



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300  
 www.cb3manhattan.org - mn03@cb.nyc.gov

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

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

**The following items and questionnaire package are due by date listed in email invite:**

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

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

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

Check which you are applying for:

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

Check if either of these apply:

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

**Today's Date:** 11/30/2023

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

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Live music venue

Corporation and trade name of current license: Kenrock Enterprises LLC d/b/a Rockwood's

**APPLICANT:**

Premise address: 187 Orchard Street, New York, NY 10002

Cross streets: Stanton and East Houston Streets

Name of applicant and all principals: Joseph Park and Michael Cortes

Trade name (DBA): Baby Grand

**PREMISE:**

Type of building and number of floors: Commercial/20 floors

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes  No What is maximum NUMBER of people permitted 129

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): C4-4A

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday-Wednesday 5pm-2am and Thursday-Saturday 5pm-3am

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

If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? 9 Total number of indoor seats? 52

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
1 customer bar with 6 bar seats/ground floor and 1 customer bar with 4 bar seats/basement

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen?  Yes  No

Does it have a food preparation area?  Yes  No (If any, show on diagram)

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

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

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

How many employees will there be? 12

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 8

Will premise have music?  Yes  No

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

If other type, please describe Karaoke

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: A 120w Karaoke Amp Machine distributing to 5, 10" speakers

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") Applicant will hire a doorman and a security personnel to prevent vehicular traffic and crowd congestion in front of the premises.

Will there be security personnel?  Yes  No (If Yes, how many and when) One doorman in front of the premises and one security guard inside the premises: Thursday to Saturday

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Applicant will train staff to ensure noise levels are in compliance with all local laws and regulations.

Is sound proofing installed?  Yes  No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard)  Yes  No If Yes, describe and show on diagram:

\_\_\_\_\_  
\_\_\_\_\_

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Baby Grand

Address: 29 W 17th Street/55 McGuinness Blvd S Community Board # Man CB5/BK CB1

Dates of operation: June 2022-present/May 2017-May2020

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

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

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

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

**LOCATION:**

How many licensed establishments are within 1 block? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 40

Is the premise within 200 feet on the same street of any school or place of worship?  Yes  No

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
2.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_ restaurant, or  
 I will operate a Karaoke Bar,  
 with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other \_\_\_\_\_
3. My hours of operation will be:  
 Mon 5pm-2am; Tue 5pm-2am; Wed 5pm-2am;  
 Thu 5pm-3am; Fri 5pm-3am; Sat 5pm-3am;  
 Sun 5pm-2am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4.  I will not use outdoor space for commercial use (including Open Restaurants) OR  
 I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5.  I will employ a doorman/security personnel: One doorman and one security personnel
6.  I will install soundproofing, Soundproofing installed by previous tenant.

7.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have  DJs,  live music,  third-party promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
9.  I will play ambient recorded background music only.
10.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have unlimited drink specials, including boozy brunches, with food.
14.  I will not have a happy hour or drink specials with or without time restrictions OR  I will have happy hour and it will end by \_\_\_\_\_.
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Joseph Park

Phone Number: 718-687-7203

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

Proximity Report For:	
Location	<b>187 Orchard St, New York, New York, 10002</b>
Geocode	<b>Latitude: 40.72211 Longitude: -73.98831</b>
Report Generated On	<b>11/29/2023</b>

