



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
www.cb3manhattan.org - mn03@cb.nyc.gov

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)
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☐ new liquor license    ☒ alteration of an existing liquor license    ☐ corporate change  
and change of method of operation

Check if either of these apply:

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

Today's Date: 3/31/2021

**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: Hotel Liquor License

If alteration, describe nature of alteration: Redesign of seating layout of the ground floor garden; increase in the number of tables and seats; also to permit waitstaff service of food and beverages in the garden

Previous or current use of the location: Hotel - no change

Corporation and trade name of current license: 215 Chrystie LLC and IS Chrystie Management LLC

**APPLICANT:**

Premise address: 215 Chrystie Street

Cross streets: Stanton Street and East Houston Street

Name of applicant and all principals: 215 Chrystie LLC; US Chrystie Management LLC; Ian Schrager

Trade name (DBA): The Public New York; Diego; The Roof & Garden; Public Arts

**PREMISE:**

Type of building and number of floors: 25-story building; hotel is 17 floors above grade and 3 floor below grade

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: Ground floor garden;  
16th floor terrace; 17th floor terrace

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? 1500+  
(TCO)

Do you plan to apply for Public Assembly permit? ☐ Yes ☐ No n/a premises is currently open and operating  
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): C6-1

**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, Arts Club, and typical hotel amenities including event spaces  
and meeting rooms

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) See rider annexed

Number of tables? See rider annexed Total number of seats? See rider annexed

How many stand-up bars/ bar seats are located on the premise? 6

(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): See rider annexed

Does premise have a full kitchen ☐ Yes ☒ No? Restaurant located within the hotel has a full kitchen

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram) 16th floor

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu

See current available menus

What are the hours kitchen will be open? n/a

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

How many employees will there be? 280

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? n/a

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2nd floor lobby has 3 TVS; 2nd floor meeting room has 1 TV

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: Sound report was previously provided

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? In the Arts Club Cellar and Sub-Cellar there are events and scheduled performances including performance art, screening and other visual presentations, as well as for banquets, special events, meetings and dancing.

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.") Traffic report was previously provided

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) Security plan was previously provided

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

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: Premises and applicant is currently licensed (see attached)

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

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 Premises is currently licensed

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? The applicant hotel license and the licensed hotel restaurant

How many On-Premise (OP) liquor licenses are within 500 feet? Approximately 4

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. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_ restaurant, or  
☒ I will operate a Hotel \_\_\_\_\_,  
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☒ Other  
with a restaurant located within the hotel (separately licensed) \_\_\_\_\_
3. My hours of operation will be: See rider included  
Mon \_\_\_\_\_ ; Tue \_\_\_\_\_ ; Wed \_\_\_\_\_ ;  
Thu \_\_\_\_\_ ; Fri \_\_\_\_\_ ; Sat \_\_\_\_\_ ;  
Sun \_\_\_\_\_. (I understand opening is "no later than" specified opening hour,  
and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use OR  
☐ My sidewalk café hours will be \_\_\_\_\_
5. ☐ I will employ a doorman/security personnel: \_\_\_\_\_
6. ☐ I will install soundproofing, \_\_\_\_\_
7. ☒ 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, or during unamplified live performances or televised sports.  
☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified live performances or televised sports.

8. I will not have ☐ DJs, ☐ live music, ☐ promoted events, ☐ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_, \_\_\_\_\_ number of TVs.
9. ☐ I will play ambient recorded background music only.
10. ☒ 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.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ 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 \_\_\_\_\_.
15. ☐ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☐ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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.

