D&C Social Club Inc.
FlyFish Club
141 East Houston Street, New York, NY 10002
Application for a Members Club License

Manhattan Community Board 3
59 East 4th Street
New York, NY 10003
January SLA Licensing Committee Meeting

CB3 Questionnaire

• Partner Bio’s

• Floor Plans and Pergola Renderings

• Menu

• Area Survey

• Sound and Traffic Studies

• Outreach

BERNSTEIN REDO, P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com
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:
- 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: __January 13, 2023__

Is location currently licensed? □ Yes □ No  Type of license: __________________________
If alteration, describe nature of alteration:  N/A

Previous or current use of the location:  Vacant/New Development. Previously Sunshine Cinema
Corporation and trade name of current license:  N/A

APPLICANT:  D&C Social Club Inc.
Premise address:  141 East Houston Street, New York, NY 10002
Cross streets:  Forsyth and Eldridge Street
Name of applicant and all principals:  D&C Social Club Inc.; David Rodolitz, ABC Officer

Trade name (DBA):  FlyFish Club

Revised: July 2022
PREMISE:
Type of building and number of floors: Commercial/Office building
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 □ Pending updates
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): C6-2A

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: 11am-12am Sunday to Thursday; 11am-1am Friday and Saturday; Cellar: 11am-12am daily; Sub cellar: 11am-2am daily; Courtyard: 11am-9pm 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: ________________________________

Number of indoor tables? 56 Total number of indoor seats? 208 seats; 28 bar stools
How many stand-up bars/bar seats are located on the premise (number, length, and location) _______
First floor: 1 stand-up, 20 bar stools; Sub Cellar: 1 stand-up bar, 8 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  __Attached_________

What are the hours the kitchen will be open? 11am-2am daily (in order to serve sub cellar space only until 2am)
Will a manager or principal always be on site? □ Yes □ No  If yes, which? Manager and Principal
How many employees will there be?  Approximately 50
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?) Private events only
Will premise have music? □ Yes □ No
If Yes, what type of music? □ Live musician □ DJs □ Streaming services/playlist
If other type, please describe Recorded on all floors; DJ and live music in the sub cellar only
What will be the music volume? □ Background (conversational) □ Entertainment (live music venue level) Please describe your sound system: Sonos built in surround sound speakers
Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? □ Yes □ No
If Yes, what type of events or performances are proposed and how often? ________

Revised: July 2022
If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters?  N/A

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 study attached

Will there be security personnel? □ Yes □ No (If Yes, how many and when) ________________________________

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

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:
Enclosed exterior courtyard (within property line) 11am-9pm daily; no music;
no outdoor televisions; reducing seating to 30 total; pergola to be installed

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: __See rider attached

Address: __See rider attached ___________________________ Community Board #__________

Dates of operation: __See rider attached

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. Bio’s Attached

Does any principal have other businesses in this area? □ Yes □ No If Yes, please give trade name, address and describe the business __See rider attached

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.

Sada Three LLC d/b/a Empellon Al Pastor: 132 St Mark’s Place
Case #143453 (07/2020): Curfew violation (Civil Penalty Paid $2,245)
Case #143456 (12/20/2019): No security guard/ failure to conform to application (Civil Penalty Paid $2,000)
Case # 1224611 (10/14/2017): Noise Violation (Civil Penalty Paid $1500)

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?  
How many On-Premise (OP) liquor licenses are within 500 feet?  
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)  
   ■ I will operate a Private Members Club  
   ■ 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  
3. My hours of operation will be:  
   | Mon | Tue | Wed |
   | Ground & Cellar: 11am-12am | Sub cellar: 11am-2am |
   | Ground & Cellar: 11am-12am | Sub cellar: 11am-2am |
   | Ground & Cellar: 11am-12am | Sub cellar: 11am-2am |
   | Ground & Cellar: 11am-1am | Sub cellar: 11am-2am |
   | Ground & Cellar: 11am-1am | Sub cellar: 11am-2am |
   | Ground 11am-1am |
   | Sub cellar: 11am-2am |
   | Sub cellar: 11am-2am |
   | Sub cellar: 11am-2am |
   | (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 11am-9pm daily (Exterior courtyard)  
5. I will employ a doorman/security personnel:  No security/doorman however staff available at foyer entrance  
6. I will install soundproofing,  

Revised: July 2022
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:  David Rodolitz

Phone Number:  (917) 710-8886
Principal License History

Sada Three LLC d/b/a Empellon Al Pastor
132 St. Marks Place, NY, NY 10009
Community Board: Manhattan Community Board 3
Dates of operation: 2014-Present

Sada 510 Madison LLC d/b/a Empellon 510
510 Madison Avenue, NY, NY 10022
Community Board: Manhattan Community Board 5
Dates of operation: 2017-Present

Sada One LLC d/b/a Empellon
230 West 4th Street, New York, NY 10014
Community Board: Manhattan Community Board 2
Date of operation: 2011-Present

Sada 3WS LLC d/b/a Empellon Waterline Square
645 West 59th Street, New York, NY 10069
Community Board: Manhattan Community Board 7
Date of operation: 2021-Present

75 Barclay LLC d/b/a Ito
75 Barclay Street, New York, NY 10007
Community Board: Manhattan Community Board 1
Dates of operation: 2020-Present
Partner Bio’s
David Rodolitz, Founder & Chief Executive Officer

David has been in the New York City hospitality industry for 20+ years and has owned and operated various food & beverage establishments, from James Beard nominated restaurants, to fast-casual concepts, iconic bars and lounges.

David founded VCR Group which is a modern hospitality company composed of kind operators with a simple focus of creating the most consumer-centric experiences for our guests. VCR creates, develops, and operates thoughtful restaurant and hospitality concepts, culinary experiences, and other food products both in the physical and digital space.

David is the founder and CEO of Flyfish Club, the world’s first member’s only private dining club where membership is purchased on the blockchain as a Non-Fungible-Token (NFT) and owned by the token-holder to gain access to their restaurant and various culinary, cultural and social experiences.

David is a co-owner of Ito, an omakase experience in partnership with Chef Masa Ito and Chef Kevin Kim.

David is a founding partner of the Empellón Restaurant Group, which he operated and built alongside Chef Alex Stupak from 2011 – 2019. During this time, David opened multiple concepts, including a 3-star, NYTimes, 7,500 square foot flagship in the heart of midtown, at 510 Madison Ave.

David is the owner and founder of Impulse Productions (www.impulsenyc.com), a premier Event-Planning company formed in 2003, that plans, produces and executes large scale special events, corporate parties and charity functions.

Josh Capon, Founder & Chief Culinary Officer

Chef Capon’s culinary journey started when he was discovered by the legendary chef Charlie Palmer following his graduation from Johnson & Wales University. Lovingly known as “Capon” to those within the culinary and hospitality world, he sharpened his skills as an extern at Aureole, before assisting in the opening of the Lenox Room. He’d go on to work for the great David Burke at the institution that is Park Avenue Cafe before he decided to color his passport with stamps traveling through Italy, Germany, France, and most of Europe building an eclectic palette of tastes and techniques that would prepare him for his next chapter as a celebrated chef.

During his tenure as sous chef under Gary Kunz at The St. Regis Hotel’s Astor Court, he would reunite with chef Charlie Palmer and go on to become the Executive Chef of Alva, Palmer’s American Bistro, and Matthew’s on the Upper East Side of Manhattan. His next act would lead him to New York's beloved neighborhood of SoHo where he would take the reins as Executive Chef of Canteen, and then opening the iconic Lure Fish Bar, followed by Burger & Barrel Winepub, El Toro Blanco, and Bowery Meat Company where he would serve as
Executive Chef / partner in the Mercer Street Hospitality Group.

In 2021, Capon joined David Rodolitz, Conor Hanlon, and Gary Vaynerchuk to start their own hospitality company named VCR Group with a focus of creating consumer-centric experiences through unmatched hospitality.

Capon is a 7-time winner of the People’s Choice award at the NYC Wine & Food Festival, Burger Bash. His appearances on the Food Network, Rachael Ray, CBS Early Show, TODAY, and Good Morning America over the past decade have made him one of the most sought after chefs and entertainers in the culinary world.

When he’s not dancing around the kitchen or the restaurant floor, Capon can be found at his home in New Jersey where he enjoys cooking for his favorite four top, his wife and two kids.

Conor Hanlon, Partner & EVP of Operations
20+ years in the hospitality industry as a Chef, operator, and mentor. After graduating from college, Conor decided to follow his passion in the hospitality industry and after three years of working in some of the best restaurants in the country, he found himself working alongside Daniel Boulud at his namesake, Cafe Boulud in Palm Beach, Florida.

Over the next six years, Conor worked directly with Boulud on several different projects including locations in Palm Beach, New York, Las Vegas, and Miami. Conor had worked his way from a line cook to Chef De Cuisine of Michelin Star Restaurant, DB Brasserie.

In 2011, Conor began working with Chef Andrew Carmellini and NoHo Hospitality as the Chef De Cuisine of The Dutch Miami. After a short time, Conor was asked to run the entire Food & Beverage program at the W Hotel South Beach Miami, Starwood's flagship W location. He continued to hone his skills and was promoted to Culinary Director for NoHo Hospitality and moved to NYC in 2015 to join the corporate Team which oversees 17 Restaurants in New York, Baltimore, Miami, Nashville and Detroit.

