

SNOWY CAPITAL LLC.

87 LUDLOW STREET
NEW YORK, NY 10002

On-Premises Liquor License Application
Manhattan Community Board No. 3
SLA & DCA Licensing Committee
July 13, 2022

Completed Community Board No. 3 Questionnaire

1. Photographs
2. Floor Plan
3. Proposed Menu
4. Area Survey
5. List of Community Groups Notified
6. Proof of Posting at Premises
7. Security Plan
8. Inspiration and Concept
9. Petition Signatures
10. Acoustic Report

BERNSTEIN REDO & SAVITSKY P.C.

1177 Avenue of the Americas -5th Floor
New York, New York 10036
(212) 651-3100

Completed Community Board No. 3 Questionnaire



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Dear Applicants, Lawyers, Architects, and others who represent liquor license applicants,

Community Board 3 has received your notification of an application for a new or alteration liquor license. Your request has been placed on the agenda of the next meeting of the SLA (State Liquor Authority) Committee of Community Board 3. This committee will meet on

Wednesday, July 13, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

By Phone: +1 646 518 9805, +1 929 205 6099

Meeting ID: 921 9931 7942

Please see text of email invite for due date and directions on how to submit the questionnaire.

- Submit completed questionnaires (**with requested diagrams**) to the Community Board office **by the due date listed in the email invite**. Send completed questionnaire, including diagrams, and any additional material as a single PDF file. Any revisions, addition of materials should also be sent as a complete package as a single PDF file.
- Petitions and proof of conspicuous posting of Community Board 3 notices at the site for **7 days** prior to the meeting (please include newspaper with date in photo or a timestamped photo) must be emailed to echan@cb.nyc.gov **by Friday noon before the meeting**. Send petitions and proof of conspicuous postings as a separate PDF file.
- Notify the Community Board office of withdrawals by Friday noon before the Committee meeting. Notice must be in writing, by e-mail, stating that applicant will not file with the SLA until they appear before the Community Board. Applicant must submit a new notice to the Community Board to be included on agenda for a meeting at later date.
- Withdrawn applications **will not be rolled over** to next month as stated in previous paragraph.
- Applicant must be present at committee meeting. Applications without completed information - **including** petitions and proof of posting - will not be heard at the committee meeting.

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager



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Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

- ☐ 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.

The following items are due by noon Friday before the meeting:

- ☐ 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:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ 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

Check if either of these apply:

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

Today's Date: 06/28/2022

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: Currently vacant, previously a bar (Leftfield)

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 87 Ludlow Street, New York, New York 10002

Cross streets: Delancey Street & Broome Street

Name of applicant and all principals: Snowy Capital LLC.

Vlad Sekiguchi & Wolfgang Ballinger

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Five floors, mixed use

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☐ Yes ☒ No What is maximum NUMBER of people permitted Previous TCO allowed 85 on ground floor and 60 in cellar

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:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Ground floor restaurant: 5:00pm - 1:00am (Mon - Fri) / 11:00am - 1:00am (Sat & Sun)
Cellar lounge: 5:00pm - 2:00am (Mon - Fri) / 11:00am - 2:00am (Sat & Sun). Open Restaurant space until 11:00pm daily.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 20 Total number of indoor seats? 75

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2 bars
Ground floor - 10' Stand-up Bar with 12 Bar Stools / Cellar floor - 10' Stand-Up Bar with 9 Bar Stools.

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 Croatian and Mediterranean cuisine (see menu attached)

What are the hours the kitchen will be open? Until 1:00am

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal (self-managed)

How many employees will there be? Approximately 12

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) N/A

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJs ☒ Streaming services/playlists

If other type, please describe N/A

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Designed according to acoustic report

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? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A - no promoted 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.") Security plan describes how security will ensure that patrons are managed

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

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

Please attach plans. Acoustic plan to be provided

Is sound proofing installed? ☐ Yes ☒ No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (*includes roof & yard*) ☒ Yes ☐ No If Yes, describe and show on diagram:

Open restaurant program will be used if available at the time

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☐ Yes ☒ No

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business N/A

Has any principal had SLA reports or action within the past 5 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.

Ownership Bio

Wolfgang:

My family has always been in hospitality, and the service industry has always been part of my upbringing.

I grew up working at my family's businesses, such as Webster Hall in the East Village, the City Beer Hall in Albany, NY, The Stewart House Hotel & Restaurant in Athens NY, and Rebel and Slake in Midtown Manhattan, amongst others. I attended Cornell University where I studied Hospitality at the School of Hotel Administration. I operated the Sports Bar at Webster Hall, overseeing all marketing and operations. I worked with the Marriot team to launch their Edition Hotel brand, working to launch their first NY based property, the Clock Tower Edition, and then the Times Square Edition.

I started working for Ian Schrager company in January 2017 and I have held multiple positions with the company and our development, PUBLIC Hotel.

I have worked in hotel operations (front office) for the hotel opening, as front office supervisor, on marketing and branding efforts for Public Hotel and ISC Hotels (Edition).

In late 2019 I returned to PUBLIC as the hotel project manager. I oversaw technology integrations and the development of our mobile app and kiosk check in software.

I am now the Hotel Manager. I am responsible for the day-to-day operations of the hotel, bars, restaurants, events, and meeting spaces. I also oversee the tech stack/vendor relations for 215 Chrystie. I help oversee PUBLIC's team of roughly 300 employees. The hotel has multiple liquor licenses, including House of X, Bar Chrystie, Lobby, Popular (full-service restaurant) and the ROOF, as well as multiple event and banquet venues, and 367 hotel rooms.

I am the Fire and Life Safety Director of 215 Chrystie (holding a T-89 license) where I am responsible for the Fire and Emergency Action Plan for the building, leading staff fire drills, responding to FDNY calls and building fire alarms, leading communication with the FDNY, etc.

I am still actively involved in several of my family's F&B based businesses throughout New York, such as The Mud Club & Early Terrible in Woodstock (soon Beacon, NY), and the People's Pub in Chatham, NY.

Vladimir:

Manages his own investments and specializes in entrepreneurs and start ups. Prior to managing his own funds, Vladimir worked at Churchill Real Estate for four years where he managed the entire operating NYC portfolio.

LOCATION:

How many licensed establishments are within 1 block? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 29

Is the premise within 200 feet on the same street 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, but it is not required. 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 restaurant and lounge,

☐ 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

Full service kitchen open until 1:00am, food available until closing

3. My hours of operation will be:

Mon 5:00pm - 2:00am; Tue 5:00pm - 2:00am; Wed 5:00pm - 2:00am;

Thu 5:00pm - 2:00am; Fri 5:00pm - 2:00am; Sat 11:00am - 2:00am;

Sun 11:00am - 2:00am. (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 (including Open Restaurants) OR

☒ My sidewalk café hours or other outside hours (including Open Restaurants) will be Open Restaurant - 11:00pm closing hour.

5. ☒ I will employ a doorman/security personnel: As needed after 10:00pm

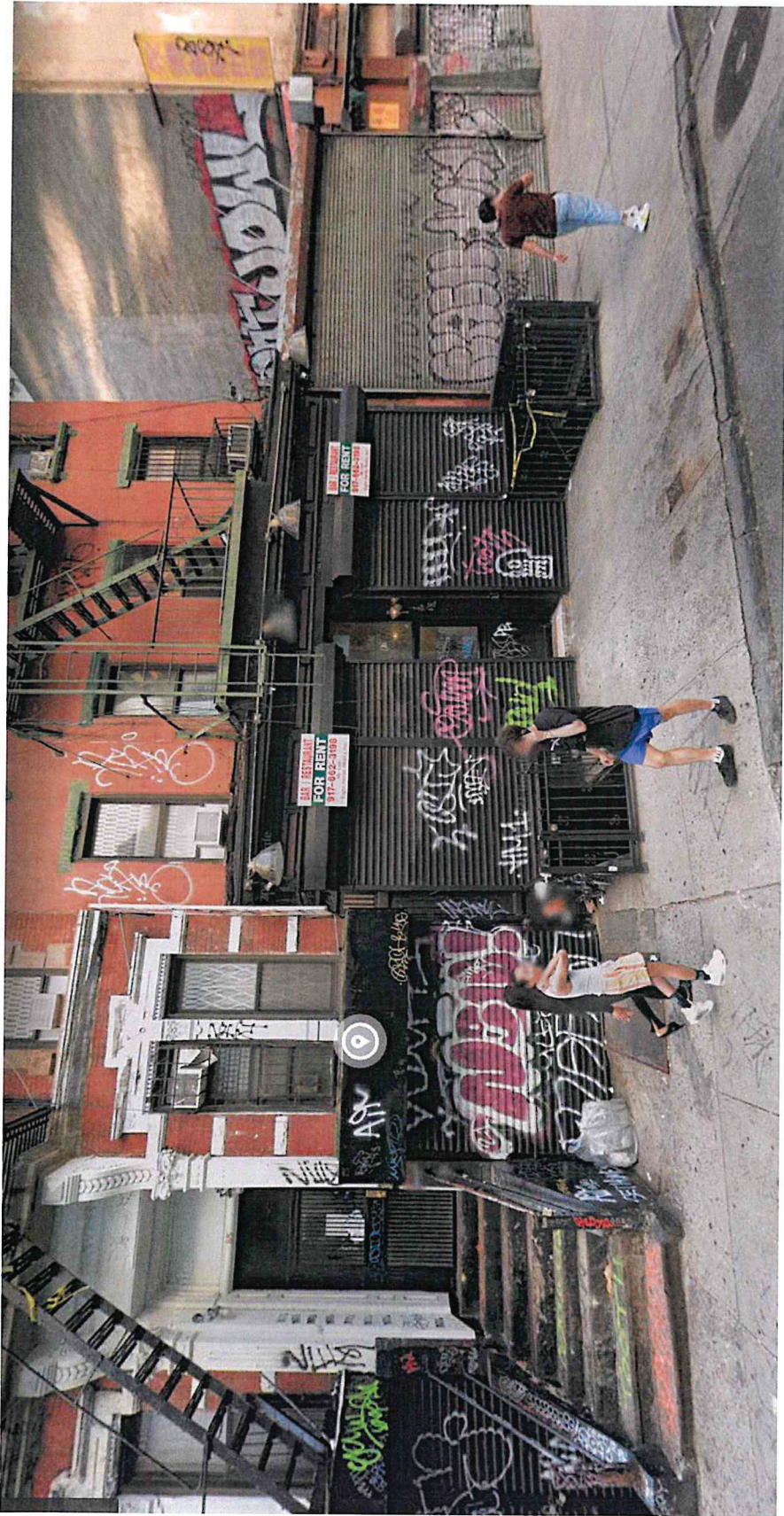
6. ☒ I will install soundproofing, as recommended by acoustician

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 performances or televised sports. ☒ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have ☐ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____.
9. ☐ I will play ambient recorded background music only.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☒ 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 _____.
13. ☐ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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.