Name: Craig Waterman

Phone Number: 212-735-6000

**RIDERS TO MANHATTAN COMMUNITY BOARD 3 LIQUOR LICENSE  
APPLICATION QUESTIONNAIRE**

**215 CHRYSTIE LLC and IS CHRYSTIE MANAGEMENT LLC**

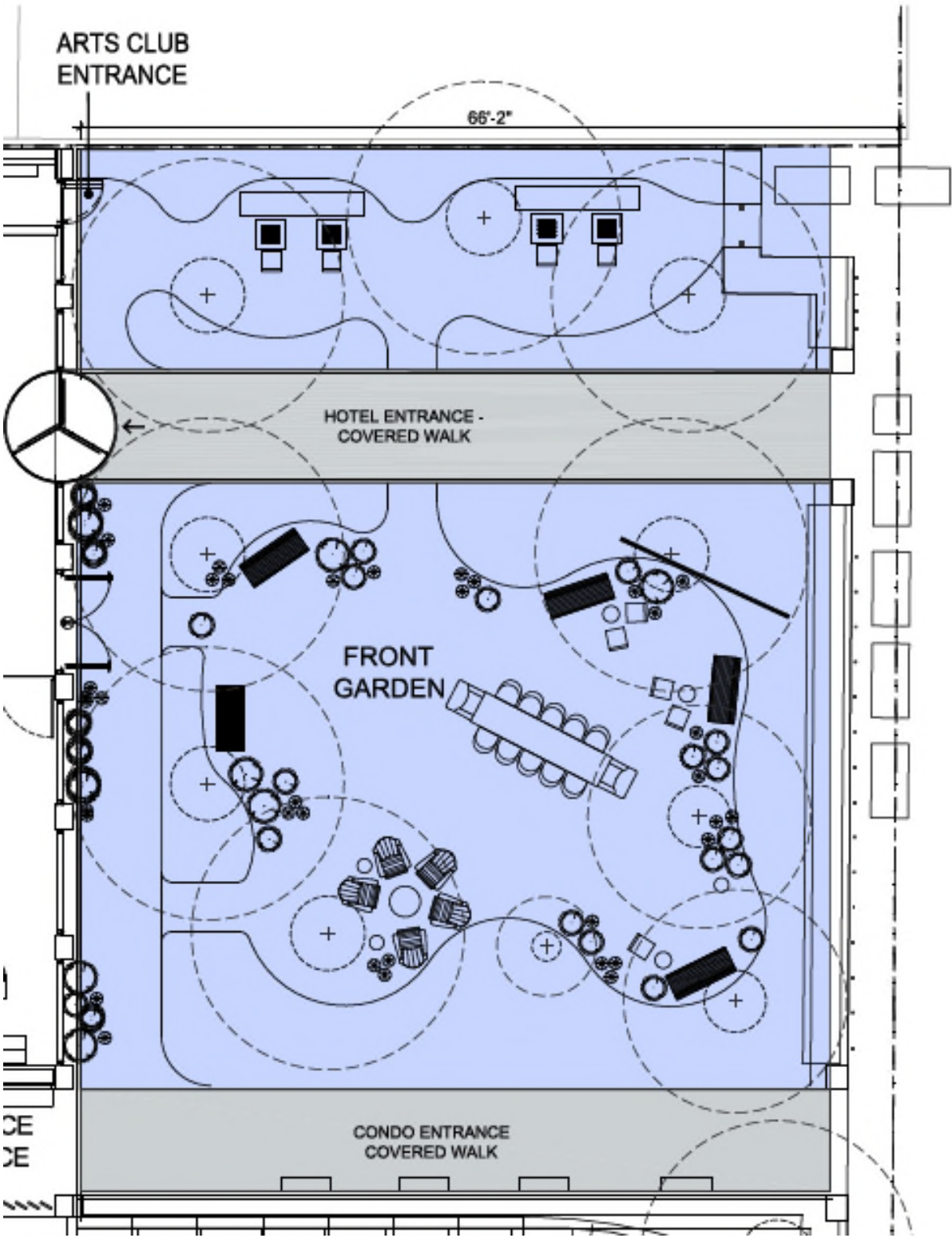
- Photographs of the Ground Floor Garden
- Current and Proposed Layouts of the Ground Floor Garden
- Current Menus
- Rider re Hours, Table/Seating and Bars
- Applicant/Principal License History
- Current Community Board 3 Liquor License Stipulations
- SLA Proximity Report



