

Stylus NYC Inc.  
Stylus  
48 Clinton Street, New York, New York 10002  
Application for a Members Club License

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Manhattan Community Board 3  
59 East 4<sup>th</sup> Street  
New York, NY 10003  
May 13, 2024 SLA Licensing Committee Meeting

#### CB3 Questionnaire

- Founder Bios
- Menu
- Floor Plans
- Photographs
- Area Survey and Certificate of Occupancy
- Sound and Traffic Studies
- Outreach

**BERNSTEIN REDO & SAVITSKY, 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)

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 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

Members Club

Check if either of these apply:

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

Today's Date: 4/29/2024

Is location currently licensed? ☐ Yes ☒ No    Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Recording studio; rehearsal/production facility for theater group

Corporation and trade name of current license: N/A

**APPLICANT:** Stylus NYC Inc.

Premise address: 48 Clinton Street, New York, New York 10002

Cross streets: Stanton and Rivington Street

Name of applicant and all principals: Naim Bulbulia, ABC Officer

Trade name (DBA): Stylus

**PREMISE:**

Type of building and number of floors: 4 story mixed use 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 to be updated with an occupancy of 226

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): R7A,C1-5

**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) 9am-12am Sunday to Thursday; 9am-1am Friday to Saturday

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

If yes, please describe what type: Members Club for the arts

Number of indoor tables? 28 Total number of indoor seats? 76 with 10 bar stools

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_

1 stand-up bar on the ground floor, 12'7" with 10 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 \_\_\_\_\_

Small plates, seasonal menu inspired by the programming

What are the hours the kitchen will be open? 9am-11pm daily

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

How many employees will there be? 20

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) Projector on ground floor

Will premise have music? ☒ Yes ☐ No

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

If other type, please describe \*Record selector

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue

level) Please describe your sound system: Custom designed audiophile quality speakers by Devon Turnbull/OJAS

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? \_\_\_\_\_

Stylus will present small ensemble performances and recorded music on a weekly basis to its members at no extra charge and will not advertise or promote event to the public

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.") \_\_\_\_\_

See traffic study enclosed. Stylus staff will provide active management of vehicular traffic

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. See sound study enclosed. Members will be actively encouraged to follow Rules of Conduct. Very Specialized acoustic treatments were undertaken to ensure that sound would not affect the neighbors.

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:

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#### **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. See attached

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

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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? 11

How many On-Premise (OP) liquor licenses are within 500 feet? 14

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 Members Club for the arts,

☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☒ Other  
with less than a full-service kitchen serving a small-plates menu from 9am-11pm

3. My hours of operation will be:

Mon 9am-12am; Tue 9am-12am; Wed 9am-12am;  
Thu 9am-12am; Fri 9am-1am; Sat 9am-1am;  
Sun 9am-12am. (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: only during private member events

6. ☒ I will install soundproofing, additional layers of sheetrock at walls and ceiling; grout injection  
in the existing CMU walls; springs for walls; sound mat for concrete; insulation; interior fabric; door seals;  
mechanical silencers

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 \_\_\_\_\_.
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: Naim Bulbulia, ABC Officer

Phone Number: (973) 467-1325 (office) / (973) 420-1285 (cell)

**Arani and Shumita Bose  
Co-Founders of Stylus**

Dr. Arani Bose and Shumita Bose are gallerists, philanthropists, art collectors, and entrepreneurs. In 1994, they established Bose Pacia Gallery in New York with Dr. Steven Pacia. Bose Pacia opened as the first gallery in the West focusing exclusively on modern and contemporary art from South Asia. Having held over 80 exhibitions, Bose Pacia has been internationally regarded for promoting the South Asian avant-garde. The Bose Pacia Prize was established in 1997, resulting in the first solo exhibitions for, now world-renowned artists, Subodh Gupta, Jitish Kallat and LN Tallur. After two decades of innovative and unceasing dedication to cultivating a global commercial and intellectual platform for contemporary South Asian art, Bose Pacia Gallery closed in 2014. In 2013, the Boses established +91 Foundation, a non-profit organization that provides platforms highlighting contemporary art practice from South Asia and its diaspora communities to the public domain. Dr. Bose is the Vice Chair of the Board of Directors of Blank Forms, a Brooklyn-based nonprofit organization supporting emerging and historically significant artists who produce work across disciplines, often rooted in traditions of experimental and creative music.

In the field of healthcare, Dr. Bose co-founded the company Penumbra, Inc in 2004 and has served as a member of its board of directors since its inception. Prior to founding Penumbra, Dr. Bose was on the faculty of New York University (NYU) School of Medicine from 1997 to 2004 in the departments of Radiology and Neurology, where he also had a clinical practice. While at NYU, Dr. Bose co-founded SMART Therapeutics where he developed the first intracranial stents for brain aneurysms and atherosclerosis of brain blood vessels. He received a BA from Stanford University and an MD from the University of Colorado School of Medicine with residency and fellowships at Yale University School of Medicine and NYU Medical Center.

## **STYLUS NYC MENU**

### **BREAKFAST**

- Bakery
  - Savory scone: local heritage bacon, scallion, and aged cheddar
  - Buttermilk biscuit: served with seasonal fruit compote
  - Plain croissant
  - Olive oil polenta cake
  - Breakfast oat cake/bar (gf)
- Non-Bakery
  - Stylus Breakfast Sandwich- Japanese style egg custard on rosemary ciabatta, local heritage bacon, aged cheddar
  - Scandinavian Breakfast- toasted breads, salted butter, house-cured gravlax, tinned fish, egg, accoutrement
  - Avocado toast- smashed avocado, sheep's milk feta, herbed cherry tomato confit, pink lady radish Add: jammy egg; smoked trout; gravlax
  - Housemade seeded granola, coconut yogurt, seasonal fruit compote (gf)
  - Breakfast tacos- heirloom corn tortillas, scrambled eggs, salsa macha, queso fresco, avocado, pickled red onion (gf)

### **LUNCH AND DINNER**

- Small and Shareable
  - Market vegetable crudite with edamame ranch dip
  - Chicken yakitori- skewered boneless thigh with housemade tare and chive
  - Greens and grains bowl- mixed ancient grains with roasted seasonal vegetables, toasted sunflower seeds, and green goddess dressing (and protein)
  - Grilled Caesar wedge- char grilled romaine, anchovy lemon dressing, local heritage bacon crumble, toasted panko
  - Cheese plate with seasonal jam, cornichons, mustard, fruit, and nuts
  - Assorted Italian meats, cheese, and bread
  - Pan seared polenta cake with roasted wild mushrooms
  - Focaccia de Recco- taleggio, ricotta, and truffle oil
  - Farinata
- Larger and Shareable
  - King Oyster Mushroom Katsu Sandwich- Spicy spread, furikake fries

- Smoked trout sandwich- frisee salad
- Roasted turkey club- heritage bacon, heirloom tomato, little gem lettuce (gf option)
- Feta, avocado, tomato, sprouts, LTO sandwich on house-made bread (gf option)
- Berkshire pork ribs, dry root beer rub, slaw (gf)
- Pastrami short rib- char sui glaze, Japanese potato salad
- Porchetta tacos Árabes, gremolata, cebollitas, flour tortilla (gf option)
- Sliced rib eye steak, cranberry bean chile verde, tortillas (gf option)

● Sides

- Chaat
- Roasted green vegetables

**LES-INSPIRED LOCAL FAVORITES**

- Russ & Daughters: smoked salmon and bagel plate
- Katz: pastrami / corned beef and brown mustard mustard on rye, sour pickle
- Lam Zhou: handpulled noodle, fermented soy, ground pork, green onion, cucumber

**CAVIAR SERVICE**

- Sturgeon caviar served over crushed ice with accoutrements
- Mini potato latke
- Dill creme fraiche
- Pickled shallot
- Japanese egg salad

**SMALL DISHES FOR TABLES**

- Roasted chickpeas (gf)
- House potato chips with dips (gf)
- House roasted nuts / house trail mix (gf)
- Assorted marinated olives

**SWEETS**

- Cakes
- Seasonal pie
- A cookie plate (gf option)
- Seasonal sorbet
- Ice cream finger sandwiches
- Affogato

## **STYLUS NYC BEVERAGE MENU**

### **COFFEE AND TEA**

Espresso drinks  
Filter coffee  
Selection of teas  
Matcha  
Golden latte  
Selection of seasonal shrubs  
Seasonal lemonades/refreshers  
Adaptogen add-ons (chlorophyll, ashwagandha, mushroom mix)

### **SMOOTHIES**

Spinach, kale, mango, banana, dates  
Cacao, cashews, coconut yogurt, dates, golden flax, cinnamon

### **COCKTAILS**

Blues – Feeling Pensive:  
Downtempo Old Fashioned – Southern Bourbon, Hopped Grapefruit Bitters, Sugarcane, Burnt Citrus  
Enrico Negroni – Gin, Vermouth, Cynar, Lemon  
Midnight Espresso Martini – Espresso, Aged Tequila, Mr. Black  
Louis Obituary – Gin Martini, Absinthe and Lemon Oil Float  
St. Marks Manhattan – Rye, Braulio, Toki Whiskey, Demerara, Angostura

Punk Pop – Bubbly and Strong:  
Neon Hearts – Midori, Mezcal, Club Soda, Lime, Citrus Bitters  
Tokyo Hard Core – Vodka, Ume Liquor, Yuzu, Bubbles  
Velvet Underground – Aged Rum, Velvet Falernum, Hibiscus Syrup, Seltzer  
Smoke Screen – Kentucky Bourbon, Ginger Beer, Burnt Rosemary

Jazz and Contemporary – Easy Drinking:  
Flamenco – Blanco Tequila, Agave, Hibiscus, Lime, Spicy Salt Lick  
Tea and Treats – Coconut Water Matcha, Crème De Cacao, Toki Whiskey  
French Parlor – Sparkling Rose, Macerated Berry, Calvados  
Katz Sour – Bourbon, Lemon, Black Pepper and Coriander Syrup



## **BEER/WINE/NA**

### **WHITE WINE**

Chardonnay, Canaille, Santa Maria Valley, California 2022

Vermentino/Grenache Blanc, "Barraban," Bastide du Claux, Luberon, France 2020

### **RED WINE**

Pinot Noir, Jean Marc Bouley, Burgundy, France 2016

Cabernet Sauvignon, Little Boat, Dry Creek Valley, Sonoma 2021

### **ROSE**

Soter Vineyards Origin Series Pinot Noir Rosé, Willamette Valley, OR 2022

### **SPARKLING**

Stephane Coquillet, "Inforescence", Brut, Champagne, France

### **BEER**

Lager - Reissdorf Kolsch, Cologne Germany

Belgian Ale - Rochefort, Rochefort 10, Trappist Quadrupel, Belgium

IPA - Threes Logical Conclusion, Brooklyn

Witbier - Avery White Rascal, Boulder, CO

Sour - Back Home "Sumac Gose," Brooklyn NY

### **NON ALCOHOLIC**

AL's

Seasonal shrub

Sanbitter

Aguas frescas / lemonades

Lime, cucumber, chia

Seasonal fruit

Stylus NYC Inc.