8 Closest Liquor Stores		
Name	Address	Distance
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	293 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	726 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	797 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	885 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	1,256 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,261 ft
ELIZABETH & VINE INC Ser #: 1192584	269 BOWERY NEW YORK, NY 10012	1,313 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	1,333 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Assafa Islamic Center	309 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ONLY LOVE STRANGERS LLC Ser #: 1362090	175 177 E HOUSTON ST ENTRANCE ON 200 ALLEN STREET NEW YORK, NY 10002	205 ft
HILMAR LLC Ser #: 1364291	167 ORCHARD ST NEW YORK, NY 10002	300 ft
THY TEAM INC Ser #: 1363752	108 STANTON ST NEW YORK, NY 10002	385 ft
OSCURA 247 LLC Ser #: 1371530	247 ELDRIDGE ST NEW YORK, NY 10002	480 ft
HUNGRY HOSPITALITY LLC Ser #: 1366461	24 1ST AVE AKA 101 E 2ND ST NEW YORK, NY 10009	550 ft
D&C SOCIAL CLUB INC Ser #: 1358652	141 E HOUSTON ST NEW YORK, NY 10002	562 ft
ATLANTIC BAR GROUP LLC Ser #: 1355476	146 ORCHARD ST NEW YORK, NY 10002	580 ft
23AVEBAR CORP Ser #: 1356050	23 AVENUE A NEW YORK, NY 10009	710 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
PUB 138 INC Ser #: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	77 ft
188 ALLEN ST INC Ser #: 1330353	188 ALLEN ST NEW YORK, NY 10002	115 ft
ROCKWOOD MUSIC CORP Ser #: 1156950	194 ALLEN ST UNITS B4, B5, & B6 NEW YORK, NY 10002	116 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC Ser #: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, NY 10002	117 ft
KENROCK ENTERPRISES LLC Ser #: 1218044	192 ALLEN ST GROUND FLOOR NEW YORK, NY 10002	151 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC Ser #: 1219676	187 ORCHARD STREET E HOUSTON ST & STANTON ST NEW YORK, NY 10002	182 ft
OSTERIA GRANO LLC Ser #: 1281633	175 LUDLOW ST NEW YORK, NY 10002	193 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC Ser #: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, NY 10002	204 ft
HELEN'S KITCHEN LLC Ser #: 1343839	172 ORCHARD ST NEW YORK, NY 10002	211 ft
LION HOSPITALITY LLC Ser #: 1339355	84 STANTON ST NEW YORK, NY 10002	215 ft
EPSTEINS BAR LLC Ser #: 1303829	82 STANTON ST NEW YORK, NY 10002	223 ft
EASTERN DISTRICT OPERATIONS LLC Ser #: 1329636	177 LUDLOW ST NEW YORK, NY 10002	227 ft
ORCHID STREET ENTERPRISES LLC Ser #: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS	229 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
	NEW YORK, NY 10002	
SAN PEPPAS JERK CHICKEN EXPRESS INC IV Ser #: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, NY 10002	258 ft
168 ORCHARD ST PARTNERS INC Ser #: 1255449	168 170 ORCHARD ST NEW YORK, NY 10002	262 ft
SWEET CHICK LES LLC Ser #: 1274831	178 LUDLOW ST NEW YORK, NY 10002	263 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC Ser #: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, NY 10002	264 ft
JERSEY BOYS LLC Ser #: 1273888	173 LUDLOW ST NEW YORK, NY 10002	278 ft
95 STANTON STREET REST INC Ser #: 1024159	95 STANTON ST NEW YORK, NY 10002	287 ft
TENEMENT PARTNERS LLC Ser #: 1339077	161 LUDLOW ST NEW YORK, NY 10002	289 ft
205 ALLEN ST LLC Ser #: 1335291	205 ALLEN ST NEW YORK, NY 10002	290 ft
ORCHARD FLAVOR PARTNERS LLC Ser #: 1336151	167 ORCHARD ST NEW YORK, NY 10002	300 ft
GHVILLE INC Ser #: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, NY 10002	322 ft
LOCO 111 INC Ser #: 1131031	105 STANTON ST NEW YORK, NY 10002	364 ft
158 LUDLOW REST LLC Ser #: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, NY 10002	382 ft
FORREST INTERNATIONAL INC Ser #: 1310419	162 ORCHARD ST NEW YORK, NY 10002	383 ft
SAKAMAI LLC Ser #: 1263563	157 LUDLOW ST NEW YORK, NY 10002	390 ft
159 HUNTINGTON HOLDINGS INC Ser #: 1274965	159 E HOUSTON ST NEW YORK, NY 10002	404 ft
12 FIRST AVE RESTAURANT CORP Ser #: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, NY 10009	408 ft
247 LUV NYC LLC Ser #: 1169316	247 ELDRIDGE ST NEW YORK, NY 10002	417 ft
S W MONTE INC Ser #: 1024134	217 E HOUSTON ST NEW YORK, NY 10002	428 ft
SAFF INC Ser #: 1024136	249 ELDRIDGE STREET NEW YORK, NY 10002	437 ft
GOLDEN C HOSPITALITY INC Ser #: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, NY 10003	449 ft
OWLINGS INC Ser #: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, NY 10002	454 ft
MONEYGOROUND INC Ser #: 1339492	235 ELDRIDGE ST NEW YORK, NY 10002	454 ft
REQUISITE BOOTIE INC Ser #: 1024348	14 1ST AVENUE NEW YORK, NY 10009	458 ft



