



## *Public New York*

215 Chrystie LLC/ IS Chrystie Management LLC and VS-Chrystie LLC / 215 Chrystie Street/ New York, NY 10002

### **Questionnaire for Hotel License Application**

1. **Floor Plans**
2. **Description of Hotel**
3. **Renderings**
4. **Photographs**
5. **Letter from Manhattan Community Board No. 6**
6. **Acoustilog Inc. Sound Report**
7. **Sam Schwartz Engineering D.P.C. Traffic Study Report**
8. **Elite Investigations LTD Security Plan**
9. **Area Survey with List of Establishments Within 500' of the Applicant**
10. **NYC DOB Property Profile Page**
11. **Photographs of Meeting Notice Postings**

**Victor & Bernstein, P.C.**  
18 East 41st Street, 10th Floor | New York, NY 10017  
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Gigi Li, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**Please bring the following items to the meeting:**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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: [http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change  
 Hotel

Check if either of these apply:

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

Today's Date: March 30, 2016

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting .**

Is location currently licensed?  Yes  No    Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Vacant lot

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 215 Chrystie Street

Cross streets: Stanton Street and East Houston Street

Name of applicant and all principals: 215 Chrystie LLC/ IS Chrystie Management LLC  
and VS-Chrystie / Ian Schrager

Trade name (DBA): Public New York

**PREMISE:** 25 Story Building

Type of building and number of floors: Hotel is 17 stories above grade and 3 stories below grade.  
There will be a total of 367 guest rooms.

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?  
(includes roof & yard)  Yes  No If Yes, describe and show on diagram: Ground Floor Front Garden,  
16th Floor and 17th Floor Terraces on part of those floors.

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any  
back or side yard use?  Yes  No<sup>\*</sup> What is maximum NUMBER of people permitted? Estimated 829 for hotel\*\*  
\*To be obtained. **\*\*Reflects occupancy for the public spaces and meeting rooms.**

Do you plan to apply for Public Assembly permit?  Yes  No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> -  
please give specific zoning designation, such as R8 or C2):  
C6-1

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: Hotel, Arts Club and typical hotel amenities including  
event spaces and meeting rooms.

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Hotel 24 hours a day seven days a week (see also attached chart)

**8AM to 4AM Interior public spaces & 12PM to 4AM Event Space / Exterior public spaces 7AM to 12AM Front Garden;  
8AM to 2AM 16th Floor Terrace & 17th Floor Terrace [ 4AM close if the exterior spaces are covered and soundproofed].**

Number of tables? \* Total number of seats? \*  
**\*See attached chart and diagrams.**

How many stand-up bars/ bar seats are located on the premise? Six  
**See attached stand-up bar list and diagrams**  
(A stand up bar is any bar or counter (whether with seating or not) over which a patron can order,  
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): See attached stand-up bar list and diagrams

Does premise have a full kitchen  Yes  No? Restaurant in hotel will have a full kitchen and  
a separate license.

Does it have a food preparation area?  Yes  No (If any, show on diagram) See 16th Floor Diagram

Is food available for sale?  Yes  No If yes, describe type of food and submit a menu

See menus to accompanying questionnaire for restaurant

What are the hours kitchen will be open? N/A

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

How many employees will there be? 280

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2nd floor lobby will have 3 TVs and the  
2nd floor meeting room will have 1 TV

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: See sound report under tab no. 6

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? In the Arts Club Cellar and Sub-Cellar we plan to have the following types of events and scheduled performances: performance art, screenings and other visual presentations, as well as a space for banquets, special events, meetings and dancing.

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 report under tab no. 7

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

See security plan under tab no. 8

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. See sound report under tab no. 6

Do you have sound proofing installed?  Yes  No In the process of being installed as the hotel is  
If not, do you plan to install sound-proofing?  Yes  No under construction.

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: See attached list

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

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

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. See attached list

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

Has any principal had SLA reports or action within the past 3 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? None

How many On-Premise (OP) liquor licenses are within 500 feet? 11

Is premise within 200 feet 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. 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.  I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_ DJs/ promoted events per \_\_\_\_,  more than \_\_\_\_ private parties per \_\_\_\_\_.
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour.  I will have happy hour and it will end by \_\_\_\_\_.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

## Estimated Breakdown of Hotel Spaces

Hotel Space/ Use	Square Footage	Anticipated Occupancy	Tables/Seating/Bars	Hours of Operation
<b>Interior Hotel Spaces</b>				
Hotel Bar Area 2 <sup>nd</sup> Floor Public Space	1,600	65	Total Seating= 60 Tables= 15 / Seating= 48  24' - 7 ½" Stand-Up Bar= 12 bar stools  Furniture= Tables, Chairs, Couches and Counter Seating	8AM – 4AM
Lobby Bar Area 2 <sup>nd</sup> Floor Public Space	3,030	90	Total Seating= 82 Tables= 10 / Seating= 82  22' - 9" Stand-Up Bar=0 bar stools  Furniture= Tables, Chairs and Couches	8AM – 4AM
Meeting Rooms 16 <sup>th</sup> Floor Private Space	2,500	190	Varies according to meeting – Maximum seating shown Total Seating= 190  <b>Meeting Room No. 1</b> -Tables= 10 / Seating= 60  <b>Meeting Room No. 2</b> - Tables= 14 / Seating= 130  Furniture= Tables and Chairs	8AM – 4AM
Bar Area 17 <sup>th</sup> Floor Public Space	1,920	72	Total Seating=64 Tables= 20 / Seating= 64  23' - 10" Stand-Up Bar= 0 bar stools  Furniture= Tables, Chairs, Couches and Banquet Seating	8AM – 4AM
Arts Club Cellar and Sub-Cellar –  Combined Private Event Space and on occasions will be opened to the public.	4,070	225	Event Space seating will vary according to event Maximum seating shown= 166  <b>Cellar</b> Tables= 10 / Seating= 32  18' -9" x 3' – 4" Stand- Up Bar= 0 bar stools  Furniture= Tables, Chairs and Counter seating  <b>Sub-Cellar</b> Tables= 30 / Seating= 134  19' – 3" x 15' – 4" Stand-Up Bar= 0 bar stools  Furniture= Tables, Chairs and Couches	12PM – 4AM
<b>Total Interior Spaces</b>	<b>13,120</b>	<b>642</b>	<b>Tables= 109 / Seating= 550 / Bar Stools= 12 Total Seating= 562</b>	

## Estimated Breakdown of Hotel Spaces

Hotel Space/ Use	Square Footage	Anticipated Occupancy	Tables/Seating/Bars	Hours of Operation
<b>Exterior Hotel Spaces</b>				
Front Garden Ground Floor Public	4,580	42	Total Seating= 42 Tables= 9 / Seating= 42  Furniture= Tables, Chairs	7AM – 12AM (If covered and soundproofed 4AM)
Meeting Room Terrace 16 <sup>th</sup> Floor Private	1,472	50	Varies according to meeting. Total seating = 48 Tables = 6 / Seating = 48  Furniture= Tables, Chairs	8AM – 2AM (If covered and soundproofed 4AM)
Bar Terrace 17 <sup>th</sup> Floor Public	1,800	95	Total Seating= 88 Tables= 12 / Seating= 80  16' – 10" x 4' – 2" Stand-Up Bar= 8 bar stools  Furniture= Tables, Chairs, Lounge Chairs & Picnic Benches	8AM – 2AM (If covered and soundproofed 4AM)
<b>Total Exterior Spaces</b>	<b>7,852</b>	<b>187</b>	<b>Tables= 27 / Seating= 170 / Bar Stools= 8 Total Seating= 178</b>	
<b>Total Interior Spaces</b>	<b>13,120</b>	<b>642</b>	<b>Tables= 109 / Seating= 550 / Bar Stools= 12 Total Seating= 562</b>	
<b>GRAND TOTALS</b>	<b>20,972</b>	<b>829</b>	<b>Tables= 136 / Seating= 720 / Bar Stools= 20 Total Seating= 740</b>	

No alcohol will be served in any venue before 10 am

Weekend hours will be in effect when any of the following holidays or events fall between Sunday and Wednesday: The eve and day of all legal holidays; i.e. Presidents' Day and Columbus Day, in addition to Valentine's Day, Halloween, Thanksgiving Eve, Christmas Eve, Christmas Day, New Years' Eve, New Year's Day and all days of the New York Fashion Weeks.

**Ian Schrager is currently licensed in connection with the following license:**

GPH Management LLC  
dba Gramercy Park Hotel  
2 Lexington Avenue  
New York, NY 10010  
Serial #1180254  
2007 to present

**Ian Schrager has previously had an interest in the following licensees:**

GPH Partners LLC  
2 Lexington Avenue  
New York, New York  
Serial #1153098

Madison Bar Company LLC  
237 Madison Avenue  
New York, New York  
Serial #1025839

Greenberg/GPH Partners LLC  
2 Lexington Avenue  
New York, New York  
Serial #1145914

Morgans Holdings LLC  
237-239 Madison Avenue  
New York, New York  
Serial #1023311

BP Bar Company LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1123036

SC Madison LLC  
237 Madison Avenue  
New York, New York  
Serial #1106115

Century Paramount LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1023459

Ian Schrager Hotel Management LLC  
237-239 Madison Avenue  
New York, New York (Morgans)  
License issued and surrendered

SC 46<sup>th</sup> Street LLC  
235 West 46<sup>th</sup> Street  
New York, New York  
Serial #1110257

237 Restaurant Corp.  
237 Madison Avenue  
New York, New York  
License issued and surrendered

Century Paramount Associates  
235-245 West 46<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Hudson Leaseco LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1110264

Paramount Lease Co LLC  
235 West 46 Street  
New York, New York  
License issued and surrendered

SC 58<sup>th</sup> Street LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1110074



58<sup>th</sup> Street Bar Company LLC  
353-361 W 57<sup>th</sup> Street  
New York, New York  
Serial #1126522

Henry Hudson Holdings LLC  
353-61 West 57<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Royalton LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
Serial #1023474

43<sup>rd</sup> Restaurant LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
Serial #1106408

44<sup>th</sup> Hotel Associates  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Ian Schragger Hotel Management LLC  
(Royalton)  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Royalton LLC  
44 West 44<sup>th</sup> Street  
New York, New York  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
44 West 63<sup>rd</sup> Street  
New York, New York (Empire)  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
140 East 63<sup>rd</sup> Street  
New York, New York (Barbizon)  
License issued and surrendered

Barbizon Holding LLC  
140 East 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Empire Holdings LLC  
44 West 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Empire Holding LLC  
44 West 63<sup>rd</sup> Street  
New York, New York  
License issued and surrendered

Ian Schragger Hotel Management LLC  
140 East 63<sup>rd</sup> Street  
New York, New York (Barbizon)  
License issued and surrendered

Empire Barbizon Lease Co. LLC  
44 West 63<sup>rd</sup> Street  
New York, New York (Empire)  
License issued and surrendered

St. Moritz Lease Co LLC  
50-56 Central Park South  
New York, New York  
License issued and surrendered

Douglaston Catering Corp.  
d/b/a Steak Loft  
63-20 Marathon Parkway  
Douglaston, New York  
License revoked 1981

Broadway Catering Corp.  
d/b/a Studio 54  
254 West 54<sup>th</sup> Street  
New York, New York  
License revoked 1981

8440 LLC  
4440 Sunset Boulevard  
West Hollywood, California

Ian Schrager Hotel Management LLC  
1685 Collins Avenue  
Miami Beach, Florida

Ian Schrager Hotel Management LLC  
1555 South Jameson Lane  
Santa Barbara, CA 93108

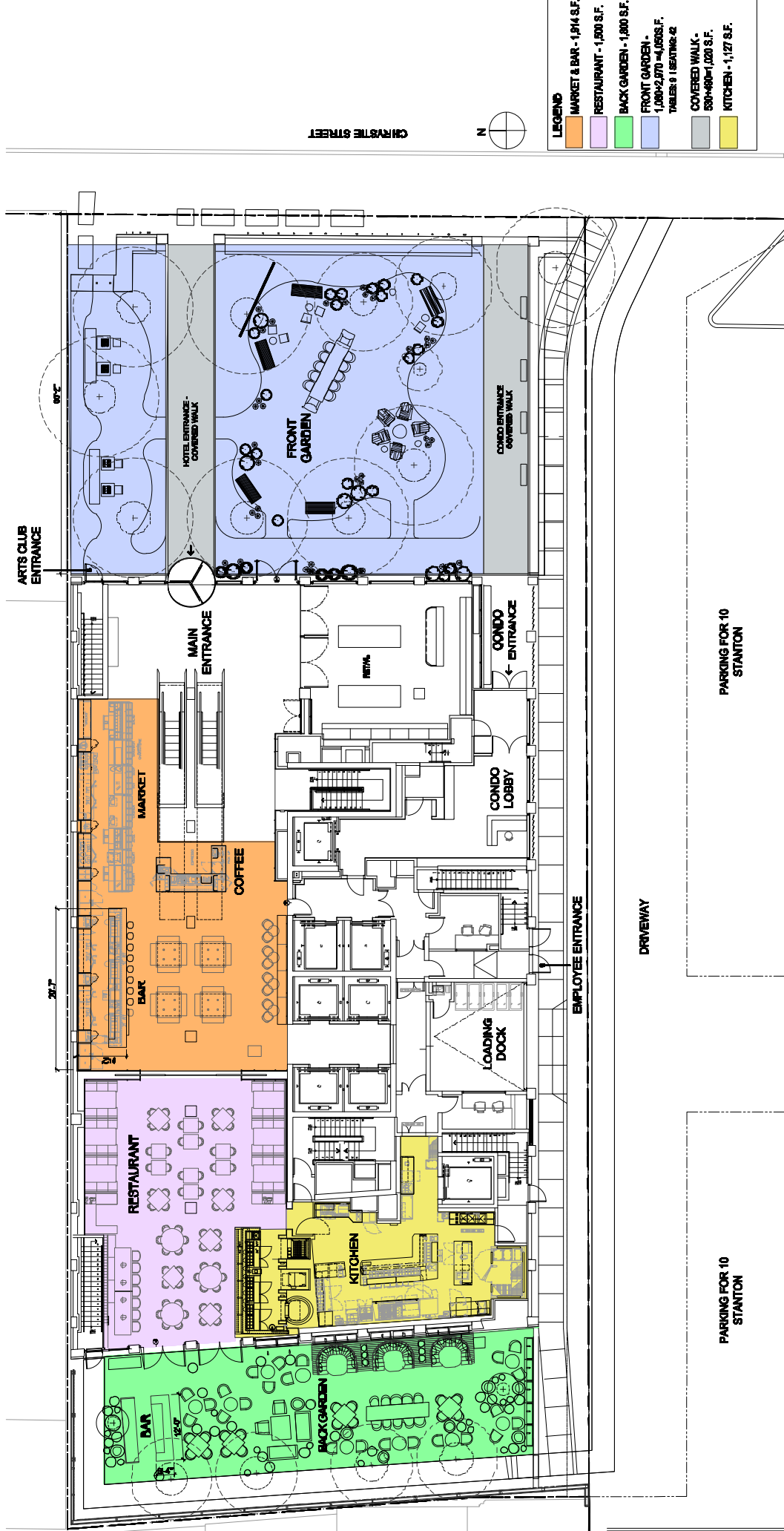
Clift Holdings LLC  
495 Geary Street  
San Francisco, CA 94102

