



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, 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 invites:

- 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/manhattan/cb3/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: \_\_\_\_\_

Is location currently licensed?  Yes  No    Type of license: ON PREMISE LIQUOR

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: HUGHES MURRAY WALSH LLC - PHOENIX

**APPLICANT:**

Premise address: 447 E 13th ST.

Cross streets: AVE A - 1ST AVE

Name of applicant and all principals: FORD BEVERAGES LLC - GARRETT FORD

Trade name (DBA): PHOENIX

**PREMISE:**

Type of building and number of floors: MIXED-USE WITH 6 FLOORS

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 HAVE AN LNO FOR 74 PEOPLE

What is the zoning designation (check zoning using map: <http://do.compd.nyc.gov/dmrit/nycitymap/> - please give specific zoning designation, such as RB or C2): C1-GA

**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) 3PM - 4AM 7 days a week

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? 6 Total number of indoor seats? 24

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 STAND UP BAR WITH 14 SEATS

(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 BAR FOOD

What are the hours the kitchen will be open? ALL OPERATING HOURS (PREMISE)

Will a manager or principal always be on site?  Yes  No If yes, which? Principal + manager

How many employees will there be? 5 or 6

Do you have or plan to install  French doors  accordion doors or  windows? NO

Will there be TVs/monitors?  Yes  No (if Yes, how many?) 2 (NOT USED DAILY)

Will premise have music?  Yes  No

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

If other type, please describe JUKEBOX

What will be the music volume?  background (conversational)  Entertainment (live music venue level)

Please describe your sound system: JUKEBOX + 4 SMALL SPEAKERS IN MAIN ROOM  
2 SMALL SPEAKERS IN BAR ROOM

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? \_\_\_\_\_

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.") STAFF + SECURITY WILL MONITOR THE SIDEWALK AND TAKE ANY ACTION TO PREVENT THIS SITUATION

Will there be security personnel?  Yes  No (If Yes, how many and when) YES - 1 ON THURS, FRI, + SAT

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

Please attach plans. SECURITY + STAFF WILL MONITOR THE OUTSIDE + THE MANAGER WILL MONITOR THE NOISE INSIDE

Is sound proofing installed?  Yes  No EXISTING

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

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:

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: \_\_\_\_\_

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

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

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or

information hampers the ability to evaluate this application. THE APPLICANT HAS WORKED AT THIS LOCATION FOR 15 YEARS + MANAGER IS FOR 5 YEARS.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name, address and describe the business: \_\_\_\_\_

Has any principal had SLA reports or action within the past 5 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.



**LOCATION:**

How many licensed establishments are within 1 block? 12

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 Tavern

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 3PM - 4AM; Tue 3PM - 4AM; Wed 3PM - 4AM;

Thu 3PM - 4AM; Fri 3PM - 4AM; Sat 3PM - 4AM;

