

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 4<sup>th</sup> 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, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[www.brpclaw.com](http://www.brpclaw.com)



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

[www.cb3manhattan.org](http://www.cb3manhattan.org) - [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov)

Paul Rangel, Board Chair

Susan Stetzer, District Manager

## 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

**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/playlists

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? 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

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 Marks Place  
Case #143403 (07/2020): Covid violation (Civil Penalty Paid \$2,000)  
Case #126175 (10/26/2018): No security guard/ failure to conform to application (Civil Penalty Paid \$2,000)  
Case # 122451 (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? 1

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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 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 Ground & Cellar: 11am-12am  
Sub cellar: 11am-2am; Tue Ground & Cellar: 11am-12am  
Sub cellar: 11am-2am; Wed Ground & Cellar: 11am-12am  
Sub cellar: 11am-2am; Thu Ground & Cellar: 11am-12am  
Sub cellar: 11am-2am; Fri Ground: 11am-1am  
Cellar: 11am-12am; Sub cellar: 11am-2am; Sat Ground: 11am-1am  
Cellar: 11am-12am; Sub cellar: 11am-2am; Sun Ground & Cellar: 11am-12am  
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, \_\_\_\_\_

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 AI 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 4<sup>th</sup> 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 59<sup>th</sup> 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](http://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**

SCALE 3/32" = 1'-0"

D&C Social Club Inc.

First floor

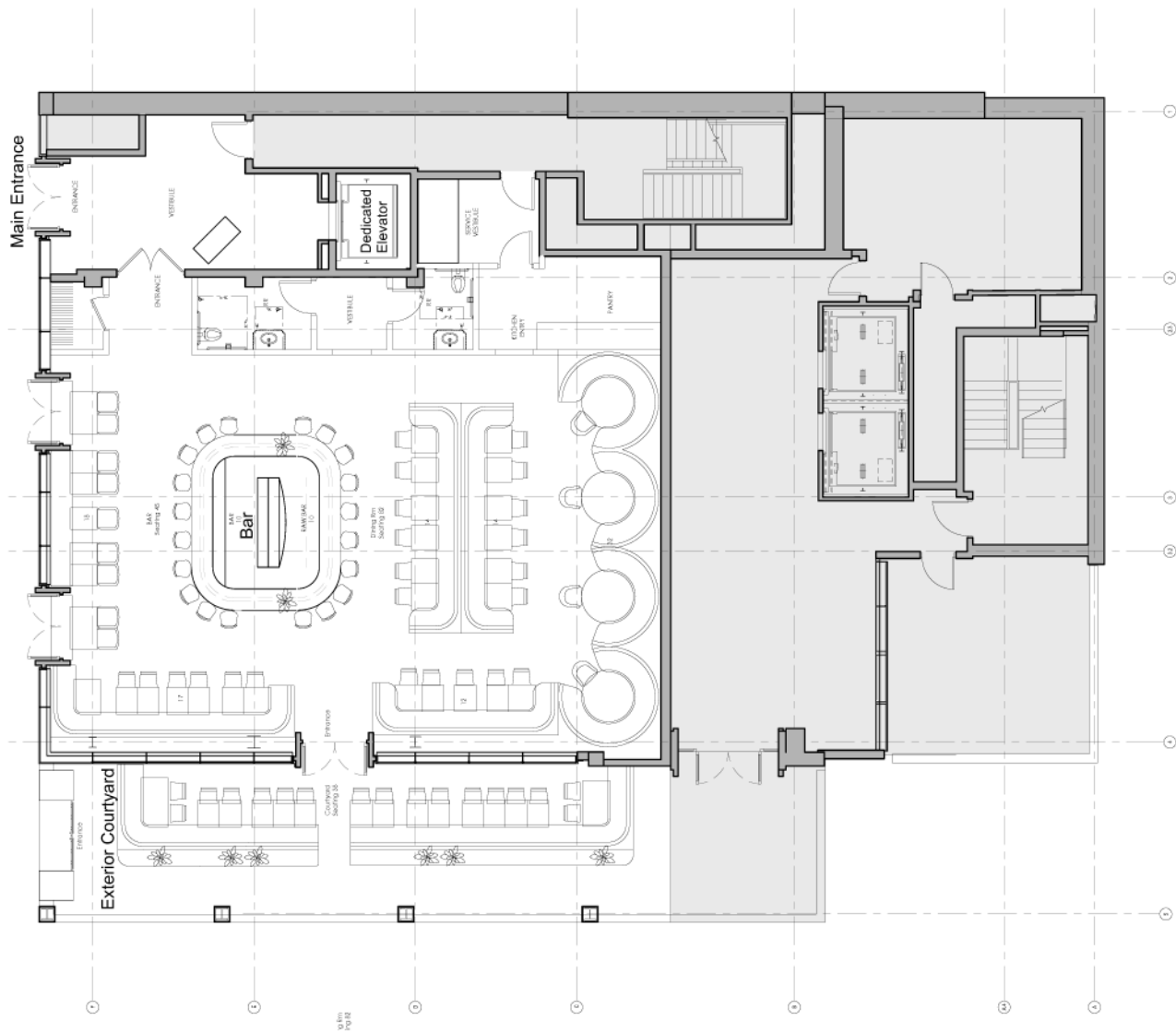
34 tables, 107 seats

1 stand-up bar, 20 bar stools

Courtyard:

15 tables, 38 seats \*

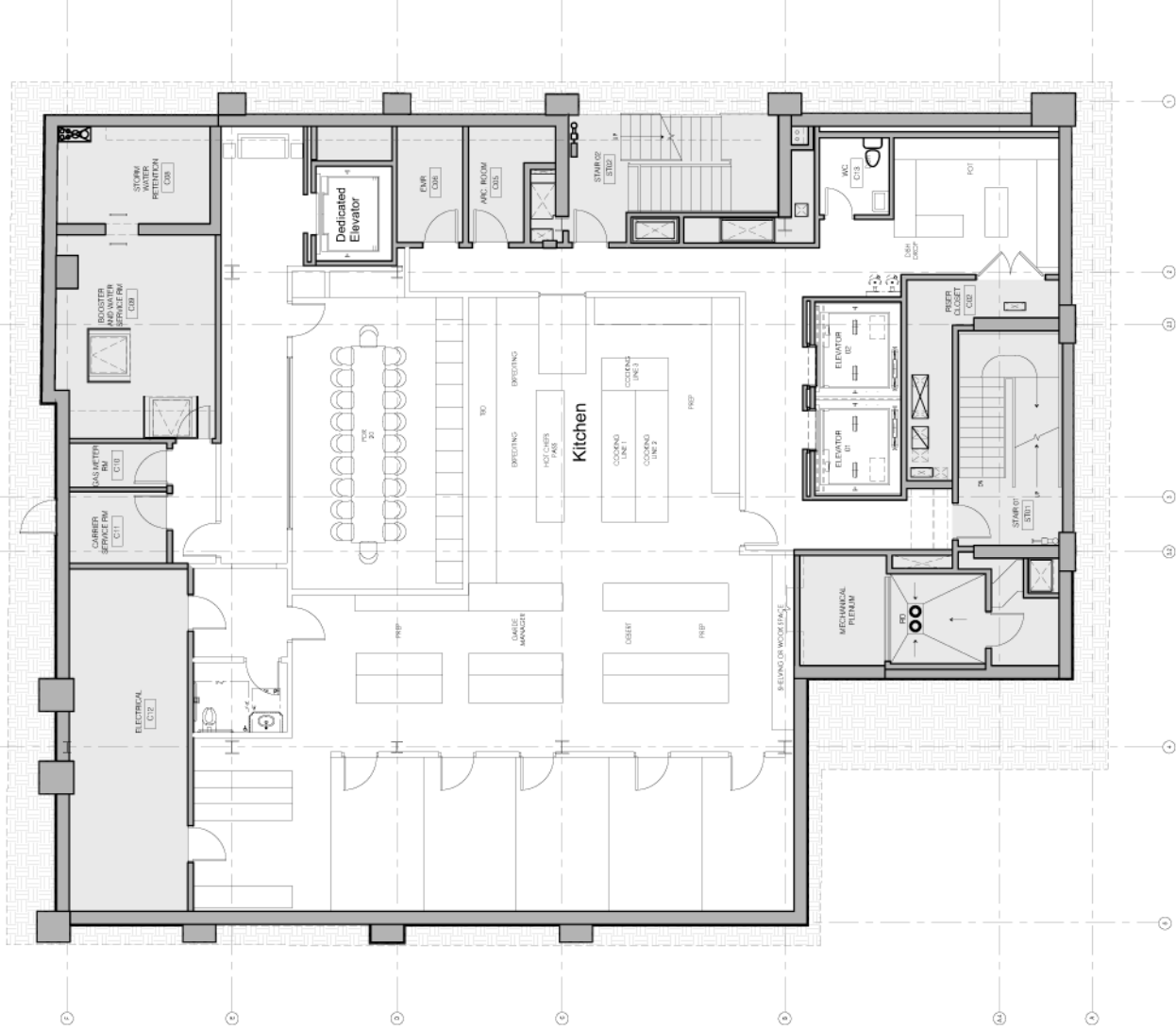
\* Courtyard seating to be reduced to 30 seats total



SD-R3A  
1.3.2023

SCALE 3/32" = 1'-0"

D&C Social Club Inc.  
Cellar  
1 tables, 20 seats



SD-R3a  
1.3.2023

SCALE 3/32" = 1'-0"

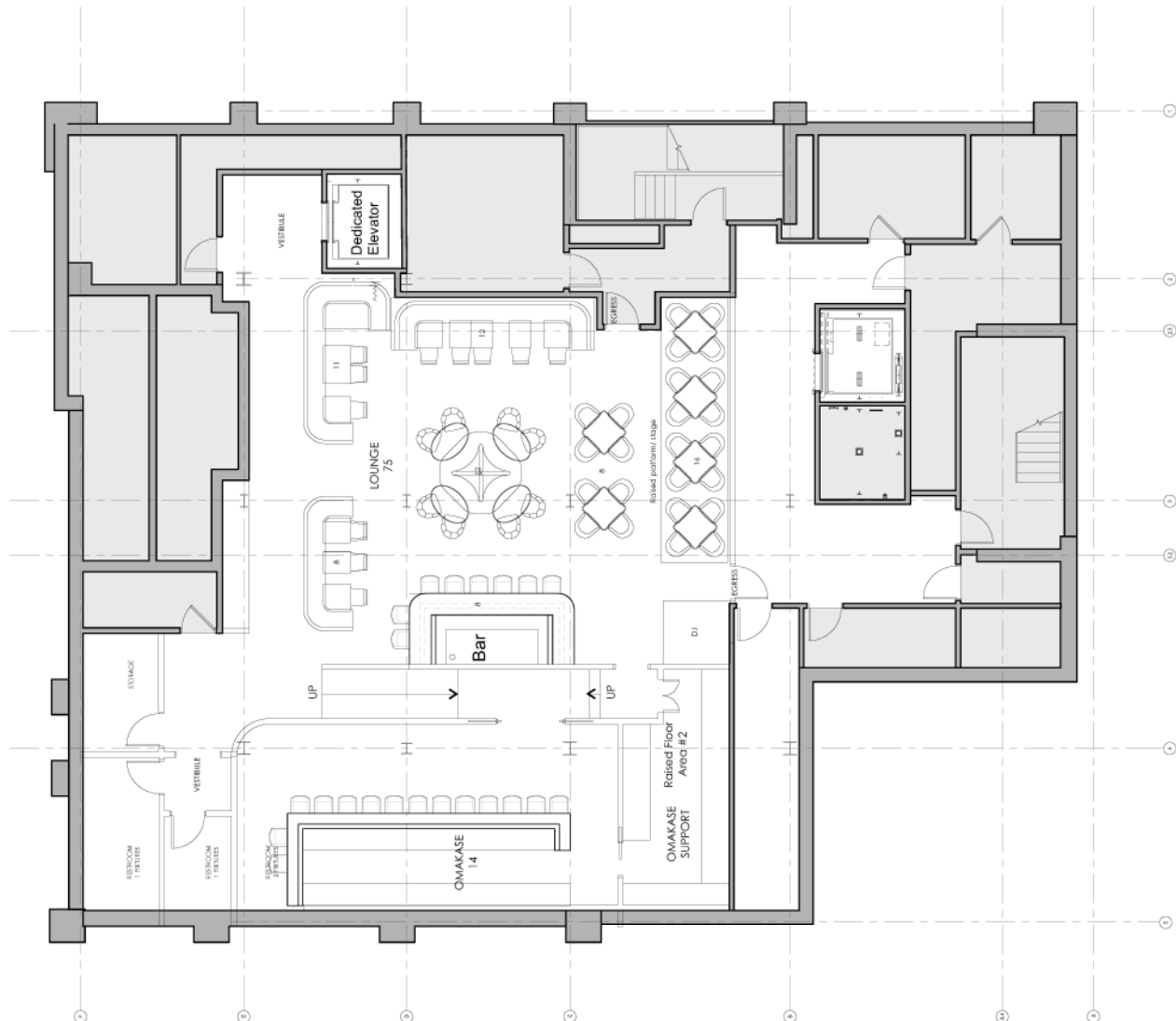
D&C Social Club Inc.

