

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE

**FOR EXISTING LICENSEES –
ALTERATION TO ADD CONTIGUOUS OR NONCONTIGUOUS MUNICIPAL PUBLIC SPACE**

Form to be Completed and Returned with 30-Day Notice

Name/email of Principal/Contact: ROBERTO PASSON [REDACTED]
Name/email of Representative: MICHAEL KELLY | KELLYMLK136@GMAIL.COM
Applicant/Premises Name: 230 BLEEKER CORP
DBA Name: COTENNA
Address of Premises (include zip code): 21 BEDFORD STREET NY, NY 10014
Cross Streets of Premises: AVENUE OF THE AMERICAS / DOWNING
License ID #: 0340-22-103480
☒ On Premise Liquor ☐ Restaurant Wine ☐ Tavern Wine ☐ Other _____

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COMMUNITY BOARD 2, MANHATTAN

MAY 05 2025

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

1 tables and 1 seats on _____ Street
1 tables and 1 seats on _____ Street

Will applicant agree to close sidewalk café area by 10 PM every night? Yes ☐ No ☐

Will open sidewalk café area at _____

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

6 tables and 12 seats on BEDFORD Street
_____ tables and _____ seats on _____ Street

Is roadbed in a floating parking lane separated from the curb by a bike path? Yes ☐ No ☒

Does DOT Dining Out NYC application include an FDNY waiver? Yes ☐ No ☒

Will applicant agree to close roadbed seating by 10 PM every night? Yes ☒ No ☐

Will open roadbed seating area at 12 PM

For all Applicants:

Will agree there will be no host stands, bus or service stations on the sidewalk or in the roadbed? Yes ☒ No ☐

Will agree there will be no exterior music, speakers or TVs? Yes ☒ No ☐

Will agree that all patrons in any sidewalk café or roadbed will be seated? Yes ☒ No ☐

SECTION 1: Site Plan

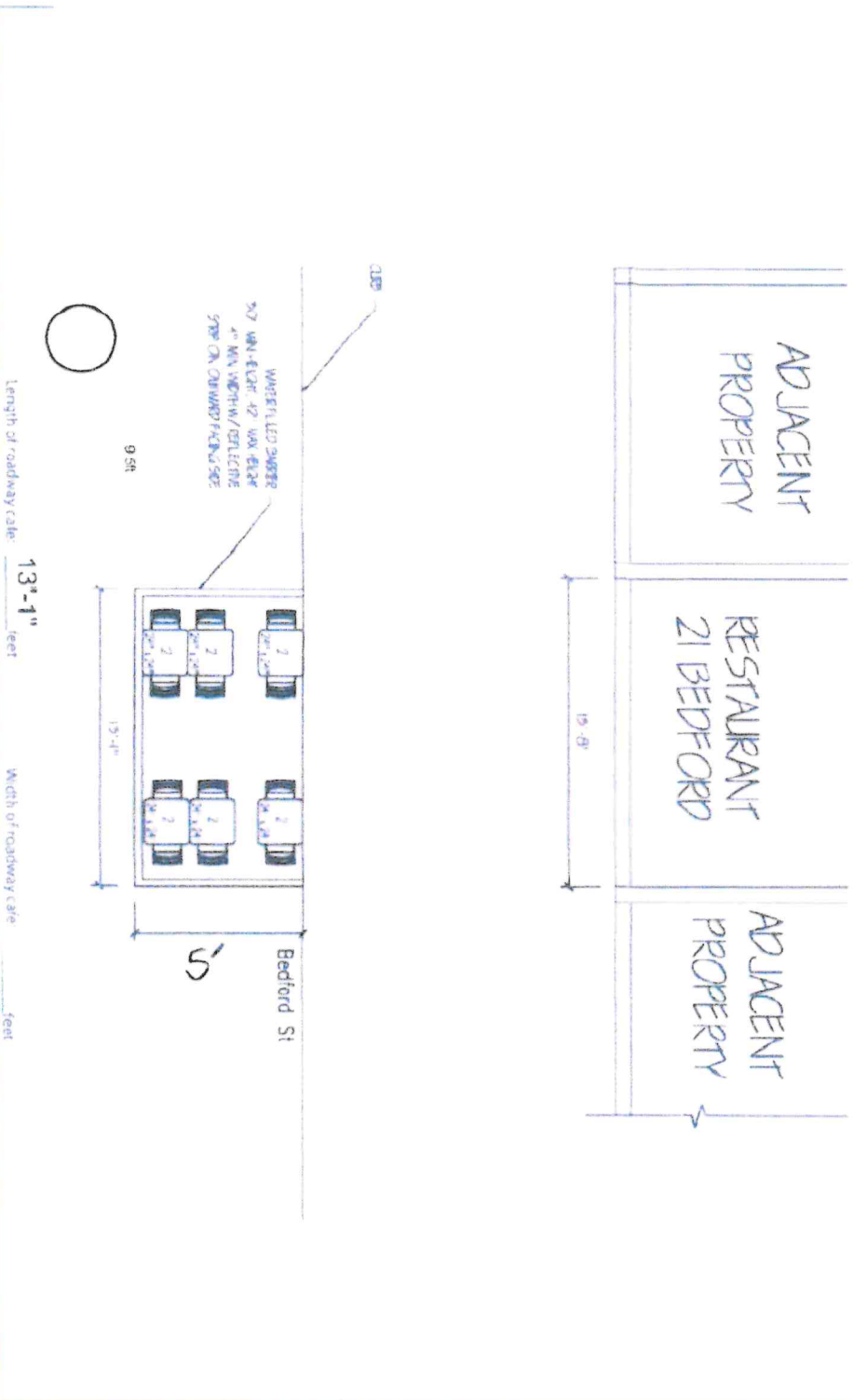
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [Section 1: Application](#) page in the Dining Out NYC website for more information about the application process.