Sun 3PM - 4AM. (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

I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors

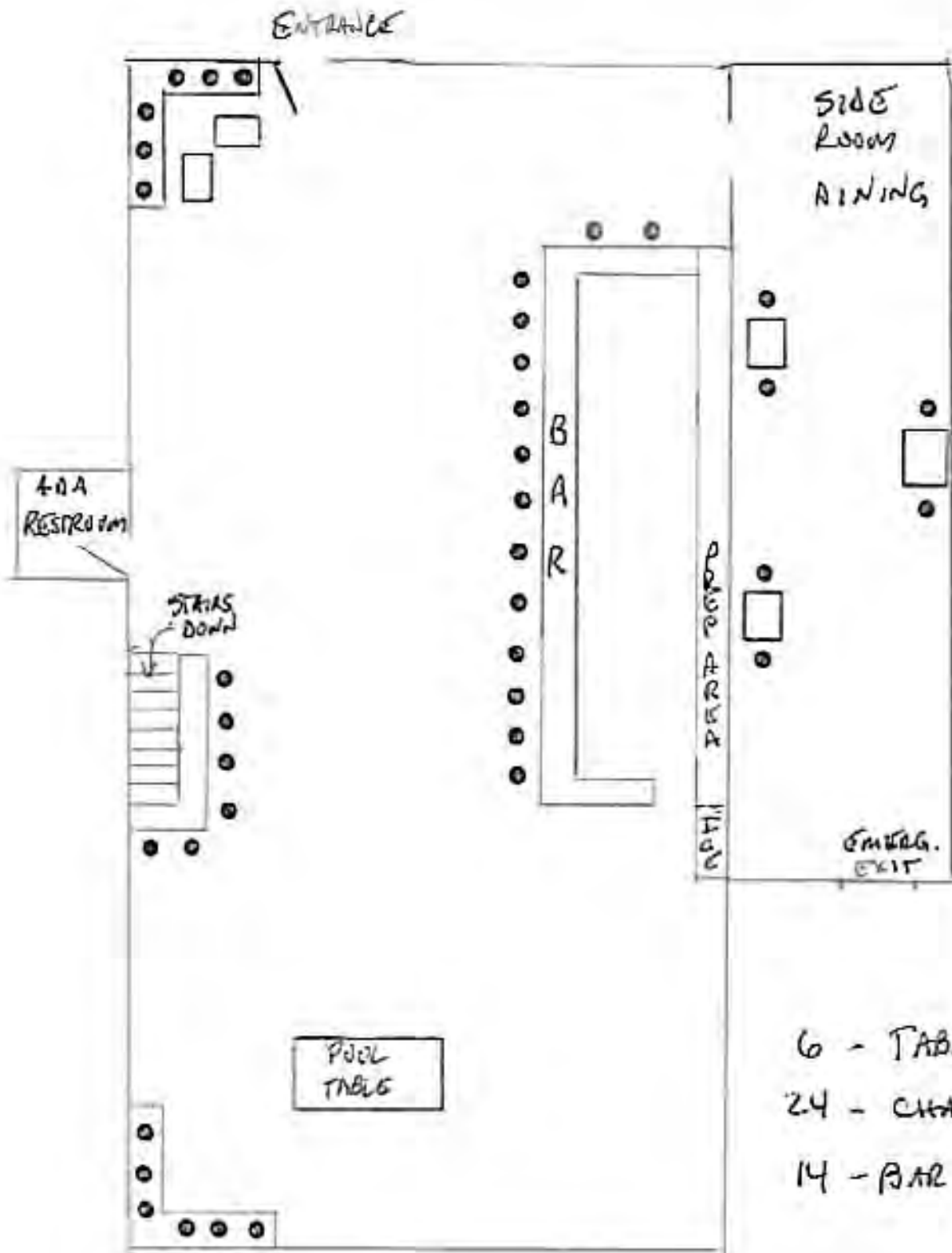
5.  I will employ a doorman/security personnel: 1 ON THURS, FRI, + SAT.

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 apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have unlimited drink specials, including boozy brunches, with food.
14.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by 7PM
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