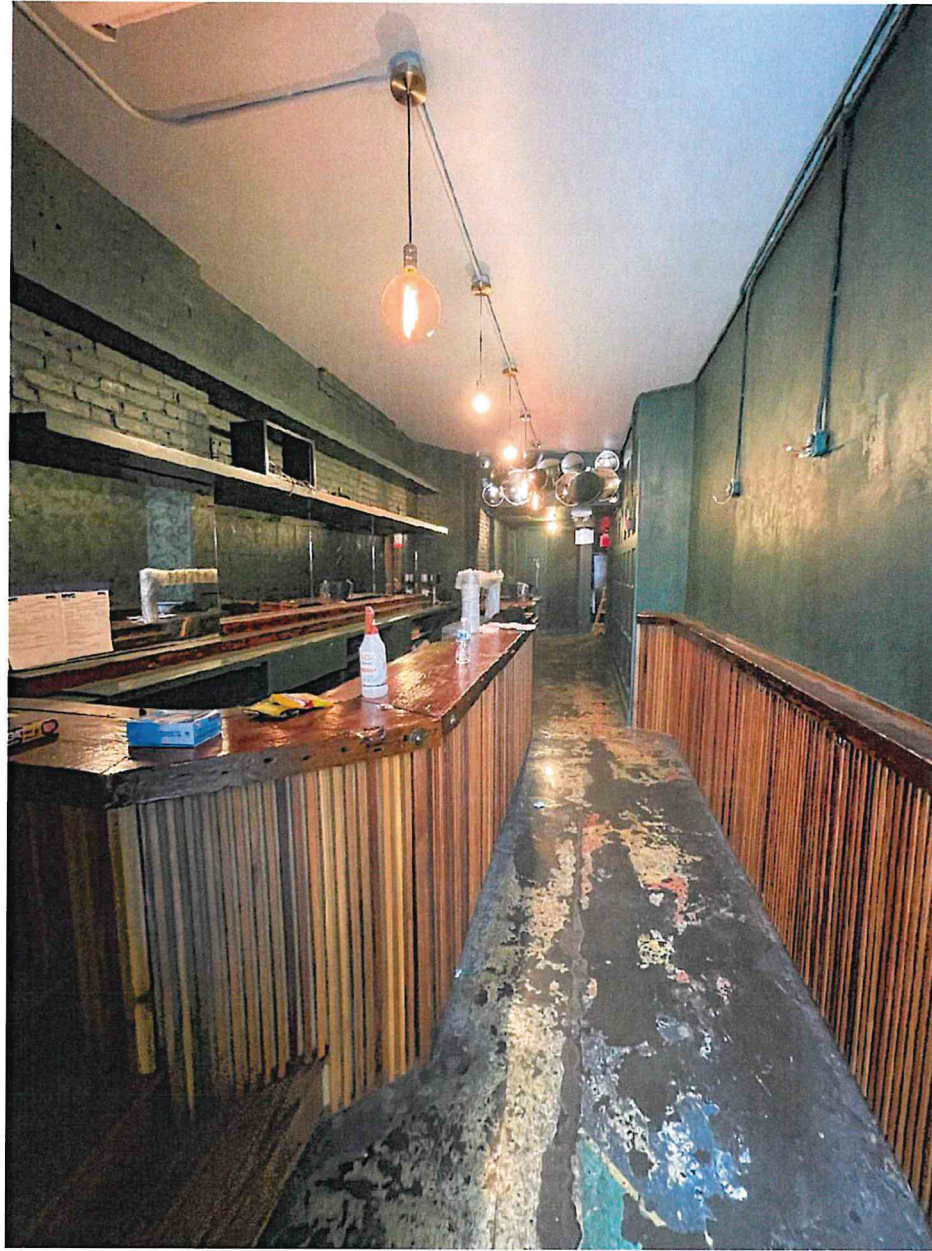
Name: Vlad Sekiguchi

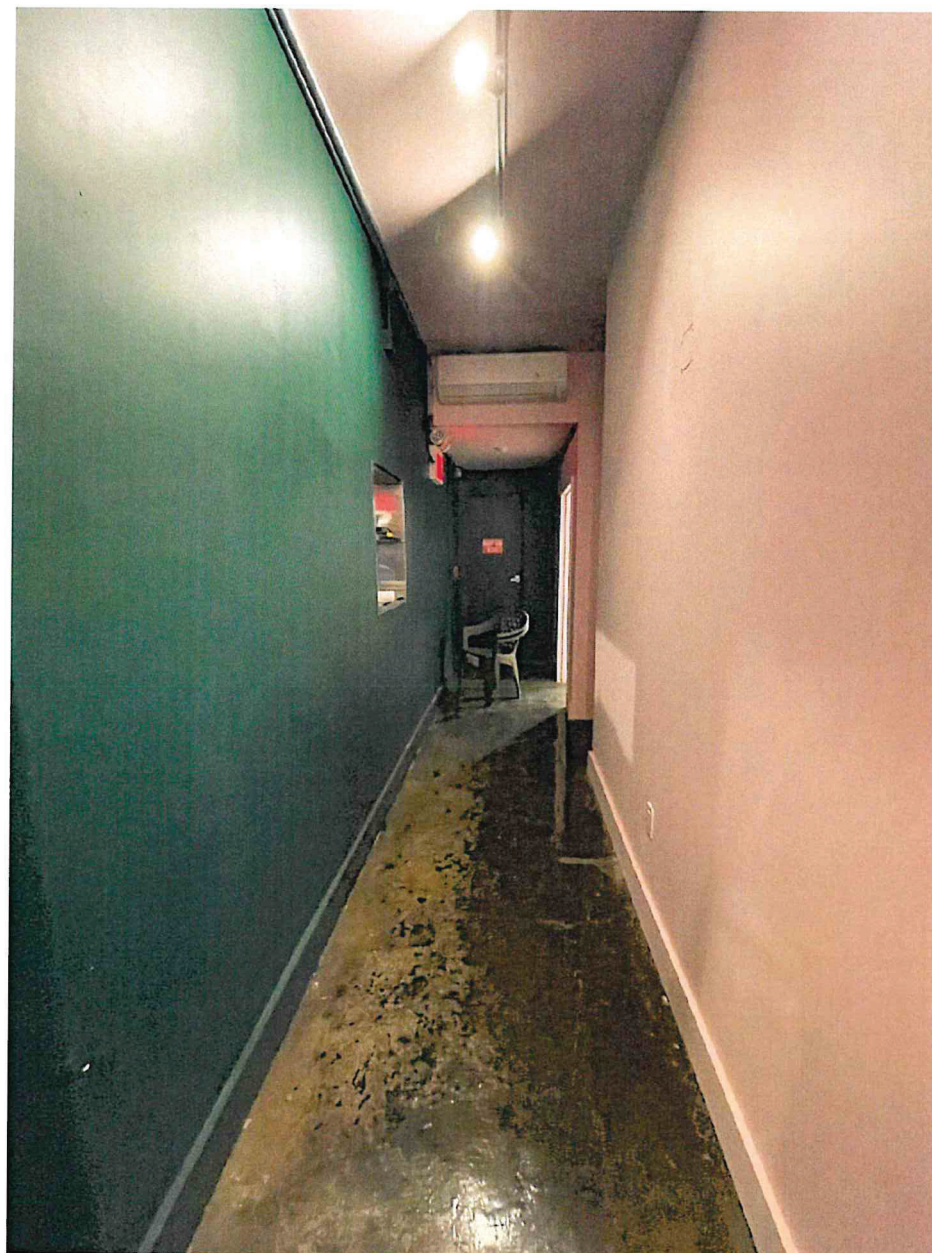
Phone Number: 917-730-8657

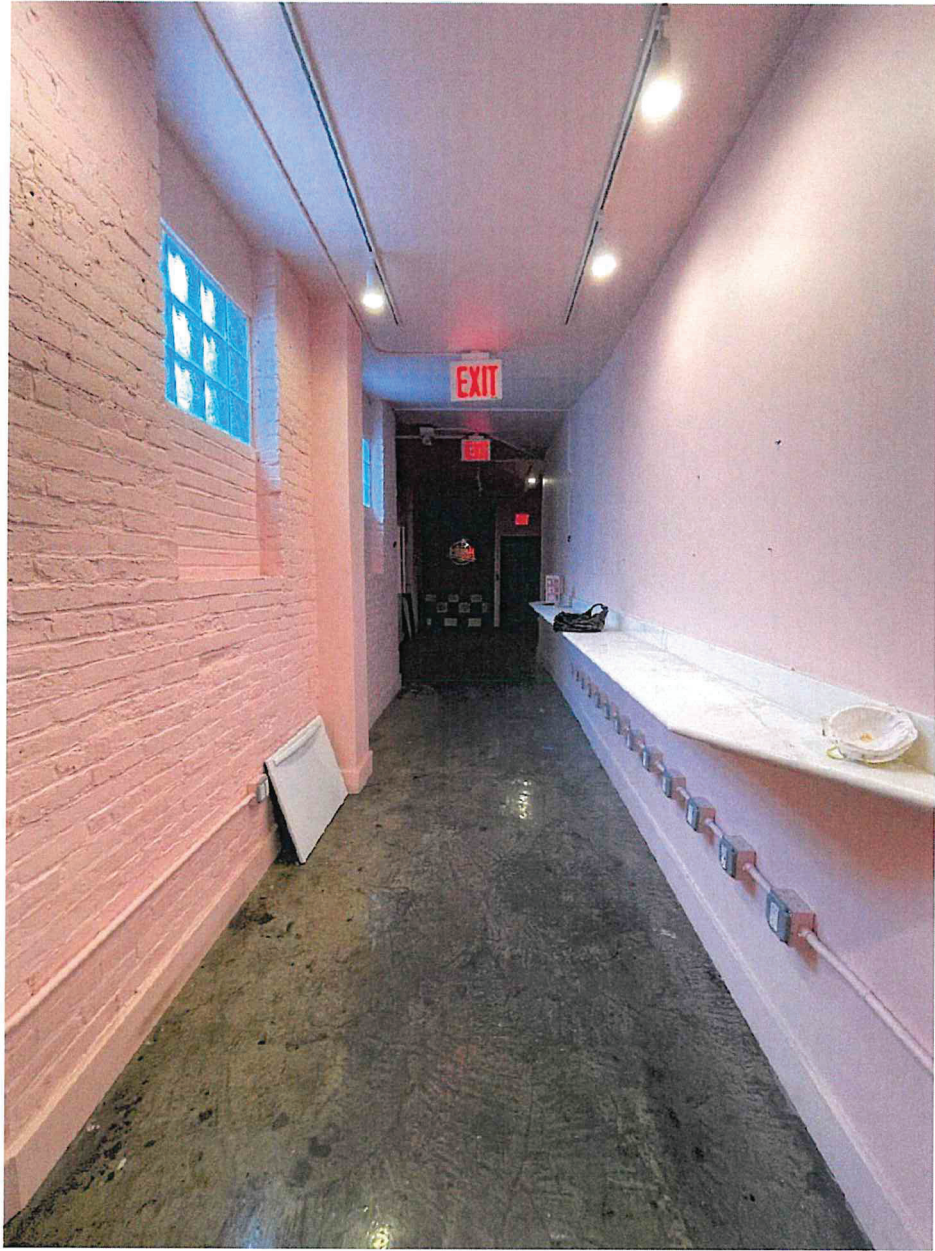
Photographs

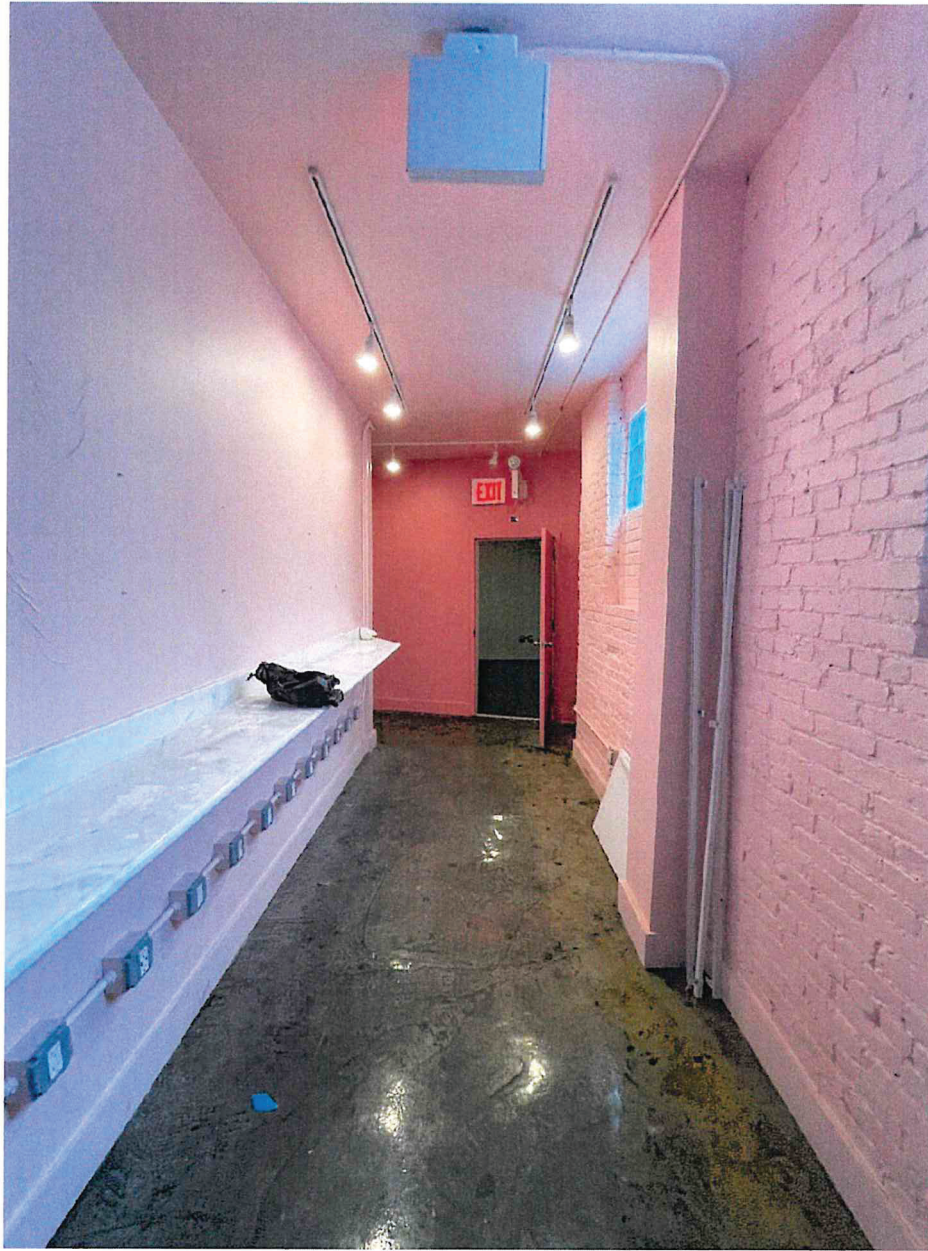




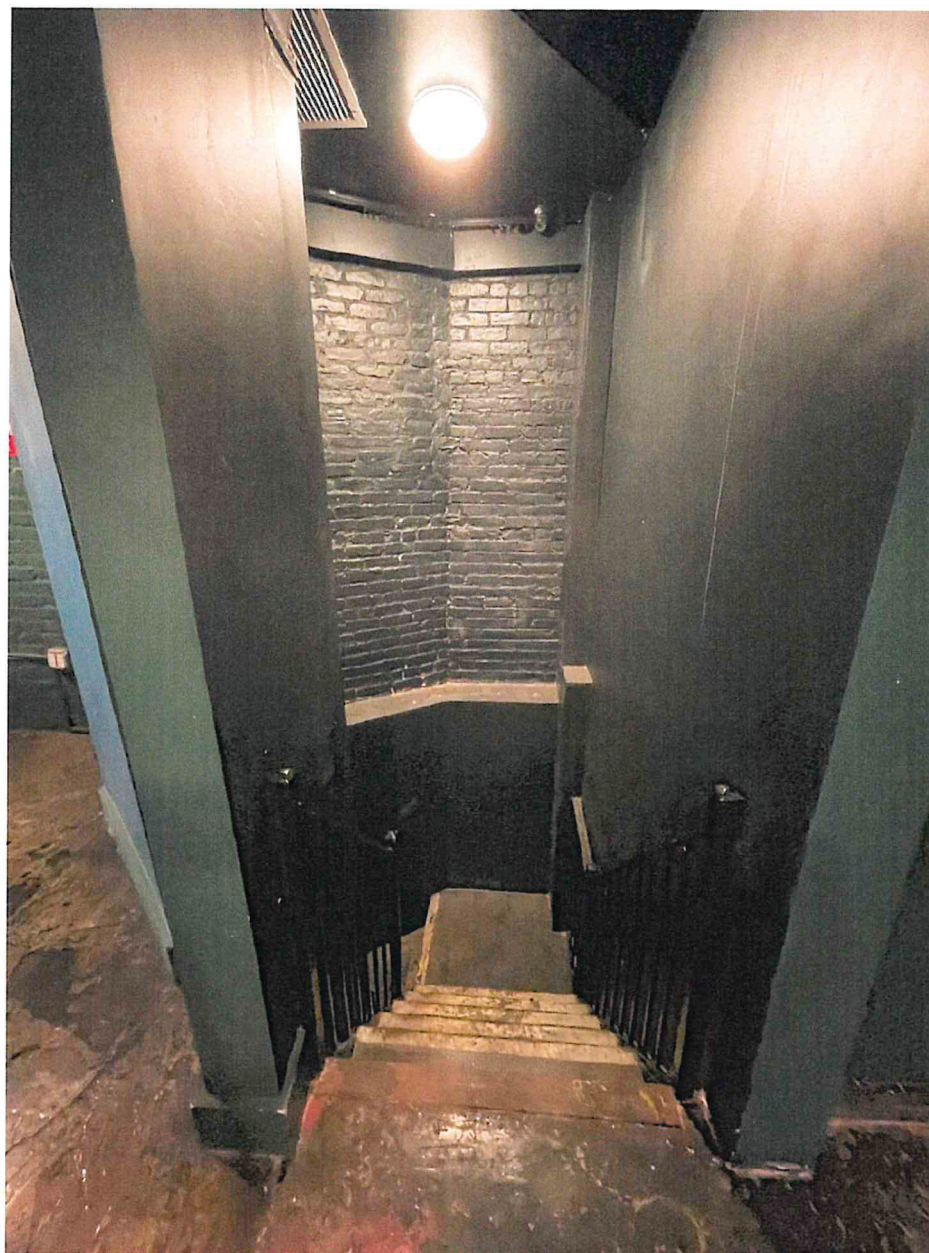


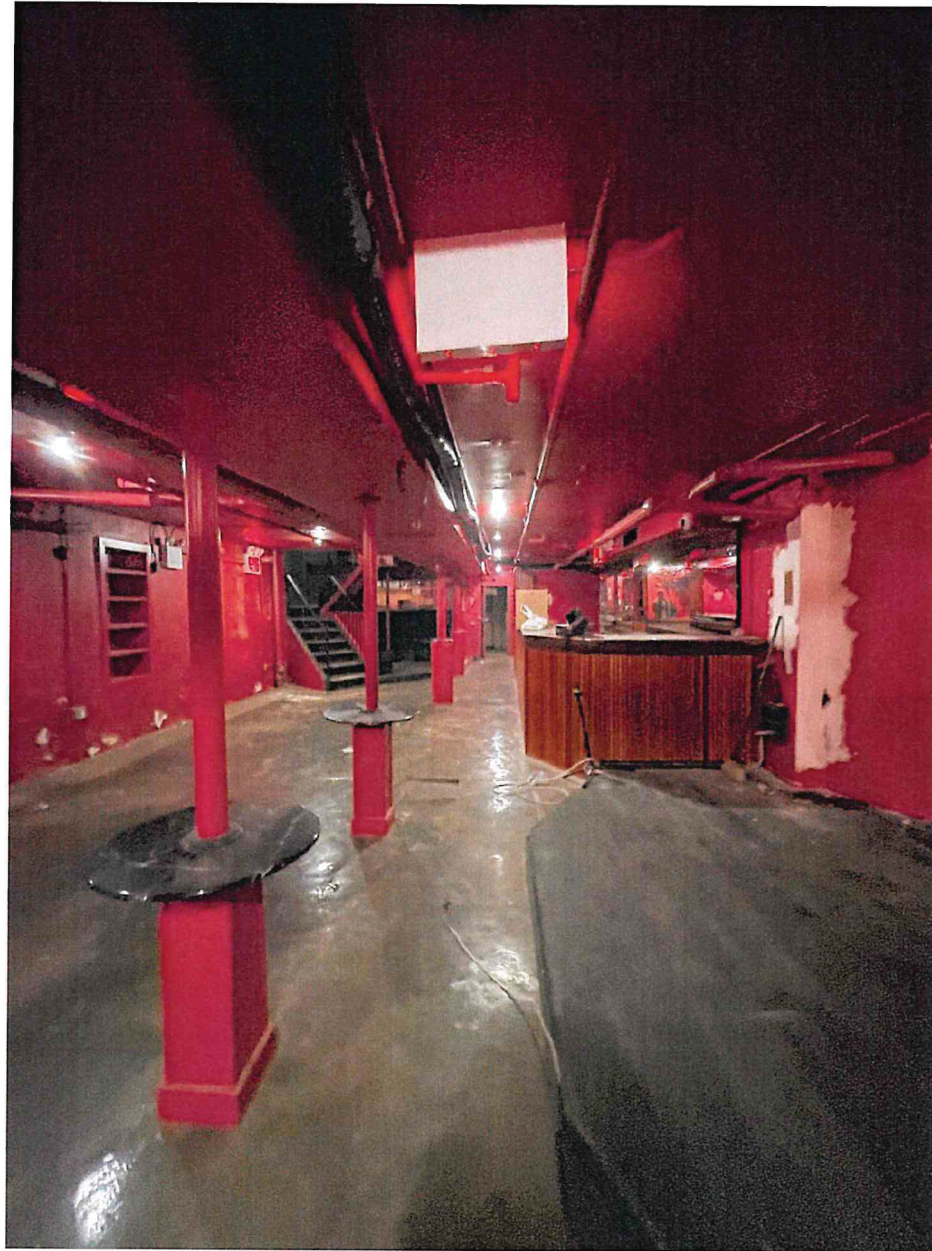


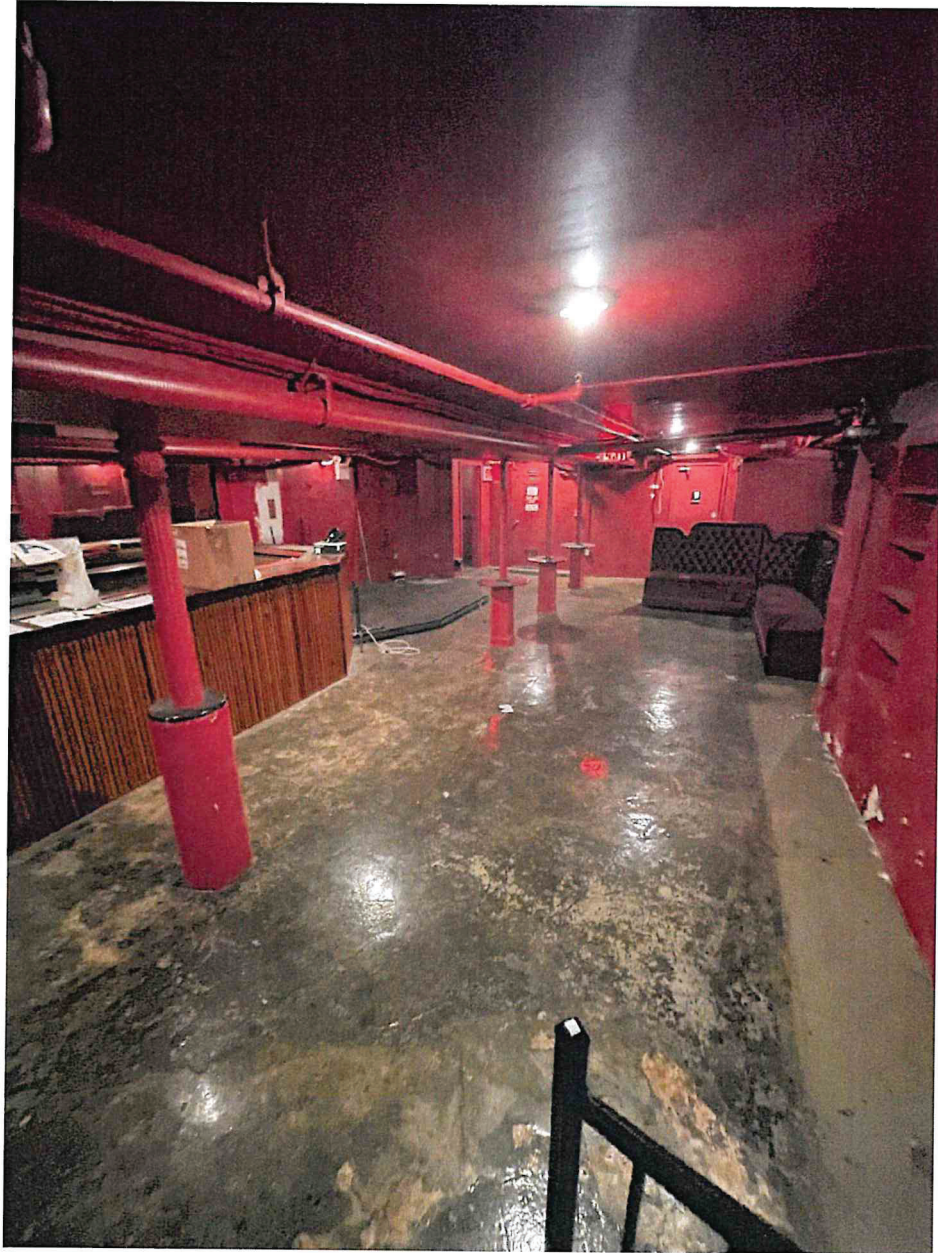






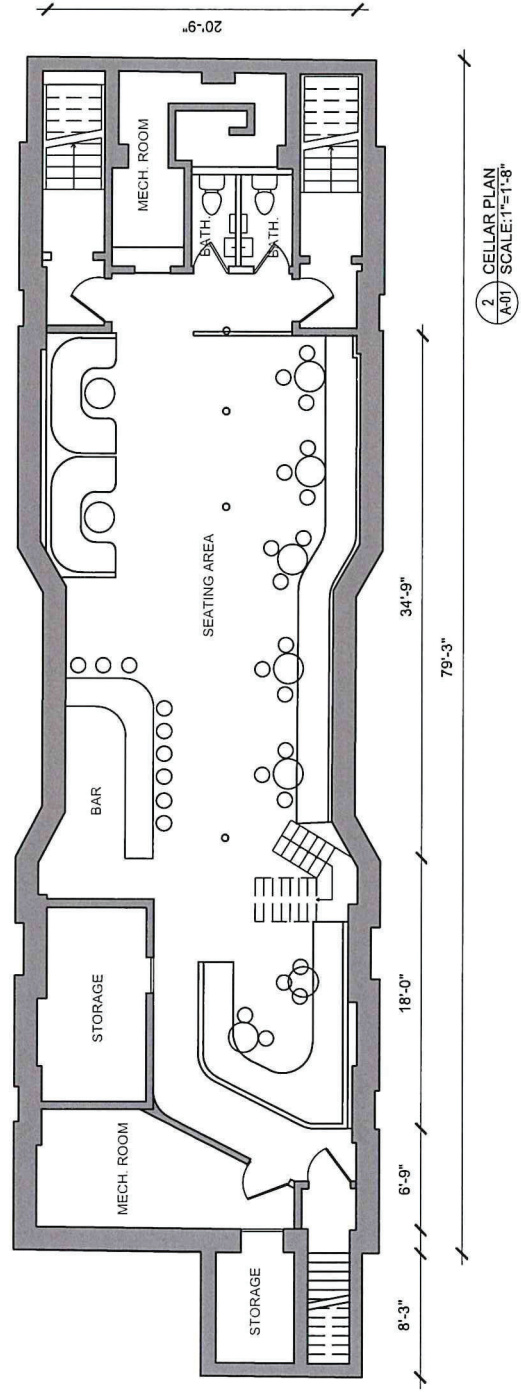
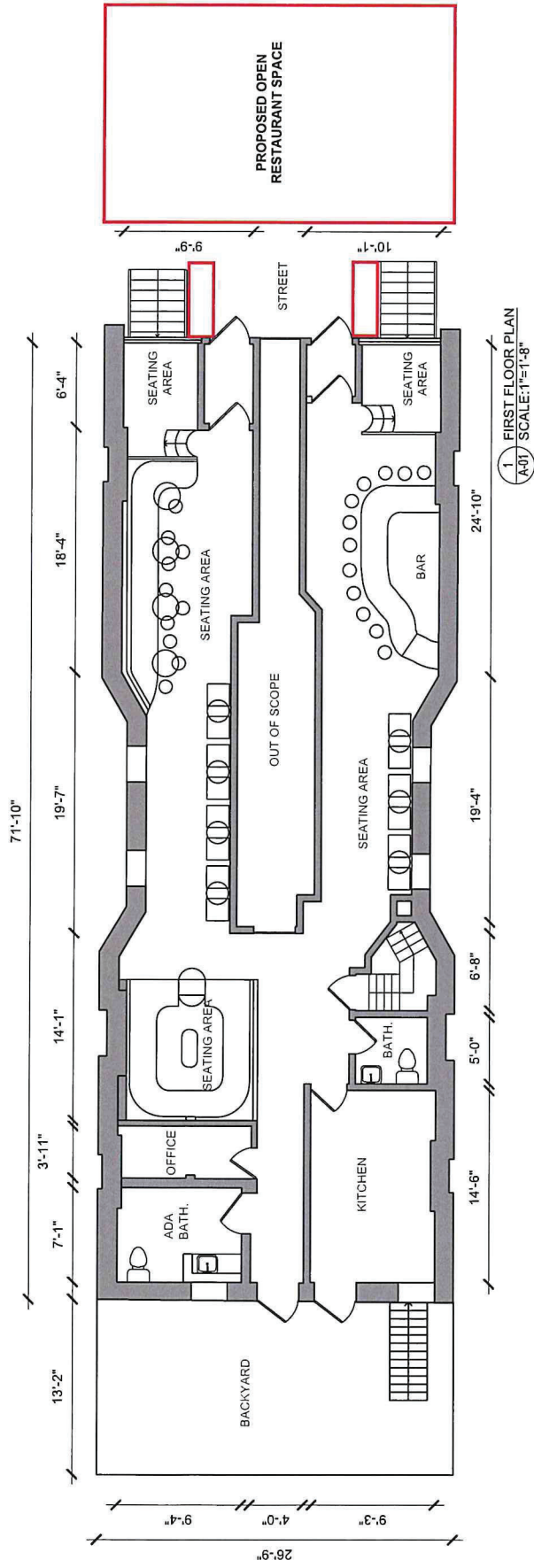






Floor Plan

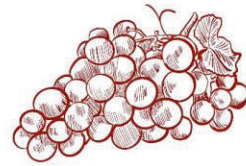
87 LUDLOW ST.



Proposed Menu



Caka



RAW

OYSTERS FRESH HORSERADISH, CLASSIC MININGIOTTE, HOUSE HOT SAUCE

SHRIMP COCKTAIL CLASSIC COCKTAIL SAUCE

QUEBEC SNOW CRAB GARLIC AIOLI, WARM BUTTER

CAVIAR CLASSIC GARNISHES, BUCKWHEAT SOURDOUGH WAFFLE

SCALLOP CRUDO SOUR CHERRIES, SHALLOT, OLIVE OIL, BLACK PEPPER

SNACK

SOURDOUGH ISTRIAN OLIVE OIL

WARM MARINATED OLIVES ORANGE PEEL, ROSEMARY, GARLIC, OLIVE OIL

PRŠUT HAND CARVED CROATIAN PROSCIUTTO

PANCETTA THINLY SLICED CROATIAN PANCETTA

PASKI SIR CROATIAN SHEEP'S MILK CHEESE

GRILLED RED PEPPER PICKLE PARSLEY, OLIVE OIL, FRIED GARLIC

SALT COD CROQUETTES SAUCE GRIBICHE, CAVIAR

GRILLED BROCCOLINI "CESAR" SMOKED OYSTER CESAR DRESSING, PASKI SIR

BEEF TARTARE PICKLED CHANTERELLE, SERVED ON BUCKWHEAT SOURDOUGH WAFFLE

OCTOPUS SALAD SERVED WITH SQUID INK GNOCCO FRITTO

WHITE ASPARAGUS VIN JAUNE SABAYON, TUNA MOJAMA, PURSLANE

GRILLED QUAIL FARRO, PLUM, CHICKEN JUS

ENTREES

MIXED GREEN SALAD ROASTED SHALLOT VINAIGRETTE, APPLE, ROASTED HAZELNUTS

SPINACH & QUARK BUREK SPINACH AND QUARK FILLING

CONFIT LAMB RIB LAMB JUS GLAZED, GRAFCE NA TARCE

GREEN ASPARAGUS GUILDA CANTABRIAN ANCHOVY, OLIVE, PICKLED ONION, HOT SAUCE

RICOTTA GNUDI GREEN PEAS, PANCETTA, ONION FLOWER, PEA EMULSION

ZUCCHINI FLOWER CACIO E PEPE

TAGLIONI ALLA CHITARRA

NEWFOUNDLAND FOGO ISLAND COD SAUCE L'AMERICAINE, CARROT, GARLIC SCAPE

SWEET

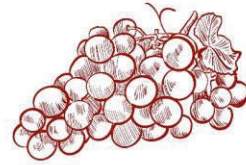
DADDY'S CAKE CHOCOLATE, HAZELNUTS

PASSION CAKE BUTTERCREAM, GOLDEN RAISINS

*GLUTEN FREE, VEGETARIAN AND VEGAN SUBSTITUTES AVAILABLE. PLEASE NOTIFY SERVER



Caka



SPECIALTY BEER & WINES

WINE

WHITE

2016 SAUVIGNON BLANC, EMMOLO 18/72

NAPA VALLEY, CALIFORNIA

2016 SANCERRE, LE ROI DE PERRES

LOIRE, FRANCE 20/78

ROSÉ

2017 ROSÉ, MIRAVAL COTES

DE PROVENCE, FR 18/85

2016 ROSÉ, MINUTY

COTES DE PROVENCE, FR 15/65

RED

2015 MALBEC -

CHATEAU CHEVALIERS LAGREZETTE, 20/86

CAHORS, FRANCE

2014 CABERNET SAUVIGNON BLEND –

LEVIATHAN, CALIFORNIA 28/120

SPARKLING

MOËT BRUT IMPERIAL 25 | 130

MOËT BRUT ROSÉ IMPERIAL 28 | 140

BEER

FOUNDERS IPA 9

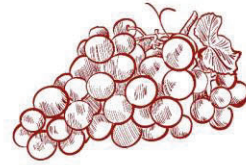
PERONI 10

BROOKLYN SEASONAL 12

JK'S SCRUMPY HARD CIDER 12



Caka



CLASSIC COCKTAILS 14

TOM COLLINS

TANQUERAY GIN, LEMON, SODA

APEROL SPRITZ

APEROL, PROSECCO, SODA

BOULEVARDIER

OLD FORESTER BOURBON, CAMPARI, SWEET VERMOUTH

MOSCOW MULE

GREY GOOSE VODKA, GINGER, SODA

HEMINGWAY DAIQUIRI

FLOR DE CANA RUM, LIME, GRAPEFRUIT MARASCHINO

MANHATTAN

WOODFORD RYE, SWEET VERMOUTH, ANGOSTURA BITTERS

OLD FASHIONED

OLD FORESTER, BOURBON, ANGOSTURA BITTERS, ORANGE

SIGNATURE/SPECIALTY COCKTAILS 16

ADRIATIQUE

AMARO ISTRIANO, APEROL, ORANGE

CORRETTO MARTINI

GRAPA, ORAHOVAC, KAHLUA, ESPRESSO

DALMATIAN CHERRY OLD FASHIONED

BOURBON, MACERATED DALMATIAN CHERRIES, BITTERS

ONE TRICK PONY

PELINKOVAC, MARASCHINO, LEMON, TONIC

TOREADOR

TEQUILA, MARASKA, APRICOT LIQUER, LIME

1910

ILEGAL MEZCAL, COGNAC, MARASCHINO, VERMOUTH, PEYCHAUD'S BITTERS

Area Survey

Delancey Street

Bank

Hotel Chantelle
92 Ludlow St.

Commercial

Residential

Loading Docks

Commercial

Gallery

↓
Vacant

Broome Street

Ludlow Street

BLOCK PLOT
87 Ludlow Street
New York, NY
July 7, 2022

NOT TO SCALE

The DL
95 Delancey St.

Restaurant
Supplies

Commercial

APPLICANT

Vacant

Milas & Chloe 81
81 Ludlow St.

AKA 246 Broome St.

Norfolk Street

Subway
Entry
Pizzeria
Smoke
Shop
Jewelry
Clothing
Shoefstore
Vacant
Phone
Store

A hand-drawn map of the Essex Street area in London. The map is oriented with Essex Street running vertically on the left and Norfolk Street running horizontally at the top. A large arrow on the right points upwards, indicating the direction of the 'Building' (likely the River Thames). The map shows several streets and buildings:

- Streets:**
 - Essex Street (left, running vertically)
 - Norfolk Street (top, running horizontally)
 - Commercial (top, running horizontally, below Norfolk Street)
 - Residential (middle, running horizontally, below Commercial)
 - 115 Delancey St. (middle, running horizontally, below Residential)
 - 115 Delancey St. (left, running vertically, below The Market Lane)
 - 115 Delancey St. (middle, running vertically, below Pet Nat LLC Liquor)
 - Salon Sucre (wine shop) (middle, running vertically, below 115 Delancey St.)
 - Shops in General Store (wine, beer) (middle, running vertically, below Salon Sucre)
 - Top Hops To Go (wine, beer) (middle, running vertically, below Shops in General Store)
 - Essex Market (bottom, running horizontally, below Top Hops To Go)
- Buildings:**