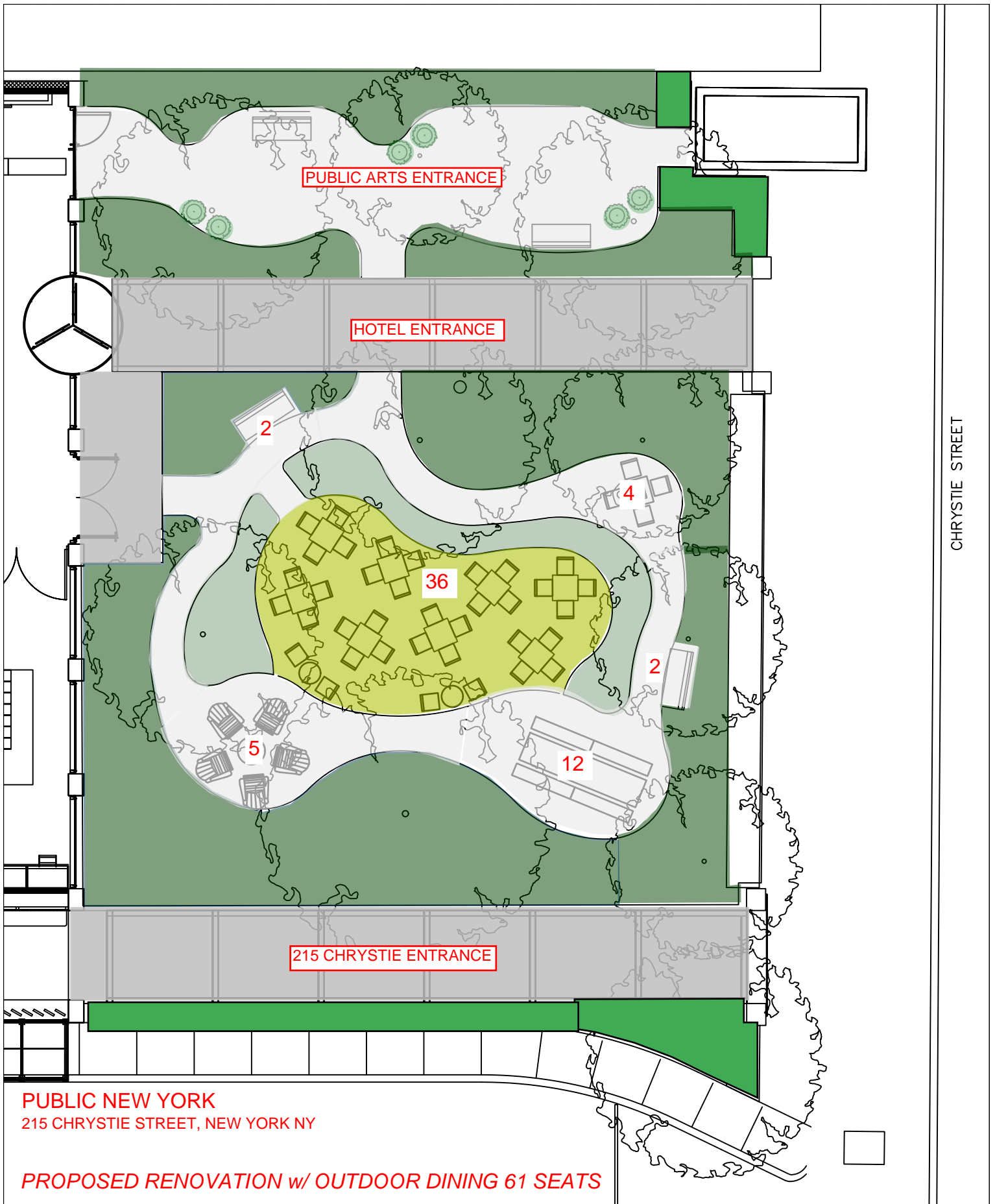




215 CHRYSTIE LLC – CURRENT GROUND FLOOR GARDEN LAYOUT



215 CHRYSTIE LLC - PROPOSED GROUND FLOOR GARDEN LAYOUT





# MENU

## BREAKFAST 6:30AM-11AM

COCONUT CHIA PUDDING, FRESH BERRIES, CACOA NIBS

ASSORTED CHOBANI YOGURTS

*ADD HOMEMADE CRANBERRY GRANOLA*

ORGANIC SEASONAL FRESH FRUIT CUP

SARABETH'S ASSORTED MUFFINS

SARABETH'S CROISSANT

SARABETH'S PAIN AU CHOCOLAT

DAVIDOVICH BAGELS

*ADD WHIPPED CREAM CHEESE, SCALLION CREAM CHEESE. VEGETABLE*

*CREAM CHEESE VEGAN TOFU CREAM CHEESE, LETTUCE, ONION OR TOMATO*

*ADD RUSS AND DAUGHTERS' SMOKED SALMON*

*ADD AVOCADO*

STEEL CUT OATMEAL, SPICES, MAPLE SYRUP

ORGANIC EGG SANDWICH CHEDDAR CHEESE, HERB SPINACH, BACON, PICKLED CHILI

ORGANIC EGG WHITE SANDWICH, GOAT CHEESE, HERB SPINACH, PICKLED CHILI

HARD BOILED ORGANIC EGGS

CONTINENTAL BREAKFAST – CROISSANT, FRUIT, ORANGE JUICE OR DRIP COFFEE

## SOUPS AND SALADS

RUSS & DAUGHTERS MATZO BALL SOUP, CHICKEN, CARROT, DILL

CREAM OF TOMATO SOUP, SOURDOUGH, BASIL, CHEDDAR

THREE GRAIN SALAD, ROASTED MUSHROOMS, ARUGULA, LEMON DRESSING

ESCAROLE AND PINK LADY APPLE SALAD, GORGONZOLA DOLCE, BASIL

WINTER GREENS CAESAR, SOURDOUGH CROUTONS, PARMESAN CHEESE

KALE SALAD WITH LEMON, OLIVE OIL, GREEN CHILI AND MINT

*ADD TO ANY SALAD SICILIAN TUNA, GRILLED CHICKEN, OR ORGANIC TOFU*

## SANDWICHES AND PIZZAS

TURKEY SANDWICH WITH BACON, ARUGULA, PICKLED JALAPENOS, HERB MAYONNAISE