St. Martin's Lane Hotel  
42-49 St. Martin's Lane  
London WC2, England

Sanderson Hotel  
(SC London Ltd)  
50 Bernes Street,  
London, England W1P3AD

(1)  
Floor Plans

215 Chrystie LLC / IS Chrystie Management LLC and VS-Chrystie LLC / 215 Chrystie Street / New York, NY 10002

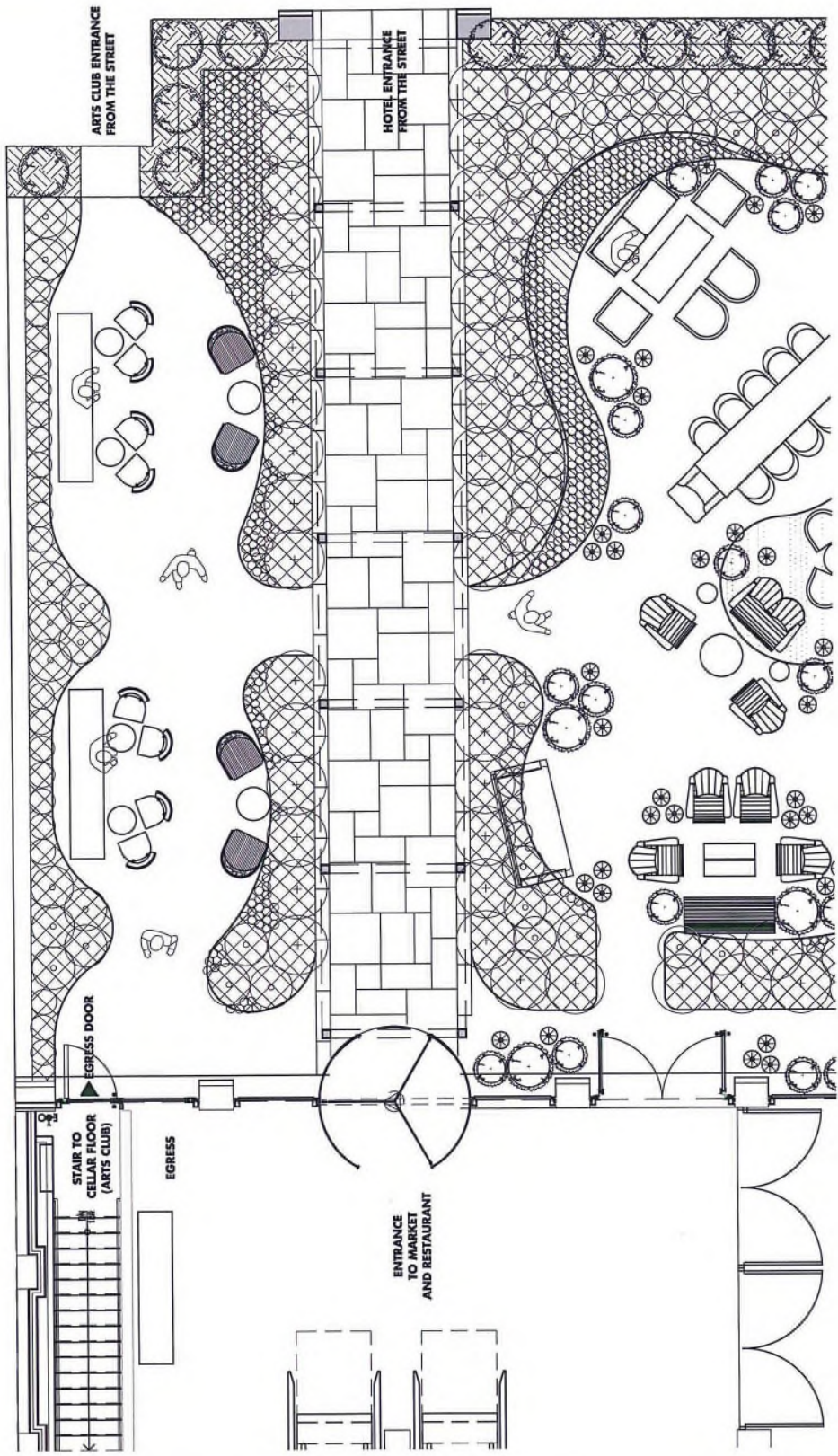


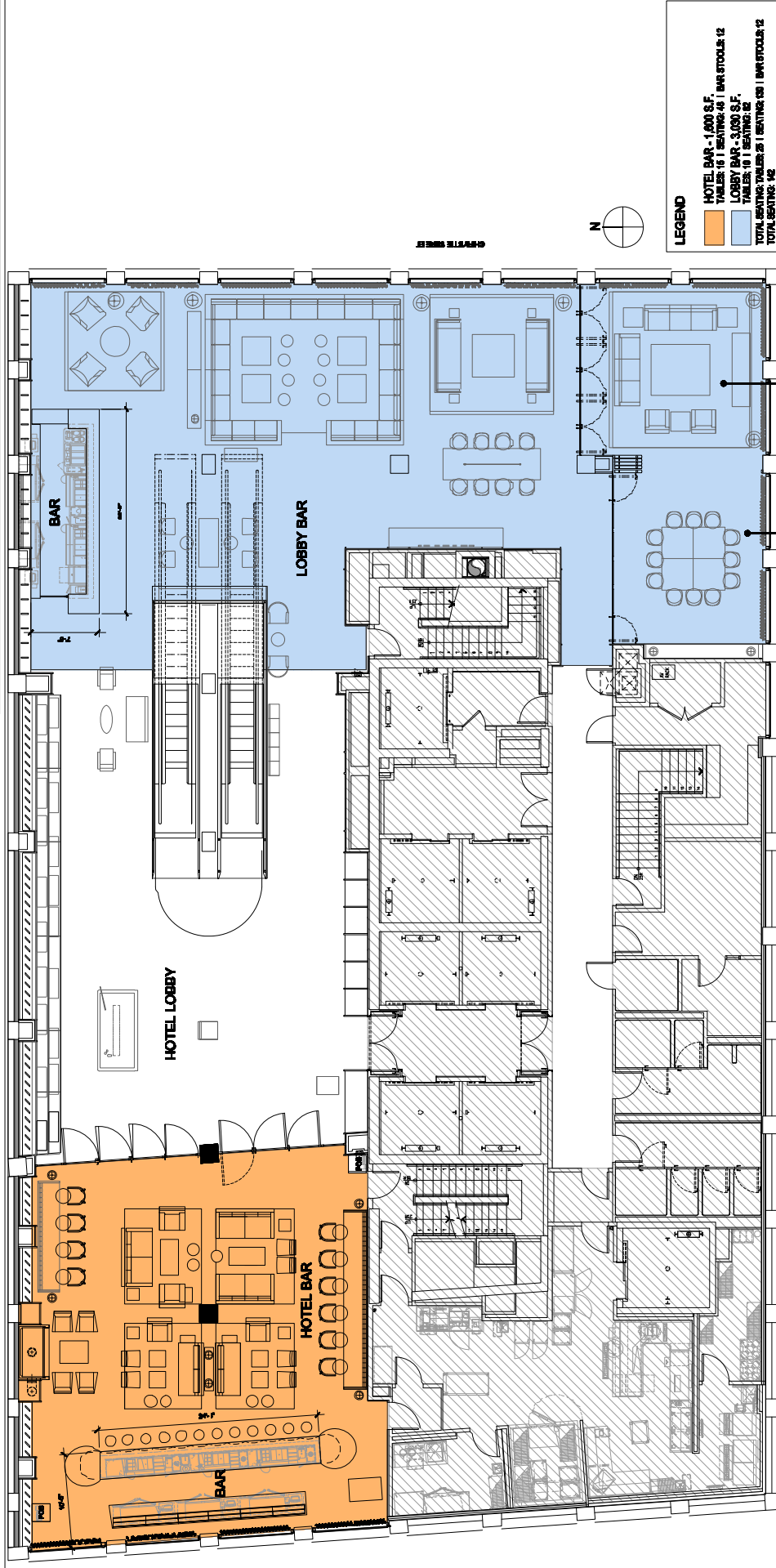
**Chrystie Street Hotel**

215 Chrystie Street New York New York

1ST FLOOR

LAYOUT / GROUND FLOOR PLAN

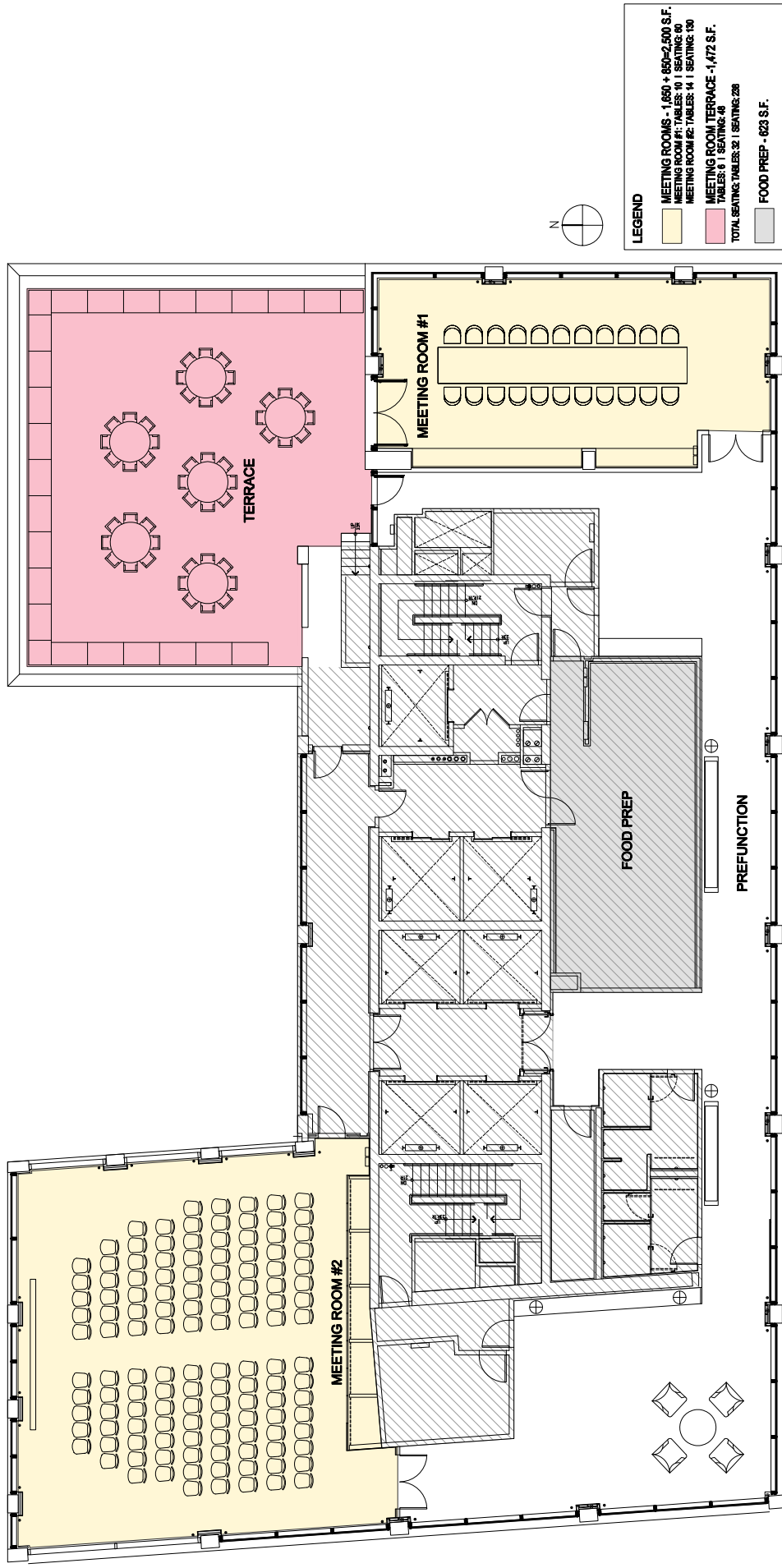




# Chrystie Street Hotel

215 Chrystie Street New York New York

215 Chrystie LLC / IS Chrystie Management LLC and VS-Chrystie Street / New York, NY 10002



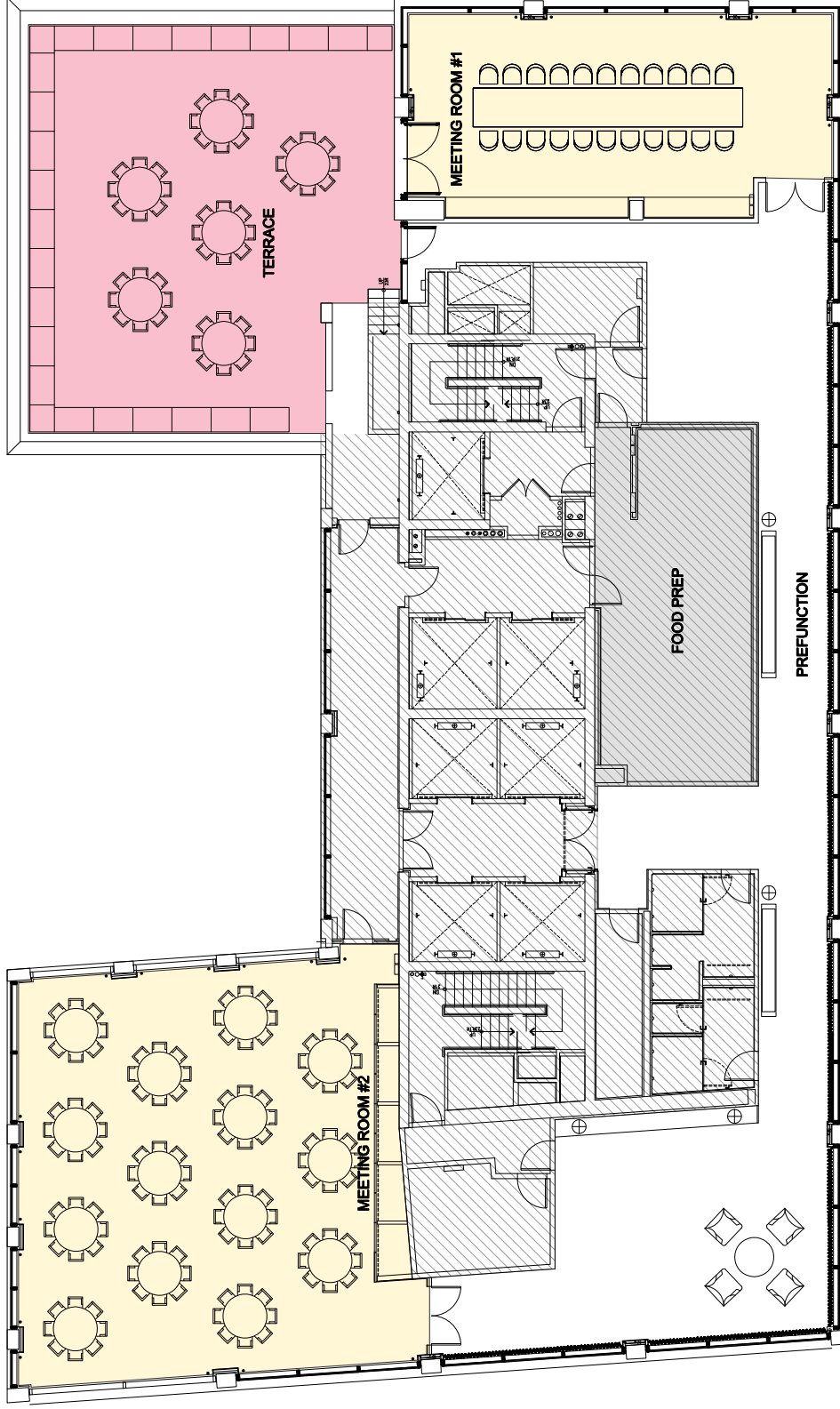
**Chrystie Street Hotel**

215 Chrystie Street New York New York

16TH FLOOR

OPTION 1

Scale:  
Date:  
Project No.:  
Drawing No.:

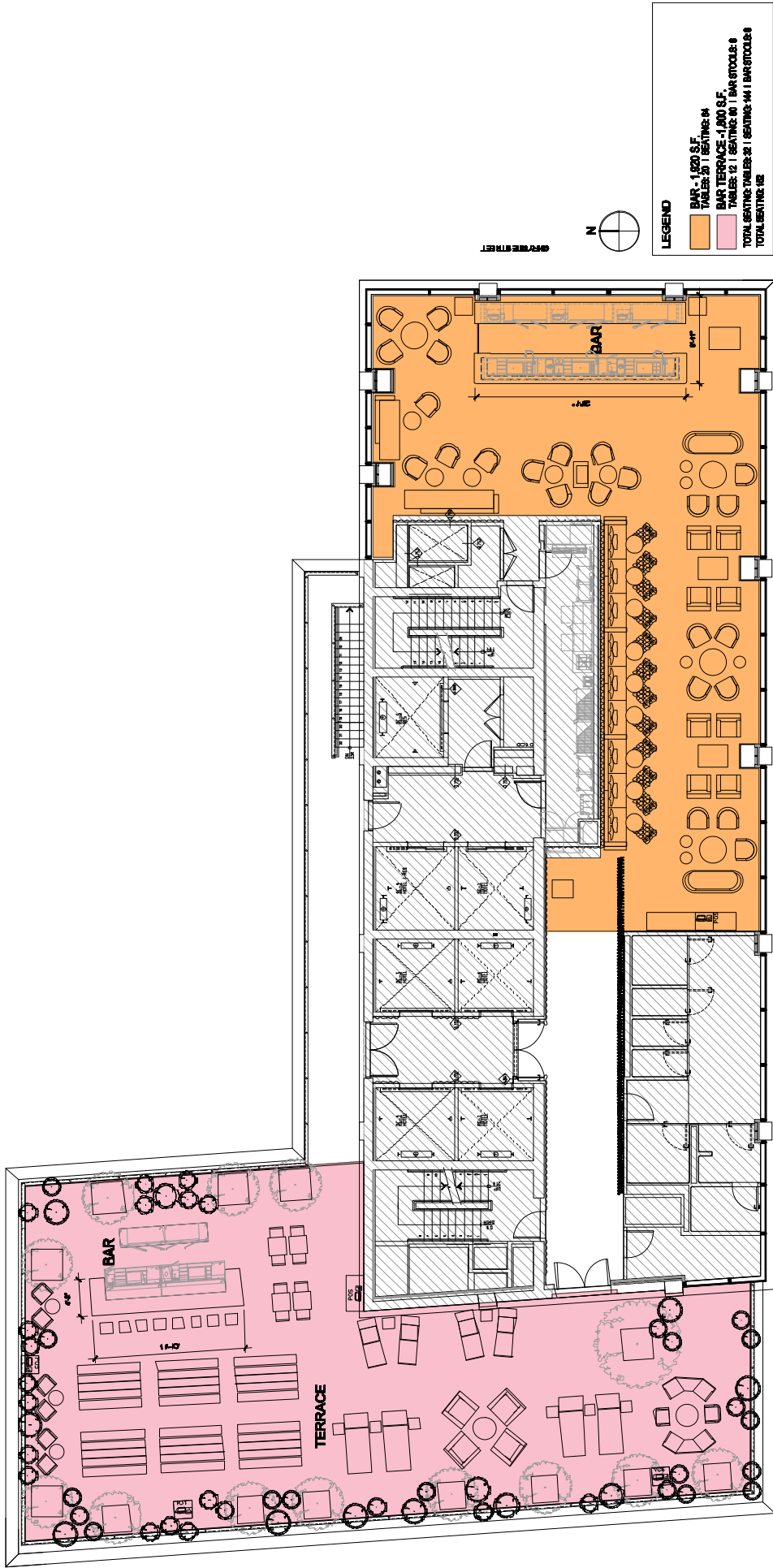


# Chrystie Street Hotel

215 Chrystie Street New York New York



215 Chrystie LLC / IS Chrystie Management LLC and VS-Chrystie LLC / 215 Chrystie Street / New York, NY 10002

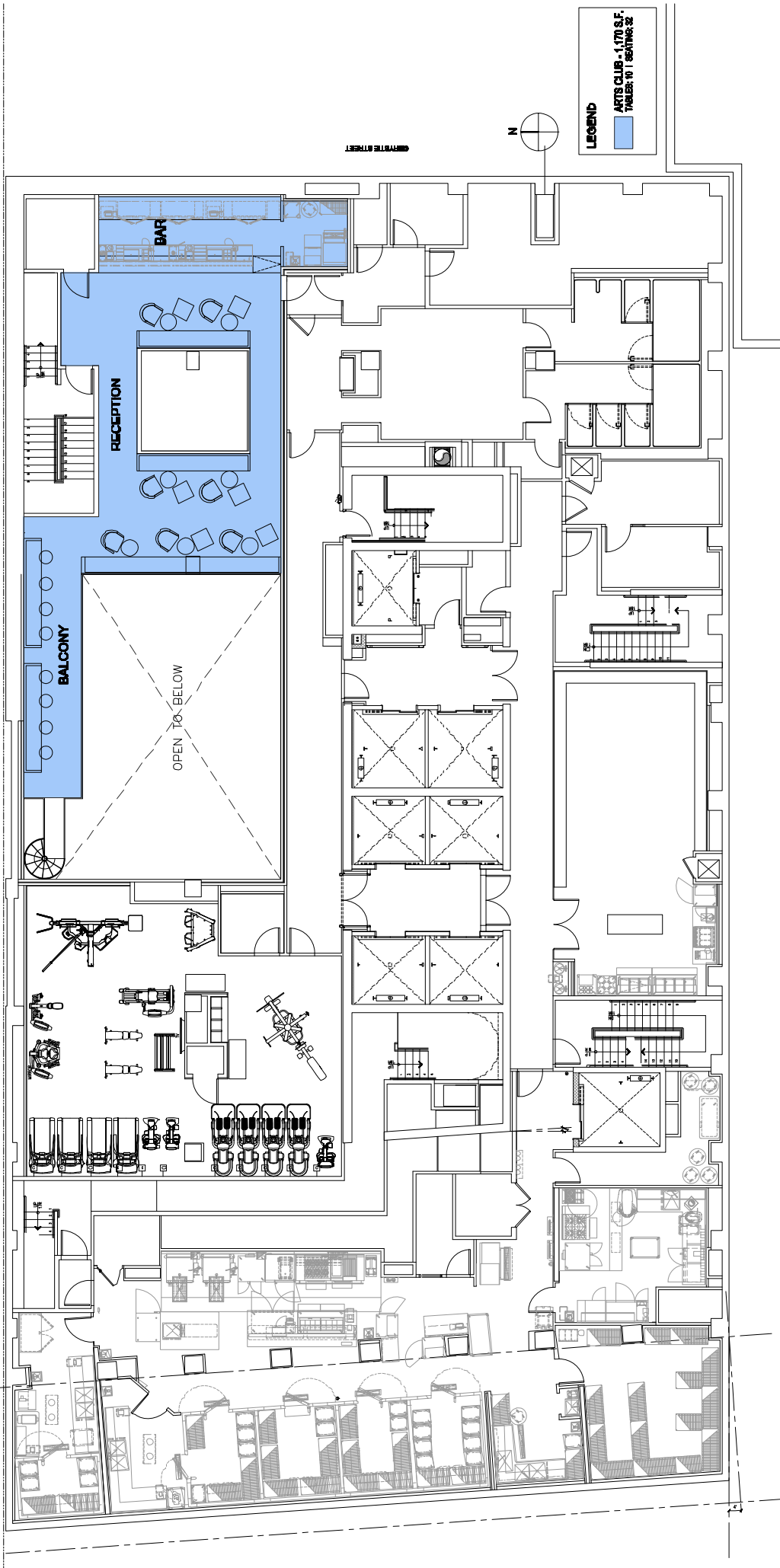


# Chrystie Street Hotel

215 Chrystie Street New York, New York

17TH FLOOR

Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Checked by: \_\_\_\_\_

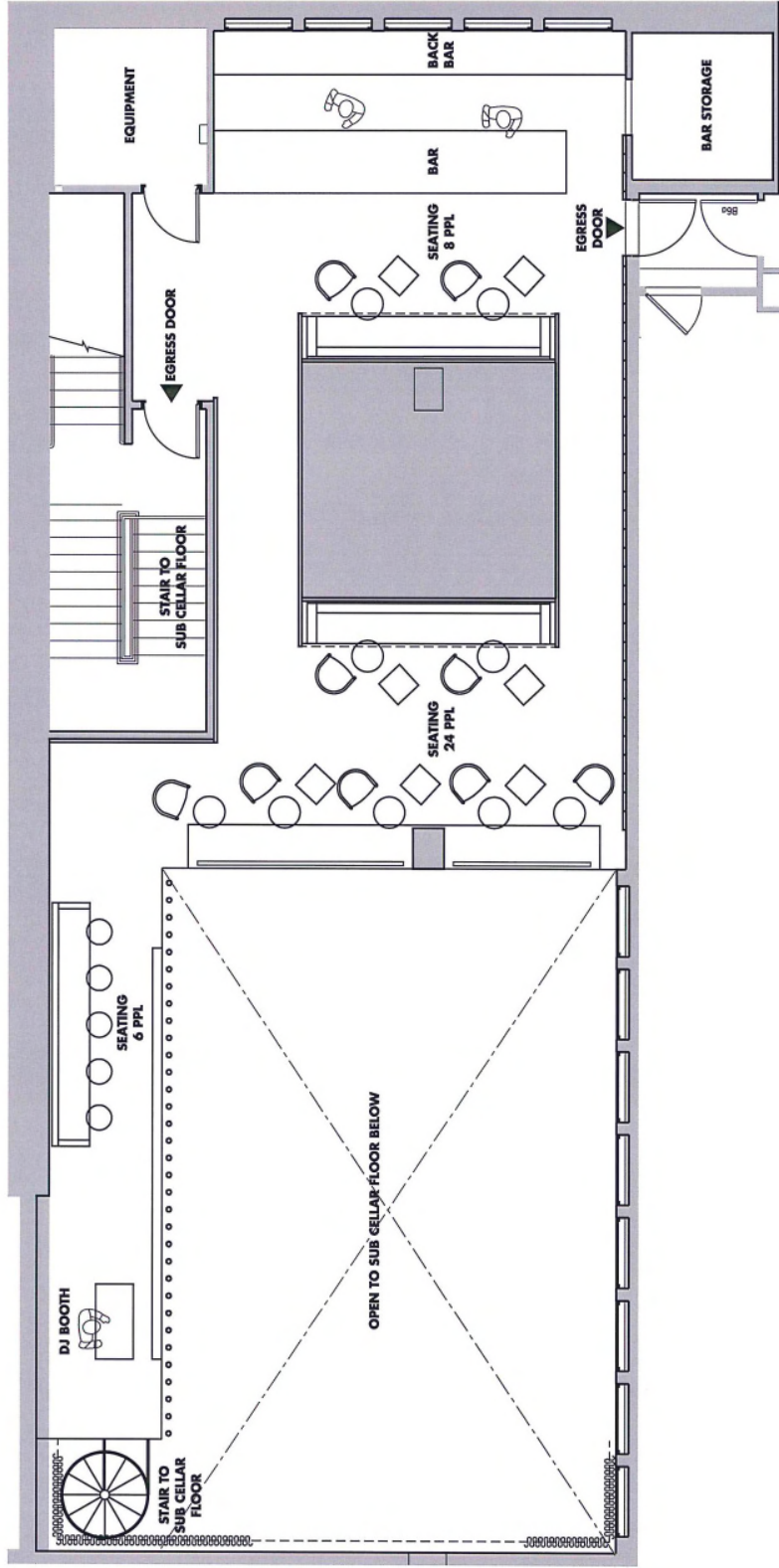


LEGEND  
ARTS CLUB - 1,170 S.F.  
TABLES 10' x 65" x 32"