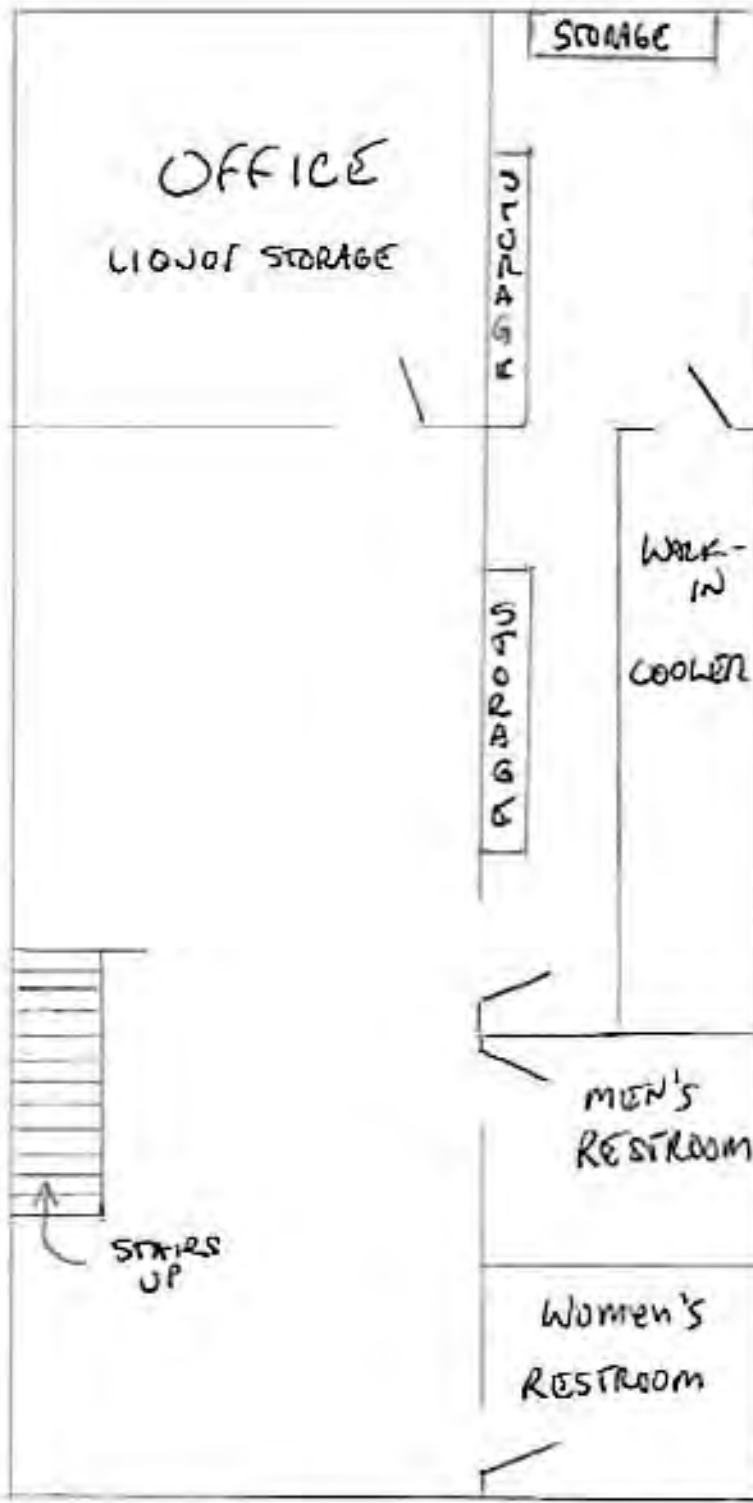
Name: GARRETT FORB

Phone Number: 347-281-2503



- 6 - TABLES
- 24 - CHAIRS
- 14 - BAR SEATS

1st floor



Basement

Bites

**Cheeseburger**

**Sliders**

2 Beef patties, cheddar  
cheese

\$10.00

**Hot Dogs**

All beef frank

\$5.00

**Beyond Burger**

**Sliders**

2 Beyond burger pat-  
ties (V)

\$10.00

**Kettle Chips**

Assorted flavors

\$2.00

The Phoenix



447 East 13th Street NY NY 10009























NYC Department of Buildings  
Actions

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file Internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: Safety. Search the [DOB NOW public portal](#) for these records.