Sub Cellar

21 tables, 67 seats

1 stand-up bar, 8 bar stools

1 food counter, 14 counter seats



SD-R3A  
1.3.2023

## **Menu**

# 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

### **Classic Shrimp Cocktail**

Cocktail Sauce, Sorrento Lemon Aioli

### **Lobster Coconut**

Coconut Curry, Cashew, Lime

## 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



**Arugula**

Toasted almond, Pomegranate, Parmesan, White Balsamic

**Beef Tartare**

Chimichurri, Quail Egg, Warm Tostones

**Burrata & Caviar**

Olio Novello, Grilled Bread

***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

***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, Shitake 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**

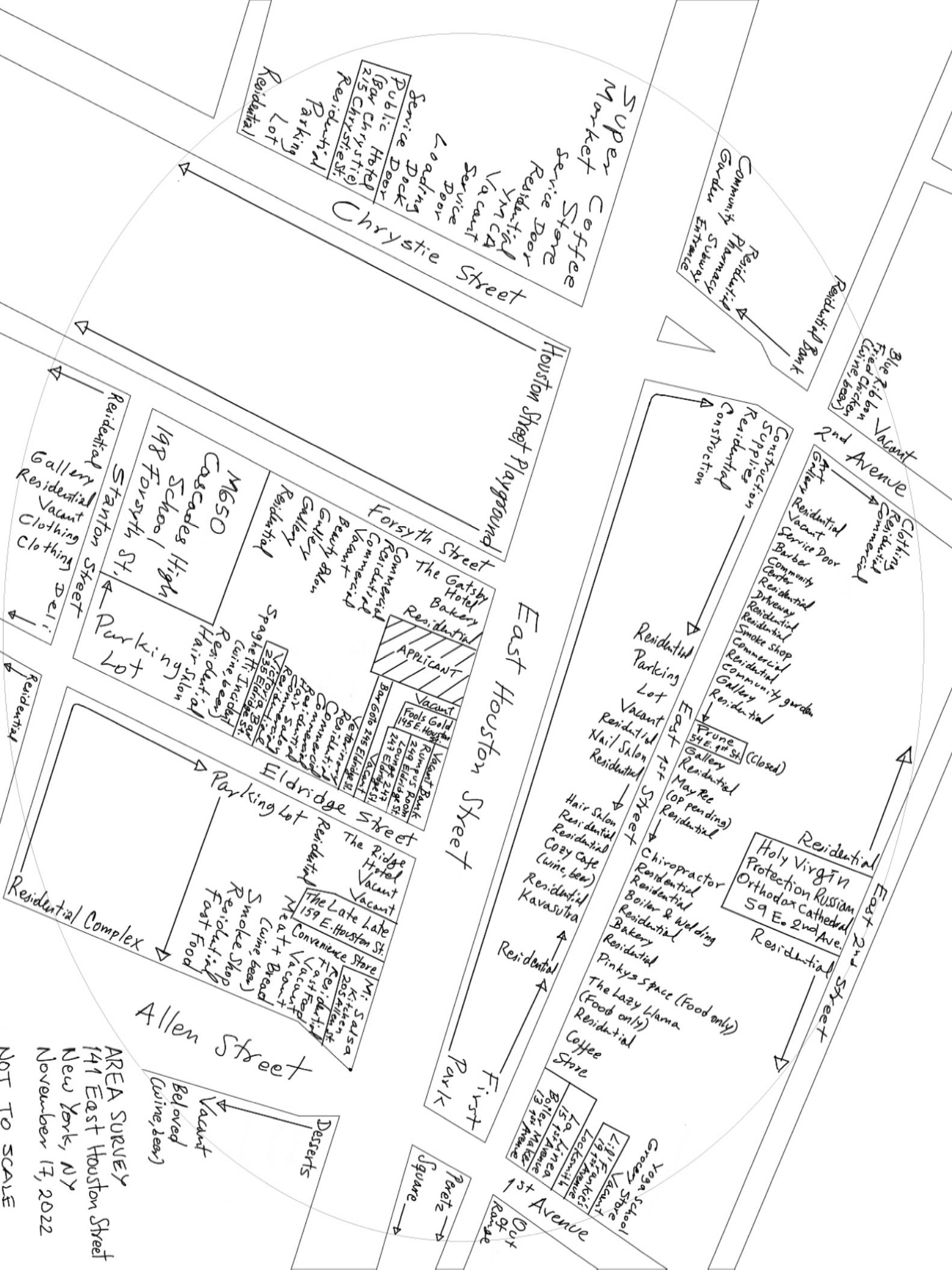
Goat Cheese Polenta, Romesco, Rosemary

**Bone- in Ribeye for 2**

Garlic Rosemary Butter, Crispy Potatoes

## **Area Survey**

AREA SURVEY  
 141 East Houston Street  
 New York, NY  
 November 17, 2022  
 NOT TO SCALE



Re: 141 East Houston Street

---

1. Lil' Frankie's - 19 1<sup>st</sup> Avenue - (492')
2. La Linea - 15 1<sup>st</sup> Avenue - (446')
3. Boiler Maker - 13 1<sup>st</sup> Avenue - (426')
4. Prune - 54 East 1<sup>st</sup> 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 - (283')
10. The Late Late - 159 East Houston Street - (298')
11. Mr Salsa Kitchen - 205 Allen Street - (328')
12. Public Hotel (Bar Chrystie) - 215 Chrystie Street - (419')

Schools & Churches

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

First Park

East Houston Street

BLOCK PLOT  
141 East Houston Street  
New York, NY  
November 17, 2022  
NOT TO SCALE

Forsyth Street

The Gatsby  
Hotel

Bakery

Residential

APPLICANT

Vacant

Fools Gold  
145 E. Houston St.

Vacant

Bank

Eldridge Street



## **Sound and Traffic Studies**

# ACOUSTILOG<sup>®</sup>

INC.

19 Mercer Street, NY, NY 10013 (212) 925-1365 Fax: (212) 966-4216 [www.acoustilog.com](http://www.acoustilog.com)

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 dBA 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.

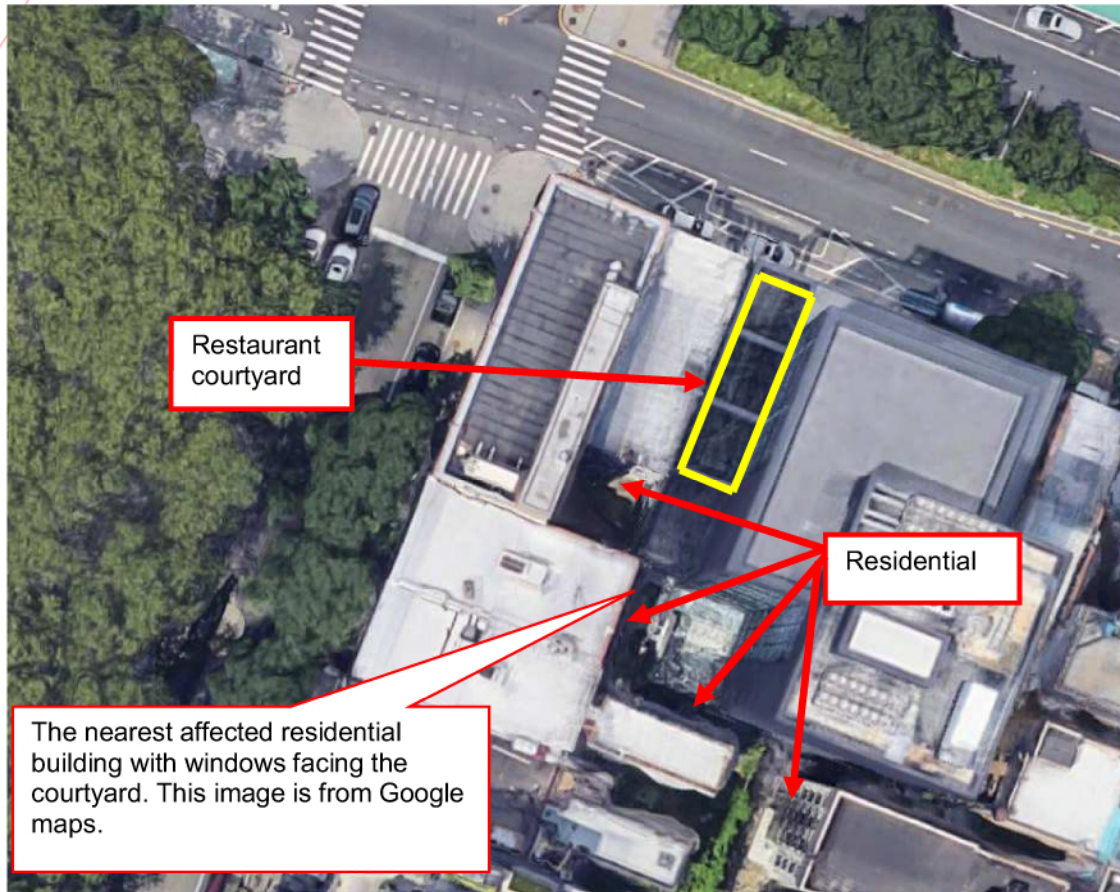
(c) Notwithstanding the provisions of subdivision b of this section, where a particular sound source or device is subject to decibel level limits and requirements specifically prescribed for such source or device elsewhere in this code, the decibel level limits set forth in this section shall not apply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

## MAP

The nearest / most-affected residential locations are shown in the Google Maps photo below.



## TEST

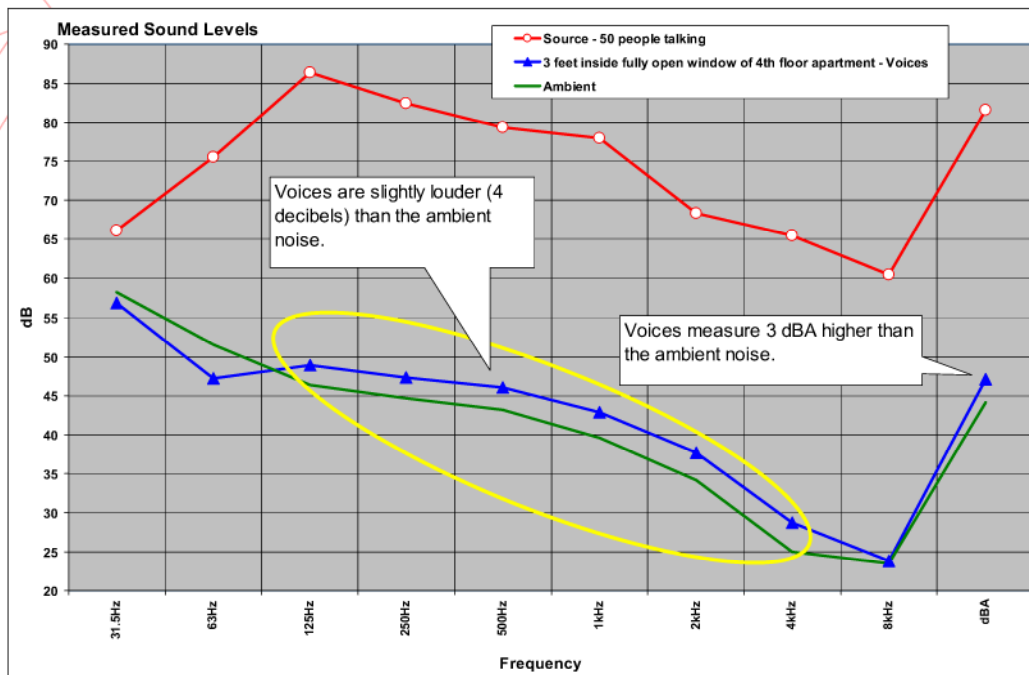
I conducted daytime sound tests on Monday, November 14, 2022, from the nearest residential apartment building at 212 Forsyth Street, which directly faces the outdoor courtyard. I took ambient noise readings in the 4th floor apartment facing the courtyard. I also used a loudspeaker to simulate the sound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

The sound was faintly audible inside the fully-open window. Midrange 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.

