and suspend speakers from the pillars. Please provide a timeline for the commencement and completion of this work.

Finally, CB4 is still waiting to hear whether you have ceased holding large events, as well as events involving music, until the sound isolation work is fully completed. This is vital since the hotel does not have a Cabaret License; therefore no events with dancing are to be held on the 24th Floor.

CB4 is encouraged by your commitment to finally resolve the many problems involving The Hudson Hotel and look forward to your response, as requested above, by August 12, 2015 so that The Hudson Hotel's operations are finally in full compliance with all stipulations and requirements of its Liquor Licenses, as well as the city's noise code laws.

Thank you in advance for your cooperation.

Sincerely,



Christine Berthet
Chair
Manhattan Community Board 4



David Pincus
Co-Chair
Quality of Life
Committee



Tina DiFeliciano
Co-Chair
Quality of Life
Committee

cc: Michael Jones, Deputy Chief Executive Officer, New York SLA
Hon. Brad Hoylman, State Senate
Hon. Linda Rosenthal, State Assembly
City Council Member Corey Johnson
John Beier, Manager, Hudson Hotel