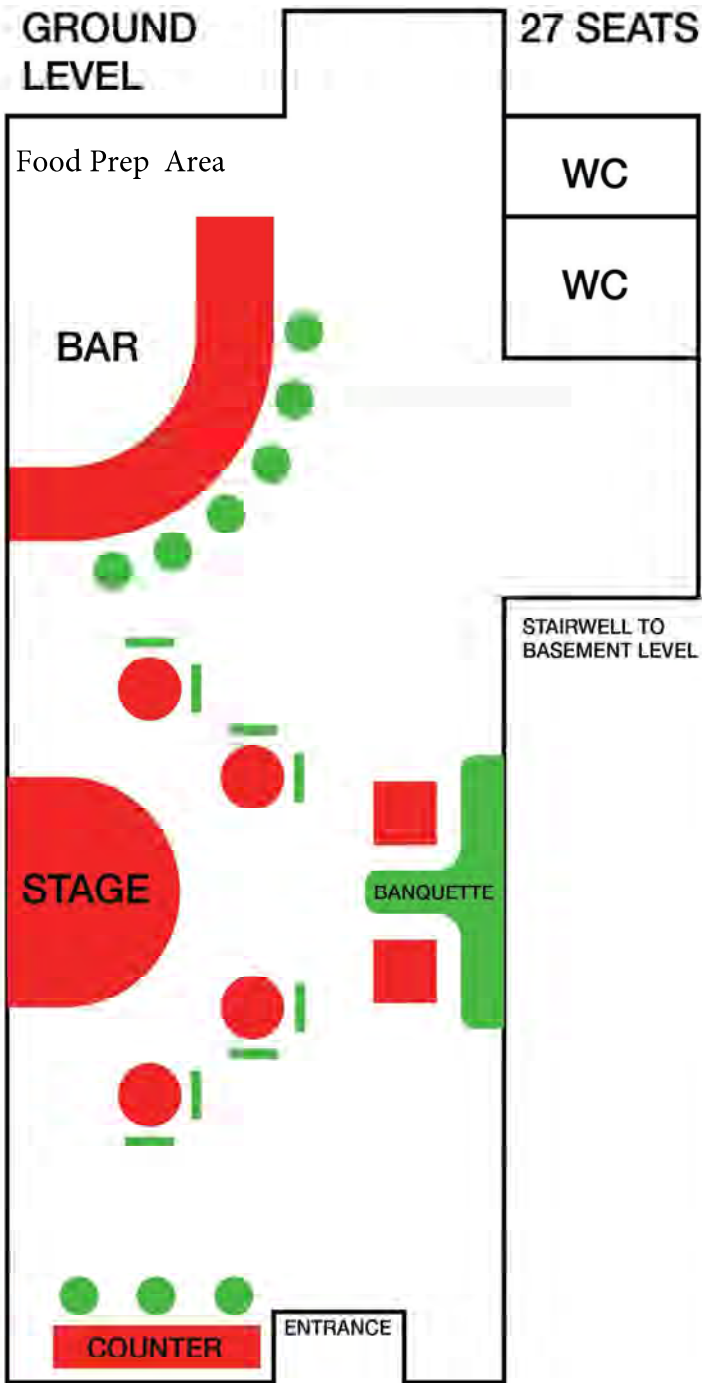
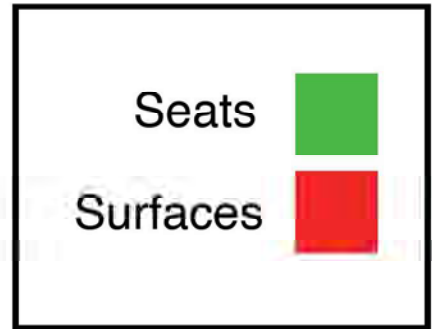
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ALLYN LLC Ser #: 1280469	16 1ST AVE NEW YORK, NY 10009	467 ft
IT'S THERE HOSPITALITY LLC Ser #: 1336772	154 ORCHARD ST STORE C NEW YORK, NY 10002	480 ft
ALLEGRA ALLEGRA INC Ser #: 1024166	15 1ST AVENUE NEW YORK, NY 10003	481 ft
UBER CAFFE LLC Ser #: 1268136	116 STANTON ST NEW YORK, NY 10002	483 ft
LIQUID SAMURAI LLC Ser #: 1283751	245 ELDRIDGE ST NEW YORK, NY 10002	497 ft
REBEL ALLEN LLC Ser #: 1300186	163 ALLEN ST NEW YORK, NY 10002	506 ft
DANIEL CABA Ser #: 1332083	117 STANTON ST NEW YORK, NY 10002	514 ft
FOOLS GOLD NYC LLC Ser #: 1275992	145 E HOUSTON ST NEW YORK, NY 10002	541 ft
NISHIWAKI LLC Ser #: 1299911	217 ELDRIDGE ST NEW YORK, NY 10002	557 ft
MFM BRANDY LLC Ser #: 1273635	157 ALLEN ST NEW YORK, NY 10002	568 ft
CRAWFORD FLICK INC Ser #: 1024603	7 AVENUE A NEW YORK, NY 10009	597 ft
DOWNTOWN DINING LLC Ser #: 1265284	5 AVENUE A NEW YORK, NY 10009	600 ft
JJD GROUP LLC Ser #: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, NY 10009	610 ft
SOHO-LUDLOW INC Ser #: 1272412	139 LUDLOW ST NEW YORK, NY 10002	619 ft
TRAPIZZINO LES LLC Ser #: 1334274	144 ORCHARD ST NEW YORK, NY 10002	631 ft
MAYREE TEAMWORK PLUS CORPORATION Ser #: 1349921	58 E 1ST ST NEW YORK, NY 10003	658 ft
SAUCE MANAGEMENT II LLC Ser #: 1354602	78 84 RIVINGTON ST NEW YORK, NY 10002	659 ft
PRUNE LLC Ser #: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, NY 10003	670 ft
ROBERT SANDS INC Ser #: 1191958	12 AVENUE A HOUSTON & FIRST NEW YORK, NY 10009	685 ft
FOUNDATION LOUNGE CORP Ser #: 1280506	137 ESSEX ST NEW YORK, NY 10002	686 ft
GUAPO BODEGA LLC Ser #: 1246348	146 ESSEX STREET NEW YORK, NY 10002	697 ft
SERAFINA LUDLOW CORP Ser #: 1296274	98 RIVINGTON ST NEW YORK, NY 10002	700 ft
DOUBLE DOWN NYC LLC Ser #: 1174399	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, NY 10009	704 ft
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	726 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SWAUTO LTD Ser #: 1024671	25 AVENUE A NEW YORK, NY 10009	729 ft
KELTIC LOUNGE INC Ser #: 1181425	132 LUDLOW ST NEW YORK, NY 10002	738 ft