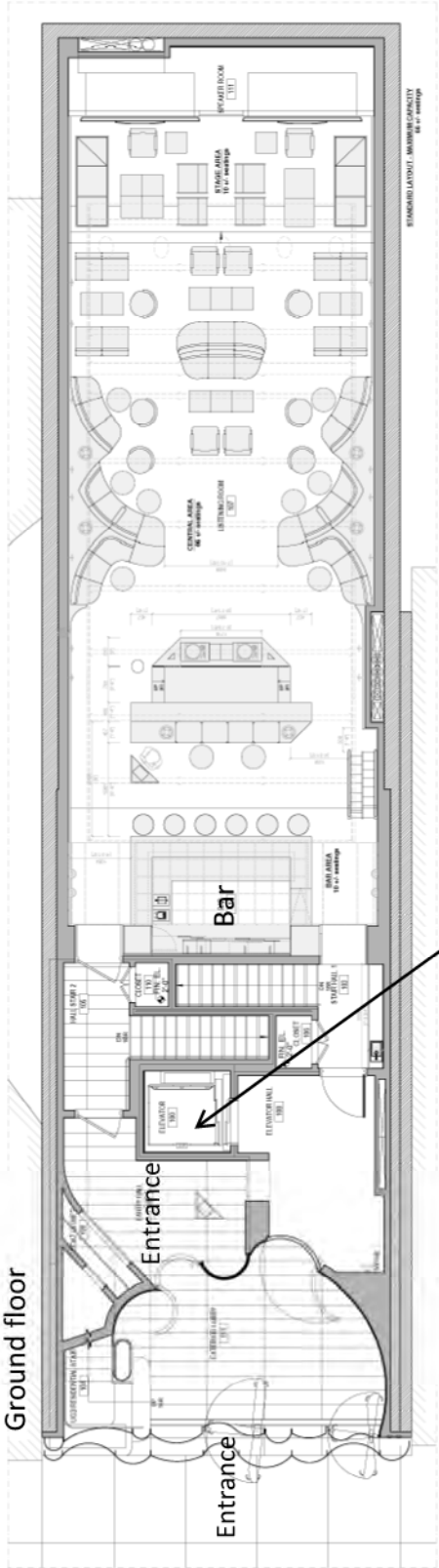
Ground floor:

28 tables, approx 56 seats

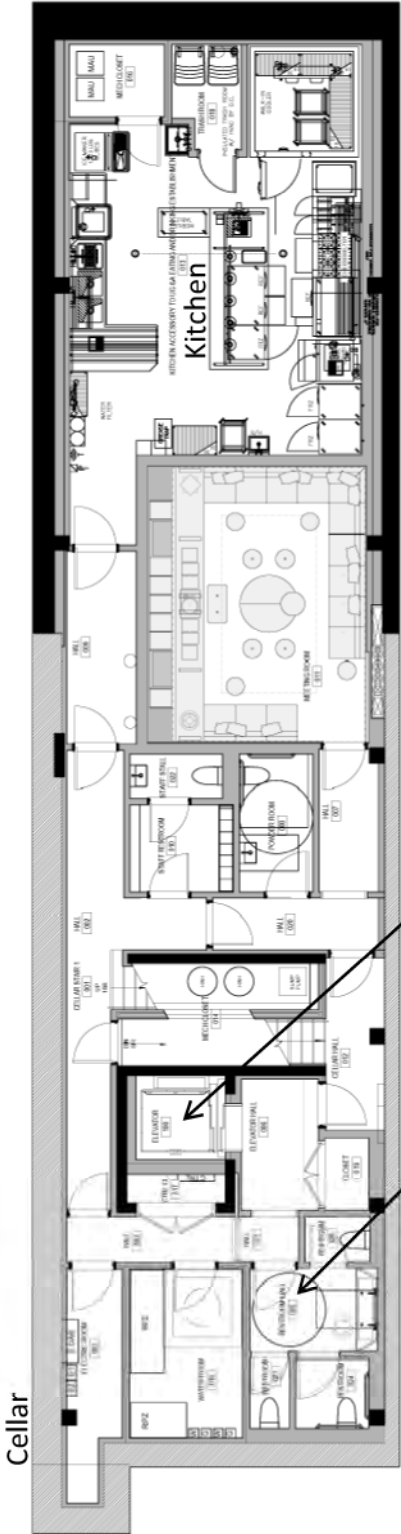
1 stand-up bar, 10 bar stools

Cellar

Approx 20 lounge seats



Dedicated Elevator



Restrooms

Dedicated Elevator







AREA SURVEY  
48 Clinton Street  
New York, NY  
March 8, 2024  
NOT TO SCALE

Re: 48 Clinton Street

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1. Pig & Khao - 68 Clinton St. - (171')
2. Donnybrook - 37-39 Clinton St. - (169')
3. Azazu - 49 Clinton St. - (54')
4. Sixty Three Clinton - 63 Clinton St. - (128')
5. The Burgary - 67 Clinton St. - (159')
6. Thailicious - 71 Clinton St. - (205')
7. Cloud Vietnamese - 79 Clinton St. - (358')
8. Black Crescent - 76 Clinton St. - (294')
9. Rebel - 29 Clinton Street - (240')
10. Omar's Kitchen & Rum Bar - 29 Clinton Street - (271')
11. Cafe Skye - 43 Clinton Street - (69')
12. Joey Roses - 174 Rivington Street - (275')
13. Sushi Lin - 151 Rivington Street Upper Floor - (347')
14. Lullaby - 151 Rivington Street - (349')

Schools & Churches

1. P.S. 140 Nathan Straus School - 123 Ridge St. - (459')
2. Lower East Side Preparatory High School - 145 Stanton St. - (398')
3. School for Global Leaders - 145 Stanton St. - (398')
4. Martha Valle High School - 145 Stanton St. - (398')
5. Stanton St. Shul - 180 Stanton St. - (248')
6. Congregation Chasam Sopher - 10 Clinton Street - (465')



Rivington Street

Cibao Restaurant  
(Food only)

Residential

Deli

Pig & Khao  
68 Clinton St.

Residential

Construction

Dental  
Office

Residential

APPLICANT

Residential

Tailor

Clothing

Residential

Oti NYC (wine, beer)

Community  
Garden

Stanton Street

Clinton Street

NOT TO SCALE

New York, NY  
March 8, 2024

BLOCK PLOT  
48 Clinton Street

Coffee Store

Thailicious 71 Clinton St.

Exotic Snacks

Ronin (wine, beer)

The Burgary 67 Clinton St.

Commercial

Residential

Sixty Three Clinton 63 Clinton St.

Residential

Commercial

Vacant

Residential

Fast Food

Vacant

Cannabis Dispensary

Asazu 49 Clinton St.

Residential

Vacant

Residential

Hair Salon

Residential

Multiservices

Cafe Skye  
43 Clinton St.

Vacant

Pizzeria

Gallery

Residential

Donnybrook 35 Clinton St.

NYC Department of Buildings  
**Property Profile Overview**

<b>48 CLINTON STREET</b>		<b>MANHATTAN 10002</b>	<b>BIN# 1004113</b>
CLINTON STREET	48 - 48	<b>Health Area</b> : 7600	<b>Tax Block</b> : 344
		<b>Census Tract</b> : 22.01	<b>Tax Lot</b> : 145
		<b>Community Board</b> : 103	<b>Condo</b> : NO
		<b>Buildings on Lot</b> : 1	<b>Vacant</b> : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

<b>Cross Street(s):</b>	STANTON STREET, RIVINGTON STREET		
<b>DOB Special Place Name:</b>			
<b>DOB Building Remarks:</b>			
<b>Landmark Status:</b>		<b>Special Status:</b>	N/A
<b>Local Law:</b>	NO	<b>Loft Law:</b>	NO
<b>SRO Restricted:</b>	NO	<b>TA Restricted:</b>	NO
<b>UB Restricted:</b>	NO		
<b>Environmental Restrictions:</b>	AIR	<b>Grandfathered Sign:</b>	NO
<b>Legal Adult Use:</b>	NO	<b>City Owned:</b>	NO
<b>Additional BINs for Building:</b>	NONE		
<b>HPD Multiple Dwelling:</b>	No		

**Special District:** UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

**Department of Finance Building Classification:** K4-STORE BUILDING  
**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	<b>Total</b>	<b>Open</b>	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	11	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	8	3	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	4	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	13		<a href="#">Plumbing Inspections</a>
<b>ARA / LAA Jobs</b>	0		<a href="#">Open Plumbing Jobs / Work Types</a>
<b>Total Jobs</b>	13		<a href="#">Facades</a>
<a href="#">Actions</a>	39		<a href="#">Marquee Annual Permits</a>
<b>OR Enter Action Type:</b> <input type="text"/>			<a href="#">Boiler Records</a>
<b>OR Select from List:</b> <input type="text" value="Select..."/>			<a href="#">DEP Boiler Information</a>
<b>AND</b> <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

## THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS

## CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: MAY 02 2000 NO. 119373

This certificate supersedes C.O. NO T119358

ZONING DISTRICT C1-5 (R7-2)

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

48 CLINTON STREET

Block 344 Lot 145

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.				6	C	ACCESSORY STORAGE MECHANICAL ROOM
1ST FLOOR	100	25			6	C	ACCESSORY OFFICE STORE
1ST MEZZ.	100	5			6	C	ACCESSORY OFFICE
2ND FLOOR	40		.5	2	2	J-3	PART OF DWELLING UNIT
2ND MEZZ.	40		.5	1	2	J-3	PART OF DWELLING UNIT
COMMERCIAL AND 1 APARTMENT NEW CODE							

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
IN THE BUILDING IN ACCORDANCE WITH THE RULES  
OF THE DEPARTMENT ENFORCED MARCH 31ST, 1967.

OPEN SPACE USES \_\_\_\_\_

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M. G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
Acting Commissioner

*[Signature]*  
Commissioner

☐ ORIGINAL☐ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the S/E side of CLINTON STREET  
 distant 150' SOUTH feet from the corner formed by the intersection of  
 CLINTON STREET and STANTON STREET  
 running thence ..... feet; thence ..... feet;  
 thence EAST 100' feet; thence SOUTH 25' feet;  
 thence WEST 100' feet; thence NORTH 25' feet;  
 thence ..... feet; thence ..... feet;  
 to the point or place of beginning.

101587025

XXX-XX

No. or ALT. No.

DATE OF COMPLETION 4/27/00

CONSTRUCTION CLASSIFICATION IIB

BUILDING OCCUPANCY GROUP CLASSIFICATION  
COMMERCIAL

HEIGHT

2

STORIES,

37'-

FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐B) COMBINED SEWER ☐C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐B) COMBINED SEWER ☐C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: \_\_\_\_\_

**Date:** April 26, 2024  
**To:** Stylus NYC Inc.  
**From:** Andy Swerdlow, David Kotch – Criterion Acoustics  
**Re:** 48 Clinton Street – Environmental Noise Impact Study v2

---

## 1) Overview

Criterion Acoustics (CA) was hired by Stylus NYC to analyze the sound isolation and environmental noise impact of a purpose-built multi-purpose dining, bar, and "hi-fi" listening space planned for 48 Clinton Street in Manhattan.

The key elements of the project are as follows:

- A. The first floor (two-story height) "Listening Room" is a food and beverage space with "hi-fi" music playback. Loudspeakers will be permanently installed, and audiovisual programming will be part of the experience in the establishment. The room will seat 60, and live music programming will be non-amplified or minimally amplified like jazz, classical, or experimental.
- B. A cellar level, multi-media "Meeting Room" with "hi-fi" music playback and a seated occupancy of 20.
- C. The mechanical equipment planned for the roof, which includes kitchen exhaust and condensers for split-unit air handling units.

On April 3, 2024, Andy Swerdlow (CA) and Ethan Bourdeau (Bourdeau Acoustical Design) visited the site to perform sound isolation measurements and a physical analysis of the building. Ethan Bourdeau returned on April 9, 2024 to measure environmental ambient sound. This study outlines CA's findings and recommendations.

48 Clinton has neighbors to the north (50 Clinton) and south (42 Clinton). The buildings are separated by a gap of approximately 4 inches. Both neighboring buildings are mixed use residential, and 50 Clinton has inhabited dwellings on the ground floor and cellar level (unit 1C).

The 48 Clinton site is currently in a demolished, partially framed state. The ground floor Listening Room is open to the environment where a skylight is proposed.

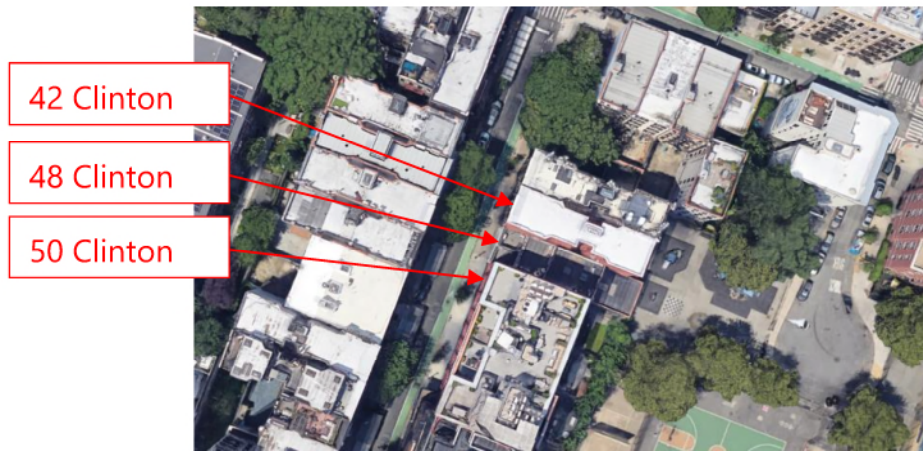


Figure 1 - Aerial view of 48 Clinton St. and surroundings

## 2) Executive Summary

48 Clinton will operate within the guidelines of the NYC Noise Code. A summary of CA's findings and recommendations are as follows:

### A. Sound Isolation

1. The existing sound isolation between 48 Clinton and 50 Clinton is substantial because of the buildings' masonry construction, separated by a 4" gap. CA measured a reduction of bass sound (63 Hz) by approximately 50 decibels (dB) in the building's demolished state.
2. CA has recommended decoupled, room-in-room interior sound isolation construction for the main floor Listening Room, and decoupled ceilings and walls for the cellar Meeting Room. The recommended construction will improve the 63 Hz sound isolation by approximately 10-15 dB compared with the existing.
3. Sound levels for the ground floor Listening Room shall be limited to 95 dBA or 100 dBC; certain live music performances will be permissible.  
*Amplified pop/rock concerts (typically 110 dBC) will not be permissible under section 24-231.*
4. Sound levels in the cellar level meeting room will not be as loud as the ground floor. An installed "hi-fi" sound system will provide music playback at a maximum sound level of 85 dBA/95 dBC.