 - The Market Lane (top left, running vertically)
 - Pet Nat LLC Liquor (top left, running vertically, below The Market Lane)
 - Salon Sucre (wine shop) (top left, running vertically, below Pet Nat LLC Liquor)
 - Shops in General Store (wine, beer) (top left, running vertically, below Salon Sucre)
 - Top Hops To Go (wine, beer) (top left, running vertically, below Shops in General Store)
 - Essex Market (bottom, running horizontally, below Top Hops To Go)
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 - Residential (middle, running horizontally, below Commercial)
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 - Top Hops To Go (wine, beer) (middle, running vertically, below Shops in General Store)
 - Essex Market (bottom, running horizontally, below Top Hops To Go)
- Other Labels:**
 - Building (right, running vertically, indicated by a large arrow)
 - Back of Building (right, running vertically, below Building)
 - Loading Docks (right, running vertically, below Back of Building)
 - Cinemas (left, running vertically, below Residential)

Residential Complex

Seward Park Extension Community Center

AREA SURVEY
87 Ludlow Street
New York, NY
July 7, 2022

NOT TO SCALE

The Urban Assembly Academy of Government & Law 350 Grand St. 3rd Fl.	New Design High School 350 Grand St.	Seward Park High School 350 Grand St.	High School for Dual Language & Asian Studies 350 Grand St. 5th Fl.	Essex Street Academy 350 Grand St	Lower Manhattan Arts Academy 350 Grand St.
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Residential
Hair Salon
Parking
Garage
Discount Store
Commercial
Residential
Fitness
Club
Pharmacy

A hand-drawn map of the Essex Street area in London. The map shows the following streets and locations:

- Essex Street** (top horizontal street)
- Commercial Bank** (top left building)
- Bakery** (top left building)
- Vacant** (top left building)
- Commercial** (top left building)
- The Gutter** (top center building)
- 77 Essex St.** (top center building)
- Aka 242 Broome St** (top center building)
- Boswell** (top center building)
- Driveway** (top center building)
- Vacant** (top right building)
- Residential** (top right building)
- Service Door** (top right building)
- Driveway** (top right building)
- Bank** (middle left building)
- Fast Food** (middle left building)
- Resid.** (middle left building)
- Hotel** (middle center building)
- Chantelle** (middle center building)
- 92 Ludlow St.** (middle center building)
- Commercial** (middle center building)
- Residential** (middle center building)
- Loading Docks** (middle center building)
- Commercial** (middle center building)
- Gallery** (middle center building)
- Vacant** (middle right building)
- Ludlow Street** (bottom horizontal street)

Food
Market
Ranch
Mehanna
113 Lulu
Vacant
Residential
Juice Bar
School of
Visual Arts
Smoke Shop
Bank
Vacant
Arts
Martial
Optical
Paint Store
Shoestore
Smoke Shop
Residential
Shipping Services
Residential
Fast Food

<p>Orchard Street</p> <p>Optical</p> <p>Gallery</p> <p>Clothing</p> <p>Reid.</p> <p>Garage</p> <p>Time</p> <p>(wine, beer)</p> <p>Daily Can wait 252 Broome St.</p> <p>Smoke Shop</p> <p>at Choy (wine, beer)</p> <p>Medical Office</p> <p>Food Store</p> <p>Commercial</p> <p>Office Space</p> <p>Coffee Shop</p> <p>Commercial</p> <p>Vacant</p> <p>Fabrics</p> <p>Shoe Store</p> <p>Gallery</p> <p>Restore</p> <p>Vacant</p> <p>Blue Moon Hold</p> <p>(wine, beer)</p> <p>Office Space</p> <p>Coffee Shop</p> <p>Commercial</p> <p>Food Store</p> <p>Medical Office</p> <p>Restaurant</p> <p>Commercial</p> <p>95 Delancy St.</p> <p>76 Delancy St.</p>	<p>Orchard Street</p> <p>Optical</p> <p>Gallery</p> <p>Clothing</p> <p>Reid.</p> <p>Garage</p> <p>Time</p> <p>(wine, beer)</p> <p>Daily Can wait 252 Broome St.</p> <p>Smoke Shop</p> <p>at Choy (wine, beer)</p> <p>Medical Office</p> <p>Food Store</p> <p>Commercial</p> <p>Office Space</p> <p>Coffee Shop</p> <p>Commercial</p> <p>Vacant</p> <p>Fabrics</p> <p>Shoe Store</p> <p>Gallery</p> <p>Restore</p> <p>Vacant</p> <p>Blue Moon Hold</p> <p>(wine, beer)</p> <p>Office Space</p> <p>Coffee Shop</p> <p>Commercial</p> <p>Food Store</p> <p>Medical Office</p> <p>Restaurant</p> <p>Commercial</p> <p>95 Delancy St.</p> <p>76 Delancy St.</p>
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85 Orchard St.	Sunday to Sunday Residential (wine, beer)
Casa Mezcal 86 Orchard St.	Residential Barrio Chino 253 Broomfield St.
Galleria Beauty Salon Sleazebag Skin Contact Optical	Vacant Residential Fast Food Construction Coffee Shop Residential Laundromat Beauty Supplies Commercial Plumbing Supplies Commercial Fitness Center The Ten Belles (wine, beer) Home Decor Residential Galleries Residential Deli's

Good Thanks Cafe 131 Orchard St.	Clothing	Lucky Jack's 127-129 Orchard St.	Russ & Daughters 122 Orchard St.	Clothing Residential	Clothing Clothing Gallery	The John Campbell Sage Hotel 120 Almsi.	The John Lamb ← 119 Orchard St.	Pizzeria Clothing Luggage optical	Coffee Residential store
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[illegible]

Back (wine, beer) →

The Allen Hotel
88 Allen St.