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 clearances.



Roadway Cafe Site Plan Form

Applicant Name:

230 BLUECKER CORP

Restaurant Name:

COTENNA

FSE# Number:

50014197

Drawing Requirements

Food service establishment footprint 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 Guidelines](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway café:

☐ R01: Subway Sign, Open End _____ feet ☐ R02: Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway café:

☐ R03: Subway Elevator Entrance _____ feet ☐ R05: MTA Card Out _____ feet

☐ R04: EBNY Card Out _____ feet ☐ R06: EBNY Card Out _____ feet

Elements with minimum 5 feet clearance from roadway café:

☐ R07: Curb Cut _____ feet ☐ R11: Curbside Bike Share Station _____ feet

☐ R08: Emergency Exit Hatch _____ feet ☐ R12: Bike Corral _____ feet

☐ R09: Subway Sign, Closed End _____ feet ☐ R13: Macomall by Station _____ feet

☐ R10: Subway Elevator Not Entry _____ feet ☐ R14: Damage Infrastructure _____ feet

☐ R15: Bus Stop Pole _____ feet ☐ R16: Transformer Vault _____ feet

Elements with minimum 3 feet clearance from roadway café:

☐ R17: Elevated Tram Infrastructure _____ feet ☐ R18: Transformer Vault _____ feet

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

☐ R19: Street Infrastructure _____ feet ☒ R18: Manhole _____ feet 9 5/8 inches

Elements with minimum 6 inches clearance from roadway café:

☐ R20: Thermoplastic Marking _____ feet

Roadway café distance from crosswalks:

☐ R21: Adjacent to non-approaching side of crosswalk _____ feet

☐ R22: Adjacent to approaching (stopping) side of crosswalk _____ feet

☐ R23: 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 café by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements to the category. Refer to the [Setup Guidelines](#) 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 café except the side facing 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 café

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 café base or floor.
- ☐ Located on the roadway facing side, does not extend beyond the perimeter of the roadway café, and is not affixed to the outward facing side of barriers.
- ☐ Easily removable, composed 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 of the roadway café.
- ☐ 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, composed 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 EBNY and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