### B. Mechanical Equipment Noise

1. Operable windows from dwellings in 42 Clinton and 50 Clinton face the 48 Clinton rooftop and proposed mechanical equipment.
2. CA has modeled the sound from the rooftop mechanical equipment and devised a plan to reduce the noise according to section 24-227 of the NYC Noise Code. See section 5 for more information.



### 3) NYC Noise Code Overview

The applicable sections of the 2005 New York City Noise Code are highlighted in **red** below.

#### *§24-218 General prohibitions.*

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

*(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.*

§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.

§24-227 Circulation Devices.

(a) No person shall operate or permit to be operated a circulation device in such a manner as to create a sound level in excess of 42 dB(A) when measured inside a receiving property dwelling unit. The measurement shall be taken with the window or terrace door open at a point three feet from the open portion of the window or terrace door.

(b) On and after the effective date of this section when a new circulation device is installed on any building lot or an existing device on any building lot is replaced, the cumulative sound from all circulation devices on such building lot owned or controlled by the owner or person in control of the new device being installed or the existing device being replaced shall not exceed 45 dB(A), when measured as specified in subdivision (a) of this section. For a period of two years after the effective date of this section, this subdivision shall not apply to the replacement of a circulation device that was installed on any building lot prior to the effective date of this section by a device of comparable capacity.

(c) Except as otherwise provided in subdivision (b) of this section, with respect to circulation devices installed on any building lot prior to the effective date of this section, the sound level limit of 42 dB(A) referred to in subdivision a of this section shall apply to each individual device except that if the cumulative sound from all devices owned or controlled by the same person on a building lot exceeds 50 dB(A), when measured as specified in subdivision a of this section, the commissioner may order the owner or person in control of such devices to achieve a 5 dB(A) reduction in such cumulative sound level within not more than 12 months after the issuance of such order.

§24-231 Commercial music.

(a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:

- (1) is in excess of 42 dB(A) as measured with a sound level meter; or
- (2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or
- (3) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C).

#### 4) Sound Isolation Measurement Methodology

##### A. Equipment:

One (1) B&K 2270 handheld analyzer was used for the sound isolation acoustical measurements. Both analyzers have the following software packages installed:

- BZ-7223 - Frequency analyzer software
- BZ-7224 - Logging software
- BZ-7225 - Enhanced logging software
- BZ-7226 - Sound recording option

The meter was calibrated by B&K in the past year, in addition to daily calibration with a B&K 4231 ½" microphone calibrator.

One (1) NTI Audio XL3 handheld analyzer with an M2340 Class 1 measurement microphone was used for ambient environmental noise measurements. The meter was calibrated by NTI within the past year.

##### B. Sound Isolation Measurement Procedure

CA produced pink noise using an NTI Minirator MR2 signal generator into a JBL Eon 515 powered loudspeaker with a 15" bass driver and an Electro Voice ELX200-18SP 18" powered subwoofer. The loudspeakers were set up in the proposed first floor Main Listening Room at a sound level of approximately 90dBA/102dBC as measured approximately 2m (6.5 feet) from the loudspeakers. Table 1 is the octave band spectrum of the sound source used for testing in the Listening Room area, and Figure 2 shows the source loudspeaker location during testing.

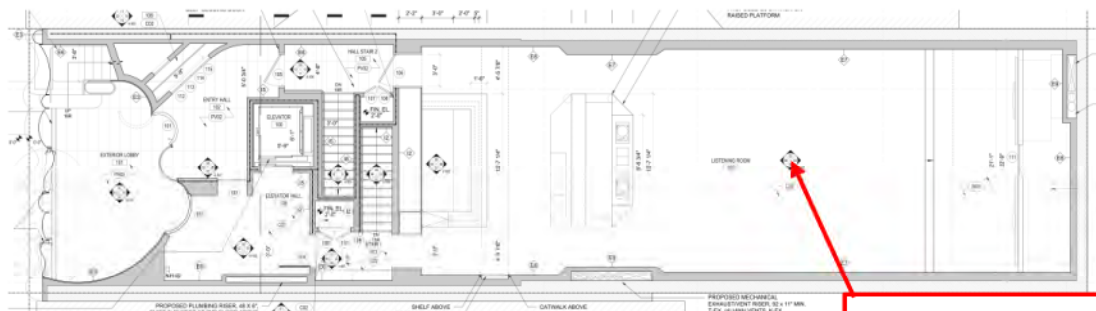


Figure 2 - 1st Floor Plan

SOUND SOURCE LOCATION

**Table 1 – Sound Pressure Level in Listening Room with Test Signal**

	31.5 [Hz]	63 [Hz]	125 [Hz]	250 [Hz]	500 [Hz]	1000 [Hz]	2000 [Hz]	4000 [Hz]	8000 [Hz]	Overall [dBA]	Overall [dBC]
Sound Level	93	101	94	88	89	83	78	78	76	90	102

The resulting sound level from the Listening Room test signal was measured in the three closest dwelling units within 50 Clinton, units 1C (ground floor and basement), 2C, and 2D. The C units face the back of the building and are closest to the Listening Room, and 2D faces Clinton St. Receiving and ambient level measurements were taken in the same location in each unit; approximately 5 feet from the demising wall. The measurement in 2D was taken in the bathroom, which is closest to the Listening Room and along the demising wall.

During construction, observations from tenants in 50 Clinton emerged concerning air infiltration. The issue was addressed on site, but CA recommended testing for any potential weak point in the demising wall via transmission loss testing. There was no air infiltration noted by 42 Clinton, and the ground floor is a retail space. CA did access the retail space during testing and the operators did not observe any sound coming from 48 Clinton. CA was not granted access to dwellings within 42 Clinton during the measurement period. Based on the exterior brick masonry construction [separated from 48 Clinton by approximately 4 inches] of both 42 Clinton, CA assumes similar construction and therefore similar transmission loss characteristics for the demising walls of the buildings.

CA noted that there was an opening in the roof of the Listening Room where the proposed skylight is going to be. Boards covered the opening and sound (especially bass) was able to pass through.

Measured data was used to calibrate a model of the existing construction created in Insul v.9 software. The improved sound isolation partition was modeled using the same baseline conditions of the calibrated model.



*Figure 3 - Ceiling of Listening Room. Light is seen coming through the opening at the proposed skylight. The bare structure on the walls and ceiling is shown.*



## 5) On-Site Measurement Results and Recommendations

### A. Sound Isolation Measurement Results

Table 2 – Sound isolation measurement results				
Receiving Room	Received Sound Level		Ambient Sound Level	
	dBA Leq	63 Hz (1/3 Octave Band)	dBA Leq	63 Hz (1/3 Octave Band)
1C	33.5	49.3	31.3	33.9
2C	26.3	41.5	24.7	27.9
2D	31.2	51.8	31.7	41.0

### B. The conclusions from testing are as follows:

1. Bass sound was audible through the demising wall (50Hz-100Hz).
2. To comply with section 24-231 of the NYC noise code, bass sound isolation (and especially the 63 Hz 1/3 octave band) must be addressed in the design. The allowable level is 45 dB per 1/3 octave band.

### C. CA recommends the following construction methods for the Listening Room:

1. The ceiling shall be one (1) layer of ¾" plywood and one (1) layer of 5/8" Gyp. Bd. supported by 1" deflection spring hangers.
2. The demising walls shall receive a stud wall separated from the structure via resilient sway braces. Attached to the studs shall be one (1) layer of ¾" plywood and one (1) layer of 5/8" Gyp. Bd.
3. Penetrations in the walls and ceiling shall be sealed and backed by equivalent layers of wall board.
4. The wall layers shall rest on a "floating subfloor" comprised of a buildup of minimum 6 lb/sf surface density (e.g., one layer USG structural panel + one layer ½" plywood + finish floor) that rests on a 1" natural rubber resilient underlayment (typ. Pliteq Geniemat FF25). The floating subfloor shall occupy the entire Listening Room.
5. The skylight shall provide minimum OITC 33, and approximately 30 dB attenuation at 63 Hz.
6. The cellar Meeting Room shall receive similar construction for ceilings and walls but will not receive the decoupled "floating" floor.

**The recommendations above will result in a 10-15 dB sound isolation improvement at 63 Hz sound in the neighboring dwellings.**

D. Analysis of recommended construction:

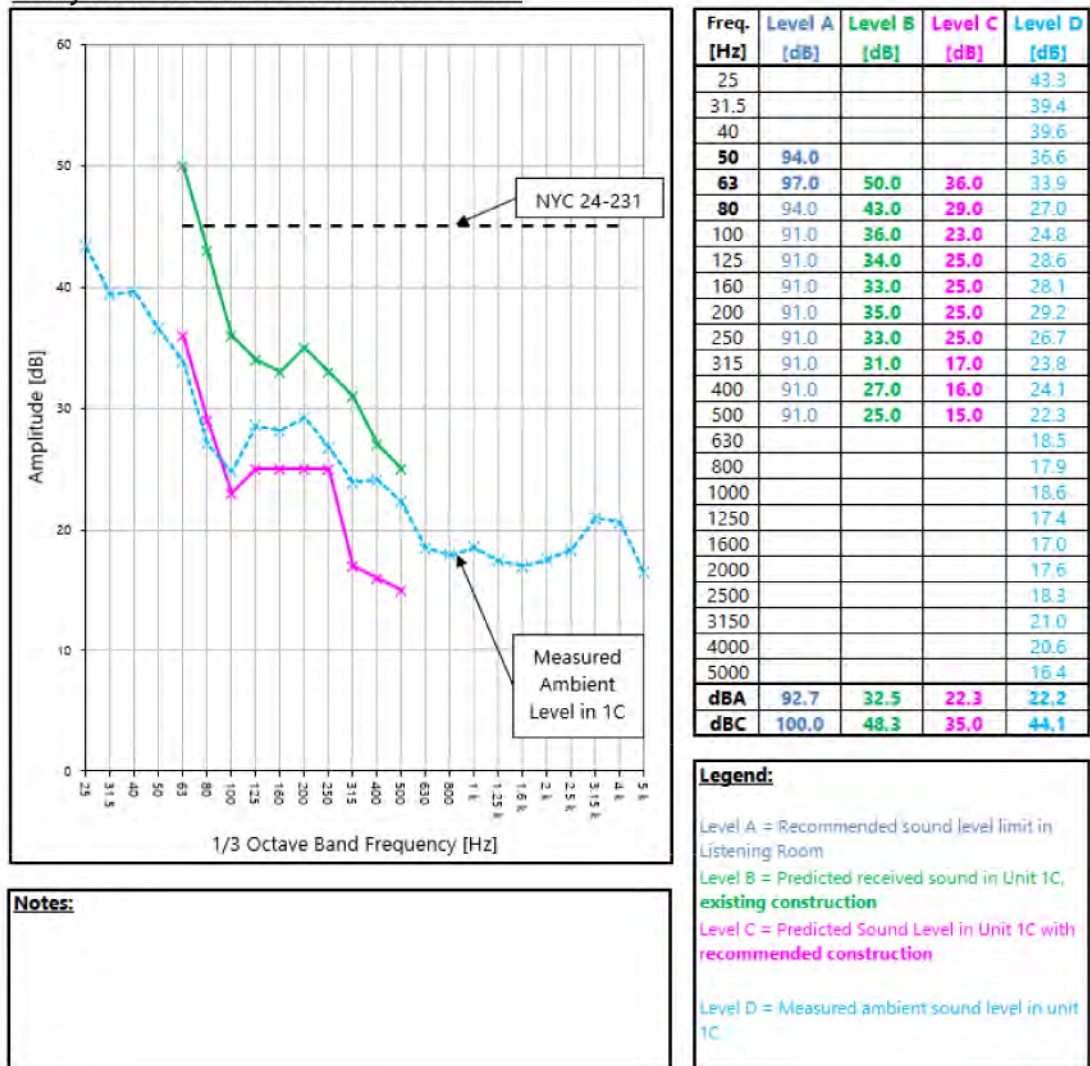


Figure 4 – Comparison of sound received in a neighboring dwelling with existing and recommended (improved) demising partition construction.