Conor's keen eye for detail has transcended cuisine, and carried over to his design of kitchen and restaurants, believing it plays an integral part in the hospitality experience. From traveling around the world, Conor is fueled by his passion for culture, experience, cuisine, and aesthetic.
Floor Plans and Renderings
D&C Social Club Inc.
First floor
34 tables, 107 seats
1 stand-up bar, 20 bar stools

Courtyard:
15 tables, 38 seats *

* Courtyard seating to be reduced to
30 seats total
D&C Social Club Inc.
Cellar
1 tables, 20 seats
D&C Social Club Inc.
Sub Cellar
21 tables, 67 seats
1 stand-up bar, 8 bar stools
1 food counter, 14 counter seats
FLYFISH

Raw

East & West Coast Oysters
Classic Cocktail / Mignonette / Hot Sauce

Stone Crab Claws
Classic Dijonaise

The ROE Boat
Selection of farm raised Caviars & Roe’s
with classic and modern pairings

Bay Scallop Banger
Papaya, Scotch Bonnet, Passion Fruit, Avocado

Blue Cobia Crudo
Olio Novello, Coriander Blossoms, Pink Peppercorn

Tuna Poke
Asian pear, Macadamia Nuts, Nori, Sweet Soy

Fluke Tiradito
Aji Amarillo, Celery, Cilantro

Beet and Vodka Cured Salmon
Horseradish Creme Fraiche, Pumpernickel Crumble, Dill

Classic Corvina Ceviche
Rocoto Chile, Choclo, Sweet Potato

Chilled

Grand Aioli
for the table
Shrimp, Chilled Mussels, Smoked Fish Dip, Crunchy Raw Vegetables, Young lettuces

Grilled Radicchio
Bailey Hazen Blue cheese, Walnuts, Aged Balsamic

Little Gem
Garlic Crumbs, Manchego, Green Goddess, Charred Lemon

Heirloom Tomatoes
Cucumber, Bush Basil, Pickled Shallot, Creamy Ricotta
**Aruqua**
Toasted almond, Pomegranate, Parmesan, White Balsamic

**Beef Tartare**
Chimichurri, Quail Egg, Warm Tostones

**Burrata & Caviar**
Olio Novello, Grilled Bread

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**Small**

**Deviled Eggs Royale**
Stuffed with Blue Crab and topped with Caviar

**Little Lobster Rolls**
Warm Brioche Bun, Maine Lobster, Tarragon

**Sweet and Spicy Peppers**
Bonito aioli, Yuzu-Chile Salt

**Octopus alla Plancha**
Black Bean Hummus, Chorizo vinaigrette

**Sticky Pork Ribs**
Fish Sauce Caramel, Peanut, Cilantro

**Steamed Middleneck Clams**
White Wine, Garlic, Tomato, Warm Baguette

**Crispy Calamari**
Aji Panca, Pickled Peppers, Key Lime, Soft herbs

**Moules Frites**
Belgian Wheat Beer, Sour Orange, Coriander, Crispy Fries

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**Large**

**Mezze Rigatoni**
Blue Crab, Spicy Vodka Sauce, Zucchini

**Uni Pasta**
Bucatini, Lemon, Uni, Aleppo

**John Dory**
Parsnip, Black Truffle Hollandaise

**Fried Cod**
Cucumber Kuroyaki, Trout Roe, Blistered Shishitos

**Blackened Mahi Mahi**
Heirloom Quinoa, Cucumber, Homestead Tomatoes, Labneh

**Grilled Sea Scallops**
Yuzu Beurre Blanc, Shiitake Mushroom, English Peas
Olive Oil Poached Halibut
Pepperonata, Caramelized Fennel, Arugula Pesto

Crispy Fried Hog Snapper for two
Mango Habanero salsa, Lime, Culantro, Bermuda Onions

Jidori Chicken
Salsa Verde, Sweet Peppers, Olives

Rack of Lamb
Goat Cheese Polenta, Romesco, Rosemary

Bone- in Ribeye for 2
Garlic Rosemary Butter, Crispy Potatoes
Area Survey
Re: 141 East Houston Street

1. Lil' Frankie's - 19 1st Avenue - (492)
2. La Linea - 15 1st Avenue - (496)
3. Boiler Maker - 13 1st Avenue - (426)
4. Prune - 54 East 1st Street - (278)
5. Fools Gold - 145 East Houston Street - (81)
6. Rumpus Room - 249 Eldridge Street - (152)
7. Lounge 247 - 247 Eldridge Street - (175)
8. Bar Goto - 245 Eldridge Street - (191)
9. Victoria Bar - 235 Eldridge Street - (233)
10. The Late Late - 159 East Houston Street - (298)
11. Mi Salsa Kitchen - 205 Allen Street - (328)
12. Public Hotel (Bar Chryslé) - 215 Chrystie Street - (419)

**Schools & Churches**

1. M650 Cascades High School - 198 Forsyth Street - (225)
2. Holy Virgin Protection Russian Orthodox Cathedral - 59 East 2nd Avenue - (493)
Eldridge Street

Bank
Vacant

Fools Gold
145 E. Houston St.
Vacant

Applicant

Residential

Bakery

The Gatsby
Hotel

Forsyth Street

NOT TO SCALE

November 14, 2022
New York, NY

44 East Houston Street
Block Plot

East Houston Street

First Park
Sound and Traffic Studies
November 17, 2022

Mr. David Rodolitz
Flyfish Club
141 East Houston Street
New York, NY 10002

Re: New Restaurant Outdoor Music and Voice Noise

Dear Mr. Rodolitz,

I have studied the noise issues at the above premises. I am providing recommendations to prevent noise disturbances to the neighbors from music and voices at the restaurant.

SUMMARY

You are opening a restaurant that will include an outdoor courtyard garden seating area, occupancy 40-50. A Pergola Roof louvered ceiling system will cover the outdoor area. Background music will be used.

The design of the space and the level of ambient noise in the area will keep music and voice sound levels significantly below Noise Code limits. Recommendations are provided.

DBA VS OCTAVE-BAND LEVELS

One way that the sound levels were measured was by using the A-weighting decibel scale. The dB (A) decibel scale is the most common type of sound measurement, which represents a summation of middle (midrange) and high frequencies (treble), but largely ignores low-frequency “bass” sounds. Measuring the A-weighting levels requires only a simple sound level meter. DBA is what the City DEP inspectors usually use, and they normally consider anything 10 dBA above the ambient level to be unreasonable during the daytime, until 10 PM.

C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also a measurement of all frequencies, but this method includes the important low frequency “bass” sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

Octave-band sound level readings were taken, which are measured in decibels, or dB. Sounds with frequencies below 250 Hertz are called bass or low frequencies. Voices consist of midrange and high frequencies from 250 Hertz through 8 KiloHertz. Measuring these sounds requires a complex spectrum analyzer.
THE NOISE CODE - UNREASONABLE NOISE

§24-203 General definitions. When used in the New York city noise control code the following terms shall have the following meanings:

(62) Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.

§24-218 General prohibitions.

(a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise.

(a-1) No person shall make, continue or cause to permit or be made or continued any unreasonable noise:

(1) for any commercial purpose or during the course of conducting any commercial activity; or

(2) through the use of a device, other than a device used within the interior living space of an individual residential unit, installed within or upon a multiple dwelling or a building used in part or in whole for non-residential purposes.

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

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

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

(3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.

(c) Notwithstanding the provisions of subdivision b of this section, where a particular sound source or device is subject to decibel level limits and requirements specifically prescribed for such source or device elsewhere in this code, the decibel level limits set forth in this section shall not apply to such sound source or device.

(d) The decibel level limits set forth in this section shall not apply to sound attributable to construction devices and activities.

The voices of customers in the restaurant are considered “other than impulsive sound.”—see Paragraphs (1) and (2) above. These voice sounds are loudest in the midrange frequencies and thus, as explained above, are properly described using dBA readings. Note that Section §24-218 prohibits “unreasonable noise”, not all noise. Thus, the Code does not require complete silence. Please note that this section refers to devices, not people, but I am including it as a reasonable limit.
The nearest / most-affected residential locations are shown in the Google Maps photo below.

Restaurant courtyard

Residential

The nearest affected residential building with windows facing the courtyard. This image is from Google maps.

TEST

I conducted daytime sound tests on Monday, November 14, 2022, from the nearest residential apartment building at 212 Forsyth Street, which directly faces the outdoor courtyard. I took ambient noise readings in the 4th floor apartment facing the courtyard. I also used a loudspeaker to simulate the sound of 50 people talking simultaneously.

The sound was faintly audible inside the fully-open window. Midsrange sounds from the voices were heard in the 250 Hertz to 4 Kilohertz range, as shown on the chart below. The voice simulation was above the ambient level of 44 dBA by approximately 3 dBA and by 4 decibels in various frequency bands.

See the chart below.

Note that this shows the sound levels before the installation of the Pergola roof, which will reduce noise transfer to below Noise Code limits.
ANALYSIS

You are installing a Pergola Roof louvered ceiling system to block sound, which could be open and closed as necessary.

Sound is attenuated by travel distance and also by passing through an open window. With the Pergola louvered roof closed, there is additional attenuation provided by the cover of at least 10 decibels in the middle and high frequencies and more than 12 dBA overall midrange level.

The cellar and sub-cellar levels will not cause an outdoor sound leakage problem. The cellar will be a kitchen and the sub-cellar is two floors below ground, separated by concrete slabs, so even loud music downstairs will be inaudible in the neighboring buildings.

CALCULATIONS

The voice noise level was analyzed by calculating the noise from people in the garden and deducting the predicted sound attenuation due to distance, going through an open window and the soundproofing of the louvers. In order to be Code-compliant, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the sound will not only be less than 7 – 10 dBA over the ambient noise, but will be lower than the ambient, it will meet Code requirements.

See the frequency graph below.
The graphs below show that the music levels will comply with the Code limits of 45 decibels for bass sounds and 42 dBA for midrange sounds at the surrounding apartment buildings. This will be augmented by the masking effect of the low-frequency ambient sound. The sound system will have to be electronically limited as described in the recommendations.

See the frequency graph below.