Page: 1

Premises: 211 AVENUE A MANHATTAN

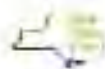
BIN: [1026922](#) Block: 441 Lot: 36

NUMBER	TYPE	FILE DATE
LNO 1042	LETTER OF NO OBJECTION	10/30/2008
LNO Use: APPROVED EATING & DRINKING ESTABLISH		
LNO Floor: FIRST FLOOR		
Comments: UG 5		
MISC 3590-87	MISCELLANEOUS	12/31/1987
NB 253-03*	NEW BUILDING	00/00/0000
PRS 572-53	PLUMBING REPAIR SLIP	00/00/0000
PRS 1655-55	PLUMBING REPAIR SLIP	00/00/0000
PRS 1683-35	PLUMBING REPAIR SLIP	00/00/0000
SA 2528-11		00/00/0000
SPR 3709-88	SPRINKLERS	10/31/1988
SR 4303-50	SPECIAL REPORT	00/00/0000
UB 62-08*	UNSAFE BUILDING	00/00/0000
UB 1128-38*	UNSAFE BUILDING	00/00/0000
V* 020281ESD92	DOB VIOLATION - DISMISSED	00/00/1981
DISMISSAL DATE: 07/27/1997	AGENCY LICENSE: MLA	BADGE NO.: 0656
V* 112986ESST9L	DOB VIOLATION - DISMISSED	00/00/1986
DISMISSAL DATE: 07/27/1998	AGENCY LICENSE: MLA	BADGE NO.: 0656
<a href="#">V* 031893LL629111157</a>	DOB VIOLATION - DISMISSED	03/18/1993
<a href="#">V* 031894LL629111157</a>	DOB VIOLATION - DISMISSED	03/18/1994
<a href="#">V* 082395LL629106624</a>	DOB VIOLATION - DISMISSED	08/23/1995
<a href="#">V* 091897LL6291166189</a>	DOB VIOLATION - DISMISSED	09/18/1997
<a href="#">V* 030789ESST0301W</a>	DOB VIOLATION - DISMISSED	03/07/1989
<a href="#">V* 030789ESST0302W</a>	DOB VIOLATION - DISMISSED	03/07/1989
<a href="#">V* 102590CA4AM03</a>	DOB VIOLATION - DISMISSED	10/25/1990
<a href="#">V 010108LL629103820</a>	DOB VIOLATION - ACTIVE	01/01/2009
<a href="#">V 063018C0301EH</a>	DOB VIOLATION - ACTIVE	06/30/2018
<a href="#">V 071018C0300MP</a>	DOB VIOLATION - ACTIVE	07/10/2018
<a href="#">V* 071218C0301LR</a>	DOB VIOLATION - DISMISSED	07/12/2018
<a href="#">V 112818AEUHAZ100024</a>	DOB VIOLATION - ACTIVE	11/28/2018

Next

Select Violation Type: Show All Violations

Refresh



# NYS Liquor Authority Mapping Project (LAMP)

version 1.0.7

Search for an address or locate on map

Search for an address or locate on map

Find address or place



Show results within (Foot)

750

0

1500

Search by State, Name, City, Zip...

Tasks

Results

Search Active Licenses \_Query result

Displayed features: 1/1

Status Active

Nome Fond, LLC  
Solignetto, Fabio  
Solignetto, Monica  
Pozzo, Alessandro

HUGHES MURRAY WALSH LLC | Active

Premises Name	HUGHES MURRAY WALSH LLC
City	PHOENIX
County	1256262
City	Small
Type	On Premises Liquor
Method of Operation	Restaurant Serving Liquor Wine Cider & Beer
Address	447 E 111TH ST NEW YORK, NY 10019 New York County

City	100194
Lic Type	OT
Lic Class	252
M.A. / Lic	1
Lic Exp Date	10/01/2025
Lic Iss Date	11/3/2021
Lic to Date	10/7/2021
Lic Orig Date	11/22/2011
Status	Active

Brooklyn, Bronx

Disclaimer

making available to the public and do not represent actual distances between points of entry. The NYS Liquor Authority makes no representation as to the

Esri Commu



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, OpenStreetMap, Microsoft, Esri  
 HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census, Bureau, USD



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

Property Address	
Location	<b>447 E 13th St, New York, New York, 10009</b>
Geocode	<b>Latitude: 40.72994 Longitude: -73.98108</b>
Report Generated On	<b>12/14/2023</b>

Distance to Nearest 500 ft		
Name	Address	Distance
CONVIVE PARTNERS LLC Ser #: 1290950	166 AVENUE A NEW YORK, NY 10005	273 ft
LARMAD INC Ser #: 1023546	224 226 1ST AVE NEW YORK, NY 10009	506 ft
RFF WINES & LIQUORS INC Ser #: 1305314	225 AVENUE B NEW YORK, NY 10005	671 ft
236 WINES & LIQUORS INC Ser #: 1023535	279 1ST AVENUE NEW YORK, NY 10003	1,017 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,034 ft
FAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	128 1ST AVE NEW YORK, NY 10009	1,323 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,513 ft
SAKAYA INC Ser #: 1109050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,594 ft

