

## Restaurant Details- LUPA OSTERIA ROMANA (20240426010001)

Food Service Establishment Permit(FSEP)

FSEP#: [REDACTED]

Expiration Date: 09/30/2025

DOHMH Status: CURRENT

Business Legal Name: RED CLAM, LLC

Assumed Name: LUPA OSTERIA ROMANA

Business Address: 170 THOMPSON STREET, NEW YORK, NY 10012

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 11/12/2024

### Restaurant Information

Phone: [REDACTED]

Email Address: [REDACTED]

### DOS Information

DOS ID#: [REDACTED]

Process Name: Red Clam LLC

DOS Address: 170 Thompson Street , New York, New York 10012

### NYS Liquor Authority Information

NYSLA Serial No: 034023131648

License Type: On-Premises

Name of License: Red Clam LLC

Title of Representative: Principal

Name of Certificate Holder: Red Clam LLC

### User Information

Created By: Kasia Manchisi

Created On: 3/27/2024 12:46:26 AM

**Modified By: Kasia Manchisi**

**Modified On: 3/27/2024 12:46:26 AM**

**Business hours**

**Sun: 12:00 PM- 10:00 PM**

**Mon: 4:00 PM- 10:00 PM**

**Tues: 4:00 PM- 10:00 PM**

**Wed: 12:00 PM- 10:00 PM**

**Thurs: 12:00 PM- 10:00 PM**

**Fri: 12:00 PM- 11:00 PM**

**Sat: 12:00 PM- 11:00 PM**

Site Photos- LUPA OSTERIA ROMANA (20240426010001)











# FDNY

www.nyc.gov/fdny  
**KEVIN F. WOODS**  
Chief of Operations  
Bureau of Operations

November 4, 2024

NYC Department of Transportation  
Attn: Ms. Lauren Antonelli  
55 Water Street  
New York, NY 10041

Re: **Establishment Reviewed:** Lupa Osteria  
170 Thompson Street  
Manhattan, NY 10012

### Introduction

The Roadway Café would be located on the east side of Thompson Street, due North of the W. Houston Street and Thompson Street intersection.

Per NYCDOT:

- The roadway is approximately 26 feet wide (curb to curb).
  - The existing parking lanes are 8' wide.
  - The applicant is proposing a 6.5' wide structure.
  - If implemented, the travel lane remaining would be 11.5' wide.


### Findings

FDNY City Planning issued a memo titled '*NYCDOT's Dining Out NYC Program*', dated 7.30.24, which provides recommended safety practices. The proposed Roadway Café is not in compliance as outlined:

<u>Criteria from memo: NYCDOT's Dining Out NYC Program</u>	<u>FDNY City Planning Comments</u>
1.1 The FDNY does not encourage the implementation of such variances (Roadway Cafés that propose reducing the emergency travel lane width to less than 15'.	The proposed Roadway Café would reduce the emergency travel lane to 11.5'.

### Conclusion

Thompson Street is a narrow street of substandard width. The proposed Roadway Café presents an obstruction having potential to negatively impact Fire Operations. However, the FDNY Bureau of Operations has determined the potential impact as minimal, and therefore, with coordination with local units, has **no objection** to implementation. Applicant is required to contact Battalion 6, Engine 33, Ladder 9, ([bat006@fdny.nyc.gov](mailto:bat006@fdny.nyc.gov), [eng033@fdny.nyc.gov](mailto:eng033@fdny.nyc.gov), [lad009@fdny.nyc.gov](mailto:lad009@fdny.nyc.gov)) prior to occupancy of the Roadway Café to provide familiarization. Considerations offered by the Administrative Company shall be applied to the approved Roadway Café as deemed necessary.

Very truly yours,  
  
Kevin F. Woods  
Chief of Operations

# SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

## Identify Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
  - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  - Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1- Parking Space
- P2- Loading Area
- P3- Floating Parking Lane



## Roadway Cafe Site Plan Form

Applicant Name: Red Clam LLC  
 Restaurant Name: Lupa  
 FSEP Number: 40712781

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

170 THOMPSON STREET, 10012 LUPA RESTAURANT

CS- Neighborhood Corridor (8 feet Clear Path)

ARCHITECT: JEE WON KIM ARCHITECT

Jee Won Kim, Architect  
 88 W 32ND STREET, 4TH FLOOR  
 NEW YORK, NY 10018  
 212.251.1200

Jee Won Kim, R.A.  
 10.03.0001

NYC DOB APPROVAL STAMP

MEP ENGINEER:

STRUCTURAL ENGINEER:

REV	ISSUE	DATE

PROJECT:  
 170 THOMPSON STREET, NY NY 10012  
 LUPA RESTAURANT  
 ROADWAY CAFE

BUILDING OWNER:

DRAWING:

SEAL & SIGNATURE	DATE

JEE WON KIM, R.A.