The ambient background noise inside the nearest residential open windows would be 45 dBA.

Music inaudible at nearest apartment

Page 5 of 12  Acoustilog, Inc  email: acoustilog1@verizon.net
This page alone is not a complete report.
RECOMMENDATIONS

1. You are installing a Pergola Roof louvered ceiling system to block sound, which could be opened and closed as necessary. The specific design of this system will include 2x6 hollow aluminum louvered filled with polyurethane foam included for additional noise insulation. This has been accounted for in this report.

SOUND SYSTEM

2. 8 small speakers should be used as a distributed system. The woofers must not exceed 6” in diameter.

3. I have included a wiring diagram so that one amplifier can power all 8 speakers instead of using multiple power amplifiers. Alternatively, a zone control box can be used.
   a. Data for one suitable model of speakers is attached.
   b. Do not use subwoofers.
   c. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.

4. The sound system will incorporate an equalizer and limiter. Both functions can be accomplished with a DBX DriveRack PA2 or similar processor. Data attached. Installed in the system right before the amplifier and electronically locked with a combination, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.
   a. Using the graphic equalizer section, attenuate (lower) all frequencies 80 Hertz and below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 125 Hertz and a slope of 18 dB/octave.
   b. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
   c. Set the limiter’s Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
   d. The amplifier must be set to maximum level during this process so it cannot be turned up further at a later time.
   e. Using the DBX unit’s output level control, set the maximum sound level to 80 dBC, measured 3 feet from any speaker. The sound installer can do this with a simple Radio Shack sound level meter (these are still available used). Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the sound system.
   f. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
   g. The DBX unit should be set in conjunction with tests made of noise levels in the neighboring buildings.
If I can be of further assistance, please call.

It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright Acoustilog, Inc. © 2022. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

Yours Truly,
Alan Fierstein
President
acoustilog1@verizon.net

All readings re: .0002 microbar. Readings taken with Bruehl & Kjaer 2250/2260/2270 Analyzer, Bruehl & Kjaer 4134, 4135, 4145, 4155, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruehl & Kjaer 4220 Sound Source or Quest CA-15.
The space will be covered to block line-of-sight sound transmission. This rendering is only to show coverage.
View from the 4th floor fire escape at 212 Forsyth Street. I took ambient noise readings in the 4th floor apartment facing the courtyard. I also used a loudspeaker to simulate the sound of 50 people talking simultaneously.
The rear alley of 212 Forsyth Street is already blocked by the wall.

View from office building roof
Sound leakage will not be a problem outdoors with the cellar or sub-cellar levels. The cellar will be a kitchen.
The sub-cellar is far below ground and will not be a problem even with loud parties.
Control 25
Compact Indoor Outdoor Background Foreground Loudspeaker

Features:
- Compact 5.25" Polypropylene cone woofer
- 1.4" titanium dome tweeter
- Built-in wallmounting hardware
- Weather resistant enclosures and transducers
- Recessed baffle
- 80° x 40° high frequency horn
- Custom Paint Option
- 90mm x 90mm x 172mm (W x H x D)
- "Shadow" pending review

Specifications:
- Frequency Range: 80Hz - 20kHz
- Driver: 1.4" titanium dome tweeter
- Sensitivity: 88 dB
- Impedance: 8 ohms
- Crossover Frequency: 3 kHz
- Cabinet Material: 0.75mm Steel-No Knob Style
- Electronics Material: ARTP (Anti-Resonant Polypropylene)
- Nominal Power: 300W RMS
- Dimensions: 9.5" x 5.5" x 10.5" (H x W x D)
- Net Weight: 3 lb (1.4 kg)
- Shipping Weight: 5 lb (2.3 kg)

Included Accessories:
- 4 screws (2)
- Cover (2)

Related Specifications:
- JBL Professional
- JBL
- JBL Professional
- Covered by Patents (models vary)
- JBL Professional
- JBL Professional

JBL Professional

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ONE PROCESSOR
FUNCTIONS CAN BE COMBINED IN
NOTE - LIMITER AND EQUALIZER

AMPLIFIERS/AMPLIFIED

(STEREO)

LIMITER

SOUN D SOURCE
OR OTHER
PHONE, MIXER

Equalizer

MAXIMUM
Volume controls on
SPEAKERS

NOTE: All text on this page is not legible due to the image quality.
ALL YOU NEED TO GET THE MOST FROM YOUR PA. NOW WITH COMPLETE CONTROL FROM YOUR MOBILE DEVICE.

The DriveRack® PA2 provides all the processing you need between your mixer and amplifiers to optimize and protect your loudspeakers. With the latest advancements in dbx’s proprietary AutoEQ™ and AFS™ algorithms, a new input delay module for delaying the FOH system to the backline, Ethernet control via an Android®, iOS®, Mac®, or Windows® device, and updated Wizards, the DriveRack PA2 continues the DriveRack legacy of great-sounding, powerful, and affordable loudspeaker management processors, for a whole new generation.

AUTOEQ™

New, improved AutoEQ algorithm ensures an extremely accurate, fast, and non-intrusive automatic EQ experience.

With the RTA Mic “listening” to your room, the new, updated DriveRack PA2 AutoEQ algorithm sets speaker levels and room EQ automatically in a matter of seconds. This means room adjustments can now be made very quickly, without subjecting the audience to annoying, lengthy broadcasts of pink noise.

ENHANCED AFS™ FEEDBACK ELIMINATION

Enhanced AFS™ algorithm for faster, more precise feedback elimination, without adversely affecting your system’s tone.

Nothing turns audiences away like annoying and potentially painful audio feedback. Fortunately, dbx engineers have refined their already-stellar Advanced Feedback Suppression algorithm and made it work even better. The DriveRack PA2 listens for and anticipates feedback and adjusts speaker output automatically before it even has a chance, while never altering your sound.

UPDATED WIZARD SETUP FUNCTIONS

Updated Wizards make initial set up easy, while ensuring speaker tunings and other settings are up-to-date.

Wizard functions on the DriveRack PA2 guide you through easy, step-by-step processes to help you get the most from your loudspeaker system. Helps you easily configure level balancing, AutoEQ Advanced Feedback Suppression, and provides access to built-in and constantly updating speaker tunings from most major speaker manufacturers.

AVAILABLE INPUT PROCESSING

› dbx Compression
› AFS™ (Advanced Feedback Suppression)
› Graphic EQ
› 8-Band Parametric EQ (adjusted when using the AutoEQ)
› Subharmonic Synthesis

AVAILABLE OUTPUT PROCESSING

› Crossover (supports full range, 2-way, and 3-way systems)
› 8-Band Parametric EQs (used for speaker tunings)
› dbx Limiting
› Driver Alignment Delays

Features

› All New Setup Wizard
› Streamlined AutoEQ™
› All New AFS™ (Advanced Feedback Suppression)
› Mobile Control (Android®, iOS®, Mac®, Windows®)
› dbx Compression
› Graphic EQ
› 8-Band Parametric EQ (adjusted when using the AutoEQ) Input
› Subharmonic Synthesis
› Crossover (supports full range, 2-way, and 3-way systems)
› 8-Band Parametric EQs (used for speaker tunings) Output
› dbx Limiting
› Driver Alignment Delays
Product Summary

Fine-tune your audio.

Fine-tune your PA or stereo systems audio response to match the acoustic environment with this Digital Sound Level Meter. It comes with a carrying case for travel and features an easy-to-read display.

- Carrying case protects the meter when traveling
- Easy-to-read display, sound range 30-130db, digit LCD display
- You can fine-tune your PA or stereo systems audio response to match the acoustic environment

Pricing and availability: Please note that all prices are subject to change without prior notice. Prices advertised on this site are for online orders only. Prices on some items may differ from those advertised in RadioShack stores. All merchandise may not be available at all stores, and all stores may not participate in all sales promotions. We recommend you contact the store to confirm product availability and price.

Shipping

Usually ships in 1 - 2 business days

In store: Check availability
By phone: 1-800-843-7422

Manufacturer Warranty

- Parts: 12 month
- Labor: 12 month
SOUND SILENCER™

Porous Expanded Polypropylene (P.E.P.P.)
Acoustical Wall and Ceiling Tile Panels

- Class A Fire Retardant
- No Fiberglass - Non-Fibrous
- Moisture Resistant Indoor
- Non-Fibrous
- Impact Resistant
- Water resistant
- Non-abrasive surface
- Indoor/Outdoor
- Both STC and NRC ratings
- Tackable surface
- Bacteria and fungi resistant
- Lightweight
- Superior Soundproofing Qualities

Click on image for larger view

Charcoal - Actual Size
White - Actual Size

click on icon to download product Spec sheet.