**Chrystie Street Hotel**  
215 Chrystie Street New York New York

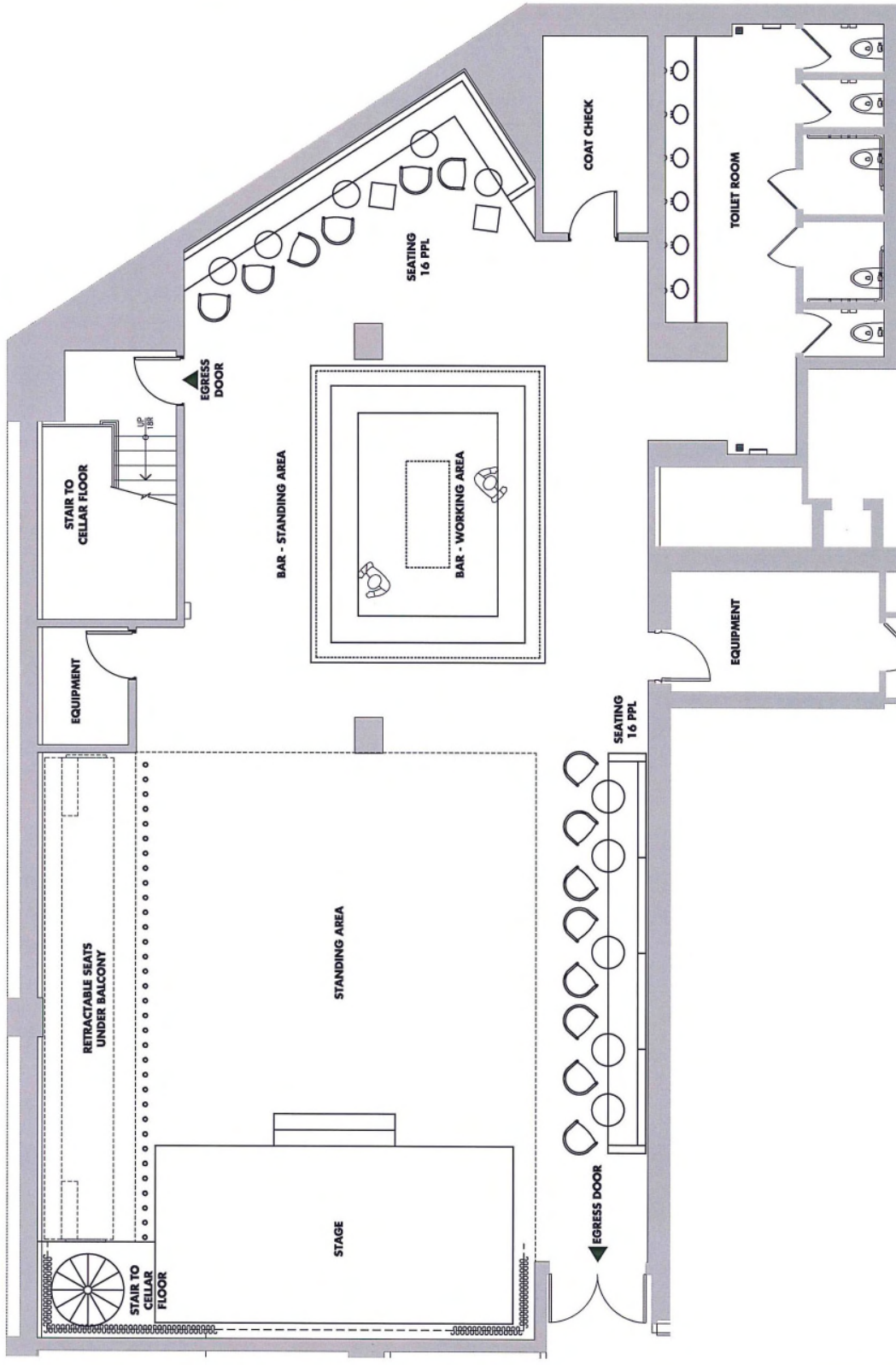
CELLAR

LAYOUT / CELLAR PLAN  
SEAT COUNTS - 38 PPL

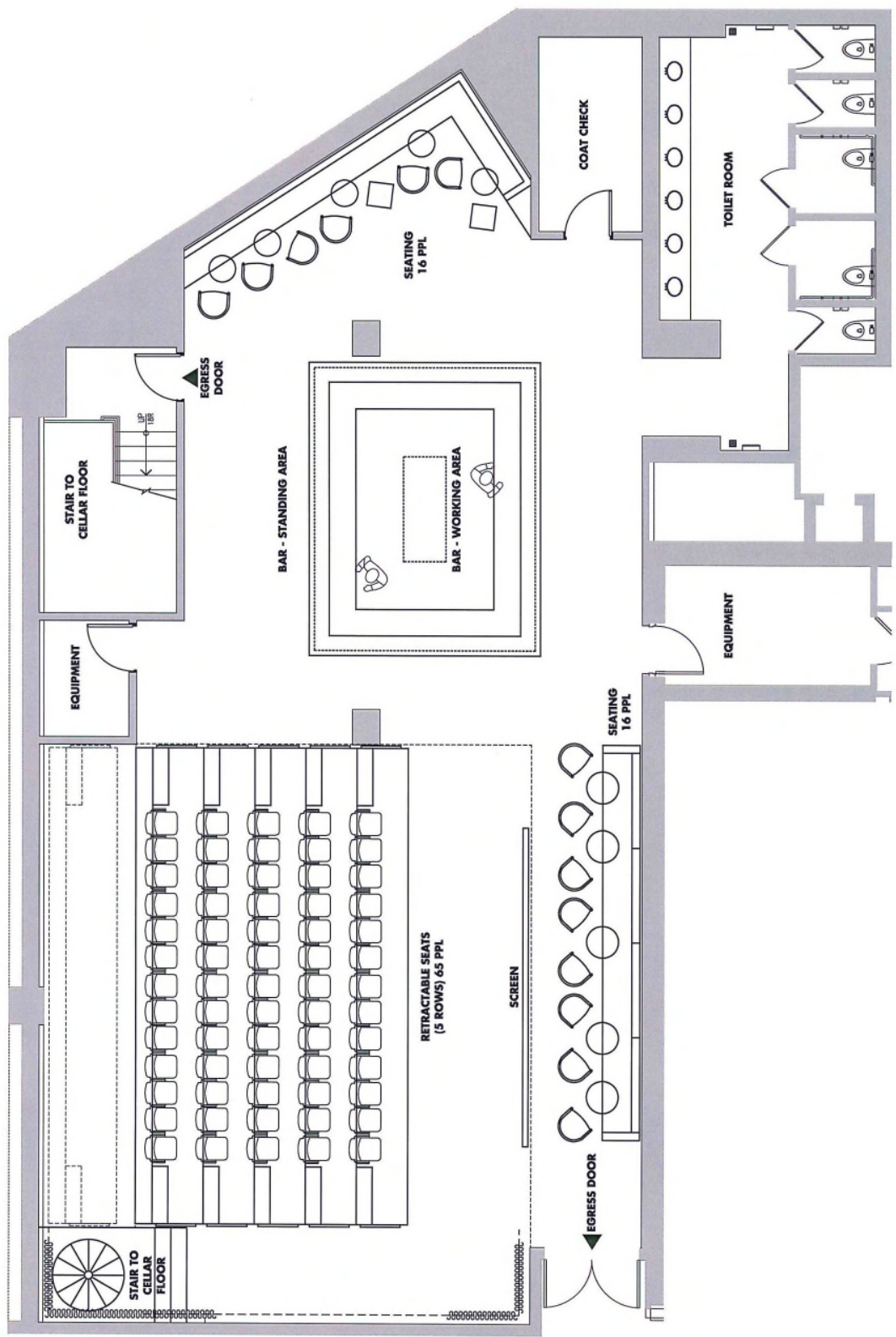




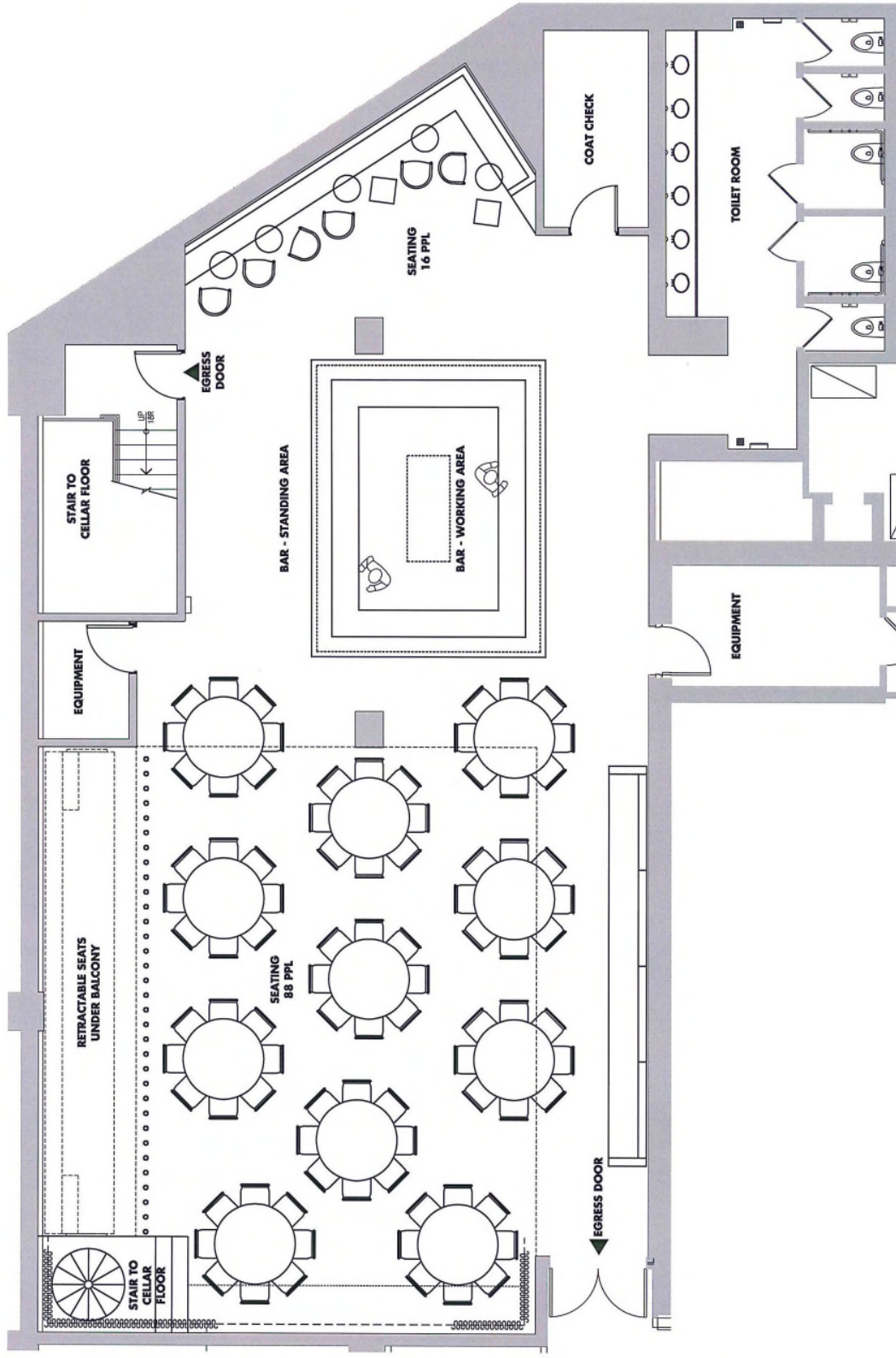
LAYOUT / SUB CELLAR PLAN - LIVE MUSIC LAYOUT  
SEAT COUNTS - 32 PPL



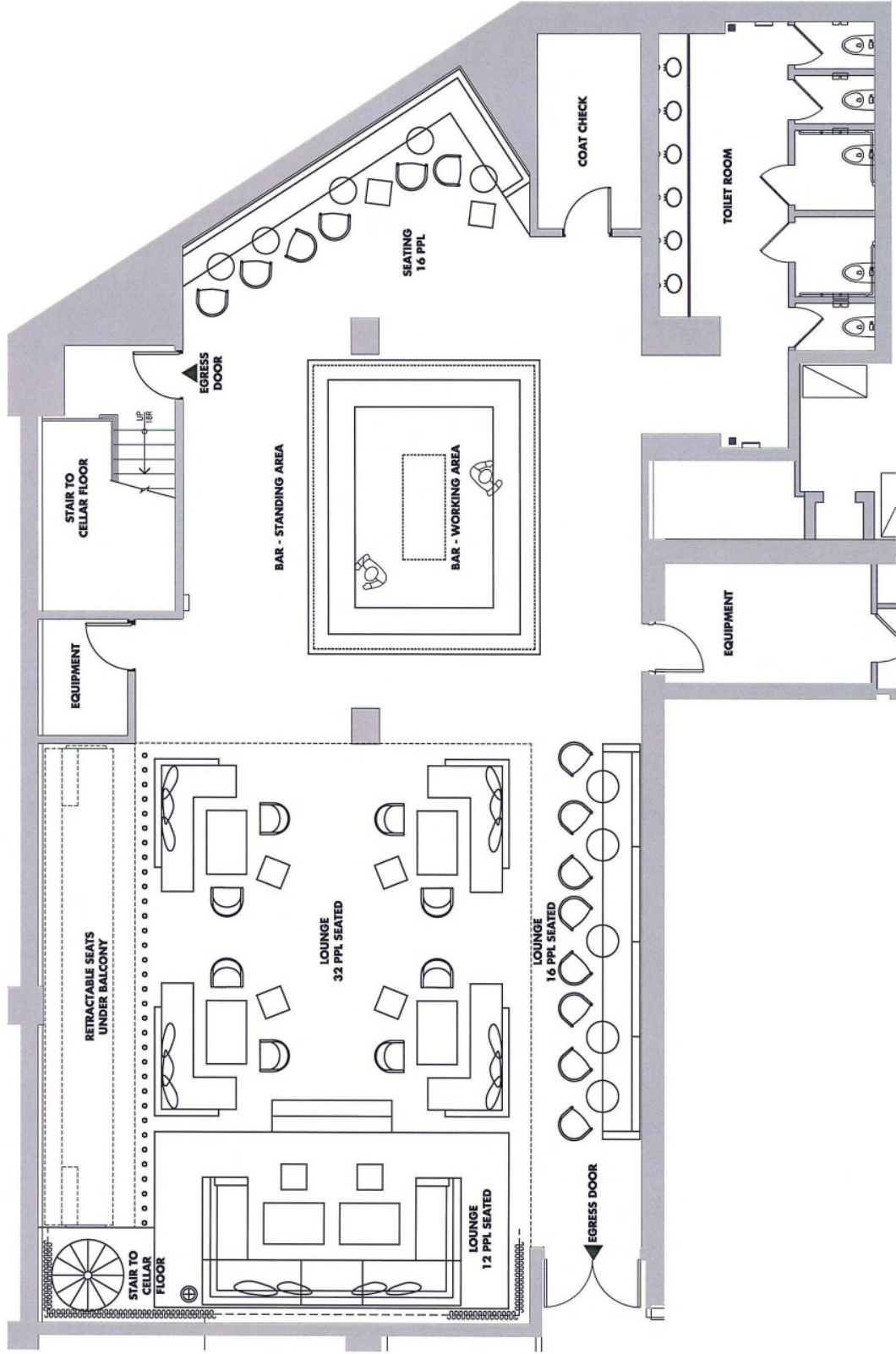
LAYOUT / SUB CELLAR PLAN - SCREENING ROOM LAYOUT  
SEAT COUNTS - 97 PPL



LAYOUT / SUB CELLAR PLAN - BANQUET LAYOUT  
SEAT COUNTS - 104 PPL



LAYOUT / SUB CELLAR PLAN - LOUNGE LAYOUT  
SEAT COUNTS - 76 PPL





215 Chrystie LLC/ IS Chrystie Management LLC and VS-Chrystie LLC / 215 Chrystie Street/ New York, NY 10002

**Example of Guest Room Floor Plan**



**Chrystie Street Hotel**

215 Chrystie Street New York

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
HOTEL  
TYP. FLOOR

(2)

Description of Hotel

## PUBLIC NEW YORK FOOD & BEVERAGE

Public New York's Food & Beverage venues, in addition to the Jean-Georges Market Restaurant and Coffee Bar, will be a myriad of food, beverage and entertainment outlets both inside and outside. They will attract hotel guests, building residents, immediate neighbors and locals as well as other visitors to the city.

## OUTDOOR LANDSCAPED GARDEN

The outdoor landscaped garden facing Chrystie Street, within the hotel grounds off the street, will be the perfect spot for people to sit and relax with (or without) offerings from inside, while enjoying the sculpture and art installations.

## THE HOTEL BAR (2nd Floor-Lobby Level)

The intimate Specialty Cocktail, Martini, Wine and Brandy Bar will offer light fare with incredibly sophisticated and original cocktails conceived by Jean-Georges Vongerichten together with world-class internationally famed guest mixologists as well as a variety of wines and a carefully curated selection of the finest brandy.

## THE LOBBY BAR (2nd Floor-Lobby Level)

Located on the Hotel's lobby level, this will be a gathering place for both work and play, for guests and locals alike.

## MEETING ROOMS & OUTDOOR TERRACE (Level 16)

The two meeting rooms located on the 16th floor with rare 270-degree panoramic views of the city, this versatile indoor and outdoor space will be ideal for both business meetings and social events.

## SKY BAR/ SPECIAL EVENT SPACE (Level 17)

With both indoor and outdoor spaces, The Sky Bar's interiors will be completely black except for a specially designed gold bar that will accentuate the magical 360 degree views at night.

### SKY BAR TERRACE (Level 17)

The "Skybar" terrace is located on the Western face, above the roofs of the neighboring buildings allowing for spectacular views. The terrace will have a casual relaxing daytime vibe with communal picnic tables that will transform into evening lounging. The terrace is landscaped with large oversize pots and mature plantings.

### ARTS VENUE (Cellar and Sub-cellar levels)

The Arts venue will be a multi-purpose, multimedia entertainment venue for screenings and other visual presentations, as well as a space for banquets, meetings, special events and dancing. The versatility of the space is a perfect complement to the other venues within the Public.

**(3)**  
**Renderings**



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View from Bowery



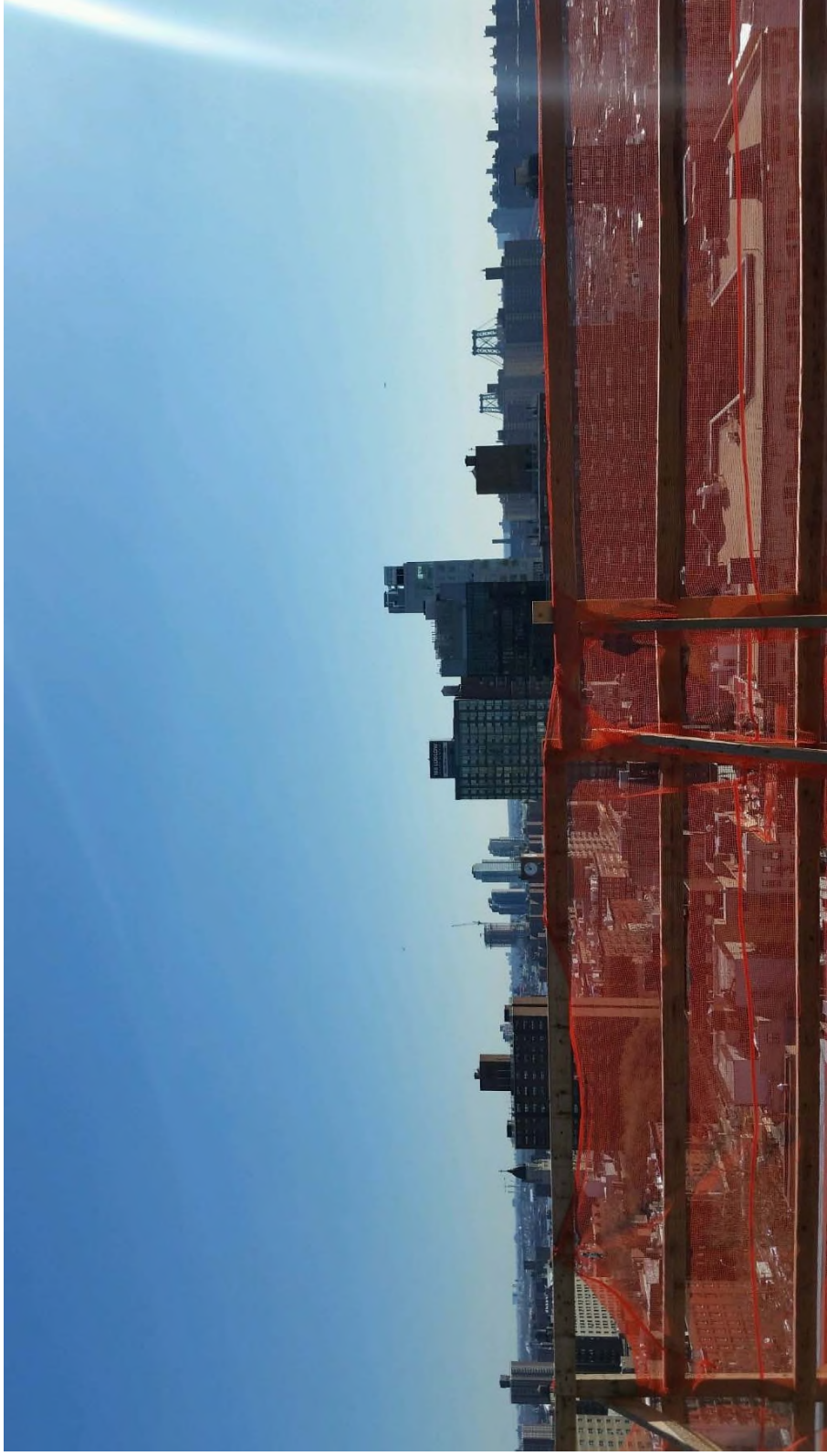
© HERZOG & DE MEURON

View from Chrystie Street

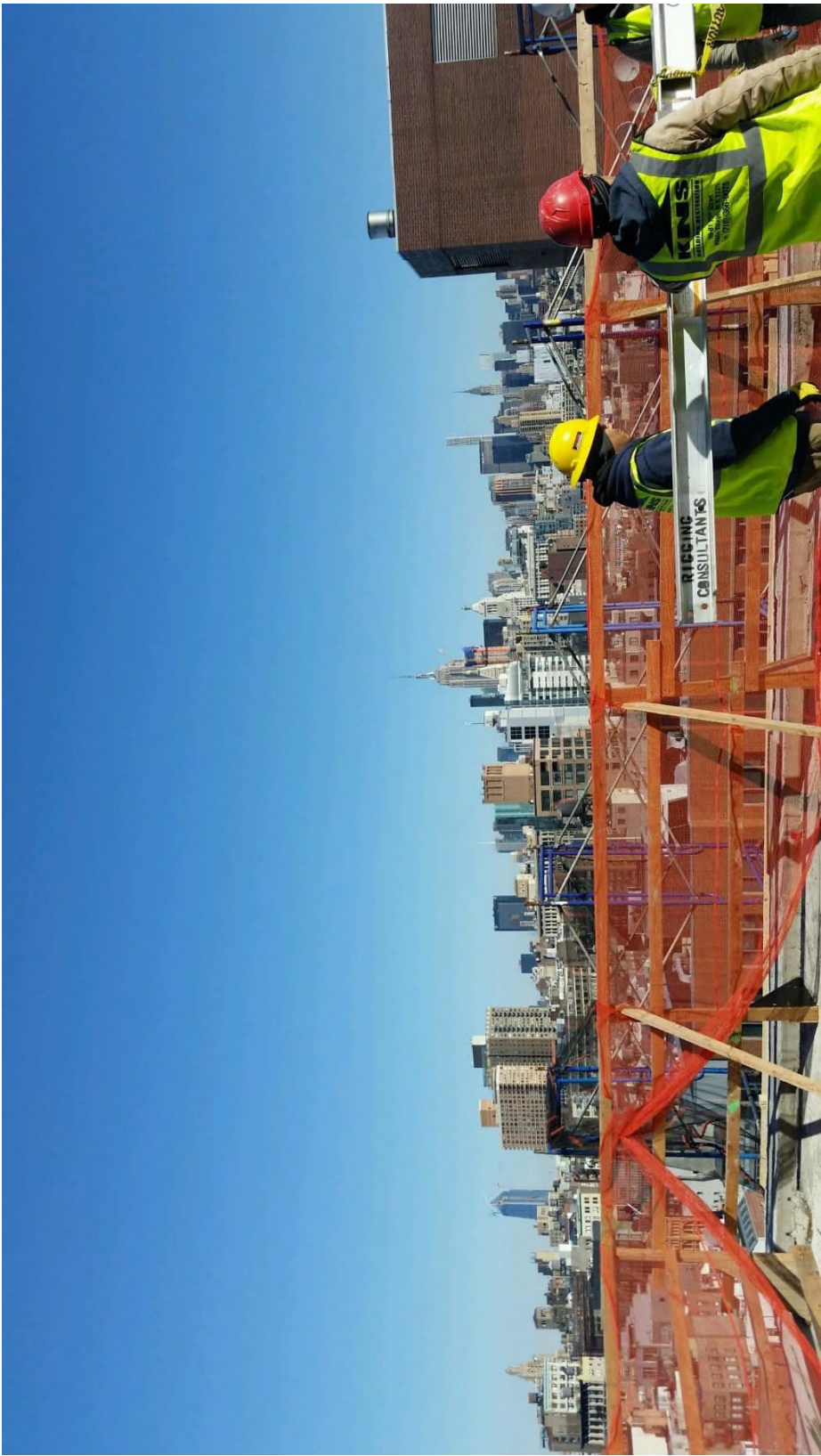


Aerial View of 16&17 Floor Terraces

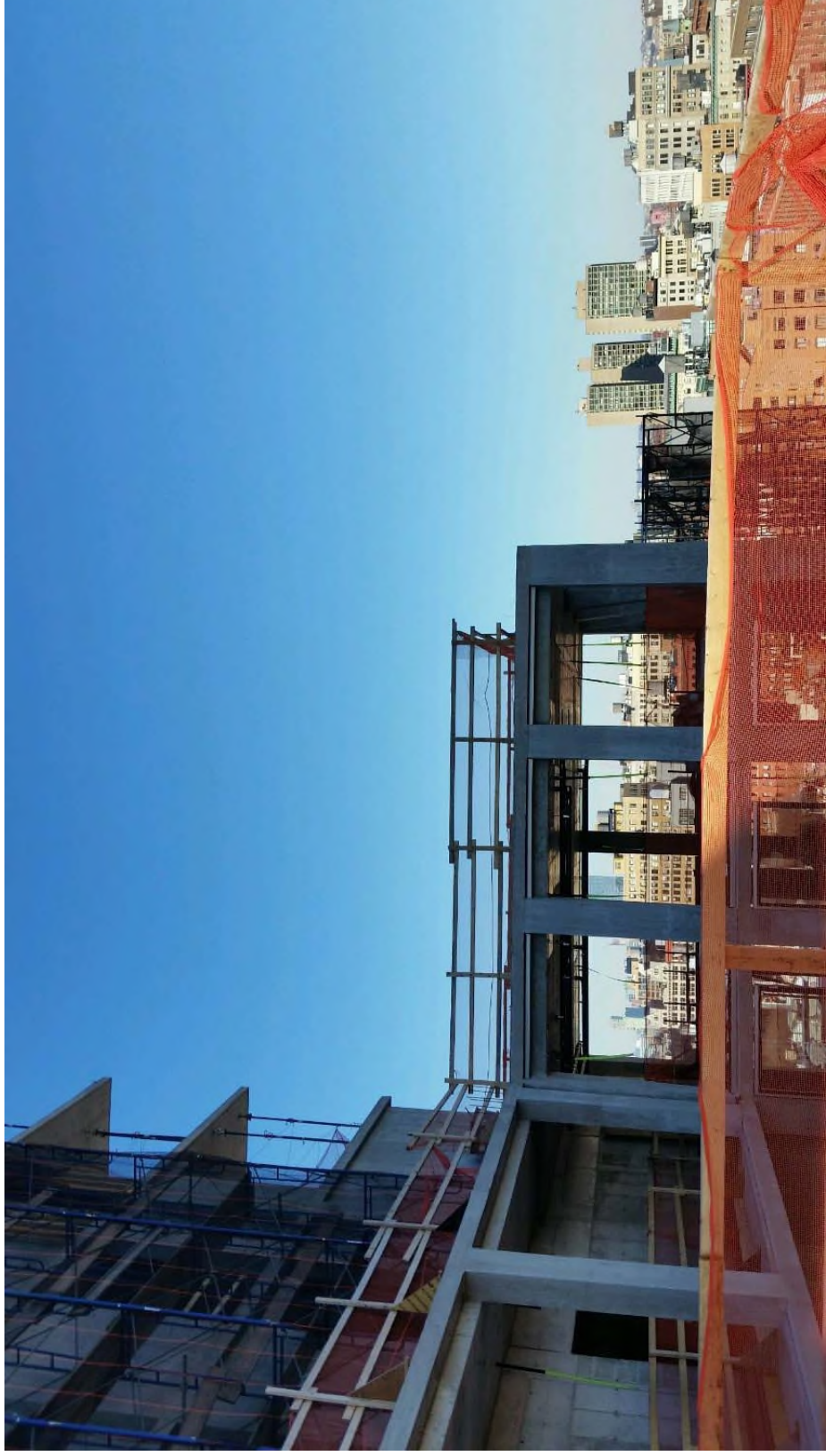




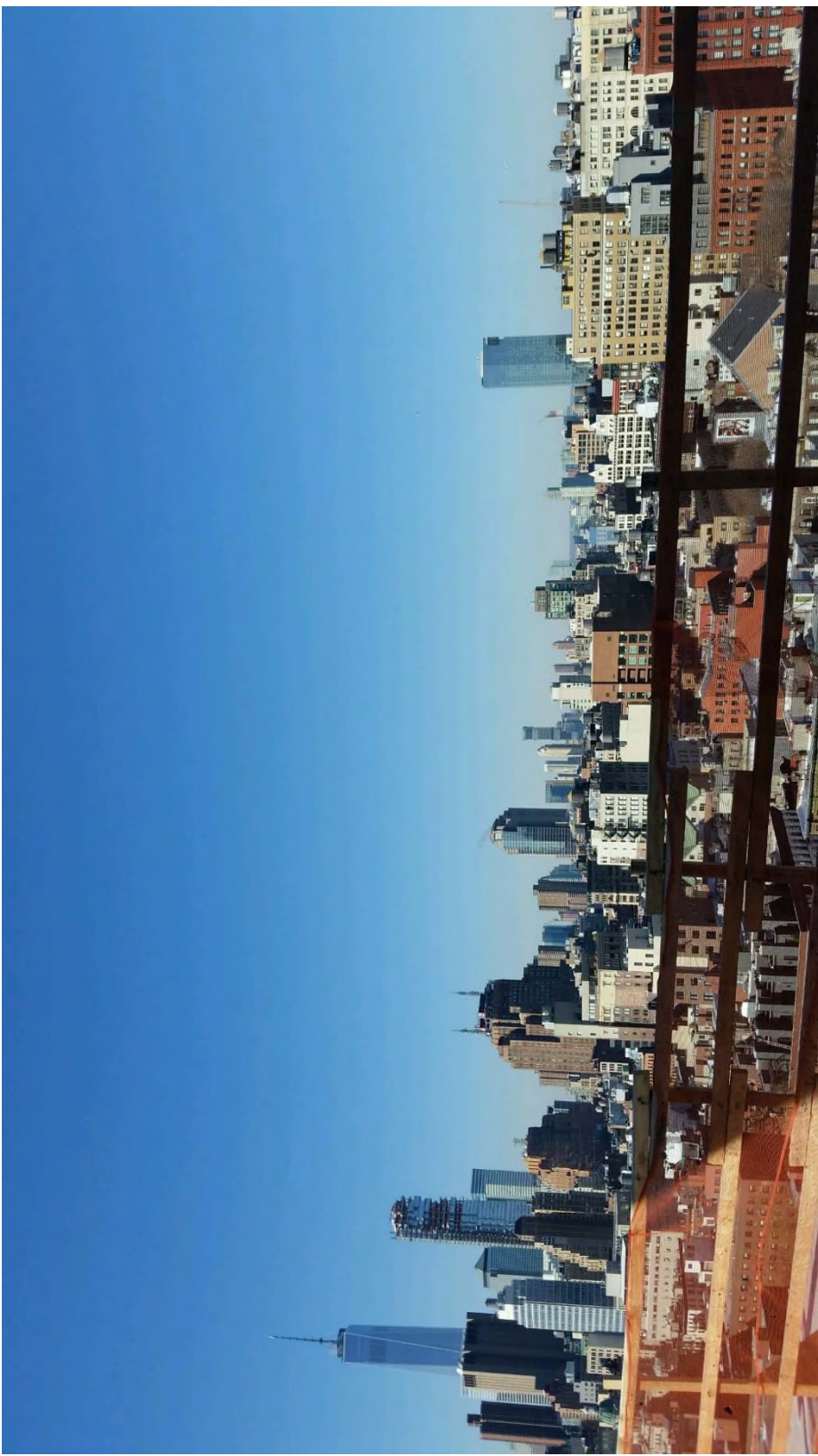
16<sup>TH</sup> Floor Terrace – East View



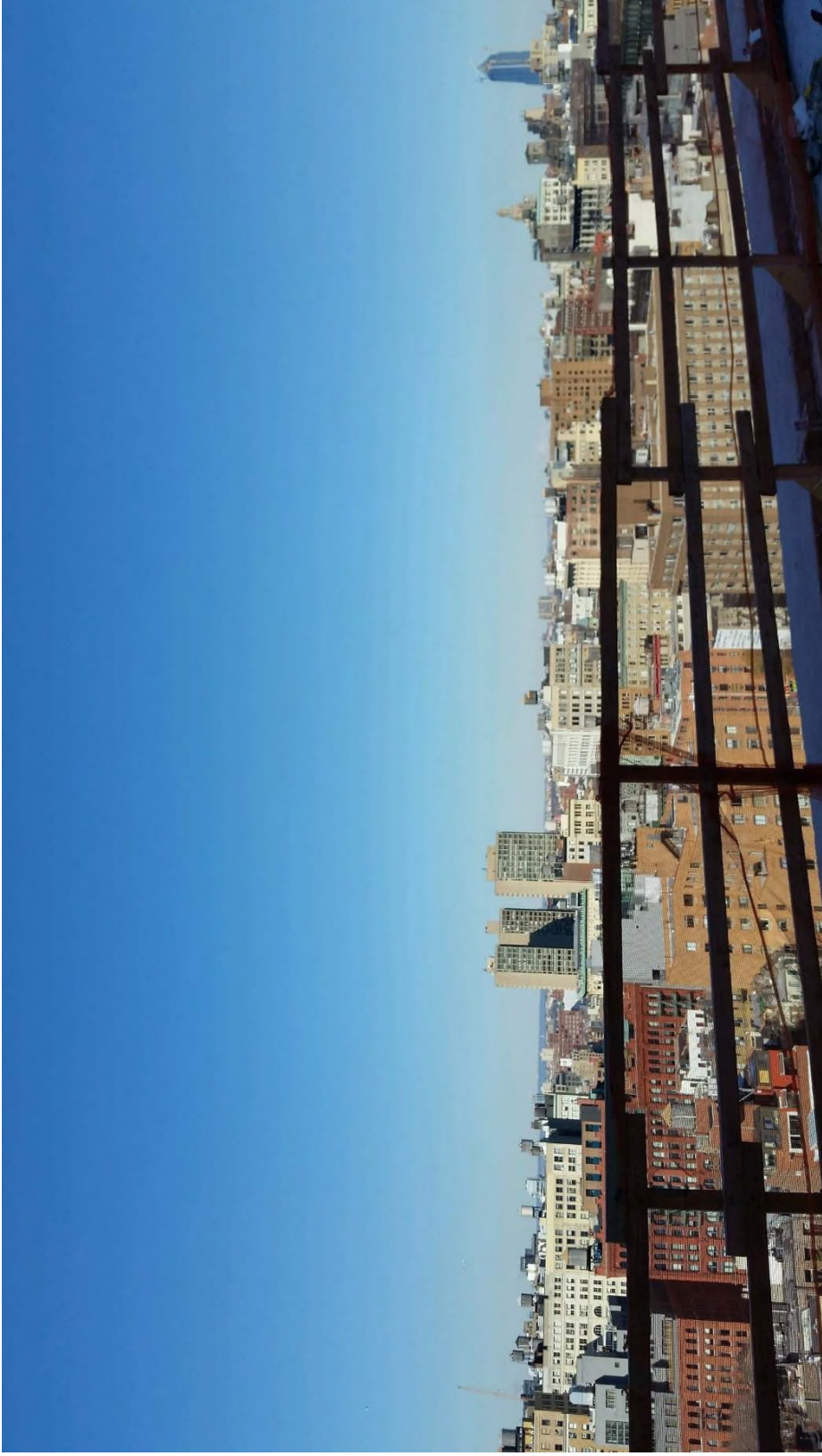
16<sup>th</sup> Floor Terrace – North View