Distance to Nearest School		
Name	Address	Distance
IMMACULATE CONCEPTION SCHOOL	419 E 13TH ST NEW YORK, NY 10009	390 ft
EAST SIDE COMMUNITY SCHOOL	420 E 13TH ST NEW YORK, NY 10009	452 ft

Distance to Nearest Church		
Name	Address	Distance
Mary Help of Christians Church		361 ft
Immaculate Conception Church		394 ft
God's Healing Stream Church		487 ft



Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
<b>EST RESTAURANT CORP</b> Ser #: 1300345	<b>349 E 13TH ST</b> <b>NEW YORK, NY 10003</b>	<b>729 ft.</b>



# ATTENTION RESIDENTS & NEIGHBORS

FORD BEVERAGES, LLC / PAK / TANK

Plans to open a  
PAK / TANK

at the following location

447 5th St

This establishment is seeking a license to

PAK / TANK + LIC

There will be an opportunity for public comment

Monday, January 08, 2024 at 5:00am

Online: <https://web.zoom.us/j/8348213283>

See [www.chicagobusiness.org](http://www.chicagobusiness.org) for zoom meeting details

CALL AT 312 281-2507

ALABAMA COMMUNITY DEVELOPMENT  
SLA & DCA Licensing Committee Meeting  
[www.alabamagov.com](http://www.alabamagov.com)



# ATTENTION RESIDENTS & NEIGHBORS

# NEIGHBORING RESIDENTS

FORD BEVERAGES, LLC / PAK / TANK

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**ATTENTION RESIDENTS  
& NEIGHBORS**

FORD BEVERAGES LLC / PHOENIX

Category: DBA Name and Contact Number

Plans to open a

BAR / TAVERN

(Please check Day/Evening/Club and indicate if there will be a 24-hour bar)

at the following location

447 E 13th

Building Number, Street Name, Name, City

This establishment is seeking a license to serve

BEER / WINE + SMOKE

Beer & Wine or Beer / Wine & Liquor

There will be an opportunity for public comment on

Monday, January 08, 2024 at 7:00 PM

Online: <https://us06web.zoom.us/j/9152857>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for room and agenda details

Date/Time/Location

GILBERT 347 281-2500

Approved Contact Information

AT COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

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



TS & NEIGHBORS



## ATTENTION RESIDENTS & NEIGHBORS

*Free Detergents LLC / Piquette*

Please to open a

*500 / 1000*

at the following location

*400 1000 SE*

This establishment is opening a license to serve

*2000 / 1000*

There will be an opportunity for public comment on

Monday, January 28, 2024 at 6:00pm

Online: <https://publicworks.com/442/8888218745>

See [www.chicagostation.org](http://www.chicagostation.org) for more meeting details

MEETING: 041-221-2543

COMMUNITY BOARD  
1000 N. LAKE ST. CHICAGO, IL 60610  
www.chicagostation.org

## ATTENTION RESIDENTS & NEIGHBORS

*Free Detergents LLC / Piquette*

*500 / 1000*

*400 1000 SE*

Public meeting for comments

Monday, January 28, 2024 at 6:00pm

Online: <https://publicworks.com/442/8888218745>

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## NEIGHBORING RESIDENTS

Please to open a

*500 / 1000*

at the following location

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Public meeting for comments

Monday, January 28, 2024 at 6:00pm

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See [www.chicagostation.org](http://www.chicagostation.org) for more meeting details



**ATTENTION RESIDENTS & NEIGHBORS**

**Meeting Information**

The meeting will be held on **Monday, January 24, 2022 at 7:00 PM** at the **Community Center, 1000 W. 10th St., Grand Rapids, MI 49504**. The meeting will be held in **Room 101**.

