



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

**CHRISTINE BERTHET**  
Chair

**Jesse R. Bodine**  
District Manager

March 10, 2015

Mr. Ward Childs  
Hudson Hotel  
353 West 57<sup>th</sup> Street  
New York, NY 10019

RE: Sound mitigation

Dear Mr. Childs,

On Monday, February 9, Mr. John O'Brien, Director of Security, of the Hudson Hotel (hereinafter "the Hudson") located at 356 West 58 Street met with Manhattan Community Board 4's Quality of Life Committee ("MCB4" and "QoL" respectively) and with members of the community. We discussed past actions taken by management of the Hudson regarding longstanding noise complaints. At that time, Mr. O'Brien made commitments regarding future remediation of noise complaints. MCB4 applauds the good faith efforts already taken by the management of the Hudson Hotel to resolve these issues. This correspondence is intended to memorialize the actions needed to ensure that all sound emanating from the Hotel's commercial activities is strictly within legal requirements.

Residents and tenants are most concerned with the "human" sounds coming from raucous crowds at 2<sup>nd</sup> Floor Park Terrace and the 24<sup>th</sup> Floor Sky Terrace. It is alleged that on many occasions, foot stomping and yelling, screaming, chanting, etc. of exuberant (and perhaps inebriated patrons) contribute to an environment that is not conducive to the quality of life of your tenants and neighboring residents. It is also the contention of the residents/tenants and neighbors, that the previous sound tests engaged by the Hudson did not take into account these oral elements. MCB4 therefore requests, and Mr. O'Brien agreed, that additional tests be undertaken during "live" conditions (i.e., in the course of ongoing commercial activities) to obtain an accurate analysis of the complaints received.

As you know, NYC DEP standards mandate that noise (produced by humans), as well as music, be limited to 45 decibels, as measured inside resident units. Further, as the Hudson was not granted a cabaret license, liquor stipulations specifically prohibit dancing at any of the Hudson venues. During the QoL Committee meeting Mr. O'Brien committed to enforcing that ban.

MCB4 requests the immediate implementation of the following recommendations by Alan Fierstein of Acoustilog, Inc. as detailed verbatim from his acoustical reports dated, May 2010 and January 23, 2015<sup>1</sup>:

#### **24<sup>th</sup> Floor Terrace**

1. “Reinforce the tent top and sides with mass-loaded vinyl. Install 16 small speakers. Limit the sound level to 81 dBC in the center of the terrace. Set the amplifiers to maximum so they cannot be turned up louder ... The sound limiter setting should be readjusted to a **much lower level**. This simple modification and adjustments will be made after retesting is conducted inside the apartments. The limiter setting the system will be set to comply with Noise Code limits.”
2. “The existing perimeter speakers should be eliminated.”
3. “Eight small, thinner speakers should be installed at least 8 feet from the perimeter, in an alternating left/right pattern, pointing straight down from a height of less than 10 feet. The speakers can should be hung on the support wires or from new wires supported that are supported by the tent structure. Check with the tent company for information on the best way to hang the speakers as recommended by the tent supplier.”
4. “It was recommended that Jeffrey Kwan at Canal Sound & Light be contacted for the speaker installation. Call him at (212) 925-6575 x 213. He can suggest speakers but I should review Mr. Kwan’s recommendation prior to installation.”

#### **15<sup>th</sup> Floor Sky Terrace**

5. Using a limiter as above, maintain a sound level of 75 dBC measured at the center of the covered trellis. The limiter settings should be readjusted.
6. The speaker zone control panel should be repaired. I managed to temporarily fix the control and could work on the panel when setting the limiter.

#### **2<sup>nd</sup> Floor Park**

7. Remove the subwoofers. Install and equalizer in the sound system, which will be set to roll off the bass frequencies below 200 Hertz. Limit the sound level to 85dBC low in the center of the area under the skylight. Fine-tune the level by testing noise levels in the nearby apartments. The limiter was installed properly, but it is **not** now set at the proper volume. The limiter settings should be readjusted.

In addition to the implementation of Acoustilog, Inc.’s recommendation, Mr. O’Brien agreed that additional sound tests be conducted by Mr. Fierstein at the direction of the

---

<sup>1</sup> Some of Mr. Fierstein’s recommended solutions are not specific in detail but as long as the implementation of same results in all amplified sound emanating from the Hudson falling within legal requirements, MCB4 accepts his recommendations on good faith.

Hudson, under specific conditions, at various locations over the next three months in order to get a more representative accounting of the complaints MCB4 has received.

MCB4 looks forward to working with the Hudson Hotel, in conjunction with MCB4's District Manager Jesse Bodine, Anita Mcdonagh of the Parc Vendome board of Directors, and Betsy Eichel of Housing Conservation Coordinators, to assist in the scheduling the aforementioned tests with tenants and neighborhood residents. Once the results of the tests are received, MCB4 requests that all parties convene at the May 2015 QoL Committee to discuss the findings and agree on the remediation of same.

It is our hope that when the actions as outlined above are enacted, these longstanding noise and quality of life complaints will finally be remediated.

Sincerely,

Sincerely,



Christine Berthet  
Chair

[Signed 3/10/15]

Tina DiFelicantonio  
Co-Chair  
Quality of Life Committee

[Signed 3/10/15]

David Pincus  
Co-Chair  
Quality of Life Committee

cc: Jason Kalisman, interim CEO and Chairman of the Board - Morgan's Hotel Group  
NYS Assemblymember Linda B. Rosenthal  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Corey Johnson, City Council Member, District #3  
Michael E. Jones, Deputy Chief Executive Officer, NYS SLA SLA  
Betsy Eichel, Housing Conservation Coordinators  
Anita Mcdonagh, Parc Vendome