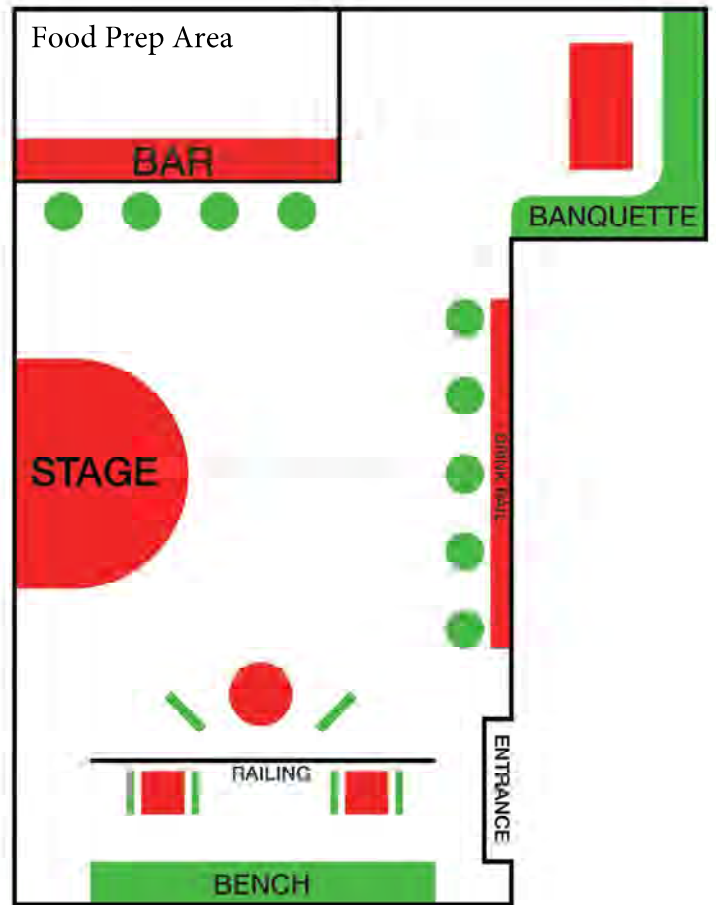
# Baby Grand LES

## Floor Plan & Seating Chart

### KEY



### LOWER 25 SEATS LEVEL



# SNACKS

## **BAGEL BITES** \$8

A CHILDHOOD CLASSIC!  
5 BITE-SIZED PIZZA BAGELS

## **HOT NUTS** \$5

TOASTED NUTS IN A BAG  
YOUR CHOICE OF CAJUN OR WASABI

## **PRETZELS** \$7

A GERMAN STYLE SOFT PRETZEL  
WITH A SIDE OF HONEY MUSTARD

# Decibel Survey and Report

**LOCATION** 187 Orchard St, New York, NY10002; 1st Floor

**DATE** 11/16/23 - 11/19/23

**SOURCE** Five (5) 10" Passive Speaker Monitors Playing Music and 1 microphone with vocals from a 1200w Amplifier @ 85% Max Volume; average 75dB-80dB inside at center of room

## **PURPOSE**

To determine if there will be noise pollution from the proposed karaoke bar and if so, which measures will be taken to control the output of sound.

## **SURVEY**

This test was conducted with five speaker monitors placed at table height, and one microphone (*Figure A*). Music was played through a 1200w karaoke amp @ 85% max volume. This 75-80dB output was used to emulate the average amplitude of the proposed bar. Decibel (dB) measurements were taken using a Sound Level Meter (*Figure C*) from directly outside the window, 8 feet from the window with the door closed and directly outside the door, 8 feet from the door with the door open (*Figure B*).

## **PROCEDURE**

Firstly, the sound was surveyed at street level for 1 minute with the music off. This was done using a decibel meter directly outside the window and 8 feet from the window with the door closed. These measurements were also taken directly outside the door and 8 feet from the door with the door open (*Figure B*). This is marked in *Figure 1* as CNEEL. Next, the music was turned on and similarly sound measurements were taken for 1 minute from the locations represented in *Figure B*. For each instance the lowest and highest decibels were written down in order to create an "average" Decibel level. Finally, the average dB level with the music on was subtracted from the dB level of the music off. This is marked in *Figure 1* as "addition in sound".