FEATURES: Lightweight, Impact Resistant, Moisture & Fungi Resistant, Tackable Surface

APPLICATIONS: Gymnasiums, Auditoriums, Classrooms, Swimming Pools, Ice Arenas, Clean Rooms, Food Processing Plants, Food Prep Areas, Cafeterias & Restaurants, Manufacturing Plants, Car Washes, Roof Top and Machine Enclosures, Gun Ranges, Dog Kennels, Locker Rooms

THICKNESS: 1" & 2"

SIZES: Nominal 2' x 2', 2' x 4'. Custom Sizes Available

COLORS: White, Charcoal

FLAMMABILITY: ASTM E84, Class A 1st Flame Spread: 3, Smoke Developed: 84. 2nd Flame Spread: 5, Smoke Developed: 113

INSTALLATION: AOI S.T.O.P.: Noise Acoustical Adhesive, Mechanical Fasteners

*Note to all Installers
Sound Silencer™ P.E.P.P. is a thermal molded product and although tough to see one side of the panel will have injection and mold release marks these are circular marks that range in size and indent depth. These marks denote the back side of the panel so panels should be installed with these marks facing the wall or ceiling for best possible aesthetic outcome.
### Sound Silencer™ - Sound Absorption / Noise Reduction

<table>
<thead>
<tr>
<th>Mount</th>
<th>125Hz</th>
<th>250Hz</th>
<th>500Hz</th>
<th>1KHz</th>
<th>2KHz</th>
<th>4KHz</th>
<th>NRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1&quot; Wall Amb</td>
<td>0.05</td>
<td>0.06</td>
<td>0.21</td>
<td>0.80</td>
<td>0.65</td>
<td>0.75</td>
<td>0.45</td>
</tr>
<tr>
<td>1&quot; Wall w/ 3/4&quot; Airspace</td>
<td>0.06</td>
<td>0.13</td>
<td>0.51</td>
<td>0.79</td>
<td>0.62</td>
<td>0.79</td>
<td>0.50</td>
</tr>
<tr>
<td>1&quot; Wall w/ 1&quot; B.A.C.</td>
<td>0.11</td>
<td>0.58</td>
<td>1.07</td>
<td>0.71</td>
<td>0.74</td>
<td>0.72</td>
<td>0.80</td>
</tr>
<tr>
<td>2&quot; Wall Amb</td>
<td>0.07</td>
<td>0.21</td>
<td>0.81</td>
<td>0.85</td>
<td>0.93</td>
<td>0.88</td>
<td>0.70</td>
</tr>
<tr>
<td>2&quot; Wall w/ 3/8&quot; Airspace</td>
<td>0.10</td>
<td>0.29</td>
<td>0.99</td>
<td>0.74</td>
<td>0.90</td>
<td>0.93</td>
<td>0.75</td>
</tr>
<tr>
<td>2&quot; Wall w/ 1/&quot; B.A.P.</td>
<td>0.17</td>
<td>0.81</td>
<td>0.97</td>
<td>0.85</td>
<td>0.89</td>
<td>0.92</td>
<td>0.50</td>
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<tr>
<td>1&quot; Ceiling E400</td>
<td>0.46</td>
<td>0.59</td>
<td>0.42</td>
<td>0.49</td>
<td>0.76</td>
<td>0.66</td>
<td>0.55</td>
</tr>
<tr>
<td>2&quot; Ceiling E400</td>
<td>0.51</td>
<td>0.52</td>
<td>0.52</td>
<td>0.77</td>
<td>0.89</td>
<td>0.98</td>
<td>0.70</td>
</tr>
<tr>
<td>1&quot; Wall C423 12&quot; spacing</td>
<td>0.04</td>
<td>0.07</td>
<td>0.20</td>
<td>0.83</td>
<td>0.81</td>
<td>1.00</td>
<td>0.50</td>
</tr>
<tr>
<td>2&quot; Wall C423 12&quot; spacing</td>
<td>0.09</td>
<td>0.21</td>
<td>0.62</td>
<td>1.11</td>
<td>1.11</td>
<td>1.12</td>
<td>0.60</td>
</tr>
</tbody>
</table>

### Sound Silencer™ - Sound Transmission Loss (STC)

<table>
<thead>
<tr>
<th></th>
<th>125Hz</th>
<th>250Hz</th>
<th>500Hz</th>
<th>1KHz</th>
<th>2.5KHz</th>
<th>5KHz</th>
<th>STC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1&quot;</td>
<td>6</td>
<td>5</td>
<td>7</td>
<td>10</td>
<td>15</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>2&quot;</td>
<td>9</td>
<td>8</td>
<td>10</td>
<td>10</td>
<td>17</td>
<td>22</td>
<td>13</td>
</tr>
<tr>
<td>1&quot; - w/5/8&quot; Gypsum both sides</td>
<td>27</td>
<td>27</td>
<td>29</td>
<td>31</td>
<td>32</td>
<td>45</td>
<td>32</td>
</tr>
</tbody>
</table>

Click PDF icon to download printer-friendly file format of product specs.

ASTM C423 – Sound Absorption 8 Panels – 1" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels

ASTM C423 – Sound Absorption 8 Panels – 2" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels

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FLY FISH AT 141 EAST HOUSTON STREET

141 East Houston Street
New York, NY 10002

NYS SLA Traffic Analysis
Manhattan Community District 3

Equity Environmental Engineering, LLC
4 World Trade Center, Suite 2963, NY 10007
1/11/2023
Introduction

Equity Environmental Engineering has reviewed the traffic and parking generation associated with an application to the New York State Liquor Authority for a new Liquor License to permit a proposed private members’ club, Fly Fish (“The Proposed Venue”), within a C6-2A zoned 9-story commercial building (“The Subject Building”) at 141 East Houston Street, also known as Block 422, Lot 49, in the Bowery neighborhood of Manhattan Community District 3. The Proposed Venue would be located within the first floor, cellar, and subcellar levels of the Subject Building, and would also include outdoor space on the ground floor level.

Based on our understanding of the Proposed Venue’s operations and patronage, and the area’s transportation context, we believe that it can function at this location without adversely affecting traffic or parking conditions in the area. Additionally, we provide steps the operator may explore to ensure that any potential effects on traffic are minimized.

The Proposed Venue

The Subject Building is a 9-story commercial building at 141 East Houston Street. The Proposed Venue will be located within the subcellar (approximately 6,656 sf), the cellar (approximately 6,188 sf), and the first floor (approximately 3,658 sf), as well as approximately 950 sf of outdoor ground level space for dining and access to upper floor office spaces. In addition to the Proposed Venue spaces, the building is to contain office space on the upper floors, and ground floor retail. The Proposed Venue would be accessed from a lobby at the first floor along East Houston Street.

The Proposed Venue would feature the following spaces on each floor:

- **Subcellar**
  - Omakase\(^1\) (14 seats)
  - Lounge (75 seats)
  - Restrooms
  - Storage for back-of-house functions

- **Cellar**
  - Dining Room (20 seats)
  - Restrooms
  - Kitchen and mechanicals

- **Ground Floor**
  - Bar (45 seats)
  - Dining Room (82 seats)
  - Outdoor Area (38 seats)
  - Restrooms, Kitchen and pantry for back-of-house functions

\(^1\) A style of Japanese dining where a patron, typically sitting face-to-face with the chef at a sushi counter, is served a series of plates or sushi of the chef’s selection.
In total, the Proposed Venue would provide seating for 274 patrons, and approximately 22 standing patrons under simultaneous planned utilization of all dining, lounge, omakase and bar spaces. As described above, ingress and egress to the Proposed Venue would be provided from a single dedicated access point at the east side of the building. A ground floor lobby at the western frontage would be for access to the office uses on the upper floors of the building. Deliveries associated with SLA operations would also be performed from the eastern entry point. Deliveries and trash pick-up would be performed off-peak hours from 8 AM-2PM.

The proposed hours of operation, occupancies, forecasted daily patron utilization, and forecasted peak hours for each space are shown below in Table 1.

**Table 1: Proposed Venue Spaces, Hours of Operation and Peak Hour Utilization**

<table>
<thead>
<tr>
<th>Floor</th>
<th>SLA Use</th>
<th>Seated Occupancy</th>
<th>Standing</th>
<th>Peak Forecast Daily Patron Utilization</th>
<th>Peak Hour</th>
<th>Hours of Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st floor</td>
<td>Bar (25% of reuse of patrons from Dining Service)</td>
<td>45</td>
<td>10</td>
<td>135</td>
<td>8-9PM</td>
<td>11am-12am Sunday to Thursday; 11am-1am Friday and Saturday</td>
</tr>
<tr>
<td></td>
<td>Dining Room</td>
<td>82</td>
<td>-</td>
<td>287</td>
<td>7-8PM</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Outdoor</td>
<td>38</td>
<td>-</td>
<td>114</td>
<td>7-8PM</td>
<td>11am-10pm daily (fewer turnovers due to shorter hours of operation)</td>
</tr>
<tr>
<td>Cellar</td>
<td>Dining Room</td>
<td>20</td>
<td>-</td>
<td>60</td>
<td>7-8PM</td>
<td>11am-12am daily</td>
</tr>
<tr>
<td>Subcellar</td>
<td>Lounge (25% reuse of patrons from Dining Service)</td>
<td>75</td>
<td>12</td>
<td>169</td>
<td>8-9PM</td>
<td>11am-2am daily</td>
</tr>
<tr>
<td></td>
<td>Omakase (evening only - two services)</td>
<td>14</td>
<td>-</td>
<td>28</td>
<td>7-8PM</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>274</td>
<td>22</td>
<td>793</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

As a private members establishment, with membership available through ownership of a unique FlyFish Club NFT, members will be required to comply with a set of by-laws that govern member behavior including respect for neighbors when entering and departing the Venue, procedures for arrival and departure that include locations for parking of private vehicles and an established requirement that cab and private driving services are not to be allowed to dwell in front of the Proposed Venue while their prospective patrons are inside. Ownership intends to offer incentives to encourage local membership and patronage of the Proposed Venue.
Area Context

The Bowery neighborhood in which the Proposed Venue is to operate is a small enclave of the Lower East Side of Manhattan bounded by Hester Street to the south, Allen Street to the east, Bowery to the west, and East 4th Street/Cooper Square to the north. The neighborhood features an eclectic mix of land uses. This highly walkable neighborhood, shown in Figure 1 and 2, features an active commercial streetscape offering eateries and bars, boutiques hotels and retail storefronts, music venues, art galleries and museums, and a mix of 18th and 19th century low-rises and modern luxury condominiums and offices that are well served by mass transit.

The Subject Building is adjacent to a five story multi-family walk-up building and the Gatsby hotel to the west, and Fools Gold NYC (a cocktail bar), the Rumpus Room and Lounge 247 (both club/lounges) located within 5 and 6-story mixed residential and commercial buildings to the east. The Subject Building is bound by East Houston Street to the north, between Forsyth Street to the west and Eldridge Street to the east.