Commercial

Dirt Candy
86 Allen St.

Restaurant Supplies

Bongos
85 Orchard St. Unit B

Clothing
Residential
Coffee Store

Cafe Katja
79 Orchard St.

Tattoos
Boutique

Lingerie

Hair Salon

Pool Salon

Bank → Vacant



Vacant
Tire Shop
Galleria
Liquors on Allow/Ol Alton
Digital Printing
Smoke Shop
Vacant
Clothing Gallery
Empanada Mama
95 Allen St.
Clothing Gallery
Reinforced
Gallery

Steel Suppliers
Fabric
Wilmington, N.C.

Re: 87 Ludlow Street

1. Lucky Jack's - 127-129 Orchard Street - (497)
2. Russ & Daughters - 127 Orchard Street - (482)
3. Grey Lady - 77 Delancey Street - (331)
4. Excuse My French - 96 Orchard Street - (181)
5. The John Lamb @ Sogo Hotel - 119 Orchard Street AKA 120 Allen Street - (412)
6. The DL - 95 Delancey Street - (128)
7. Mehanata - 113 Ludlow Street - (451)
8. The Orchard Room - 120 Orchard Street - (419)
9. Dhamaka - 115 Delancey Street - (367)
10. The Market Line - 115 Delancey Street - (342)
11. Barrio Chino - 253 Broome Street - (223)
12. Casa Mezcal - 86 Orchard Street - (272)
13. Las Lap - 74 Orchard Street - (371)
14. Cafe Katja - 79 Orchard Street - (379)
15. Bongos - 85 Orchard Street - (332)
16. Sticky Rice - 85 Orchard Street - (319)
17. Duddley's - 85 Orchard Street - (298)
18. Dirt Candy - 86 Allen Street - (406)
19. Emma Peel Room - 266 Broome Street - (329)
20. Congee Village - 100 Allen Street - (318)
21. The Allen Hotel - 88 Allen Street - (371)
22. Empanda Mama - 95 Allen Street - (452)
23. Hotel Chautelle - 92 Ludlow Street - (86)
24. Milas & Chloe - 81 Ludlow Street AKA 246 Broome Street - (132)
25. Sally Cam Wait - 252 Broome Street - (171)
26. The Atelier Bar - 324 Broome Street - (491)
27. The Gutter - 77 Essex Street AKA 242 Broome Street Basement - (226)
28. Sour Mouse - 110 Delancey Street Basement - (326)

Schools & Churches

1. The Urban Assembly Academy of Government & Law - 350 Grand St, 3rd Floor - (205)
2. New Design High School - 350 Grand Street - (325)
3. Seward Park High School - 350 Grand Street - (325)
4. High School for Dual Language & Asian Studies - 350 Grand St, 5th Floor - (325)
5. Essex Street Academy - 350 Grand Street - (325)
6. Lower Manhattan Arts Academy - 350 Grand Street - (325)

List of Community Groups Notice

Neighborhood Groups Contacted

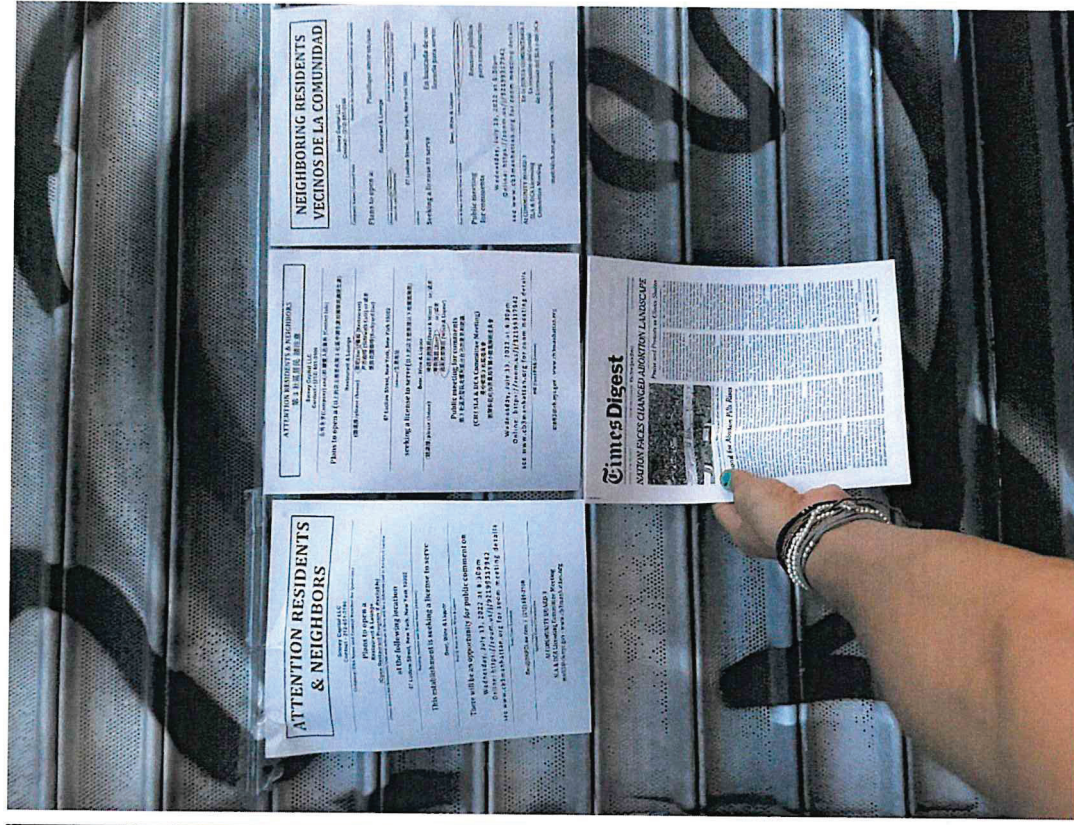
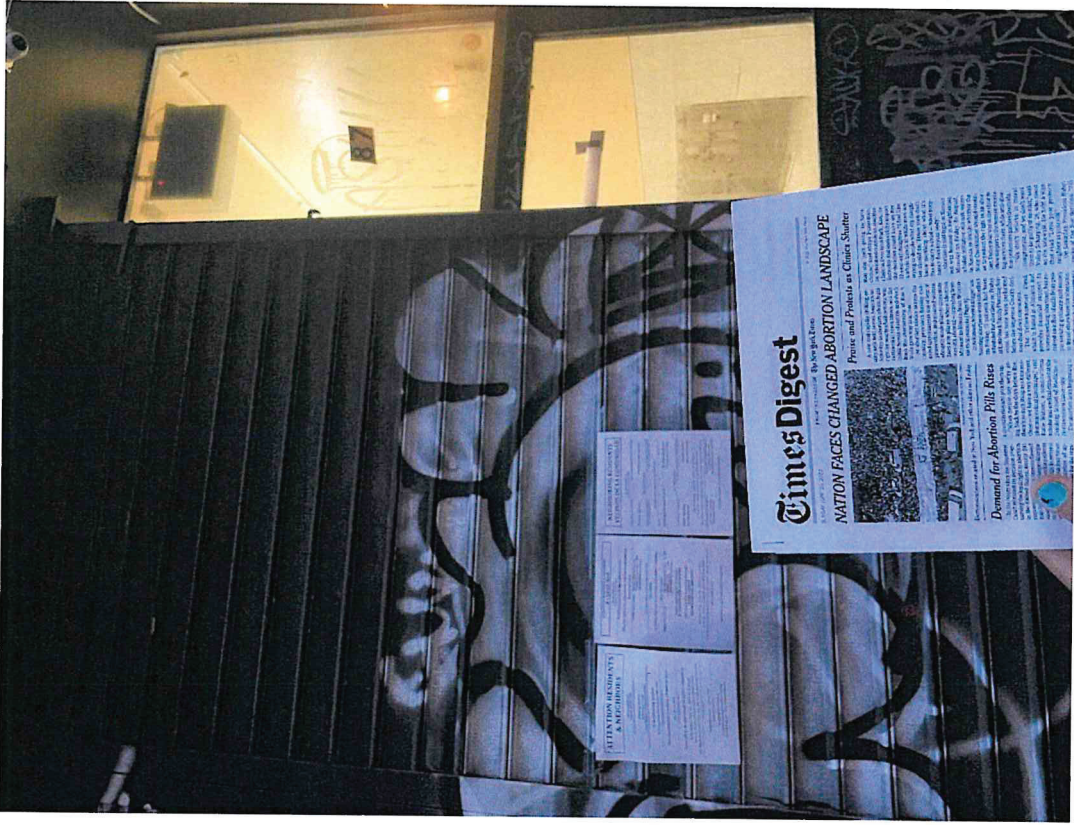
LES Dwellers

SPaCE

Orchard Street Block Association

Friends of the Lower East Side

Proof of Posting



Security Plan

87 Ludlow
July 5th, 2022



Prepared by: ASP
204 W 84th St, New York NY 10024
Phone: 212-877-6707 Fax: 212-877-6717
www.AllSeasonProtection.com

About:

ASP is a licensed, bonded and insured full-service Security Company specializing in the hospitality industry. We currently provide security services to well over 150 eating and drinking establishments including hotels located within NYC. ASP is committed to providing its clients with expertly trained personnel to protect their patrons, as well as their businesses and assets. ASP continues to grow, gaining an impressive and respectable reputation throughout New York City and is highly recommended by many city and state agencies.

Goals:

- To create a safe and secure environment within 87 Ludlow for all patrons as well as all surrounding neighbors.
- To provide a level of control and safety for all arriving and departing guests of 87 Ludlow
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors and leaseholds by patrons upon entry or departure from 87 Ludlow.
- To diffuse all situations as they occur. Security staff will provide a strong presence by blending integrity and professionalism with advanced techniques of physical security, protection and detection. Current practices of the industry will be augmented with the law enforcement strategies and tactics.

Introduction:

A strategy of deterrence will be adopted as to minimize the impact of additional traffic to the community while ensuring the benevolent effects of revenue and business. A policy of zero tolerance will be enacted against narcotics and other contraband. Proactive measures will be utilized (as training is available and techniques are safe). A policy of full disclosure/full cooperation will be in effect towards law enforcement personnel and other city officials. Additionally, full cooperation and coordination with neighboring businesses will act as a force multiplier of security for the community, businesses, patrons and employees.

Uniforms for all Security:

Security Uniforms: All Security Staff will be required to wear a black suit, white shirt and black tie unless otherwise requested by management. An identifying pin is to be worn on the suit lapel. All security will be easily identifiable to guests, law enforcement and emergency services etc.

Structure:

Hours of Operation: (Hours of operation may vary based on additional private events and or predetermined hours agreed upon between operators and SLA/community board)

Security Supervisor Tasks:

- Directly coordinate with General Manager about issues as they arise, and work on immediate resolution of said issues.
- Responsible for all security and safety of the entire premises, and proper training of support security staff hired. Ensure proper compliance of all security staff with policy, safety procedures, and protocol for enforcement of said rules and procedures.
- Be a liaison between law enforcement personnel and city officials.
- Be the point person for venue events based on security needs and event requirements.
- Maintain a contact information list of all security personnel working each shift. Provide the list to any City entity, as requested.

Responsibilities:

All Security shall maintain order within 87 Ludlow and its immediate surroundings and prevent any activity, which would interfere with the quiet enjoyment of their property and nearby residents.

All Staff will be knowledgeable to all security positions and the requirements each different position entails.

It is of the utmost importance that noise mitigation be enforced to keep the volume of all patrons to a minimum while entering and exiting the premises

It is the duty of every member of the team to protect the establishment, its patrons and employees from all perceived and real threatening situations.

Communication:

Each security staff member will carry a handheld radio. Surveillance attachments (ear piece/microphone) will be utilized. All security personnel and management shall be in constant radio contact to ensure proper deployment and support in case of an emergency.

EMERGENCY RESPONSE

In the event of an emergency, all security staff will assist in the following:

- Ensure safe egress of all patrons/guests.
- Coordinate via radio with the Security Supervisor to ensure appropriate patron behavior
- Coordinate via radio with all security staff to ensure all personnel are aware of incidents or emergency evacuation needs.

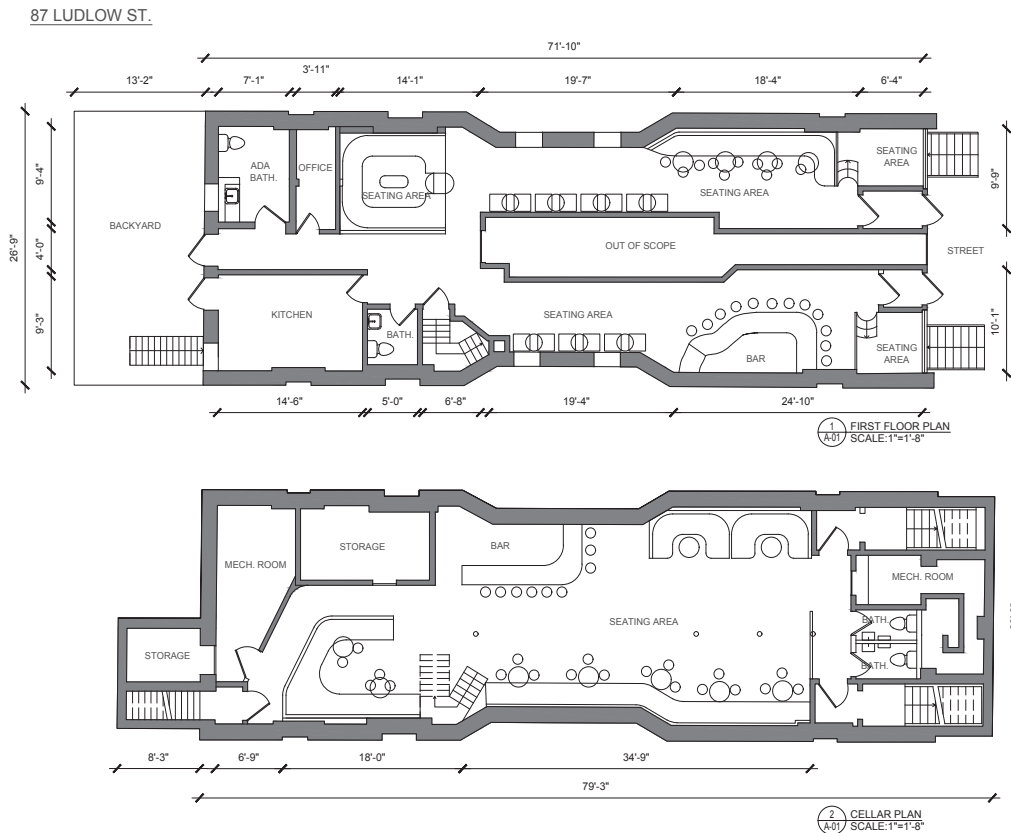
Security Personnel Agreement:

Verbal skills and proper utilization of force will be our primary tools of conflict resolution. Calm, exacting and professional behavior will give our neighbors and clientele the strong perception of a good positive security presence, while retaining the ability to use strength of our bodies **ONLY** when presented with extreme situations.

ASP will work directly with the local precinct of the NYPD and local community to immediately implement all recommendations brought forward by either party.