Please call for more information at **616-222-1234**.

**Community Center**  
1000 W. 10th St.  
Grand Rapids, MI 49504

**Meeting Information**

The meeting will be held on **Monday, January 24, 2022 at 7:00 PM** at the **Community Center, 1000 W. 10th St., Grand Rapids, MI 49504**. The meeting will be held in **Room 101**.

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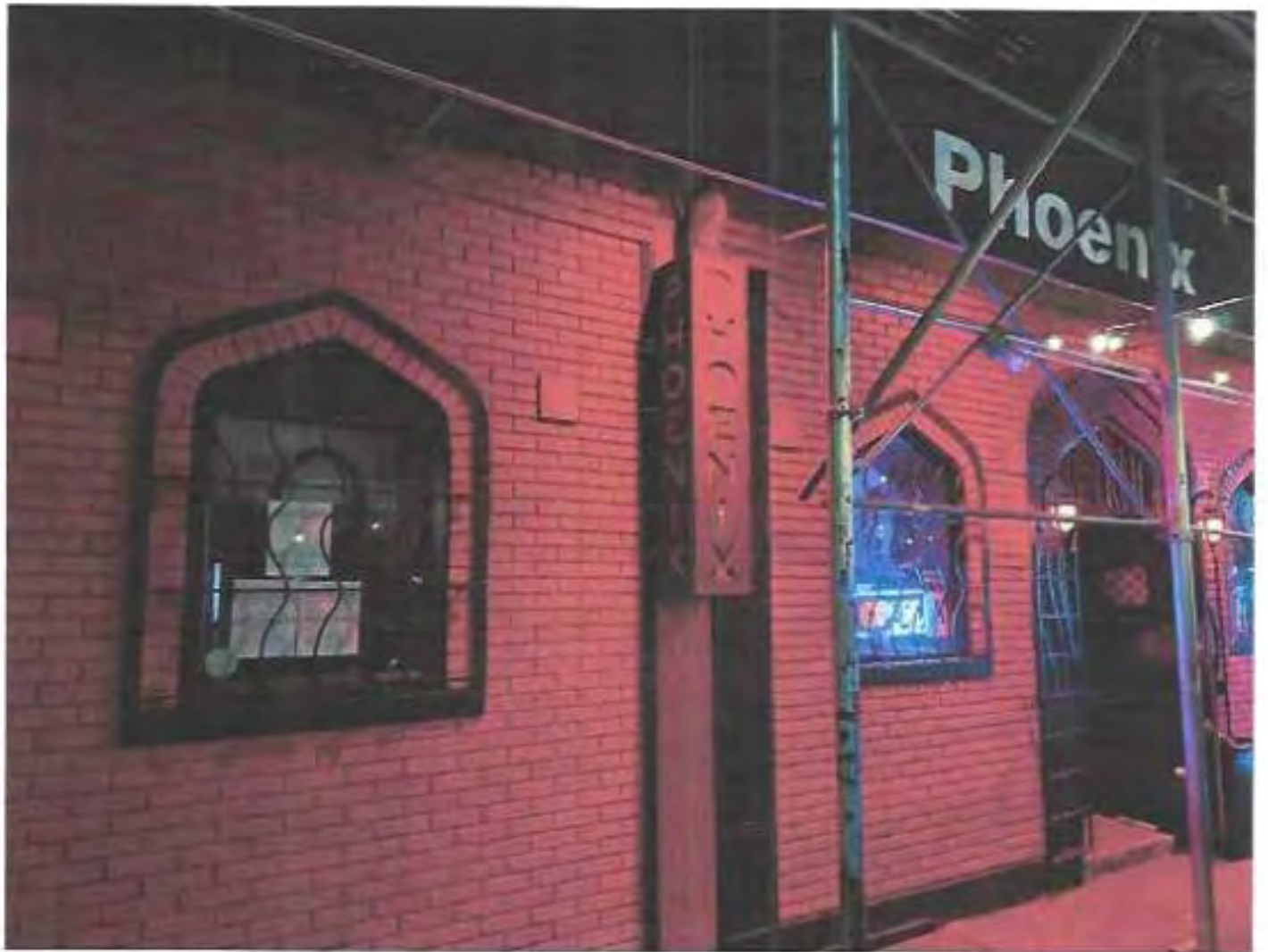
**Community Center**  
1000 W. 10th St.  
Grand Rapids, MI 49504

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Please call for more information at **616-222-1234**.

