



Canyon NY Foundation Inc.

Community Board SLA License Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

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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 invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

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

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

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

Today's Date: November 17, 2025

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: n/a

Previous or current use of the location: n/a

Corporation and trade name of current license: n/a

APPLICANT:

Premise address: 200 Broome St. New York, NY 10002

Cross streets: Broome St., Suffolk St., Norfolk St., Delancey St.,

Name of applicant and all principals: Canyon NY Foundation Inc; Joseph Thompson

Trade name (DBA): Canyon

PREMISE:

Type of building and number of floors: Mixed Use Condominium, 15 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 1326

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): R8, C2-5

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) 7 days a week, 8am-2am. No outdoor space.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: Art institution with galleries and retail.

Number of indoor tables? 15 (restaurant) Total number of indoor seats? 62 (restaurant)

How many stand-up bars/bar seats are located on the premise (number, length, and location) 3 bars total, 2 in the restaurant, one in the cafe upstairs. 37 bar 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 Elevated southern food

What are the hours the kitchen will be open? all hours of operation

Will a manager or principal always be on site? Yes No If yes, which? both. Manager, always; Principal frequently.

How many employees will there be? 75

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

Will there be TVs/monitors? Yes No (If Yes, how many?) The museum will have multiple LED walls, CRTs,

Will premise have music? Yes No projectors, and other electronic visual elements.

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

If other type, please describe

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Main speakers/PA system: Genelec 1234AC pair Subwoofer/PA system: Genelec 7382A Subwoofer

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? Yes, the musuer hopes to have bi-monthly performances including book readings, podcast events, live concerts, and artist talkbacks. Some will be ticketed.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? All of the above

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 summary attached.

Will there be security personnel? Yes No (If Yes, how many and when) All hours of operation at least one security guard

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. We have hired acoustician firm ARUP to help meticulously tune our sound as to not disturb the neighborhood
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:

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 _____

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? 3

How many On-Premise (OP) liquor licenses are within 500 feet? 7

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) elevated southern cuisine restaurant and museum ~~restaurant~~, or
 I will operate a _____,
 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 8am-2am; Tue 8am-2am; Wed 8am-2am;
Thu 8am-2am; Fri 8am-2am; Sat 8am-2am;
Sun 8am-2am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. I will not use outdoor space for commercial use (including Open Restaurants) OR
 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: _____
6. I will install soundproofing, inclusive of comprehensive acoustic treatments designed by ARUP.

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: Darlie Kerns, Liaison

Phone Number: 413-672-8160

Supplemental Documents

- **Team Bios**
- **Floor Plans**
- **Access to the Premises**
- **Proximity Report**
- **Menu**
- **Photos**
- **Renderings**
- **Traffic Analysis Summary**
- **Sound Study Report**
- **Petition Signatures**

Team Bios

Robert Rosenkranz is a financier, a philanthropist, and a longstanding art collector, with prominent collections of Asian art, modern design, and time-based media.

Rosenkranz is the Founder and Chairman of Open to Debate (formerly Intelligence Squared U.S.), a public policy debate series that provides a forum for reasoned public discourse through live events, a popular podcast, and a weekly prime-time NPR program. This initiative is primarily funded by The Rosenkranz Foundation, which he established, and which also supports public policy studies, innovations in the arts, and scientific research.

He is a Director of the Whitney Museum of American Art (and Chair of the Film and Video Committee) and a trustee of the Serpentine Galleries in London (where he has been lead funder for several immersive installations including most recently Refik Anadol's). He is also a director of the Buck Institute for Aging Research in Novato, California, a member of the Council on Foreign Relations and of the Visiting Committees for the Departments of Photography and Asian Art at The Metropolitan Museum of Art. A graduate of Yale College and Harvard Law School, he is the author of *The Stoic Capitalist*, which Bloomsbury Publishing will release next spring.



Joseph Thompson was the Founding Director/CEO and 34-year creative leader of MASS MoCA, which opened in 1999 with 200,000 square feet, and an audience of 80,000 per year. By 2019, the institution had grown to 550,000 SF in 22 buildings on 16 acres, becoming the largest museum of contemporary art in the nation, with an annual audience of 300,000 (in a town of 12,000).

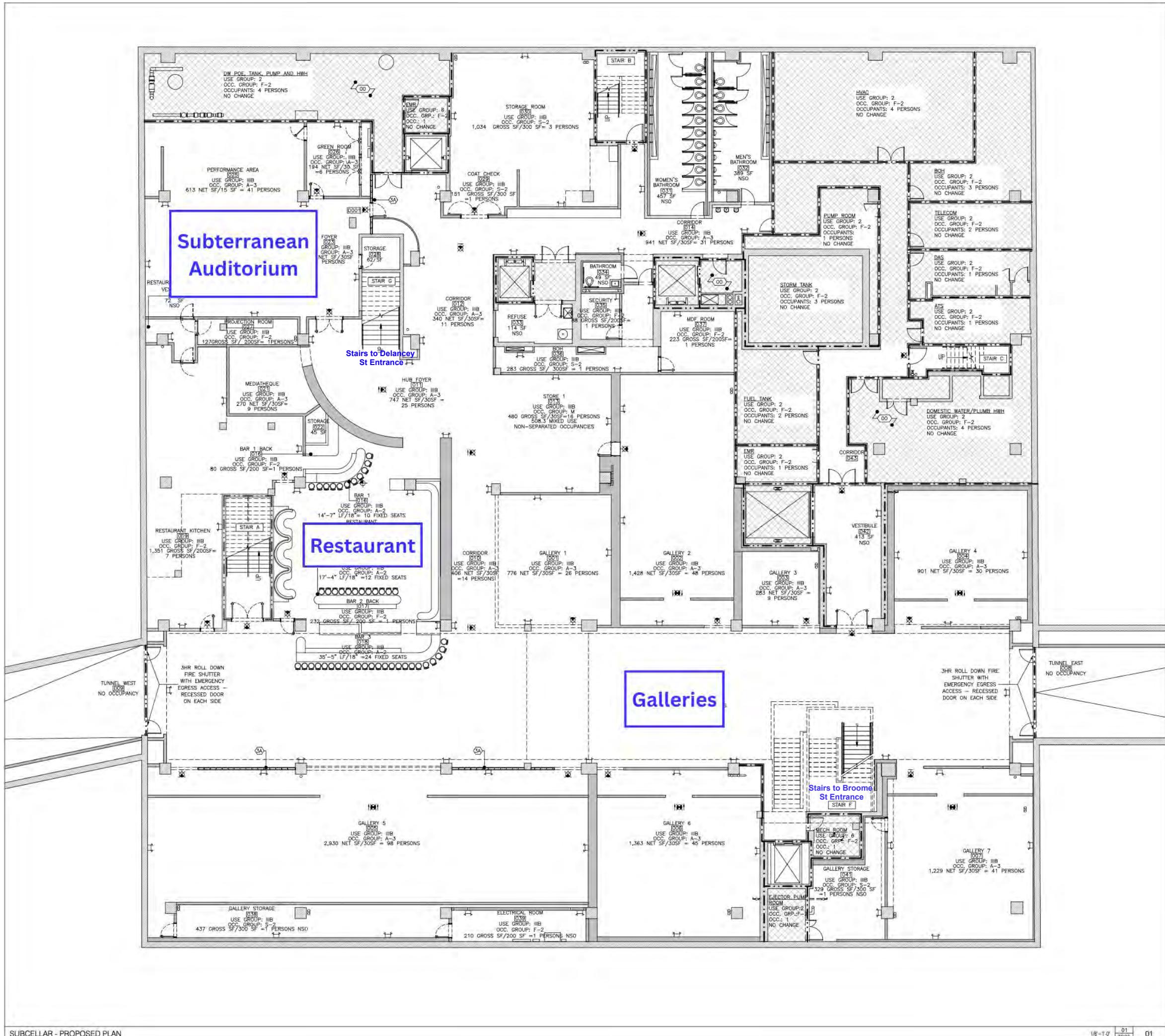
Known for his support of both visual and performing arts, Thompson will be the Director/CEO of TBA.

He is currently Curator-at-Large for the Crystal Bridges Museum of American Art, and The Momentary, both founded by the Walton Family in Bentonville, Arkansas and trustee of Art Omi, in upstate NY.