Line Management & Means of Egress

ASP will ensure that all lines are kept to a minimum and patrons shall be placed in an organized fashion to prevent any obstruction of sidewalks leaving a clear path for pedestrians to get by. Security will utilize clickers to ensure the proper head count of guests remains at numbers set forth by the legal certificate of occupancy. A security guard will be placed at all means of egress to ensure orderly entrance and exit of patrons. Our outside guard will also ensure that any uber/taxi cabs will not idle Infront of establishment while waiting for their pick-ups.



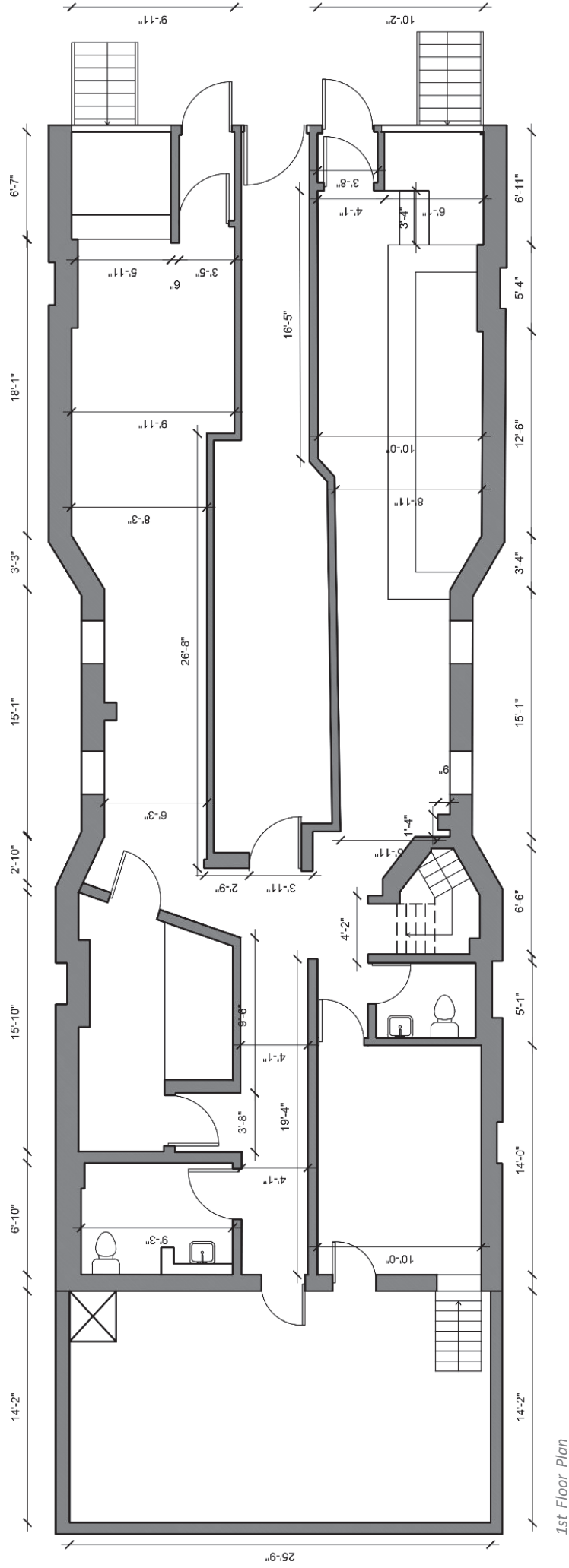
Inspiration & Concept



87 LUDLOW ST. BAR **LAYOUTS - INSPIRATION**

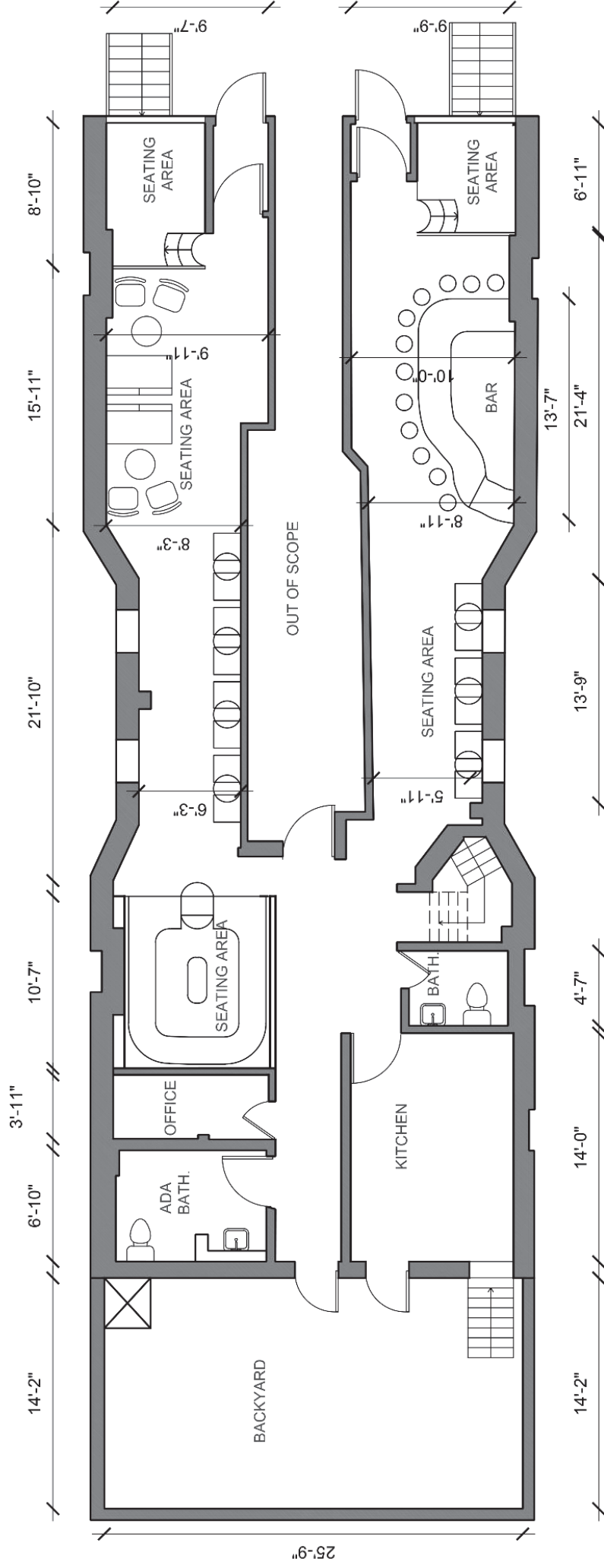
SPEARHEAD Architecture & Design
July 06, 2022

EXISTING PLAN



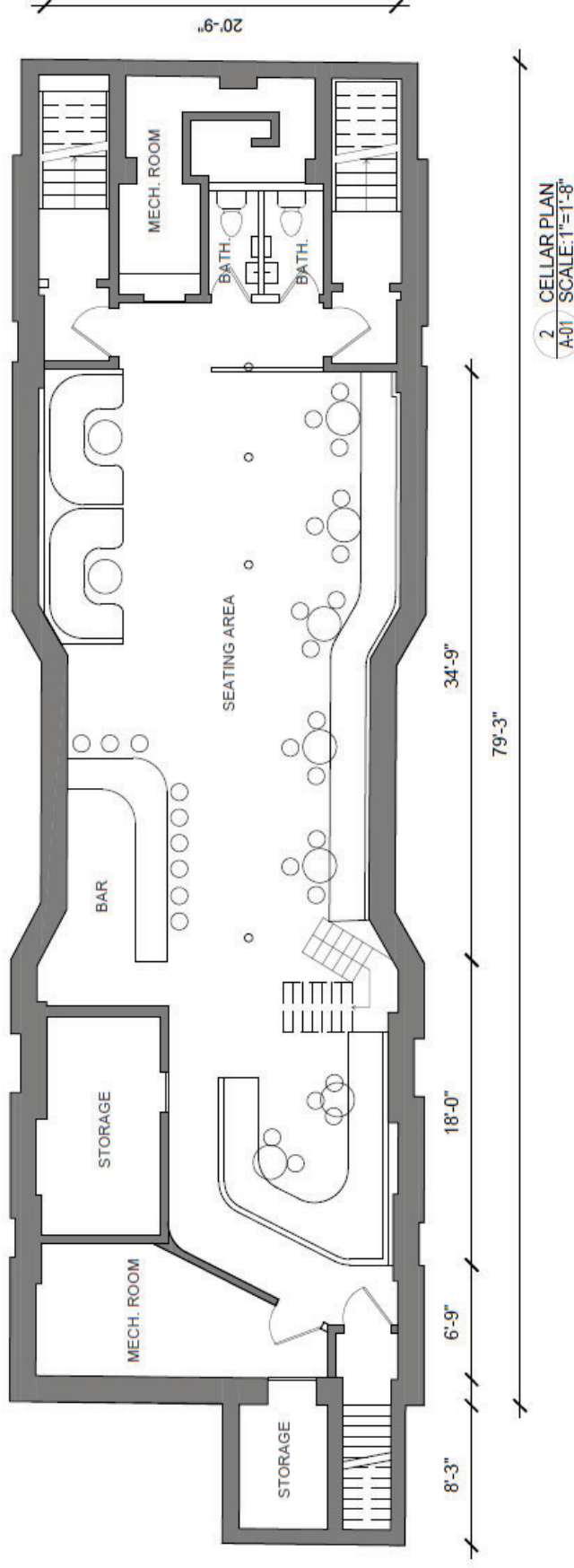
1st Floor Plan

PROPOSAL



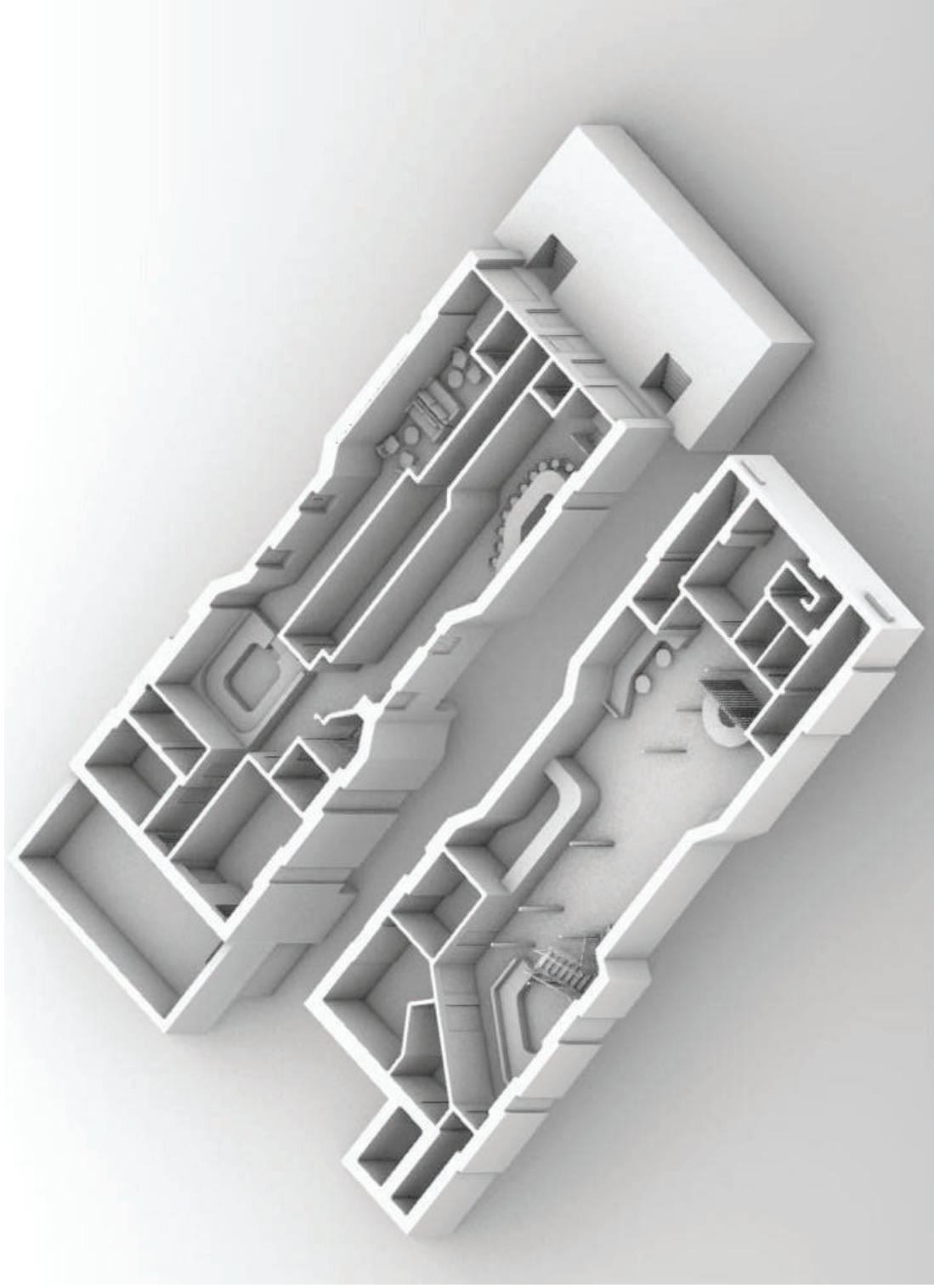
1st Floor Plan

PROPOSAL



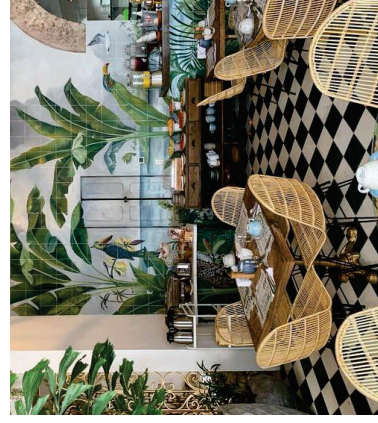
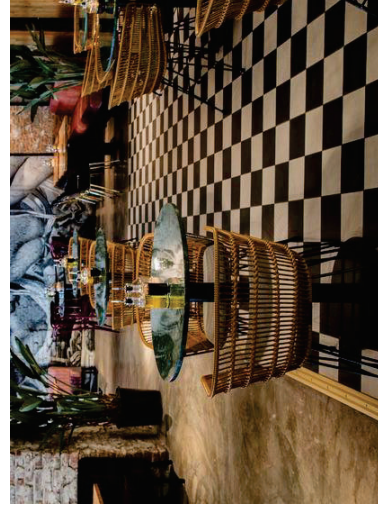
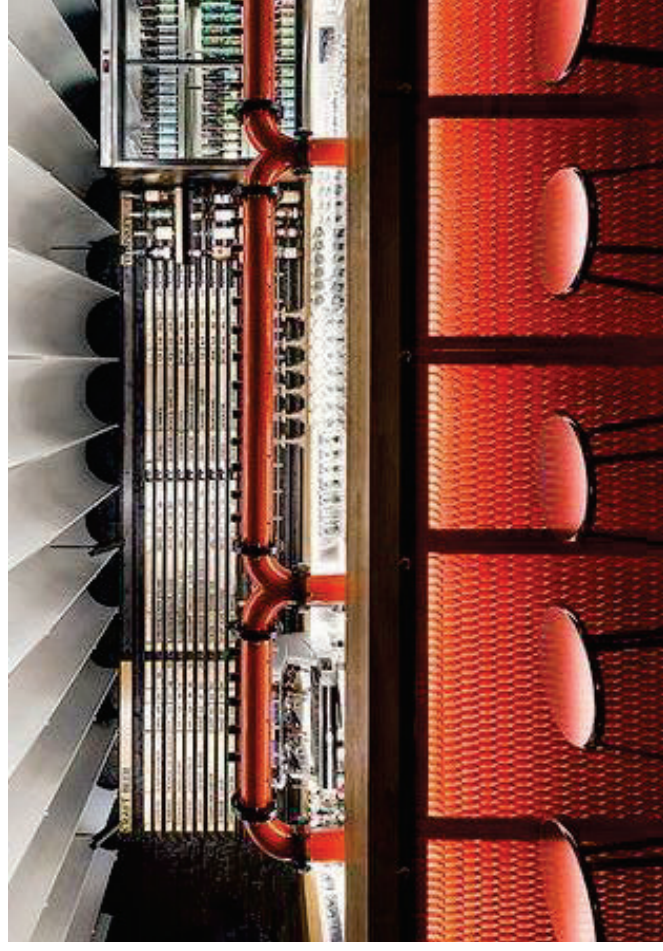
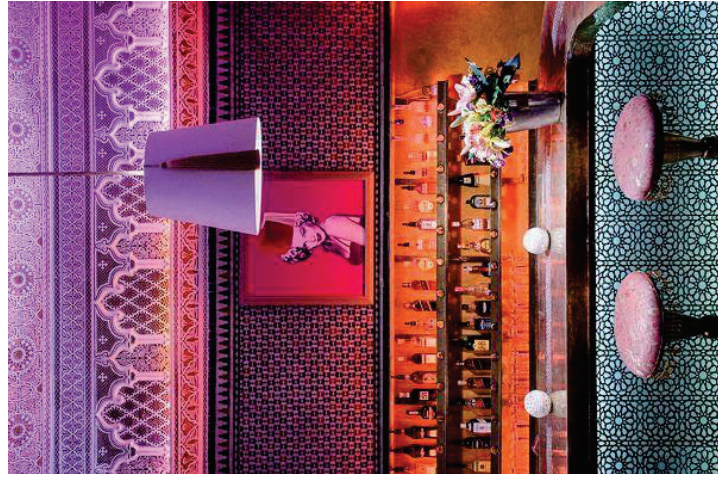
Cellar Floor Plan