**Community Center**  
1000 W. 10th St.  
Grand Rapids, MI 49504





Petition to Support Proposed Liquor License

Date: 12/15/23

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER/WINE + LIQUOR

to the following applicant/establishment (company and/or trade name) FORD COVERAGE LLC  
ABA - PHOENIX

Address of premises: 447 E 13th ST.

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be: 3pm - 4am 7 days a week

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Prof. Jeff M... Billy Klamon	[Signature]	434 E. 11th St. #3F 218 AVE A Apt 4E
THOMAS CURRANO Janett Pena	[Signature]	573 E 14th St #4A 536 East 14th St
Robert Gonzalez Kristen Jays	[Signature]	440 E 13th St A3 440 E 17th St A B
Stacy L. Santiago Mitch Kusche	[Signature]	211 Ave A Apt 3F 55 Dulgers St. Apt 56
Tyson NOVICK Karin Con...	[Signature]	211 AVE A Apt 3F 655 E 12th St
Max Shannon Leann Ora	[Signature]	524 East 13th St #17 506 E 13th St Apt A
Alex Tulenko Amila Porc...	[Signature]	410 E 13th Apt 530 E 11th St 507 E 10th St

Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER/WINE + LIQUOR

to the following applicant/establishment (company and/or trade name) FORD BEVERAGES LLC  
ABA - PHOENIX

Address of premises: 447 E 13th ST.

This business will be a: (circle)  Bar  Restaurant  Other: \_\_\_\_\_

The hours of operation will be: 3pm - 4am 7 days a week

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Lawton Taylor		425 E 13th St #6C NY NY 10009
Brian Collins	<i>Brian Collins</i>	425 E13th 6F, NY, NY 10009
Max Tran	MT	425 E13th 6F, NY, NY 10009



Petition to Support Proposed Liquor License

Date: \_\_\_\_\_

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER/WINE + LIQUOR

to the following applicant/establishment (company and/or trade name) FORD BEVERAGES LLC  
ABA - PHOENIX

Address of premises: 447 E 13th ST.

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be: 3pm - 4am 7 days a week

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Lawton Taylor		425 E 13th St #6C NY NY 10009
Wynn Bello	<i>Wynn Bello</i>	425 E 13th St #6L NY, NY 10009

December 18, 2023

Re: Garrett Ford/The Phoenix – Application for Liquor License

To Whom It May Concern:

I purchased my apartment at 425 East 13<sup>th</sup> Street in February of 2008 and have lived in the area for over 15 years. The Phoenix has been on my block for the entire time I've owned my home and I met Garrett 15+ years ago as well. There are approximately 90 units in my building and having lived there for so long, I'm either friends or close acquaintances with the other owners in my building. Due to this, I feel I can speak on behalf of our building when it comes to The Phoenix.

We consider the team at The Phoenix to be good neighbors. Over the years we've experienced snowstorms, blackouts, flooding, etc and Garrett and his team have always been there to help. I've hosted parties at The Phoenix and now know most of the staff personally, including Brenda the current owner. While the business stays open quite late, I've never heard of a single noise complaint from anyone in the area. In fact, knowing they are open until 4am makes us feel safer if we're returning late at night rather as opposed to walking down a dark and quiet street. The staff have also been helpful in curbing homeless issues in the area and help us keep our block clean and safe.

I can't say enough positive things about Garrett and his team. Those of us in the neighborhood feel the team at The Phoenix are part of our community and enjoy having them as neighbors.

Sincerely,



Lawton Taylor  
425 East 13<sup>th</sup> Street, Apt 6C  
New York, NY 10009