Length of roadway cafe: 18 feet      Width of roadway cafe: 6.5 feet

### Drawing Requirements

- Food service establishment frontage shown as:**
  - Line representing the establishment's space facing the sidewalk
  - Length
  - Label
- Street names:**
  - Labels on each street
- Sidewalk shown as:**
  - Line representing street curb
- Roadway shown as:**
  - Width of curbside lane
- Cafe perimeter shown as:**
  - Lines indicating perimeter
  - Length and width
- Set-up furniture (tables, chairs, etc.) shown as:**
  - Lines or symbols at approximate location within setup
- Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:**
  - Lines or symbols
  - Distance from cafe perimeter
  - Labels
- Utility coverings (water/gas valves, and pull boxes) shown as:**
  - Symbols representing the location within the setup

North arrow

## SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

### Elements with minimum 15 feet clearance from roadway cafe:

R01- Subway Stair: Open End \_\_\_\_\_ feet       R02- Fire Hydrant \_\_\_\_\_ feet

### Elements with minimum 10 feet clearance from roadway cafe:

R03- Subway Elevator Entrance \_\_\_\_\_ feet       R05- MTA Curb Cut \_\_\_\_\_ feet  
 R04- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from roadway cafe:

R06- Curb Cut \_\_\_\_\_ feet       R11- CitiBike/Bike Share Station \_\_\_\_\_ feet  
 R07- Emergency Exit Hatch \_\_\_\_\_ feet       R12- Bike Corral \_\_\_\_\_ feet  
 R08- Subway Stair: Closed End \_\_\_\_\_ feet       R13- Micromobility Station \_\_\_\_\_ feet  
 R09- Subway Elevator: Non-Entry \_\_\_\_\_ feet       R14- Drainage Infrastructure \_\_\_\_\_ feet  
 R10- Bus Stop Pole:  
     Non- Approaching Side \_\_\_\_\_ feet

### Elements with minimum 3 feet clearance from roadway cafe:

R15- Elevated Train Infrastructure \_\_\_\_\_ feet       R16- Transformer Vault \_\_\_\_\_ feet

### Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

R17- Vent Infrastructure: \_\_\_\_\_ feet       R18- Manholes \_\_\_\_\_ inches  
     utility vent poles, vent  
     grates, subway grates

### Elements with minimum 6 inches clearance from roadway cafe:

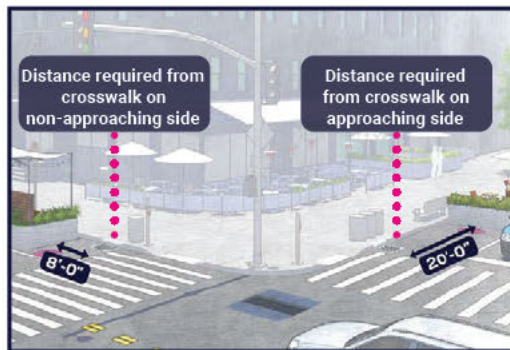
R19- Thermoplastic Marking \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet

R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) \_\_\_\_\_ feet

R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



Check this box if none of the objects listed above are within 15 feet of the proposed setup.

## SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

#### \*Required\*

#### Barriers (All of the following must be met)

- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- Not permanently affixed to the roadway.
- 30-42 inches tall (excluding planting), and at least 4 inches in width.
- Barriers are interconnected with each other.
- Any cladding over the barriers is securely fastened or affixed.
- Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- Water-filled with a minimum of 150 pounds per linear foot of barrier length.

#### \*Optional - Only check the material categories you intend to use in your roadway cafe\*

#### Flooring (if using, all of the following must be met)

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

#### Furnishings (if using, all of the following must be met)

- Lightweight and easily movable.

#### Vertical Screenings (if using, all of the following must be met)

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### Lighting and Electrical Connections (if using, all of the following must be met)

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.