

Windy Point East II LLC

dba Houseman

508 Greenwich Street /New York, New York 10013

Questionnaire Addendum for an SLA Alteration Application to
Add Exterior Space to an On-Premises Liquor License

1. Department of Transportation Site Plan for Roadway Cafe
2. Community Board Signed Stipulations December 9, 2014

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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: **Windy Point East II LLC**

Address of Premises: **508 Greenwich Street, New York, NY 10013**

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets): **N/A**

_____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: _____* to _____.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

N/A

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

4 tables and **8** seats on **Greenwich** Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: _____* to _____* **11am - 10pm Monday to Thursday, 11am-11pm Friday to Saturday**

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Manhole cover and parking sign

Rear yard / Rooftop (circle) will have no more than _____ tables and _____ seats **N/A**

Hours of rear yard / rooftop: _____ to _____.

Does seating extend beyond the business frontage? No Yes

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No Yes **N/A**

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? No Yes

Is there any outdoor music, speakers or TVs? No Yes, please describe: _____

Will heating elements be used? No Yes, please describe: **Electric heaters for the roadway cafe**

Department of Transportation Site Plan for Roadway Cafe

SECTION 1: Site Plan

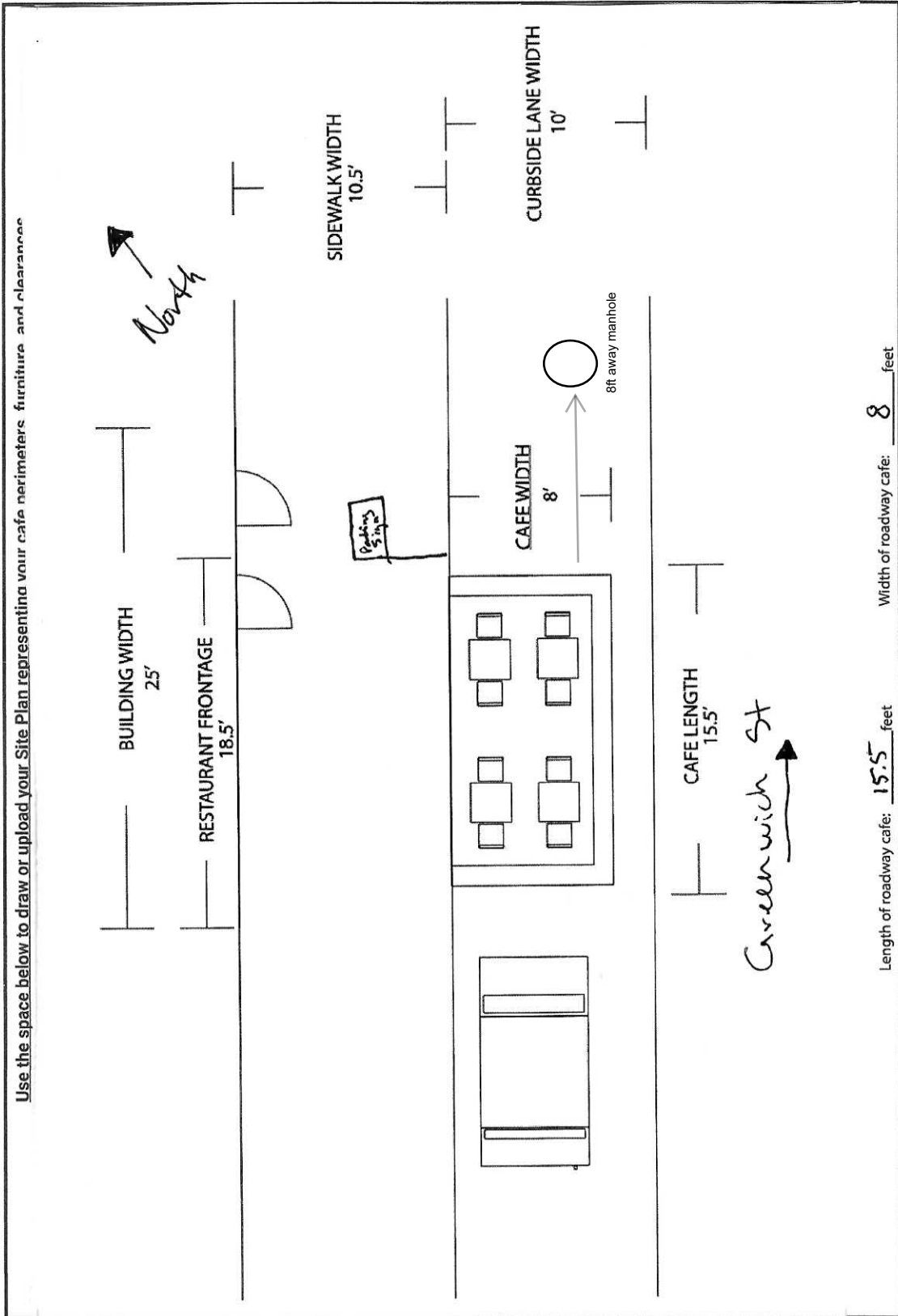
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

