

## RESTAURANT DETAILS

### *Food Service Establishment Permit(FSEP)*

FSEP#: 5 [REDACTED]

Expiration Date: 09/30/2025

DOHMH Status: PENDING - RENEWAL APPLICATION

Business Legal Name: GANSEVOORT LLC

Assumed Name: COFFEE + COCKTAILS / LE COIN NYC / SAISHIN

Business Address: 18 9 AVENUE, NEW YORK, NY 10014

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 11/03/2025

### *Restaurant Information*

Entity Type: Limited Liability Corporation (LLC)

Phone: [REDACTED]

Email Address: [REDACTED]

Email Address: [REDACTED]

### *DOS Information*

DOS ID#: 3134364

Process Name: GANSEVOORT, LLC

DOS Address: 18 9th Avenue, New York, New York 10014

### *NYS Liquor Authority Information*

NYSLA Serial No: 034023130812

License Type: On-Premises

Name of License: WSA CAFE LLC WSA NY MANAGER LLC

Title of Representative: Partner

Name of Certificate Holder: Michael Achenbaum

### Business hours

Sun:

7:30 AM- 12:00 AM

Mon:

7:00 AM- 12:00 AM

Tues:

7:00 AM- 12:00 AM

Wed:

7:00 AM- 12:00 AM

Thurs:

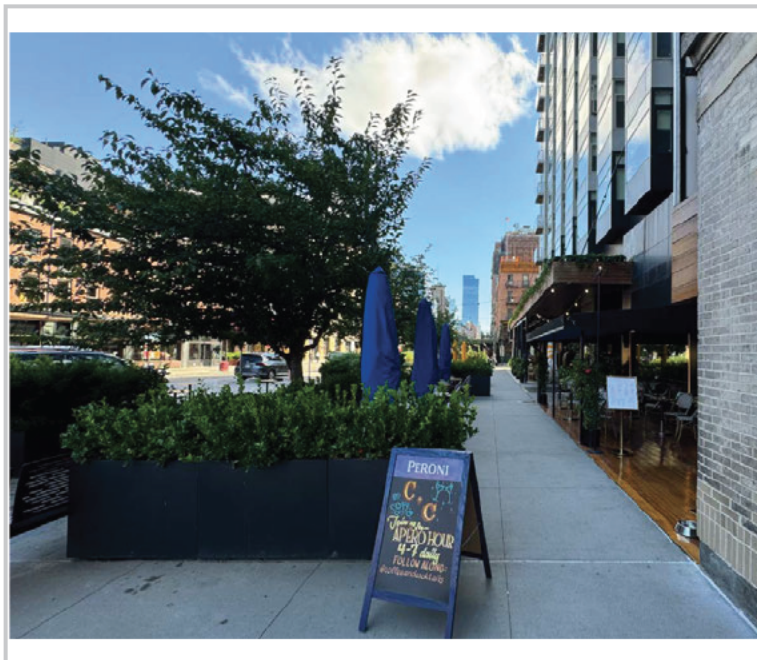
7:00 AM- 12:00 AM

Fri:

7:00 AM- 12:00 PM

Sat:

7:30 AM- 1:00 AM



## SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk 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 Clear Path Requirements:

Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#).

- C1- Global Corridor (12 feet Clear Path)
- C2- Regional Corridor (10 feet Clear Path)
- C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

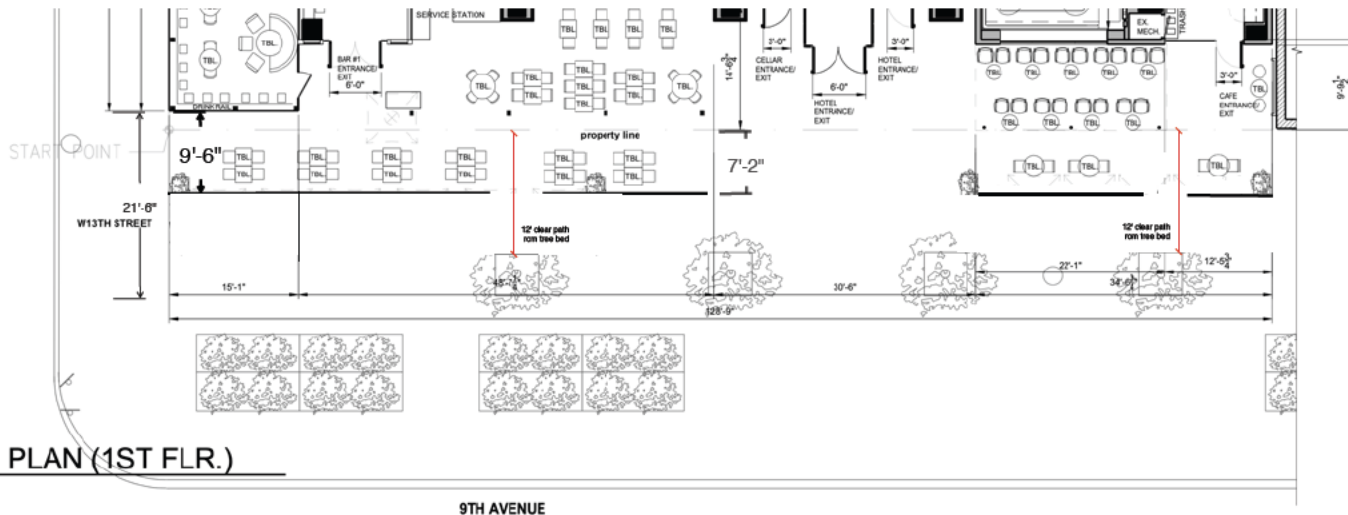
### Setup Area Identification :

- Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

## Sidewalk Cafe Site Plan Form

Applicant Name: Gansevoort LLC  
 Restaurant Name: COFFEE + COCKTAILS & CHESTER  
 FSEP Number: 50084276

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



**USE PLAN (1ST FLR.)**

Length of sidewalk cafe: 129 feet

Width of sidewalk cafe: 7'-2" feet

### Drawing Requirements

#### Food service establishment frontage shown by:

- Line representing the establishment's space facing the sidewalk
- Length
- Labels

#### Private Property shown as:

- Dashed line

#### Street names:

- Labels on each street

#### Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

#### Building entrances shown as:

- Label

#### 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 sidewalk cafe:

S01- Subway Stair: Open End \_\_\_\_\_ feet

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

S02- Subway Elevator Entrance \_\_\_\_\_ feet       S04- MTA Curb Cut \_\_\_\_\_ feet

S03- Exhaust Duct \_\_\_\_\_ feet       S05- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed \_\_\_\_\_ feet       S13- Newsstand \_\_\_\_\_ feet

S07- Mailbox \_\_\_\_\_ feet       S14- Streetlight \_\_\_\_\_ feet

S08- LinkNYC Kiosk \_\_\_\_\_ feet       S15- Bus Stop Pole \_\_\_\_\_ feet

S09- Wayfinding Kiosk \_\_\_\_\_ feet       S16- Fire Hydrant \_\_\_\_\_ feet

S10- E-charging Station \_\_\_\_\_ feet       S17- Bus Stop Shelter \_\_\_\_\_ feet

S11- Parking Meter \_\_\_\_\_ feet       S18- Traffic Signal \_\_\_\_\_ feet

S12- SBS Fare Machine \_\_\_\_\_ feet

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

S19- CitiBike/Bike Share Station \_\_\_\_\_ feet       S24- Emergency Exit Hatch \_\_\_\_\_ feet

S20- Bike Corral \_\_\_\_\_ feet       S25- Subway Stair: Closed End \_\_\_\_\_ feet

S21- Micromobility Station \_\_\_\_\_ feet       S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet

S22- Primary Building Entrance \_\_\_\_\_ feet       S27- Siamese Connection \_\_\_\_\_ feet

S23- Curb Cut \_\_\_\_\_ feet

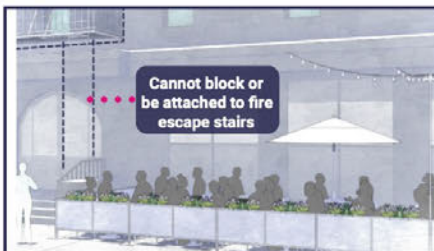
### Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure \_\_\_\_\_ feet       S29- Transformer Vault \_\_\_\_\_ feet

### Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

S30- Vent Infrastructure: utility vent poles, vent grates, subway grates \_\_\_\_\_ inches       S31- Manholes \_\_\_\_\_ inches

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 sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

#### \*Required\*

#### Perimeter Demarcation (All of the following must be met)

- Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- Maximum height is 2 feet 6 inches (excluding planting(s)).
- Not affixed to the sidewalk.

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

#### Furnishings (if using, the first two below must be met)

- Lightweight and easily movable.
- Not affixed to the sidewalk.
- Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the [Cellar or Basement Door Certification](#)

#### Awnings Physically Attached to the Building (if using, all of the following must be met)

- Minimum 8 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Complies with the New York City Building Code. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

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

- Minimum 7 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

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

- Any lighting is outdoor rated, properly secured, and lightweight.
- Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Does not exceed 10 feet in height.
- 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.