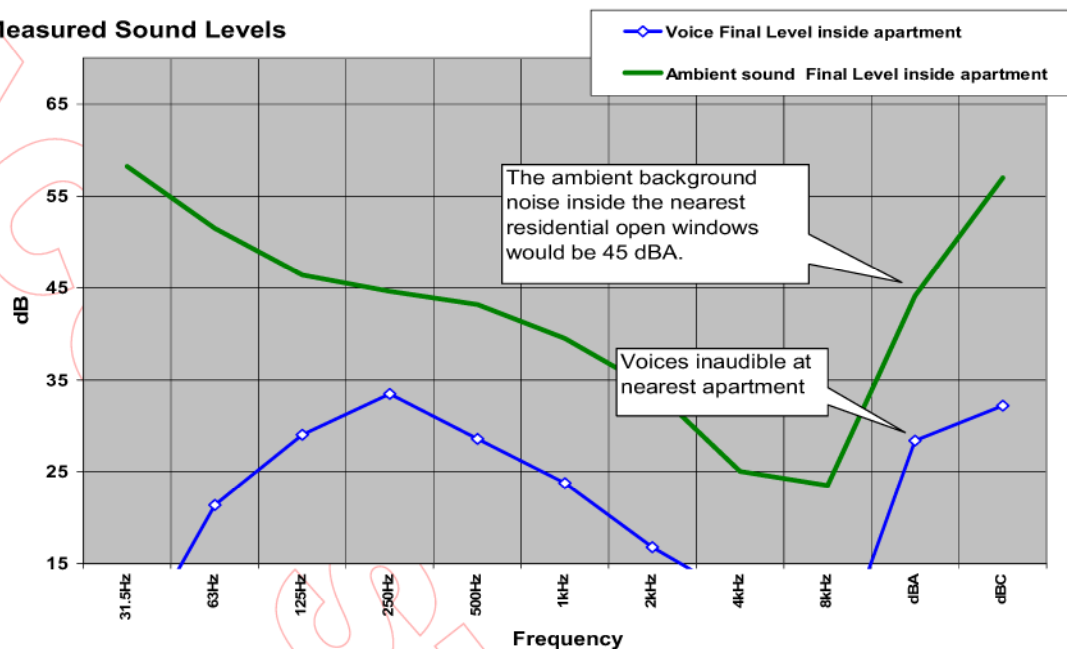
The cellar and sub-cellar levels will not cause an outdoor sound leakage problem. The cellar will be a kitchen and the sub-cellar is two floors below ground, separated by concrete slabs, so even loud music downstairs will be inaudible in the neighboring buildings.

## 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.

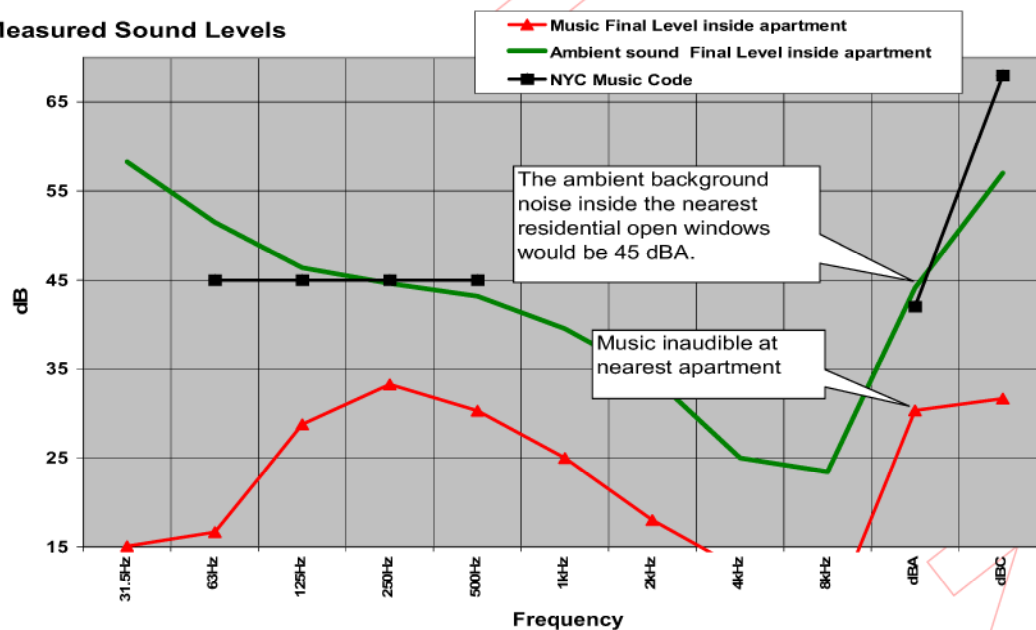
### Measured Sound Levels



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.

### Measured Sound Levels





## 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 louvers 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.

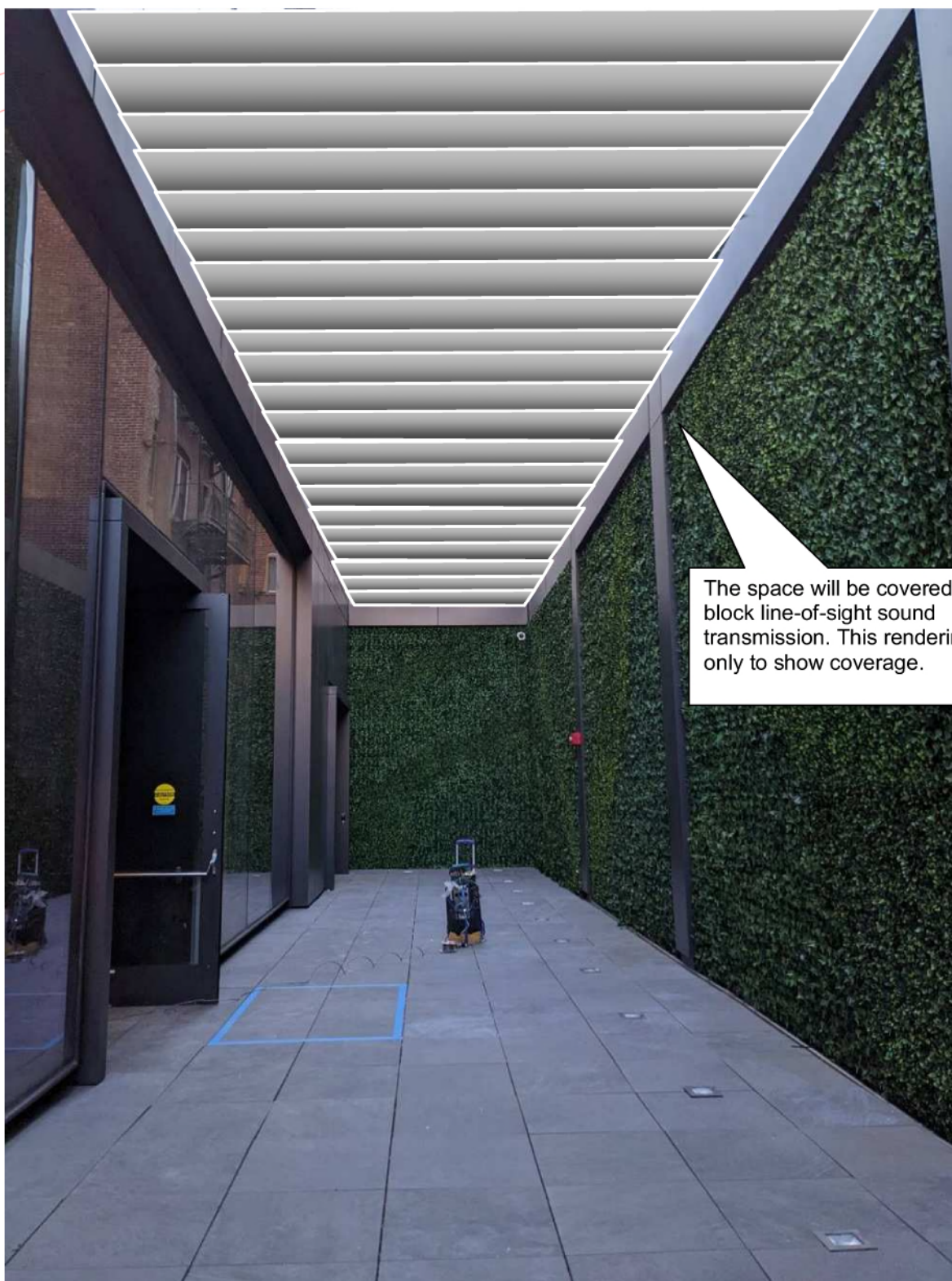
Yours Truly,

Alan Fierstein



President  
acoustilog1@verizon.net

*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2250/2260/2270 Analyzer, Bruel & Kjaer 4134, 4135, 4145, 4155, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & 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.

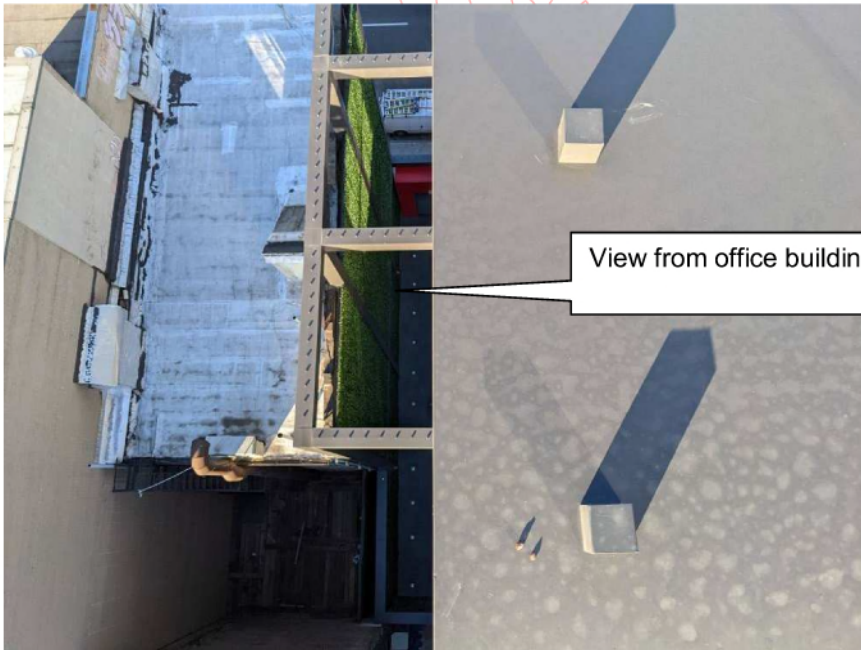




View from the 4<sup>th</sup> floor fire escape at 212 Forsyth Street. I took ambient noise readings in the 4th floor apartment facing the courtyard. I also used a loudspeaker to simulate the sound of 50 people talking simultaneously.



The rear alley of 212 Forsyth Street is already blocked by the wall.