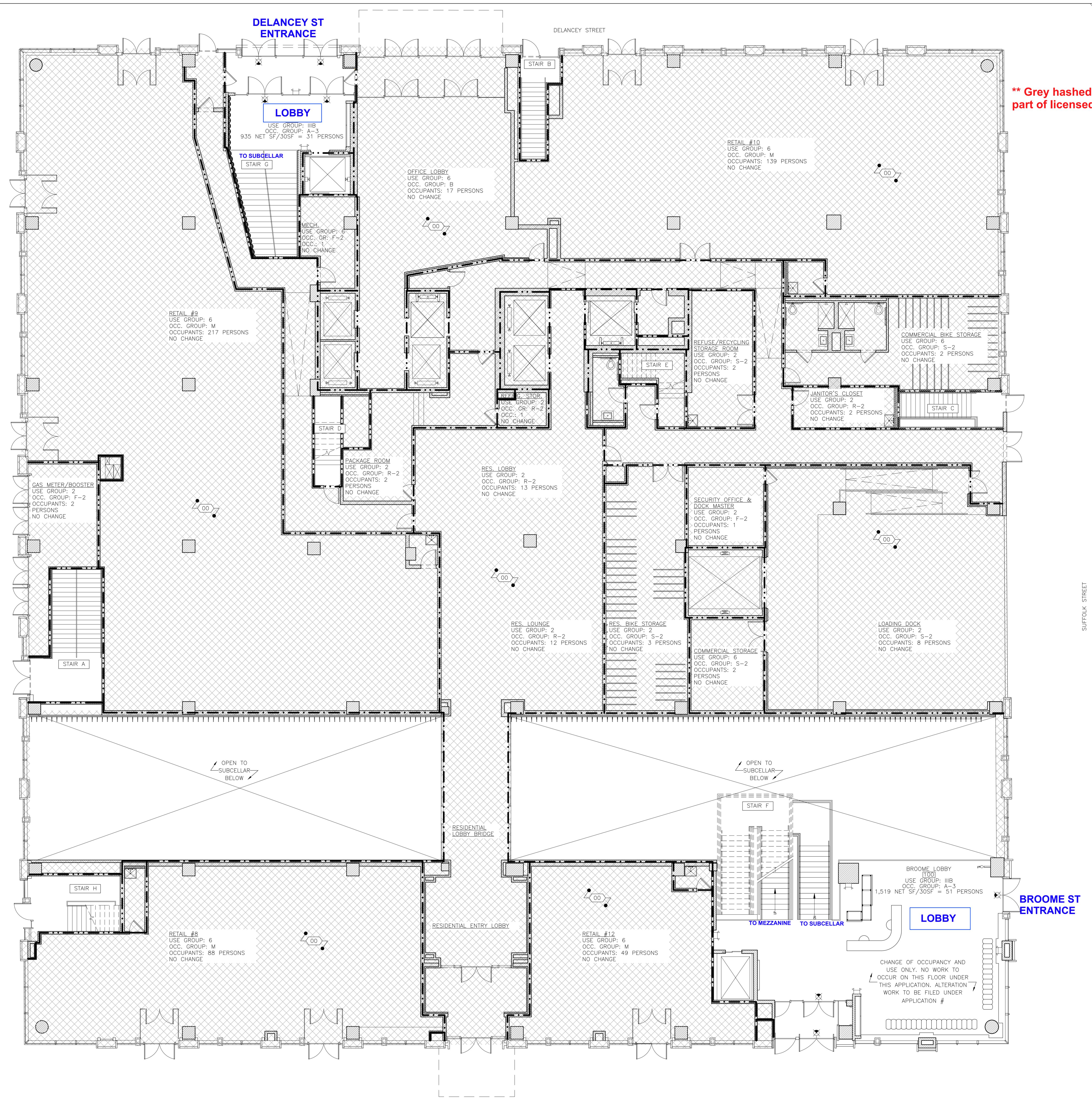
The Team

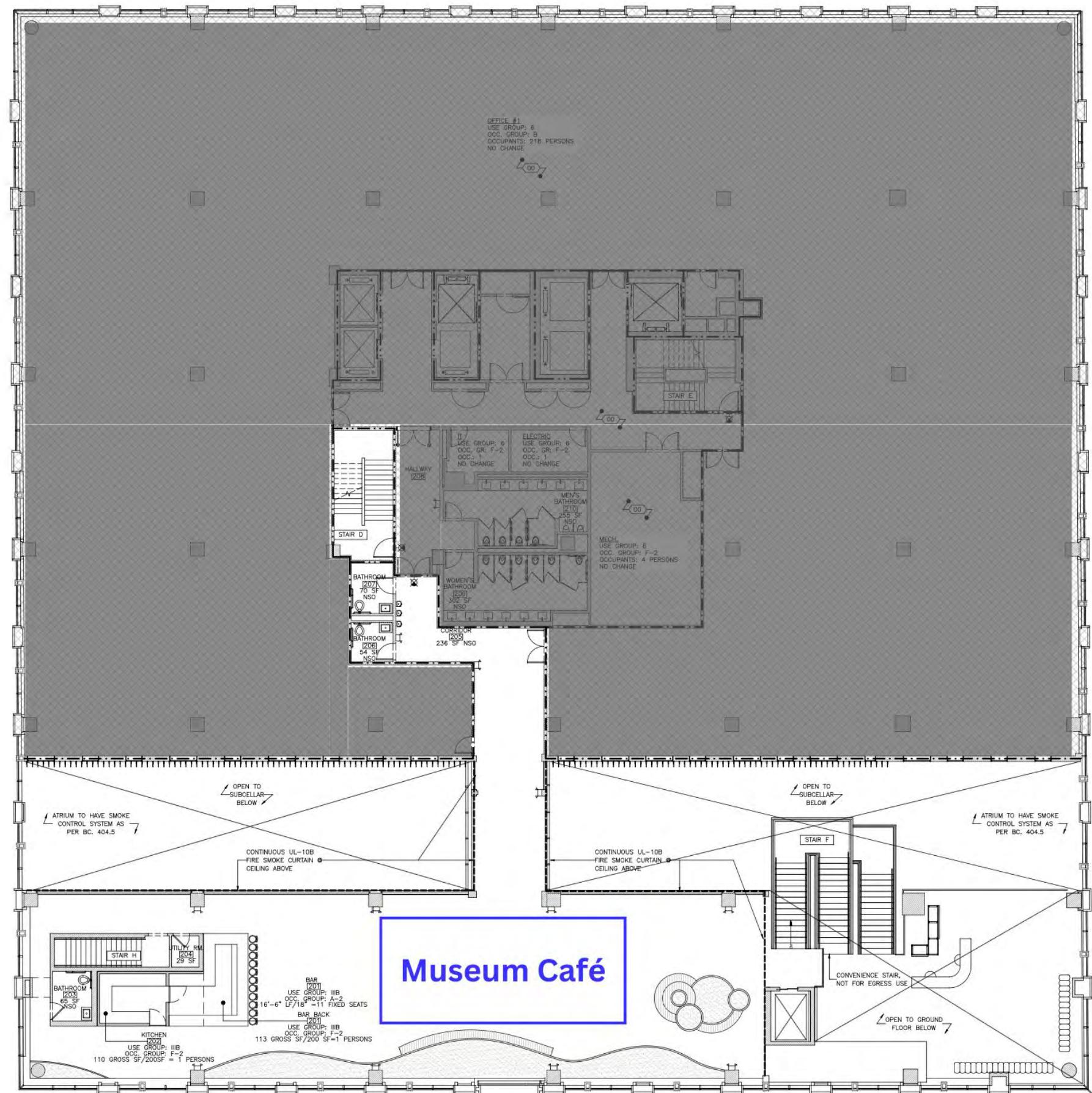
Floor Plans

Subterranean Basement Space

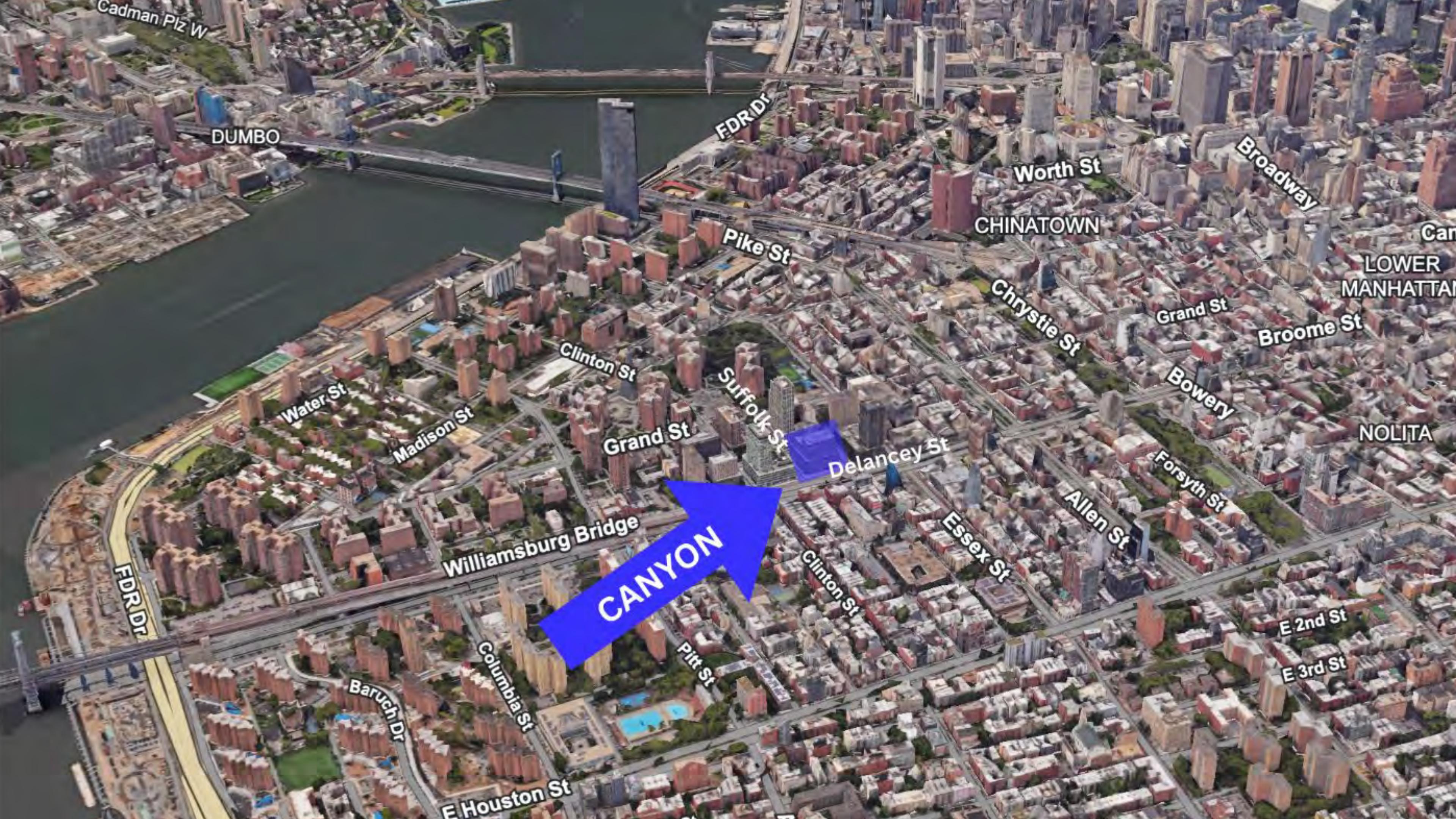


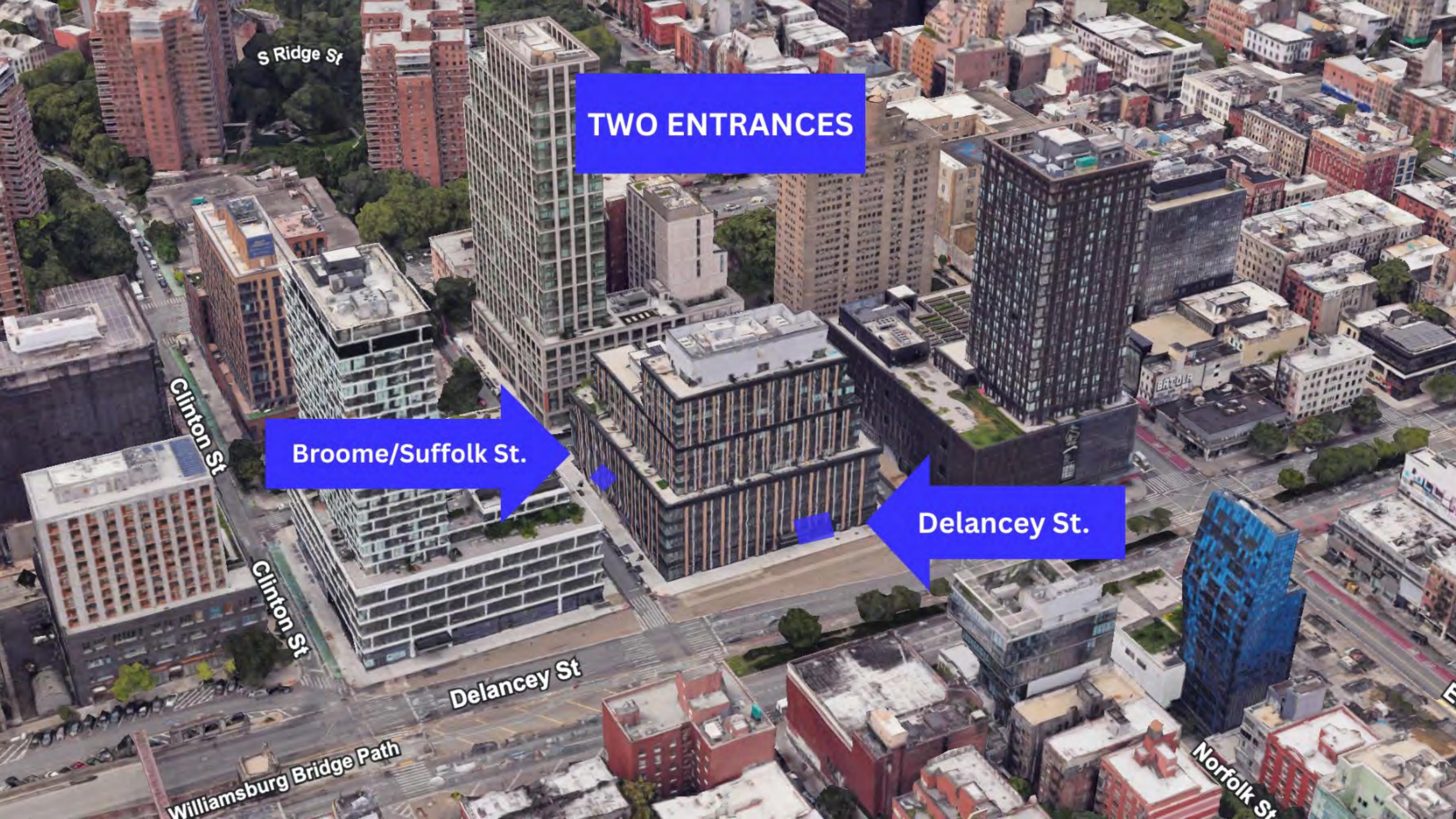
1ST FLOOR





Access to Premises





TWO ENTRANCES

Broome/Suffolk St.

Delancey St.