A description of the bounding roadways is provided below:

- **East Houston Street**: A 125-foot-wide principal arterial roadway with two moving lanes in each direction, and east and west bound traffic separated by a vegetated median. This portion of East Houston includes a bike lane and curbside parking on both sides of the roadway. The sidewalk width on this portion of East Houston Street is 12 to 14-feet. As detailed below, the southern curb lane, directly in front of the establishment, is governed by no stopping anytime signage, with the exception of the 87 feet starting at Forsyth Street and running west, which permits parking from 6 PM to 8 AM, except on Tuesday, Thursday and Saturday where no parking is permitted from 3 AM – 6 AM for street cleaning. The southern curb lane from Forsyth Street to Eldridge Avenue and the northern curb lane from 1st Avenue to 2nd Avenue are governed by the following signage:

  - **Southern Curb Lane**:
    - No Stopping Anytime (pointing east) 87 feet from Forsyth Street
    - No Parking Tuesday, Thursday, Saturday 3 AM – 6 AM (pointing west) 87 feet from Forsyth Street
    - No Parking Monday-Friday 8 AM – 6 PM (pointing west) 87 feet from Forsyth Street
    - No Stopping Anytime 209 feet from Forsyth Street

  - **Northern Curb Lane**:
    - M21 Bus Stop Sign No Standing (pointing east) 164 feet from 1st Avenue
    - No Stopping Anytime (pointing west) 339 feet from 1st Avenue
    - No Parking Monday, Wednesday, Friday 3 AM – 6 AM (pointing east) 339 feet from 1st Avenue
    - 2-hour metered parking 9 AM – 7 PM except Sunday (pointing east) 339 feet from 1st Avenue
    - No Stopping Anytime 424 feet east of 1st Avenue

---

2 New York State Department of Transportation Functional Classification
- No Parking Monday, Wednesday, Friday 3 AM – 6 AM (pointing east) 592 feet from 1st Avenue
- 2-hour metered parking 9 AM – 7 PM except Sunday (pointing east) 592 feet from 1st Avenue
- No Stopping Anytime (pointing east) 508 feet from 1st Avenue

- **Eldridge Street**: a 50-foot-wide one-way minor arterial roadway with one northbound moving lane and curbside parking on both sides of the roadway. The sidewalk width on the portion of Eldridge Street that bounds the Subject Block is 12-feet. The eastern and western curb lanes are governed by the following signage:
  - Eastern Curb Lane:
    - No Parking Tuesday/Friday 8 AM – 9:30 AM
  - Western Curb Lane:
    - No Parking Monday/Thursday 8 AM – 9:30 AM

- **Forsyth Street**: a 75-foot-wide one-way minor arterial roadway with one northbound lane and curbside parking on both sides of the roadway. The sidewalk width on the portion of Forsyth Street that bounds the Subject Block is 12-feet. The eastern and western curb lanes are governed by the following signage:
  - Eastern Curb Lane:
    - No Parking Anytime (points south) approximately 160 feet from East Houston Street
    - No Parking Tuesday, Thursday Saturday 12 AM – 3 AM (points south) approximately 180 feet from East Houston Street
  - Western Curb Lane:
    - No Parking Monday, Wednesday, Friday 12 AM – 3 AM

As detailed above and shown in Figure 4 and Figure 5 below, on-street parking is available on the surrounding streets, with limitations on certain street segments for overnight parking due to street cleaning regulations. However, off-street parking facilities with available parking capacity are located within 500 feet, as detailed in Table 2. The locations of off-street and on-street parking are shown in Figure 4 below.

As shown in Figure 3 below, the F train can be accessed via the intersection of 1st Avenue and Houston Street, 300 feet east of the Subject Building. In addition, the B, D, F, M and 6 trains via the Broadway-Lafayette Station and the J and Z trains via the Bowery Station are within a 6–7-minute walk of the Project Site. Multiple bus lines operate in the surrounding area with stops for the M15/M21 located at East Houston Street and Forsyth Street, stops for the M14A-SBS located at Avenue A and East Houston Street, stops for the M9 located at Essex St/East Houston Street, and stops for the M103 located at Bowery and East Houston Street.
Figure 2: Site Location - Immediate Frontage

Legend

141 E Houston Street

0 25 50 100 US Feet
Figure 3: Transit Access
Figure 4: Parking within Walking Distance

Legend
- 141 E Houston Street
- Available Parking
- Evening Parking Availability Only
- Off-Street Parking Locations

0 95 190 380 US Feet

North
<table>
<thead>
<tr>
<th>Signage Key</th>
<th>Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bus Stop (M21)</td>
</tr>
<tr>
<td>2</td>
<td>No Stopping Anytime</td>
</tr>
</tbody>
</table>
| 3          | No Parking Tuesday, Thursday, Saturday 3 AM – 6 AM  
No Parking Monday-Friday 8 AM – 6 PM |
| 4          | No Parking Monday, Wednesday, Friday 3 AM – 6 AM  
2-hour metered parking 9 AM – 7 PM except Sunday |
| 5          | No Parking Tuesday, Thursday, Saturday 12 AM – 3 AM |
| 6          | No Standing Anytime                 |
| 7          | No Parking Monday, Wednesday, Friday, Saturday 12 AM – 3 AM |
| 8          | No Parking Monday/Thursday 8 AM – 9:30 AM |
| 9          | No Parking Tuesday/Friday 8 AM – 9:30 AM |

Legend
541 E Houston Street
0 25 50 100 US Feet

Figure 5: Existing Signage on Bounding Roadways
Table 2: Off-Street Parking within Five Minute Walking Distance

<table>
<thead>
<tr>
<th>ID</th>
<th>Facility Name</th>
<th>Address</th>
<th>Capacity</th>
<th>Hours of Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Icon Parking</td>
<td>22 E 1st Street</td>
<td>50</td>
<td>Sun-Sat: 6:00 am – 12:00 am</td>
</tr>
<tr>
<td>2</td>
<td>Icon Parking</td>
<td>11 E 1st Street</td>
<td>130</td>
<td>24/7</td>
</tr>
<tr>
<td>3</td>
<td>Ludlow Parking</td>
<td>167 Ludlow Street</td>
<td>99</td>
<td>24/7</td>
</tr>
</tbody>
</table>

*ID corresponds to Figure 4 above

Venue Activities & Utilization Analysis

The Proposed Venue will be located in the subcellar, cellar, and first floor levels of the Subject Building, and will also feature an outdoor dining area at the first floor. The cellar level will feature an omakase room (14 seats) and a lounge (75 seats). The subcellar level will feature a dining room (20 seats). The first-floor level will feature a bar (45 seats), a dining room (82 seats) and an outdoor dining area (38 seats). In total, the Proposed Venue would provide seating for 274 patrons. These spaces would all be licensed. Ingress and egress to the Proposed Venue would be provided from a single ground floor lobby fronting East Houston Street between Forsyth Street and Eldridge Street. Access to the upper floors via the lobby on East Houston Street would not be affected.

As discussed above, the proposed hours of operation are 11 am – 12 am Sunday to Thursday and 11 am – 1 am Friday and Saturday for the ground floor dining room and bar, 11 am – 10 pm daily for the outdoor area, 11 am – 12 am daily for the cellular dining room, and 11 am – 2 am daily for the subcellar omakase and lounge.

Deliveries and refuse pick-up would occur on East Houston Street through the East Houston entrance lobby (at the east side of the building frontage), which leads to both an elevator providing access to the cellar and subcellar, as well as a service vestibule on the ground floor adjacent to the first-floor kitchen entry and pantry. Deliveries and refuse pick-up would be coordinated to minimize interference with existing traffic operations and with consideration of peak hours of neighboring and club activities.

As shown in Table 1 above and Figures 6a – 6c below the proposed maximum seating capacity is 274. This assumes that all dining areas are fully occupied, and full utilization of the bar, omakase, and lounge areas. In practical terms, it is expected that typical usage would be up to approximately 80% of capacity on weekend evenings, and 50% on Monday through Thursday evenings, and for lunch service.

Peak hour patron traffic period is forecast for 7-8 PM weekdays and weekends or approximately 10% of the total daily venue traffic generation (while maximum utilization is expected at the period between 8-9PM in terms of occupancy – the 7-8PM period is anticipated to have peak traffic generation). While use of the Proposed Venue is expected to focus primarily on openings after 5PM for all Proposed SLA spaces, the traffic model prepared analyzes potential traffic generation during both AM and Midday Lunch periods. Under the model, AM patron access to the Proposed Venue is forecast to be very light, while midday peak- lunch hour patron access to the Proposed Venue is forecast to generate approximately 7% of the total weekday daily traffic generation.
Figure 6a: Ground Floor Level

<table>
<thead>
<tr>
<th>SEAT COUNT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bar</td>
<td>45</td>
</tr>
<tr>
<td>Dinning Rm</td>
<td>82</td>
</tr>
<tr>
<td>Outdoor</td>
<td>38</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>165</strong></td>
</tr>
</tbody>
</table>
Figure 6b: Cellar Floor Level
Venue Traffic Characteristics

In order to evaluate the traffic generation characteristics of the proposed venue, a travel demand model was developed based on the proposed uses using NYC Department of Transportation (NYCDOT) and Institute of Traffic Engineering (ITE) Manual Trip Generation methods as well as experience at similar venues. Standard travel demand characteristics for fine dining restaurant and bar uses were adjusted based on characteristics associated with this site and patron market and observed experience. The model provides numerical counts of patrons by arrival mode; i.e., private auto, drop-off via cab/car service, and walk trips from another nearby location or via subway. The purpose of this analysis was to identify the approximate total number of vehicular/pedestrian arrivals to the venue during a typical peak operational Friday or Saturday and then to determine arrivals during peak AM, Midday and PM hours that corresponded to lunch and dinner service at the Proposed Venue. The assumptions used are identified in Table 3. The model works by applying an overall trip generation rate based on the operating capacity of the venue and then determines numerical counts of trips by peak arrival hour and overall (trips are mode trips not patron trips, i.e., a car trip is assumed to have an average of two patrons per cab or private car).