STRUCTURAL RENDERING

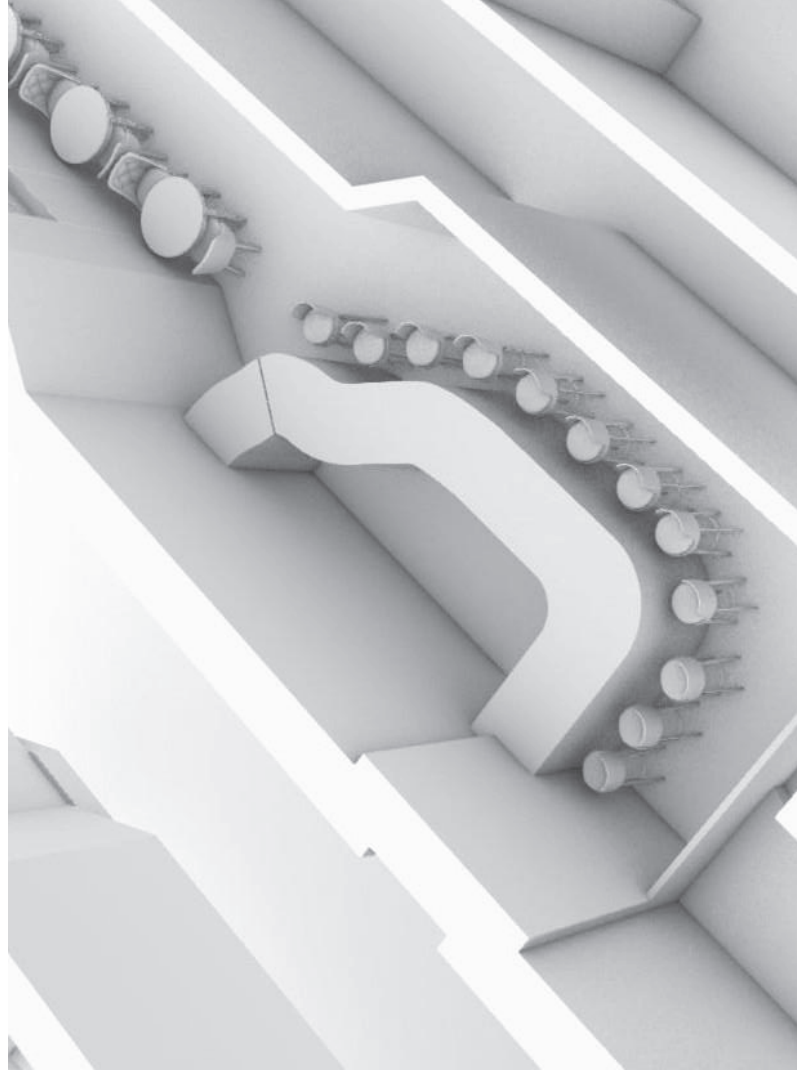


Drawings for design purposes only, not for construction

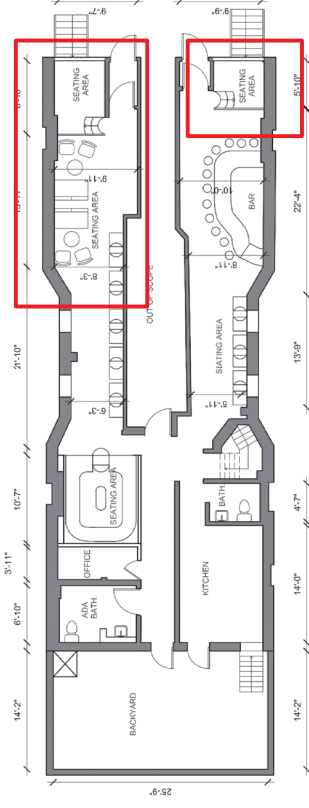
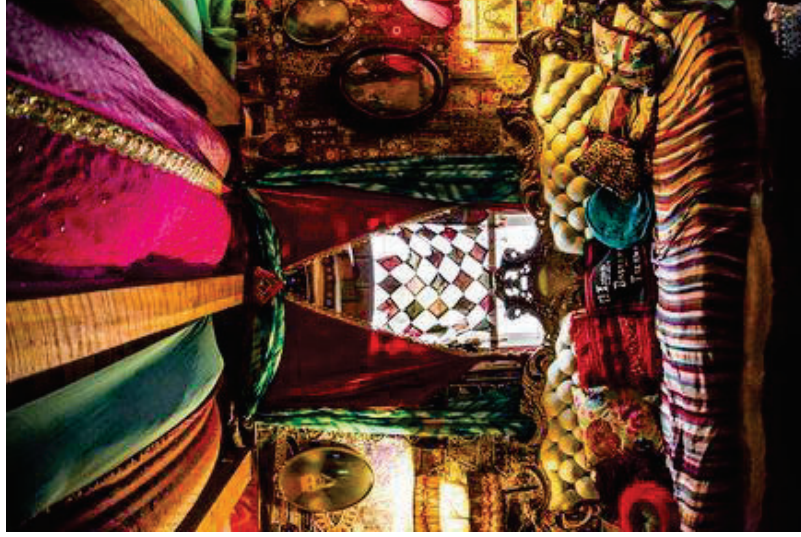
1ST FL. BAR



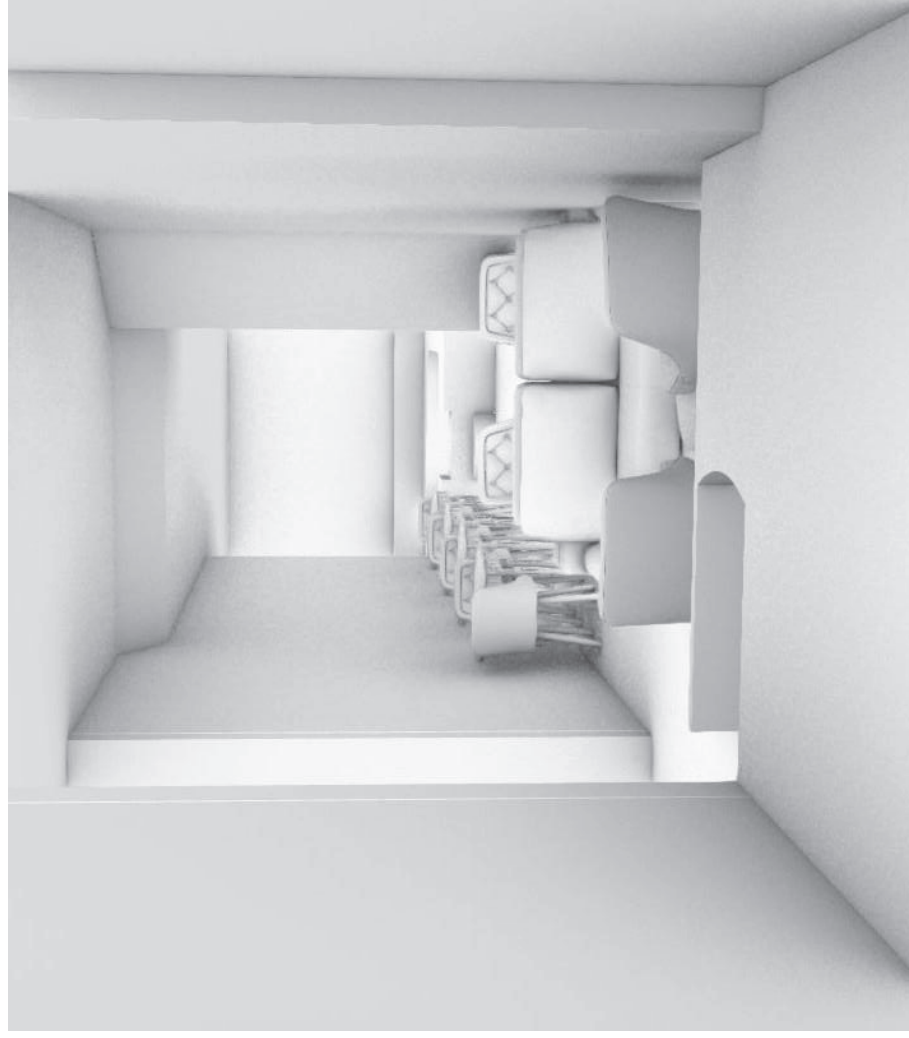
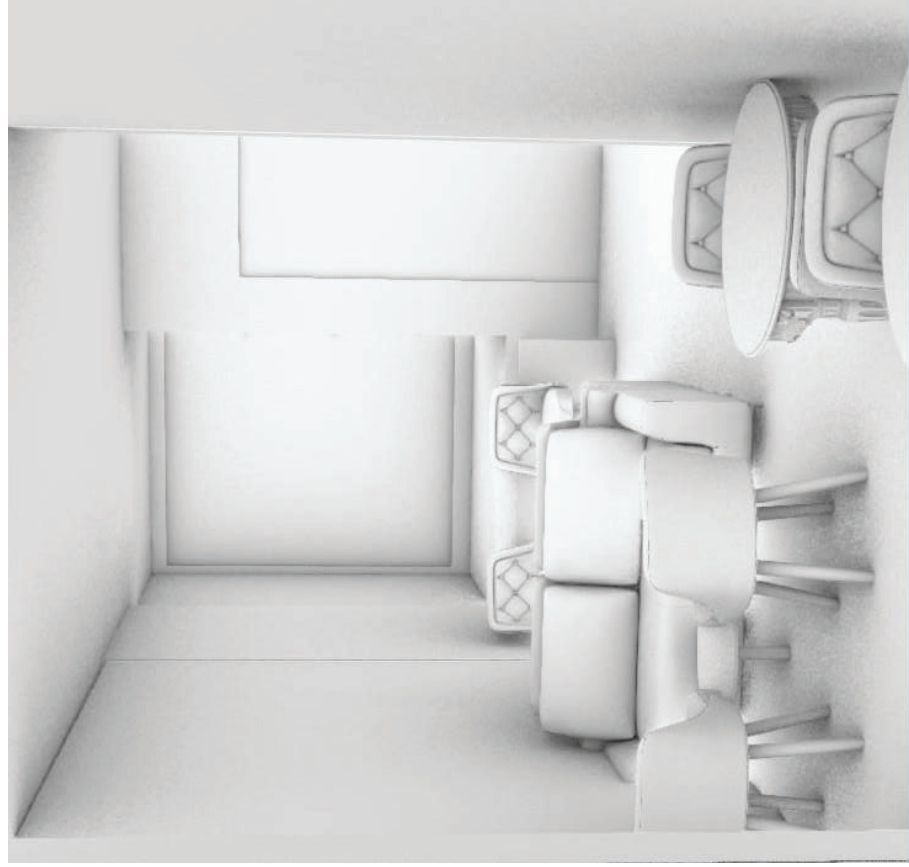
1ST FL. BAR MODEL



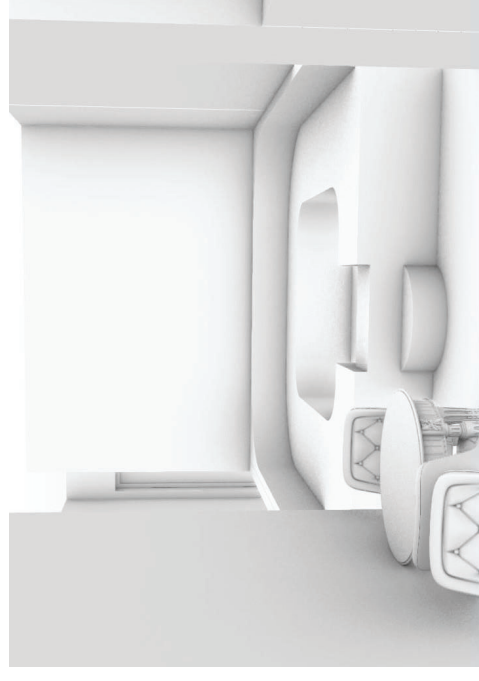
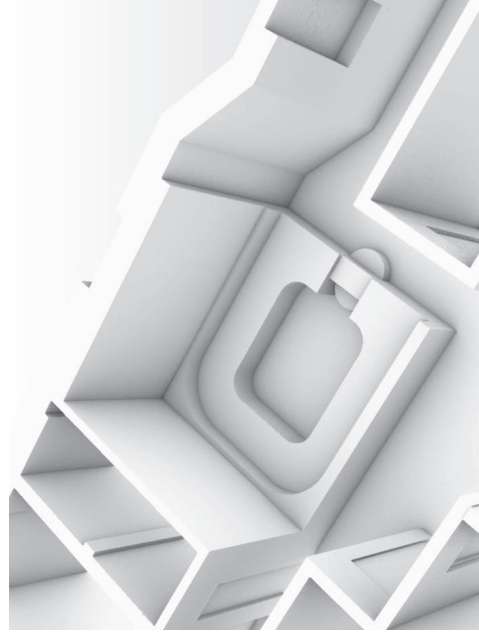
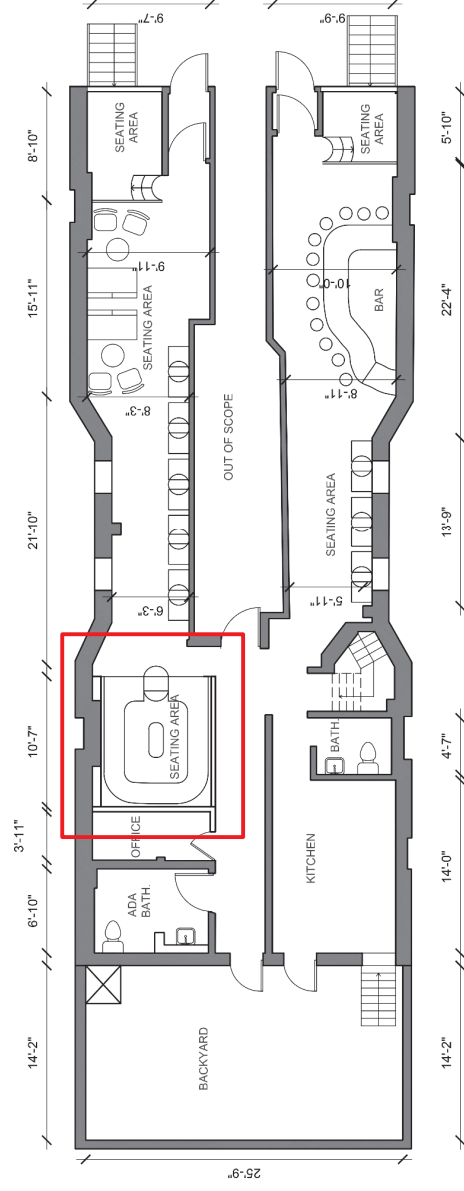
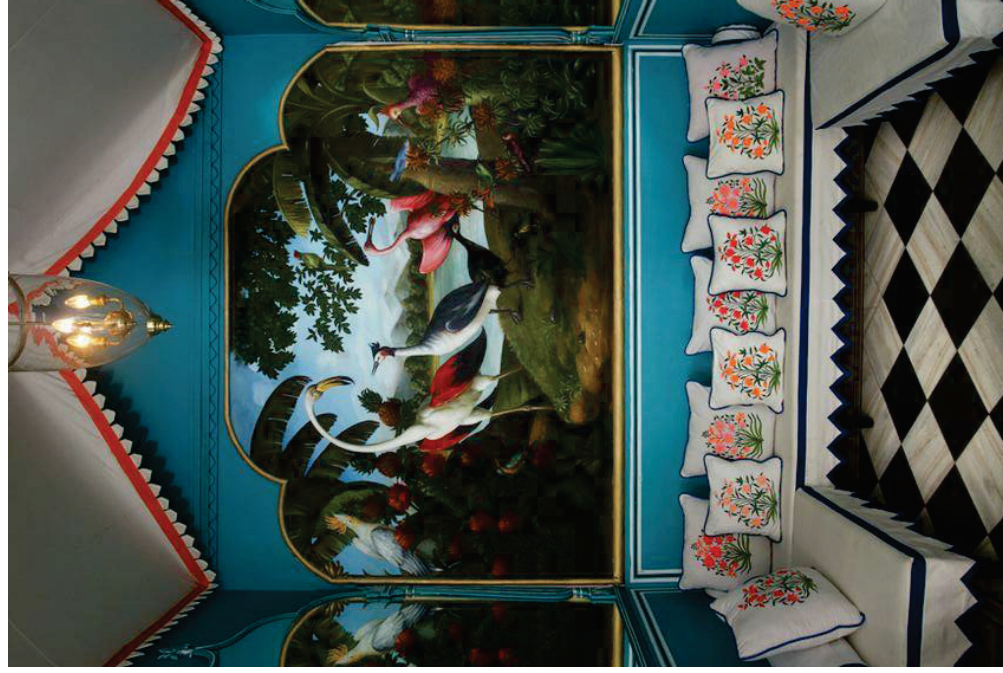
1ST FL. ELEVATED LOUNGE AREA