TOMATO AND MOZZARELLA PANINI, SUNDRIED TOMATO PESTO

FLYING PIG FARM HAM, GRUYERE CHEESE PANINI, CUCUMBER, PICKLED CHILI,

GRAINY MUSTARD

JEAN-GEORGES' HOUSEMADE PIZZA BY THE SLICE CHEESE OR PEPPERONI

## SWEETS

SARABETH'S CARROT CAKE, CREAM CHEESE BUTTER CREAM

SARABETH'S NEW YORK CHEESE CAKE

DU'S MINI DONUTS

JEAN-GEORGES' COOKIES

BUTTERLANE ASSORTED CUPCAKES

MADMAC MACARONS

## SNACKS

NORTH FORK CHIPS 6 OZ \$8

BROOKSIDE CHOCOLATES \$5.5

CHUAO MINI CHOCOLATE BAR \$3

QUEST BAR \$4.5

SKINNY DIPPED ALMONDS \$5

ORGANIC CANDY FISH \$4

JILLA MINTS \$5

# MENU

## ALL DAY 11AM - MIDNIGHT

COCONUT CHIA PUDDING, FRESH BERRIES, CACAO NIBS  
ASSORTED CHOBANI YOGURTS  
ADD HOMEMADE CRANBERRY GRANOLA  
ORGANIC SEASONAL FRUIT CUP  
ASSORTED MUFFINS  
BALTHAZAR CROISSANT  
BALTHAZAR PAIN AU CHOCOLAT  
DAVIDOVICH BAGELS  
ADD CREAM CHEESE, LETTUCE, ONION AND TOMATO  
ADD SMOKED SALMON  
GUACAMOLE, JALAPENO, CILANTRO, LIME  
CHERRY TOMATO AND MOZZARELLA CAPRESE, BASIL, OLIVE OIL

## LATE NIGHT MENU 12AM – 3AM FRI/SAT

GUACAMOLE, JALAPENO, CILANTRO AND LIME  
CHERRY TOMATO AND MOZZARELLA CAPRESE, BASIL, OLIVE OIL  
TURKEY SANDWICH WITH BACON, ARUGULA, PICKLED JALAPENOS, HERB  
MAYONNAISE  
TOMATO AND MOZZARELLA PANINI, SUNDRIED TOMATO PESTO  
FLYING PIG HAM, GRUYERE CHEESE PANINI, CUCUMBER, PICKLED CHILI, GRAINY  
MUSTARD  
JEAN-GEORGES' PIZZA BY THE SLICE, CHEESE OR PEPPERONI