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

Use the space below to draw or upload your Site Plan representing your cafe perimeter, furniture and clearance



Length of roadway cafe: 15.5 feet Width of roadway cafe: 8 feet

Roadway Cafe Site Plan Form

Applicant Name: Loren Balbinin
 Restaurant Name: Horsemen
 FSEP Number: 50036360

- 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 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: utility vent poles, vent grates, subway grates _____ feet R18- Manholes _____ feet R19- Thermoplastic Marking _____ feet

Elements with minimum 6 inches clearance from roadway cafe:

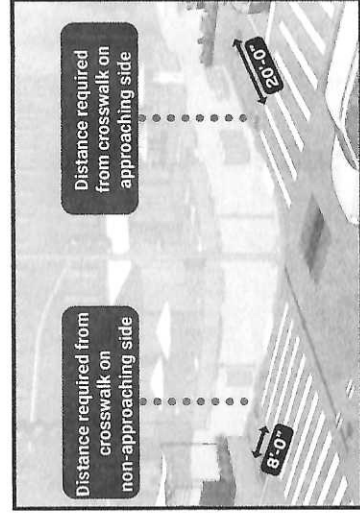
R19- Thermoplastic Marking _____ feet

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:

- Barriers (All of the following must be met)** *Required*
- 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 the 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.

Community Board Signed Stipulations December 9, 2014



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Community Board 2 Liquor License Stipulations

Please note: The original signed and notarized form must be returned to the Community Board 2 office 24 hours prior to the full board meeting or the application will be denied.

I, Ned Baldwin as a qualified representative of Windy Point East LLC d/b/a Houseman
Located at 508 Greenwich Street, New York, New York

Agree to the following stipulations indicated in this document:

- Premise will be advertised as a Full Service Restaurant
- Hours of operation / Will operate my establishment no later than
 - Sunday - ~~Thursday~~ 7:30 AM to 12 AM
 - ~~Friday~~ Thursday - ~~Saturday~~ 7:30 AM to 2 AM
- Will operate full service restaurant, specifically a (type of restaurant) New American with the kitchen open and menu items available until 1/2 hour(s) prior to closing every night.
- Will not operate as a Nightclub/Disco as defined under New York State Alcohol Beverage Consumption law guidelines.
- Will not seek a New York City Department of Consumer Affairs Cabaret License
- Will operate my backyard garden no later than _____
- Will not operate a backyard garden
- Will operate my sidewalk café no later than No sidewalk cafe
- Will employ a doorman/security personnel on the following days: _____
- Will install soundproofing.
- Will close all doors and windows at 9 PM Sunday - Wednesday and 10 PM Thursday through Saturday.
- Will not have French doors or windows.
- Will not have:
 - DJs, live music, promoted events, any event at which a cover fee is charged,
 - scheduled performances, more than _____ promoted events per _____, and/or
 - more than _____ private parties per _____.
- Will: Background (quiet) music only.

Will Not: Be a Sports Bar. No TVs.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Ned Baldwin Phone Number: (917) 609-9747

Signed [Signature] Print Name NED BALDWIN
Sworn to this 9 day of December 2014
Notary Public, State of New York
No. 02VI6275156
Qualified in New York County
Commission Expires January 14, 2015
Notary Public [Signature]

Community Board #2 requests that the SLA add this stipulation to the license of the above-mentioned applicant.