Clinton St

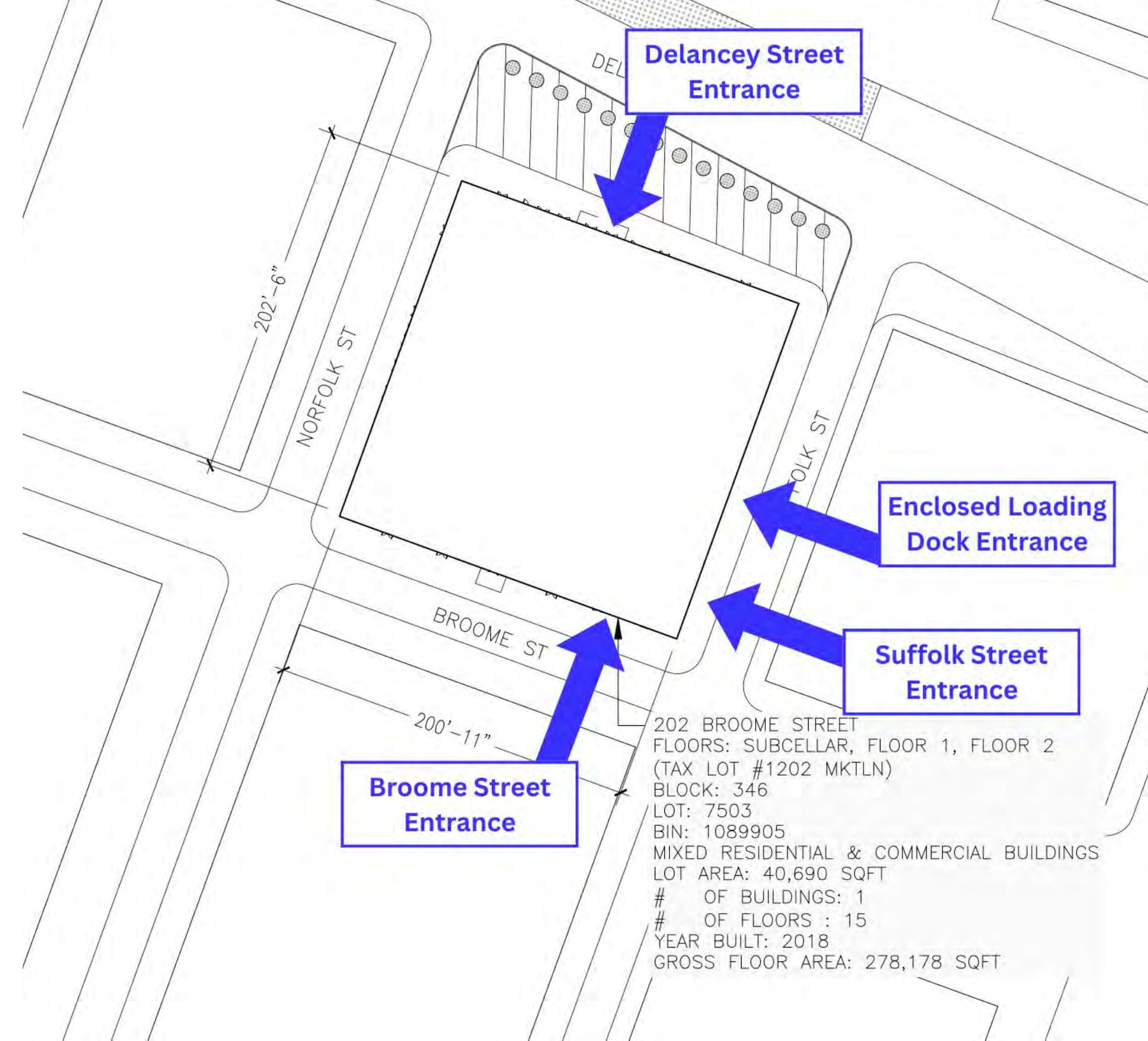
Clinton St

Williamsburg Bridge Path

S Ridge St

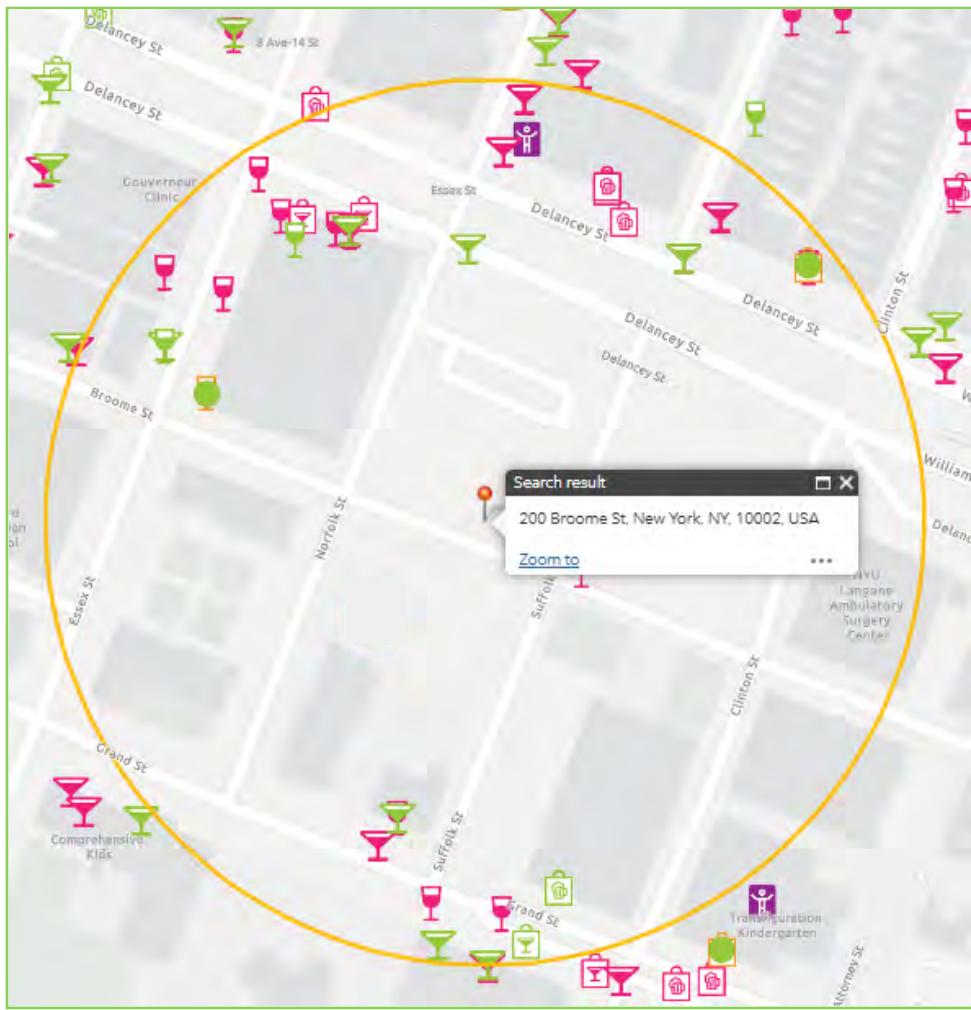
Delancey St

Norfolk St



Proximity Report

Proximity Report - 200 Broome Street



Licenses within 500 Feet

Name	Address	Distance
PROLETARIAT V, INC License ID: 0370-23-134488 Legacy Serial No.: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEWYORK, NY 10002	309 ft
384 GRAND STREET PIZZA LLC License ID: 0340-24-104378 Legacy Serial No.: 6012370	384 GRAND ST NEWYORK, New York 10002	349 ft
REGAL CINEMAS, INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEWYORK, New York 10002	364 ft
SC DELANCEY LLC & 150 DELANCEY RESTAURANT INC License ID: 0343-23-103169 Legacy Serial No.: 1268637	148-150 DELANCEY ST NEWYORK, NY 10002	374 ft
International Center of Photography License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	415 ft
SALUGGIS EAST INC License ID: 0340-22-104866 Legacy Serial No.: 1295442	399 GRAND ST NEWYORK, New York 10002	481 ft
FURN 403 GRAND INC License ID: 0370-24-125038 Legacy Serial No.: 6033565	403 GRAND ST NEWYORK, New York 10002	500 ft

Menu

PANTRY

SUMMER CRUDITÉ; SQUASH, OLIVES, TOMATOES, B&B PICKLES
B&B PICKLED EGG; TURMERIC, ANCHOVY MAYO, PARSLEY
MELON GAZPACHO; PEANUTS, WATERMELON, BASIL OIL
COUNTRY PATE; CREOLE MUSTARD, CORNICHONS, SALTINES

STARTERS

BABA GHANOUSH; SALSA MACHA, CARROT, LAVASH
BEEF CARPACCIO; WHITE BBQ, SHALLOTS, ARUGULA
ROASTED OYSTERS; CALLALOO BUTTER, PEANUT SAUCE
DINER BAR SALAD; FETA, PICKLED PEPPERS, VINAIGRETTE
CORNBREAD DRESSING; POTLIKKEP, COLLARDS, SCALLOP
SAVANNAH RED RICE; CAROLINA GOLD, TOMATO, BELL PEPPER

MAINS

CHICKEN ROULADE; SPÄTZLE, PEAS, CARROT
DAYBOAT CATCH; SQUASH, TOMATO, TONNATO
STEWED FIELD PEAS & OKRA; TOMATO, SOURDOUGH
DEEP FRIED QUAIL; EGGPLANT CONSERVA, ROASTED PEPPERS

ADD ONS

OYSTERS; MIGNONETTE, LEMON MKT
PARKER HOUSE ROLLS; BUTTER, MALDON 7
THREE SISTERS; SQUASH, CORN, BUTTER BEANS 14
POTATO SALAD; CREOLE GRAVY, CAPERS, CHIVES 12
CHICKEN COUNTRY CAPTAIN; CurrANT, ALMOND, TRENCHER
38OZ RIBEYE FOR TWO; MASHED POTATOES, DELICATA SQUASH MKT

DINER BAR FOOD

OYSTER HAPPY HOUR TUESDAY-SATURDAY 5 – 6 PM

CRUDITE; RAW & PICKLED VEGETABLES, BUTTERMILK, DILL 12

DINER BAR SALAD; PICKLED PEPPER, FETA, VINAIGRETTE 16

SARDINES; MUSTARD, PICKLES, SOURDOUGH 16

BLACK EYED PEA HUMMUS; SMOKED COLLARDS, TOASTED SEEDS, SOURDOUGH 14

SEAFOOD BOUDIN; CREOLE GRAVY, MASHED POTATOES, GRAINY MUSTARD 18

SIZZLIN' SMOKY PIG; RED PEPPER JELLY, HOT BUNS, SUNNY SIDE UP EGG, SERRANO 22

PATTY MELT & FRIES; ANADAMA, CARAMELIZED ONIONS, COMEBACK SAUCE 20

BUTTERBEAN FALAFEL; BROCCOLI, TAHINI, CHERMOULA 22

LAMB ROTI; CHOW CHOW, SMOKY PEPPER 24

PIE OF THE DAY 8

SALTED CHOCOLATE CHIP COOKIE 2

BRUNCH

(menu is subject to change according to season and availability)

OYSTERS MKT

DB SALAD; PICKLED PEPPERS, FETA, VINAIGRETTE 14

SIDE SALAD; MIXED GREENS, BASIL VINAIGRETTE 6

CRAB FRITTERS; BLUE CRAB, LEMON REMOULADE, CHIVES 16

QUICHE; CHERRY TOMATO, SERRANO, TOMME, LETTUCES 16

PATTY MELT; ANADAMA, CARAMELIZED ONIONS, CHEDDAR CHEESE, LETTUCES 18

OMELETTE; TOMME, POTATO ROSTI, GRILLED SOURDOUGH, LETTUCES 18

FRIED CHICKEN; HOE CAKES, BUTTER, CANE SYRUP 18

BUTTERMILK BISCUITS; CHICKEN SAUSAGE GRAVY, POACHED EGGS, POTATO ROSTI, HERB SALAD 22

DUCK PASTRAMI; SAUERKRAUT, POACHED EGG, POTATO ROSTI 22

FISH & GRITS; CREOLE GRAVY, MARSH HEN MILL GRITS, GRAB 28

STEAK & EGGS FOR TWO; COLLARDS, POTATO ROSTI, SUNNY SIDE UP EGGS MKT

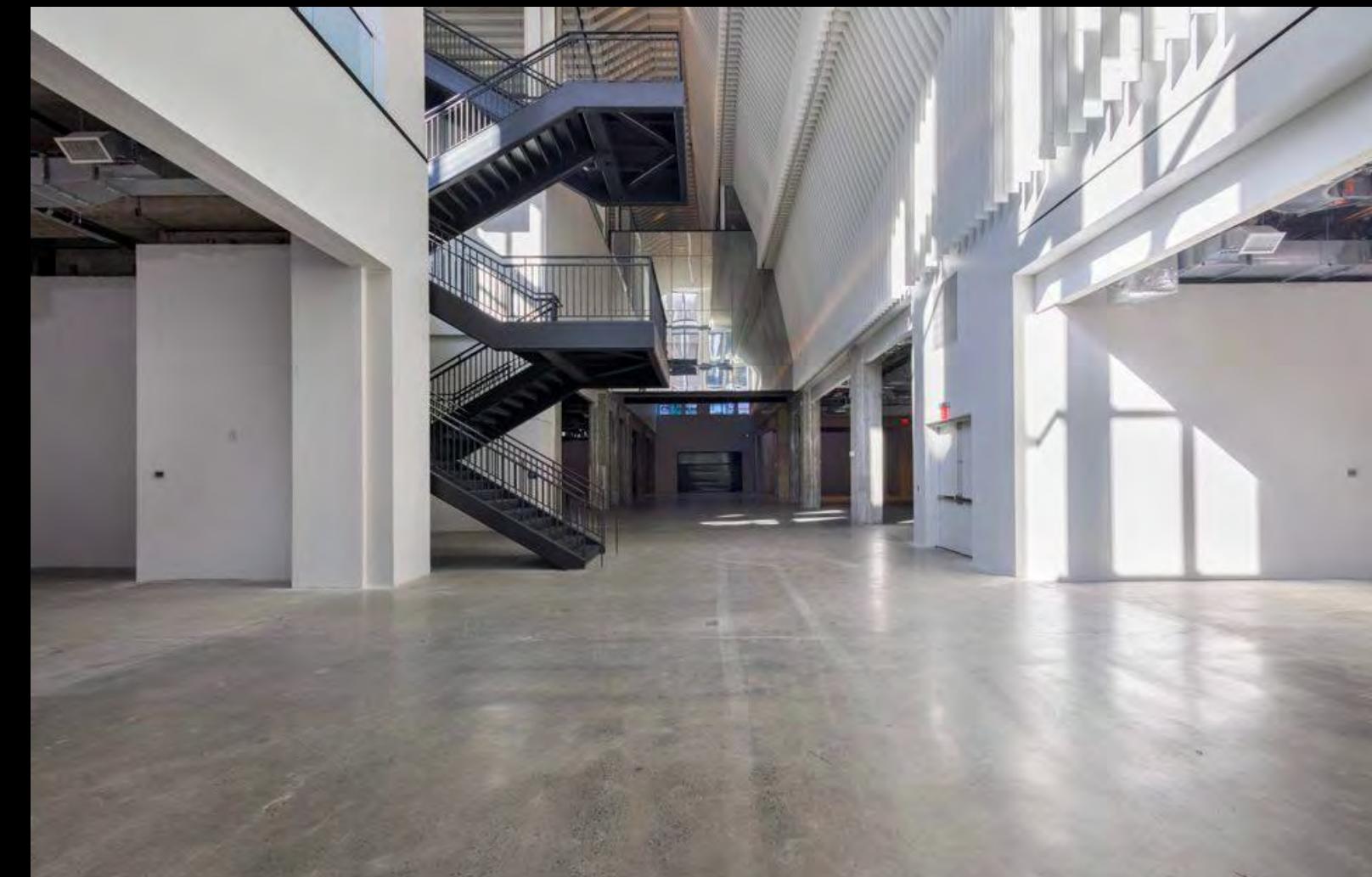
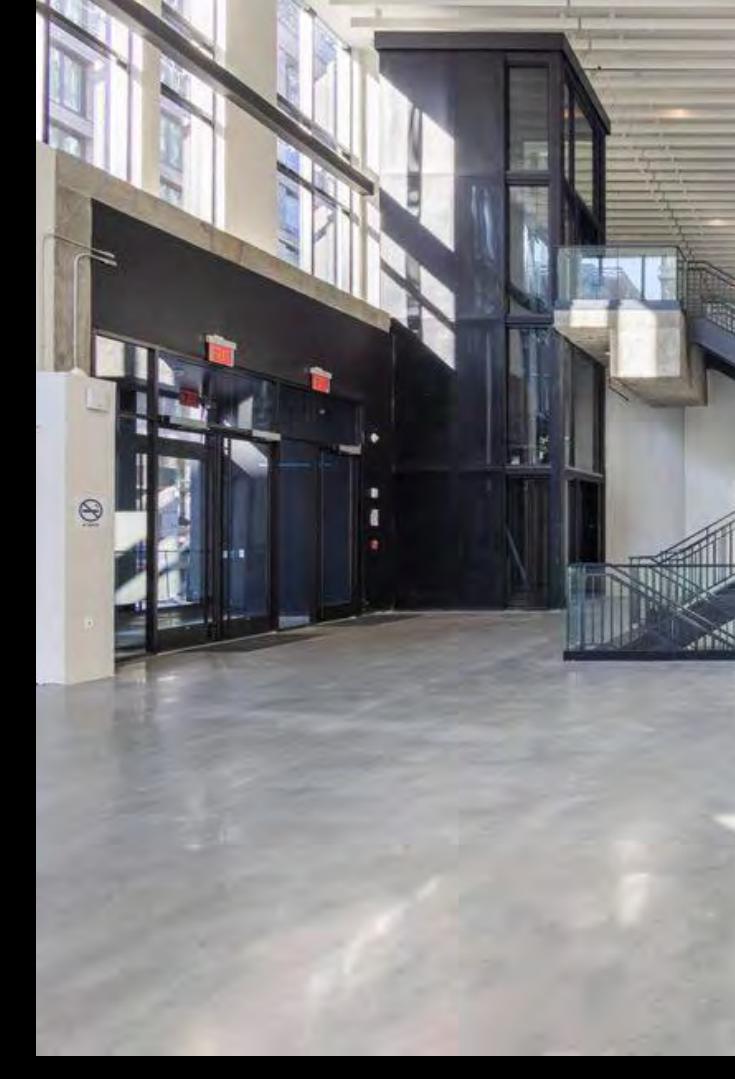
SIDES