## **SUMMARY**

187 Orchard was designed and acoustically treated by design group Walters-Storyk (*Figure 2*) for the purpose of live music. Live music operates at an average decibel level of 100-115dB. The sound added from the average karaoke set-up is 80dB. According to the results of the survey, the noise bleed is >5db in 24/24 cases. Because the average human perceives a change in sound level at 5dB, negligible levels of noise are present to the neighborhood.

## **WHAT THIS MEANS?**

Although the results of this survey favor no additional soundproofing, applicants understand the sensitivity surrounding specific areas of the bar that have a potential to allow more sound to escape, specifically the front door area. Applicants plan to install drapery in front of front door to further eliminate any potential sound from exiting the building. 187 Orchard has a preexisting curtain track in place in which these drapes will hang from. Drapes, specifically those of the 32oz variety can offer 80% additional sound proofing.

# Decibel Survey and Report

**LOCATION** 187 Orchard St, New York, NY 10002; 1st Floor

**DATE** 11/16/23 - 11/19/23

**SOURCE** Five (5) 10" Passive Speaker Monitors Playing Music and 1 microphone with vocals from a 1200w Amplifier @ 85% Max Volume; average 75dB-80dB inside at center of room

**FIGURE 1**

Decibel Sample 1A			Decibel Sample 1B		
<b>11/16/23</b>	<b>Outside 0 FT</b> From Window, Door Closed	<b>Outside 6 FT</b> From Window, Door Closed	<b>Outside 0 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open
<b>9:00 PM</b>					
CNEL	54.6dB-70.3dB	54.6dB-70.3dB	54.6dB-70.3dB	60.8dB-72.6dB	60.8dB-72.6dB
With Source	55.9dB-71.1dB	55.1dB-70.9dB	57.4dB-75.6dB	60.3dB-73.2dB	63.4dB-76.1dB
Addition In Noise	1.5dB	0.55dB	4.05dB	0.05dB	3.05dB
		3dB			2.45dB

Decibel Sample 2A			Decibel Sample 2A		
<b>11/17/23</b>	<b>Outside 0 FT</b> From Window, Door Closed	<b>Outside 6 FT</b> From Window, Door Closed	<b>Outside 0 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open
<b>9:00 PM</b>					
CNEL	70.2dB-85.1dB	70.2dB-85.1dB	70.2dB-85.1dB	69.2dB-84.3dB	69.2dB-84.3dB
With Source	70.9dB-85.9dB	70.3dB-85.3dB	74.7dB-88.4dB	69.0dB-84.9dB	72.2dB-87.8dB
Addition In Noise	1.05dB	0.15dB	3.9dB	0.2dB	3.25dB
		1.65dB			2.2dB

Decibel Sample 3A			Decibel Sample 3B		
<b>11/18/23</b>	<b>Outside 0 FT</b> From Window, Door Closed	<b>Outside 6 FT</b> From Window, Door Closed	<b>Outside 0 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open	<b>Outside 6 FT</b> From Door, Door Open
<b>9:00 PM</b>					
CNEL	63.4dB-77.8dB	63.4dB-77.8dB	63.4dB-77.8dB	62.7dB-85.3dB	62.7dB-85.3dB
With Source	65.0dB-78.4dB	63.8dB-78.3dB	66.9dB-81.9dB	63.3dB-85.4dB	65.4dB-87.4dB
Addition In Noise	1.1dB	.45dB	3.8dB	.35dB	2.4dB
		1.45dB			1.75dB

## ROCKWOOD MUSIC HALL – STAGE 3

New York, New York

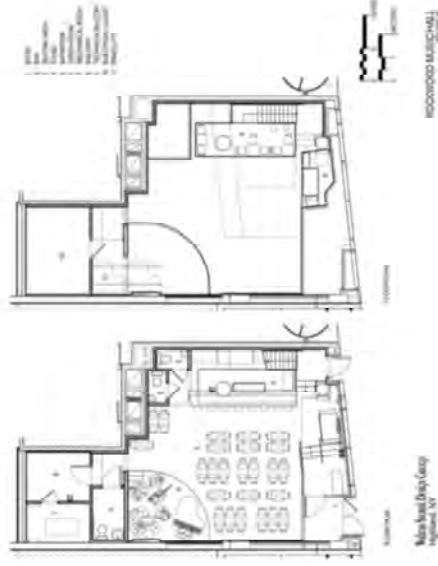


Figure 2

### Project Description

#### Overview

Since 2005, the Rockwood Music Hall [RMH] has been a fixture of the Lower East Side's music community, hosting performances every night of the week for a wide range of local, national, and international talent. In 2009, RMH sought to expand its offerings with a new space that could accommodate larger acts while still maintaining the intimate atmosphere of its other stages. To accomplish this, they sought out WSDG for the design and implementation of Stage 3, their largest performance space.