**Level A:** A theoretical 100 dBC sound source in the Listening Room

**Level B:** Predicted sound received, **existing construction**

**Level C:** Predicted sound received, **recommended construction**

**Level D:** Measured ambient sound in 50 Clinton unit 1C (for reference)

E. CA recommends the following sound level limitations for the Listening Room:

- 95 dBA / 100 dBC, measured with LSmax setting on a sound level meter.
- This sound level will typically be inaudible in the neighboring dwellings, and occasional audibility will be within the 24-231 code requirements.



## F. Environmental Noise Measurement Results

The following summarizes the results from environmental ambient sound level measurements:



*Figure 5 – Ambient sound level measurement results*

1. March 14, 2024, 4:10pm – 4:30pm: 62 dBA [LAS90]
2. April 9, 2024, 4:10pm – 4:30pm: 58 dBA [LAS90]
3. April 9, 2024, 4:50pm – 11:59pm: 54 dBA [LAS90]



*Figure 6 – Photos from ambient sound level measurements (positions 2, left, and 3, right)*

## 6) Rooftop Mechanical Noise Evaluation

### A. Exterior Noise Criteria

The NYC Noise Code Section 24-227 specifies the following HVAC equipment noise limits:

- i. 42 dBA L<sub>max</sub> (slow) for a single air circulating device
- ii. 45 dBA L<sub>max</sub> (slow) for the cumulative noise level of multiple air circulating devices

Both limits apply to noise levels measured within the receiving property, 3 feet from an open window (approximately 6 dB lower than the incident sound on the building façade).

*Target: 48 dBA @ residence façade with operable window. This includes a 3dB safety factor.*

### B. Prediction Model Methodology

CA utilized the dBmap.net Noise Mapping Tool for modeling environmental sound propagation. Equipment sound power levels were taken from manufacturers' documentation and screening from buildings is based on the calculations of ISO-9613. The heights of buildings are estimated based on a 4.3m/story calculation. The locations are based on Google satellite imagery.

### C. Prediction Results (see figures on the following page)

Sound from the proposed 48 Clinton rooftop mechanical units are projected onto the north-facing façade of 50 Clinton St.

The sound level predicted at the closest operable window is approximately 70 dBA (see figure 7).

### D. Recommendations

**CA recommends the following plan to reduce mechanical equipment noise to meet the noise code:**

3. Rooftop mechanical equipment is provided with the following vibration isolation:
  - Air Cooled Condensing Units: Restrained spring isolation as Mason RSC with a 1" static deflection
  - Exhaust Fans: restrained spring isolation mounts as Mason Type SLF for 1" static deflection
4. Install custom engineered **Noise Attenuators** on the following units (shown in **green** on figure 11):
  - KEF3-1 and KEF3-2
  - Special consideration will be taken because they are grease fans
  - Exhaust fans recommended to be side mounted to avoid additional structure
  - Minimum attenuation of 18 dB @ 1kHz
5. Install a custom engineered **Mechanical Enclosure** (**blue** in Figure 11):

- ACCU-1 is the loudest—it is an option to enclose only this unit.
  - The enclosure will have a door for access, sound attenuators designed and fitted to the openings of the enclosure for intake and exhaust.
  - The enclosure shall either be a prefabricated IAC Moduline acoustic enclosure or site-built with framed walls and roof.
  - The openings shall have minimum sound attenuation of 12dB @1khz. A louver system from IAC or Ruskin will be suitable.
4. The ACCU-4 and ACCU-5 split-unit condensers are small and do not require specialized sound attenuation.
5. Recommended Manufacturers:
- IAC (630) 409-1283
  - Soundseal (413) 225-2114
  - Ruskin (816) 761-7476

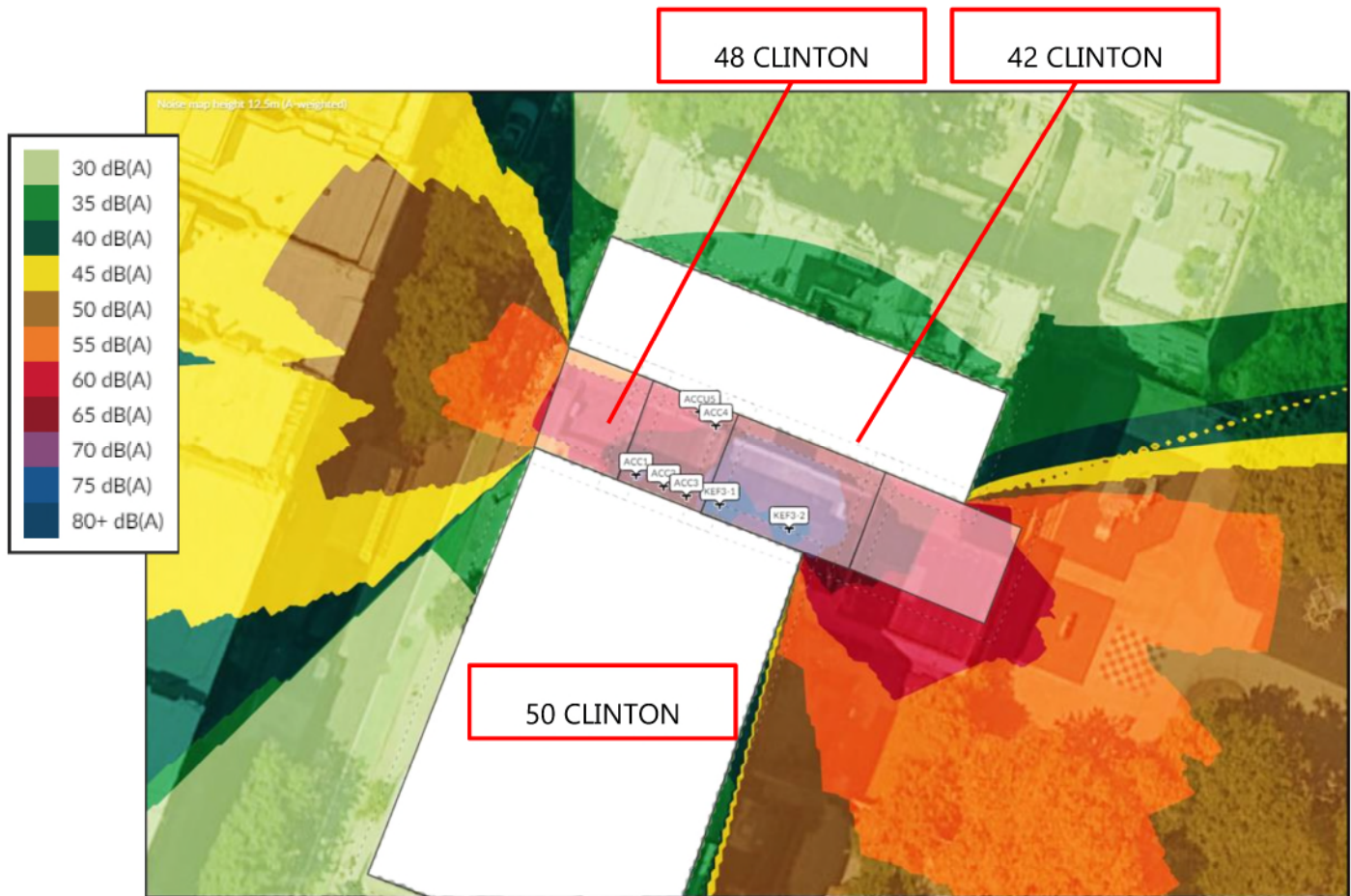


Figure 7 - 2D Noise Map Projection – 1.5m above 48 Clinton roof—no sound attenuation



