

# NoHo Bowery

## Stakeholders

March 16, 2018

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### Statement as Voted by the Board Regarding The Groucho Club

NoHo-Bowery Stakeholders Inc. wishes to commend The Groucho Club management for their thoughtful, comprehensive outreach regarding their Private Membership Club proposal for 363 Lafayette St.. As a result, we have every reason to believe their experience, attention to detail and the quality of their membership would be a contributing asset to this community, not the least of which is their long association with artists from many genres similar to those who live here and the average age of their members (45yrs).

Proximus to the location of their patron entrance and freight entrance there are a number of large buildings that are primarily residential with ground-floor venues with significant carting required. The Great Jones St. condition is already exacerbated by the frequent Great Jones St. exiting and returning of Fire Trucks from Engine 33, Ladder 9, which command a very large turning radius and NO PARKING on the south side of the street.

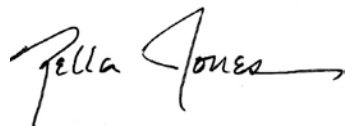
For this reason we feel that the entrance and exit placement of The Groucho Club on Great Jones St. creates a unique burden on our neighborhood. Having consulted extensively with both the developers of 363 Lafayette and with Groucho management, it seems moving the entrance to Lafayette St. is not feasible; though this, as an outcome, would gain the support of a majority of our membership.

Of additional concern is the use of the 7th floor terrace. Those living closest are the most vehemently opposed, not all of whom are our members.

We have not been able to come to a fair consensus among our members and therefore cannot fully approve this application.

That said, as a result of our discussions over the last two months, there are agreements endorsed by the majority and **accepted by Groucho** which we feel should be considered in a denial or deny unless opinion regarding this 377 person capacity (340 patrons) facility in the heart of NoHo. Those agreements are attached.

Sincerely,



President

## Agreements

### Events:

An event is defined as a gathering with 30+ people. Only members are allowed to book an event. No third parties.

- Events will be limited to four per week
- Load-in or load-out from Lafayette St., only; no load-in or load-out between 11pm and 8 am.
- Dedicated security for every event. Pick up and discharge guests from Lafayette St.
- All events must end at by 2:00 am with controlled exiting [*see Security*]

### Reduce hours of operation

- Fifth Floor Restaurant - Seated 122, standing 6, staff 20. Closing Monday thru Saturday at 2:00am; Sunday at Midnight.
- Sixth Floor Members Lounge – Seated 60, standing 7, staff 7. Closing Monday, Tuesday Wednesday 2:00 am; Thurs., Fri., Sat. at 3:00 am; Sun. Midnight.
- Seventh Floor – hotel reception and lobby. Seated 38, Standing 7, staff 8. Closing Monday, Tuesday Wednesday 2:00 am; Thurs., Fri., Sat. at 3:00 am; Sun.2:00 am.
- Seventh Floor Terrace - Seated 31, standing 13, staff 2. Closing by 10 pm seven days a week – all areas. No music of any kind, ever. Acoustic barriers enclosing terrace and plantings to obstruct view to or from neighboring buildings. Smoking section at the northwest corner of the terrace, farthest away from neighboring residential buildings requiring no more than the legal 25% of seats on the terrace. A SPECIFIC plan for noise and visual obstruction for the terrace, open for review by contiguous buildings.
- 10th Floor Penthouse Suite – Total occupancy 14 people, bedroom accommodation for 2; (covered by hotel license). No access to the outside. Music – background only.

### Security

Increased ground-floor security and monitoring for all operations. *Should a Lafayette St. entrance be secured the following also apply.*

- Two door people externally, escorting members to Lafayette Street, managing cabs dropping off and picking up on Lafayette, 8:00 am to 4:00 AM.
- Making it a Groucho Club rule that members are only dropped off and should arrange pick-ups on Lafayette and NOT on Great Jones Street thereby instituting a penalty for infraction.
- Minimize trash disruption by piggy-backing off other local establishments existing sanitation pick-ups on Lafayette St. No trash pick-ups between Midnight and 7:00am.

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- All suppliers wishing to trade with The Groucho Club to deliver to Lafayette Street and not on Great Jones Street, where goods will be hand or hand-truck carried to and from the service entrance.
- Senior management will oversee the Groucho Club's policy of retaining all members and their guests in internal areas, with controlled exiting into vehicles on Lafayette Street. In the event that the lobby is crowded, will direct members and their guests to wait within Groucho Club spaces to avoid any loitering on the street.

## Music/Sound

The Groucho Club will engage experts in sound measurement to survey inside the Groucho Club and inside the residences of neighboring buildings of sound levels – human and acoustic prior to and within one week after opening. Should the results of the survey indicate further sound abatement is required, The Groucho Club will cure within 30 days.

Music will be limited to background, only, (DJ or programmed) or acoustic instruments (no drums).

## Other Accommodations

In addition to supplying contact numbers of Management to residents of neighboring buildings, The Groucho Club will further hold quarterly meetings with a designated group of NoHo Stakeholders, including NoHo-Bowery Stakeholders, Inc. to discuss issues, collaborations, etc.

The Groucho Club will appoint a NoHo stakeholder to their Membership Committee to assure that rules and memberships comply with the neighborhood.