### Program

The WSDG Design Team was tasked with the master planning of Stage 3, including architectural design, systems design, interior room acoustics, and electroacoustics. The goal was to capture the warm, welcoming feel of RMH's other stages in this new, larger room alongside a more robust program of interior acoustics, isolation, and sound reinforcement.

### Design

Stage 3 is 1200 sq ft/111 sq m and seats 70 patrons. The 14x10 stage is located in the upper left-hand corner of the venue for optimal visibility and sound, and also includes a lift to easily relocate the venue's grand piano as needed. Performers on the stage are supported by a hidden Front of House balcony that utilizes an expertly tuned Meyer Sound System with a 24-Channel PA, perfect for clear, detailed sound at all volume levels.

Due to the venue's location on a busy street and immediately below residential housing, the isolation component of Stage 3 was of paramount importance. Special care was taken in designing the isolation of the space, including the usage of sand in the mullions of the storefront glass windows to keep the sound inside the venue as well as a sound lock with heavy acoustic doors and room in room isolation.

FIGURE A

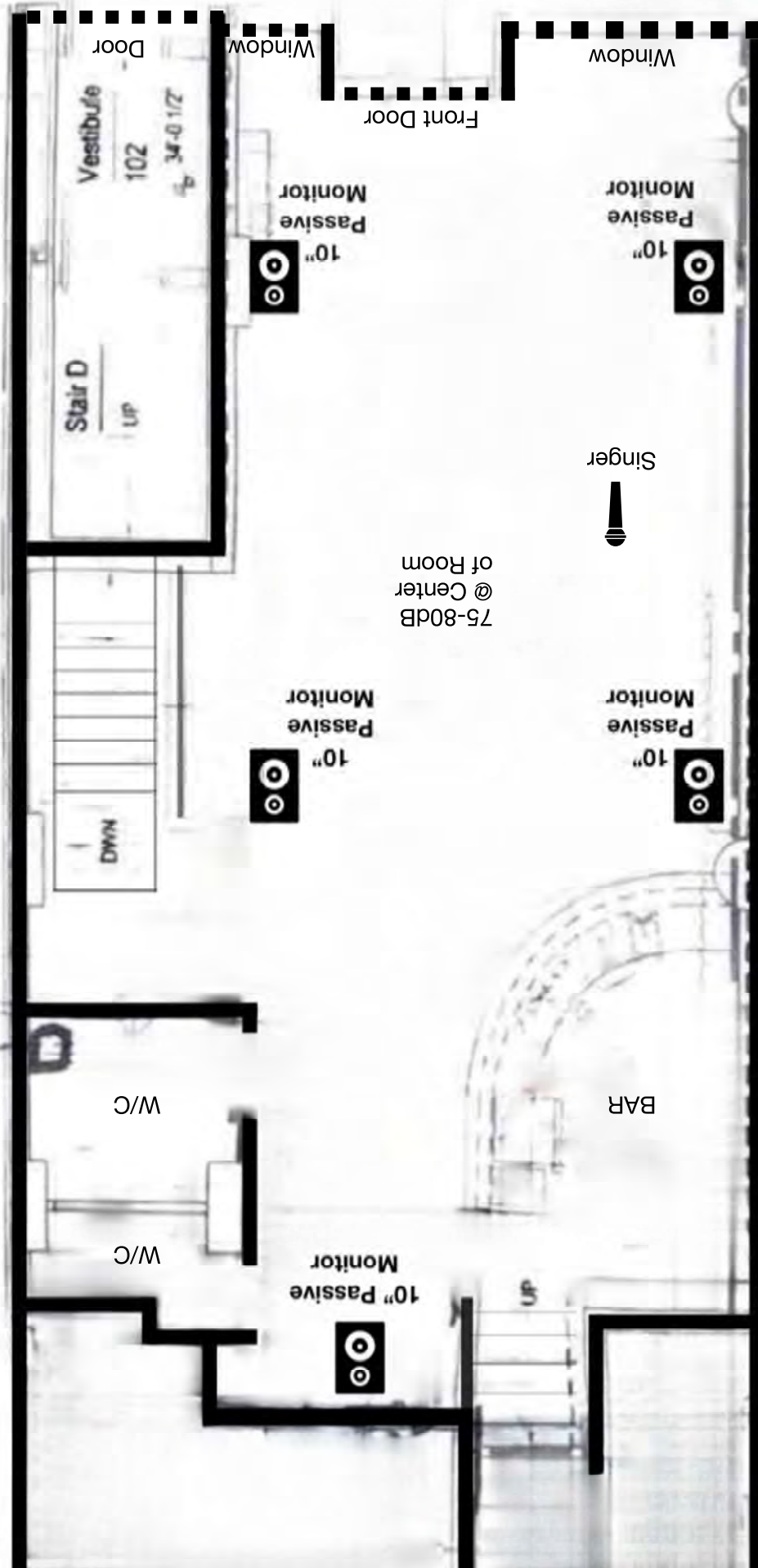




FIGURE B

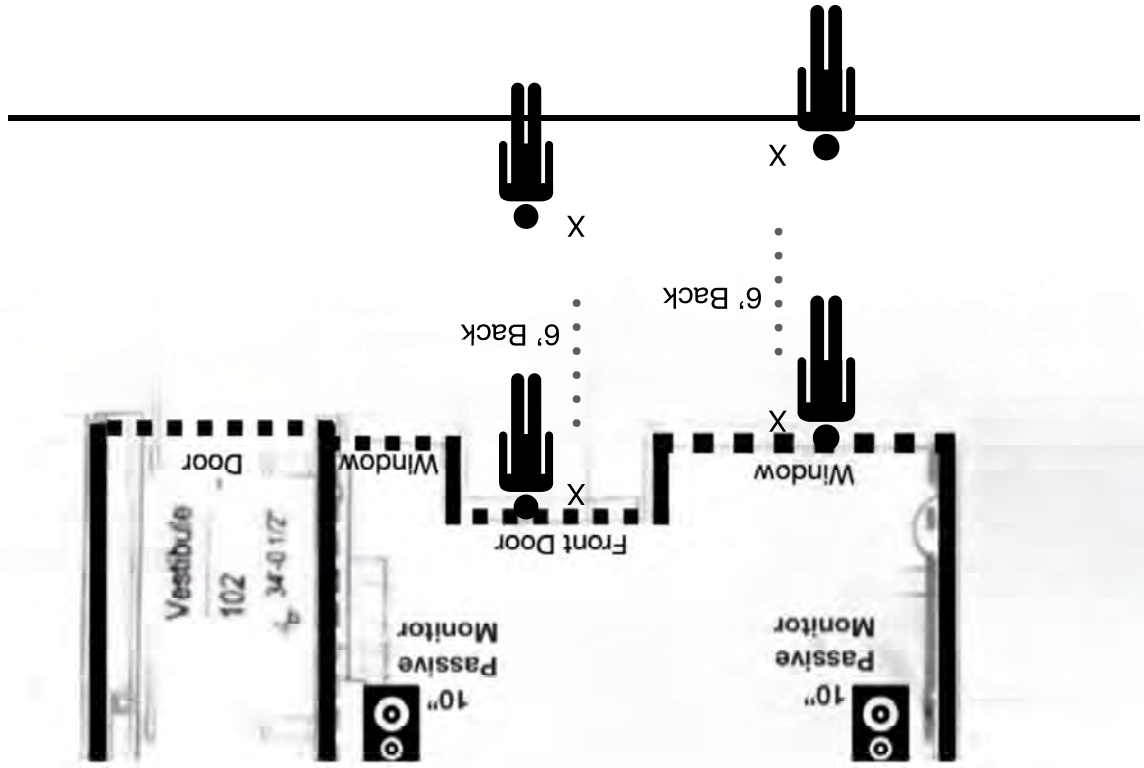


Figure C



# Professional Biography

## Michael Cortes

Michael Cortes is a published songwriter and engineer with a degree in Audio Engineering from SAE Institute of Technology. In his fifteen years of experience in the field, he has worked with major labels, including Sony and UMG, and major broadcasting networks like Scripps Network, writing and record music for Bravo's *Desperate Housewives*, *Toddlers and Tiaras*, and Food Network's *Chopped*, to name a few.