SIDE OF BACON 6

SIDE OF GRITS 6

Photos





Renderings

Hub

Renderings



Hub

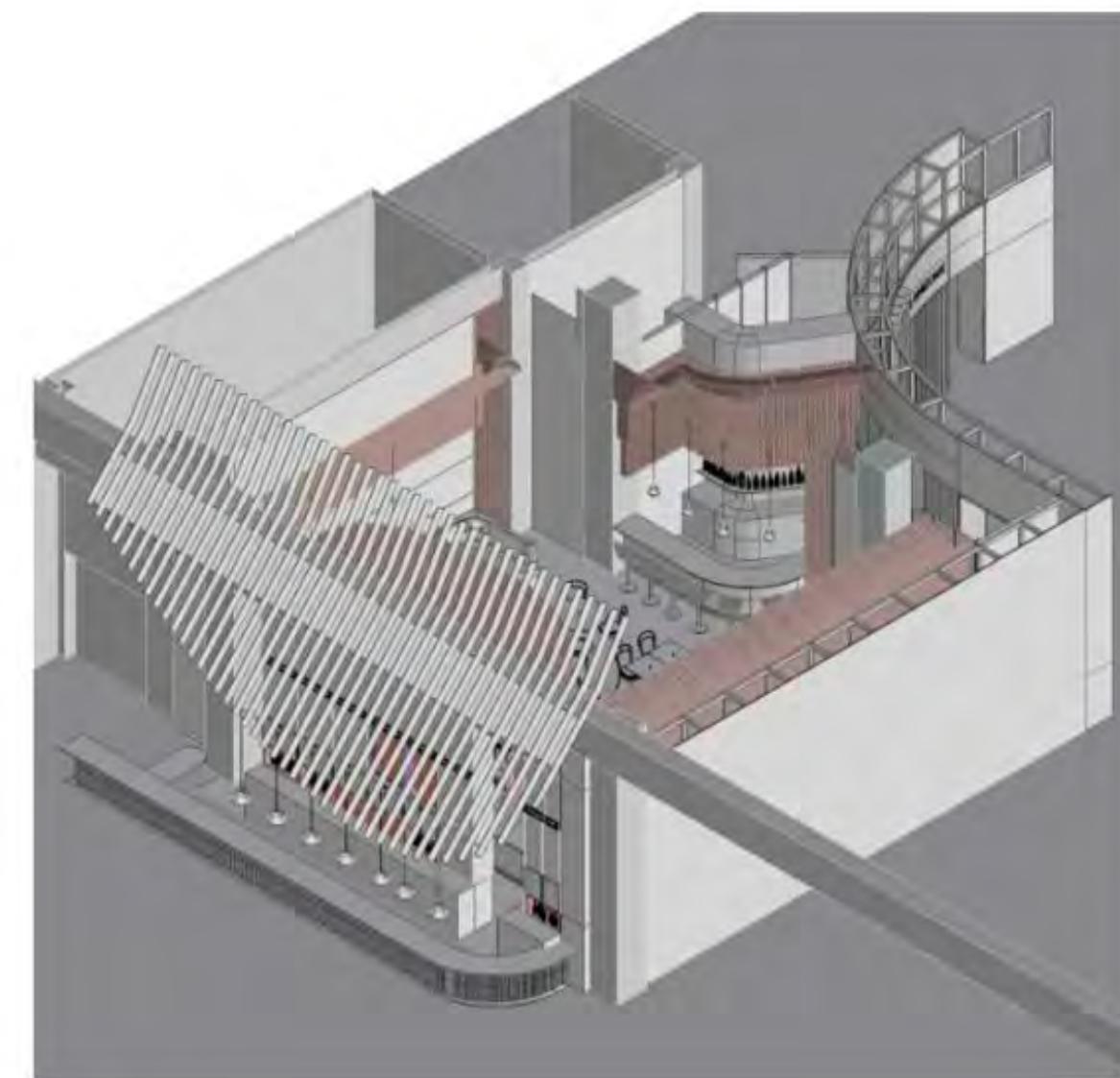
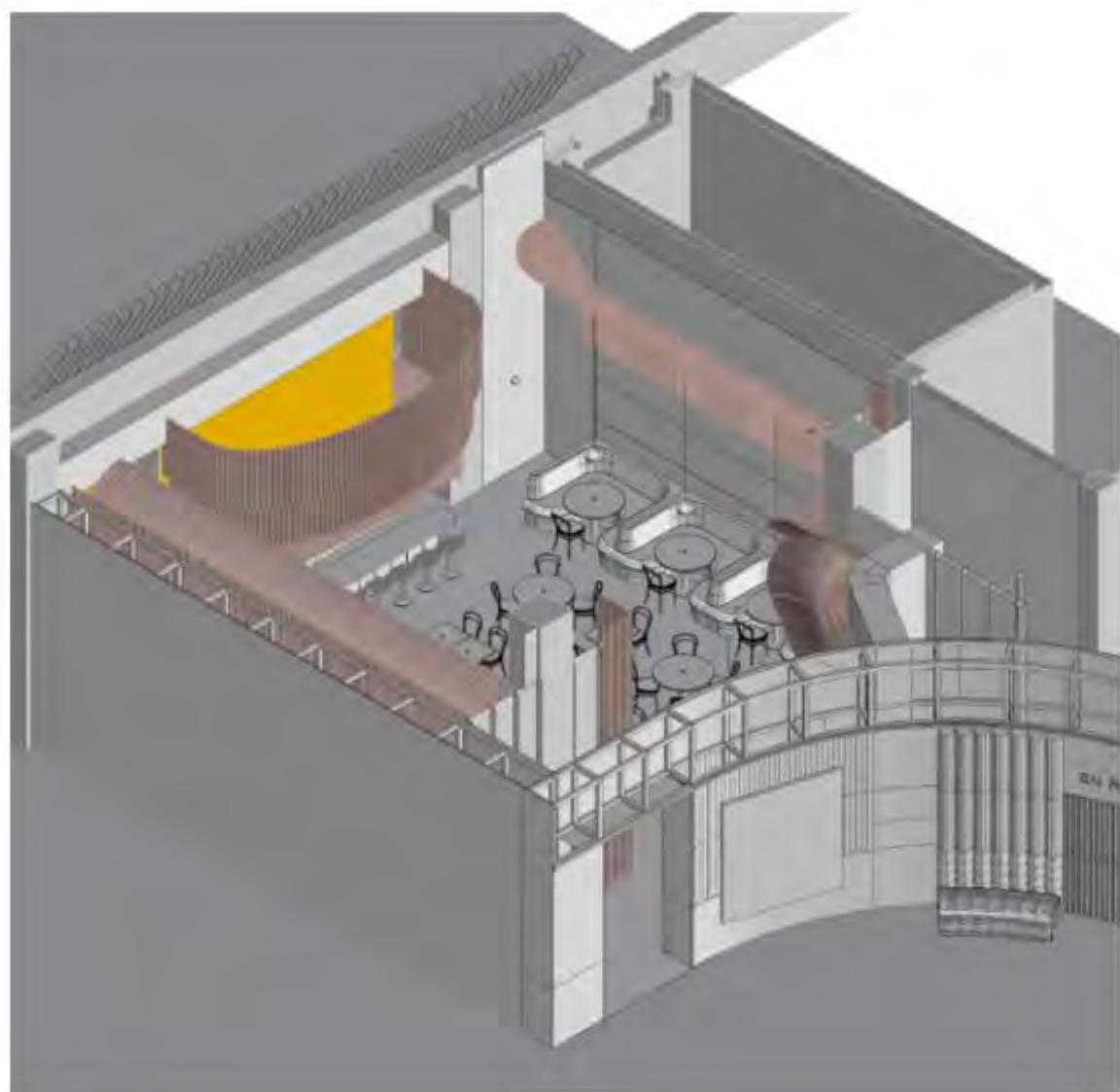
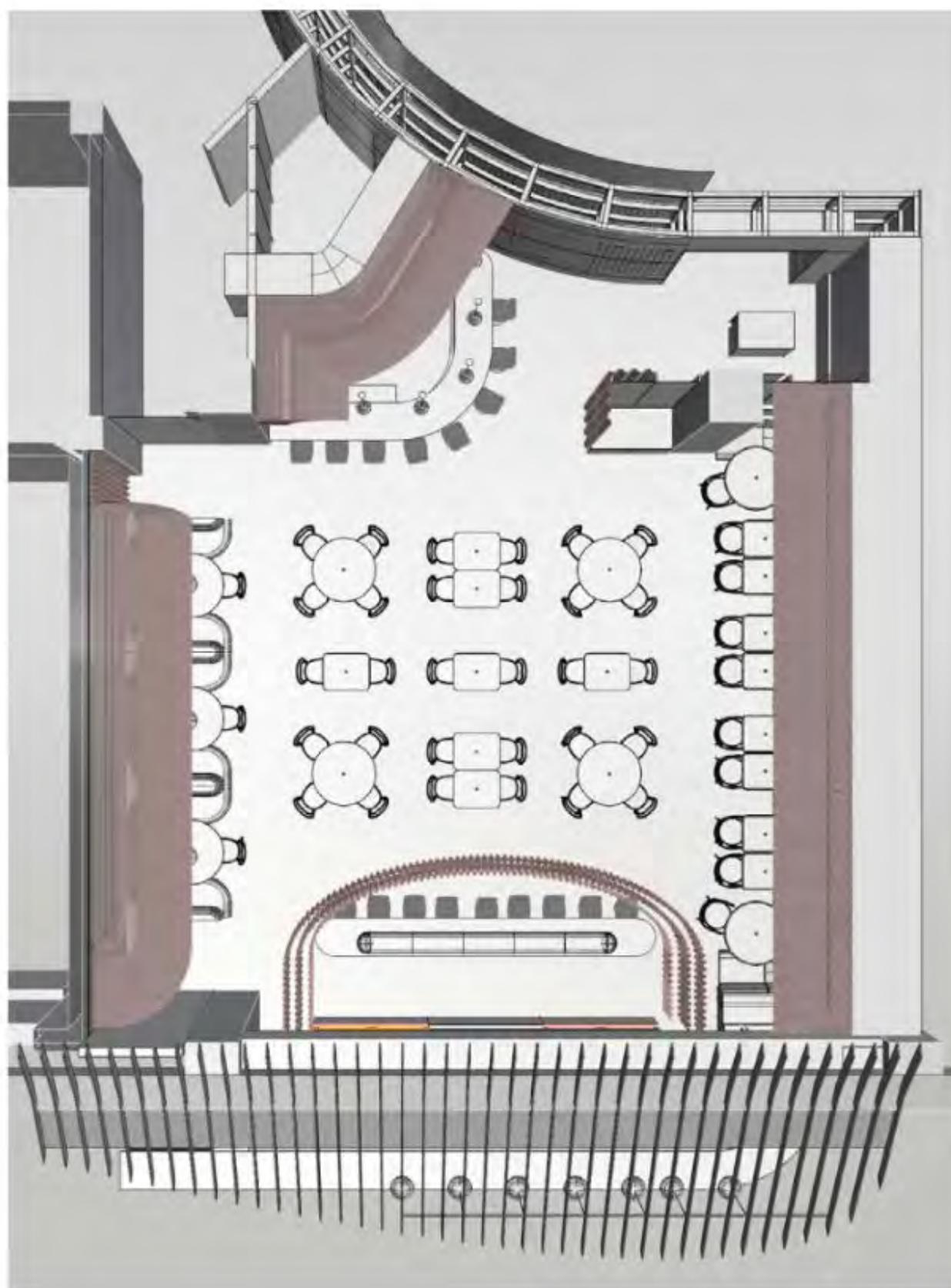
Renderings