Given the Proposed Venues private membership status it is expected that a significant share of patron members and guests would arrive by taxi/car service. A smaller percentage would drive privately, and given the highly walkable neighborhood and nightlife activity, incentivization of local membership token ownership and Venue membership, and proximity to transit, approximately 30% patron mode of arrival is assumed to be pedestrian due to potential linked trips with other area establishments.

Based on the operator’s experience, restaurant and bar patrons would typically arrive and depart throughout the daytime and evening, so while the Proposed Venue may accommodate occupancy of up to 300 members (standing and seated), at any one time – it is expected that occupancy would typically be lower, with arrivals and departures staggered over the entire operating day but peaked during lunch and dinner service times. Further, based on the unique aspects of this private members venue, it is assumed that lounge and bar use would be linked to dining patronage, in that 25% of unique patron trips are assumed linked to the total daily dining room patronage – thereby reducing the total number of person trips associated with the Proposed Venue. As shown in Table 3, it is assumed, based on similar private food and beverage venues, that arrivals would peak 1-2 PM with 5% of the total traffic generation, and 12.75% of all daily arrivals occurring from 7-8 PM. Based on member profile characteristics, 40% of members are assumed to arrive by taxi or car service, 15% are assumed to arrive by private vehicle and park locally, 45% would arrive on foot either via public transit or as a secondary arrival from another location nearby.

Forecasted Total Daily Traffic Generation³

Forecasted daily traffic generation was derived by evaluating each proposed SLA space by proposed maximum occupancy, hours of operation and consideration of turnover of patrons associated with

³ Please note that AM and Midday utilization of the Proposed Venue is likely very modest, while the focus of operations is for opening at 5PM of all uses. Traffic models have been run for hours of operation starting at 11AM in the event ownership determines that a midday lunch service is sustainable.
characteristics of each proposed food and beverage use. Given these considerations, the following trip
generation rates are forecast for the Proposed Venue; 793 members and guests are forecast to patronize
the Proposed Venue during peak daily operation on a Friday or Saturday. As shown in Table 4, the 793
members and guests would generate a daily total of 1586 trip ends (ins and outs) for a peak total of 254
cab drop-off/pick-up trip ends (assumes 2 passengers per vehicle) on a peak operating day, a total of 119
private auto trips (assumes two passengers per vehicle), and a total of 476 walk only and 238 transit arrival
trips. It should be noted that trips by private car would be to and from nearby parking facilities as there
is no on-site parking. For the drop-offs, a re-use credit of 20% of trips is assumed recognizing that drop-
off cabs/Ubers etc. will pick-up departing customers – thereby reducing the number of unique pick-
up/drop-offs at the curb. Further, it should be noted that only about 70% of drop-off trips can be expected
to arrive curbside in front of the venue; operationally, drop-offs to a specific venue are often at nearby
block corners proximate to a site based on the travel direction and the desire to avoid having to circle the
block on one-way streets.

**Forecasted Peak Hour Traffic Generation**

The travel characteristics identified in Table 3 were applied to Attachment A (at the end of the report)
and summarized in Table 4 to determine forecasted peak hour traffic volumes by mode generated by the
Proposed Venue. Table 5 estimates daily and peak hour traffic generation for each SLA use proposed. As
shown in Table 4 and Attachment A, the Venue Weekday/Saturday peak hour 7-8 PM is estimated to
generate a total of 202 person trips or 131 individual guests arriving and 71 departing. Of these trips, a
total of 21 inbound and 11 outbound cabs/car services are expected to arrive at or near the site carrying
an average of 2 persons during this one-hour period (assumes 20% taxi reuse for departures) for a total
of 32 patron drop-offs during the peak period. It should be noted that at most 70% of these drop-off/pick-
ups would be directly in front of the proposed venue while 30% would be expected to be hailed or have
drop-offs proximate to the Site. Therefore approximately 24 unique auto pick-ups and drop-offs are
forecast to alight in front of the proposed venue. This amounts to less than one drop-off or pickup every
2-3 minutes. As noted in Table 4, 15 PM Peak hour private auto trips are forecast to local on-street or off-
street parking network. These auto trips would park on-street or at one of the three parking garages
identified within walking distance to the Proposed Venue.
Table 3: Traffic Planning Assumptions

<table>
<thead>
<tr>
<th>Land Use: Fine Dining - Restaurant/Bar</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Temporal Distribution:</strong></td>
</tr>
<tr>
<td>AM Peak Hour</td>
</tr>
<tr>
<td>Midday Peak Hour</td>
</tr>
<tr>
<td>PM Peak Hour</td>
</tr>
<tr>
<td><strong>Modal Split:</strong></td>
</tr>
<tr>
<td>Auto-Drive</td>
</tr>
<tr>
<td>Subway</td>
</tr>
<tr>
<td>Drop-off (Taxi-Car Service)</td>
</tr>
<tr>
<td>Walk</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td><strong>Vehicle Occupancy:</strong></td>
</tr>
<tr>
<td>Auto</td>
</tr>
<tr>
<td><strong>Directional Distribution:</strong></td>
</tr>
<tr>
<td>AM Peak Hour</td>
</tr>
<tr>
<td>Midday Peak Hour</td>
</tr>
<tr>
<td>PM Peak Hour</td>
</tr>
<tr>
<td>Saturday Peak Hour</td>
</tr>
<tr>
<td><strong>Truck Trip Generation:</strong></td>
</tr>
<tr>
<td>Weekday</td>
</tr>
<tr>
<td>Saturday</td>
</tr>
<tr>
<td><strong>Truck Temporal Distribution:</strong></td>
</tr>
<tr>
<td>AM Peak Hour</td>
</tr>
<tr>
<td>MD Peak Hour</td>
</tr>
<tr>
<td>PM Peak Hour</td>
</tr>
<tr>
<td>Sat Peak Hour</td>
</tr>
<tr>
<td><strong>Truck Directional Distribution:</strong></td>
</tr>
<tr>
<td>AM/MD/PM/Sat</td>
</tr>
</tbody>
</table>
Table 4: Estimated Daily and Peak Hour Patron Trips by Mode

<table>
<thead>
<tr>
<th>Mode</th>
<th>Total Daily Person Trip Ends</th>
<th>Total Daily Vehicle Trips</th>
<th>AM Peak Hour Pedestrian Trips</th>
<th>AM Peak Hour Vehicular Trips</th>
<th>MD Peak Hour Pedestrian Trips</th>
<th>MD Peak Hour Vehicular Trips</th>
<th>PM Peak Hour Pedestrian Trips</th>
<th>PM Peak Hour Vehicular Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Auto</td>
<td>238</td>
<td>119</td>
<td>2</td>
<td>-</td>
<td>6</td>
<td>-</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Cab/Car Service</td>
<td>634</td>
<td>254</td>
<td>-</td>
<td>5</td>
<td>13</td>
<td>-</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>Subway</td>
<td>238</td>
<td>-</td>
<td>5</td>
<td>-</td>
<td>12</td>
<td>-</td>
<td>30</td>
<td>-</td>
</tr>
<tr>
<td>Walk</td>
<td>476</td>
<td>-</td>
<td>10</td>
<td>-</td>
<td>24</td>
<td>-</td>
<td>61</td>
<td>-</td>
</tr>
<tr>
<td>Total Trips</td>
<td>1586</td>
<td>373</td>
<td>14</td>
<td>7</td>
<td>36</td>
<td>19</td>
<td>91</td>
<td>47</td>
</tr>
</tbody>
</table>

*Total Daily/Peak Hour Vehicular Traffic is in number of vehicles (assumes auto occupancy of 2 passengers), Taxi use assumes 20% reuse of arriving cab by departing patrons.

Table 5: Estimated Daily and Peak Hour Patron Trips by SLA Use

<table>
<thead>
<tr>
<th>Floor</th>
<th>SLA Use</th>
<th>Seated Occupancy</th>
<th>Total Daily Peak Occupancy</th>
<th>Peak Hour Traffic Demand (inbound and outbound)</th>
<th>Peak Hour Traffic Demand (outbound and inbound)</th>
<th>Hours of Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st floor</td>
<td>Bar (assumes 25% linked trip to dining areas)</td>
<td>45</td>
<td>135</td>
<td>35</td>
<td>8-9PM</td>
<td>11am-12am Sunday to Thursday; 11am-1am Friday and Saturday</td>
</tr>
<tr>
<td></td>
<td>Dining Room</td>
<td>82</td>
<td>287</td>
<td>60</td>
<td>7-8PM</td>
<td>11am 10pm daily (fewer turnovers due to shorter hours of operation)</td>
</tr>
<tr>
<td></td>
<td>Outdoor</td>
<td>38</td>
<td>114</td>
<td>29</td>
<td>7-8PM</td>
<td></td>
</tr>
<tr>
<td>Cellar</td>
<td>Dining Room</td>
<td>20</td>
<td>60</td>
<td>15</td>
<td>7-8PM</td>
<td>11am-12am daily</td>
</tr>
<tr>
<td>Subcellar</td>
<td>Lounge (assumes 25% linked trip to dining areas)</td>
<td>75</td>
<td>169</td>
<td>50</td>
<td>8-9PM</td>
<td>11am-2am daily</td>
</tr>
<tr>
<td></td>
<td>Omakase (evening only - two services)</td>
<td>14</td>
<td>28</td>
<td>14</td>
<td>7-8PM</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>274</td>
<td>793</td>
<td>202</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* A detailed traffic work-sheet is attached at the end of this report.
Proposed Venue Traffic Operations Assessment

Vehicular and pedestrian traffic operations were evaluated periodically in field from 11AM-2PM and 6PM to 11PM on December 16th, 2022. Traffic on East Houston proximate to the Site is heavy during the PM peak hour of 7-8PM and generally experiences congestion from 8-11PM on busy Friday and Saturday nights. Parking and drop-offs in front of the Proposed Venue is very light during all hours as the frontage of the Proposed Venue is currently signed No Stopping Anytime, which does not allow for drop-off or pickup traffic.