View from office building roof

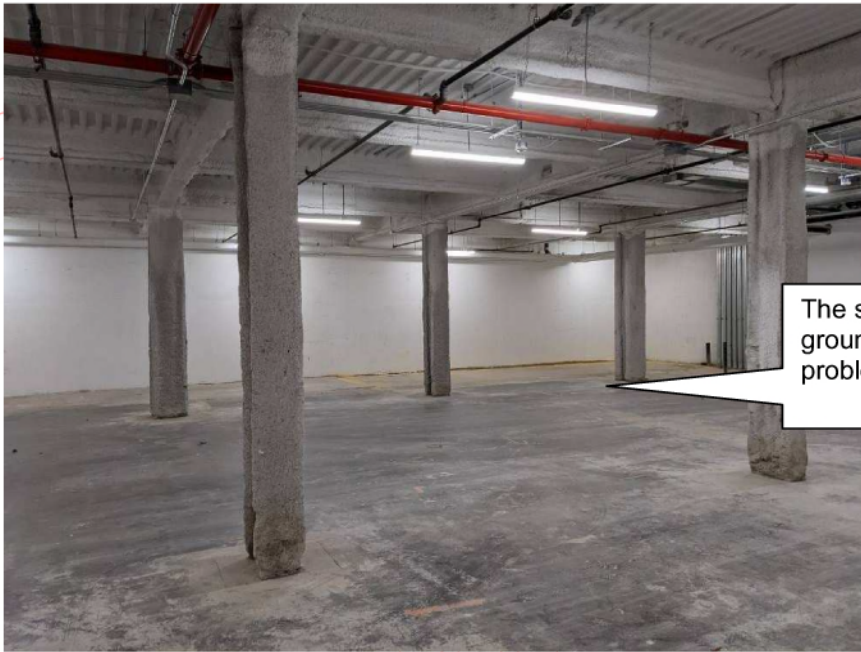




Interior restaurant space



Sound leakage will not be a problem outdoors with the cellar or sub-cellar levels. The cellar will be a kitchen.

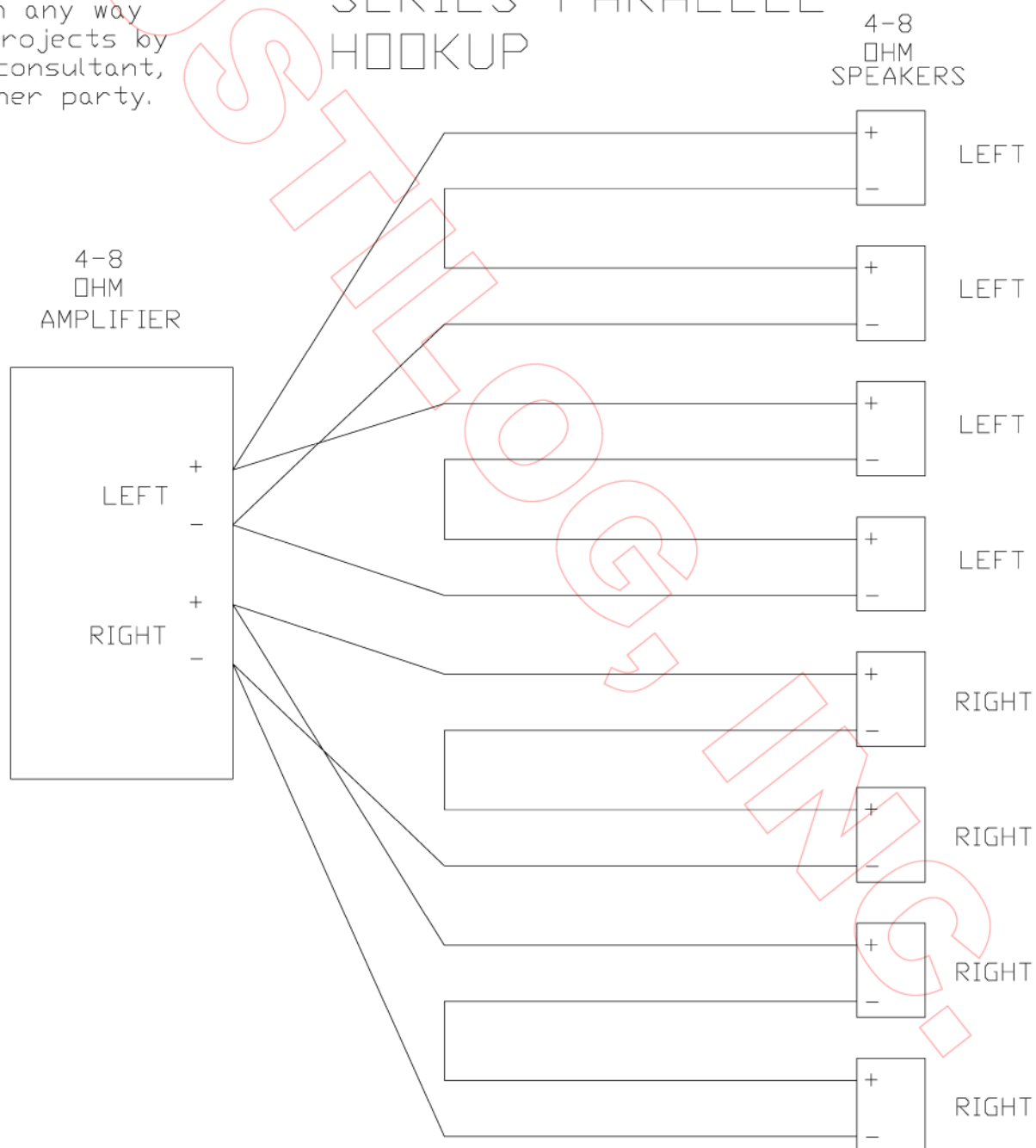


The sub-cellar is far below ground and will not be a problem even with loud parties.

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.

©Acoustilog Inc. 2013

## ACOUSTILOG SERIES-PARALLEL HOOKUP





HARMAN  
PROFESSIONAL[HOME](#) [PRODUCTS](#) [SUPPORT](#) [DOWNLOADS](#) [COMPANY](#) [NEWS](#) [STORE](#) [SEARCH](#) [SITEMAP](#)

## Installed Sound

8100 Series : AE : AE Compact : AW &amp; AWG AW Weather : CBT Series : Commercial Series Speakers : Control 1 Pro : Control 200 : Control 2P : Control 300 : Control 40 : Control 5 : Control 60 Series : Control Contractor : Control Contractor 50 Series Sub/Sat : Control CRV : Custom Shop : CWT Series : Marquis Dance Club : PD3000 Series : PD700 : VERTEC : VLA : VP : VRX

## Control 25

**Compact Indoor  
Outdoor Background  
Foreground Loudspeaker**[Brochure](#)  
[Spec Sheet](#)  
[Owner's Manual](#)**The Control 25 is perhaps the most versatile of JBL Professional's Control Contractor Series indoor/outdoor loudspeakers.****Features :**

- Components: 5.25 in Polypropylene coated woofer, .75 in Titanium coated horn loaded tweeter.
- Built-in InvisiBall® mounting hardware\*.
- Weather resistant enclosure and transducers.
- Readily paintable.
- 90° x 90° high frequency horn.
- Overload Protection Circuitry.
- Sensitivity: 88 dB SPL, 1W, 1m
- \*Patents pending worldwide

**Specifications :**

**Frequency Range :** 80 Hz to 16 kHz  
(-10 dB)

**Power Capacity :** 150 W Continuous  
Program Power  
75 W Continuous  
Pink Noise

**Sensitivity :** 88 dB SPL,  
1 W, 1m

**Directivity Factor (Q) :** 6.3 dB

**Directivity Index (DI) :** 7.2 dB

**Nominal Impedance :** 8 ohms

**Crossover Frequency :** 3.0kHz

**Frequency LF Driver :** 135mm (5.25 in) Polypropylene cone w/  
WeatherEdge

**HF Driver :** 19mm (.75 in) Titanium coated polycarbonate

**Enclosure Material :** HIPS (High Impact Polystyrene)

**Overload Protection :** Full-Range power limiting to protect network and transducers

**Termination :** Spring terminals, accepts banana plug

**Environmental :** Conforms to MIL Spec 810 for humidity, salt spray, temperature & UV. IEC 529 IP-X4 splashproof rating

**Dimensions (H x W x D) :** 236 x 188 x 149 mm (9.3 x 7.4 x 5.8 in)

**Net Weight (ea) :** 2.3 kg (5 lb)

**Shipping Weight (ea) :** 5 kg (11 lb)

**Included Accessories :** InvisiBall Assembly

**Optional Accessories :** MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25/25H: For horizontal splaying of two speakers. Three brackets array up to six loudspeakers in a 360° array. MTC-28/25CM: Ceiling-mount adapter. MTC-25SSG: Stainless Steel Grille for harsh environments. Available in silver, black (-BK) or white (-WH) MTC-25WMO: WeatherMax™ Stainless Steel Grille protects against driving precipitation. Available in black or white (-WH) MTC-PC2: Input panel cover protects input terminals in outdoor environments.

**HARMAN**  
PROFESSIONAL**AKG****BEHRER**  
AUDIO**CROWN****dbx**  
PROFESSIONAL PRODUCTS**DiGiTech****Q**  
SCALES**lexicon****Martin****Soundcraft**  
STUDERContact | Careers | Privacy Policy | Site Map  
© 2013 JBL Incorporated, 8900 Balboa Blvd, Northridge, CA 91329 USA. All Rights Reserved.

PHONE, MIXER  
OR OTHER  
SOUND SOURCE



EQUALIZER



LIMITER  
(STEREO)



AMPLIFIERS/AMPLIFIED  
SPEAKERS  
Volume controls on  
maximum.

NOT TO SCALE. 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.

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



Larger Images

## 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.



control app for all 4 major OSes

### 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 revisited 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

# DriveRack PA2

Complete Loudspeaker Management System

MSRP \$624.94  
**\$399.95**  
SAVE \$224.99!

Buy It Now

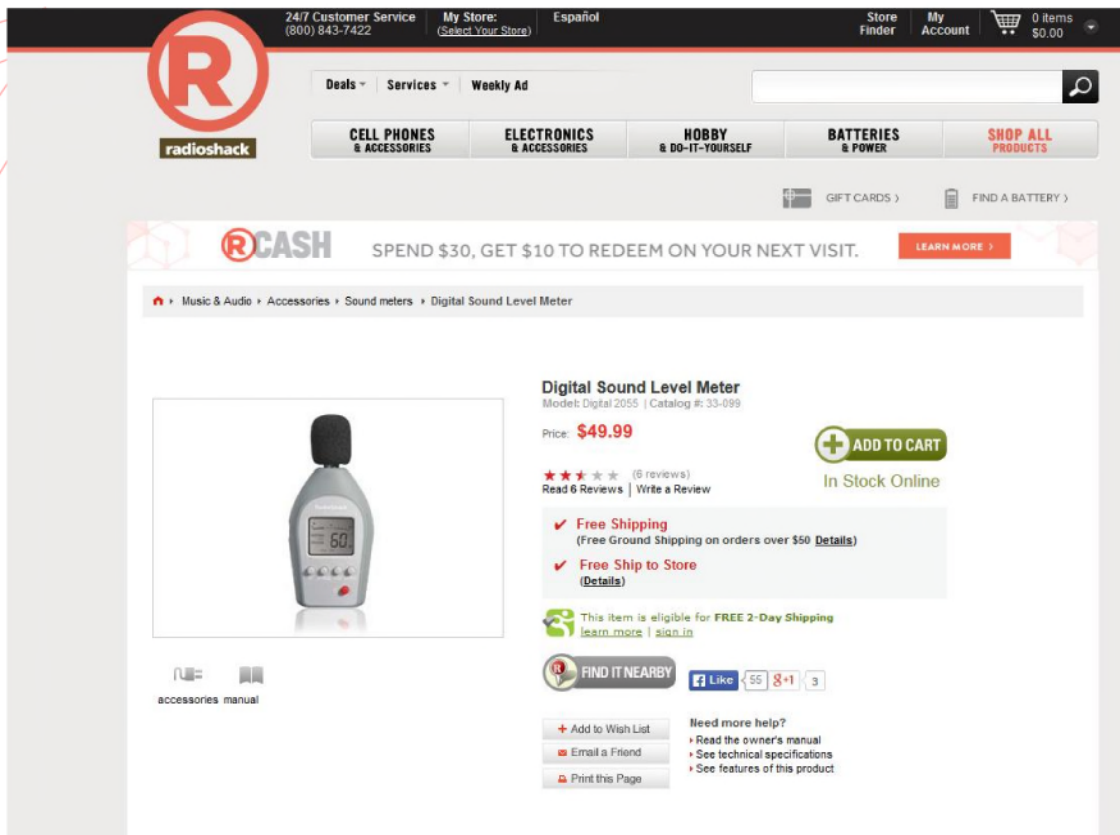
### OVERVIEW

VIDEOS  
FEATURES  
MANUALS/DOCUMENTATION  
DOWNLOADS  
SPECIFICATIONS  
NEWS  
SUPPORT/FAQS

f Like 555 t Tweet

## 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





# ACOUSTICAL SURFACES, Inc.

Your One-Stop Resource for Soundproofing and Noise Control Solutions

Applications    What's Your Problem?    Acoustics 101    Soundproofing Tips    Literature    Photos    News  
Who We Are    Financing    Contact Us    Links    Site Map    Blog    Home