## DIEGO BAR MENU

WASABI-GREEN TEA PEANUTS \$5

MARINATED MIXED OLIVES, BALSAMIC VINEGAR, OLIVE OIL, HERBS \$5

POPCORN-CHEDDAR FRICO, CHIVES, CRUSHED CHILI \$10

PISTACHIO GUACAMOLE, WARM CRUNCHY TORTILLAS \$13

FLUKE SASHIMI, PICKLED CHERRY PEPPERS, SEA SALT, SESAME \$17

TUNA TARTARE LETTUCE CUPS, SOY-YUZU DRESSING, RADISH \$21

WHIPPED RICOTTA, DEHYDRATED CITRUS, JALAPENO, CITRUS JAM \$14

CHARCUTERIE AND CHEESE, PICKLED PEPPERS, MARCONA ALMONDS \$20

LIGHTLY FRIED CALAMARI, GINGER-SCALLION SAUCE \$15

HOUSE MADE FRENCH FRIES \$10

MARKET GEM LETTUCE SALAD, JAPANESE TURNIP, CRISPY QUINOA, SUMAC-YOGURT DRESSING \$16

MEATBALLS, SMOKED CHILI TOMATO RAGU, PARMESAN CHEESE

\$19

CHEESEBURGER, MISO RUSSIAN DRESSING, FRIZZLED ONIONS, YUZU PICKLES,

HOUSE MADE FRENCH FRIES \$24

TOMATO PIZZA, MOZZARELLA, BASIL, CHILI FLAKES \$17

BLACK TRUFFLE PIZZA, THREE CHEESES, FARM EGG \$24



**RIDER TO MANHATTAN COMMUNITY BOARD 3  
LIQUOR LICENSE QUESTIONNAIRE**

**HOURS OF OPERATION**

Ground Floor Garden

7:00 AM – 12:00 AM daily

2<sup>nd</sup> Floor Lobby (facing Chrystie Street)

6:00 AM – 4:00 AM daily

2<sup>nd</sup> Floor Bar (facing Bowery)

6:00 AM – 4:00 AM daily

16<sup>th</sup> Floor Interior Event Space

6:00 AM – 4:00 AM daily

16<sup>th</sup> Floor Exterior Terrace

6:00 AM – 2:00 AM daily

17<sup>th</sup> Floor Bar Lounge

6:00 AM – 4:00 AM daily

17<sup>th</sup> Floor Exterior Terrace

6:00 AM – 2:00 AM daily

**TABLE AND SEATING INFORMATION - INDOOR**

Hotel Bar Area -2<sup>nd</sup> floor

Tables: 15

Seats: 48

Lobby Bar Area – 2<sup>nd</sup> Floor

Tables: 10

Seats: 82

Meeting Rooms – 16<sup>th</sup> Floor

Seating varies by event

Meeting Room 1 (maximum seating)

Tables: 10

Seats: 60

Meeting Room 2 (maximum seating)

Tables: 14

Seats: 130

Bar Area – 17<sup>th</sup> Floor

Tables: 20

Seats: 64

Cellar and Sub-Cellar Event Spaces

Seating varies by event

Cellar (maximum seating)

Tables: 10

Seats: 32

Sub-Cellar (maximum seating)

Tables: 30

Seats: 134

**Total Indoor: Tables: 109    Seats: 550**

**OUTDOOR SEATING**

Front Garden – Ground Floor

Tables: 10

Seating: 61 (maximum – includes bench seating)

Bar Terrace – 17<sup>th</sup> Floor

Tables: 12

Seats: 80

Meeting Room Terrace – 16<sup>th</sup> Floor

Varies according to meeting – maximum:

Tables: 6

Seats: 48

**Total Outdoor: Tables: 28    Seats: 189**

**RIDER TO MANHATTAN COMMUNITY BOARD 3  
LIQUOR LICENSE QUESTIONNAIRE**

**BARS**

- 2<sup>nd</sup> Floor Hotel Bar: 24'7-1/2" (straight with 12 bar stools)
- 2<sup>nd</sup> Floor Lobby Bar: 22'9" (straight with no bar stools)
- 17<sup>th</sup> Floor Bar: 23'10" (straight with no bar stools)
- 17<sup>th</sup> Floor Terrace: 16'10" x 4'2" (straight with 8 bar stools)
- Cellar: 18'9" x 3'4" (straight with no bar stools)
- Sub-Cellar: 64'6" total length (square with no bar stools)



**Ian Schrager is currently licensed in connection with the following license:**

215 Chrystie LLC and IS Chrystie  
Management LLC  
dba The Public New York; Diego;  
The Roof & Garden; Public Arts  
215 Chrystie Street  
New York, NY 10002  
Serial #1298196

IS Chrystie Management LLC  
dba Public Kitchen and Louis  
215 Chrystie Street  
New York, NY 10002  
Serial #1298195

**Ian Schrager has previously had an interest in the following licensees:**

GPH Management LLC  
dba Gramercy Park Hotel  
2 Lexington Avenue  
New York, NY 10010  
Serial #1180254

GPH Partners LLC  
2 Lexington Avenue  
New York, New York  
Serial #1153098

Greenberg/GPH Partners LLC  
2 Lexington Avenue  
New York, New York  
Serial #1145914

BP Bar Company LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1123036

Century Paramount LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1023459

SC 46<sup>th</sup> Street LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1110257