He has a genuine passion for working with other talented, curious, and driven individuals to achieve success. His drive to work and learn has led him to the hospitality space.

Michael became the Bar Operations Manager for the 3,500-seat music venue Hammerstein Ballroom at Manhattan Center, a live sound engineer for renowned wedding band 45 Riots, and lead event manager for two of Manhattan's most high-end catering companies, Peter Callahan and Creative Edge; clients include Tiffany and Co., American Express, and Audemars Piguet. Michael fosters and maintains an environment where staff is well-equipped and guests' needs are met in a safe and controlled manner.

In 2022, Michael's two worlds collided when he teamed up as Co-owner and General Manager with Baby Grand Owner Joseph Park to create a new 2,000 sq ft Baby Grand in Flat Iron, New York. Michael used his extensive background in audio engineering and hospitality to help thoughtfully craft a karaoke environment emphasizing high-quality audio, superior cocktails, and a friendly atmosphere. His management style leans heavily on a properly trained and mindful staff. He is quoted saying, "Our staff meets regularly and has been trained to consider everything that can go wrong and has procedures in place for all of it. Say, for example, a guest is singing unnecessarily loud into the microphone; aside from having limiters in place that prohibit the microphone from going above a certain volume, any one of our staff members would know to immediately lower the music and microphone to guide the guest's behavior in the desirable direction."

Michael plans to help grow Baby Grand into a well-known, respectable operation that spans the United States. With the help of Community Board Three, his next venture is to open another successful Baby Grand with Joseph Park in the Lower East Side of Manhattan.