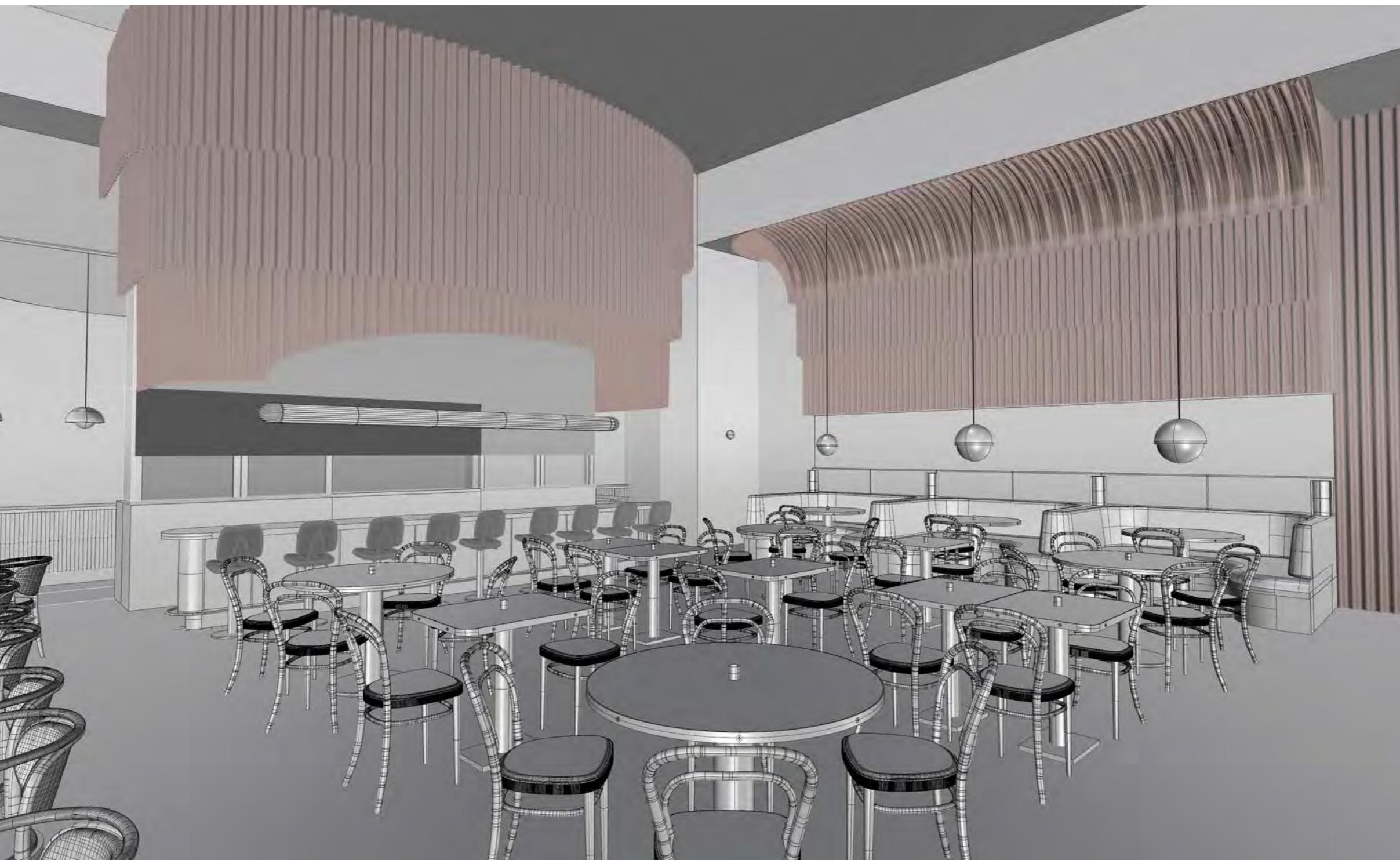
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Renderings









Canyon
November 19, 2025
Restaurant Design Update





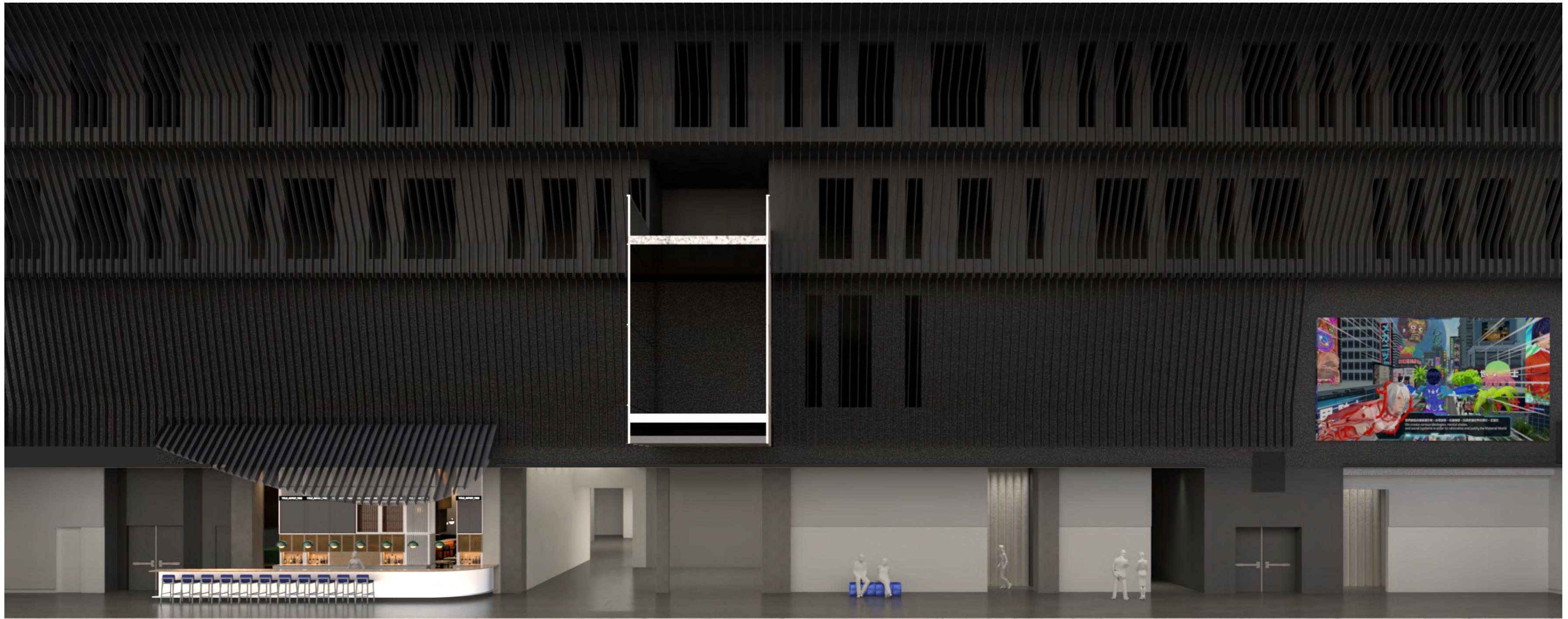


Canyon
November 19, 2025
Restaurant Design Update



Canyon
November 19, 2025
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Canyon North Side