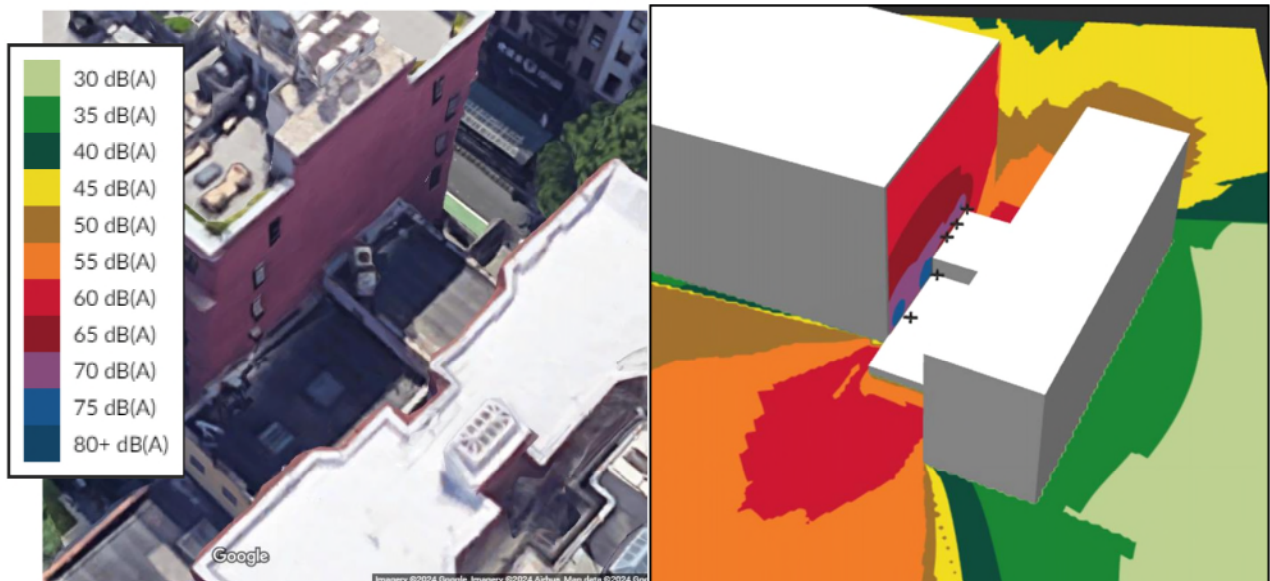


Figure 8 - 3D View from the model showing 50 Clinton, **no sound attenuators**

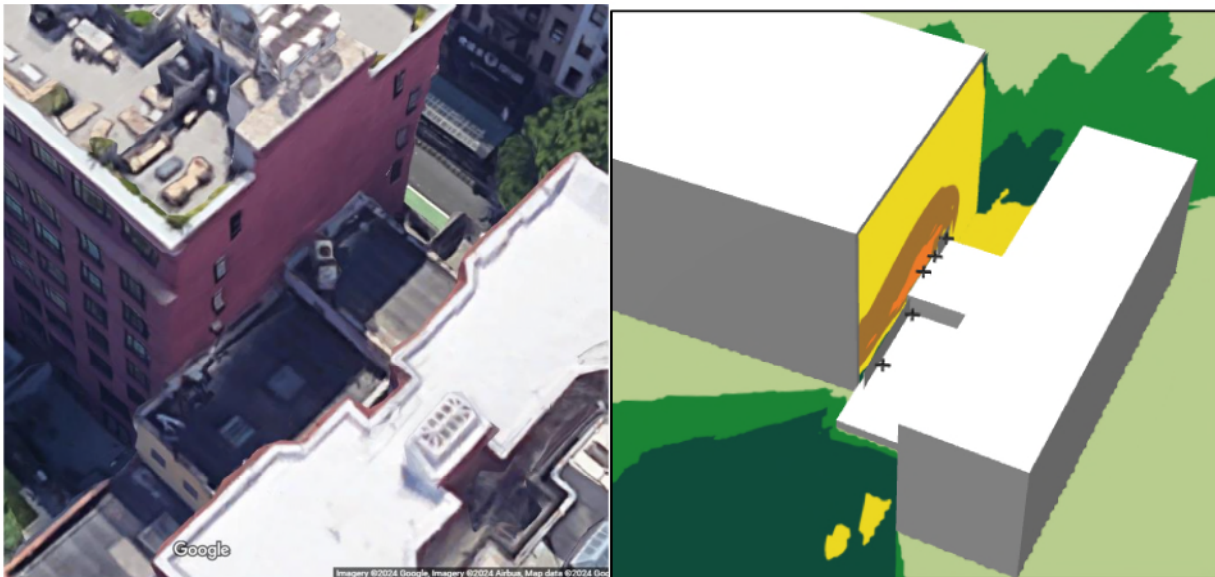
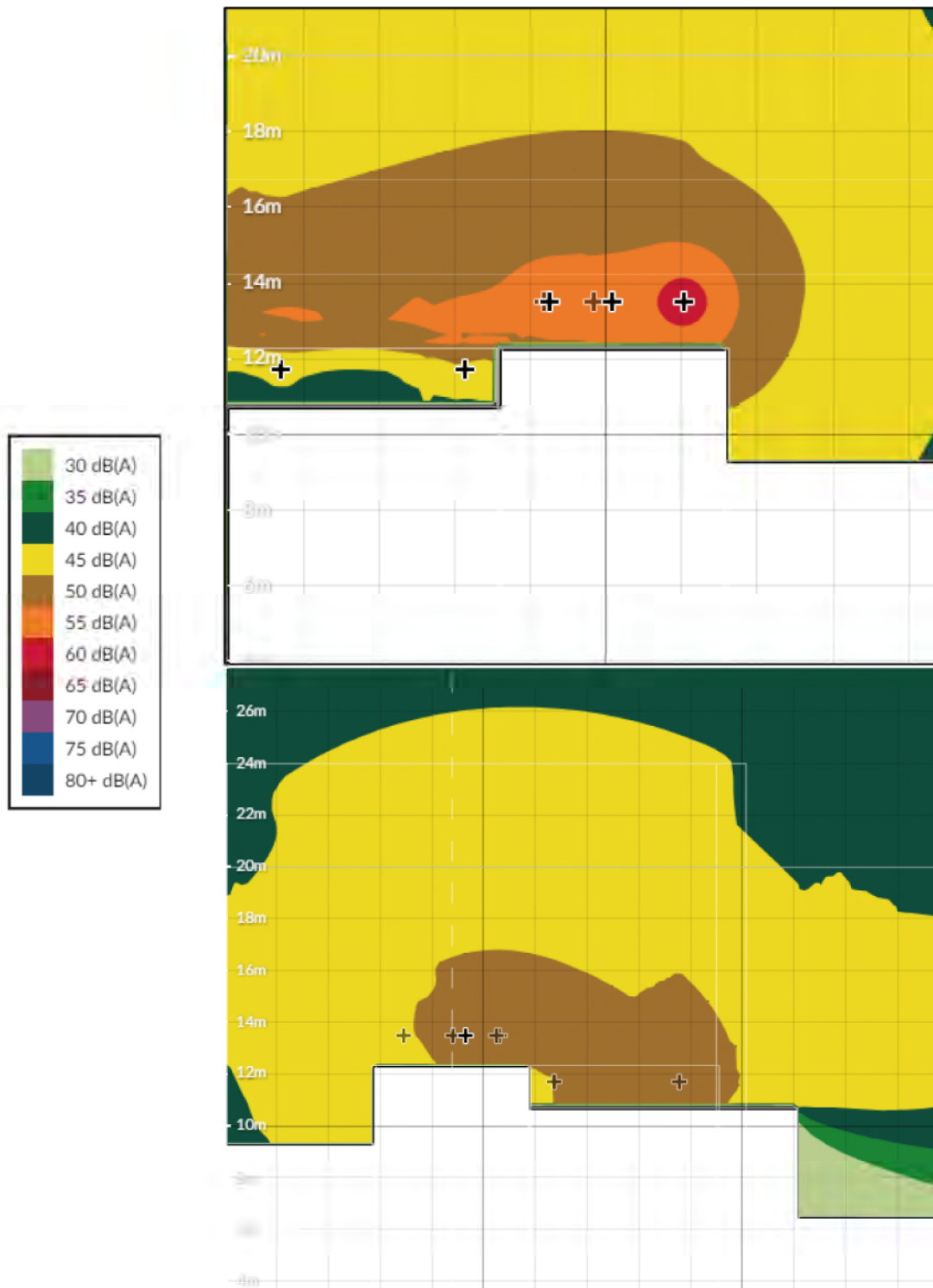
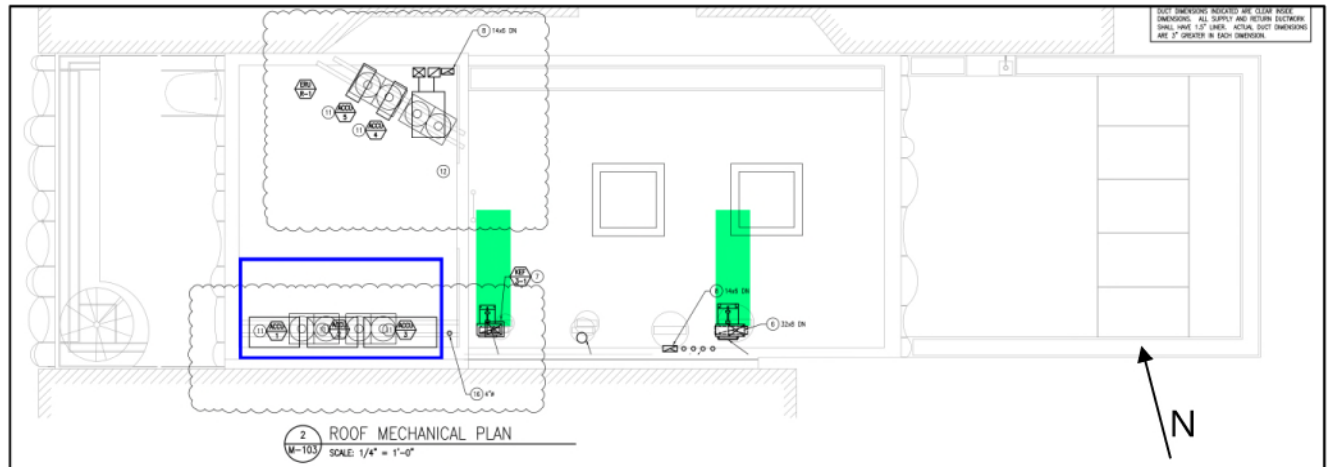


Figure 9 - 3D View from the model showing 50 Clinton, **with sound attenuators**



*Figure 10 – Received sound projected onto the façade of 50 Clinton (top) and 42 Clinton (bottom). The sound is below 50 dBA on the façade close to the windows. Note that ambient noise was measured to be 54 dBA.*



*Figure 11 - Proposed rooftop mechanical plans and recommended noise attenuators*



*Figure 12 – (Left) photo of an acoustical louver system from IAC; (Right) Photo of a Noise Attenuator on a side-mounted grease exhaust system*

Please call to further discuss.

Sincerely,

David Kotch, Andy Swerdlow

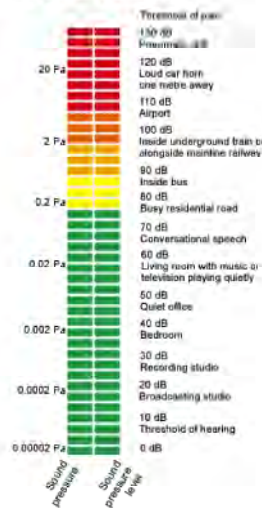
## **APPENDIX OF ACOUSTIC TERMS AND DEFINITIONS**

### Ambient:

Ambient noise includes all sounds present in an environment. The ambient noise level may be measured at any moment, but it will vary widely with time, e.g., with the coming and going of trucks, cars, aircraft, sirens, etc.

### Decibel (dB):

A unit of the intensity of sound. The decibel (abbreviated dB) is a relational measure, expressing the relative intensity of the described sound to a reference sound. The decibel is a logarithmic measure, specifically 10 times the logarithm of the ratio of two voltages, currents, or sound pressures. Decibels are a logarithmic scale, so every 3dB increase is a doubling of sound pressure and subjectively it requires 10dB for a perceived doubling of loudness. See Figure A for a chart illustrating comparative dB & SPL values.



*Figure A – Chart illustrating comparative dB & SPL values.*

### A-Weighting:

The A-contour filters out a significant amount of the bass in order to approximate the way humans hear at the 40 phon level. It is useful for eliminating inaudible low frequencies and is commonly used at SPLs below 70 dB. Sound pressure level values obtained using this weighting are referred to as A-weighted sound pressure levels and are signified by the identifier dBA. See Figure B for a visual comparison of weighting curves.

### C-Weighting:

The C-contour is nearly flat, with only a slight reduction at the high and low frequencies. It approximates the way humans hear at very high sound levels and is commonly used for SPLs above 70 dB. Sound pressure level values obtained using this weighting are referred to as C-weighted sound pressure levels and are signified by the identifier dBC. See Figure B for a visual comparison of weighting curves.



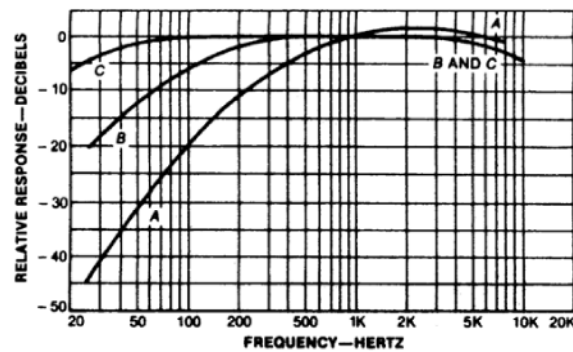


Figure B – A visual comparison of weighting curves.

**L<sub>EQ</sub>:**

Equivalent continuous sound level. The steady level which would produce the same sound energy over the test period as the specified time-varying sound. This figure is useful for studying long-term trends in environmental noise.

**L<sub>MAX</sub>:**

Highest, or loudest, Sound Pressure Level (in dBA, dBC, or dBZ) measured during the test period.

**L<sub>MIN</sub>:**

Lowest, or quietest, Sound Pressure Level (in dBA, dBC, or dBZ) measured during the test period.

**Perception of Sound:**

The threshold of perception of the human ear is approximately three decibels and a five-decibel change is considered to be clearly noticeable to the ear. This is primarily due to the logarithmic measuring metric typically associated with decibels. See Chart 1 for perceived change in decibel levels.

<b>Perceived Change in Decibel Levels</b>	
<b><u>Change in sound level</u></b>	<b><u>Perceived change to the human ear</u></b>
± 1dB	Not perceptible
± 3dB	Threshold of perception
± 5dB	Clearly noticeable
± 10dB	Twice (or half) as Loud
± 20dB	Fourfold (4x) change

Chart 1 - Perceived change in decibel levels.





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## NYS SLA Transportation Analysis

**Stylus**

48 Clinton Street, New York, NY 10002

Manhattan Community District 3



### PREPARED FOR:

Stylus NYC, Inc.

### GZA GeoEnvironmental, Inc.

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31 Offices Nationwide

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April 22, 2024

## Overview

GZA GeoEnvironmental (GZA) has reviewed the traffic and parking generation associated with Stylus, a proposed food and beverage establishment / private membership venue planned at 48 Clinton Street, between Stanton and Rivington Streets in the Lower East Side neighborhood of Manhattan Community District 3. Based on our understanding of the venue's operations and patronage, as well as the area's transportation context, we believe that it can function at this location without adversely affecting traffic, parking, or pedestrian conditions in the area.

## Venue

The proposed venue will occupy space on the ground / first floor and cellar level of 48 Clinton Street, a mixed-use commercial and residential building. As described below in more detail, the venue would feature a central listening area with a stage and a customer bar with a total of up to 66 seats on the ground floor / first floor. The ground floor would also feature a prominent exterior lobby with stair access to the residential spaces on the upper floors of the building and entry halls with stair and elevator access to the cellar level. On the cellar level, the venue would feature a meeting room with a total of approximately 20 seats and rest rooms for club members; back-of-house spaces, including mechanical equipment and staff rooms; a kitchen area with an insulated trash room, walk-in cooler, and other food and beverage storage. As such, a total of approximately 86 seats are proposed for the venue, which would be open to members Tuesday through Saturday, from 9 AM to midnight on weeknights, and 9 AM to 1 AM on weekends. On Sundays and Mondays, the space would be available for member buyouts. While the maximum allowable standing capacity of the venue is 226 persons, it is expected that larger events would host no more approximately 150 guests.