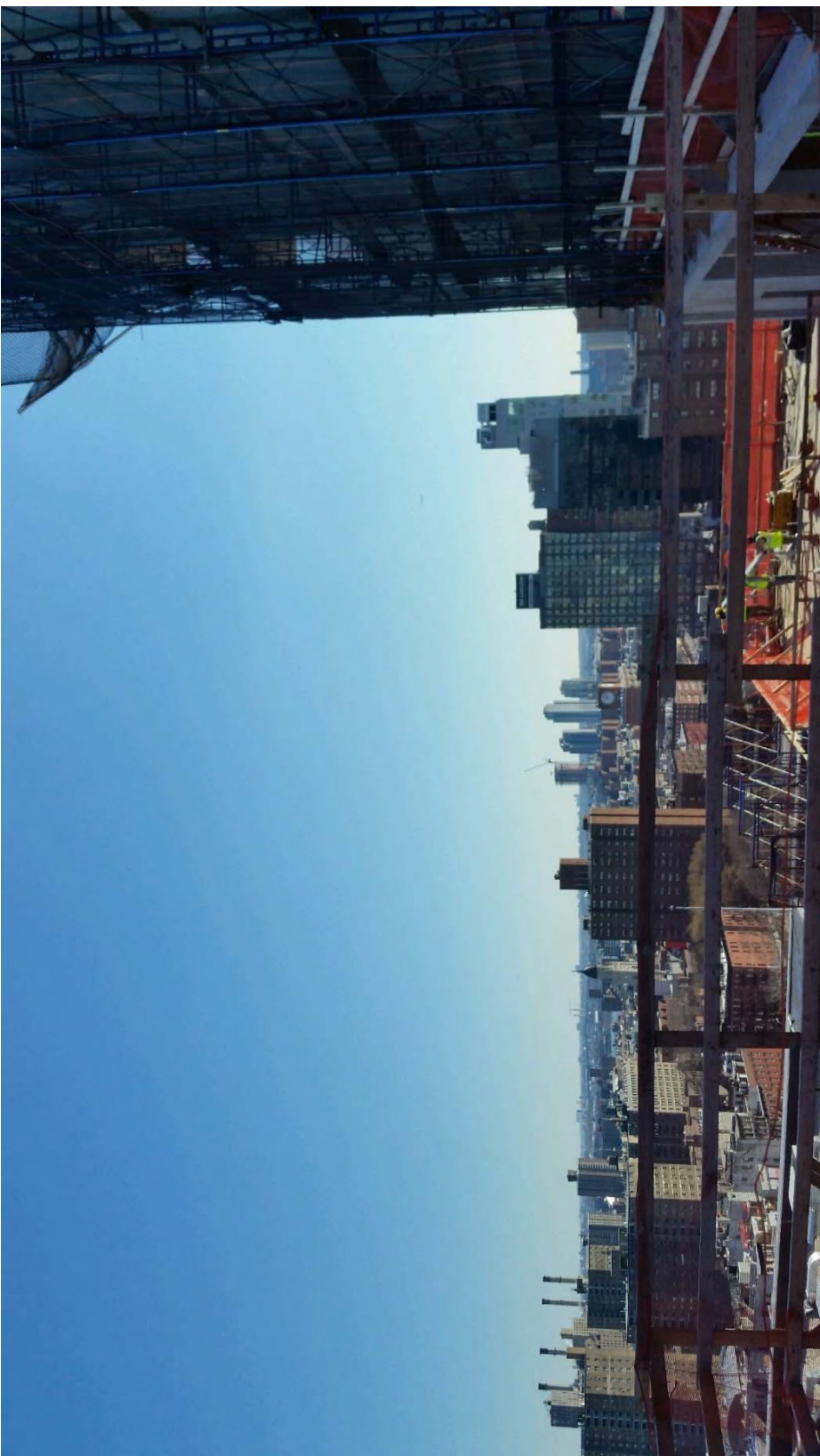
16<sup>TH</sup> Floor Terrace – West View



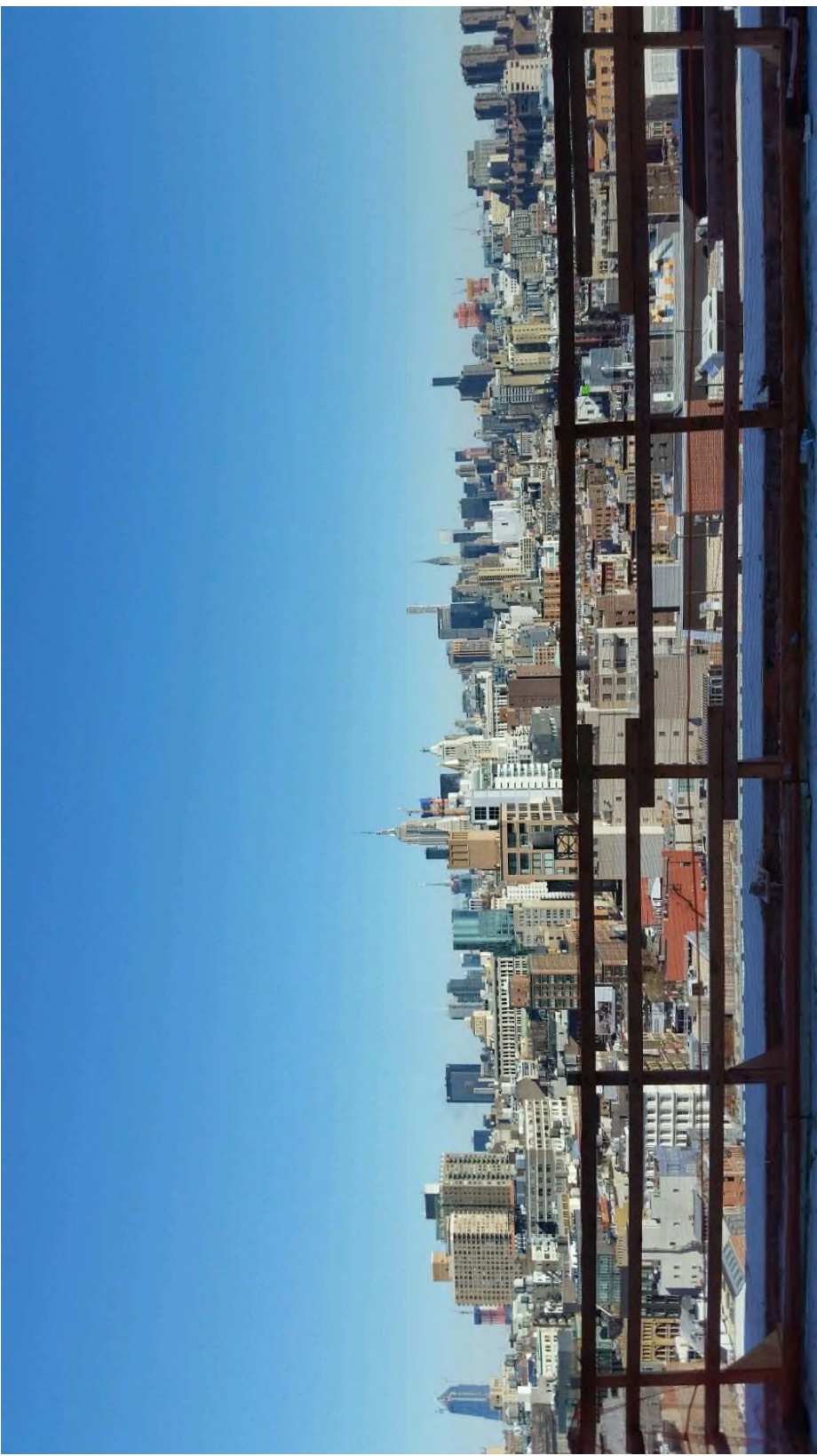
17<sup>TH</sup> Floor Terrace – Southwest View 1



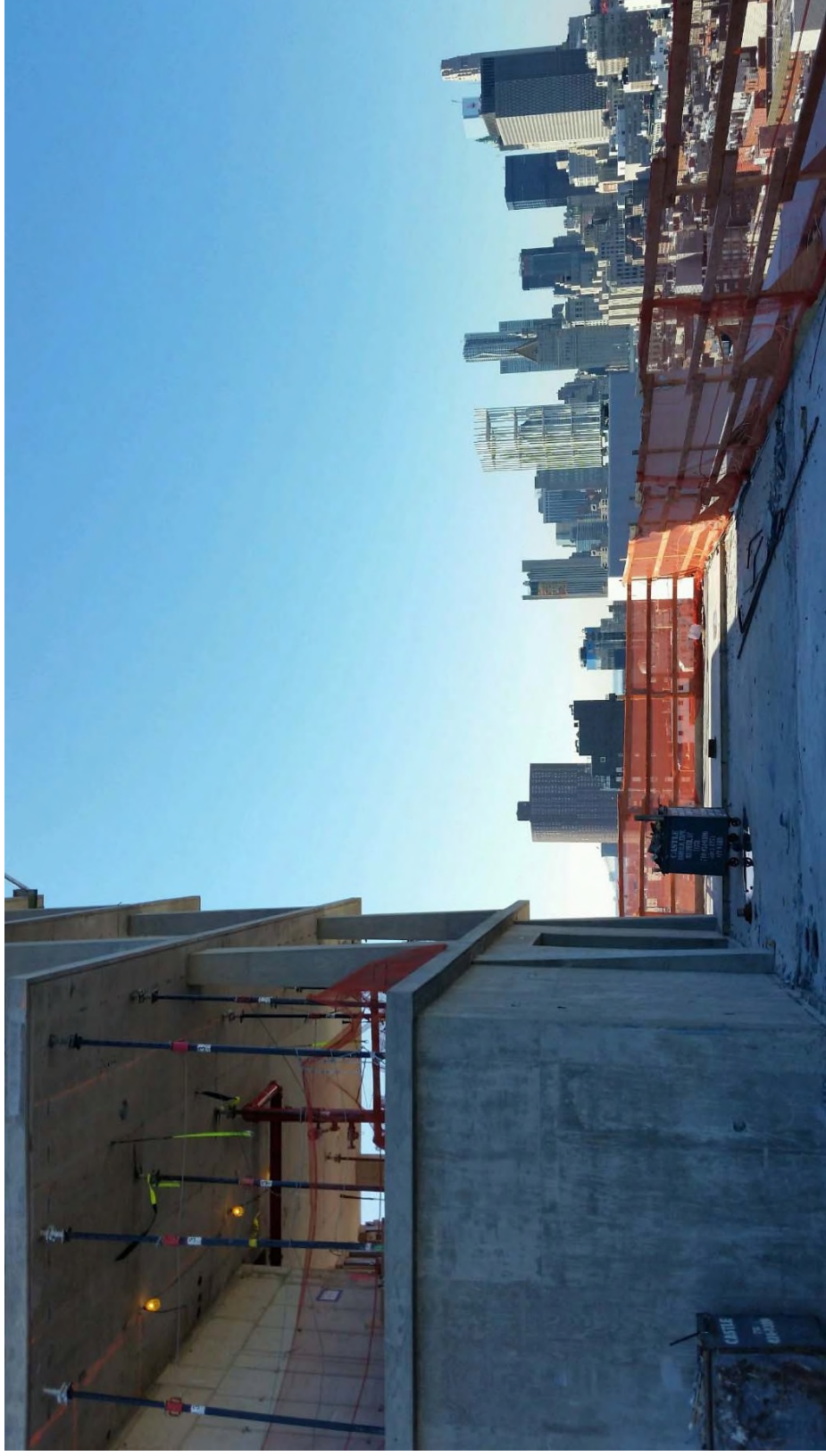
17<sup>TH</sup> Floor Terrace – West View



17<sup>TH</sup> Floor Terrace – East View



17<sup>TH</sup> Floor Terrace – North View



17<sup>TH</sup> Floor Terrace – South View



(5)

Letter from Manhattan Community Board No. 6

RICHARD EGGERS  
CHAIR

VICE-CHAIRS  
CLAUDE L. WINFIELD, FIRST  
MOLLY HOLLISTER, SECOND



DISTRICT MANAGER

BEATRICE DISMAN, TREASURER  
KATHY THOMPSON, SECRETARY  
AARON HUMPHREY, ASST. SECRETARY

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD SIX  
866 UNITED NATIONS PLAZA, SUITE 308  
NEW YORK, NY 10017

January 27, 2016

Susan Stetzer  
District Manager  
Community Board Three  
59 East 4<sup>th</sup> Street  
New York, NY 10003

**RE: GPH Management LLC dba Gramercy Park Hotel, 2 Lexington Ave. @ E. 21<sup>st</sup> St.**

Dear Ms. Stetzer:

We are writing with regard to an establishment located in Community Board Six. To the best of our knowledge the above listed establishment does not have any adverse history within Community Board 6.

Our records indicate that this establishment has no recent community complaints.

Please feel free to contact the Board office with any additional questions or concerns.

Yours truly,

A handwritten signature in blue ink that reads "Karen Ward-Gamble".

Karen Ward-Gamble  
Community Associate

Cc: Kerri O'Brien  
Jules Vigh, Paralegal

(6)

## Acoustilog Inc. Sound Report

# ACOUSTILOG<sup>INC.</sup>

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

October 23, 2015

Mr. Michael Overington  
215 Chrystie LLC  
40 West 57th Street 16th Floor  
New York, NY 10019

Re: New Hotel, Indoor and Outdoor Music and Voice Noise, 215 Chrystie Street, NY, NY 10002

Dear Mr. Overington,

I have studied the noise issues at the above premises. You have asked me to make recommendations to prevent noise disturbances from music and voices from the new hotel's indoor venues and outdoor terraces.

## SUMMARY

You are constructing a hotel that will include a rear yard open space (outdoor occupancy: 74), an indoor 1<sup>st</sup> floor restaurant, an indoor 2<sup>nd</sup> floor lobby and rear bar, a 16<sup>th</sup> floor terrace (outdoor occupancy: 99), a 17<sup>th</sup> floor terrace (outdoor occupancy: 120), and an event space located in the subcellar level.

Because all of the surrounding buildings are lower than the hotel, the terrace sound will meet Noise Code requirements in controlling unwanted sound noise transmission. Recommendations are provided.

## TEST AND INSPECTION

To measure the outdoor ambient noise level, a long-term outdoor recording meter was set up to record the noise levels on a typical Friday, Saturday and Sunday night. Sunday night is typically the quietest time of the entire week.

I also inspected the building plans, and then performed calculations to determine the sound level of music and customers' voices at the nearest residential dwellings. These include residential buildings to the west (which are adjacent to the rear yard open space behind the hotel), a residential building to the south and the "Chrystie" residential building to the north.

## DBA VS ONE-THIRD OCTAVE BAND MUSIC LEVELS

One way that the sound levels were measured was using the A-weighting decibel scale. The dB (A) decibel scale (see Noise Code Section §24-231 a1) is the most common type of sound measurement, which represents an overall measurement of all frequencies, but with a strong tendency to ignore the low-frequency "bass" sounds. The A-weighted decibels require only a simple sound level meter to measure them. DBA is what the City DEP inspectors use and they normally consider anything above 42 dBA to be unreasonable.

The C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also an overall measurement of all frequencies, but this measurement includes the important low frequency

“bass” sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

One-third octave band sound level readings (see Noise Code Section §24-231 a2) were also taken, which are measured in decibels, or dB. Sounds with frequencies below 200 Hertz are called bass or low frequencies, which sound like thumping or vibration. This range of low frequencies is addressed in the Noise Code regulations and is the sound most likely to cause neighbor complaints. Bass and drums usually cause sounds in these frequency ranges. These sounds require a complex spectrum analyzer to measure them. The loudest sounds produced by music are in the low frequencies.

The following Noise Code provisions were considered:

### **THE NOISE CODE - MUSIC**

*§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 dBC 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 dBC.*

### **THE NOISE CODE - UNREASONABLE NOISE**

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

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

*§24-218 General prohibitions.*

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

*(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.*

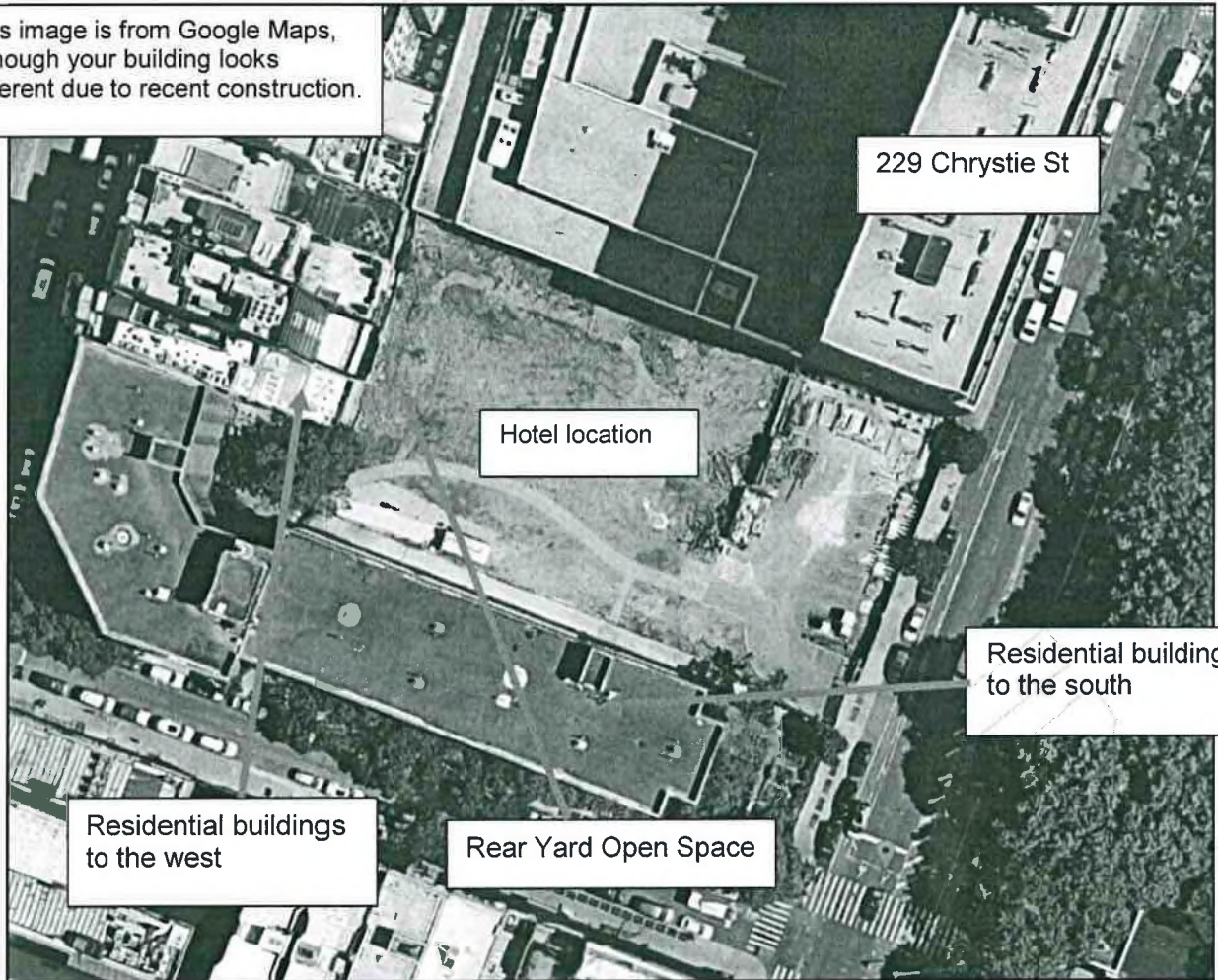
(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on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

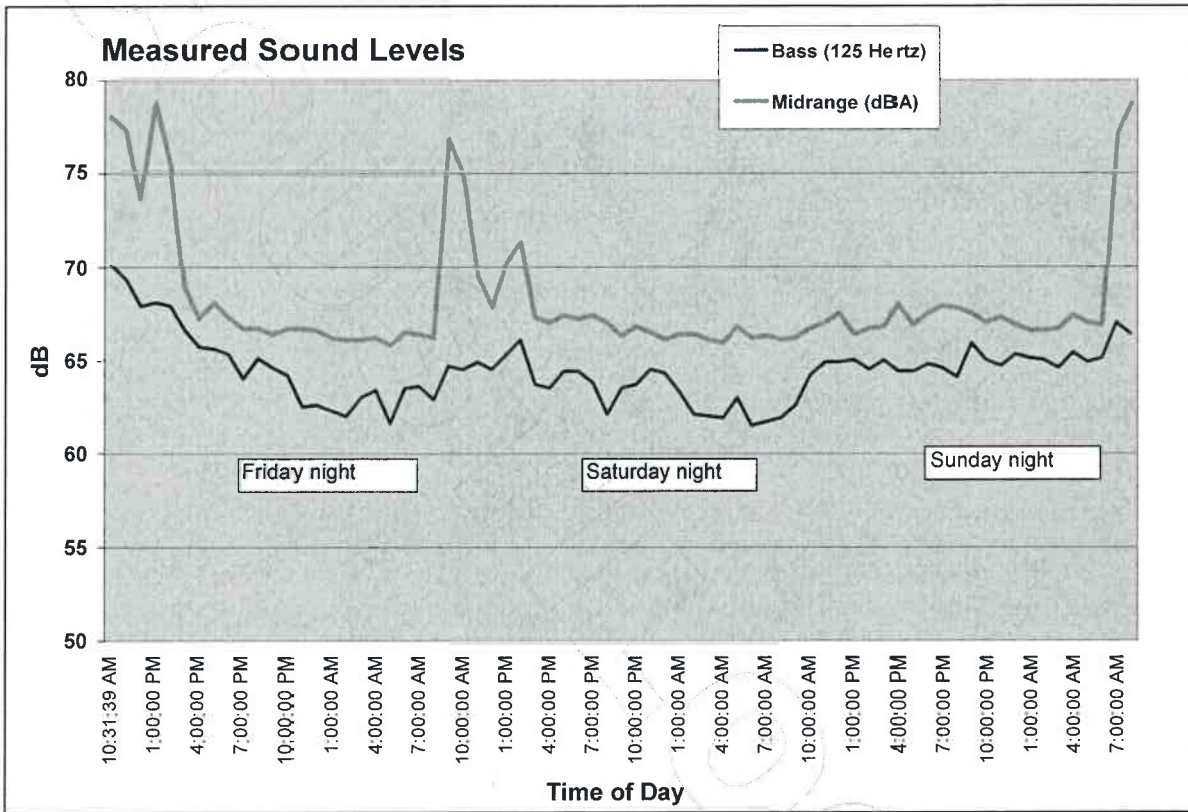
### AMBIENT NOISE ANALYSIS

I have calculated the hotel's contribution to the noise level at the neighboring locations. Due to the hotel's distance to these locations and the angle at which sounds could travel, the sound levels will be below all of the Code requirements. This is illustrated on the map and graphs below.

This image is from Google Maps, although your building looks different due to recent construction.



The chart below shows the outdoor “bass” and the dBA sound levels throughout a Friday, Saturday and Sunday period. The late-night background noise level has a minimum of 66 dBA. The 125 Hertz “bass” noise level has a minimum of 62 decibels. This is due to the noise level of the traffic in the neighborhood. The sound levels are actually quite steady, considering that these are outdoor noise readings. The peaks are due to daytime sound.

