

**Core 5th Ave. LLC v 711 Fifth Ave. Principal Owner
LLC**

2026 NY Slip Op 31134(U)

March 20, 2026

Supreme Court, New York County

Docket Number: Index No. 654976/2025

Judge: Andrea Masley

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK: COMMERCIAL DIVISION PART 48

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CORE 5TH AVENUE LLC,	INDEX NO.	<u>654976/2025</u>
Plaintiff,	MOTION DATE	_____
- v -	MOTION SEQ. NO.	<u>007</u>
711 FIFTH AVENUE PRINCIPAL OWNER LLC,		
Defendant.	DECISION + ORDER ON MOTION	

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HON. ANDREA MASLEY:

The following e-filed documents, listed by NYSCEF document number (Motion 007) 166, 167, 168, 169, 170, 171, 172, 175, 176, 188 were read on this motion to/for _____ SEAL _____.

In motion sequence 007, plaintiff CORE 5th Avenue LLC moves pursuant to the Uniform Rules of the New York State Trial Courts (22 NYCRR) § 216.1 to seal/redact the following documents (see NYSCEF Doc. No. [NYSCEF] 175, Order to Show Cause):

1. CORE Member Profile Check-In Sample (NYSCEF 157¹);
2. CORE Visitor Log (NYSCEF (158²); and
3. CORE Visitor Log Post Hearing (NYSCEF 159³).

Specifically, plaintiff argues that good cause exists to seal/redact these documents because they contain third-party personal identifying information, including names. (NYSCEF 168, Proposed Sealing Chart.) The motion is unopposed.

¹ A publicly redacted version is filed at NYSCEF 170.
² A publicly redacted version is filed at NYSCEF 171.
³ A publicly redacted version is filed at NYSCEF 172.

Legal Standard

“Under New York law, there is a broad presumption that the public is entitled to access to judicial proceedings and court records.” (*Mosallem v Berenson*, 76 AD3d 345, 348 [1st Dept 2010] [citations omitted].) The public’s right to access is, however, not absolute, and under certain circumstances, “public inspection of court records has been limited by numerous statutes.” (*Id.* at 349.) For example, § 216.1(a) of the Uniform Rules for Trial Courts, empowers courts to seal documents only upon a written finding of good cause. It provides:

“Except where otherwise provided by statute or rule, a court shall not enter an order in any action or proceeding sealing the court records, whether in whole or in part, except upon a written finding of good cause, which shall specify the grounds thereof. In determining whether good cause has been shown, the court shall consider the interests of the public as well as of the parties. Where it appears necessary or desirable, the court may prescribe appropriate notice and opportunity to be heard.” (Uniform Rules for Trial Cts [22 NYCRR] § 216.1 [a].)

The “party seeking to seal court records has the burden to demonstrate compelling circumstances to justify restricting public access” to the documents. (*Mosallem*, 76 AD3d at 349 [citations omitted].) Good cause must “rest on a sound basis or legitimate need to take judicial action.” (*Danco Lab Ltd. v Chemical Works of Gedeon Richter, Ltd.*, 274 AD2d 1, 8 [1st Dept 2000] [internal quotation marks and citation omitted].)

Discussion

Plaintiff seeks to seal NYSCEF 157, 158, and 159 on the grounds that these documents contain third-party personal identifying information, including names. (NYSCEF 168, Proposed Sealing Chart.) Courts have found that good cause exists to seal documents that contain personal identifying information. (*Fanatics Collectibles Ac*,

Inc. v Harrison, 2024 WL 4580370, *2 [Sup Ct, NY County, Oct. 21, 2024, No. 652540/2024] [“courts have routinely held that good cause is established to warrant protection of third-party names and contact information” (citations omitted)]; *MBIA Ins. Corp. v Countrywide Home Loans, Inc.*, 2013 NY Slip Op 30184[U], *9 [Sup Ct, NY County 2013] [“there is a compelling interest in shielding third-party borrowers' personal and financial information”].) Therefore, NYSCEF 157, 158, and 159 shall remain sealed.

Accordingly, it is

ORDERED that motion sequence 007 is granted; and it is further

ORDERED that the County Clerk, upon service of this order, is directed to seal NYSCEF 157, 158, and 159; and it is further

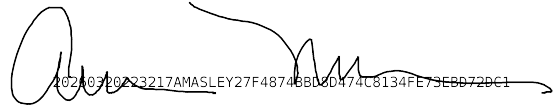
ORDERED that the County Clerk shall restrict access to the sealed documents with access to be granted only to authorized court personnel and designees, the parties and counsel of record in this action, and any representative of a party or of counsel of record upon presentation to the County Clerk of written authorization from counsel; and it is further

ORDERED that plaintiff shall serve a copy of this order on the County Clerk in accordance with the procedures set forth in the Protocol on Courthouse County Clerk Procedures for Electronically Filed Cases (accessible at the “E-Filing” page on the court’s website at the address www.nycourts.gov/supctmanh); and it is further

ORDERED that if any party seeks to redact identical information in future filings that the court is permitting to be redacted here, that party shall submit a proposed

sealing order to the court (via sfc-part48@nycourts.gov and NYSCEF) instead of filing another seal motion; and it is further

ORDERED that this order does not authorize sealing or redacting for the purposes of trial or other court proceedings on the record, e.g. arguments on motions.



3/20/2026

DATE

ANDREA MASLEY, J.S.C.

CHECK ONE:

CASE DISPOSED

NON-FINAL DISPOSITION

GRANTED

DENIED

GRANTED IN PART

OTHER

APPLICATION:

SETTLE ORDER

SUBMIT ORDER

CHECK IF APPROPRIATE:

INCLUDES TRANSFER/REASSIGN

FIDUCIARY APPOINTMENT

REFERENCE