Century Paramount Associates  
235-245 West 46<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Paramount Lease Co LLC  
235 West 46 Street  
New York, New York  
License issued and surrendered

Madison Bar Company LLC  
237 Madison Avenue  
New York, New York  
Serial #1025839

Morgans Holdings LLC  
237-239 Madison Avenue  
New York, New York  
Serial #1023311

SC Madison LLC  
237 Madison Avenue  
New York, New York  
Serial #1106115

Ian Schrager Hotel Management LLC  
237-239 Madison Avenue  
New York, New York (Morgans)  
License issued and surrendered

237 Restaurant Corp.  
237 Madison Avenue  
New York, New York  
License issued and surrendered

Hudson Leaseco LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1110264

SC 58<sup>th</sup> Street LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1110074

58<sup>th</sup> Street Bar Company LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1126522

Henry Hudson Holdings LLC  
353-61 West 57<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Royalton LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
Serial #1023474

43<sup>rd</sup> Restaurant LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
Serial #1106408

44<sup>th</sup> Hotel Associates  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Ian Schrager Hotel Management LLC  
(Royalton)  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Royalton LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
44 West 63<sup>rd</sup> Street  
New York, New York (Empire)  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
140 East 63<sup>rd</sup> Street  
New York, New York (Barbizon)  
License issued and surrendered

Barbizon Holding LLC  
140 East 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Empire Holdings LLC  
44 West 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Empire Holding LLC  
44 West 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Ian Schrager Hotel Management LLC  
140 East 63<sup>rd</sup> Street  
New York, New York (Barbizon)  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
44 West 63<sup>rd</sup> Street  
New York, New York (Empire)  
License issued and surrendered

St. Moritz Lease Co LLC  
50-56 Central Park South  
New York, New York  
License issued and surrendered

Douglaston Catering Corp.  
d/b/a Steak Loft  
63-20 Marathon Parkway  
Douglaston, New York  
License revoked 1981

Broadway Catering Corp.  
d/b/a Studio 54  
254 West 54<sup>th</sup> Street  
New York, New York  
License revoked 1981

8440 LLC  
4440 Sunset Boulevard  
West Hollywood, California

Ian Schrager Hotel Management LLC  
1685 Collins Avenue  
Miami Beach, Florida

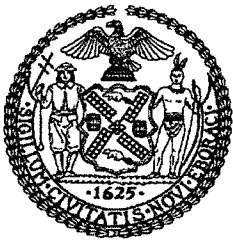
Ian Schrager Hotel Management LLC  
1555 South Jameson Lane  
Santa Barbara, CA 93108

Clift Holdings LLC  
495 Geary Street  
San Francisco, CA 94102

St. Martin's Lane Hotel  
42-49 St. Martin's Lane  
London WC2, England

Sanderson Hotel  
(SC London Ltd)  
50 Bernes Street,  
London, England W1P3AD





# THE CITY OF NEW YORK

## MANHATTAN COMMUNITY BOARD NO. 3

59 East 4th Street - New York, NY 10003

Phone: (212) 533-5300 - Fax: (212) 533-3659

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

Gigi Li, Board Chair

Susan Stetzer, District Manager

### Community Board 3 Liquor License Stipulations

I, Ian Schrager, as a qualified representative of 215 Chrystie Street LLC and VS-Chrystie Street LLC, with a proposed business name of The Public Hotel, located at 215 Chrystie Street, between East Houston Street and Stanton Street, New York, New York, agree to the following stipulations for this location:

That, the entrance to the hotel, which is located on Chrystie Street, between East Houston Street and Stanton Street, will be its primary entrance and the hotel and hotel amenities will be located in the sub cellar through the seventeenth floor.

That, the residential entrance will be located on Chrystie Street, between East Houston Street and Stanton Street, south of the hotel entrance, and will be overseen by its own door person, and the residential units will be located on the eighteenth through twenty-fifth floors.

That, all loading and unloading of hotel guests will occur on Chrystie Street.

That, deliveries and garbage pick-ups will occur in the parking lot of 10 Stanton Street, between the hours of 7:00 A.M. and 6:00 P.M., and garbage will be retained inside of the hotel until pick-up.

That, the hotel will not host or permit pub crawls or party buses in any of its areas.

That, the hotel will not have unlimited drink specials with food in any of the areas where food is served.

That, soundproofing or sound baffling measures will be installed in the publicly accessed areas, consistent with the recommendations of a sound engineer.