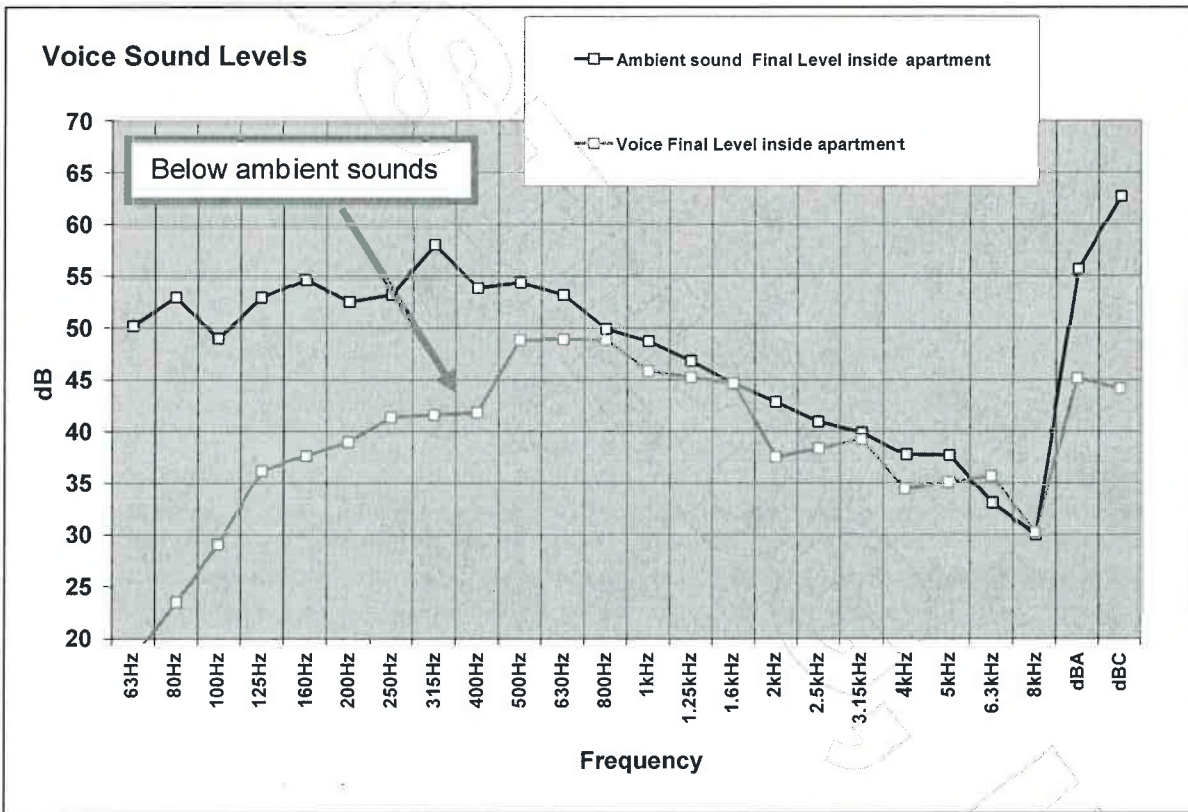


## VOICES FROM UPPER TERRACES

The noise level was analyzed for the 16th floor and 17th floor terraces, assuming people were standing right at the parapet and talking while facing the nearest buildings.

The nearby building windows have a lower height, and will be around the corner from the location of most of the people on the terraces. This causes a “shadow” effect; there is no line-of-sight transmission of sound.

The noise level typically drops approximately 11 decibels after entering an open window. The voice levels, after traveling to the nearest windows, will be 45 dBA inside the nearby windows, while the ambient background noise inside the windows would be 55 dBA. The chart below shows the levels for the tallest neighboring building, the 14-story building to the north. The sound received by all of the other surrounding buildings, which are 9 stories or less, will be even lower.

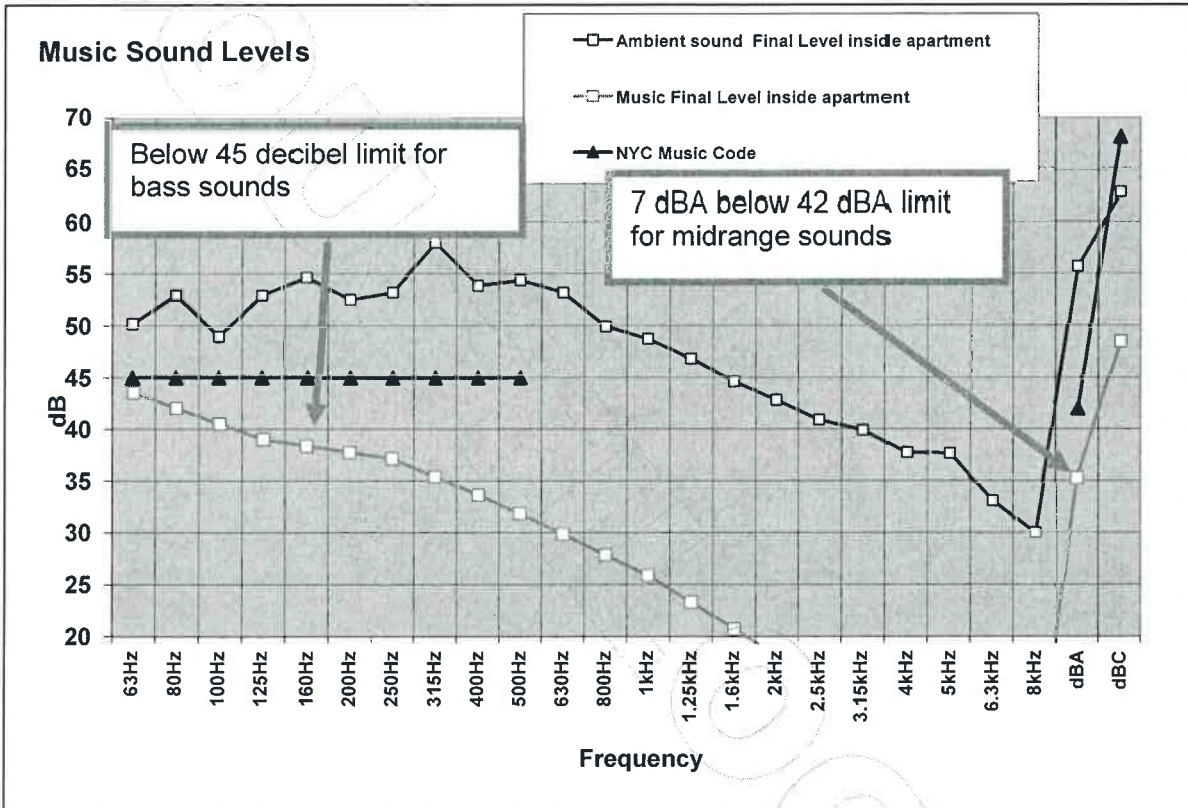


In order to meet Code requirements, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the voice sound will be *below* the level of ambient noise, it will not exceed the ambient noise by 7 or 10 decibels. Voices from the terraces would be Code-compliant.



## MUSIC FROM UPPER TERRACES

The graph below shows the music calculations for the tallest neighboring building; the other buildings will be lower. This is based on a music level of 78 dBA and 86 dBC measured 3 feet from any outdoor speaker. There are two considerations here: the 45 decibel limit for bass sounds and the 42 dBA limit for midrange sounds.



The music will meet Code requirements because the music will be below the Noise Code decibel limits, and also because the music will be below the ambient noise level, just like the voices. This is based on the minimum level of bass ambient sound picked up during the late-night test. The sound level will have to be limited as described in the recommendations.

The same "shadow" effect helps to shield the nearby residential buildings from music sound on the 16<sup>th</sup> and 17<sup>th</sup> floor terraces. Music would also be Code-compliant from the terraces.

### **VOICES IN REAR YARD OPEN SPACE**

The noise level was analyzed using the total of 74 people on the backyard, with a total voice level of 80 dBA.

The noise level typically drops approximately 11 decibels after entering an open window. Thus the inside ambient level with the open window would be  $66 - 11 = 55$  dBA.

The voice levels, after traveling horizontally and slightly upwards to the nearest residential windows, a drop of approximately 14 decibels, plus the open window drop of 11 decibels, will be 55 dBA inside.

In order to meet Code requirements, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). At night, that means the sound level could not exceed  $(66 + 7)$  dBA or 73 dBA outside and 62 dBA inside. Thus the voice sound (55 dBA) would not be greater than the ambient sound (also 55 dBA).

There are lightweight materials that could be used to reduce music by more than 10 decibels, but these will not work effectively for low frequency bass sounds, such as the ones caused by subwoofers. Therefore, no subwoofers or loud bass can be used in the backyard.

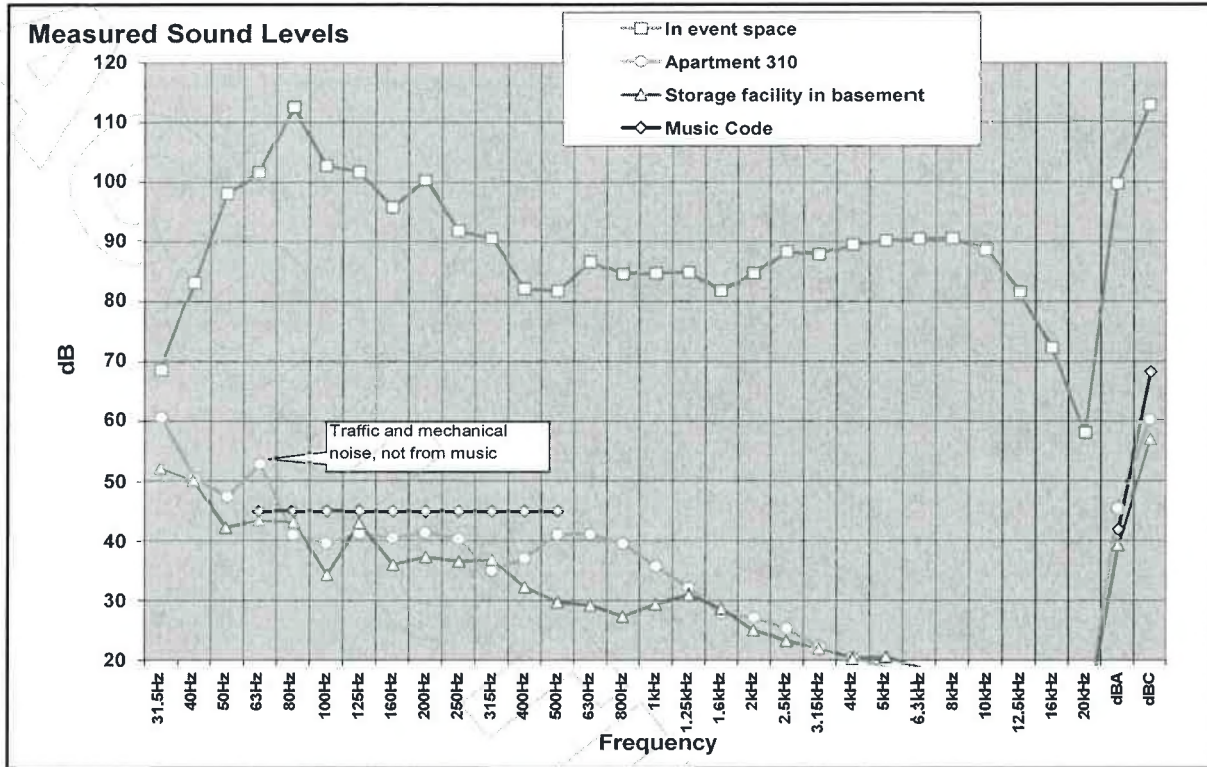
### **MUSIC FROM SUBCELLAR EVENT SPACE**

There will be an event space located in the subcellar level. Although this is obviously the best location for soundproofing purposes, I tested a worst-case scenario using a loudspeaker 3 feet from the demising wall.

The Chrystie residential building immediately adjacent is separated from the hotel by a loading dock and service corridor as well as two commercial floors before reaching the 3rd floor residential level.

No sound at all could be detected in the closest apartment, in room 310 or in the commercial spaces, all of which were in the Chrystie building. Thus, there will be no excessive sound leakage.

Sound levels for the subcellar sound system are being recommended. See the graph below.



## RECOMMENDATIONS

### 16TH AND 17TH FLOOR TERRACE SOUND SYSTEMS

1. For the outside sound systems on both terraces, at least 8 small outdoor speakers should be used as a distributed system.
  - a. Mount the speakers lower than the parapet wall so that they do not act as projectors to the neighboring properties. Data sheets for suggested speaker types are attached. Many other small speakers are suitable substitutes.
  - b. Do not use subwoofers.
  - c. The system should be set up in stereo. Stereo sounds louder to patrons without actually increasing the sound level.
2. The sound system will incorporate an equalizer. The equalizer will then feed into a limiter. Both functions can be accomplished with a DBX Driverack PA. Installed in the system right before the amplifier and locked with a password, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.
  - a. Using the graphic equalizer section, attenuate (lower) all frequencies 125 Hertz and below in order to achieve the sound levels shown below.
  - b. Using the unit's output level control, set the sound level from the small outdoor speakers to 78 dBA and 86 dBC, measured 3 feet from any speaker. The sound

installer can do this with a simple Radio Shack sound level meter. Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the sound system.

- c. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
- d. This unit would be set in conjunction with tests made of noise levels in the neighboring buildings.
- e. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
- f. Set the limiter's Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
- g. The amplifiers have to be set to maximum level during this process so they cannot be turned up further at a later time.
- h. The use of a limiter on this as well as the other sound systems has been discussed in the January 28, 2014 report by Cerami, the consultant for the internal hotel acoustics.

#### **REAR YARD OPEN SPACE SOUND SYSTEM**

3. The rear yard open space can have very light music, which will help to keep voices down. During daytime and evening hours the sound should be limited to 75 dBC, measured 3 feet from any speaker. This is effective only if the speakers are located close to patrons.
4. Late night music should be turned off completely.
5. No subwoofers should be used.

#### **REAR YARD OPEN SPACE ACOUSTIC TREATMENT**

6. I recommend sound absorbing panels around the perimeter of the ground floor terrace, covering at least 30% of the wall area. I recommend using 1" thick Sound Silencer panels from Acoustical Surfaces. These can be hidden behind a trellis or plantings, but must not be blocked with any solid material such as closed fencing. Data is attached.

#### **INSIDE 2ND FLOOR LOBBY AND REAR BAR SOUND SYSTEMS**

7. The inside 2<sup>nd</sup> floor lobby and rear bar sound systems should be limited to 100 dBC, measured 3 feet from any speaker. A distributed sound system is recommended.

#### **SUBCELLAR EVENT SPACE**

8. For the subcellar sound system, set the limit to 113 dBC, measured 3 feet from any speaker. This level will not disturb neighboring buildings.
9. The subcellar stairway hallway to the street needs to have its ceiling made absorptive using sound panels. This will reduce sound traveling up the stairs when and if subcellar doors are open to the event space while music is playing.

- a. Data is attached for 1" thick semi-rigid fiberglass board, 2x4x1 Armstrong 3101 Nubby painted linear glass cloth, available from Kamco Supply at 212 736 7350. This would be hung with a standard acoustic lay-in tile detail, with at least a 3" airspace above. This is one option for the absorptive ceiling.
  - b. Another option is to use Kinetics Hardside panels. These cost about \$12/ sq. ft. The panels, each 1.5" thick, should be securely hung on the ceiling. Many different colors of covering fabric are available.
  - c. Kinetics products are available from Jay Ford at Vibration Products, 201 569 7400. The Kinetics website is [www.kineticsnoise.com](http://www.kineticsnoise.com), where there are links to their products and ratings.
10. I recommend that you install door seals on the doors leading directly to the subcellar. Add weatherstripping on three sides and a rubber floor seal to the bottom of the existing door. The Zero Weatherstripping Company, whose phone number is 800-635- 5335, supplies excellent acoustical door seals.
- a. For metal doors, you could use Model 370A Magnetic seals for the top and sides, which would make your door seal as well as a refrigerator.
  - b. For the bottom of the door, use Automatic Closing Drop Seal model number 351A. This is a surface-mounted aluminum sealing mechanism with a jamb button to drop the seal when the door closes. The drop seal closes against a smooth hard floor.
  - c. They can be ordered by calling them and giving them the dimensions of your door. Allow for the height of the drop seal when specifying the side seals. Add these seals to your doorframe right on the existing stops.
  - d. The seals must be silicone caulked to prevent small installation gaps.
  - e. The seals should be installed to a close, almost perfect fit, but not so tightly that the door is hard to close.
11. I will work with the architect to review other potential sound leakage paths from the subcellar.

If I can be of further assistance, please call.

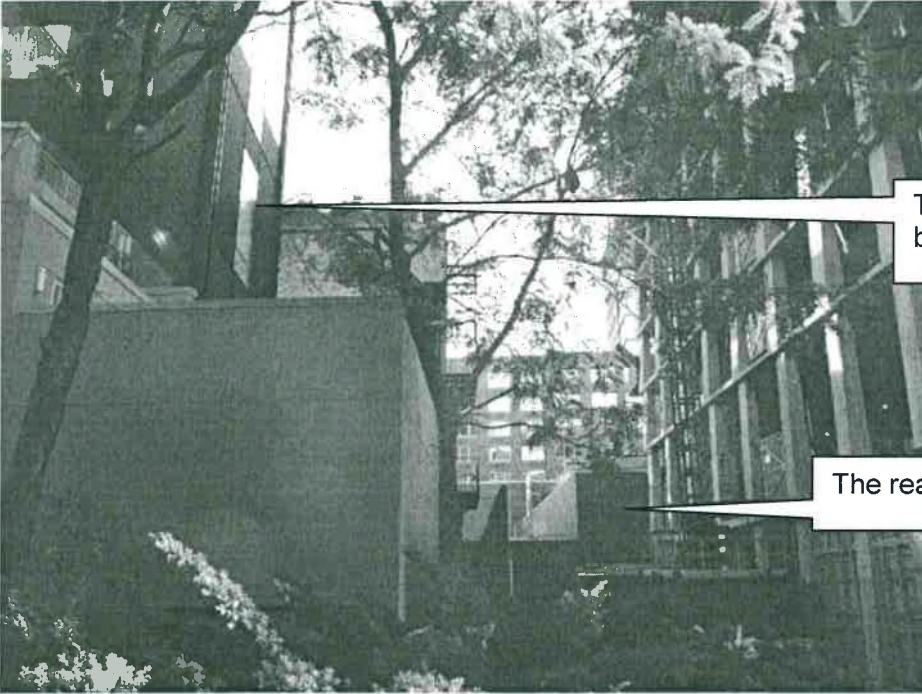
It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright 2015. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

Yours Truly,



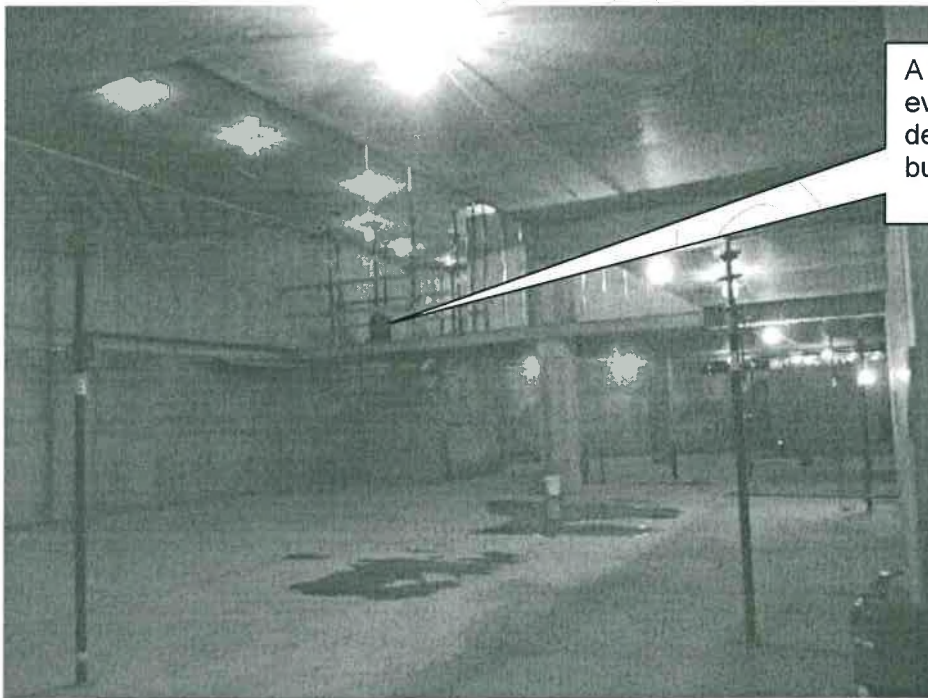
Alan Fierstein  
President  
[acoustilog1@verizon.net](mailto:acoustilog1@verizon.net)

*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2260/2270 Analyzer, Bruel & Kjaer 4135, 4145, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15A.*

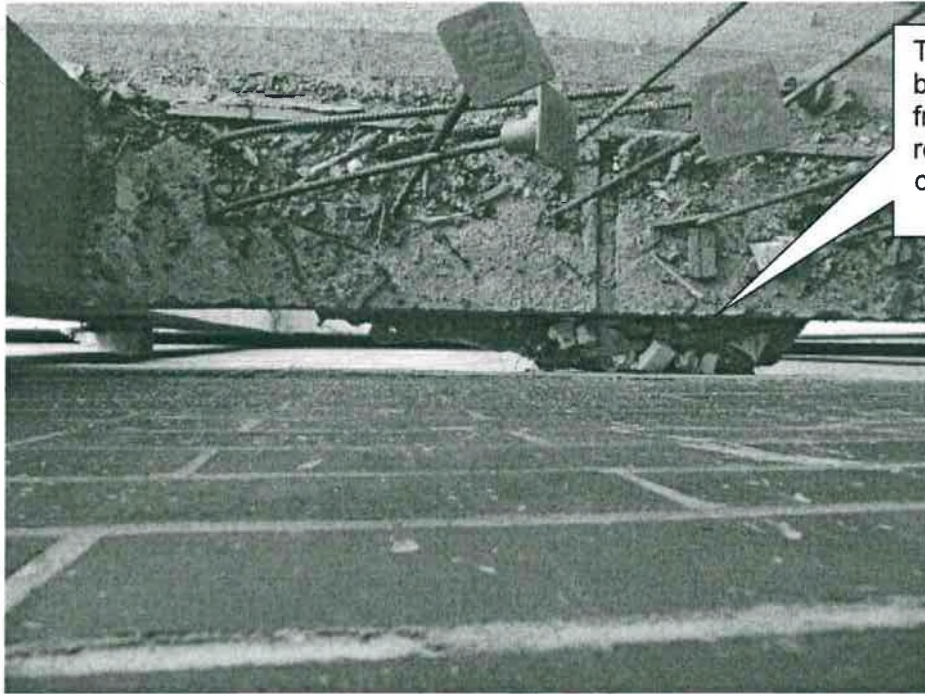


The closest residential buildings to the west.

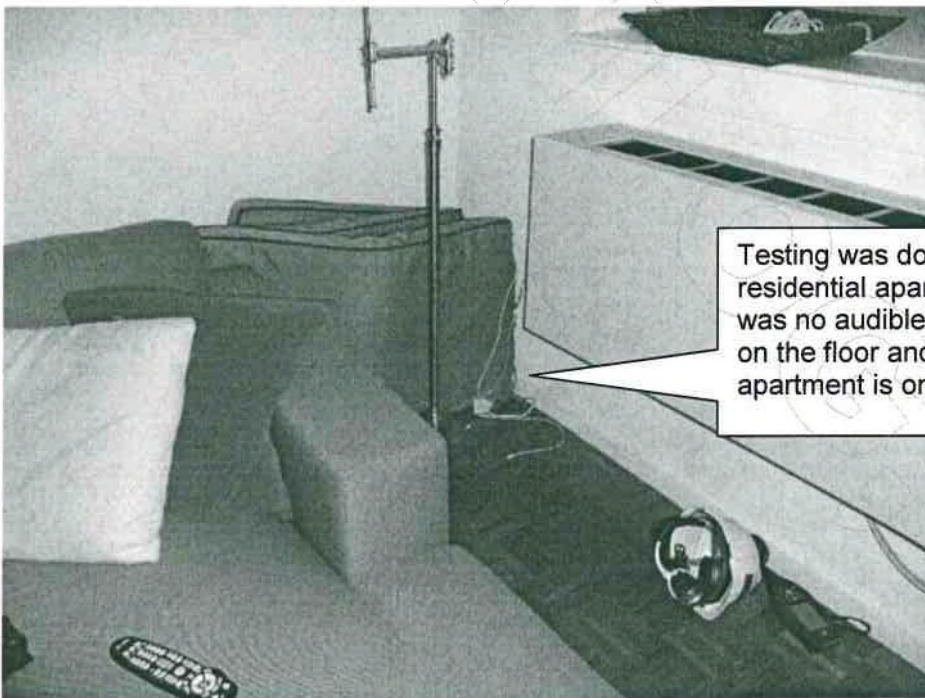
The rear yard open space.



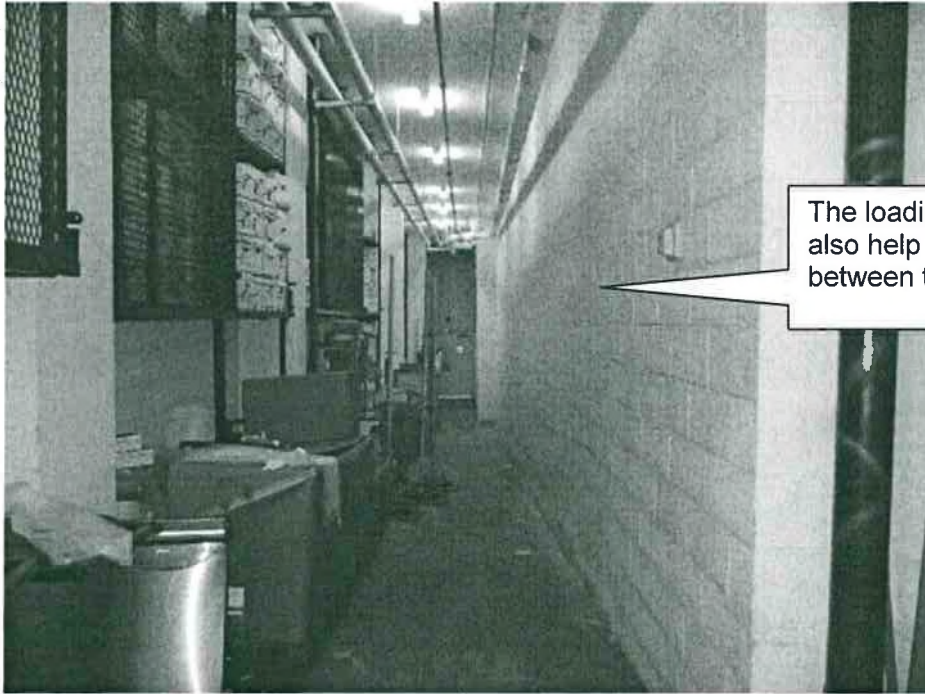
A loudspeaker was set up in the event space 3 feet from the demising wall to the mixed use building next door.