Canyon
November 19, 2025
Restaurant Design Update

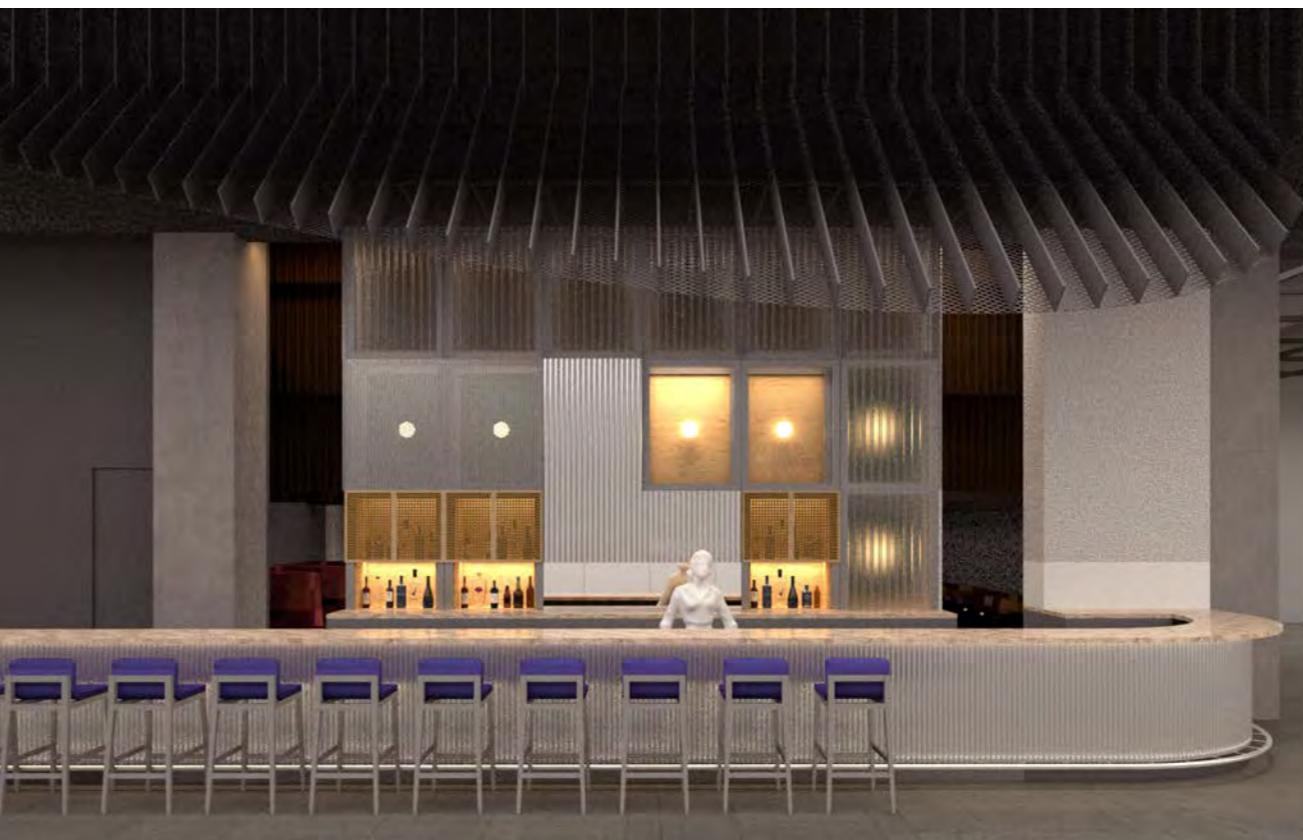




Swim-up Bar



Reference



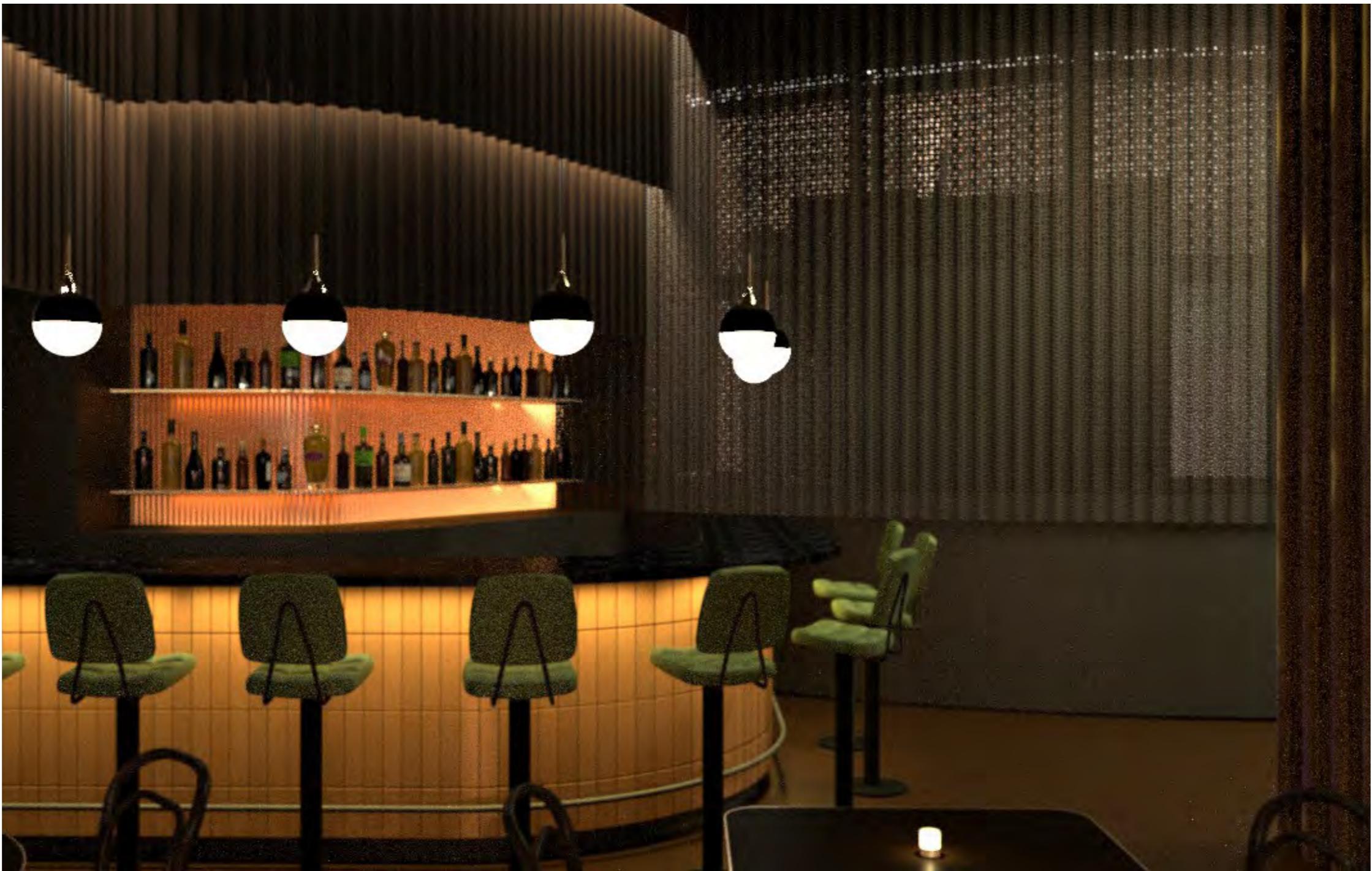
Alternates



Chef's Counter



Banquette Seating



Cocktail Bar



Mezzanine





GALLERY D

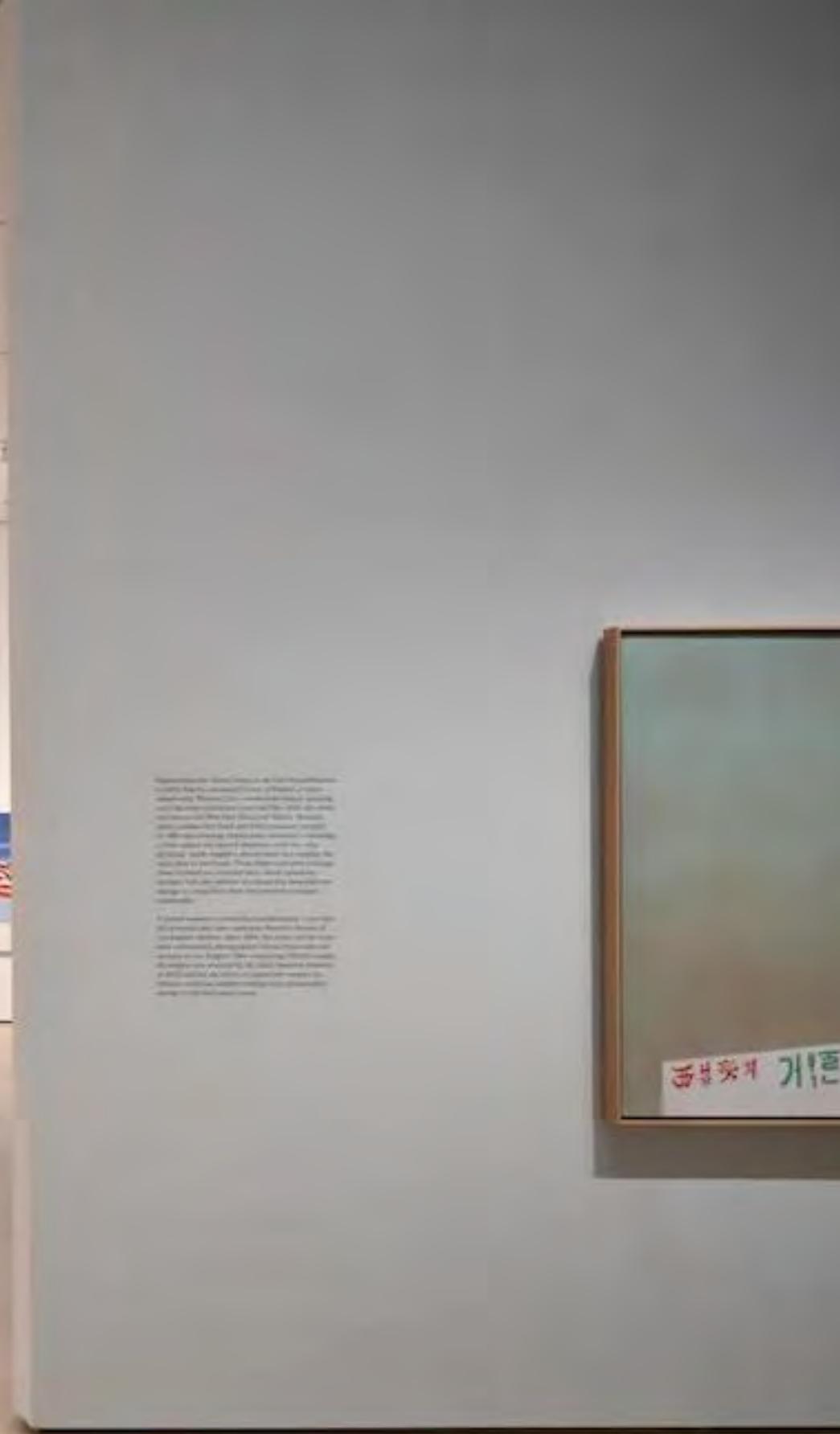


GALLERY F









Traffic Analysis Summary

Canyon Traffic Analysis

METHODOLOGY

Traffic projections are based on internal audience projections, informed by museum attendance statistics at regional cohort institutions, and projected transportation patterns from comparable urban cultural institutions.

Canyon operates five days per week (with public galleries closing on Tuesdays and Wednesdays) on a three-season exhibition cycle with distinct programming for Fall (September-December), Winter/Spring (January-May), and Summer (June-August).

Typical operating hours are 2pm to 10pm for galleries, with the cafe/coffee shop open to the public without exhibition admission from 9am to 2pm, at which point the café becomes available to ticket-buying exhibition visitors and members.

SUMMARY

Canyon anticipates approximately 148,000 total visitors across three exhibition seasons annually.

The facility will operate with two primary entry points: 135 Delancey Street and 200 Broome Street, near the corner of Broome and Suffolk (with doors opening onto both Broome and Suffolk).

ANNUAL VISITATION BY SEASON

Fall Season (September - December)

- Total Visitors: 58,000
- Operating Days: 68 days
- Average Daily Visitors: 853

Winter/Spring Season (January - May)

- Total Visitors: 52,000
- Operating Days: 115 days
- Average Daily Visitors: 452

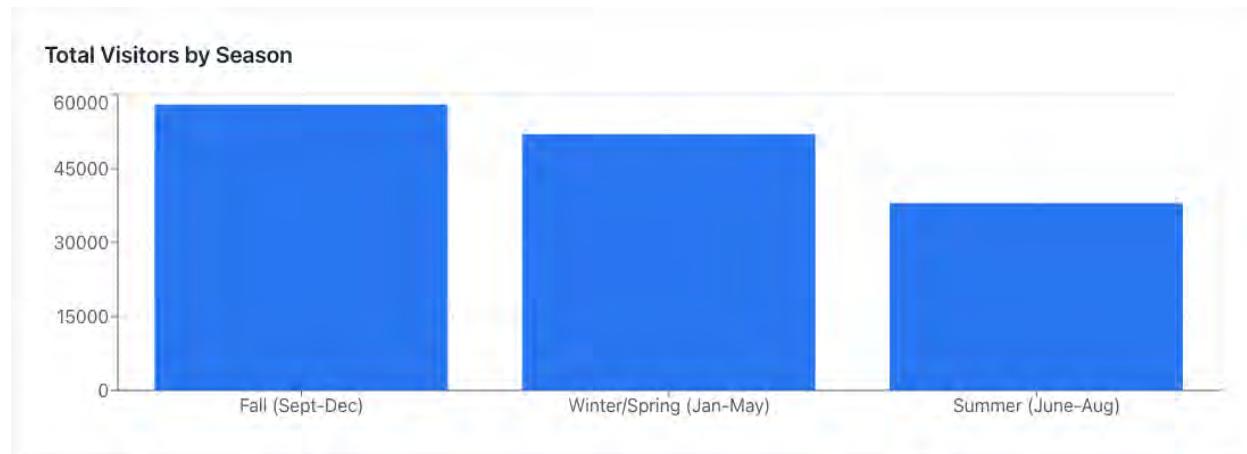
Summer Season (June - August)

- Total Visitors: 38,000
- Operating Days: 92 days
- Average Daily Visitors: 413

Annual Total: 148,000 visitors

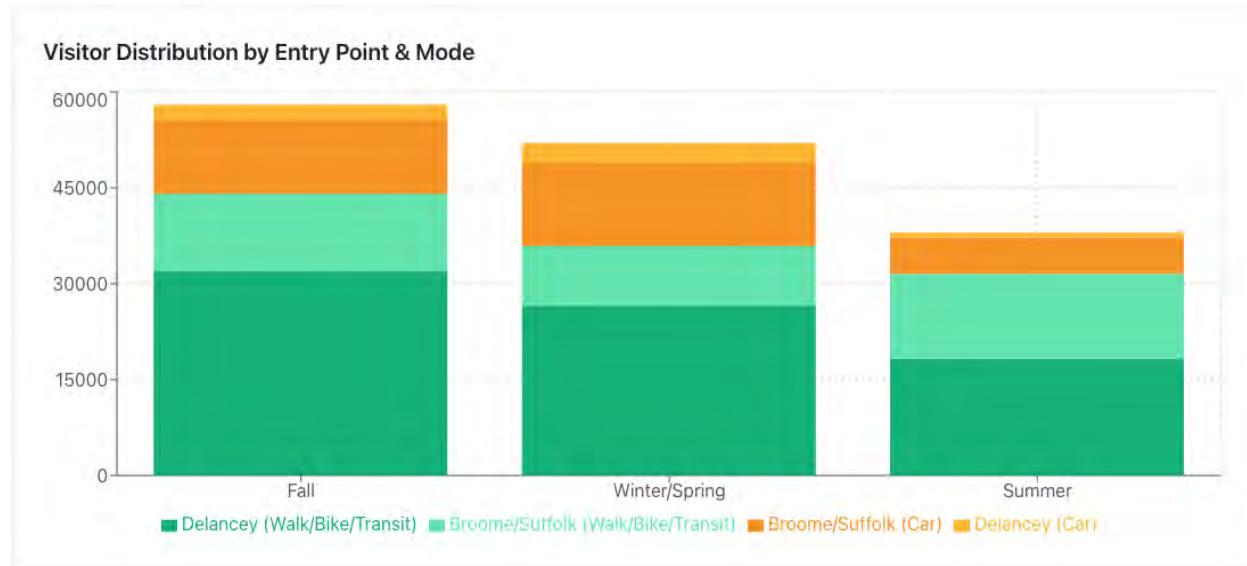
VISITOR TRAFFIC PATTERNS

Seasonal Visitation Overview



The facility is expected to experience variable attendance across seasons, with Fall representing peak visitation period.

Entry Point and Transportation Mode Distribution



Fall Season Distribution

Entry Point & Mode Visitors Percentage

Delancey Street (Pedestrian/Bike/Transit)	31,900	55%
Broome/Suffolk (Pedestrian/Bike/Transit)	12,180	21%
Broome/Suffolk (Vehicle)	11,600	20%
Delancey (Vehicle)	2,320	4%
TOTAL	58,000	100%

Winter/Spring Season Distribution

Delancey Street (Pedestrian/Bike/Transit)	26,520	51%
Broome/Suffolk (Pedestrian/Bike/Transit)	9,360	18%
Broome/Suffolk (Vehicle)	13,000	25%

Delancey (Vehicle)	3,120	6%
TOTAL	52,000	100%

Summer Season Distribution

Delancey Street (Pedestrian/Bike/Transit)	18,240	48%
Broome/Suffolk (Pedestrian/Bike/Transit)	13,300	35%
Broome/Suffolk (Vehicle)	5,700	15%
Delancey (Vehicle)	760	2%
TOTAL	38,000	100%

Across all seasons, Canyon expects approximately 76-83% of visitors to arrive via pedestrian, bicycle, or public transportation methods.