When compared to previous 600 seat, 5 auditorium, Sunshine Theater that occupied the Site until 2017, the Proposed Venue can be expected to generate significantly less peak hour traffic than the Theater. Sunshine Theater generally started four shows during the 7PM peak hour and generated approximately 300-400 inbound patron trips traffic during this hour and approximately 100 outbound patrons for a total of 400-500 person trips compared with 202 peak hour person trips at the Proposed Venue.

While traffic is heavy on East Houston during its forecast peak hours of operation, and the Proposed Venue would generate traffic over the current vacant condition of the Site, forecast peak hour traffic is manageable and well within the constraints of the Site and context. While cab arrivals/departures are significant during weekday and Saturday 7-8PM peak hours, no more than 32 for-hire service vehicles are anticipated to be generated during these hours, and of these, 75% are reasonably expected to drop-off directly in front of Proposed Venue or approximately 24. Given general reservation intervals of 15 minutes, it is expected that no more than 6-7 cabs would be expected to arrive in front of the Proposed Venue during any 15-minute period or approximately 2-3 every five minutes. Further, pedestrian arrivals are expected to be modest or approximately 91 entries and exists during the peak hour – considerably less than the previous Sunshine Theater tenants from 7-8PM. Given the member-only status of patrons, it is also expected that traffic will be more predictable and thereby better processed by management and attendants in terms of handling drop-off and pick up traffic and patron entry and egress to the facility.

Circulation related to drop-off and pick-up activity associated with the Proposed Venue and with reference related to the access characteristics of the street network is forecast to primarily be focused on East Houston, with very little circulation related to the Proposed Venue likely on Eldridge Street to the west or Forsyth Street the east of the Venue, as each is a one-way north direction. For those trips with origins originating from the South, access to the Site is likely to occur from Bowery or Chrystie Street via East Houston, while those trips originating due north are likely to utilize Bowery/Third Avenue for local access to East Houston Ave.

Deliveries and Service

The portion of East Houston Street proximate to the Proposed Venue has regular commercial delivery traffic to be expected of a street with entries to many commercial buildings, residential towers, retail and restaurant uses. As noted above, Deliveries and trash pick-up would occur during normal commercial delivery times in the mornings between 8AM and 2PM. Deliveries and refuse pick-up would occur on East Houston Street through the entry at the east side of the building frontage, which leads to both an elevator providing access to the cellar and subcellar, as well as a service vestibule on the ground floor adjacent to
the first-floor kitchen entry and pantry. Deliveries and refuse pick-up would be coordinated to minimize interference with existing traffic operations and with consideration of peak hours of neighboring and club activities and one trash pick-up and two food and beverage deliveries per day are assumed. Trash will be refrigerated in a waste holding area at the cellar level. Trash will be held until the daily scheduled pick-up time when it will be bought out to the service entrance and carted to East Houston Street for removal. Trash removal service would be scheduled during hours that coordinate with services on the street related to other restaurants to the greatest extent feasible to minimize garbage truck intrusion on the street.

Conclusions and Recommendations

East Houston, in the project vicinity features adequate sidewalks, available space for drop-offs within direct proximity to the facility entrance, and is able to process the traffic volumes it receives. The Proposed Venue management would as an operational standard, actively discourage drop-off vehicles or cabs from standing and idling on East Houston Street or adjacent streets proximate to entry. Further, the Proposed Venue would not participate or run a valet parking service. As the arrival and departure characteristics related to the operation are established during the first months of operation, management will place staff at curbside to actively manage the arrival and departure of patron car service vehicles.

To maximize the Site’s locational advantages and ensure that patron traffic flows smoothly, the facility’s operator should make efforts to provide patrons with timely information on parking, traffic conditions including construction, and phone numbers for local cab/limo companies. As the club is a members-only venue, it is likely that the learned experience of members and management would inform their arrival and departure methods to minimize traffic related issues.

The following protocols or practices will be deployed

- Request for signage change to No Parking Anytime
- The Proposed Venue will not participate or run a valet parking service.
- The Proposed Venue will not have club buyouts or that would peak traffic.
- The Proposed Venue would establish relationships with area garages to assure that parking is available within a short walk.
- During peak hours, staff will be deployed to provide active management of drop-off and pick-up traffic to assure that conflicts with existing parked cars and travel lane movements are minimized.
- A qualified door person will offer appropriate parking assistance to members and guests, ensuring the Club is compliant with its licensing conditions and they therefore endeavor to ensure no cars belonging to members or guests of the Club are parked illegally causing any nuisance on the street.
• A condition of membership, documented in the club rulebook, is implemented to ensure members leave the premises quickly and quietly and as appropriate, and private vehicles parked legally and considerately.

• The door person also assists with the smooth and quiet exit of members and guests at closing times.

• Notices are prominently displayed at the exit asking customers to depart quietly and expeditiously.

• The Club’s door person is aware of the location of taxi ranks, bus stops, subway stations and advises members accordingly.

• On occasions where taxis or Ubers queue to collect fares, they are asked to turn off their engines. When taxis are waiting, drivers are asked to park legally and considerately whilst remaining in their vehicles. Members (or their guests) who fail to comply with the above rules may have their membership revoked.

With these measures in place, we believe the licensed facility proposed 141 East Houston can operate without substantial impact to the neighborhood or traffic network.

Kevin Williams, AICP, PP

Managing Director
O: 973.527.7451x301 | C: 917.664.8667

equity environmental engineering
500 International Drive | Suite 150 | Mount Olive, NJ 07062
4 World Trade Center | 150 Greenwich St | Suite 2963 | New York, NY 10007
www.equityenvironmental.com
## Attachment A: Traffic Analysis Worksheet

<table>
<thead>
<tr>
<th>Land Use:</th>
<th>Fine Dining - Restaurant/Bar</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Trip Ends</td>
</tr>
<tr>
<td>Size:</td>
<td></td>
</tr>
<tr>
<td>Total Peak Day (Friday/Saturday) Person Trips</td>
<td>1586</td>
</tr>
</tbody>
</table>

### Peak Hour Person Trips

|          |                |               |
| AM Peak Hour |                |               |
| Midday Peak Hour | 79  |               |
| PM Peak Hour | 202  |               |

### Trips:

<table>
<thead>
<tr>
<th>AM Peak Hour (weekday)</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
<th>Adjusted Auto Trips (With Car Occupancy/Taxi Credit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto (person trips)*</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Subway</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>-</td>
</tr>
<tr>
<td>Taxi (person trips)*</td>
<td>8</td>
<td>4</td>
<td>13</td>
<td>5</td>
</tr>
<tr>
<td>Walk</td>
<td>6</td>
<td>3</td>
<td>10</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>21</td>
<td>11</td>
<td>32</td>
<td>7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Midday Peak Hour (weekday)</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
<th>Adjusted Auto Trips (With Car Occupancy/Taxi Credit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto (person trips)*</td>
<td>8</td>
<td>4</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Subway</td>
<td>8</td>
<td>4</td>
<td>12</td>
<td>-</td>
</tr>
<tr>
<td>Taxi (person trips)*</td>
<td>21</td>
<td>11</td>
<td>32</td>
<td>13</td>
</tr>
<tr>
<td>Walk</td>
<td>15</td>
<td>8</td>
<td>24</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>52</td>
<td>28</td>
<td>79</td>
<td>19</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PM Peak Hour (weekday)</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
<th>Adjusted Auto Trips (With Car Occupancy/Taxi Credit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto (person trips)*</td>
<td>20</td>
<td>11</td>
<td>30</td>
<td>15</td>
</tr>
<tr>
<td>Subway</td>
<td>20</td>
<td>11</td>
<td>30</td>
<td>-</td>
</tr>
<tr>
<td>Taxi (person trips)*</td>
<td>53</td>
<td>28</td>
<td>81</td>
<td>32</td>
</tr>
<tr>
<td>Walk</td>
<td>39</td>
<td>21</td>
<td>61</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>131</td>
<td>71</td>
<td>202</td>
<td>48</td>
</tr>
</tbody>
</table>

* These include person trips not Invidia vehicles. Occupancy two per vehicle and taxi reuse is conservatively assumed at 20%.

Adjusted inbound and outbound taxi/service vehicles | 21 | 11 | 32 |
Outreach
Notices Posted
HAMLIN GOES HOME TO BUFFALO
RECOVERING IN LOCAL HOSP AFTER "NIGHTMARE CARDIAC HORROR - SEE SPORTS"

TIRED AND ANGRY
SAFE STAFF SAVES LIVES
ATTENTION RESIDENTS & NEIGHBORS

D&C Social Club Inc. d/b/a FlyFish Club; (917) 710-8886
Company/DBA Name and Contact Number for Questions

Plans to open a

Private Members Club; Exterior Courtyard
(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

141 E. Houston Street, New York, NY 10002
Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer, Wine, Cider & Liquor
Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Tuesday, January 17, 2023 at 6:30pm
Online: https://zoom.us/j/92199317942
see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

David Rodolitz; (917) 710-8886
Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org
ATTENTION RESIDENTS & NEIGHBORS

D&C Social Club Inc. d/b/a FlyFish Club; (917) 710-886

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Private Members Club; Exterior Courtyard

(請選擇/please choose) 酒吧(Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

141 E. Houston Street, New York, NY 10002

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

Beer, Wine, Cider & Liquor

(請選擇/please choose) 啤酒和酒牌照(Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments
第 3 社區的居民有權利提出自己的意見和建議.