That, consistent with the proposed security plan, security guards will be outside of the hotel to insure that there is no loitering, crowds or noise outside and there will be security guards specifically designated to direct vehicular and pedestrian traffic when there are simultaneous events or if otherwise needed and the weekly itinerary for the public venues will be provided to the 5<sup>th</sup> Precinct.

That, exterior lights will be at low levels, located on the first story of the hotel only and directed down or away from neighboring windows.

That, the hotel will not apply for any alteration in its method of operation without first appearing before Community Board #3.

That, the hotel will provide a telephone number for residents to call with complaints and will immediately respond to any resident complaints.

That, for the first twelve (12) months of operation, the hotel will host quarterly or more frequent meetings with residents to address any resident concerns.

That, with respect to the second floor lobby bar facing Chrystie Street, its hours of operation will be 6:00 A.M. to 4:00 A.M. all days, it will be accessed through the hotel lobby entrance, it will have a closed fixed facade with no open doors or windows, it will have limited food service from the restaurant kitchen during all hours of operation, only recorded background music will be played and there will be no live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged.

That, with respect to the second floor bar facing Bowery, its hours of operation will be 6:00 A.M. to 4:00 A.M. all days although it is planned that it will open in the afternoons, it will be accessed through the hotel lobby entrance, it will have a closed fixed facade with no open doors or windows, it will have limited food service from the restaurant kitchen during all hours of operation, there will be recorded music and there may be DJs, at background and entertainment levels, but there will be no live music, promoted events, scheduled performances or any event at which a cover fee will be charged.

That, with respect to the sixteenth floor interior event and meeting spaces, it will have hours of operation of 6:00 A.M. to 4:00 A.M. all days, it will be accessed through the hotel lobby entrance, it will have a closed fixed facade with no open doors or windows, except for the double doors that access the exterior terrace and which may be open during events in which the terrace is used, it will have moveable seating that can be configured for meetings, presentations or banquets and moveable bars during banquets and private events, it will have a "pre-function" food preparation and waiting area and will provide food service through the restaurant kitchen for events and banquets, it may have dancing in conjunction with private events or banquets and may have live and recorded music and DJs, at background and entertainment levels, but any imported musicians or DJs would use the hotel sound system and there will be no promoted events hosted by outside promoters, scheduled performances or events with cover fees.

That, with respect to the sixteenth floor exterior terrace, it will be used in conjunction with the indoor areas on the sixteenth floor and not separately operated, it will have a maximum occupancy of no more than fifty (50) people, it will have hours of operation of 6:00 A.M. to 2:00 A.M. all days, only recorded background music will be played and there will be no live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged and, to minimize music travelling from the terrace, in addition to any other recommendations of a sound engineer, no subwoofers will be used in this exterior space, music levels will be limited by hotel staff and any exterior speakers will be placed below the level of parapet walls.

That, with respect to the seventeenth floor bar lounge known as "The Sky Bar," its hours of operation will be 6:00 A.M. to 4:00 A.M. all days, it will be accessed through the hotel lobby entrance, it will have a closed fixed facade with no open doors or windows, it will have limited food service from the restaurant kitchen during all hours of operation, there will be recorded, music, live music and DJs, at background and entertainment levels, but there will be no promoted events, scheduled performances or any event at which a cover fee will be charged.


That, with respect to the seventeenth floor exterior terrace, its hours of operation will be 6:00 A.M. to 2:00 A.M. all days, it will be accessed through the hotel lobby entrance, it will operate as a bar lounge with lounge seating, a maximum occupancy of no more than ninety-five (95) people and limited food service from the restaurant kitchen during all hours of operation, only recorded background music will be played and there will be no live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged, there will be no amplified sound or scheduled activities between 6:00 A.M. and 8:00 A.M. and, to minimize music travelling from the terrace, in addition to any other recommendations of a sound engineer, no subwoofers will be used in this exterior space, music levels will be limited by hotel staff and any exterior speakers will be placed below the level of parapet walls.