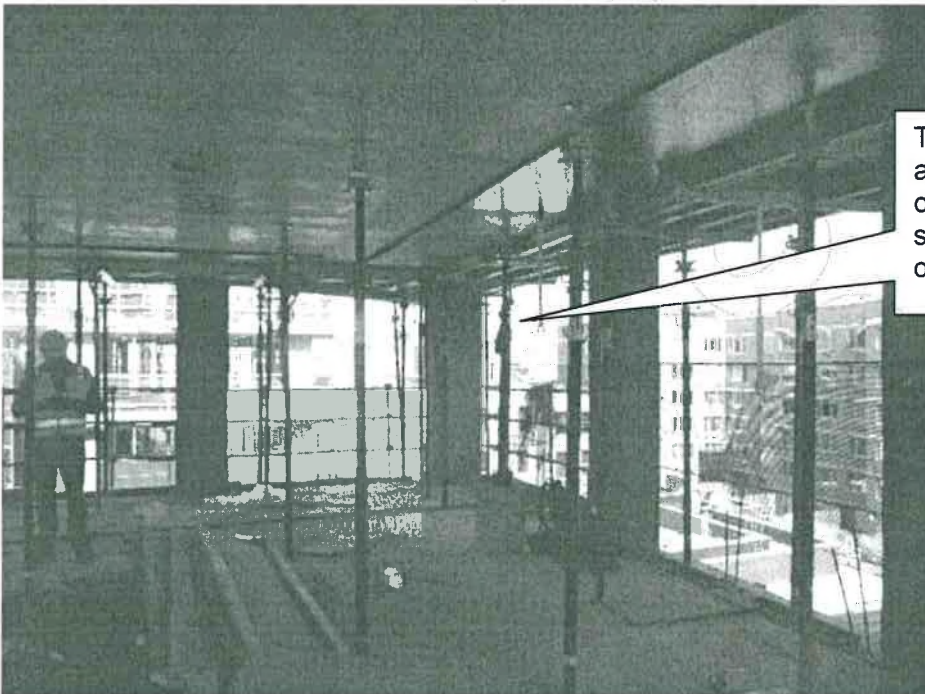
The 4" gap between the buildings helps to provide sound from transferring. Remove this remaining material to ensure complete isolation.



Testing was done at the nearest residential apartment and there was no audible sound including on the floor and walls. This apartment is on the 3<sup>rd</sup> floor.



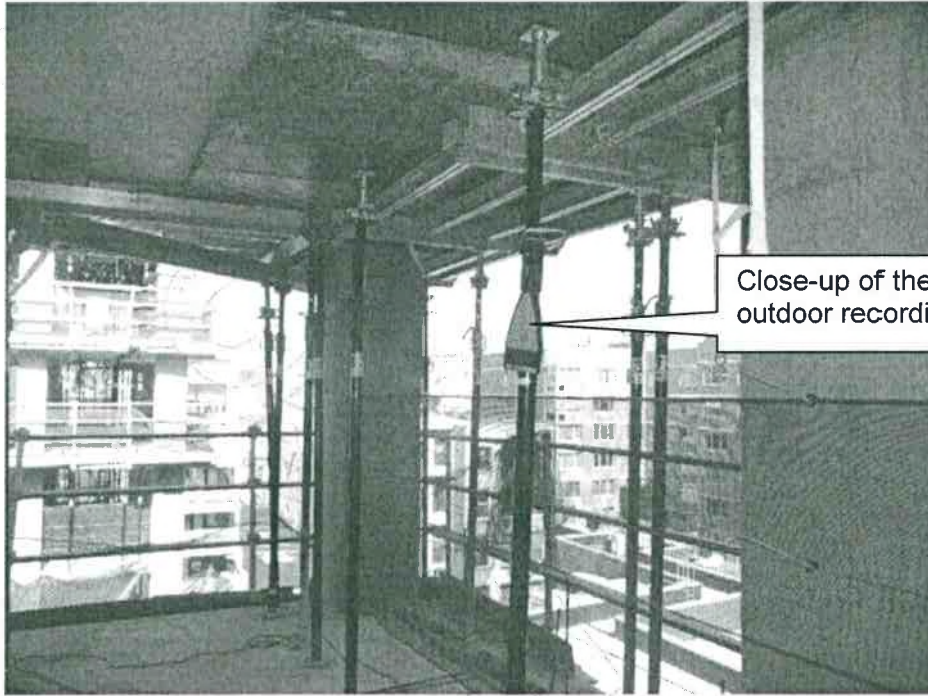
The loading dock and corridor also help to buffer sound between the buildings.



To measure the outdoor ambient noise level, a long-term outdoor recording meter was set up to record the noise levels over a typical weekend.

ING





Close-up of the long-term outdoor recording meter.



SEARCH

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Installed Sound

8160 Series : AE : AE Compact : AV & AWC All Weather : CBT Series : Commercial Series Speakers : Control 1 Pro : Control 200 : Control 2P : Control 300 : Control 40 : Control 5 : Control 60 Series : Control Contractor : Control Contractor 50 Series SubSat : Control CR-V : Custom Shop : CWT Series : Marquee Dance Club : P05000 Series : P0100 : VERTEC : VLA : VP : VRL

**Control 25**  
Compact Indoor  
Outdoor Background  
Foreground Loudspeaker



Brochure  
Spec Sheet  
Owner's Manual

The Control 25 is perhaps the most versatile of JBL Professional's Control Contractor Series indoor/outdoor loudspeakers.

Features :

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

Specifications :

- Frequency Range : 80 Hz to 16 kHz (-10 dB)
- Power Capacity : 150 W Continuous Program Power  
75 W Continuous Pink Noise
- Sensitivity : 88 dB SPL, 1 W, 1m
- Directivity Factor (D) : 5.3 dB
- Directivity Index (DI) : 7.2 dB
- Nominal Impedance : 8 ohms
- Crossover Frequency : 3.0kHz
- Frequency LF Driver : 135mm (5.25 in) Polypropylene cone w/ WeatherEdge
- HF Driver : 15mm (.75 in) Titanium coated polycarbonate
- Enclosure Material : HIPS (High Impact Polystyrene)
- Overload Protection : Full-Range power limiting to protect network and transducers
- Termination : Spring terminals, accepts banana plug
- Environmental : Conforms to MIL Spec 810 for humidity, salt spray, temperature, UV, EC 529 IP-X4 splashproof rating
- Dimensions (H x W x D) : 236 x 188 x 149 mm (9.3 x 7.4 x 5.8 in)
- Net Weight (ea) : 2.3 kg (5 lb)
- Shipping Weight (ea) : 5 kg (11 lb)
- Included Accessories : InvisiBall® Assembly
- Optional Accessories : MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25/23H: For horizontal applying of two speakers. Three brackets array up to six loudspeakers in a 360° array.  
MTC-28/25CM: Ceiling-mount adapter.  
MTC-255SG: Stainless Steel Grille for harsh environments. Available in silver, black (-BK) or white (-WH) MTC-25MMG: WeatherMax™ Stainless Steel Grille protects against driving precipitation. Available in black or white (-WH) MTC-PC2: Input panel cover protects input terminals in outdoor environments.



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### Outdoor Speakers

- ▶ Rock
- ▶ Sound n Light
- ▶ Mushroom
- ▶ Cane n Sound
- ▶ Prithvi

### Other Products

- ▶ Speakers
- ▶ Home Theatre systems
- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

## Products

### SOUND N LIGHT

Sound n Light Column Speaker system with integrated Two Way Co-axial Speaker with P.P. cone, provides excellent sound. A Hyperbolic Radiating cone directly below the speaker provides equal horizontal distribution of the sound in 360 degree. upto a very large area. Symmetrical sound and light coverage allows usage in large areas, to provide aesthetically pleasing ambience outdoors as well as indoors. Available in a variety of colours of your choice.



### Construction

Outer shell is cast Aluminum with U.V. resistant powder / P.U. coating of your colour choice, guaranteed for a min. of three years. The driver is a two-way co-axial speaker system with Poly Propyl ene Cone, Aluminum Voice Coil, Powder Coated Chassis, built to withstand rain, humidity, heat, dust etc. of the outdoors. Guaranteed to provide uninterrupted sound in any conditions outdoors. An optional 100V line-matching transformer can be provided for multiple installations.

The light source is a branded 18 W CFL coupled with an electronic ballast to avoid any electrical noise.

The unit is mountable on a heavy-duty metal pipe of any required height. This pipe is grouted in the ground or can be mounted on a suitable base. Additional PVC pipe covers this metal pipe for purpose of aesthetics as well as to provide security against theft.

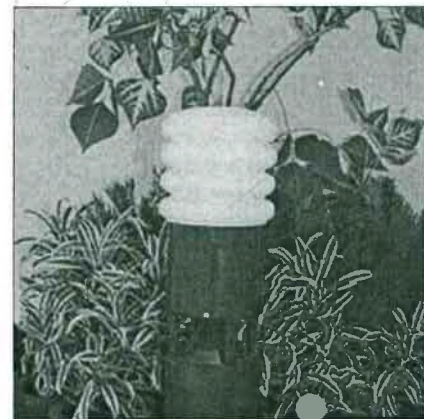
### Specifications

#### Moonlight & Ringlight



**Moonlight**

**Speakers:** 6 inch Two Way Co-axial with P.P.Cone.  
**Power Handling:** 15 W RMS  
**Lamp:** 18 W 230V CFL  
**Dia.:** 175 mm X H 460 mm  
**Weight:** 4.5 kgs



**Ringlight**

### Suspended



**Outdoor Speakers**

- ▶ Rock
- ▶ Sound n Light
- ▶ Mushroom
- ▶ Cane n Sound
- ▶ Prithvi

**Other Products**

- ▶ Speakers
- ▶ Home Theatre systems
- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

**Products**

**ROCK**

Moulded in FRP, replicating natural rock shapes to unbelievable extent. Capable of providing Hi Fidelity music in various outdoor locations such as Gardens, Swimming Pools, Walkways etc. Can be made to merge in any natural surroundings. Designed to withstand all outdoor conditions of heat, rain humidity etc, hence very convenient for outdoor installations.



**Construction**

Highly durable and strong FRP moulded shell. Carefully textured and coloured to look like any natural rock. The Speaker is weather proof, made with P.P.Cone, Aluminum Voice Coil, and Powder Coated Chassis so as to withstand any conditions outdoors. Also available in colours of your choice.

**Specifications**

**Small Rocks: Baby Rock I & II**



**Baby rock I**



**Baby rock II**

**Speakers:** One 4 Inch Co-axial Weatherproof speaker with P.P Cone.

**Power Handling:** 10 Watts RMS

**Size:** L 250 mm X W 200 mm X H 300 mm.

**Big Rocks: Mercury & Venus**



### Mercury

### Venus

**Speakers:**

One 8 Inch weather proof Hi-Q Speaker with P.P. Cone  
One 4-inch midrange with P.P.Cone  
One 3-Inch Tweeter with Mylar Cone  
All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

**Power Handling:** 30 Watts RMS

**Size:**

**Mercury:** L 600 mm X W 300 mm X H 300 mm.  
**Venus:** L 700 mm X W 400 mm X H 500 mm.

**Big Rocks: Mars**



**Mars**

**Speakers:**

Two 8 Inch Weather proof Hi-Q Speakers with P.P. Cones.  
One 4 inch midrange with P.P.Cone  
One 3 Inch Tweeter with Mylar Cone.  
All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

**Power Handling:** 40 Watts RMS

**Size:**

L 650 mm X W 400 mm X H 500 mm.

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## DriveRack® PA+ Complete Loudspeaker Management System

[Click for 3-D Image](#) [Click images for larger view](#)



### FEATURES

- Setup Wizard Steps Through Speaker and Amp Selection and Levels
- Auto EQ™ Wizard with 28-Band RTA Tunes Your System For The Venue
- AFS™ Wizard Helps Eliminate Feedback
- Stereo Feedback Elimination with 12 feedback notch filters
- dbx 120A Sub-harmonic Synthesizer
- Classic dbx Input Compression
- JBL® Speaker and Crown® Power Amp Tunings included
- USB Firmware and Speaker Tunings Field Updatable With Harman HiQnet™ System Architect
- Full time RTA function
- Front-Panel Output Mutes
- Pink Noise Generator (used with Auto EQ and Auto Level Wizards)
- Linked Stereo DSP Processing for ease of use
- 24-Bit ADC/24-Bit DAC, >113 dB Dynamic Range
- 2-Channel XLR Input and 6-Channel XLR Output
- 2x3, 2x4, 2x5, 2x6 Cross over Configurations
- Dual 28-band Graphic EQ-Linked or Dual Mono
- Stereo Multi-band Parametric EQ
- Stereo Output Limiters
- Output Alignment Delay
- Power on/off Mute Circuitry
- Front-panel RTA-M XLR input with phantom power
- 25 User Programs/25 Factory Programs
- Full Graphic LCD Display
- Front Panel Input and Output Meters

The best just got even better! The DriveRack PA, far and away the world's most popular loud speaker management system has now become the DriveRack PA+; the best has indeed gotten better. Showcasing all the features that users around the world have come to expect, including easy setup, rock-solid reliability and unparalleled sound quality, the new version has gone to great lengths to earn its "plus." With more settings, more control and enhanced circuitry, the sound you seek is right at your fingertips.

Although the DriveRack PA+ is loaded with functions and features, it is easy to set-up and use. The dbx exclusive Set Up Wizards walk you through system set up with easy to follow step-by-step instructions. Just pick your speakers and amps from the built-in list on the PA+ and then let the Auto Level Wizard™ fine tune the level settings of each speaker. You can then let the Auto EQ® Wizard help you further optimize your sound. Finish up by using the AFS Wizard, which automatically sets filters to eliminate any feedback during performances. Within minutes, your system will sound like it was tuned by a pro! No experience required. Get the most out of your PA with the DriveRack PA+, the worldwide standard in loudspeaker management.



For product availability and pricing please contact your local dealer

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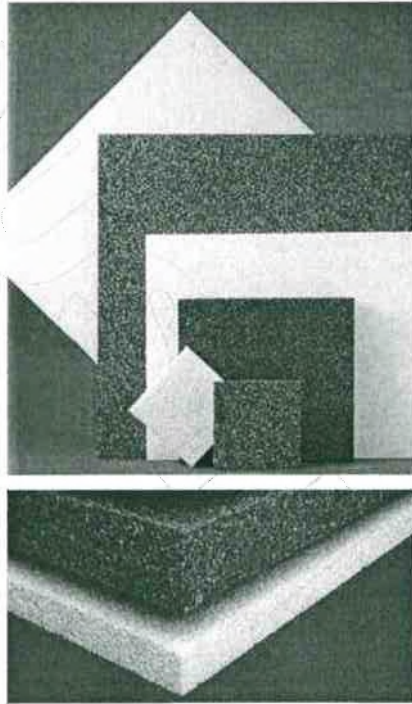
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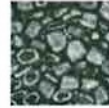


## SOUND SILENCER™

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- Impact Resistant
- Water resistant
- Non-abrasive surface
- Indoor/Outdoor
- Both STC and NRC ratings
- Tackable surface
- Bacteria and fungi resistant
- Lightweight
- Superior Soundproofing Qualities

Click on image for larger view



Charcoal - Actual Size      White - Actual Size

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Installation	Product Photo's	Misc. Data	

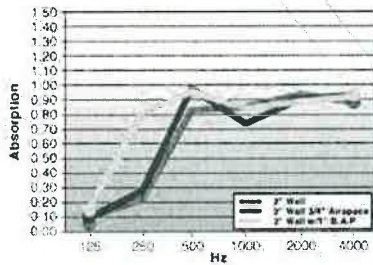
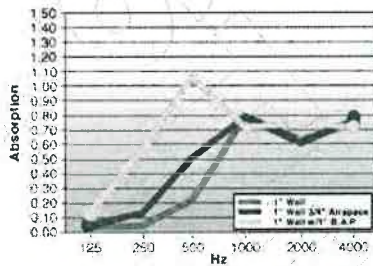
**MATERIAL:** Semi Rigid Porous Expanded Polypropylene Acoustical Bead Foam (P.E.P.P.).  
**PATTERN:** Non Abrasive, Slightly Textured, Porous  
**FEATURES:** Lightweight, Impact Resistant, Moisture, Bacteria & Fungi Resistant, Tackable Surface  
**APPLICATIONS:** Gymnasiums, Auditoriums, Classrooms, Swimming Pools, Ice Arenas, Clean Rooms, Food Processing Plants, Food Prep Areas, Cafeterias & Restaurants, Manufacturing Plants, Car Washes, Rooftop and Machine Enclosures, Gun Ranges, Dog Kennels, Locker Rooms.  
**THICKNESS:** 1" & 2"  
**SIZES:** Nominal 2' x 2', 2' x 4'; Custom Sizes Available  
**COLORS:** White, Charcoal  
**FLAMMABILITY:** ASTM E84, Class A. 1": Flame Spread: 3, Smoke Developed: 84. 2": Flame Spread: 5, Smoke Developed: 113  
**INSTALLATION:** ASI S.T.O.P. Noise Acoustical Adhesive, Mechanical Fasteners

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



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


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



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

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

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

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### Mineral Fiber

- Ceramaguard
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- Dune
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- Health Zone Ultima
- Mesa
- School Zone Fine Fissured
- Ultima
- Ultima Themes

### Fiberglass

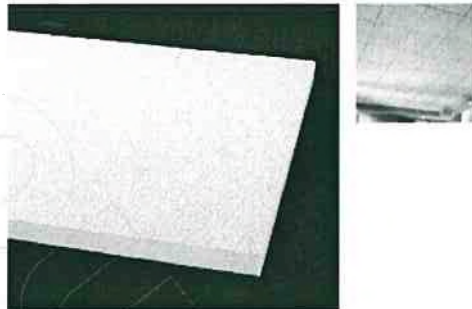
- Capz
- Optima
- TechZone

### BioAcoustic

- Tierra
- View all Mineral Fiber/  
Fiberglass/BioAcoustic

## Painted Nubby Open Plan - Item #3101

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#### TOOLBOX

- Calculate Recycled Content Value
- Regional Materials Eligibility
- Generate Custom LEED® Letter
- CSI Spec Form
- View Data Page (PDF)
- View MSDS (PDF)
- Installation Instructions (PDF)
- Warranty
- Request Sample
- Request Literature



Item # 3101

**Enter Project Postal Code to determine if Regional Materials credit can be applied.**

#### VISUAL SELECTION

<b>Dimensions:</b>	24 x 48 x 3/4 IN
<b>Grid Face:</b>	15/16 IN
<b>Edge Profile:</b>	Square Lay-In <a href="#">Download dwg format</a>

#### RECOMMENDED GRID SYSTEMS

- Prelude ML 15/16" Exposed Tee
- Prelude XL 15/16" Exposed Tee

**Available Colors:**  White

#### WARRANTY

**30 Year Guarantee** Against Visible Sag  
Against Mold/Mildew & Bacteria

#### PERFORMANCE SELECTION

	<b>Acoustics NRC:</b>	0.85
	<b>Acoustics CAC:</b>	Not Applicable
	<b>Acoustics AC:</b>	180
	<b>Fire Resist/ Flame spread:</b>	Class A (UL)
	<b>Light Reflect:</b>	0.84
	<b>Humidity Resistance:</b>	HumiGuard Plus
	<b>Anti-microbial:</b>	Inherent
	<b>VOC Formaldehyde:</b>	Low

#### ENVIRONMENTAL

<b>Total Recycled Content:</b>	82%
<b>Post-consumer Recycled Content:</b>	0%
<b>Pre-consumer Recycled Content:</b>	82%
Calculate Recycled Content Value	
<b>LEED Credit Area Contribution</b>	
EA Credit 1 Optimize Energy Performance	
MR Credit 4.1, 4.2 Recycled Content	
MR Credit 5.1, 5.2 Regional Materials	
EQ Credit 4.1 to 4.5 Low-Emitting Materials	
EQ Credit 8.1, 8.2 Daylight and Views	
<b>LEED for Schools</b>	
EQ Prerequisite 3 Minimum Acoustical Performance	
EQ Credit 9 Enhanced Acoustical Performance for Schools	

**PHYSICAL DATA**

<b>Material:</b>	Fiberglass
<b>Texture:</b>	Fine
<b>Pattern:</b>	No Pattern
<b>Surface Finish:</b>	Factory applied latex paint
<b>Weight:</b>	0.44 (lbs/sqft)
<b>Sqft (Sqft/Carton):</b>	128.0
<b>ASTM Classification:</b>	Type: XII, Form: 2, Pattern: E
<b>Insulation Value:</b>	R Factor-BTU: 3.0 BTU, R Factor-Watts: 0.53 WAT
<b>Hardware Friendly (Y/N):</b>	N

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## Kinetics™

### HardSide Acoustical Wall Panels



A combination of great appearance, superior acoustical performance, and design flexibility makes HardSide Acoustical Wall Panels the perfect solution for many interior reverberant noise problems.

The traditional acoustical wall panel, HardSide offers design versatility. A variety of shaped edges and panel thicknesses allow you to design for the desired appearance and acoustics. The perfect solution for many reverberant noise problems this panel offers superior performance in both wall and ceiling applications.

The core of this panel is a 5-7 PCF fiberglass board. The edges are chemically hardened for durability. Fabric facing, from the [FR 701 collection](#) from [Guilford of Maine](#) or factory-approved, customer-selected fabric, is stretched over the panel, wrapped and bonded around the edges for a crisp, finished look. Vinyl finishes are also available.

Design for panel sizes up to a maximum 4 ft. x 10 ft. or custom shaped panels with angled or contoured perimeter cuts.

#### Photo Gallery

Select the image to open a larger view in a new window.



#### Description

A versatile fiberglass acoustical wall panel wrapped in a wide selection of fabrics or vinyls. Available with hardened shaped edges. Engineered sound control with thicknesses from 1 to 4 inches and sizes up to 4 ft. x 10 ft.

#### HardSide Acoustical Wall Panels

[Specification](#)

[Data Sheet](#)

#### Fabric Selection

[Guilford of Maine FR701, Style 2100](#)

#### Installation Guidelines

[Adhesive Only](#)

[HS Clips with Adhesive](#)

[T Clips with Adhesive](#)

[DS-90 Clip](#)

[Edgemount Clip](#)

[Z-Clip](#)

[Z-Clips with Velcro](#)

[Z-Clips with Brackets](#)

[Velcro & Grip-Lock](#)

[Ceiling Panel Installation](#)

[Ceiling Panels with Butted Seams \(First Panel\)](#)

[Ceiling Panels with Butted Seams \(Middle Panel\)](#)

[Ceiling Panels with Butted Seams \(Last Panel\)](#)

[Field-Cut & Rewrap](#)

[Inside Corner Field-Cut & Rewrap](#)

[Electrical Outlet Extension Installation](#)

[Round Hole Field Cut](#)

#### Pricing and Quotations

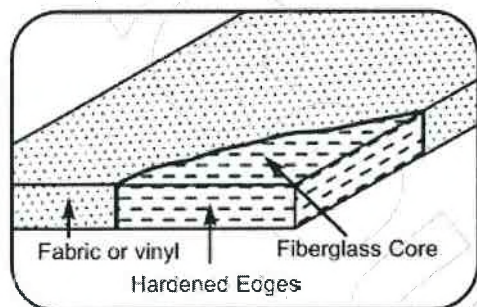
Your local [Kinetics Interiors representative](#) will assist you with [pricing and quotations](#)

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**Composition**

- 5-7 PCF density fiberglass core
- Chemically hardened edges
- Fabric faced with factory in-stock fabric by Guilford of Maine, or factory-approved customer-selected material



**Acoustical Performance**

**Sound Absorption per ASTM C-423. Type A Mounting**

Frequency, Hz	125	250	500	1000	2000	4000	NRC
1" Thick Panel	0.05	0.32	0.82	1.04	1.02	1.01	0.80
2" Thick Panel	0.29	0.82	1.10	1.04	1.01	1.02	1.00
4" Thick Panel	0.61	1.05	1.11	1.11	1.08	1.04	1.10

**Fire Class Rating**

Class A per ASTM E84

**Applications**

- Interior surfaces where superior acoustical performance is required
- Conference Rooms
- Schools/Classrooms
- Auditoriums
- Media Rooms
- Multi-Purpose Rooms
- Churches
- Office Spaces
- Reception Areas
- Home Theatres
- Pro Theatres

**Edge Options**

Square



Bevel



Radius



Pencil




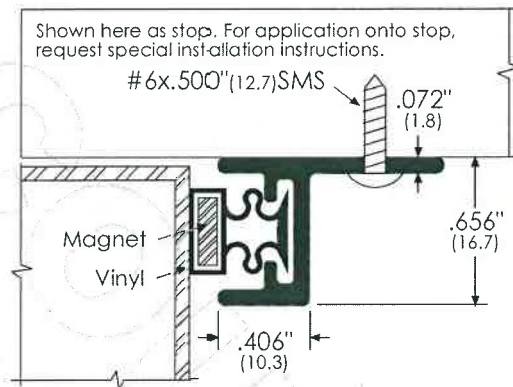
**Mounting**

- HardSide Impaling Clips with Adhesive
- EdgeMount Clips
- Z-Clips - movable
- Velcro - movable

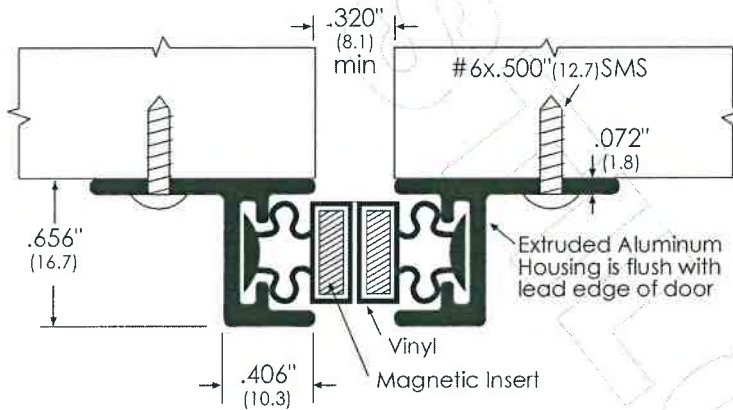
See *HardSide Cloud Panels* for ceiling suspension.