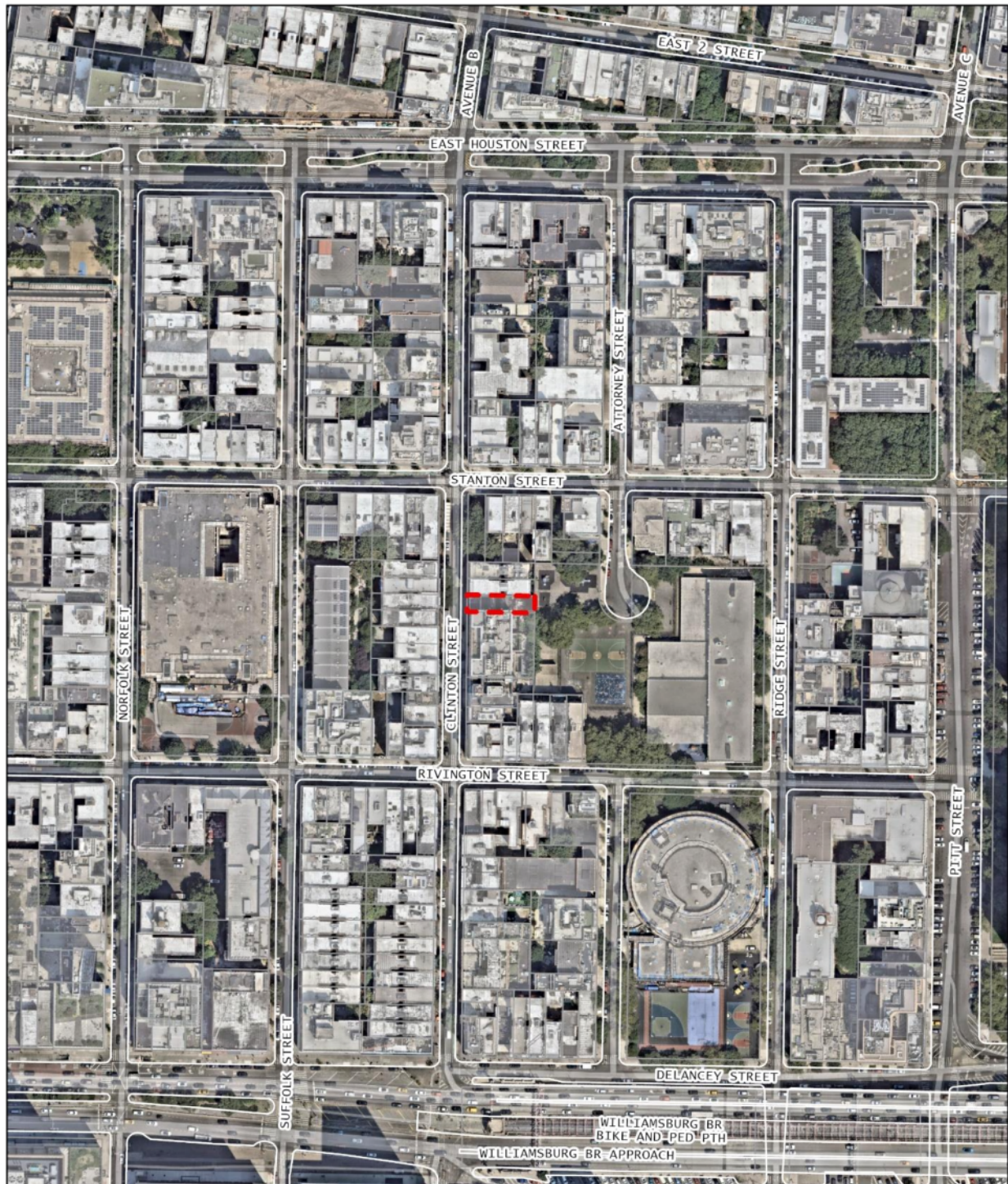
## Area Context

The Lower East Side neighborhood of Lower Manhattan, where the proposed venue is located at 48 Clinton Street (see **Figures 1 and 2** for site context and the immediate vicinity), is primarily known as a popular nightlife destination with trendy restaurants, bars, performance, and live music venues, in addition to its art galleries, retail spaces and museums. The immediate area surrounding the proposed venue at 48 Clinton Street experiences is exceptionally walkable and transit-accessible with the Delancey St – Essex St (F/M, J/Z) subway station within a 5-minute walk from the site. The area is busiest on weekends when shopping and dining demand peaks at the same time and on weekday evenings when area residents and visitors frequent the area's restaurants and bars and other nightlife destinations.


Clinton Street is a one-way northbound minor arterial with hourly volumes averaging 400 vehicles and serves as connector between the principal arterials Delancey Street to the south and East Houston Street to the north. Near the proposed venue Clinton Street has one parking / loading lane along the west side of the street, one travel lane, and a dedicated bike lane along the east side of the street, where the proposed venue's frontage is located. It should be noted that there is a *No Stopping Anytime* parking regulation on the east side of Clinton Street along the length of the block from Rivington Street to Stanton Street.



Figure 1: Site Location – Context



Legend

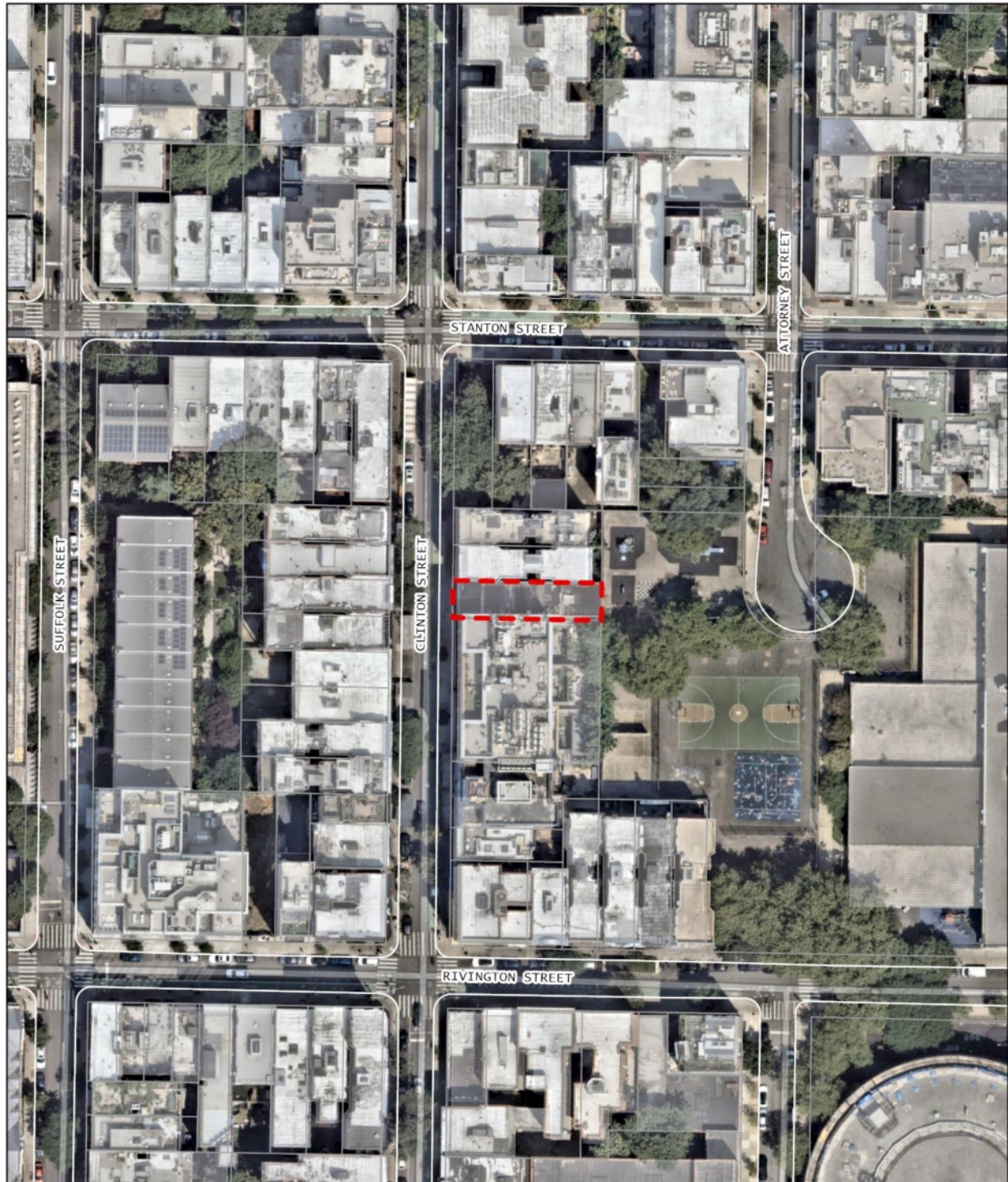
 48 Clinton Street

0 45 90 180 270 360  
US Feet







Figure 2: Site Location - Immediate Frontages



Legend

 48 Clinton Street

0 20 40 80 120 160  
 US Feet





On-street parking for private vehicles is generally very limited in the area, as much of the curb-side space is occupied by limited metered parking, truck loading zones, and no parking and no standing / stopping regulations to facilitate the flow of traffic within the geometrically constrained area roadway network. Additionally, many of the area eateries feature outdoor dining areas that occupy roadway curb-side space. Patrons travelling to Stylus at 48 Clinton Street in private vehicles are therefore primarily expected to park in area off-street parking facilities. As shown below in **Table 1** and **Figure 3**, three parking garages have been identified within a short walking distance from the project site, with a total combined capacity of 552 parking spaces.

**Table 1: Parking Garages within Walking Distance**

Map ID	Name	Address	Distance	Capacity	Hours
1	Delancey and Essex Municipal Parking Garage	105-113 Essex Street and 112-120 Ludlow Street	0.2 mile (5 min walk)	357	24 Hours
2	Edison Parkfast	167 Essex Street and 184-194 Ludlow Street	0.2 mile (5 min walk)	96	24 Hours
3	Professional Parking Solutions	169 Ludlow Street	0.3 mile (6 min walk)	96	24 Hours

**Photo 1: View of Site, looking northeast along Clinton Street**





**Photo 2: View of Site, looking southeast along Clinton Street**



**Photo 3: View of Site from opposite side of Clinton Street, looking east**



**Figure 3: Off-Street Parking Garages within Walking Distance****Legend**

- 48 Clinton St
- Off-Street Parking



0 100 200 400 600 800  
US Feet

**Note:** See Table 1 for details



## Venue Programming & Activities

The proposed venues ground floor will allow for flexible seating arrangements with different occupancies with up to approximately 66 seated patrons (see **Figure 4** for the proposed layout) and a maximum allowable standing capacity of 199 persons. As shown below in **Table 2**, the smaller listening space in the meeting room on the cellar level, which will also offer a range of programming, is expected to accommodate up to approximately 20 seats, with a maximum allowable standing capacity of up to 27 persons. The proposed venue will provide a full food menu / kitchen service to its patrons. The kitchen area and all back-of-house spaces, as well as restrooms for patrons will be located on the cellar level, as shown in **Figure 5**.

As noted above, the club would be open to members Tuesday through Saturday, from 9 AM to midnight on weeknights, and 9 AM to 1 AM on weekends. On Sundays and Mondays, the space would be available for member buyouts.

**Table 2: Proposed Stylus Space Program**

Space	Seats*
Central Listening Area	46
Customer Bar	10
Stage Area	10
<b>Ground Floor Total Capacity:</b>	<b>66</b>
Meeting Room	20
<b>Cellar Level Total Capacity:</b>	<b>20</b>
<b>Total Capacity:</b>	<b>86</b>

\*Reflects programming with the highest number of seats

## Delivery & Service Operations

Given that the curb-side space along the Clinton Street frontage is does not allow for loading operations due to the protected bike lane and the *No Stopping Anytime* parking regulation vehicles making deliveries to Stylus are expected to utilize the curb-side space on the opposite site of Clinton Street (west side), which has a *No Standing 7am-10am Except Sunday, Truck Loading Only 7am-6pm, All Days, and 2 Hour Metered Parking* regulations.