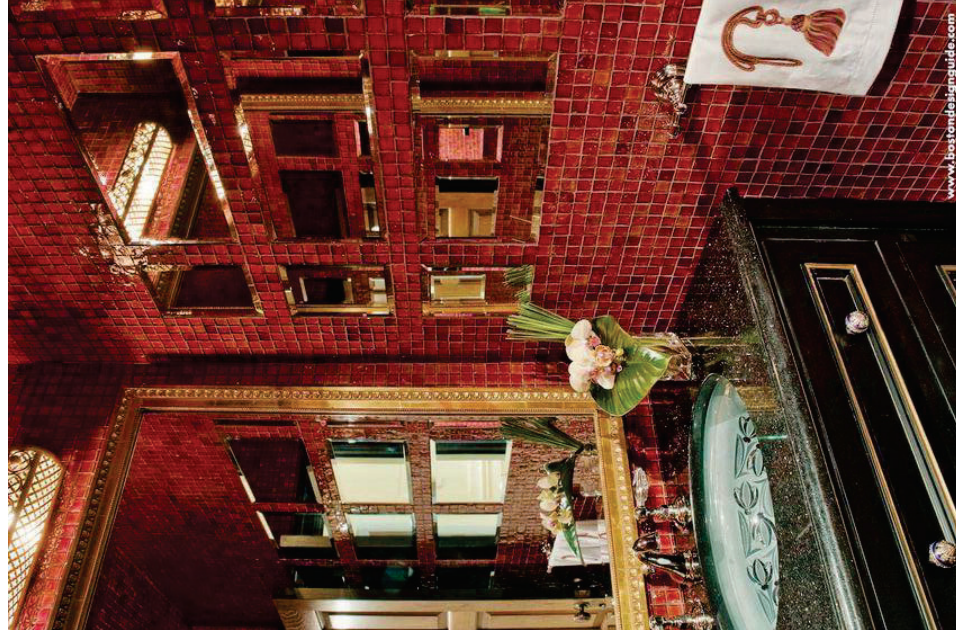
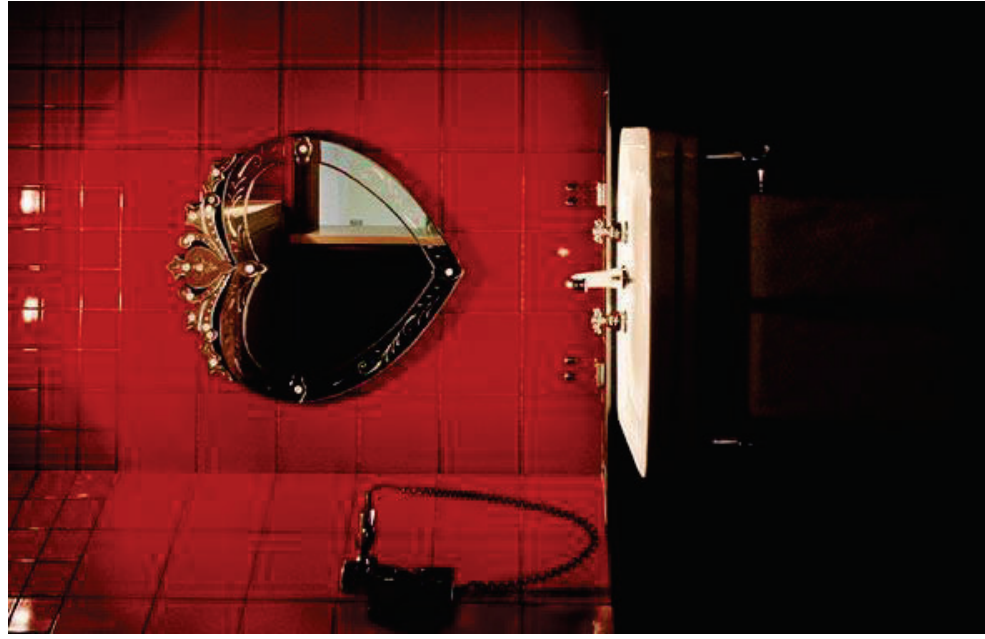
1ST FL. ELEVATED LOUNGE MODEL



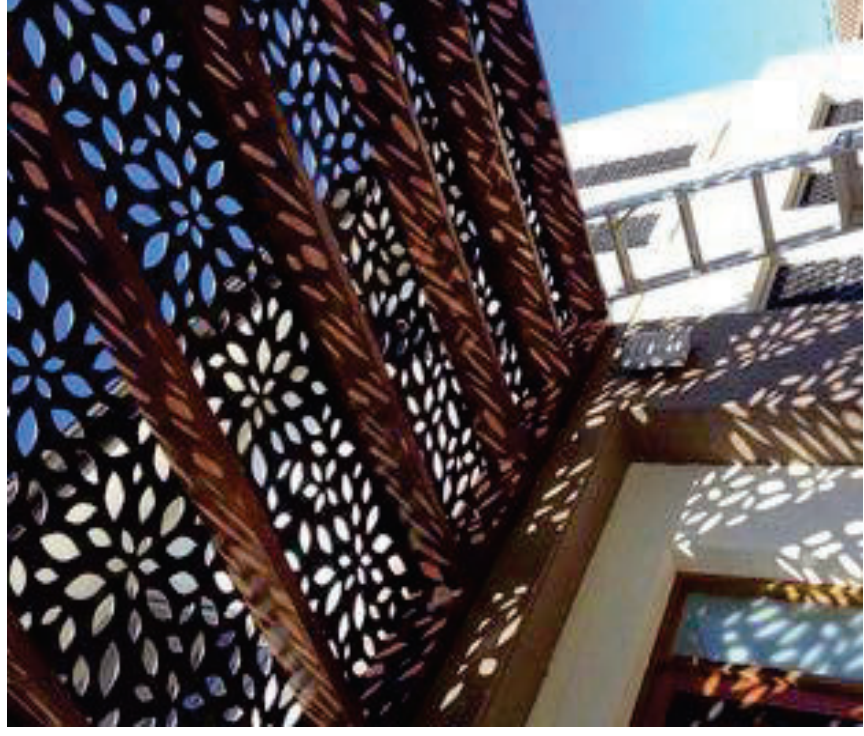
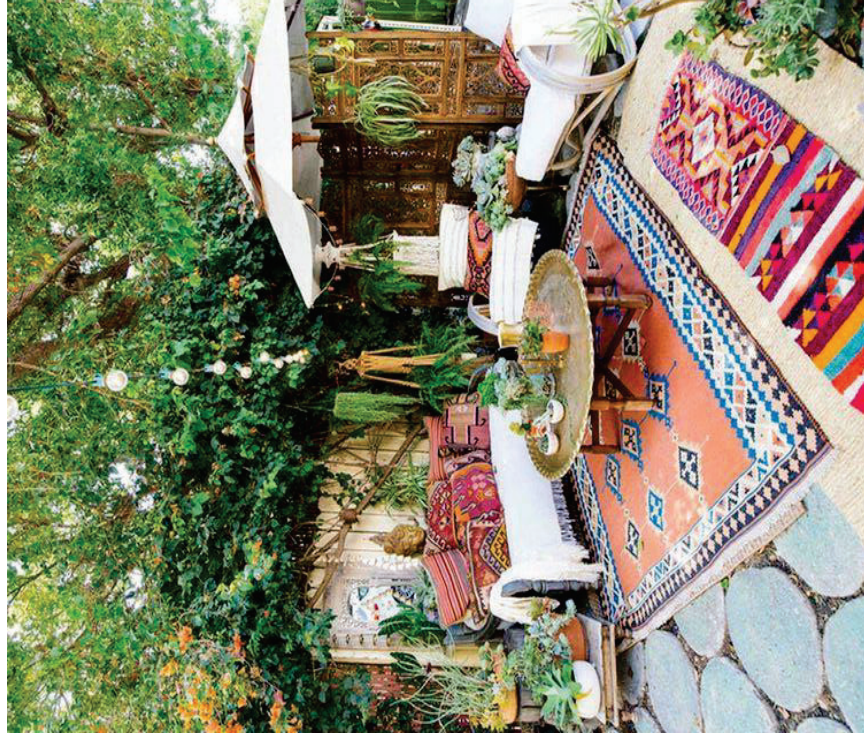
1ST FL. BUILT-IN AREA



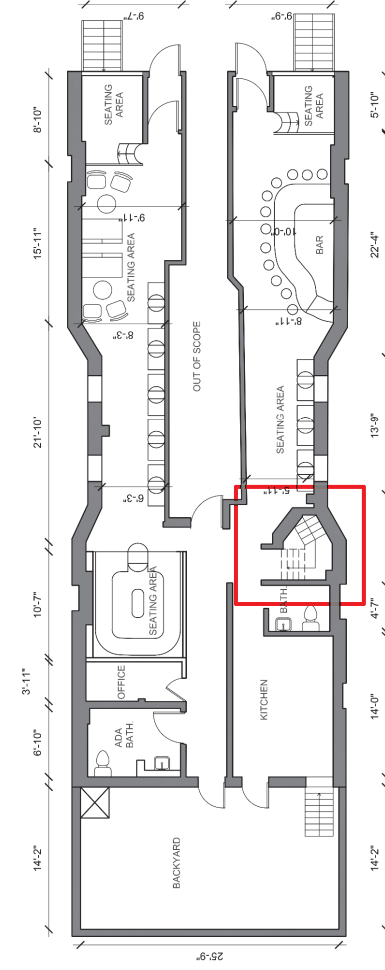
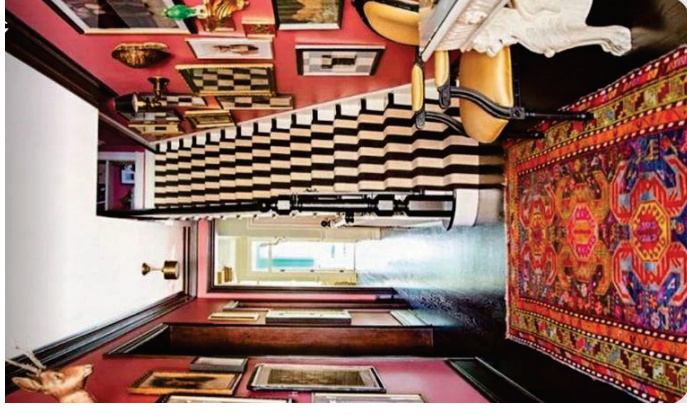
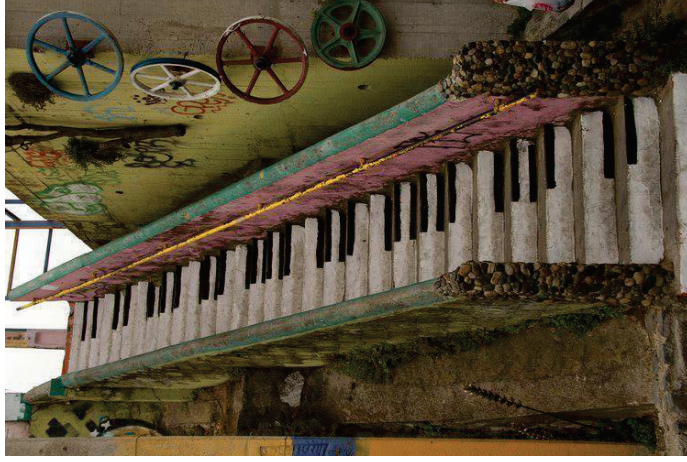
1ST FL. BATHROOM



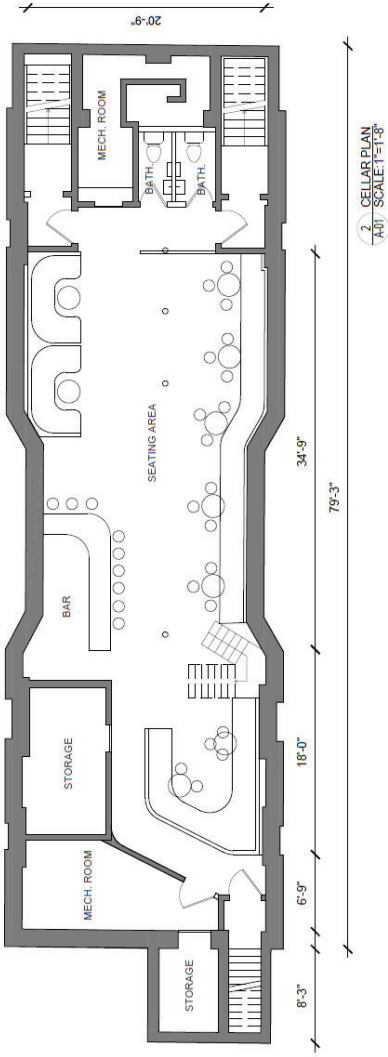
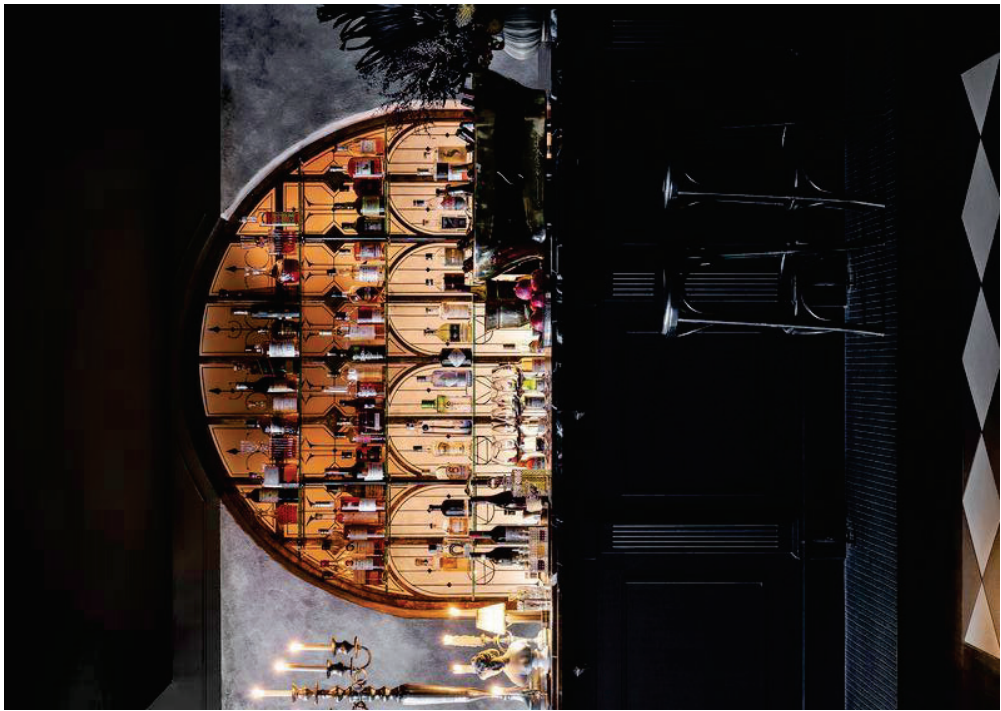
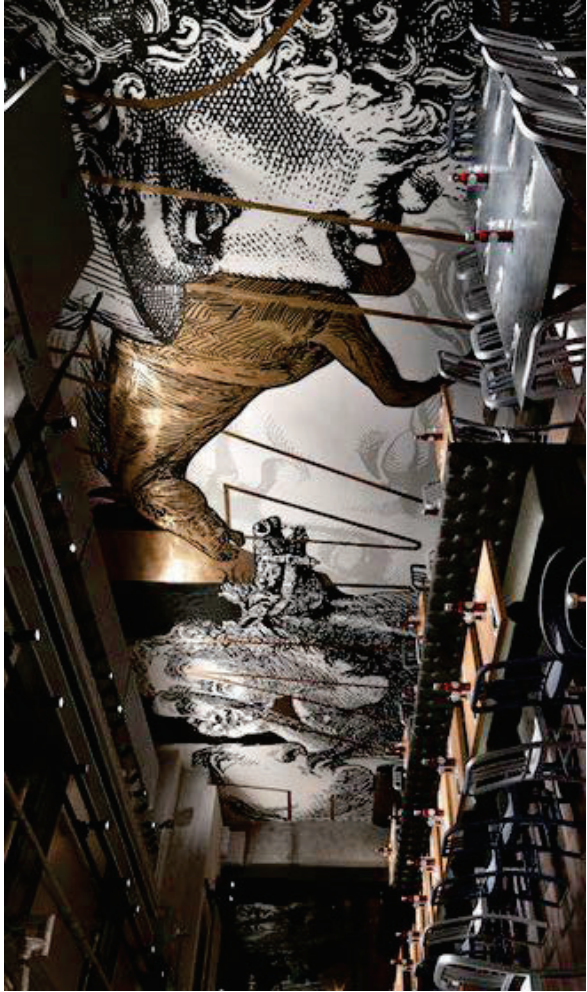
1ST FL. BACKYARD