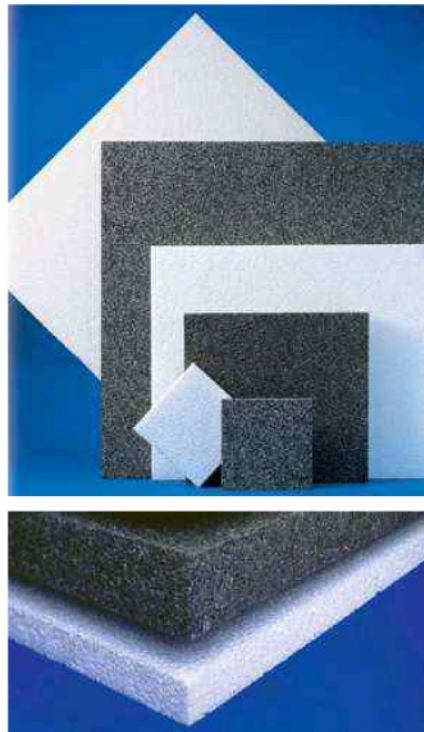
**Noise Control Help Line**  
**1-800-854-2948**  
**M-F 7am-6pm (Central time)**  
**BEST PRICE GUARANTEE**

- ECHO ELIMINATOR™
- SOUND SILENCER™
- dBA Panels
- DECORATIVE FABRIC WRAPPED PANELS
- SOUND ABSORBING FOAM
- HANGING ACOUSTICAL BAFFLES
- SONEX™ FOAM PRODUCTS
- ACOUSTIC QUILTED CURTAIN
- NOISE BARRIER-NOISE BLOCKERS
- FLOORING UNDERLAYS
- SEALANTS - ADHESIVES - GREEN GLUE
- ACOUSTICAL CEILING TILES
- SOFTWALL - WALLMATE
- VIBRATION MOUNTS - HANGERS & PADS
- HVAC PRODUCTS / SILENCERS
- WALL INSULATION
- SOUND LEVEL METER - HEADPHONES
- SOUND TESTING & ACOUSTICAL ANALYSIS SERVICES
- ADJUSTABLE DOOR SEALS
- SCHOOL NOISE MANAGEMENT
- KICKBRIK - DRUM DAMPER
- ACOUSTIC WINDOWS - INSERTS
- ACOUSTIC DOORS
- ACOUSTIC ENCLOSURES
- RSIC SOUND ISOLATION CLIPS
- OUTDOOR BARRIER WALL™ SYSTEM
- ACOUSTI-BOARD™
- ONE STEP DECORATIVE WALL SYSTEM
- ACOUSTIMETAL™ PERFORATED METAL PANELS
- SOUNDSCREEN™ WHITE NOISE MACHINE
- T-MOLD SYSTEM™
- ACOUSTICAL FABRIC SELECTION
- ADJUSTABLE CUTTERS - SPRINKLER CUTTER
- BUY NOW PAY LATER

All of the information on our site is available for download within the product pages.

Specifications subject to change with out notice.

© 2007 Acoustical Surfaces, Inc., All rights reserved.



## 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.



Product testing and information			
 Testimonials	 Acoustical Test	 MSDS	 Flammability
 Installation	 Product Photo's	 Misc. Data	

**MATERIAL:** Semi Rigid Porous Expanded Polypropylene Acoustical Bead Foam (P.E.P.P.).

**PATTERN:** Non Abrasive, Slightly Textured, Porous

**FEATURES:** Lightweight, Impact Resistant, Moisture, Bacteria & 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, Rooftop 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. 1": Flame Spread: 3, Smoke Developed: 84. 2": Flame Spread: 5, Smoke Developed: 113

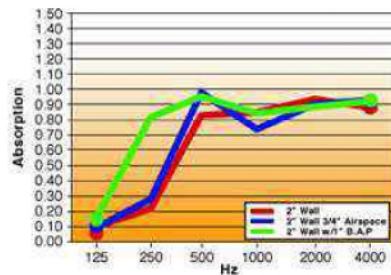
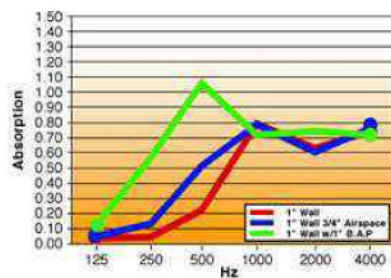
**INSTALLATION:** ASI S.T.O.P. Noise Acoustical Adhesive, Mechanical Fasteners

### \*Note to all installers

Sound Silencer™ PEPP 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 aesthetical outcome.

Sound Silencer™ - Sound Absorption / Noise Reduction							
Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Wall Amtg	0.05	0.06	0.21	0.80	0.65	0.75	0.45
1" Wall w/ 3/4" Airspace	0.06	0.13	0.51	0.79	0.62	0.79	0.50
1" Wall w/ 1" B.A.C.	0.11	0.58	1.07	0.71	0.74	0.72	0.80
2" Wall Amtg	0.07	0.21	0.81	0.85	0.93	0.88	0.70
2" Wall w/ 3/4" Airspace	0.10	0.29	0.99	0.74	0.90	0.93	0.75
2" Wall w/ 1" B.A.P.	0.17	0.81	0.97	0.85	0.89	0.92	0.90
1" Ceiling E400	0.46	0.59	0.42	0.49	0.76	0.86	0.55
2" Ceiling E400	0.51	0.52	0.52	0.77	0.89	0.98	0.70
1" Wall C423 12" spacing	0.04	0.07	0.20	0.83	0.81	1.00	0.50
2" Wall C423 12" spacing	0.09	0.21	0.82	1.11	1.11	1.12	0.80

Sound Silencer™ - Sound Transmission Loss (STC)							
	125Hz	250Hz	500Hz	1KHz	2.5KHz	5KHz	STC
1"	6	5	7	8	10	15	9
2"	9	8	10	10	17	22	13
1" - w/5/8" Gypsum both sides	27	27	29	31	32	45	32



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](#)



Click to receive a free copy of Adobe Acrobat Reader.

• Soundproofing Products • Sonex™ Ceiling & Wall Panels • Sound Control Curtains • Equipment Enclosures • Acoustical Baffles & Banners • Solid Wood & Veneer Acoustical Ceiling & Wall Systems • Professional Audio Acoustics • Vibration & Damping Control Fire Retardant Acoustics • Hearing Protection • Moisture & Impact Resistant Products • Floor Impact Noise Reduction • Sound Absorbers • Noise Barriers • Fabric Wrapped Wall Panels • Acoustical Foam (Egg Crate) Acoustical Sealants & Adhesives • Outdoor Noise Control • Assistive Listening Devices • OSHA, FDA, ADA Compliance • On-Site Acoustical Analysis • Acoustical Design & Consulting • Large Inventory • Fast Shipment • No Project too Large or Small • Major Credit Cards Accepted



**equity environmental engineering**

WORKING TOGETHER TO DESIGN SOLUTIONS

# 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<sup>1</sup> (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

---

<sup>1</sup> 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**

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

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 4<sup>th</sup> 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<sup>2</sup> 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 1<sup>st</sup> Avenue to 2<sup>nd</sup> 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 1<sup>st</sup> Avenue
  - No Stopping Anytime (pointing west) 339 feet from 1<sup>st</sup> Avenue
  - No Parking Monday, Wednesday, Friday 3 AM – 6 AM (pointing east) 339 feet from 1<sup>st</sup> Avenue
  - 2-hour metered parking 9 AM – 7 PM except Sunday (pointing east) 339 feet from 1<sup>st</sup> Avenue
  - No Stopping Anytime 424 feet east of 1<sup>st</sup> Avenue

<sup>2</sup> New York State Department of Transportation Functional Classification

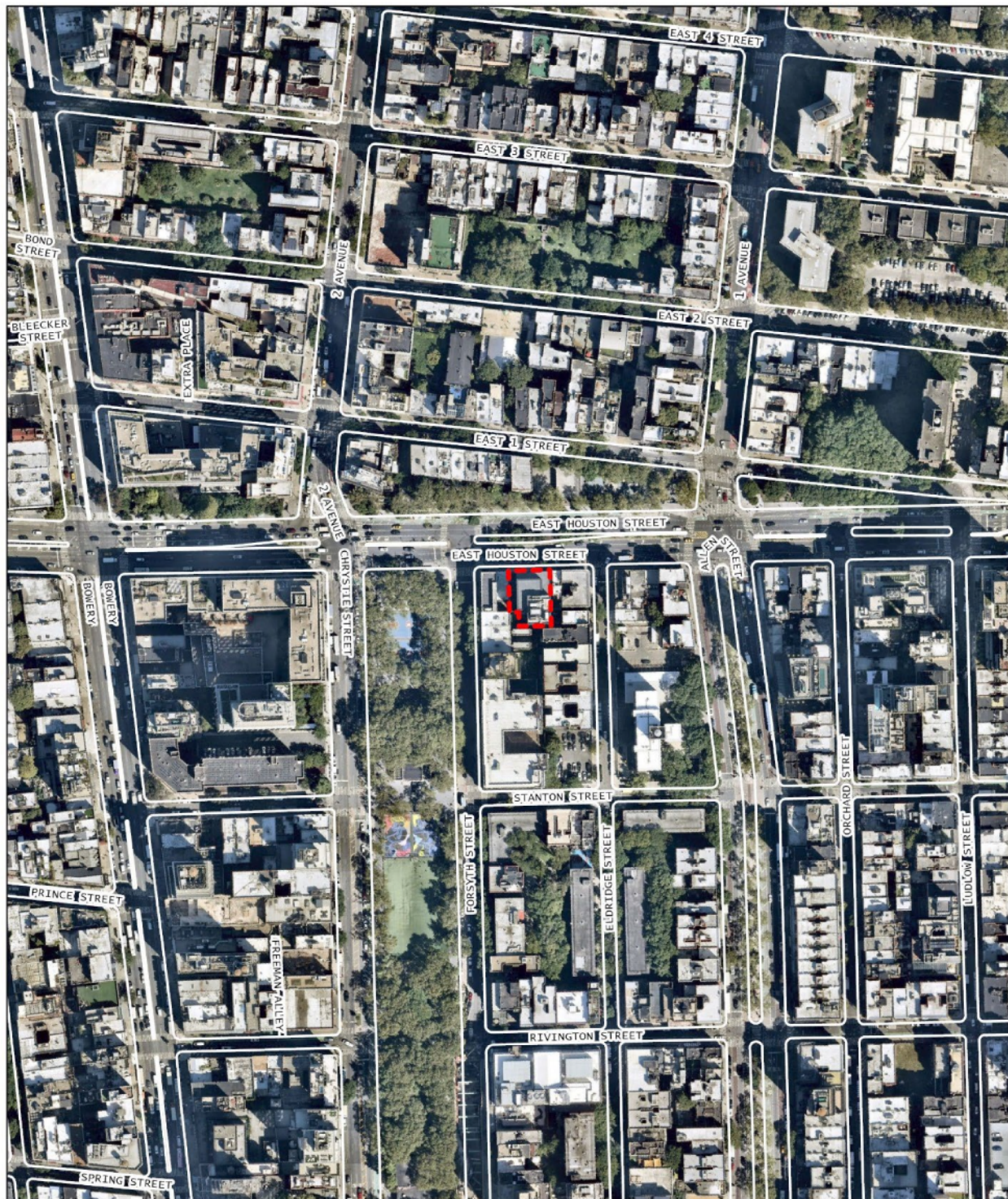
- No Parking Monday, Wednesday, Friday 3 AM – 6 AM (pointing east) 592 feet from 1<sup>st</sup> Avenue
  - 2-hour metered parking 9 AM – 7 PM except Sunday (pointing east) 592 feet from 1<sup>st</sup> Avenue
  - No Stopping Anytime (pointing east) 508 feet from 1<sup>st</sup> Avenue
- Eldridge Street: 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 1<sup>st</sup> 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 1: Site Location – Context