**SMOKE PERFORMANCE**

 The rubber seal in this gasket provides protection from smoke infiltration in accordance with provisions of NFPA 101 Life Safety Code and NFPA 80 Standard for Fire Doors and Other Opening Protectives



**Head and Jamb Protection**  
 - Magnetic




**Surface Mounted Meeting Stile**  
 - Both Doors Active  
 - Magnetic

**Legend:**  
 A = Aluminum  
 D = Dark Bronze Anodized

**ANSI/BHMA**

Head & Jamb	#370A / 370D	R3L165 R3L105
Meeting Stiles	#370A / 370D	R3L735

	415 Concord Avenue tel: 718.585.3230 Bronx, NY 10455 fax: 718.292.2243 email: zero@zerointernational.com web site: www.zerointernational.com	<b>Part No:</b> 370	
	<b>Notes:</b>	<b>Part Description:</b> See above for options	
<b>Provided By:</b>	<b>Customer Name:</b>	<b>Job No:</b>	<b>Date:</b>

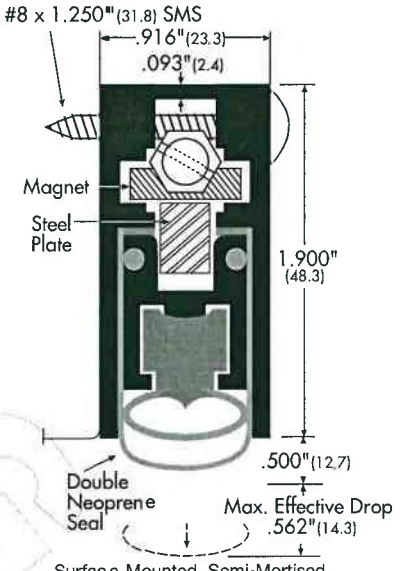
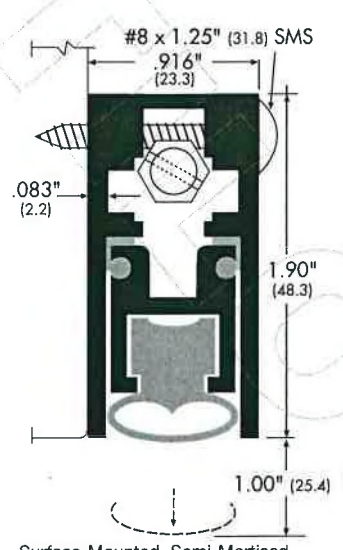
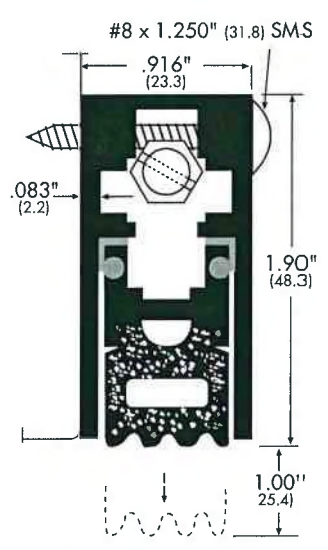
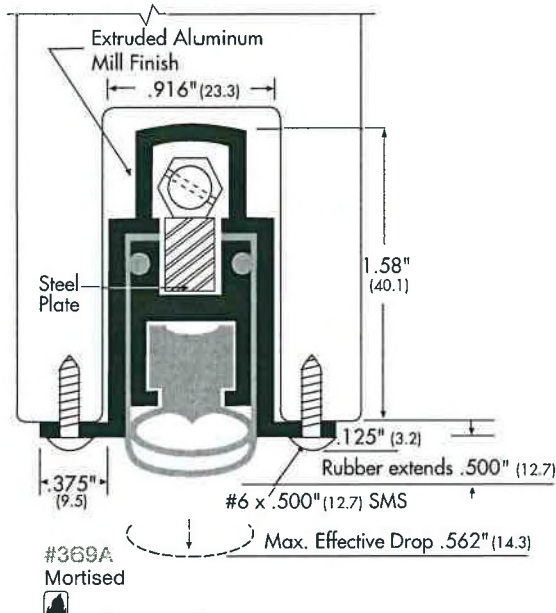
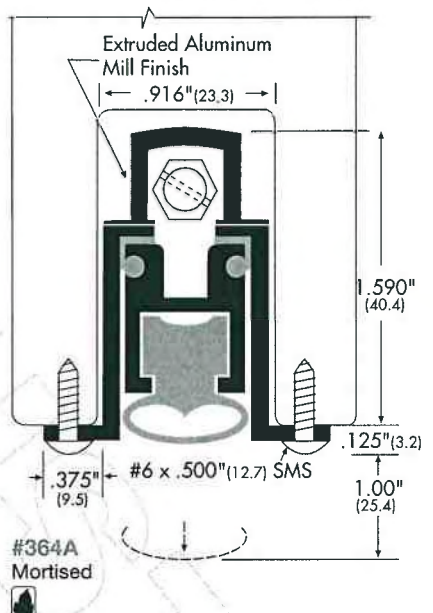
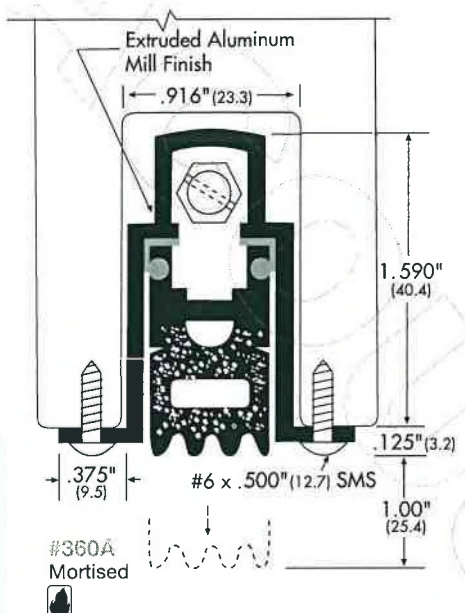


# Sill Protection Automatic Door Bottoms

Note: A = Aluminum AA = Anodized Aluminum  
D = Dr. Bronze Anodized BK = Black Anodized  
G = Simulated Bronze Anodized

## Heavy Duty

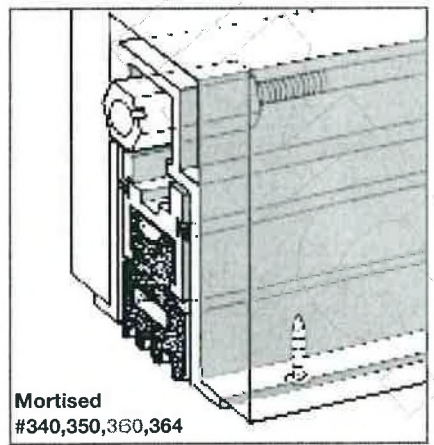
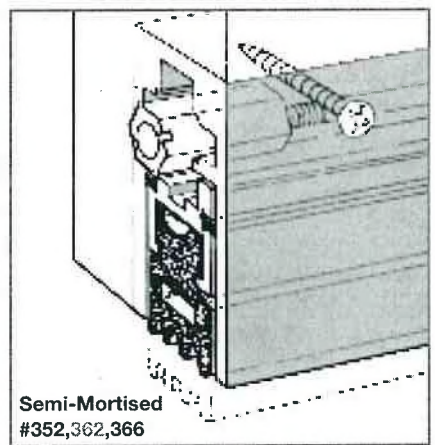
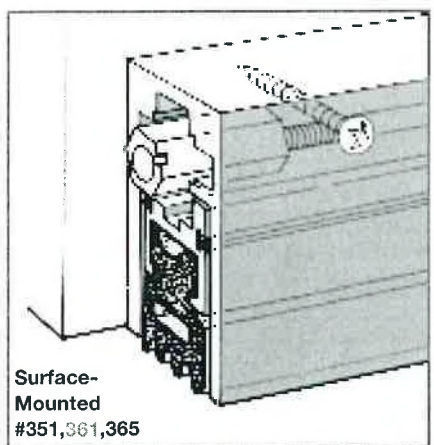
Door Bottoms



Surface-Mounted Semi-Mortised  
#361AA #362AA  
#361D #362D  
#361G #362G

Surface-Mounted Semi-Mortised  
#365AA #366AA  
#365D #366D  
#365G #366G

Surface-Mounted Semi-Mortised  
#367AA #368AA  
#367D #368D  
#367G #368G  
Can also be used with #950 Cam Lift Hinges



(7)

Sam Schwartz Engineering D.P.C. Traffic Study  
Report



## Memorandum

---

To: Christina Zimmer, Ian Schrager Company  
From: Daniel Schack, AICP, PTP  
Date: February 11, 2016  
Re: 215 Chrystie Traffic Study

### 1. Introduction

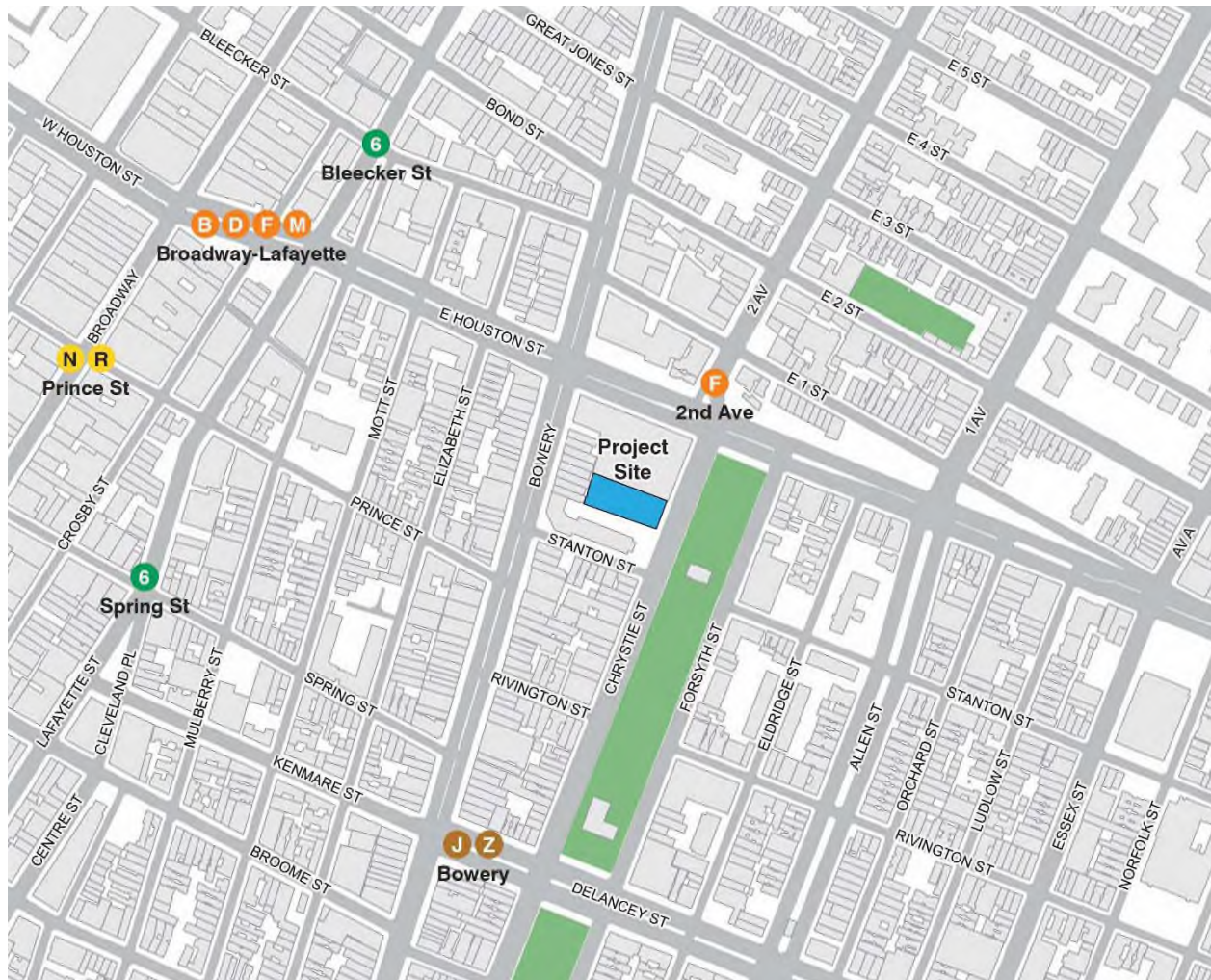
On behalf of Ian Schrager Company (ISC), Sam Schwartz Engineering (SSE) has performed a traffic assessment of the hotel development located at 215 Chrystie Street in Manhattan's Lower East Side, New York, NY. The proposed 28-story building will have 367 hotel rooms, 11 condo units, a restaurant, a casual eatery/marketplace, 4 bars, an event space on the 16<sup>th</sup> floor, and another below grade. The hotel, residences, and below grade event space each have separate entrances on Chrystie Street. The development will also have an off-street loading dock on the south side of the building that will be accessed via a private parking lot at 10 Stanton Street. The entrance to the parking lot is on Chrystie Street just south of the development and is controlled by a gate that is set back from the curb, allowing vehicles to queue without significantly blocking the sidewalk.

To assess the potential impact of the project-generated vehicles on the surrounding roadway network and parking supply, SSE performed field observations of current traffic conditions and pedestrian activity in October 2015 during the evening, when the project activity would peak. An inventory of public parking facilities within 0.25-mile of the site was conducted to measure off-street parking availability in the area. Automatic traffic recorders (ATRs) were also used over a 12-day period from Monday, October 1 to Monday, October 12, 2015 to record continuous vehicular traffic volumes on Chrystie Street, between East Houston and Stanton Streets. Traffic volumes expected to be generated by the project were then estimated to assess what potential effect they could have on the local transportation infrastructure. This memorandum summarizes these findings.

### 2. Project Location

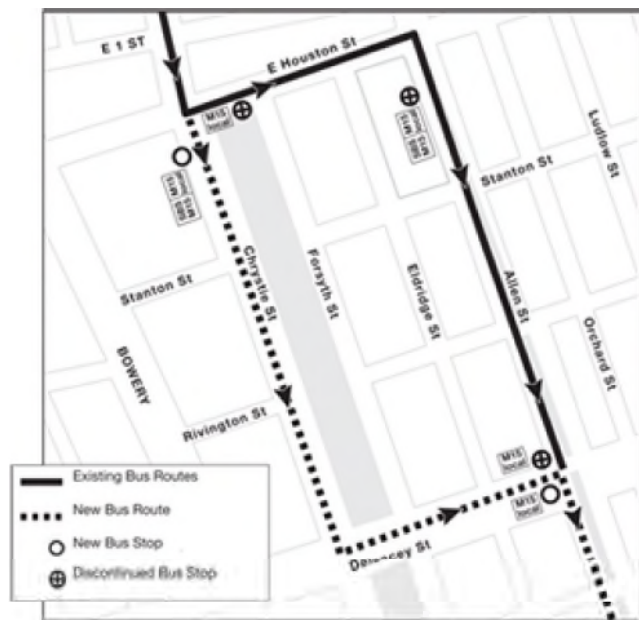
The project site is located at 215 Chrystie Street, between East Houston Street and Stanton Street, in Manhattan's Lower East Side, across from Sara D. Roosevelt Park (Figure 1).

**Figure 1: Project location**



Chrystie Street runs from Canal Street, at the base of the Manhattan Bridge, for seven blocks to East Houston Street. The street serves as an important connection for motorists and bicyclists to and from the Manhattan Bridge. It is a two-way, north-south roadway and under normal conditions has two southbound travel lanes, one northbound travel lane, curbside parking on both sides of the street, and bicycle lanes on both sides of the street. At Houston Street, northbound Chrystie Street widens to two lanes (a left-turn lane and a through lane). However, there is currently significant utility and roadway reconstruction work along East Houston Street, which has constrained the intersection at Chrystie Street to one lane in each direction. This has caused the removal of curbside parking near the intersection, the loss of the left-turn lane for northbound traffic, and the loss of the marked bicycle lanes. The southbound M15 bus, which normally turns left from Second Avenue onto East Houston Street, has been rerouted down Chrystie Street and a temporary bus stop has been located just south of East Houston Street (Figure 2).

**Figure 2: Rerouting of the southbound M15 bus due to roadway construction on East Houston Street**



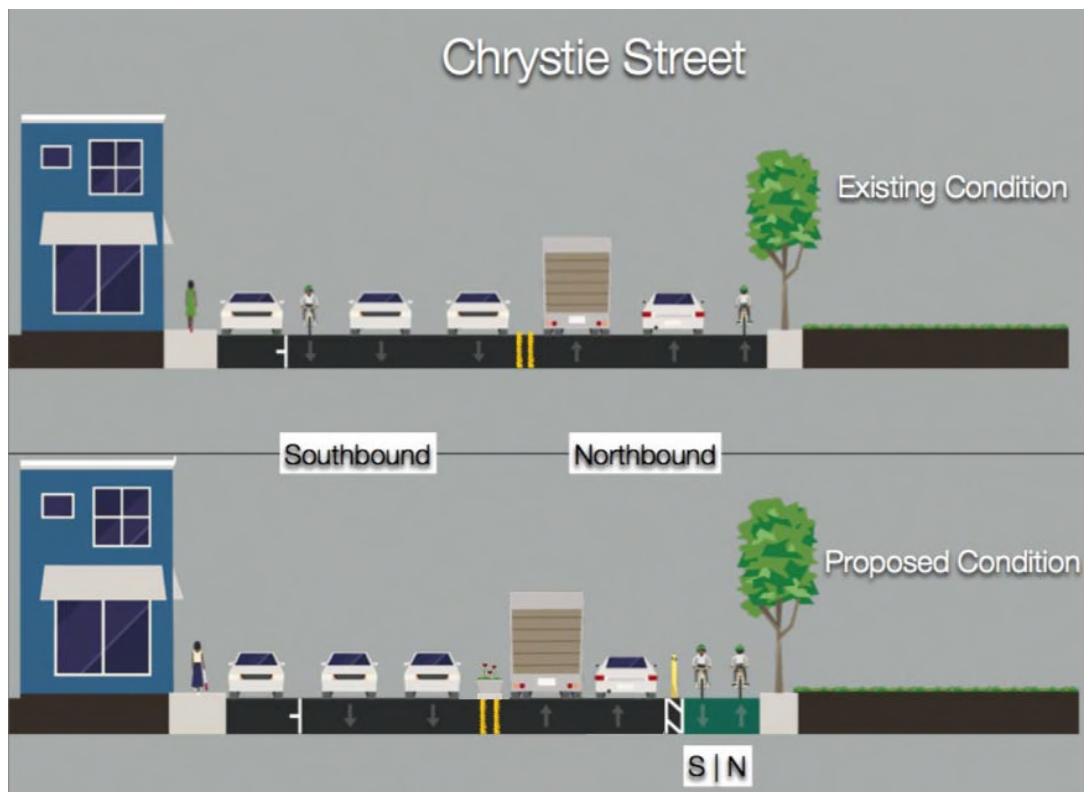
Source: Metropolitan Transportation Authority

In addition to the changes due to the roadway construction, the west curb lane between East Houston and Stanton Streets has been turned into a truck loading zone for the construction of 215 Chrystie Street. These temporary changes to the roadway configuration due to the construction projects have made traffic queuing at Chrystie and East Houston Streets particularly acute, however, it is anticipated that the street will be restored to pre-construction conditions when the utility and roadway work is complete. According to the community construction liaison for the East Houston Street construction project, work will be approximately 80% complete by the spring of 2016 and completed by the fall. Once complete, and the street and bus route are fully restored, it is expected that traffic will flow more smoothly on East Houston and Chrystie Streets.

Local transit access is provided via four nearby subway stations and three bus lines. The 2<sup>nd</sup> Avenue Station (F train) is at the corner of East Houston Street and Chrystie Street, the Bowery Station (J and Z trains) is three blocks to the south on Delancey Street, the Broadway-Lafayette and Bleeker Street Station complex (B, D, F, M, and 6 trains) is five blocks to the west, and the Prince Street Station (N and R trains) is seven blocks to the west. The M21 bus provides crosstown service on Houston Street, the M103 bus is available on Bowery and runs from City Hall to East Harlem, and the M15 local bus and Select Bus Service is available on Chrystie Street and Allen Streets and runs from the Battery to East Harlem (southbound M15 bus service has been rerouted to Chrystie Street for the duration of the roadway construction and will move back to its regular route on Allen Street after construction).

New York City Department of Transportation (DOT) has tentative plans to convert the bicycle lanes on Chrystie Street from typical on-street lanes to a separated bicycle path on the east side of the street (Figure 3). Community Board 3 voted unanimously in February 2015 to ask DOT to study the issue. If this were to happen, the bike lane in front of the project site would be moved to the east side of the street, reducing the potential conflict between bicyclists and people arriving to the site in taxis and private vehicles.

**Figure 3: Chrystie Street may be redesigned with a two-way, separated bicycle path on the east side of the street (the figure shows a typical cross section south of Rivington Street)**



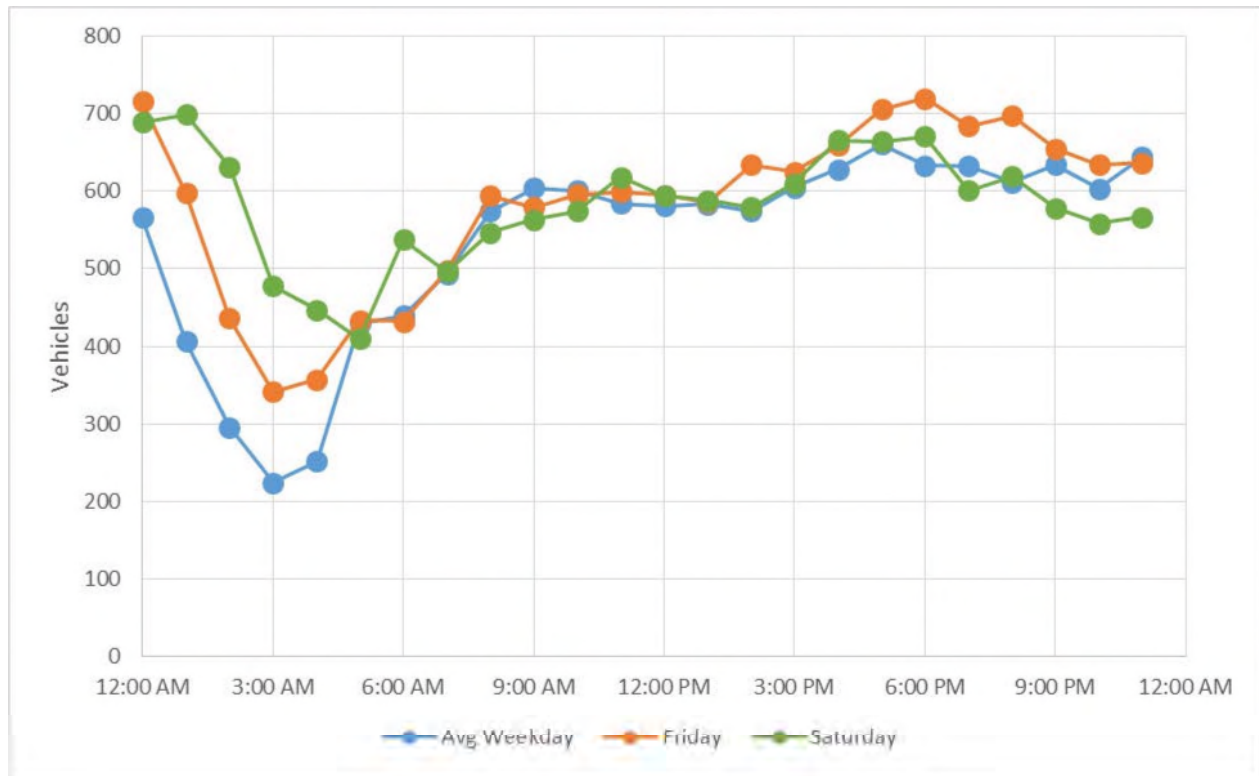
Source: Transportation Alternatives

### 3. Traffic Counts

SSE conducted qualitative observations of traffic conditions during evening hours when the project-generated activity would be at its peak (projected to be 7:00 p.m. to 8:00 p.m., when people arriving for an event would coincide with bar and restaurant activity). Generally, Chrystie Street was observed to operate with free flow traffic except when the M15 bus was picking-up and dropping-off passengers, blocking the intersection at East Houston Street; however, this was due to the constrained construction condition and it is not likely that this issue would persist after the street construction is completed. Overall, vehicle and pedestrian traffic on Chrystie Street adjacent to the project site operates without any significant delay or congestion during the evening peak period.

In addition to qualitative observations, vehicle counts were collected on Chrystie Street adjacent to the project site from Monday, October 1 to Monday, October 12, 2015, using ATRs. Hourly traffic data for each hour of the day on Chrystie Street are shown in Figure 4.

**Figure 4: Hourly two-way traffic volumes on Chrystie Street (Monday, October 1 to Monday, October 12, 2015)**



Based on the data collected, Chrystie Street vehicle traffic peaks in the late afternoon/early evening period during weekdays and Fridays and peaked early morning (1:00 a.m. to 2:00 a.m.) on Saturday, with a maximum of 720 vehicles per hour two-way (which occurred on a Friday evening). During the projected peak period of the event space, restaurant, and bar activity (7:00 p.m. to 11:00 p.m.), the data shows that Chrystie Street has vehicle volumes below this peak, with an average of ~625 vehicles per hour. This, and our qualitative observations of traffic flow, indicates that there is roadway capacity available to process the vehicles generated by the event space, restaurant, and bar during their peak period of activity.

#### 4. Trip Generation

Peak hour vehicle trips expected to be generated by the project were estimated by SSE. For the purpose of this analysis, the peak hour assumes a full hotel, normal activity at the restaurant and bars, and events happening simultaneously in both event spaces. The trip generation assumptions for the project are summarized in Table 1.