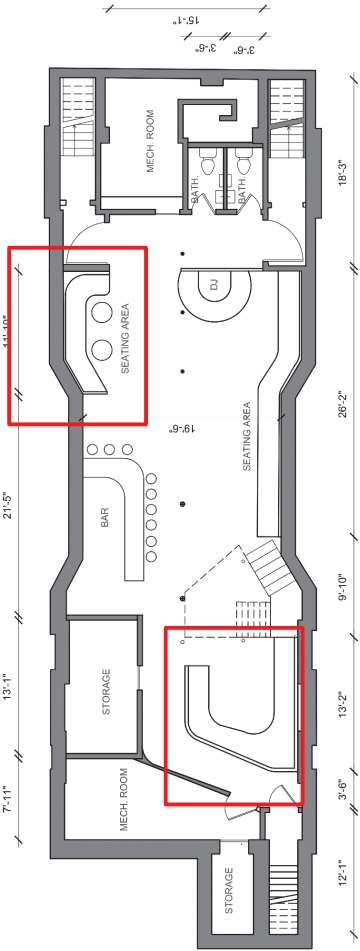
1ST FL. STAIRCASE



CELLAR FL. RESTAURANT

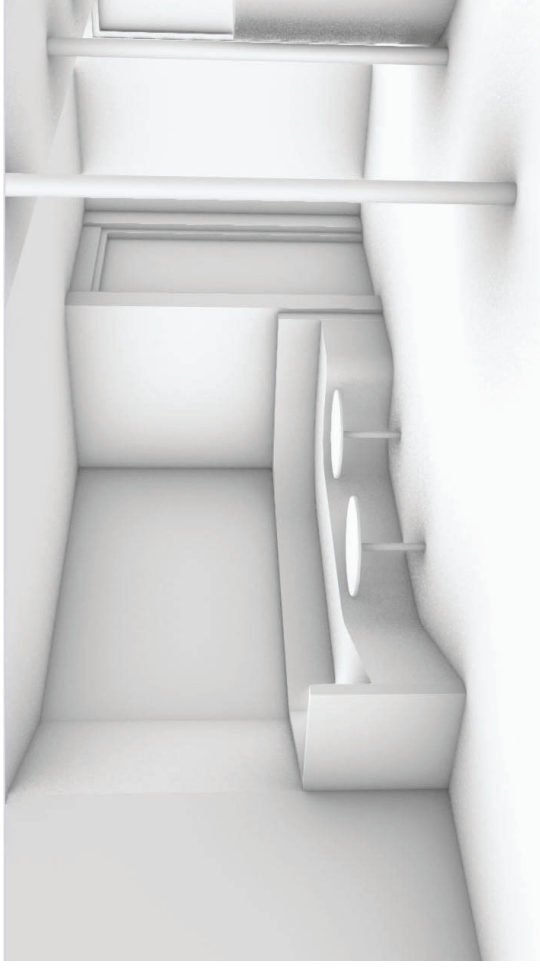
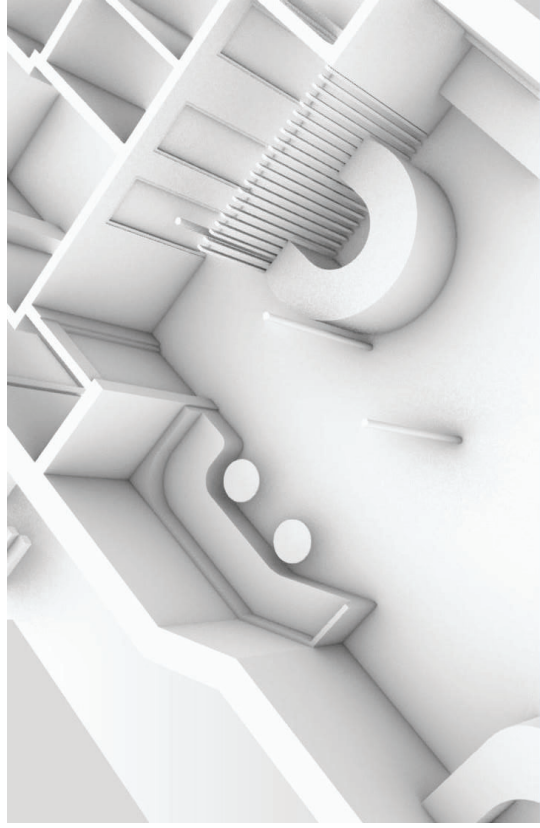


BANQUET DINING SEATING



Drawings for design purposes only, not for construction

DOWNSTAIRS RESTAURANT SEATING





Petition Signatures

Petition to Support Proposed Liquor License

Date: _____

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

to the following applicant/establishment (company and/or trade name) Snowy Capital LLC

Address of premises: 87 Ludlow Street, New York, New York 10002

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

The hours of operation will be:

Monday - Friday: 5:00pm - 4:00am / Saturday 11:00am - 4:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license: Restaurant and lounge on ground floor and cellar. Ground floor restaurant will have recorded background music, cellar lounge will have recorded and DJ.

[illegible]

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Name	Signature	Address and Apt # (required)
Mei Chai Pan	Mei Chai Pan	87 Ludlow St. Apt 1
Xin Yi Cao	Xin Yi CAO	87 Ludlow St. Apt 8
Jimmy Cho	Jimmy Cho	87 Ludlow St. Apt 2
BON BI TU	[Signature]	87 Ludlow St. Apt 16
Ping MA	Ping ma	87 Ludlow St. Apt 13
JIAN QING LIU	Jian Qing Liu	87 Ludlow St. Apt 13
Shi Ben Jinz	Shi Ben	87 Ludlow St. Apt 5
GUO PING ZHENG	Guo Ping Zhong	87 Ludlow St. Apt 7
Zheng, Mei Wang	Zheng mei Wang	87 Ludlow St. Apt 10
Mu Tao Lin	MU-TAO LIN	87 Ludlow St. Apt 11A
Ou Yang Mei Qing	Ou Yang mei Qing	87 Ludlow St. Apt 12
Alvaro Polanco	Alvaro	90 Rivington St, Apt 2C
Natalie Barasch	Natalie Barasch	196 Orchard St, 5A
Giampaolo Cante	GC	162 Orchard St, 2B
Andrew Mackenzie	Andy	29 Broadway 1A
Adam Fezza	A Fezza	164 Orchard St,

Ludlow ←

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Name	Signature	Address and Apt. (required)
Cherly Wolf	[Signature]	146 Willow St
Alberto Rodriguez	[Signature]	140 Columbia St 13E
Spencer Gouzelok	[Signature]	57 Onyastle St B
Shelby Kisher	[Signature]	252 Broome St Apt 1
Celeste Escalante	[Signature]	252 Broome St Apt 1
Lily Hatzendeler	[Signature]	251 Broome St Apt 6
Ellie Cameron	[Signature]	254 Broome St Apt 4
Dillon Kelly	[Signature]	13 Essex St
Dominique Kitchin	[Signature]	50 Clinton St Apt 5
MOHAMED BOUVAJVA	[Signature]	243 Broome St
Justin Lee	[Signature]	150 Broome St
Ethan Arbess	[Signature]	196 Orchard St PHA
Sam Rice	[Signature]	196 Orchard St PHA
Chris Milonakos	[Signature]	29 Ludlow St 1A
Jared Vuk	[Signature]	254 Broome St
Amy Ellithorpe	[Signature]	17 Ludlow St 5F
Emile Brunant	[Signature]	17 Ludlow St 5F
Samir Amir	[Signature]	250 Broome St
Brigid Chillemi	[Signature]	81 Eldridge St 10
Aleksy Pernikov	[Signature]	81 Eldridge St 10
Nicole Schuen	[Signature]	81 Eldridge St 10
Andrew Skala	[Signature]	197 North St
Allison Chase	[Signature]	39 Schermerhorn Ave
Melissa Hannah	[Signature]	39 N 9th Street
Lara McCann-Morin	[Signature]	122 Orchard
GEORGE LEWIS	[Signature]	122 Orchard
George Kaiser	[Signature]	215 South St
NICK Cameron	[Signature]	261 Broome St
Yanni Papadakis	[Signature]	261 Broome St
Sam Sogho	[Signature]	261 Broome St

Name	Signature	Address and Apt. (required)
Ian Madden	[Signature]	87 Ludlow St. APT 5
Christina J. Hwang	[Signature]	270 Clinton St APT 10
[Signature]	[Signature]	110 Ludlow St GW
[Signature]	[Signature]	23 OGDEN ST APT 2
Sebastian Rodriguez	[Signature]	165 Ludlow St 4C
Madeleine DFE	[Signature]	245 Broome St #16
Alex Gillson	[Signature]	154 Broome St #13
Ottavia Brette	[Signature]	87 Ludlow St APT 8
ERIN ZOU	[Signature]	49 WUDLOW STREET
MONICA KUNO	[Signature]	49 WUDLOW STREET
Christopher Fernandez	[Signature]	66 ESSCA St
Meghan Gormillion	[Signature]	69 WUDLOW ST
Travis Best	[Signature]	252 Broome St.
Stephanie Chen	[Signature]	25 Montgomery St #2
Eric Mark	[Signature]	110 RIVERSIDE #6
Carl Mark	[Signature]	110 Broome St #10
Jared	[Signature]	252 Broome St.
Elya	[Signature]	245 Broome St
Chels Nulbey	[Signature]	92 Canal St
Alex Hays	[Signature]	109 Eldridge Ave
Abby Jattner	[Signature]	44 E 1st St
ANGEL MACKLIN-SCHWARTZ	[Signature]	51 ORCHARD ST #11
Twana Beyer	[Signature]	7 WASHINGTON ST #10
Luis Campos	[Signature]	244 Broome St.
Luis Campos	[Signature]	252 Broome St
Agas Alsaedi	[Signature]	248 Broome Street
Edu Carr	[Signature]	250 Broome St.
Matthew Gomez	[Signature]	250 Broome St.
Brett Schin	[Signature]	512 Canal St
Pete Pausche	[Signature]	29 Ludlow St. 1A
Carlisle Aikens	[Signature]	641 Halway St
TRISTAN MARRINER	[Signature]	111 GRAND ST
MIRAE RENDELL	[Signature]	141 GRAND ST
ADAM DICKINSON	[Signature]	1715 BLECKEV ST
AN DELL	[Signature]	195 orchard
Jane Crandal	[Signature]	196 orchard
WAKKI AKDEN	[Signature]	135 RIDGE ST
Austen Rydell	[Signature]	135 Ridge St
Ellen Loe	[Signature]	122 Ridge St
Joe Lacy	[Signature]	255 Broome St
Mark Tamara	[Signature]	71 Ludlow 6255 Broome
Annelle Elton	[Signature]	71 Ludlow 203-832-2458
Eleni Kavalas	[Signature]	71 Ludlow 203-918-9359
Clara Prince	[Signature]	9M-814-9969

Name	Signature	Address and Apt. (required)
Murtuza Jafri	Murtuza 203-962-5991	69 Ludlow Street Apt. 9
Dianchen Li	Dianchen 631-646-1708	85 Ludlow St
KEVIN GEORGE	Kevin 516-737-8427	741 RIDGE ST, NY
Jennifer Swett	J Swett	269 E 10th St, NY 10009
Horatio Milton	Horatio	81 Ludlow
Mary Fernandez	Mary Fernandez	235 Eldridge St Apt 8
Jeffrey De Jesus	Jeffrey De Jesus	38 Governor St NY 10002
ADRIAN SIMON	ADRIAN	21 LUDLOW ST
NYC MILLER TUN	NYC MILLER TUN	68 Ludlow Apt 2
Adam Ballinger	Adam Ballinger	87 E 1st Ave 3D
Mary Linde	Mary Linde	75 Orchard St
Emily Green	Emily Green	75 1st St
ANTON LOPEZ	ANTON LOPEZ	3 PERL ST APT 3
Sarah Barnes	Sarah Barnes	72 ORCHARD APT 4
Laura Narky	Laura Narky	150 Orchard St
Harman Prince	Harman Prince	90 Suffolk St.
CHYLER DEAN	CHYLER DEAN	249 Broome St
Ali Jones	Ali Jones	249 Broome St
AZ	AZ	64 Essex St
Derek Drummond	Derek Drummond	6 poster boy 171J blecker

Name	Signature	Address and Apt. (required)
Greenberg, Mary	[Signature]	99 Allen St #13
Krishna Cally Chandrasekar	[Signature]	83 Allen St
Ruth Woods	[Signature]	809 East 6th
Alvin A. Reyes	[Signature]	248 Inwood St
RAS THAPAR	[Signature]	99 Ludlow St
BRYAN CUEZADA	[Signature]	124 E. BWAY
JASON SANTIAGO	[Signature]	243 Broome St
T. Trivelpiece	[Signature]	73 Orchard St
Mariam Al-Sanidi	[Signature]	248 Broome St
Brian Sayde	[Signature]	87 Ludlow St
Salah J. Jaber	[Signature]	49 Orchard St
Rafael Ronald	[Signature]	460 Grand Street
Polly Velez	[Signature]	70 Orchard
Luis Vasquez	[Signature]	300 Ludlow
Drex Stevens	[Signature]	

12 July 2022

Vladimir Sekiguchi
87 Ludlow Street
New York, NY 10002
vlad@bbsvhosp.com

Subject: 87 Ludlow
Environmental Noise and Sound Isolation Study
Salter Project 22-0354

Dear Vlad:

This letter summarizes the results of our environmental noise measurements and sound isolation testing for 87 Ludlow, a proposed restaurant, bar, and lounge. The purpose of this study was to evaluate future noise as it relates to City noise requirements. To assess potential noise impacts, the existing ambient noise environment and expected future project noise sources were studied. Noise levels were compared to applicable criteria. Our findings are as follows.

NEW YORK CITY NOISE CONTROL CODE

The New York City Noise Control Code contains limits on maximum noise levels due to various noise sources. Excerpted, applicable sections of the Code include the following:

Section 24-218 General Prohibitions.

- (a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise[, except that this section shall not apply to any sound from any source where the decibel level of such sound is within the limits prescribed by another section of this title and where there is compliance with all other applicable requirements of law with respect to such sound].
- (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 about 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.

Section 24-231 Commercial music.

- (a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:
- (1) Is in excess of 42 dB(A) as measured with a sound level meter; or
 - (2) Is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz
 - (3) Causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).

Section 24-232 Allowable decibel levels-octave band measurement.

- (a) No person shall cause or permit a sound source operating in connection with any commercial or business enterprise to exceed the decibel levels in the designated octave bands shown below as measured within a receiving property as specified therein

Octave Band Frequency (Hz)	Maximum Sound Pressure Levels (dB) as measured within a receiving property as specified below	
	Residential receiving property	
	for mixed use buildings and residential buildings (as measured within any room of the residential portion of the buildings with windows open, if possible).	Commercial receiving property (as measured within any room containing offices within the building with windows open, if possible).
31.5	70	74
63	61	64
125	53	56
250	46	50
500	40	45
1000	36	41
2000	34	39
4000	33	38
8000	32	37

The “ambient” is defined as follows:

Ambient [noise] sound means [the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far] the sound level at a given location that exists as a result of the combined contribution in that location of all sound sources, excluding the contribution of a source or sources under investigation for violation of this code and excluding the contribution of extraneous sound sources. For purposes of the enforcement of this code, the ambient sound level of a given location may be determined based upon measurements taken at a comparable site which includes but is not limited to comparable physical locations and time of day) in the nearby area.

MEASUREMENTS

Ambient Noise

We measured existing ambient noise levels from 6 to 7 July 2022. One, continuous, long-term measurement was taken in the backyard of 87 Ludlow where the nearest noise-sensitive receivers are located. The long-term measurement was taken at a height of about 12 feet above grade. Based on this measurement location, the minimum measured ambient noise level for the daytime and nighttime is 59 dBA. **Table 1** below lists the measured levels and the Noise Code limits per Section 24-218 and 24-231.

Table 1: Existing Noise Environment

Daytime Ambient Level, Minimum $L_{eq}(h)$ ¹	Noise Code Limit	Nighttime Ambient Level, Minimum $L_{eq}(h)$	Noise Code Limit
59 dBA	69 dBA	59 dBA	66 dBA
66 dBC	72 dBC	65 dBC	71 dBC

Sound Isolation

We conducted acoustical testing on 6 July 2022 to quantify the sound isolation performance, using the Noise Isolation Class (NIC²) rating and noise reduction by decibels, provided by various building elements. Testing consisted of using broadband, pink noise and measuring the resultant noise level. **Table 2** below lists the results of these measurements. We were not granted access to upper floors and so we were not able to test the floor-ceiling assembly between the residences and proposed restaurant.

¹ L_{eq} – The equivalent steady-state A-weighted sound level that, in a stated period of time, would contain the same acoustic energy as the time-varying sound level during the same period.

² NIC (Noise Isolation Class) – A single-number rating defined in ASTM E336 that quantifies the ability of a partition to reduce airborne noise between adjacent spaces under field conditions. The sound levels measured in the receive room are not adjusted to account for the effects of the room volume and furnishings. Increasing NIC ratings correspond to improved airborne sound isolation.

Table 2: Sound Isolation Testing Results

Measurement	Measured Noise Reduction
Floor-Ceiling Assembly between Basement and Ground Floor	NIC 60
Basement BOH to Ground Floor Backyard via Back Door	34 dB
Basement FOH to Ground Floor Front Entrance via Vestibule	39 dB
Ground Floor BOH to Ground Floor Backyard via Back Door	26 dB

ANALYSIS

Commercial Music

We understand music use is planned at the ground floor and basement. Quieter, background music is planned at the ground floor and louder music would be limited to the basement only. Currently, the existing space has an open stair that connects the basement and ground floor. We understand the proposed restaurant plans to enclose this open stair to acoustically separate the basement and ground floor.

The nearest noise-sensitive receivers are the second-floor residences above. The floor-ceiling assembly between these spaces has not been confirmed. Initially, we assume this assembly consists of uninsulated wood joists, two layers of ceiling gypsum board, a plywood subfloor, and finish flooring.

Based on this assembly and the sound isolation testing results in Table 2, music levels on the ground floor would need to be controlled to approximately 75 dBA and 75 dBC. If the floor-ceiling construction is more substantial than has been assumed (e.g., concrete), or additional sound isolation measures are implemented, these noise limits could be increased.

Music levels at the basement would need to be controlled to approximately 100 dBA and 100 dBC. Again, if additional sound isolation measures are implemented, these noise limits could be increased.

At the maximum allowable operating sound levels shown above, the limits in Sections 24-218, 24-231, and 24-232 should be met.

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This concludes our comments for the 87 Ludlow project. Please contact us with any questions.

Best,

SALTER



Adrian L. Lu, PE
Senior Consultant



Andrew J. McKee
Senior Associate

CC: Wolfgang Ballinger (wballinger245@gmail.com)