Legend

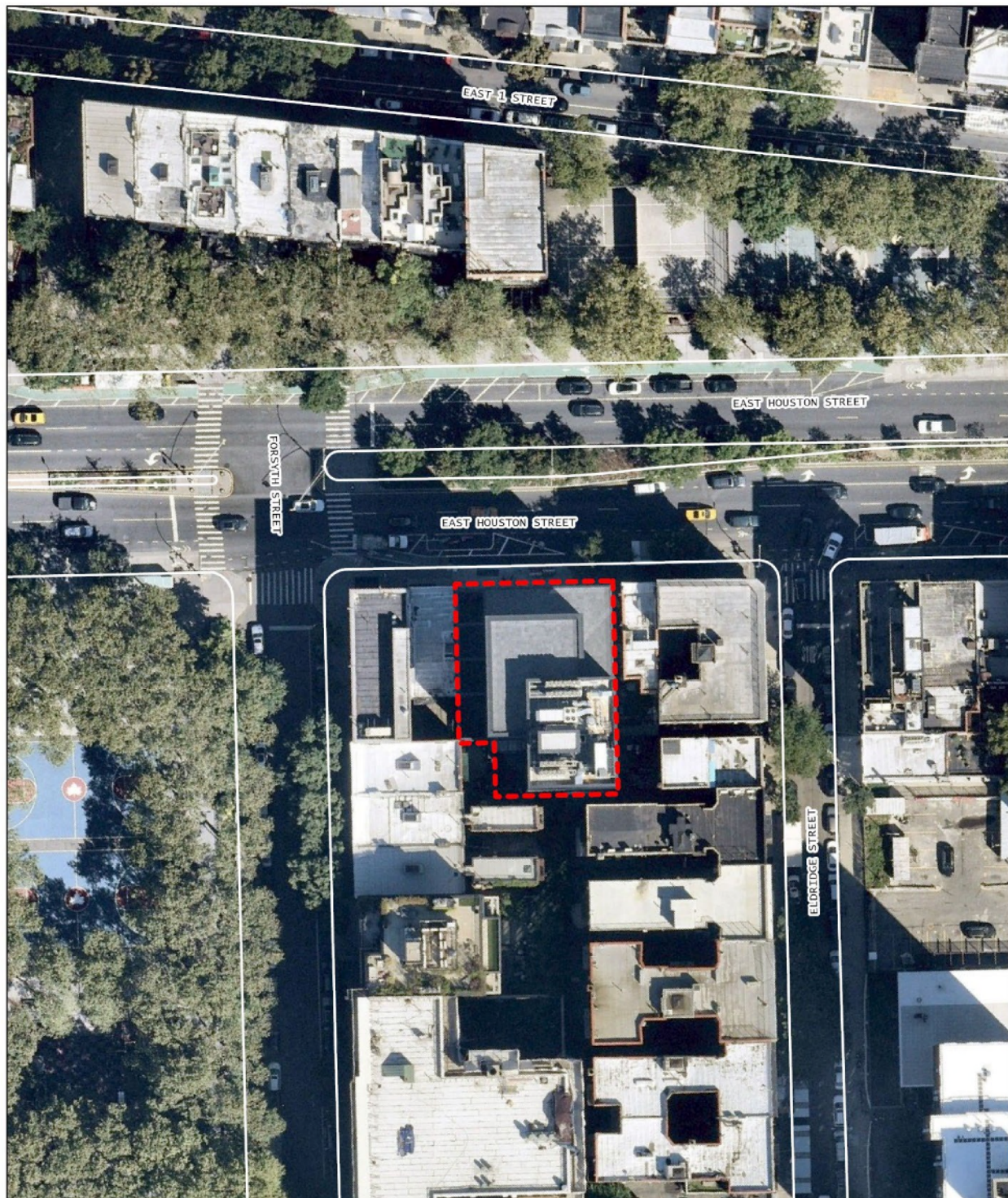
--- 141 E Houston Street

0 95 190 380 US Feet





Figure 2: Site Location - Immediate Frontage



Legend

  141 E Houston Street

0 25 50 100 US Feet





Figure 3: Transit Access

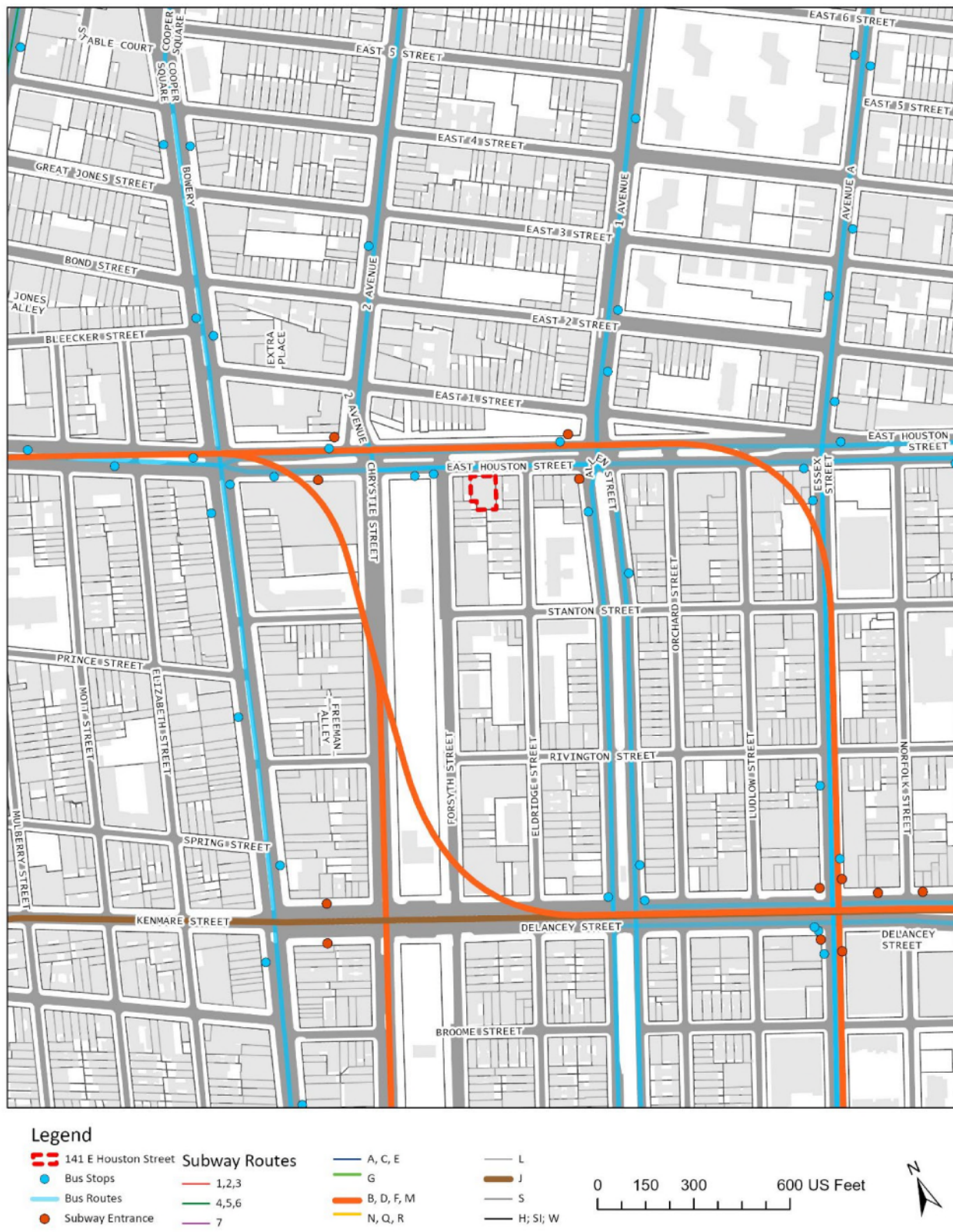




Figure 4: Parking within Walking Distance

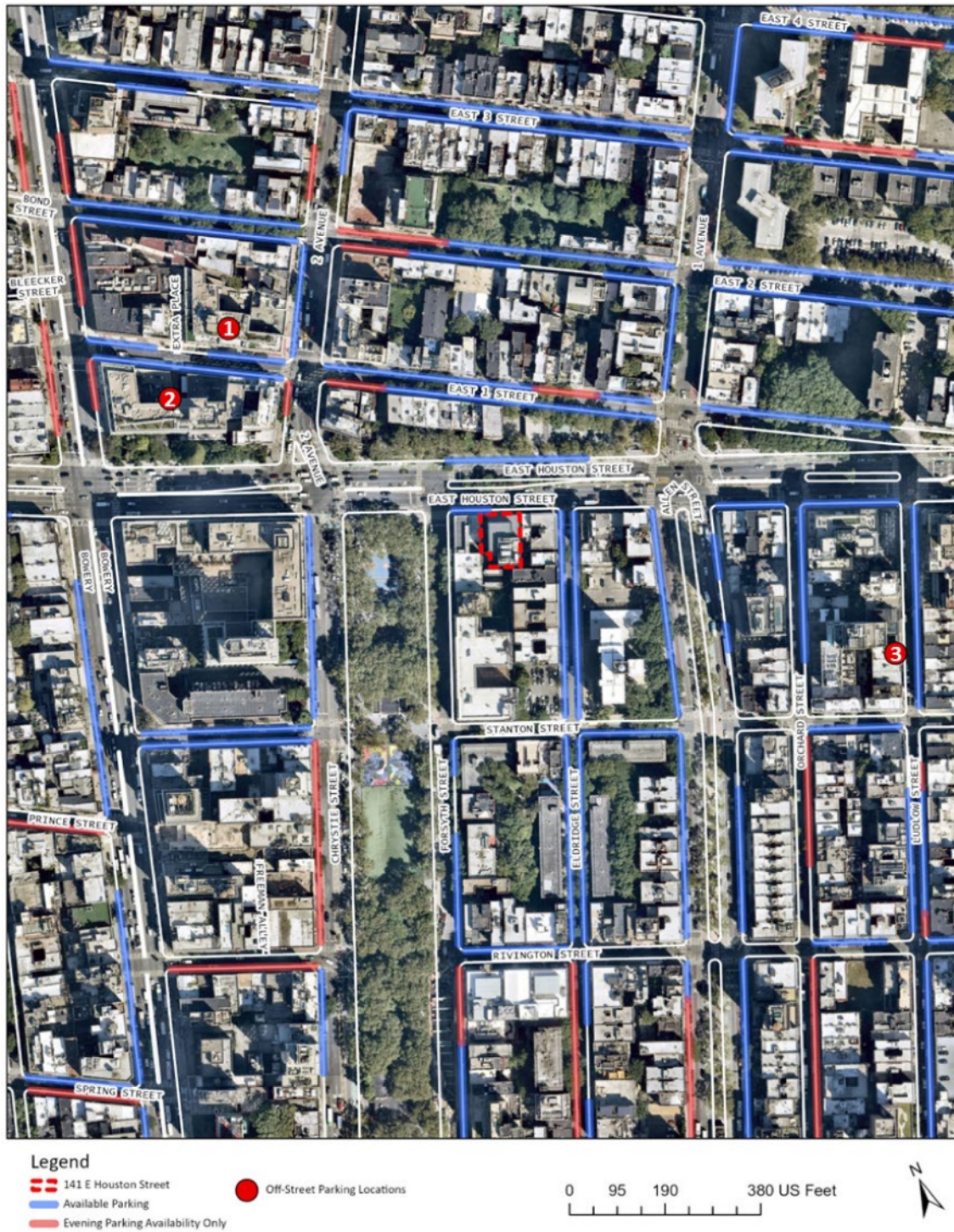
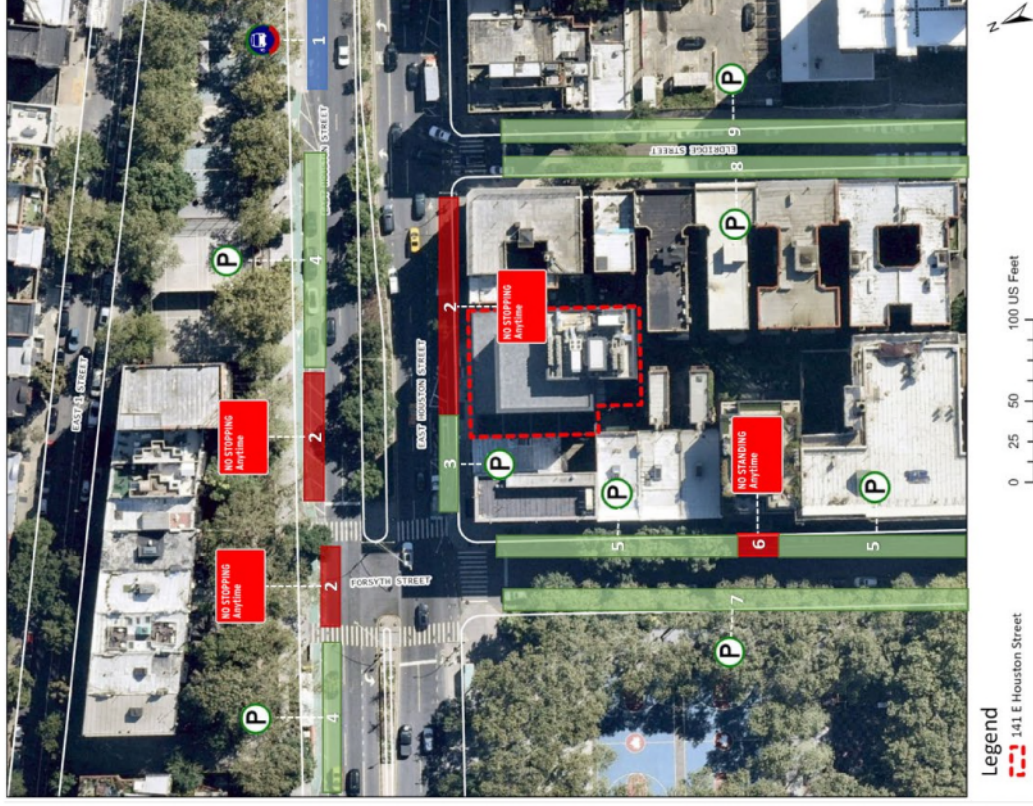