HOURLY TRAFFIC ANALYSIS

Fall Season (September - December)

A Day in the Life: Fall Season (Sept-Dec)

Average daily visitors by hour, entry point, and arrival mode. Delancey Street entrance closed 8am-11am.



Peak hours: 6-7pm (136 visitors/hour).

Average Daily Hourly Distribution:

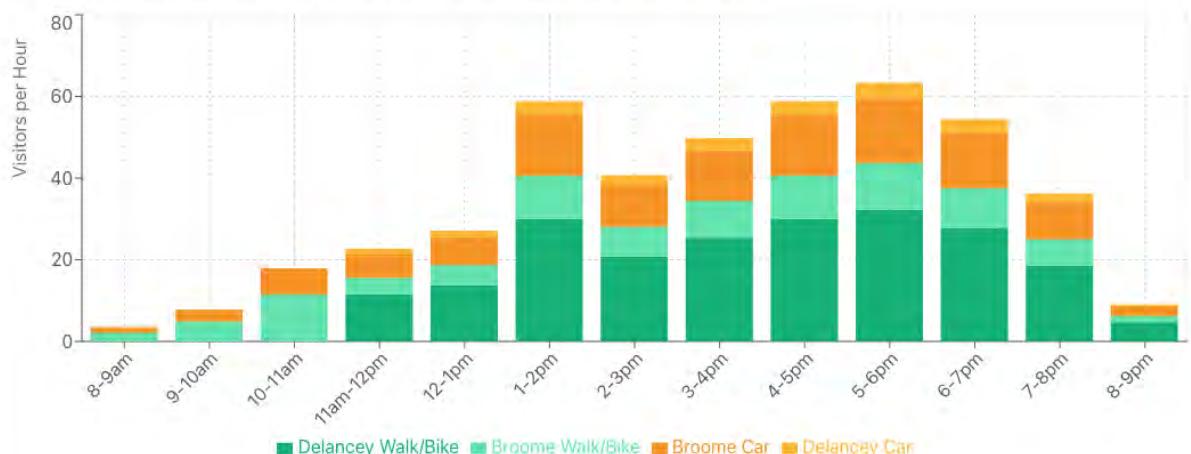
8-9a	9-10a	10-11a	11-12p	12-1p	1-2p	2-3p	3-4p	4-5p	5-6p	6-7p	7-8p	8-9p
9	17	34	43	43	43	102	94	102	119	136	85	26

Peak Traffic Period: 6-7pm (136 visitors per hour average)

Winter/Spring Season (January - May)

A Day in the Life: Winter/Spring Season (Jan-May)

Average daily visitors by hour, entry point, and arrival mode. Delancey Street entrance closed 8am-11am.



Peak hours: 1-2pm and 5-6pm.

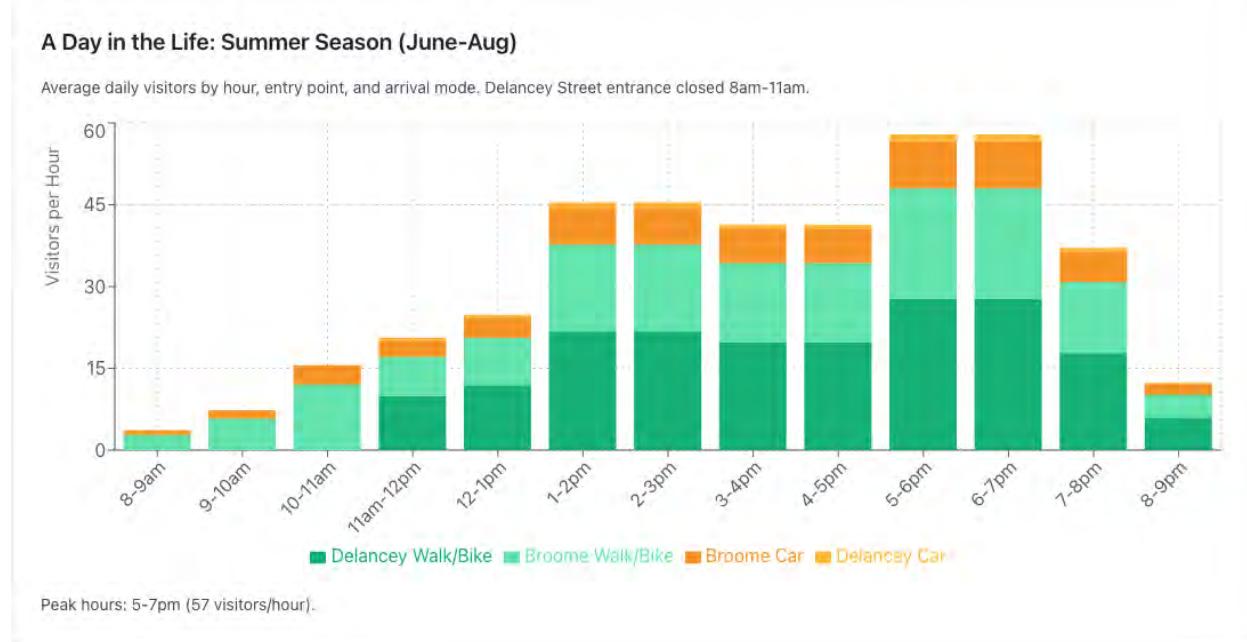
Average Daily Hourly Distribution:

Total Visitors per Hour

8-9a	9-10a	10-11a	11-12p	12-1p	1-2p	2-3p	3-4p	4-5p	5-6p	6-7p	7-8p	8-9p
4	8	17	21	25	54	36	44	54	58	49	33	8

Peak Traffic Periods: 1-2pm and 5-6pm (54-58 visitors per hour average)

Summer Season (June - August)



Average Daily Hourly Distribution:

Total Visitors per Hour

8-9a	9-10a	10-11a	11-12p	12-1p	1-2p	2-3p	3-4p	4-5p	5-6p	6-7p	7-8p	8-9p
4	8	16	20	24	44	44	40	40	57	57	36	12

Peak Traffic Period: 5-7pm (57 visitors per hour average)

CONCLUSIONS AND TRAFFIC MITIGATION

Summary of Findings

The traffic analysis demonstrates that Canyon's operational design effectively mitigates potential traffic and pedestrian congestion through several key factors:

1. Dispersed Arrival and Departure Patterns: Visitor arrivals are distributed across operating hours (8am-9pm), with gradual increases during afternoon and evening periods rather than concentrated peak times. This natural dispersion prevents sudden surges in pedestrian traffic.
2. Multiple Entry Points: The facility operates two separate entrances (Delancey Street and Broome/Suffolk), which effectively distribute visitor flow and prevent bottlenecks at any single location.
3. Predominantly Pedestrian Traffic: With 76-83% of visitors arriving via foot, bicycle, or public transportation, vehicle traffic impact on surrounding streets is minimal. Even during peak season (Fall), only 24% of visitors arrive by private vehicle.
4. Vehicle Drop-Off Capacity: The facility benefits from four potential vehicle drop-off points (Delancey Street, Norfolk Street, Suffolk Street, and Broome Street), which distribute the limited vehicle traffic across multiple locations and prevent any single drop-off area from becoming congested.

Traffic Mitigation Measures

Based on the analysis, no additional traffic mitigation measures are required. The facility's design incorporates the following built-in solutions:

1. Interior Queuing Space: In the event that queuing becomes necessary, the facility has ample interior space to accommodate waiting visitors, preventing any sidewalk obstruction or pedestrian flow disruption.
2. Dedicated Loading Operations: All deliveries and service operations will be handled through an interior garage with a built-in loading dock, completely separating commercial vehicle activity from visitor traffic and eliminating any street-level loading zone conflicts.
3. Staggered Entry Operations: The Delancey Street entrance closure during morning hours (8am-11am) naturally staggers entry point usage and prevents over-concentration at any single entrance during operating hours.

Conclusion

The combination of dispersed arrival patterns, multiple entry points, predominantly pedestrian visitor base, and interior operational facilities ensures that Canyon will not create adverse traffic impacts or pedestrian congestion in the surrounding area. The facility's design inherently prevents the queuing and sidewalk blockage concerns that typically necessitate additional mitigation measures.

Sound Study Report



Canyon

202 Broome St

Acoustics Site Report

Reference: R01

0 | December 19, 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 307520-00

Arup US, Inc.
140 Broadway
New York, NY 10005
USA
arup.com

1. Introduction

Arup conducted a noise impact evaluation to test compliance with noise codes as part of an application for a liquor license for the Canyon multimedia exhibition space. The visit was conducted on December 15th, 2025. Daytime and nighttime ambient sound levels were measured throughout the day, with sound transmissions measured by 12 to 15ft from the building façade at the entrances. The following are our findings from these measurements.

2. Design Criteria

Sound level criteria are based on The New York City Administrative Noise Code (2021) as follows:

§ 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).

No additional criteria were identified as applicable to this project.

3. Site Survey

The noise measurements were conducted on Monday, December 15th, 2025. Sound transmissions testing and daytime ambient sound levels were taken between 2:30 to 4:30PM, with nighttime ambient sound levels taken between 9 to 9:30PM. All ambient measurements were taken in L_{max} in 'slow' setting following The New York City Administrative Noise Code (2005)

§ 24-217.1 Measurements.

Unless otherwise specifically provided, all sound level measurements under this code shall be taken in L_{max} with the sound level meter set to slow response.

3.1 Source Levels

The primary source of sound for Canyon will be multimedia galleries with speaker systems at the subcellar level of the building. The typical sound level of multimedia installations in the galleries is understood to be approximately 75 dBA. For the purpose of this testing, we have assumed a particularly active exhibition where all galleries and the atrium space are playing high levels of music (~100 dB), which results in approximately 80 dBA at the entrances on the ground level. As reference for transmission loss we also played pink noise at 100 dB as a source.

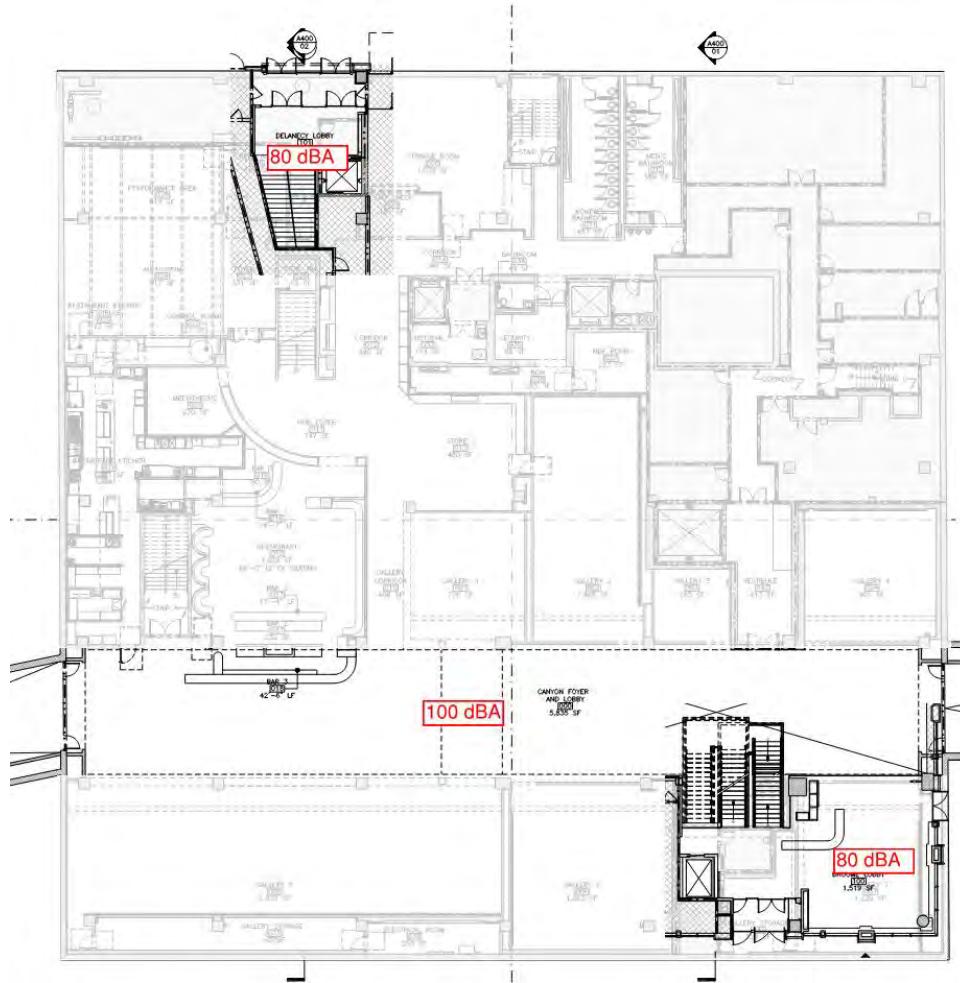


Figure 3-1 - Plan View with Entrances and Ground Level Overlaid

3.2 Measurements

A Brüel & Kjaer 2250 Class 1 Sound Level Meter was used for all measurements in 1/3-octave bands. Equipment is in good repair and calibration, in compliance with ANSI S1.4 1984 per code section 24-203. The sound level meter was also calibrated with handheld calibrators before and after measurements, with no significant deviation recorded (less than 0.1 dB). A JBL Eon 1500 loudspeaker was used to play pink noise (~100dBA) and music (~80dBA) in the event space near the entrances for sound transmission testing.