(CB3 SLA & DCA Committee Meeting)
曼哈頓第 3 社區委員會
酒牌和紐約市消費局有關小商業牌照委員會

Tuesday, January 17, 2023 at 6:30pm
Online: https://zoom.us/j/92199317942
see www.cb3manhattan.org for zoom meeting details

mn03@cb.nyc.gov - www.cb3manhattan.org
NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

D&C Social Club Inc. d/b/a FlyFish Club; (917) 710-8886

Company Name/ Contact Info
Nombre de la Compañía/el teléfono de contacto

Plans to open a:
Planifique abrir un/una:

Private Members Club; Exterior Courtyard
(Please choose) Bar/Restaurant
sidewalk café/backyard use
(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

141 E. Houston Street, New York, NY 10002
address
dirección

Seeking a license to serve
En buscada de una licencia para servir:

Beer, Wine, Cider & Liquor
Beer & Wine or Beer/Wine & Liquor
Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
Reunión público
for comments
para comentarios

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At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting
En la JUNTA COMUNITARIA 3
La reunión del Comité de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org
Letters in Support and Petition Signatures
Community Board 3 of Manhattan,

I am writing to in support of D&C Social Club's or FlyFish Club's application for a liquor license as a Private Members Club. Additionally, I support the provided hours of 11am-12am Sunday to Thursday; 11am-1am Friday and Saturday; Cellar: 11am-12am daily; Sub cellar: 11am-2am daily; Courtyard: 11am-10pm daily as well as background music on all floors, including the exterior courtyard and live music or DJ's in the sub cellar.

As a resident of the Lower East Side, I cherish the uniqueness of my surroundings and neighbors. I have no doubt that a new social club/restaurant would be nothing but beneficial to the neighborhood and community. As the Lower East Side continues to grow and expand in art and culture, the Fly Fish club would be a great addition to bring even more character to the area. I am a member of another social club in the area, The Soho House (Ludlow House Location) and I can say with confidence, another similar club would draw even more great New Yorkers to the area.

As with anything Gary Vaynerchuk does, this will be fully top notch, compliant, respectful and positive for all neighbors and patrons.

Should you need any further information, please do not hesitate to reach out.

Michelle DiLungo
63 Ludlow St, #3
New York, NY 10002
mdilungo@corcoran.com
203.410.0810
Subject: FW: Letter

------------ Forwarded message ----------
From: David Rock <drock@vaynermedia.com>
Date: Mon, Jan 9, 2023 at 2:00 PM
Subject: Re: Letter
To: Sean Kemp <sean@vcrgroup.com>
Cc: David Rodolitz <david@vcrgroup.com>

Sean,

Let me know if this works

To Whom It May Concern,

I support D&C Social Club’s/ FlyFish Club’s application for a liquor license as a Private Members Club. Additionally, I support the provided hours of 11am-12am Sunday to Thursday; 11am-1am Friday and Saturday; Cellar: 11am-12am daily; Sub cellar: 11am-2am daily; Courtyard: 11am-10pm daily as well as background music on all floors, including the exterior courtyard and live music or DJ’s in the sub cellar.

I’ve worked with Gary Vaynerchuk for over 7 years and have witnessed first hand his willingness to help the local communities as well as work hard with his partners David Rodolitz, Chef Josh Capon and Chef Conor Hanlon to create an environment that people can enjoy.
Begin forwarded message:

From: Bryan Ramirez <bryanr259@gmail.com>
Date: January 5, 2023 at 11:41:04 AM EST
To: sean@vcrgroup.com
Subject: Letter to the Community Board

Dear Community Board 3 of Manhattan,

My name is Bryan Ramirez, born and raised in the Lower East Side, on avenue C. Throughout my life, I’ve seen so much change in my community for the better and the worse. Many business come into my community, and don’t seem to care about the history of this place and it’s people. But when I found out that Gary Vaynerchuck wanted to open up a restaurant in my neighborhood, I couldn’t help myself but support fully in everything the group is doing. Gary has been a huge inspiration for the youth in my community, inspiring young men and women to become entrepreneurs. I’ve even witness grown men who have made many mistake in their life, change because the inspiring words Gary talks about.

I support flyFish Club’s application for a liquor license as a Private Members Club. As well, as their desire to have the active hours of 11am-12am Sundays-Thursday; 11am-1am Friday and Saturday; Cellar 11am-12am; Sub Cellar 11am-2am daily; Courtyard 11am-10pm daily. Including the background music on every floor and live music in the sub cellar.

I believe opening this location will be healthy for the community and raise the economy in the city. I believe New York is coming back, and this is one of the reasons why. I appreciate your time.

Thank you

Bryan Ramirez
624 E 5th Street NY, NY 10009
Apt. 3B
Cell: 9175961178
Email: BryanR259@gmail.com
Community Board 3 of Manhattan,

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I have every confidence in the ownership team to elevate the Lower East Side neighborhood I live in. (Gary Vaynerchuk, David Rodolitz, Chef Josh Capon, and Chef Conor Hanlon) I trust in their process and very much look forward to an innovative restaurant business in my neighborhood.

Thank you,

Derrick Tow
127 East Broadway Apt 8
New York, NY 10002
Email: Derrrrrrrrick.eth@gmail.com
Petition to Support Proposed Liquor License

Date:

The following undersigned residents of the area support the following liquor license: **Private Members Club serving liquor, beer, wine and cider**

**Applicant:** D&C Social Club Inc. d/b/a FlyFish Club

**Address:** 141 E. Houston Street, New York, New York 10002

Flyfish Club is a members-only dining club, with a culinary focus inspired by global seafood flavors. Created by award-winning chefs and serial hospitality operators, Flyfish Club consists of a clubhouse with various experiences, events, virtual cooking classes, and community.

**Hours of operation:** Ground floor restaurant: 11am-12am Sunday to Thursday; 11am-1am Friday and Saturday; Cellar: 11am-12am daily; Sub cellar: 11am-2am daily; Courtyard: 11am-10pm daily

**Music:** There will be background recorded music on all floors as well as in the exterior courtyard. The sub cellar will have occasional DJ’s and live music.

D&C Social Club Inc. will be applying for a private members club license. By signing this petition, you are supporting us in our application

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<td><strong>Michael Cunningham</strong></td>
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<td>235 E. Eldridge</td>
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<td><strong>Karen Wex</strong></td>
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D&C Social Club Inc. will be applying for a private members club license. By signing this petition, you are supporting us in our application.

---

**NAME**

James McClean

J. Ling

Eliza T. V. Ortiz

M. Lykes

**SIGNATURE**

---

**ADDRESS AND APT # (required)**

417 Grand St 8/203

418 Grand St

79 ½ 7 St.

50 Ave D.

189 Allen St.

158 Stanton St.

231 E. 8 St.
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Emails to Block Associations
NOTICE TO OUR NEIGHBORS

We are reaching out to you to let you know that our client, D&C Social Club Inc. d/b/a FlyFish intends to apply for a private members club license for the premises located at 141 E. Houston Street between Eldridge and Forsyth Streets.

Flyfish Club is a members-only dining club, with a culinary focus inspired by global seafood flavors. Created by award-winning chefs and serial hospitality operators, Flyfish Club consists of a clubhouse with various experiences, events, virtual cooking classes, and community.

The premises will include the ground floor, cellar, sub cellar and exterior courtyard of a 9-story commercial office building. The proposed hours of operation of the ground floor restaurant will be 11am-12am Sunday to Thursday; 11am-1am Friday and Saturday. The cellar will have a private dining room along with back of house spaces and the proposed hours are 11am-12am daily. The sub cellar will include a lounge and Japanese omakase room with proposed hours of 11am-2am daily. The exterior courtyard will be open from 11am-10pm daily. Fly Fish is working with an acoustic engineer to construct sound proofing measures to help mitigate any noise concerns.

There will be background recorded music on all floors. The sub cellar, which is two levels below ground, will have occasional DJ’s and live music. There will be no music in the exterior courtyard.

David Rodolitz, the ABC Officer has over 20 years in the hospitality industry. David co-founded Empellon Restaurant Group which currently holds four liquor licenses in Manhattan, which received many accolades under his efforts, including James Beard finalist, 3-stars from the NY Times, and more. He also co-owns and operates Ito omakase, which just received Michelin acknowledgment, located at 75 Barclay Street.

Josh Capon, Co-founder and Chief Culinary Officer has been the Chef/partner of many well-known establishments in the downtown area, including Lure Fish Bar, Bowery Meat Company, Burger and Barrel, El Toro Blanco and others. Josh Capon is a 7-time winner of People’s Choice award at the NYC Wine and Food Festival and appears frequently on the Food Network, Rachel Ray, CBS Early Show, TODAY and Good Morning America.

Conor Hanlon, the other chef/partner in charge of directing the culinary and operational efforts was formerly the Culinary Director of NoHo Hospitality Group, which included Locanda Verde, The Dutch, Lafayette, Bar Primi, Carne Mare, and many other celebrated NY staples. Before this, Conor worked alongside Daniel Boulud for 6+ years.

The application for a private members club license is scheduled to be heard at the January 2023 Community Board No. 3 SLA Committee meeting.

If you have any questions or would like any additional information about FlyFish Club, please contact Donald Bernstein  Donald@brpclaw.com  or David Rodolitz david@vcrgroup.com

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Thank you.

Emily R. Jedda | Licensing Specialist
BERNSTEIN REDO & SAVITSKY PC