Figure 5: Existing Signage on Bounding Roadways

Signage Key	Signage
1 	Bus Stop (M21)
2 	No Stopping Anytime
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





**Table 2: Off-Street Parking within Five Minute Walking Distance**

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

\*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 cellar 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.

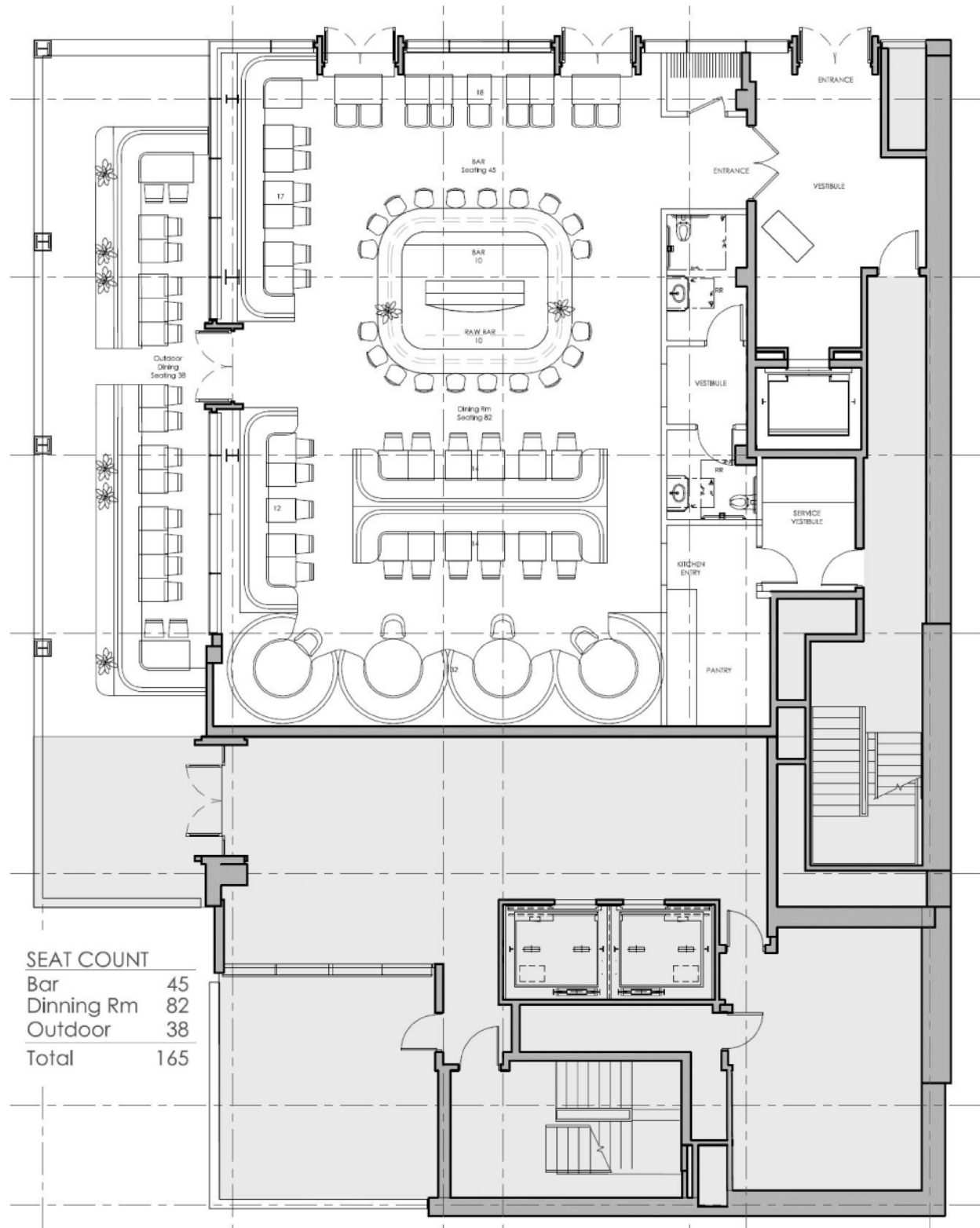
**Figure 6a: Ground Floor Level**

Figure 6b: Cellar Floor Level

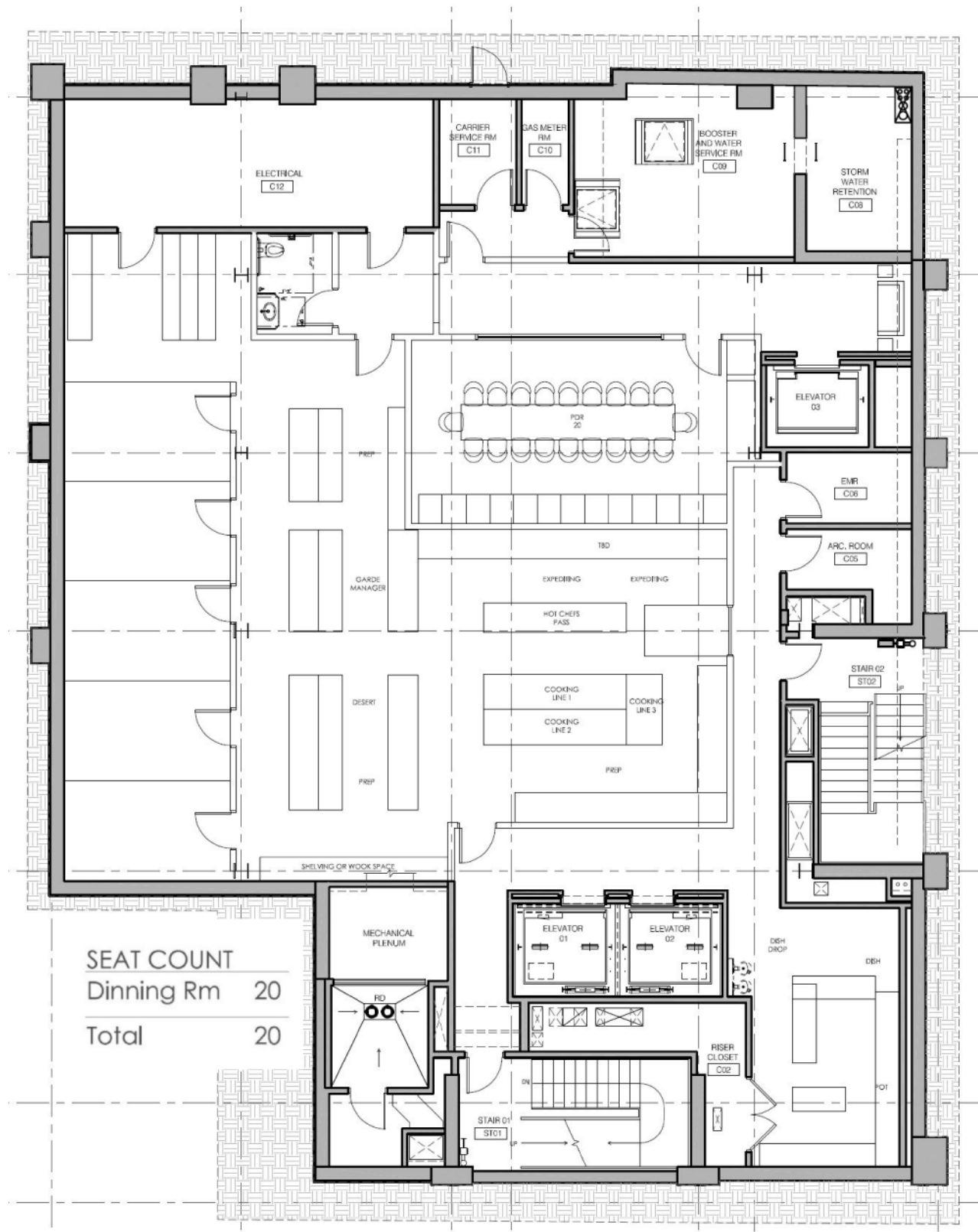
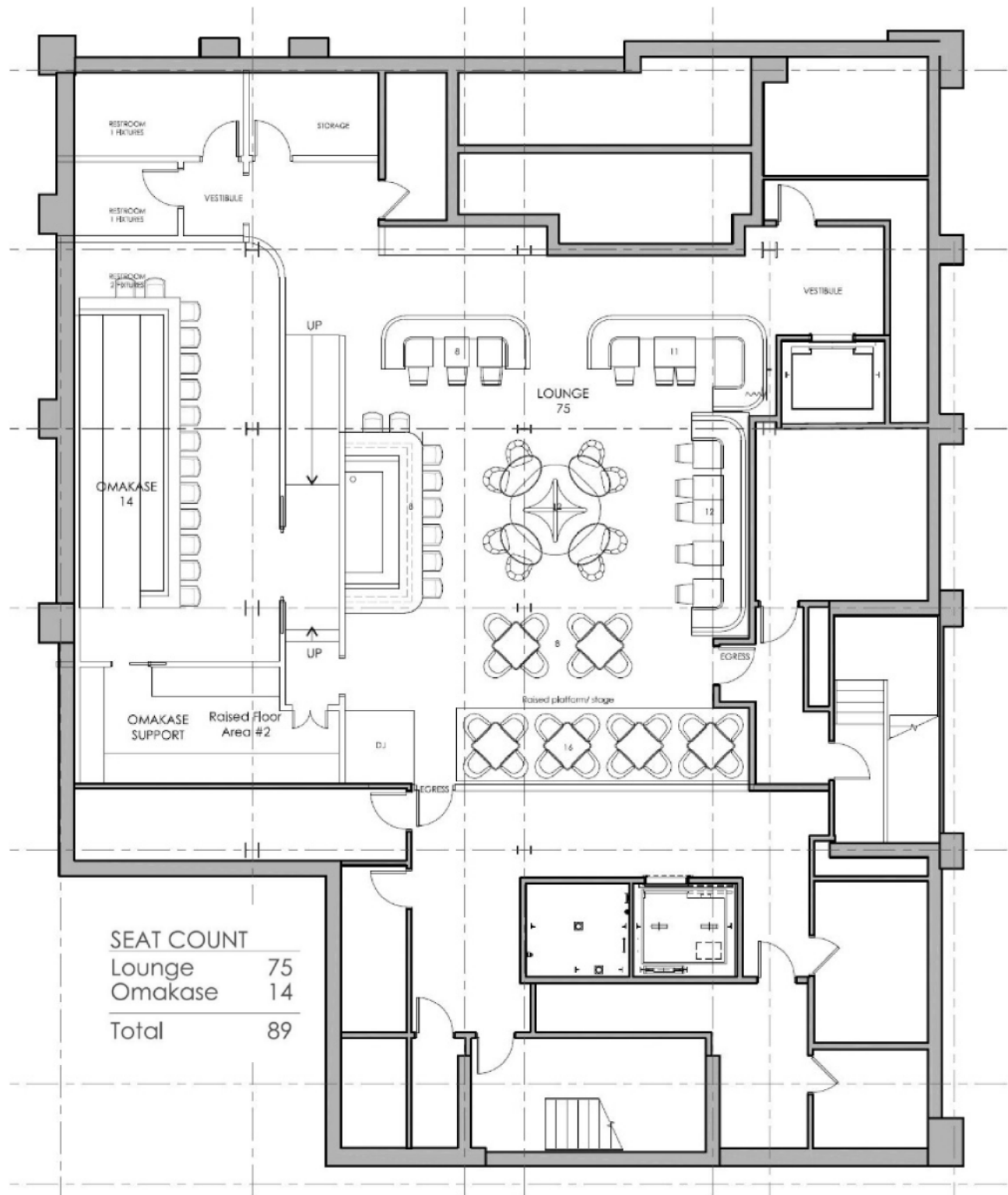