# Certificate of Occupancy

**CO Number: 104035928F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00417	<b>Certificate Type:</b> Final
	<b>Address:</b> 190 ALLEN STREET	<b>Lot Number(s):</b> 74	<b>Effective Date:</b> 10/25/2017
	<b>Building Identification Number (BIN):</b> 1087667	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-A	(1968 Code)	
	<b>Building Occupancy Group classification:</b> J-1	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HEXA		
	<b>No. of stories:</b> 19	<b>Height in feet:</b> 208	<b>No. of dwelling units:</b> 141
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> Easement(s) - Recording Info: ACCESS AND EGRESS EASEMENT FOR ROOF TOP DINING SITUATED OVER LOT # 76 HAS BEEN RECORDE UNDER CRFN # 2008000311675.		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

# Certificate of Occupancy

**CO Number: 104035928F**

<b>Permissible Use and Occupancy</b>						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	21	100	B-2 D-2		6	STORAGE, MECHANICAL ROOMS, METER ROOMS WORK SHOP.
CEL	8	100	E		5	OFFICES
CEL	65	100	F-4 D-2		12, 5	NIGHT CLUB.
SUB	15	OG	F-4		5	STAFF LOUNGES
SUB	2	OG	B-2 D-2		2, 5	STORAGE, MECHANICAL ROOMS, TRASH ROOMS, LOCKER ROOMS, OIL TANK ROOM SOILED LINEN ROOM.
SUB	9	OG	D-2		6	KITCHEN
SUB	31	OG	F-3		5	ACCESSORY HEALTH SPA.
ME Z	20	100	F-4		12	CABARET
001	25	100	C		6	RETAIL STORE
001	64	100	F-4 D-2		12	RESTAURANT, KITCHEN
001	150	100	F-4		12	CABARET LOBBY
001	130	100	F-4		12	CABARET
001	2	100	J-1		5	HOTEL LOBBY



Borough Commissioner



Commissioner

*Certificate of Occupancy*

**CO Number: 104035928F**

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<b>Floor From To</b>	<b>Maximum persons permitted</b>	<b>Live load lbs per sq. ft.</b>	<b>Building Code occupancy group</b>	<b>Dwelling or Rooming Units</b>	<b>Zoning use group</b>	<b>Description of use</b>
002	299	100	F-4		10	RESTAURANT, ROOF TERRACE
002	1	100	C		5	NEWSTAND
002		OG	B-2		10	WALK IN FREEZER
002	5	100	D-2		10	KITCHEN
002	1	100	B-2		10	COAT ROOM
003		40	J-1	9	5	NINE (9) HOTEL ROOMS
003	139	40	F-3		5	ROOF TERRACE WITH SWIMMING POOL.
003		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM, MECHANICAL ROOM, PANTRY
004 006		40	J-1	12	5	TWELVEL (12) HOTEL ROOMS PER FLOOR
007		40	J-1	6	5	SIX (6) HOTEL ROOMS
007		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM, PANTRY
007	170	40	F-4		10	DINING ROOM, ROOF TERRACE
008 013		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM



Borough Commissioner



Commissioner

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008 013 1		40	J-1	10	5	TEN (10) HOTEL ROOMS PER FLOOR
014		40	J-1	7	5	SEVEN (7) HOTEL ROOMS
014	170	40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
015 016		40	J-1	10	5	TEN (10) HOTEL ROOMS PER FLOOR
015 016		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
017		40	J-1	0.5	5	ONE-HALF (1/2) HOTEL ROOM
017		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOM
017		40	J-1	1	5	ONE (1) HOTEL ROOM
018		40	J-1 D-2	1	5	ONE (1) HOTEL ROOM.
018		40	B-2 D-2		5	STORAGE, HOUSE KEEPING ROOMS
018		40	J-1	0.5	5	ONE-HALF (1/2) HOTEL ROOM
019		75	D-2		5	BOILER ROOM, MECHANICAL ROOM
RO F		35	D-2		5	ELEVATOR MACHINE ROOM, MECHANICAL EQUIPMENT ROOMS



Borough Commissioner



Commissioner

# *Certificate of Occupancy*

**CO Number: 104035928F**

ACCESS AND EGRESS EASEMENT FOR ROOFTOP DINING SITUATED OVER LOT 76 HAS BEEN RECORDED UNDER CRFN # 2008000311675 NOTE: MEZZANINE LEVEL SHALL BE 15 FEET OR MORE SETBACK FROM THE STREET LINE PER ZR33-432. GYM/SPA IS ACCESSORY USE TO THE HOTEL AND TO BE USED ONLY BY OCCUPANTS OF THE HOTEL. THESE PREMISES 200 ALLEN 173-177 EAST HOUSTON ST, 184 ORCHARD ST., 171 EAST HOUSTON ST, 184 ORCHARD ST. CONSISTING OF TAX LOTS 74, 52, 58, 76, 72 HAVE BEEN DECLARED ONE ZONING LOT AS SECTION 12-10 OF THE ZONING RESOLUTION AND HAVE BEEN RECORDED AT THE OFFICE OF THE CITY REGISTER UNDER DOC. #CRFN2007000576190.

**END OF SECTION**



Borough Commissioner



Commissioner

**END OF DOCUMENT**