To the greatest degree possible, the restaurant would schedule deliveries and trash removal services during traffic off-peak hours in coordination with neighboring commercial tenants and provide staff to facilitate efficient and fast unloading of deliveries and trash removal.



Figure 4: Ground Floor Layout and Elevation View

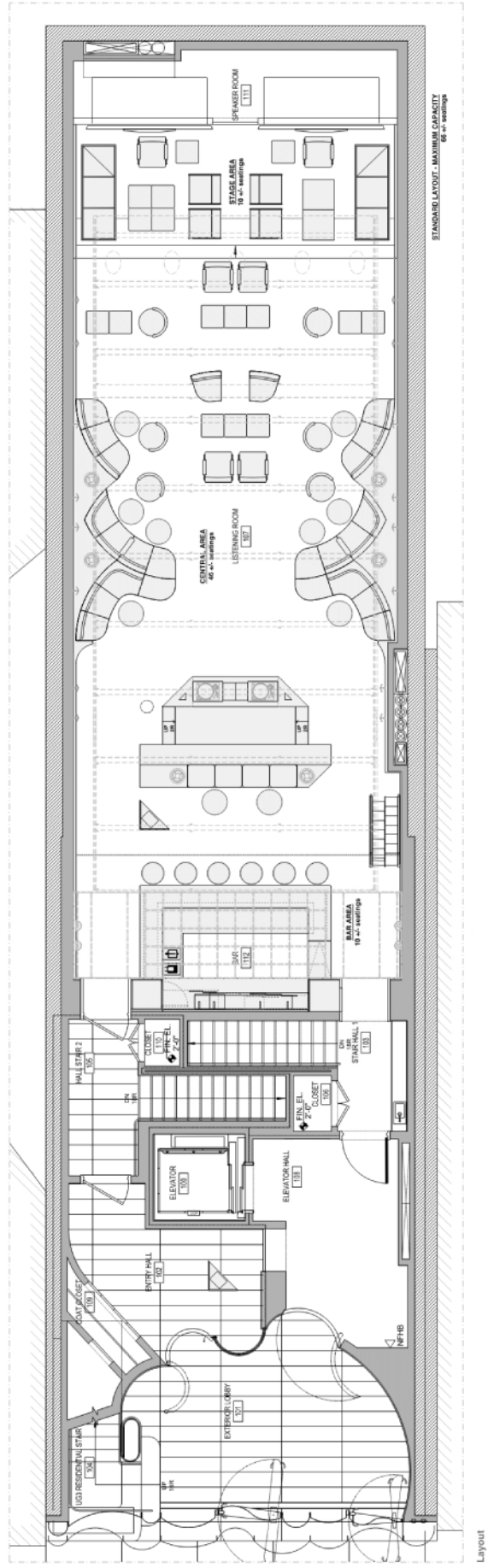
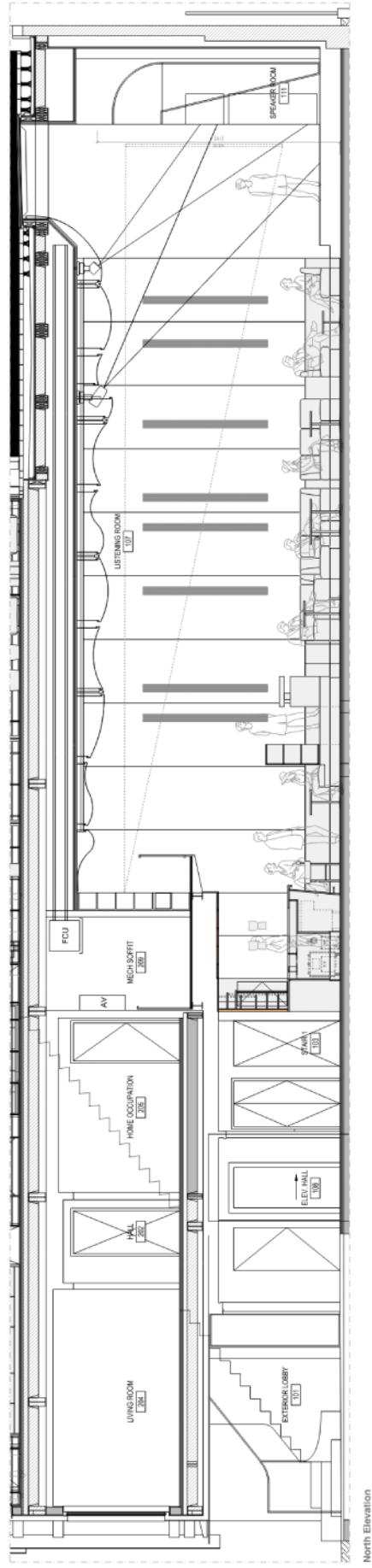
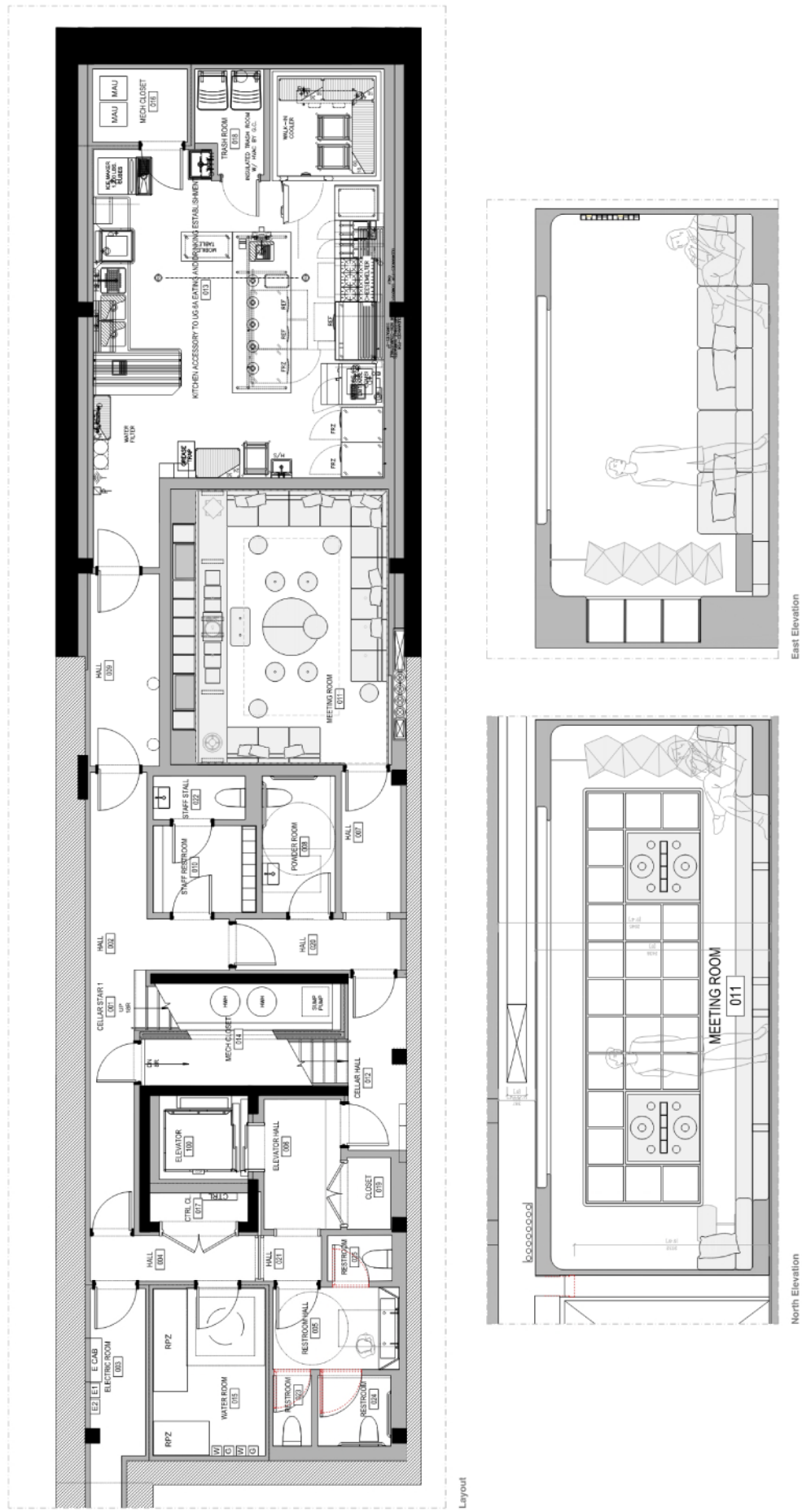


Figure 5: Cellar Level Layout and Elevation View



## Venue Travel Demand Characteristics & Forecasted Trip Generation

To evaluate the traffic generation characteristics of the proposed venue, a travel demand model was developed based on the proposed food and beverage establishment / private membership club using CEQR Technical Manual and Institute of Traffic Engineering (ITE) Manual Trip Generation factors, as well as information from similar establishments. The model provides numerical estimates of patrons by 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 is to identify the approximate total number of pedestrian and vehicle arrivals and departures to/from the venue during peak AM, Midday PM, and weekend peak hours that correspond to events at the proposed venue. While Stylus will offer a variety of programming, the hours of operations and resulting temporal distribution patterns of patrons are expected to be similar to a typical upscale food and beverage venue offering breakfast, lunch, and dinner services. While the proposed operating hours extend to midnight on weeknights and 1 AM on weekends, the focus of the events offered at Stylus is not late-night entertainment, but rather entertainment paired with dining, with peak activities expected from 6 to 9 PM.

The assumptions used and resulting person trips are identified in **Table 3**, while trip-ends by mode are presented in **Table 4**. The model works by applying an overall trip generation rate based on the operating capacity of the venue and then determines the number of trips by peak arrival hour and mode. Modal splits were estimated based on area travel characteristics and represent an average on a typical day, although modal splits may differ between the different peak hours and on different days. For example, the pedestrian mode share is expected to be higher during the morning and midday peak hours, when morning events (such as yoga and meditation) and lunch service are expected to primarily attract patrons who live or work in the area. On the other hand, dinner and weekend dining events may attract slightly more patrons from outside of the area immediately surrounding the project site, which would result in comparatively more private auto, taxi / car service (Uber, Lyft, etc.), and transit trips.

Given Stylus' private membership status it is expected that the largest share of members and guests would arrive by taxi/car service. A smaller percentage would drive privately, travel by subway or walk from nearby residences or workplaces.

It should be noted that the overall methodology is conservative in estimating generated trips based on seats instead of total gross square footage. While the space programming is not expected to exceed 86 seats, some larger events (i.e. member buy outs) may have standing patrons in addition to seated patrons. These larger events are expected to have up to 150 total guests, which was therefore conservatively assumed as the basis for the travel demand forecast. Furthermore, the model does not account for linked or pass-by trips, representing patrons who are already traveling to or through the immediate study area enroute to or from a different trip generator.

As shown below in **Table 3**, the proposed venue is anticipated to generate approximately 488, and 456 person trips on a Weekday and Saturday, respectively, assuming full seated occupancy. Based on ITE Trip Generation Manual temporal distribution rates, this is estimated to result in peak hour person trips ranging from 29 trips in the AM peak hour to 63 trips in the PM peak hour. As shown in **Table 4** below, the highest number of peak hour auto (private vehicle) trips is estimated to be five trips (in and out combined and assuming an average of two patrons per vehicle). As noted above, on-street parking in the area is limited and the limited number patrons traveling to the restaurant by private vehicle are expected

to primarily park in area parking garages. As shown in **Table 2** above, area garages within a short walking distance have a total combined capacity of 552 spaces. As such, the parking demand generated by the proposed project is expected to be readily accommodated by area off-street parking garages.

After “balancing” the taxi / car service (Uber, Lyft, etc.) trips, which accounts for the fact that taxi / car service trips represent two trip-ends and considers a standard Manhattan taxi overlap rate of 25 percent (a portion of inbound full taxis are assumed to be available for outbound demand), the highest number per peak hour are 14 taxis / car service vehicles, assuming an average of two patrons per vehicle). Rationalizing these arrivals and departures over the peak hour period, it is expected that no more than three to four cabs would be expected to drop off or pick up patrons at the proposed venue during any 15-minute period or approximately one to two vehicles every five minutes.

Since Stylus’ only frontage is located on the east side of Clinton Street with its curb-side dedicated bike lane and corresponding *No Stopping Anytime* parking regulation, taxi / car service drop-offs and pick-ups are expected to be dispersed throughout the road network in the venue’s vicinity, depending on available curb-side space at any particular moment, as discussed in more detail below. The highest number of combined pedestrian trips (including walk trips and patrons walking to and from area subway stations) is estimated to be 22 trips (in and out combined).