Figure 6c: Subcellar Floor Level



### 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 Generation<sup>3</sup>

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

---

<sup>3</sup> 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**

Land Use: Fine Dining - Restaurant/Bar		
<b>Temporal Distribution:</b>		
AM Peak Hour	2.00%	
Midday Peak Hour	5.00%	
PM Peak Hour	12.75%	
<b>Modal Split:</b>	<b>All</b>	
Auto-Drive	15.00%	
Subway	15.00%	
Drop-off (Taxi-Car Service)	40.00%	
Walk	30.00%	
Total	100%	
<b>Vehicle Occupancy:</b>		
Auto	2	
<b>Directional Distribution:</b>	<b>In</b>	<b>Out</b>
AM Peak Hour	65.00%	35.00%
Midday Peak Hour	65.00%	35.00%
PM Peak Hour	65.00%	35.00%
Saturday Peak Hour	63.00%	37.00%
<b>Truck Trip Generation:</b>		
Weekday	0.5	per 1,000 sf
Saturday	0.25	per 1,000 sf
<b>Truck Temporal Distribution:</b>		
AM Peak Hour	10%	
MD Peak Hour	10%	
PM Peak Hour	3%	
Sat Peak Hour	1%	
<b>Truck Directional Distribution:</b>		
AM/MD/PM/Sat	50%	50%

January 11, 2023

**Table 4: Estimated Daily and Peak Hour Patron Trips by Mode<sup>4</sup>**

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

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

<sup>4</sup> 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 16<sup>th</sup>, 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 carte 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 07828

4 World Trade Center | 150 Greenwich St | Suite 2963 | New York, NY 10007

[www.equityenvironmental.com](http://www.equityenvironmental.com)

**Attachment A: Traffic Analysis Worksheet**

Land Use:	Fine Dining - Restaurant/Bar			
Size:	Total Trip Ends	Total Patrons		
Total Peak Day (Friday/Saturday) Person Trips	1586	793		
Peak Hour Person Trips				
AM Peak Hour	32			
Midday Peak Hour	79			
PM Peak Hour	202			
Trips:			Trip Ends	
AM Peak Hour (weekday)	Inbound	Outbound	Total	Adjusted Auto Trips (With Car Occupancy/Taxi Credit)
Auto (person trips)*	3	2	5	2
Subway	3	2	5	-
Taxi (person trips)*	8	4	13	5
Walk	6	3	10	-
Total	21	11	32	7
Midday Peak Hour (weekday)	Inbound	Outbound	Total	Adjusted Auto Trips (With Car Occupancy/Taxi Credit)
Auto (person trips)*	8	4	12	6
Subway	8	4	12	-
Taxi (person trips)*	21	11	32	13
Walk	15	8	24	-
Total	52	28	79	19
PM Peak Hour (weekday)	Inbound	Outbound	Total	Adjusted Auto Trips (With Car Occupancy/Taxi Credit)
Auto (person trips)*	20	11	30	15
Subway	20	11	30	-
Taxi (person trips)*	53	28	81	32
Walk	39	21	61	-
Total	131	71	202	48
* 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**



For more information, contact the  
U.S. House of Representatives, Committee on  
Education and the Workforce, Room 3110  
Rayburn Building, Washington, DC 20515  
or call 202-225-3110. [www.house.gov/education](http://www.house.gov/education)

© 2000 Blackwell Science Ltd  
Journal of Internal Medicine 247: 395–402

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

SAFE  
STAFF  
SAVES  
LIVES



## ATTENTION RESIDENTS & NEIGHBORS

2023 Notice of the 2023 Public Hearing, 2023-01-10-2023  
 (Notice of the 2023 Public Hearing, 2023-01-10-2023)

Please to report a

Public Hearing, 2023-01-10-2023

Public Hearing, 2023-01-10-2023

at the following location:

2023-01-10-2023

2023-01-10-2023

This establishment is seeking a license to serve

See Also, 2023-01-10-2023

2023-01-10-2023

There will be an opportunity for public comment on

Tuesday, January 17, 2023 at 6:00pm

Subject: <https://www.ohio.gov/2023/01/10/2023-01-10-2023>

see [www.ohio.gov/2023/01/10/2023-01-10-2023](https://www.ohio.gov/2023/01/10/2023-01-10-2023) for more meeting details

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

## NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

2023 Notice of the 2023 Public Hearing, 2023-01-10-2023  
 (Notice of the 2023 Public Hearing, 2023-01-10-2023)

Please to report a

Public Hearing, 2023-01-10-2023

Public Hearing, 2023-01-10-2023

Public Hearing, 2023-01-10-2023

at the following location:

2023-01-10-2023

2023-01-10-2023

This establishment is seeking a license to serve

See Also, 2023-01-10-2023

2023-01-10-2023

There will be an opportunity for public comment on

Tuesday, January 17, 2023 at 6:00pm

Subject: <https://www.ohio.gov/2023/01/10/2023-01-10-2023>

see [www.ohio.gov/2023/01/10/2023-01-10-2023](https://www.ohio.gov/2023/01/10/2023-01-10-2023) for more meeting details

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

## ATTENTION RESIDENTS & NEIGHBORS 第 1 次居民及邻居会议

2023 Notice of the 2023 Public Hearing, 2023-01-10-2023  
 (Notice of the 2023 Public Hearing, 2023-01-10-2023)

Please to report a

Public Hearing, 2023-01-10-2023

Public Hearing, 2023-01-10-2023

Public Hearing, 2023-01-10-2023

at the following location:

2023-01-10-2023

2023-01-10-2023

This establishment is seeking a license to serve

See Also, 2023-01-10-2023

2023-01-10-2023

There will be an opportunity for public comment on

Tuesday, January 17, 2023 at 6:00pm

Subject: <https://www.ohio.gov/2023/01/10/2023-01-10-2023>

see [www.ohio.gov/2023/01/10/2023-01-10-2023](https://www.ohio.gov/2023/01/10/2023-01-10-2023) for more meeting details

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

2023-01-10-2023

Tuesday, January 10, 2023

# NEWS

NEWSPAPER

GOES







# **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](http://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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

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

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**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](http://www.cb3manhattan.org) for zoom meeting details**

時間 (Time) 和地點 (Location)

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://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 búsqueda 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  
for comments**

**Reunión público  
para comentarios**

**Tuesday, January 17, 2023 at 6:30pm**

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

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

**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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://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](mailto:mdilungo@corcoran.com)  
203.410.0810

## Emily Jedda

---

**Subject:** FW: Letter

----- Forwarded message -----

From: **David Rock** <[drock@vaynermedia.com](mailto:drock@vaynermedia.com)>

Date: Mon, Jan 9, 2023 at 2:00 PM

Subject: Re: Letter

To: Sean Kemp <[sean@vcrgroup.com](mailto:sean@vcrgroup.com)>

Cc: David Rodolitz <[david@vcrgroup.com](mailto: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.

## Emily Jedda

---

**From:** Sean Kemp <sean@vcrgroup.com>  
**Sent:** Thursday, January 5, 2023 1:05 PM  
**To:** Emily Jedda  
**Subject:** Fwd: Letter to the Community Board

Sean Kemp | Operations Manager



516.761.8584  
sean@vcrgroup.com  
[vcrgroup.com](http://vcrgroup.com)

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-Thursdays; 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](mailto:BryanR259@gmail.com)

Community Board 3 of Manhattan,

I support 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.

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: Derrrrrrrick.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

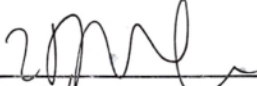
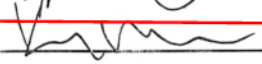
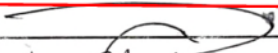
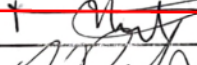
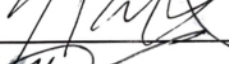

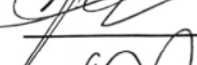

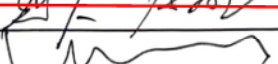

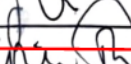


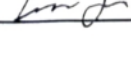
**Address:** 141 E. Houston Street, New York, New York 10002

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

NAME	SIGNATURE	ADDRESS AND APT # (required)
Michael Cummings		235 Eldridge
Keray Winer		110 Forsyth St.
SAM Ben		229 Chrystie
H. Ke Ben		229 Chrystie
Jessie Finkelstein		229 Chrystie
Lily Mae Lazarus		38 delancey st
LORENZO SONARZ		179 arifre
CYNTHIE JORDAN		331 E. Houston
Sean Howard		280 E 2nd
Vincent Levy		229 Chrystie St
Josiah Goodman		215 Chrystie
ERIC POWELL		199 Bowery
Wayne Sin		229 Chrystie
Tom Sin		229 Chrystie





## 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.

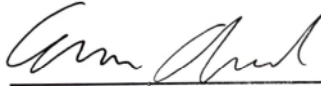
D&C Social Club Inc. will be applying for a private members club license. By signing this petition, you are supporting us in our application

NAME

SIGNATURE

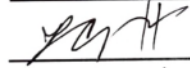
ADDRESS AND APT # (required)

Eiman Ahmed



137 E Houston St

Zain Khattak



137 E Houston

Tyler Lewis



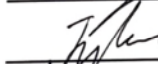
137 E Houston

Kevin Zhang



137 E Houston

Tyler Lin



137 E Houston

Kevin Lau



137 E Houston

[illegible]

## **Emails to Block Associations**



Sent to: Sara D Roosevelt Park Community Coalition (kwebster.nyc@verizon.net) Lower East Side Dwellers Neighborhood Association (lesdwellers2012@gmail.com) Bowery Block Association (bstarztwo@gmail.com); Friends of the Lower East Side (friendsoftheles@gmail.com); Loisaida United Neighborhood Gardens (ck@wingflix.com); Fourth Arts Block (dakota@fabnyc.org)

**Emily Jedda**

---

**From:** Emily Jedda  
**Sent:** Wednesday, December 7, 2022 1:36 PM  
**To:** Donald Bernstein  
**Cc:** 'David Rodolitz'  
**Subject:** Notice to Our Neighbors- FlyFish Club (141 E. Houston)

## 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](mailto:Donald@brpclaw.com) or David Rodolitz [david@vcrgroup.com](mailto:david@vcrgroup.com)

Thank you.

**Emily R. Jedda | Licensing Specialist**



## Emily Jedda

---

**From:** Emily Jedda  
**Sent:** Wednesday, December 14, 2022 3:42 PM  
**To:** Donald Bernstein  
**Subject:** Notice to Our Neighbors - FlyFish Club (141 E. Houston)

### 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 at [Donald@brpclaw.com](mailto:Donald@brpclaw.com) or David Rodolitz [david@vcrgroup.com](mailto:david@vcrgroup.com)

Thank you.

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