~~That, with respect to the cellar and sub-cellar event space known as "The Arts Club," it will operate as a multipurpose performance space lounge for private and public events, with moveable seating to accommodate the different uses, but will not be used as a regularly operating publicly accessible nightclub or lounge, it may host stage shows, live performances and film screenings, as well as have dancing, in-house promoted events, scheduled performances, events with cover fees, recorded and live music and DJs, it will be accessed through its own entrance on Chrystie Street north of the main hotel entrance and behind part of the front garden or through the interior of the hotel, its hours of operation will be 12:00 P.M. to 4:00 A.M. all days, it may have food service, it will be soundproofed consistent with the recommendations of a sound engineer, including the installation of~~

~~door seals on the entrance doors to minimize noise from people and music travelling through the doors, there will be no wait lines outside and any waiting patrons who do not fit into the cellar or sub cellar areas will wait in the interior ground floor space leading to the lobby and it will have security guards specifically designated to direct vehicular and pedestrian traffic when it is hosting events in this area.~~

That, with respect to the ground floor garden abutting Chrystie Street, it will be located within the building line on either side of the exterior walkway leading to the ground floor entrance of the hotel and will be surrounded by a wall abutting Chrystie Street, it will be operated as casual seating for hotel patrons and the public, there will be a maximum occupancy of no more than forty (40) people, seating will be comprised of casual seating at benches and tables in this garden, there will be no food or alcohol service in this garden but patrons may purchase food and alcohol indoors and eat and drink in this area, there will be no music at any time, it will not have or advertise "happy hours" in this area, security guards will be responsible for insuring that no one will exit the garden with alcohol and its hours of operation will be 7:00 A.M. to 12:00 A.M. all days.

**I hereby certify that the information provided above is truthful and accurate based upon my personal belief.**

Signed  \_\_\_\_\_

Dated August 9, 2016

Sworn to this 9th day of August 2016

Notary Public

DONALD M. BERNSTEIN  
Notary Public, State of New York  
No. 02BE4806351  
Qualified in New York County  
Commission Expires November 30, 2018

Community Board #3 requests that the SLA add this stipulation to the license of the above-mentioned applicant.



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

Proximity Report For:	
Location	<b>215 Chrystie St, New York, 10002</b>
Geocode	<b>Latitude: 40.72290 longitude: -73.99184</b>
Report Generated On	<b>3/29/2021</b>

8 Closest Liquor Stores		
Name	Address	Distance
ELIZABETH & VINE INC Ser #: 1192584	269 BOWERY NEW YORK, NY 10012	326 ft
WINE-O INC Ser #: 1262156	171 ELIZABETH ST SPRING & KENMARE STREETS NEW YORK, NY 10012	1,101 ft
NOLITA WINE MERCHANTS LLC Ser #: 1263367	227 MULBERRY ST SEE NOTES NEW YORK, NY 10012	1,185 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,220 ft
JCCSM INC Ser #: 1274393	45 1ST AVE SPACE 1-D NEW YORK, NY 10003	1,264 ft
YOUNG NAM KANG Ser #: 1023586	52 SPRING STREET NEW YORK, NY 10012	1,355 ft
E L PARTNERS LLC Ser #: 1298994	101 ALLEN ST STORE B NEW YORK, NY 10002	1,475 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	1,581 ft

Schools within 500 feet		
Name	Address	Distance
PATHWAYS CHILDREN'S SERVICES	273 BOWERY NEW YORK, NY 10002	243 ft
CASCADES HIGH SCHOOL	198 FORSYTH ST-3RD FL NEW YORK, NY 10002	376 ft
FORSYTHE SATELLITE ACADEMY	198 FORSYTH ST NEW YORK, NY 10002	406 ft

Churches within 500 feet	
Name	Distance
D & P 336 Convent Ave	231 ft

Churches within 500 feet	
Name	Distance
Nativity Missn Center	435 ft
Salvation Army	464 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
AKCB HOLDING LLC Ser #: 1332415	191 CHRYSTIE ST NEW YORK, NY 10002	426 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
JBDP STANTON CORPORATION Ser #: 1272778	17 STANTON ST NEW YORK, NY 10002	154 ft
IS CHRYSTIE MANAGEMENT LLC & VS CHRYSTIE LLC Ser #: 1298195	215 CHRYSTIE ST NEW YORK, NY 10002	154 ft
19 STANTON RESTAURANT LLC Ser #: 1264800	19 STANTON ST NEW YORK, NY 10002	179 ft
241 BOWERY CORP Ser #: 1254502	241 BOWERY NEW YORK, NY 10002	339 ft
FREEMAN HOLDINGS LLC Ser #: 1150177	191 CHRYSTIE ST AKA 2 FREEMAN ALLEY NEW YORK, NY 10002	426 ft
LIQUID SAMURAI LLC Ser #: 1283751	245 ELDRIDGE ST NEW YORK, NY 10002	542 ft