Sound transmission and ambient sound levels were measured at the following locations within 12 to 16ft from the façade:

- Broome St entrance
- Suffolk St entrance
- Delancey St entrance
- Norfolk St (nighttime ambient only)



Figure 3-2. Measurement locations

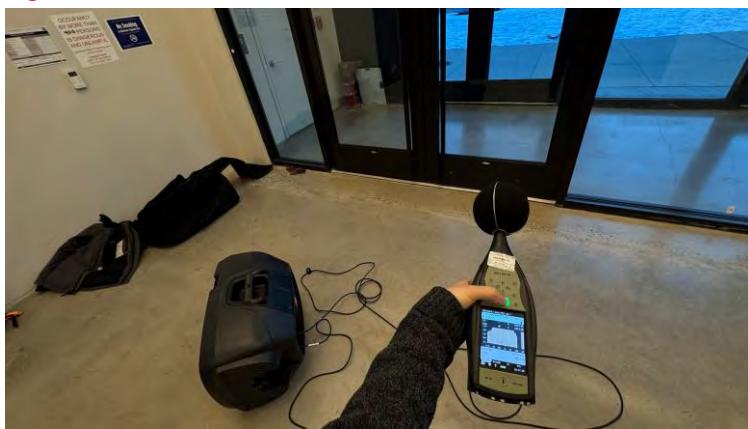


Figure 3-3. Source Loudspeaker and Sound Level Meter

4. Survey Results

4.1 Ambient Sound Levels

The following table summarizes the daytime and nighttime ambient sound levels around the event space:

Table 1. Ambient sound levels on street

Locations	Daytime Ambient Sound Level ($L_{max,slow}$)		Nighttime Ambient Sound Level ($L_{max,slow}$)	
	dBA	dbc	dBA	dbc
Broome St	68	80	78	88
Suffolk St	69	80	65	78
Delancey St	77	92	76	94
Norfolk St	/	/	76	86

4.2 Sound Transmissions

The following table summarizes the sound transmissions at the entrances of the event space:

Table 2. Sound transmissions from event space to street

Locations	Ambient Sound Level ($L_{max,slow}$)		Pink Noise Level ($L_{max,slow}$)		Music Level ($L_{max,slow}$)	
	dBA	dBc	dBA	dBc	dBA	dBc
Broome St	68	80	65	79	62	75
Suffolk St	69	80	71	84	67	78
Delancey St	77	92	73	86	76	88

During the measurements, the pink noise and music were slightly audible at the Broome St and Suffolk St entrances while the street is in slow or no traffic. The pink noise and music were inaudible at the Delancey St entrance at all times.

4.3 Octave Band Results

The following table includes the results summarized above in octave band form.

Table 3. Octave Band Levels

Measured Levels ($L_{max,slow}$)						
Location	Source	Octave Band Frequency (Hz)				
		63	125	250	500	1,000
Broome St	Daytime Ambient	80	76	71	68	66
	Nighttime Ambient	84	81	84	76	71
	Source	77	74	69	61	58
Delancy St	Daytime Ambient	90	85	82	79	71
	Nighttime Ambient	92	88	85	76	74
	Source	83	76	75	74	71
Suffolk St	Daytime Ambient	78	72	68	67	67
	Nighttime Ambient	92	88	85	76	74
	Source	81	81	77	71	67

*Note: Small exceedances in the levels may be due to variations in traffic flow during measurements

Below ambient level
Exceeds ambient level
Exceeds code requirement

5. Conclusion

As all measured ambient sound levels are greater than 62 dBC, section §24-231(3) of The New York City Administrative Noise Code (2021) is applicable, where the noise limit is 6 dBC higher than the ambient sound level. All measured pink noise and music levels are within the limit, even in the extreme case of a very active exhibition space. Therefore we do not expect the event space to have a noise impact at the nearby residences and surrounding community.

Petition Signatures

Petition to Support Proposed Liquor License

Date: 10/29/2025

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

to the following applicant/establishment (company and/or trade name) Canyon NY Foundation

Address of premises: 198 - 200 Broome Street, New York, NY 10002

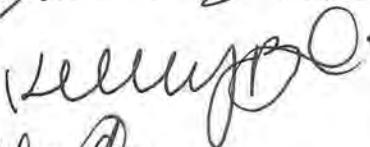
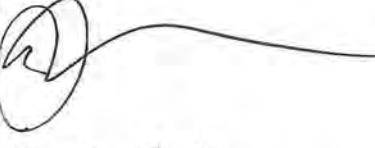
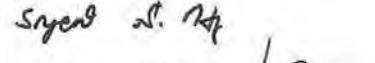
This business will be a: (circle) Bar Restaurant Other: Museum

The hours of operation will be:

8am-2am

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)
Bhargava Mitti		180 Broome St, Apt 1909
Kelley Bligh		180 Broome St, Apt 1602
Jesimija Barbu Slanojevic		180 Broome St. Apt 1914
mabel Chow		180 Broome St.
Tessa Mounsey		190 Broome 2201
Rachel Chodor		180 Broome street
Sima		190 Broome street
Debby Glorion		180 Broome Street
Syed S. Aliq		180 Broome St - #1808 New York, NY 10002
Savannah Kurchner		180 Broome Street APT. 1808
Tony Kung		180 Broome St Apt 1100
Shan Oakear		NY NY 10002 180 Broome St Apt 1229

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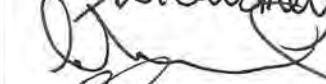
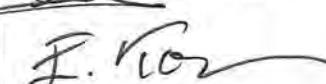
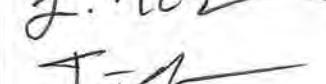
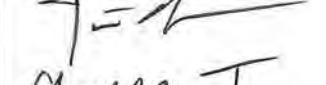
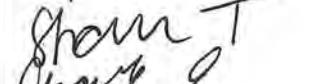
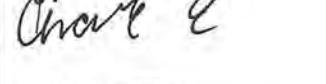
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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Ilija Stanojevic		180 Broome Street #19A
Damon Tinsley		180 Broome street #1312
NEIL SYNGH		100 Broome street #11709
Charlic Abbate		180 Broome St 1605
Fred Appel		180 Broome St 706
Jenna Bulmahn		180 Broome St 601
Tyler Allen		180 Broome 1101
SANDRA DELANEY		180 Broome St 2308
Scott Wilson		180 Broome St #2308
Elisa Ortiz		180 Broome St 1300
Irika Tooker		180 Broome St. 2113
Tasia Jawa		180 Broome St . #705
Sharlet Tucker		180 Broome St #1711
Chanelle Elstberry		180 Broome St # 1711
Shaqqua Tanner		180 Broome St # 803
Doug Quimby		180 Broome st # 1602
Claire Mecke		180 Broome . APT #1705

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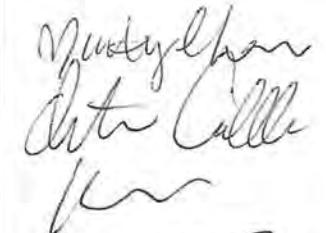
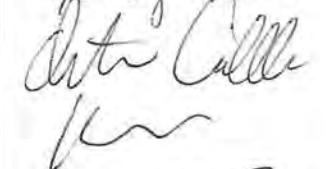
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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Alex Tereshonkova		180 Broome St. #1212
Rafael Rubiera		180 Broome St. 1610
Selena Matkovic		180 BROOME ST #1710
Danny C.		180 Broome St
Christian C.		180 Broome St 1702
Kimkyng Rose		180 Broome St 1611
Tan Torun		180 Broome St, #1707
Michael Boerio		180 Broome St, #1707

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Orte	Jean Orte 109	106
MAIN	M	8E
Roter	M	10ff

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Julia Romero	Julia Romero	7A
Rachel Ziegler	Riegler	9F
Javi Romero	Javi	8J
Matt Stoller	Matt S	12J
John Okemah	John Okemah	7F
CHRISTA-MARIA ROUSSEAU	Christa-Maria Rousseau	7F
JOSEPH CANDELORA	Joe Candelora	8N
Wendy Nunneley	Wendy Nunneley	8N
ARMAT DORANIAN	Armat Doranian	65 Mott, 5
Daksha Vaid-Kinikor	Daksha Vaid-Kinikor	6F
Elliot Albert	Elliot Albert	12C
		X

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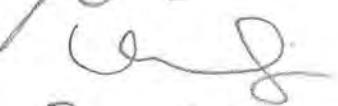
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Other information regarding the license:

Name	Signature	Address and Apt # (required)
John Allison		202 Broome St PHA
Karl Yee		202 Broome St 12F
Justin Rucker		202 Broome St 2G
Katie Rucker		202 Broome St 3G
Gavin Myers		202 Broome 10G
Alex Baker		202 Broome 9B
Ryan Neumann		202 Broome 7L
Claire Goodill		202 Broome 12C
Anaee Offodile		202 Broome 8F
Cole Friedlander		202 Broome St 6T
Adrienne Chan		202 Broome 12H
Claire Zhang		202 Broome 9L
HAGAR TAMIR		202 Broome 7H
Ann Publicover		202 Broome 11G



ATTENTION RESIDENTS & NEIGHBORS

Canyon NY Foundation Inc d/b/a Canyon 413-672-8160
Company/DBA Name and Contact Number for Questions

Plans to open a

Museum with Restaurant
(Please choose) Bar/Restaurant/Cafe and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

200 Broome Street

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer/Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on
Monday, January 12, 2026 at 6:30pm
Online: <https://www.zoomgov.com/j/1615486314>
see www.cb3manhattan.org for zoom meeting details

Date/Time/Location
Darlie Kerns - darlie.kerns@canyon.org
Applicant Contact Information

AT COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

Canyon NY Foundation Inc. darlie.kerns@canyon.org
公司名字 (Company) and 和 聯繫資訊 (Contact Info)

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

Museum with Restaurant

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

200 Broome Street

Address/生意地址

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

Beer/Wine and Liquor

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

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

(CB3 SLA & DCA Committee Meeting)
曼哈頓第3社區委員會

酒牌和酒類市貿易局申請小商業牌照委員會

Monday, January 12, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Canyon NY Foundation Inc. darlie.kerns@canyon.org
公司名字 (Company) and 和 聯繫資訊 (Contact Info)

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

Museum with Restaurant

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

200 Broome Street

Address/生意地址

Seeking a license to serve

desirable

En busca de una
licencia para servir:

Beer & Wine or Beer/Wine & Liquor

En la JUNTA COMUNITARIA 3
Reunión pública para comentarios

Monday, January 12, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org

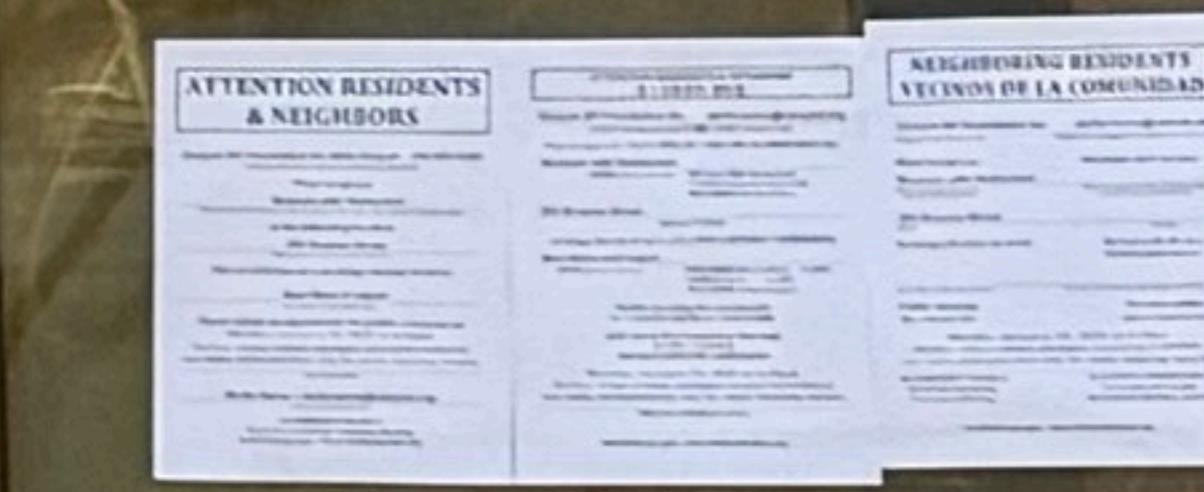
200 BROOME

CANYON



COMBINATION
STANDPIPE /
SPRINKLER SYSTEM
FIRE DEPT.
CONNECTION

AUTO STANDPIPE
NVC



COMBINATION
STANDPIPE /
SPRINKLER SYSTEM
FIRE DEPT.
CONNECTION