**Table 3: Travel Demand Assumptions & Estimated Person Trips**

**Daily and Peak Hour Person Trips**

<b>Size (seats/patrons):</b>	150	
	<b>Trips per seat per day</b>	<b>Daily Person Trips</b>
Weekday	3.25	488
Saturday	3.04	456
	<b>Temporal Distribution</b>	<b>Peak Hour Person Trips</b>
Weekday AM	6%	29
Weekday MD	9%	44
Weekday PM	13%	63
Saturday Peak Hour	13%	59

**Modal Split and Directional Distribution**

<b>Modal Split:</b>		
Auto	15%	
Taxi / Car Service	50%	
Subway	15%	
Walk	20%	
<b>Directional Distribution:</b>	<b>In</b>	<b>Out</b>
Weekday AM	69%	31%
Weekday MD	59%	41%
Weekday PM	59%	41%
Saturday Peak Hour	59%	41%

**Table 4: Estimated Peak Hour Trips by Mode**

	Weekday AM Peak Hour		Weekday MD Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	In	Out	In	Out	In	Out	In	Out
Auto	2	1	2	1	3	2	3	2
Taxi / Car Service (Balanced)	7	7	10	10	14	14	14	14
Subway / Bus	3	1	4	3	6	4	5	4
Walk	4	2	5	4	7	5	7	5

**Notes:**

Vehicle Occupancy Rate: 2.0

Taxi overlap rate: 25%

**Proposed Venue Traffic and Pedestrians Operations Assessment**

When compared to the previous commercial ground floor retail tenancy, the proposed venue is not expected to introduce operations that are new to the area but may increase vehicular and pedestrian activity in the surrounding network, particularly on occasions when the club would host events with seated and standing patrons.

As noted above, most patrons arriving in private vehicles are expected to go directly to one of the area off-street parking garages within walking distance and would not occupy any curb-side space in the venue's vicinity.

Since there is no dedicated curb-side space for taxi drop-offs and pick-ups along Stylus' frontage on the east side of Clinton Street due to the dedicated bike lane and corresponding *No Stopping Anytime* regulation, taxis would drop off and pick up in the truck loading, metered parking and no standing zones on the directly across the street on the west side of Clinton Street, or other temporarily available curb-side space in proximity to the proposed venue for the time it takes a passenger to enter the vehicle from the curb or exit the vehicle and get onto the sidewalk. It should be noted that the immediately adjacent blocks along Stanton and Rivington Streets have similar constrained curb-side spaces with their dedicated bike lanes and corresponding *No Stopping Anytime* regulations, and generally limited availability in those curb-side areas where the loading and unloading of passengers is permitted. Given the private membership nature of the proposed venue, it is anticipated that most patrons will be familiar with the geometric constraints of the side streets immediately surrounding the venue and will therefore direct their drivers to roads with more accessible curb-side space, such as Essex Street and walk the rest of the way, as is customary for patrons for most venues in the neighborhood. As noted in more detailed below, Stylus would encourage their members to do so, in order to minimize disruptions to the traffic flow along the venue's frontage on Clinton Street, particularly during the 6 to 9 PM peak period.

With regards to new pedestrian trips that would be generated by the proposed venue, it should be noted that, per the City's environmental review standards (as documented in the CEQR Technical Manual), any increase in peak hour pedestrian trips under 200 trips is generally considered a minor order of magnitude that is not expected to significantly congest sidewalks, corners, or crosswalks or significantly worsen existing congestion.



## Conclusions and Recommendations

The pedestrian network in the project site's vicinity generally provides ample sidewalk space since pedestrian operations and safety have long been a focus in Lower Manhattan. As such, we believe that Stylus can function at this location without adversely affecting pedestrian conditions in the area.

While this Central Business District area in Lower Manhattan in proximity to important highway and bridge connectors can certainly experience periodic congestion, particularly during the AM and PM commuter rush hours, as well as during the peak evening dining and entertainment time periods, vehicular trips generated by the proposed venue are expected to be relatively low and only marginally affect traffic operations in the area. As discussed above, patrons who would travel to and from the venue via private vehicle and taxi / car service are expected to be well dispersed throughout the area road network enroute to and from area parking garages and drop-offs and pick-ups in proximity to the project site's frontage.

Stylus' staff would, as an operational standard, provide active management of vehicles dropping off to the greatest extent possible to minimize conflicts with existing parked cars and travel lane movements, and to discourage pick up and drop off operations within the dedicated bike lane with its *No Stopping Anytime* regulation along the site's frontage on the east side of Clinton Street. It should be noted that the venue's exterior lobby would have direct lines of sight and immediate access to the curb-side space along the venue's frontage.

### The following measures are recommended:

- Members will be made aware of the dedicated bike lane and corresponding *No Stopping Anytime* regulation that prohibits vehicles from pulling over along the venue's frontage on the east side of Clinton Street.
- Members will be made aware of the general lack of curb-side space availability immediately surrounding the venue and will be encouraged to direct their drivers away from the venue's frontage, for example to the Essex Street between Stanton and Rivington Streets.
- 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 are parked legally and considerately.
- Door personnel will monitor the curb-side space along the frontage and provide active management of drop-off and pick-up operations as needed to assure that conflicts with existing parked cars and travel lane movements are minimized.
- The Club's door person is aware of the location of taxi ranks, bus stops, subway stations and advises members accordingly.

With these measures in place, we believe that Stylus can function at 48 Clinton Street without adversely affecting vehicular traffic and parking conditions in the area.

**Respectfully submitted,**

**Katja Bavendam**



Project Manager, Transportation Lead

**Kevin Williams, AICP, PP**



**Vice President, Associate Principal**

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## Emily Jedda

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**From:** Emily Jedda  
**Sent:** Thursday, April 25, 2024 6:16 PM  
**To:** Donald Bernstein  
**Cc:** 'Luisa Gui'; 'lesdwellers2012@gmail.com'; 'orchardstblockassociation@gmail.com'; 'franklin.douglas@gmail.com'; 'friendsoftheles@gmail.com'; 'info@gohproductions.org'; 'petermsloan@gmail.com'; 'ck@wingflix.com'; 'dakota@fabnyc.org'  
**Subject:** Notice to Our Neighbors - 48 Clinton Street

### NOTICE TO OUR NEIGHBORS

We are reaching out to let you know that our client, Stylus NYC Inc. ("Stylus") intends to apply for a private members club license for the premises located at 48 Clinton Street between Stanton and Rivington Street.

Stylus is a unique, purpose built listening and gathering club for the curious and creative in the Lower East Side neighborhood. The building draws inspiration from its rich site history in food, music, and performance on Clinton Street. Number 48 functioned as Loho Studios, a recording studio founded in 1983. Subsequently, it was a production space for The Blue Man Group. Number 50, with which we share a wall, was home to Wiley Dufresne's groundbreaking restaurant wd~50. Stylus at 48 Clinton Street will continue this commitment to support, commission and present the work of artists, chefs, as well as the full spectrum of multi-disciplinary creative innovators.

The founders, medical entrepreneurs and art veterans in the for profit and nonprofit sectors, have specialized in and championed contemporary art for thirty years through their art galleries and family foundation with operations in New York and internationally. The family, whose love for music and art encompasses generations and continents, created Stylus with the intention of sharing artistic and culinary experiences with a vetted community of art enthusiasts, colleagues and friends in an elevated environment. To deliver superlative, natural sound to members and in respect of its neighbors, the founders made unprecedented investments to acoustically treat the entire building, as well as its individual rooms.

The premises is located on the ground floor and cellar of a mixed-use building. The cellar features a commercial kitchen, restrooms and a multi-purpose room with a seated occupancy of 20. The ground floor includes a central gathering and listening space for members with a seated occupancy of approximately 60, a bar, and an elevator and stairs to access the cellar.

There will be a curated food and beverage program comprised of thoughtfully crafted small plates, each uniquely designed to seamlessly complement the focused listening experience while highlighting the fleeting beauty of seasonal ingredients.

The proposed hours of operation will be 9am-12am Sunday to Thursday and 9am-1am Friday and Saturdays. There will be background recorded music, music programmers and live music including jazz, acoustic and classical.

The application for a private members club license is scheduled to be heard at the May 13<sup>th</sup> 2024 Community Board No. 3 SLA Committee meeting.

If you have any questions or would like any additional information about Stylus, please contact Donald Bernstein at [Donald@brpclaw.com](mailto:Donald@brpclaw.com).

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

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# Community Groups

## Lower East Side Dwellers Neighborhood Association

- Boundaries: Norfolk Street to Allen Street, and Houston to Delancey Street, including, but not limited to, adjacent and nearby streets within 500 feet of boundaries where noise, vehicular traffic, crowd congestion, safety issues, unsanitary conditions, health hazards and/or pollution load adversely affect residents' quality of life directly and/or via spill-over
- Interests: Preserve and protect residents' quality of life, liquor license applications and saturation, preserve the history and character of the LES, neighborhood beautification and improvement, retail diversity, and small business advocacy
- Contact: Diem Boyd
- Send an Email to the Lower East Side Dwellers Neighborhood Association: [lesdwellers2012@gmail.com](mailto:lesdwellers2012@gmail.com)
- [Visit the Lower East Side Dwellers Neighborhood Association Website](#)

## Orchard Street Block Association

- Boundaries: Allen/Pike Streets (west) Clinton Street (east) Delancey Street (north) and Henry Street (south)
- Interests: Preservation and restoration of historic buildings, preserving long time businesses and families. Quality of life regarding influx of bars and night life establishments, concerns regarding intercity buses and double decker tour buses, and other quality of life issues
- Contact: Tamara Daley
- Send an Email to the Orchard Street Block Association: [orchardstblockassociation@gmail.com](mailto:orchardstblockassociation@gmail.com)

## Tompkins Square Park Kids

- Boundaries: entire boundary of Community Board 3
- Interests: Youth and Education, Tompkins Square Park, Other
- Contacts: Franklin Douglas, member
- Send an Email to the Tompkins Square Park Kids: [franklin.douglas@gmail.com](mailto:franklin.douglas@gmail.com)
- [View the Tompkins Square Park Kids completed application](#)

## Friends of the Lower East Side

- Boundaries: Bowery to East River, E Houston to Water Street
- Interests: Preservation, Landmark Preservation, Designation and Protection, Historic Districts
- Contact: Linda Jones
- Send an Email to the Friends of the Lower East Side: [friendsoftheles@gmail.com](mailto:friendsoftheles@gmail.com)
- [Visit the Friends of the Lower East Side Website](#)
- [View the Friends of the Lower East Side completed application](#)

## Seven Loaves DBA GOH Productions

- Boundaries: The whole district
- Interests: Small Business/Retail Diversity; Youth and Education; Small Business, Arts, Puppetry, Theater, Performance, Youth, Lens-based media, community garden programs
- Contact: Bonnie Sue Stein, Executive Director
- Send an Email to the Seven Loaves DBA GOH Productions: [info@gohproductions.org](mailto:info@gohproductions.org)
- [View the Seven Loaves Inc aka GOH Productions completed application](#)



## **Suffolk St Block Association**

- Boundaries: Suffolk Street between Houston and Grand Street
- Interests: Development, Land Use, and Housing; Nightlife/Liquor Licenses; Human Services;
- Contact: Peter Sloan
- Send an Email to the Suffolk St Block Association: [petermsloan@gmail.com](mailto:petermsloan@gmail.com)
- [View the Suffolk St Block Association completed application](#)

## **Loisaida United Neighborhood Gardens (LUNGS)**

- Boundaries: All of Community Board 3
- Interests: Small Business, Development, Streetscape, Preservation, Community Gardens, Seniors, Human Services, Youth, Other
- Contact: Charles Krezell
- Send an Email to the Loisaida United Neighborhood Gardens: [ck@wingflix.com](mailto:ck@wingflix.com)
- [View the Loisaida United Neighborhood Gardens completed application](#)

## **Fourth Arts Block aka FABnyc**

- Boundaries: All Lower East Side
- Current Areas of Concern: Small Businesses, Preservation, Arts Cultural
- Contact: Dakota Scott
- Send an Email to the Fourth Arts Block aka FABnyc: [dakota@fabnyc.org](mailto:dakota@fabnyc.org)
- [View the Fourth Arts Block aka FABnyc complete application](#)