**Table 1: Trip generation factors**

Land Use:		Residential	Hotel	Restaurant and Market	Bars	Event Space
<b>Program Size</b>	<b>Size Unit</b>	11 dwelling unit	367 rooms	153 seats	338 seats	470 person
<b>Daily Person Trip Generation</b>	<b>Weekday</b>	(1) 8.075	(1) 9.40	(5) 20	(5) 20	(2) 2
	<b>Saturday</b>	9.600 per dwelling unit	9.40 per room	20 per seat	20 per seat	2 per person
<b>Modal Split</b>	<b>Auto</b>	Weekday (7) 3.1%	Weekday (6) 9.0%	Weekday (5) 0.0%	Weekday (5) 0.0%	Weekday (5) 0.0%
	<b>Taxi</b>	Saturday 6.1%	Saturday 18.0%	Saturday 15.0%	Saturday 15.0%	Saturday 15.0%
	<b>Subway</b>	3.1% 6.1%	9.0% 18.0%	0.0% 15.0%	0.0% 15.0%	0.0% 15.0%
	<b>Bus</b>	56.2% 2.0%	24.0% 3.0%	27.0% 17.0%	27.0% 17.0%	27.0% 17.0%
	<b>Walk/Bike/Other</b>	2.0% 32.6%	3.0% 46.0%	17.0% 41.0%	17.0% 41.0%	17.0% 41.0%
		100.0%	100.0%	100.0%	100.0%	100.0%
<b>Vehicle Occupancy</b>	<b>Auto</b>	(4) 1.22	(6) 1.40	(2) 2.00	(2) 2.00	(2) 2.00
	<b>Taxi</b>	1.22 1.40	1.40 1.80	2.00 2.00	2.00 2.00	2.00 2.00
<b>Linked Trips (2)</b>		0% 0%	0% 0%	50% 50%	50% 50%	15% 15%
<b>Temporal Distribution</b>	<b>Weekday Evening</b>	(1) 11.0%	(1) 13.0%	(3) 7.7%	(3) 7.7%	(2) 45.0%
	<b>Saturday Evening</b>	8.0%	9.0%	10.3%	10.3%	45.0%
<b>Directional Distribution</b>	<b>Weekday Evening</b>	<b>In</b>	<b>In</b>	<b>In</b>	<b>In</b>	<b>In</b>
		<b>Out</b>	<b>Out</b>	<b>Out</b>	<b>Out</b>	<b>Out</b>
		(4) 65.0%	(3) 65.0%	(2) 75.0%	(2) 75.0%	(2) 100.0%
		35.0%	35.0%	25.0%	25.0%	0.0%
		Saturday Evening 56.0%	Saturday Evening 65.0%	Saturday Evening 50.0%	Saturday Evening 50.0%	Saturday Evening 100.0%
		44.0%	35.0%	50.0%	50.0%	0.0%

**Notes**

- (1) Based on CEQR Technical Manual (2014)
- (2) Sam Schwartz Engineering assumptions
- (3) Brooklyn Bridge Park FEIS (2005), Table 14-6. Event Space vehicle occupancy based on restaurant land use.
- (4) 520 Broome Street EAS (2005) Tables 5 and 6
- (5) Osteria Morini Traffic Review, 218 Lafayette Street, New York, NY, patron survey (2012)
- (6) Hudson Square Rezoning FEIS (2013)
- (7) US Census, 2009-2013 American Community Survey 5-Year Estimates

The assumptions in Table 1 were used to project the number of peak hour vehicles dropping-off/picking-up at the project site, as summarized in Table 2.

**Table 2: Projected peak hour vehicles generated by the site**

		Residential	Hotel	Restaurant and Market	Bars	Event Space	Total
<b>Weekday Evening</b>	<b>Auto</b>	0	29	0	0	0	29
	<b>Taxi</b>	0	37	8	18	27	90
	<b>Total</b>	0	66	8	18	27	119
<b>Saturday Evening</b>	<b>Auto</b>	0	20	0	0	0	20
	<b>Taxi</b>	0	26	9	20	27	82
	<b>Total</b>	0	46	9	20	27	102

Over 80% of people arriving and leaving the site during the peak hour are projected to be walking, biking, or taking transit, with the remainder arriving via vehicles (auto or taxi). A combined total of 119 vehicles are projected to arrive and depart from the project site during the weekday evening peak hour and a total of 102 vehicles are projected during the Saturday evening peak hour (between 7:00 p.m. and 8:00 p.m.). The majority of these vehicles are projected to be taxis. When the project's peak vehicle generation (119) is added to the volume during the Friday evening peak hour (685), there would only be a 17% increase in overall traffic volume on the roadway. This volume of additional traffic would not likely have a significant effect on traffic operations on Chrystie Street and would represent only a small (12%) increase in traffic over the current daily maximum volume on the roadway of 720 vehicles.

## 5. Parking Generation and Capacity

To estimate the parking demand associated with the development, an hourly parking accumulation analysis was prepared for a weekday and a Saturday. The parking generation assumptions that were used are summarized in Table 3.

**Table 3: Parking Generation Assumptions**

Size Unit	Residential <sup>1</sup>		Hotel <sup>2</sup>		Restaurant and Gourmet Market <sup>3</sup>		Bar <sup>2</sup>		Event Space <sup>4</sup>	
	11 dwelling unit		367 rooms		153 seats		338 seats		470 guests	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
Person Trip Rate	8.075	9.6	9.40	9.40	20	20	20	20	2	2
Auto Share	3%	3%	9%	9%	0%	0%	0%	0%	0%	0%
Vehicle Occupancy	1.22	1.22	1.40	1.40	2.00	2.00	2.00	2.00	2.00	2.00
Linked Trips	0%	0%	0%	0%	50%	50%	50%	50%	15%	15%
<b>Daily Auto Trips</b>	<b>2</b>	<b>3</b>	<b>222</b>	<b>222</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:

(1) Daily trip rate based on CEQR Technical Manual (2014); auto share based on US Census, 2009-2013 American Community Survey 5-Year Estimates; vehicle occupancy based on 520 Broome Street EAS (2005) Tables 5 and 6

(2) Daily trip rate based on CEQR Technical Manual (2014); auto share and vehicle occupancy based on Hudson Square Rezoning FEIS (2013)

(3) Daily trip rate and auto share are based on the Osteria Morini Traffic Review patron survey (2012); vehicle occupancy based on SSE assumptions

(4) Daily trip rate and vehicle occupancy rate based SSE assumptions; auto share based Osteria Morini Traffic Review patron survey (2012)

These assumption were used to project the hourly parking demand accumulation for weekdays and Saturdays, which are summarized in Table 4 and Table 5, respectively.

**Table 4: Projected weekday hourly parking demand, with peak highlighted**

Hour	Residential <sup>3</sup>	Hotel <sup>3</sup>	Resturant and Market <sup>2</sup>	Bar <sup>3</sup>	Event Space <sup>2</sup>	Total
	Accumulation	Accumulation	Accumulation	Accumulation	Accumulation	
12-1 AM	0	0	0	0	0	0
1-2 AM	0	0	0	0	0	0
2-3 AM	0	0	0	0	0	0
3-4 AM	0	0	0	0	0	0
4-5 AM	0	0	0	0	0	0
5-6 AM	0	0	0	0	0	0
6-7 AM	0	3	0	0	0	3
7-8 AM	0	9	0	0	0	8
8-9 AM	0	12	0	0	0	12
9-10 AM	0	15	0	0	0	15
10-11 AM	0	16	0	0	0	16
11-12 PM	0	16	0	0	0	16
12-1 PM	0	13	0	0	0	13
1-2 PM	0	15	0	0	0	14
2-3 PM	0	16	0	0	0	16
3-4 PM	0	17	0	0	0	17
4-5 PM	0	15	0	0	0	15
5-6 PM	0	7	0	0	0	7
6-7 PM	0	4	0	0	0	4
7-8 PM	0	1	0	0	0	1
8-9 PM	0	0	0	0	0	0
9-10 PM	0	0	0	0	0	0
10-11 PM	0	0	0	0	0	0
11-12 PM	0	0	0	0	0	0

**Notes:**

1. Temporal distribution based on Brooklyn Bridge Park FEIS (2005), Table 14-15.
2. Temporal distribution based on St. George Waterfront Redevelopment FEIS (2013) Table 14-47.
3. Temporal distribution based on Hudson Yards Redevelopment FEIS (2003) Table 3.



**Table 5: Projected Saturday hourly parking demand, with peak highlighted**

Hour	Residential <sup>3</sup>	Hotel <sup>3</sup>	Resturant and Market <sup>2</sup>	Bar <sup>3</sup>	Event Space <sup>2</sup>	Total
	Accumulation	Accumulation	Accumulation	Accumulation	Accumulation	
12-1 AM	0	0	0	0	0	0
1-2 AM	0	0	0	0	0	0
2-3 AM	0	0	0	0	0	0
3-4 AM	0	0	0	0	0	0
4-5 AM	0	0	0	0	0	0
5-6 AM	0	0	0	0	0	0
6-7 AM	0	3	0	0	0	3
7-8 AM	0	9	0	0	0	8
8-9 AM	0	12	0	0	0	12
9-10 AM	0	15	0	0	0	15
10-11 AM	0	16	0	0	0	16
11-12 PM	0	16	0	0	0	16
12-1 PM	0	13	0	0	0	13
1-2 PM	0	15	0	0	0	14
2-3 PM	0	16	0	0	0	16
3-4 PM	0	17	0	0	0	17
4-5 PM	0	15	0	0	0	15
5-6 PM	0	7	0	0	0	7
6-7 PM	0	4	0	0	0	4
7-8 PM	0	1	0	0	0	1
8-9 PM	0	0	0	0	0	0
9-10 PM	0	0	0	0	0	0
10-11 PM	0	0	0	0	0	0
11-12 PM	0	0	0	0	0	0

**Notes:**

1. Temporal distribution based on Brooklyn Bridge Park FEIS (2005), Table 14-15.
2. Temporal distribution based on St. George Waterfront Redevelopment FEIS (2013) Table 14-47.
3. Temporal distribution based on Hudson yards Redevelopment FEIS (2003) Table 3.

As shown, the peak parking demand for both weekdays and Saturdays expected to be generated by the project is 17 vehicles from 3:00 p.m. to 4:00 p.m. To understand how this would impact the local off-street parking supply, an inventory of publically accessible parking garages and utilization was conducted. The resulted of the off-street parking survey is shown in Table 6.

**Table 6: Inventory of public off-street parking (0.25-mile radius from the site)**

Garage	Location	License Number	Licensed Capacity	Utilization Rate (%)			Utilized Spaces			Available Spaces		
				Weekday	Friday	Saturday	Weekday	Friday	Saturday	Weekday	Friday	Saturday
Enterprise Mott Park	284 Mott St, between Prince St and E Houston St	1155049	62	50%	50%	50%	31	31	31	31	31	31
Central Park System	11 E 1st St, between Bowery St and 2nd Ave	1243626	130	100%	100%	100%	130	130	130	0	0	0
Park In Auto Services	71 Kenmare St, between Mott St and Mulberry St	1398262	190	60%	60%	50%	114	114	95	76	76	95
Soho Parking LLC	258-262 Lafayette St, between Spring St and Prince St	1248476	60	50%	50%	50%	30	30	30	30	30	30
Icon Soho Village Parking	E Houston St and Bleaker St	1199393	126	70%	70%	70%	89	89	89	37	37	37
<b>Total Existing</b>			<b>568</b>	<b>69%</b>	<b>69%</b>	<b>66%</b>	<b>394</b>	<b>394</b>	<b>375</b>	<b>174</b>	<b>174</b>	<b>193</b>

In total, there are five, 24-hour parking garages within a 0.25-mile radius (5-minute walk) of the project site; these garages provide a total of 568 parking spaces in the study area. For each, the licensed capacity was recorded and the typical utilization was estimated based on interviews with the operator. In total, 174 and 193 off-street parking spaces were estimated to be available during

the weekday evening and Saturday evening peak periods, respectively. This is more than sufficient to accommodate the parking demand generated by the project site, where most visitors are expected to arrive on foot or via taxi.

## **6. Conclusion**

From 7:00 p.m. to 8:00 p.m., when project-generated traffic related to the bars, restaurant, and event space would peak, Chrystie Street was found to have a two-way volume of 633 vehicles on weekdays, 685 on Fridays, and 601 on Saturdays. On a Friday evening (the period of highest background traffic), the proposed project is expected to add up to 119 vehicles to Chrystie Street, bringing the total to 804 vehicles/hour. This would represent only a 17% increase in traffic volume and only a 12% increase in volume over the current peak the roadway experiences (720 vehicles/hour between 6:00 p.m. and 7:00 p.m.). Based on qualitative observations, Chrystie Street currently has enough roadway capacity to accommodate this increase in traffic volume and it is not expected to substantially affect background traffic or vehicle delay in the area. Furthermore, traffic flow on Chrystie Street would likely improve after the utility and roadway construction on East Houston Street is completed next year. In addition, delivery vehicles will be accommodated by an off-street loading area on the south side of the building that will be accessed via a parking lot.

It is projected that the hotel and residential components of the project would generate demand for 17 parking spaces at their peak, expected to occur between 3:00 p.m. and 4 p.m. This demand could be accommodated by the five publically accessible parking garages that are within 0.25-miles of the project site that have a combined availability of over 150 spaces.

Overall, it is not expected that the proposed project would have any significant effect on either traffic operations or parking supply in the area. However, due to the projected taxi volumes generated by the project, it is recommended that a curbside hotel loading zone be implemented along the west curb of Chrystie Street. This would help to accommodate vehicles picking-up and dropping-off guests and would help to avoid this activity impeding on southbound Chrystie Street traffic.

(8)

Elite Investigations LTD Security Plan



February 22, 2016

Mr. Michael Overington  
Ms. Sabrina Gleizer  
Ian Schragger Company  
818 Greenwich Street  
New York, New York 10014

RE: Chrystie Street Hotel  
215 Chrystie Street,  
New York, New York

Dear Mr. Overington/ Ms. Gleizer,

After meeting with you and visiting the Chrystie Street Hotel as well as reviewing the general operations and floor plans of the various entrances / exits to the facility and the individual restaurant/bar/meeting and event spaces, I have prepared the following preliminary security access control plan.

Security must be considered a critical component of the daily operations and the event planning process may require Crowd Control measures are well, depending on the nature of the event. The success of any facility operations can, in part be attributed to the detailed process of developing a professional, yet simple and effective plan that can be followed by staff and guests alike.

Among the goals of the security plan will be the overall safety of guests, residents and staff, as well as neighbors, the efficient movement of guests off public streets and into the property in a safe manner, direction and control of guest vehicle arrival to mitigate traffic congestion, controlled and safe movement of guests within the facility and controlled and safe egress of guests exiting the facility.

Currently, the security plan is in the preliminary phase and will be updated and finalized after current construction is completed and a complete and thorough site survey can be accomplished. To best revise, further develop and initiate the security plan, viewing of the facility in its final form will present a better understanding of layout and flow that cannot be established fully by just a review of the floor plans and during the current construction phase. Upon completion of the construction phase I will again meet with you to review any changes to the facility and will then finalize and prepare the security plan and begin training and implementation of both the in-house hotel, bar / restaurant and meeting and event space staffs.

### **Security Personnel**

The selection of Security Officers who have a proactive approach in identifying / preventing issues before they develop, have excellent communications skills, are key in hiring the proper personnel to interact and be effective when dealing with members of the public, guests and staff.

All members of the security staff must be registered with the New York State Division of Criminal Justice Services and possess a valid New York State Security Guard License in compliance with the New York State Security Guard Act of 1992. Prerequisites for licensing approval requires that the following courses be completed as mandated by New York State law, NYS 8 Hour Pre-Assignment, NYS 16 Hour OJT provided by a licensed training school. In order to maintain their security license each Security Officer must complete a NYS 8 Hour Annual In-Service Training course each year.

Additionally, site specific training geared to the specific needs of your facility must be provided to the security staff which is to include; guest admission / egress procedures, familiarization with hotel standard operating procedures. Training in emergency response and evacuation procedures based on the facilities emergency fire and evacuation plan for the Chrystie Street Hotel should be provided by the facilities FSD.

All members of the security staff should also possess FDNY F03 / 04 Fire Guard Certification to aid and assist the Hotel Fire Safety Director (FSD) in the event of a fire or other emergency.

A core team of security staff should be developed and retained to allow them the ability to be familiar with all aspects of the facilities operations. A core team working together on a regular basis will allow them to become familiar with each other's capabilities and their ability to perform their duties in a consistent manner.

### **Security Officer Attire**

All Security Officers should be attired in the same manner that will easily identify them as security staff. In a hotel environment a dark suit with a "security" tag or emblem on the left breast pocket or left jacket lapel can be utilized.

The ability to allow guests, staff and members of the public to visually be able to identify Security Officers by their attire is important to create a sense of comfort and safety which comes from a visual presence of security. Uniformed attire also assist the security staff in performance of their duties when they can be easily identified as security personnel.

### **Verification of age to allow liquor purchase / consumption**

All security staff responsible for verifying identification necessary to purchase / consume alcoholic beverages should be aware of the NYS laws regarding the type of identification approved to purchase / consume.

New York State law (Alcoholic Beverage Control Law Section 65-b(2)(b)) specifies the types of documents that are acceptable proof of age for the purpose of purchasing alcohol in New York State. They are: a valid driver's license or non-driver identification card issued by the Commissioner of Motor Vehicles, the Federal Government, a State Government, Commonwealth, Possession or Territory of the United States or a Provincial Government of Canada; or a valid U.S. passport, or valid passport of any other country; or a valid military ID from a branch of the U.S. Military. New York City issued Identification Cards are not valid a form of age identification.

The use of I.D. scanning machines are also a tool in verifying the validity of identification. While they do not confirm that the person presenting the identification is indeed the owner, it does verify the validity of the identification and assists in preventing the use of fake identification. Visual confirmation of the individual present in the identification and the photo / description should always be compared.

A hard copy of the I.D Checking Guide (obtainable from the Drivers License Guide Company [www.idcheckingguide.com](http://www.idcheckingguide.com)) should be kept on site at the point of entry where identification is being check to assist in verification of legitimate identification.

### **Communications**

Each member of the security staff and facility managers should be provided with a portable radio to allow them to clearly communicate general information and request assistance in an emergency.

All radios should be equipped with microphone / ear pieces (surveillance rigs) so that communications between staff are kept confidential and not broadcast to those in the immediate proximity.

One (1) security staff member (usually assigned to an entry or exterior post) should always be assigned to "monitor" radio communications. This staff member should have both a mobile device as well as access to a land line to have the ability to contact emergency services (911) if assistance is needed.

### **Bartenders and Servers**

Each bartender and server should be trained (with the training documented) to identify patrons who are visibly becoming intoxicated, or becoming loud, obnoxious. Even if not mandated by your state, they should also be trained in basic non-confrontational methods to reduce, or to cut such people off from further drinking.

Condoning the continued presence of visibly intoxicated persons, or turning them loose to drive on the streets is a likely recipe for disaster. Training for these personnel (which is available from several organizations such as TAM - Techniques for Alcohol Management, or TIPS - Training on Intervention Techniques) is available in various forms including on site as well as on line training.

### **Closed Circuit Television (CCTV) system**

The installation of a CCTV system is an effective manner in which to deter unwanted / criminal activity and also maintain a visual record of activities in the area of camera placement for future use. A professionally installed and maintained system providing coverage of all entrances, exits, bars, cash rooms, offices storage areas and public spaces should be installed.

CCTV images should be constantly monitored and recorded. Recordings should be kept for a minimum of 30 days. The quality of the recordings should be regularly checked, ensuring that the images are clear and that the date and time stamps are accurate. Sufficient staff should be trained on the use of the CCTV system to allow it to be continually monitored during regular operations.

### **NYPD Liaison and Communication**

Chrystie Street Hotel Management should partner with the 5th Precinct Community Affairs Officers to keep them aware of events taking place at the facility. This will assist in maintaining the open lines of communication necessary to conduct an event and coordinate with other events that may be taking place in the community to avoid conflicts in schedules.

### **Access Control – Chrystie Street Entrances**

The main entrance is the large revolving door at the center facing the front garden area on Chrystie Street and will be utilized for guests accessing the bar / restaurant / upper story meeting and event spaces who will enter the lobby and will be directed to the appropriate destination (guest rooms, bar / restaurant / meeting rooms / event space). The southernmost entrance will be for residents only, which will be staffed by a residential doorman. The entrance to the north allows for access directly to the Arts Club, which is the below grade event space.

Security personnel will be assigned to the primary entry points at all, bar / restaurant / meeting rooms and the event space to monitor the number of guests entering and exiting to maintain compliance with each area's occupancy totals.

Should entrance to the Arts Club be delayed guests would be instructed to form a line within the interior lobby adjacent to the entry area. There will be no queuing on the sidewalk as the front garden within the property would allow for a secondary, orderly, queuing area should additional space be required.

A six (6) foot wide egress path would be established and maintained in the lobby at any times so any guests or staff entering / exiting the facility will have a clearly defined and unobstructed entry / egress path.

### **Access Control – Chrystie Street Entrance – Vehicle Traffic Control**

In order to assist in maintaining the unencumbered arrival and departure of vehicles dropping off and / or picking up guests when it is determined that programming will create an increase in the number of arriving vehicles (taxi, black car, limousine, etc.)the following is recommended.

Assign Traffic Control Security Officer(s) staffing on Chrystie Street immediately in front of the facility to assist in the efficient movement of guests arriving and departing from their vehicles.

A minimum of two (2) Traffic Control Security Officers attired with reflective safety vests (equipped with illuminated traffic control wands during evening hours), should be assigned to the location to provide direction to arriving and departing guest vehicles so they may pull to the curb to discharge and load which will greatly reduce any double parking that will impede vehicle traffic and cause unwanted noise and congestion.

Additionally, it is highly recommend that the Chrystie Street Hotel apply to become a participant in the NYPD Paid Duty program which will allow them to engage off duty uniformed NYPD Officers to further assist in traffic control when required. The presence of Uniformed Paid Duty Officers will greatly assist in the movement and control of traffic and noise reduction.

### **Staffing Levels – Security Personnel**

Security staffing levels, in addition to the 24 hour on duty security personnel assigned to standard Hotel operations, will be determined and adjusted by anticipated guest attendance amounts and various other factors unique to each venue within the facility based on its programming and hours of operation. After evaluating all such factors, security staffing levels will be determined.

A minimum staffing level of two (2) Security Officers and one (1) Security Supervisor in place for all programming beyond the standard Hotel staffing to assist with guest movement and related areas listed above is recommended.

Additional security staffing will be based on a seventy-five (75) guests to one (1) Event Security Officer ratio. Security Supervisors will be provided at the ratio of one (1) Security Supervisor to five (5) Security Officers on duty to provide maximum supervisory oversight and assistance when programming requires additional staffing.

### **Community accessibility**

To provide immediate assistance to members of the community to answer questions and resolve any issues, a dedicated email account / phone number should be maintained to inform individuals who require information immediate access to Hotel staff.



**Mr. Michael Overington**  
**Ms. Sabrina Gleizer**  
**Ian Schrager Company**  
**Page 6**

An on duty member of the Hotel Management and/or Security Supervisor should always be assigned to monitor the email / calls to immediately contact and respond to any issues brought to their attention in an effort to rectify and resolve them in a timely manner.

A log book of all email / calls should be maintained to include the nature of the issue, date and time received and what action was taken to resolve the issue. The log book should be reviewed on a weekly basis to determine if any entries create a pattern for any issues that can then be addressed and rectified on a permanent basis.

### **Best Practices - NYPD Guide**

In 2011, the NYPD in conjunction with the New York Nightlife Association issued a document titled " Best Practices for Nightlife Establishments". This guide was developed primarily for the Nightlife Industry but does contain information and can be used as a basic guide to hardening security that can be applied to Hotels as well

Another resource provided by the NYPD is its guide for " Engineering Security, Protective Design For High Risk Buildings. Although not specifically issued for Hotels, it does contain valuable information that can be used in a Hotel environment.

Copies of both publications and a copy of the ID Checking Guide are attached for your review

If you have any further questions or require any additional information, please do not hesitate to contact me at 347.203.0883 or by email at [cgarelick@eliteinvestigation.com](mailto:cgarelick@eliteinvestigation.com).

Sincerely,



Chuck Garelick  
Vice President, Special Event Services  
Elite Investigations, LTD.

(9)

Area Survey with List of Establishments Within 500'  
of the Applicant



## Re: 215 Chrystie Street

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1. Fools Gold - 145 East Houston Street - (483')
2. Bob Bar - 235 Eldridge Street - (497')
3. The Box - 189 Chrystie Street - (440')
4. Experimental Cocktail Club - 191 Chrystie Street - (392')
5. 205 Club - 205 Chrystie Street AKA 19 Stanton Street - (226')
6. Bonnie Vee - 17 Stanton Street - (237')
7. Mangiami - 9 Stanton Street - (280')
8. Freeman's - 191 Chrystie Street - (447')
9. Cata - 245 Bowery - (372')
10. La Gamelle - 241 Bowery - (434')
11. Paulaner - 265 Bowery - (359')

### Schools & Churches

1. Cascades High School - 198 Forsyth Street - (291')
2. St. Patrick's Old Cathedral - 263 Mulberry Street - ( $\approx$ 1,130')

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NYC Property Profile Page



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NYC Department of Buildings  
Property Profile Overview

**215 CHRYSTIE STREET**

BOWERY 247 - 253  
CHRYSTIE STREET 207 - 217  
STANTON STREET 2 - 26

**MANHATTAN 10002**

Health Area : 6500  
Census Tract : 36.01  
Community Board : 103  
Buildings on Lot : 1

**BIN# 1078062**

Tax Block : 427  
Tax Lot : 2  
Condo : NO  
Vacant : NO

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

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

**Cross Street(s):** STANTON STREET, 2 AVENUE  
**DOB Special Place Name:**  
**DOB Building Remarks:** LOT 1 SPLIT INTO LOTS 2 & 200; LOT 200 = 215 CHRYSTIE STREET (03/2012)  
**Landmark Status:** **Special Status:** N/A  
**Local Law:** NO **Loft Law:** NO  
**SRO Restricted:** NO **TA Restricted:** NO  
**UB Restricted:** NO  
**Environmental Restrictions:** N/A **Grandfathered Sign:** NO  
**Legal Adult Use:** NO **City Owned:** NO  
**Additional BINs for Building:** NONE

**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:** D3-ELEVATOR APT

**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.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	61	1	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	76	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	44	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	37		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	2		<a href="#">Open Plumbing Jobs / Work Types</a>
<b>Total Jobs</b>	39		<a href="#">Facades</a>
<a href="#">Actions</a>	231		<a href="#">Marquee Annual Permits</a>
			<a href="#">Boiler Records</a>
			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

OR Enter Action Type:  
 OR Select from List:    
 AND

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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Photographs of Meeting Notice Postings