

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: Michael Achenbaum / [REDACTED] m

Name/email of Representative: Donald M. Bernstein c/o Bernstein Redo & Savitsky P.C./ donald@brpclaw.com

Applicant/Premises Name: Hotel Gansevoort Group LLC & WSA-NY Manager LLC

DBA Name: Gansevoort Hotel, Gansevoort Rooftop, Estelle's

Address of Premises (include zip code): 18 Ninth Avenue, New York, New York 10014

Cross Streets of Premises: West 13th and Little West 12th Street

License ID #: 0343-23-116004

On Premise Liquor  Restaurant Wine  Tavern Wine  Other Hotel

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

24 tables and 48 seats on 9th Avenue Street

           tables and            seats on            Street

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

Will open sidewalk café area at 10am Sunday, 8am Monday to Saturday

**Roadbed / Open Streets** 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

Is roadbed in a floating parking lane separated from the curb by a bike path? Yes  No  *N/A*

Does DOT Dining Out NYC application include an FDNY waiver? Yes  No  *N/A*

Will applicant agree to close roadbed seating by 10 PM every night? Yes  No  *N/A*

Will open roadbed seating area at            *N/A*

**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

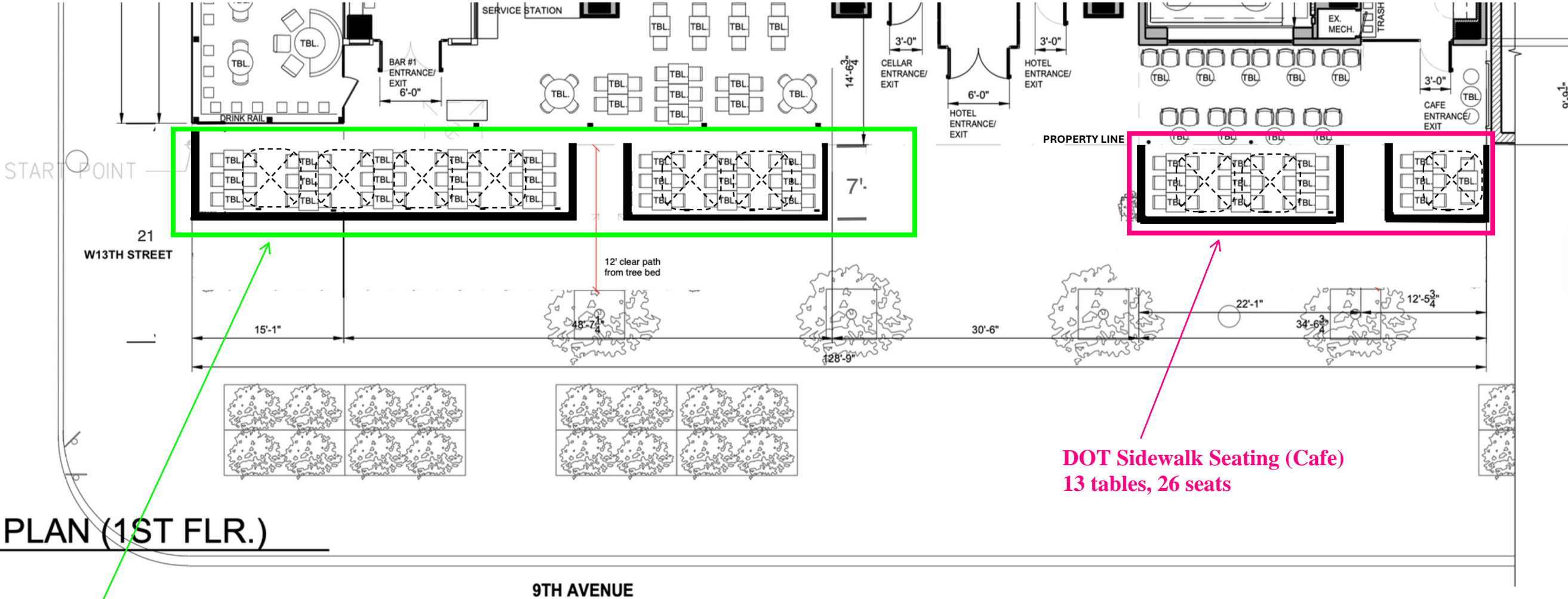
Will agree that all patrons in any sidewalk café or roadbed will be seated? Yes  No

**DOT approved**

### COMBINED OUTDOOR SEATING LAYOUT

**Hotel Gansevoort Group LLC & WSA-NY Manager LLC (Hotel)**  
WSA-NY MANAGER LLC  
dba Estelle's (replacing Le Coin/Chester)  
Café seat count: 48

**WSA Café LLC & WSA-NY Manager LLC (Cafe)**  
WSA-NY MANAGER LLC  
dba C&C  
Café seat count: 26



**PLAN (1ST FLR.)**

**DOT Sidewalk Seating (Hotel)**  
24 tables, 48 seats

**DOT Sidewalk Seating (Cafe)**  
13 tables, 26 seats

# COMBINED OUTDOOR SEATING LAYOUT

**NEW – March 5, verified measurements**

**Hotel Gansevoort Group LLC & WSA-NY Manager LLC (Hotel)**

WSA-NY MANAGER LLC

dba Estelle's (replacing Le Coin/Chester)

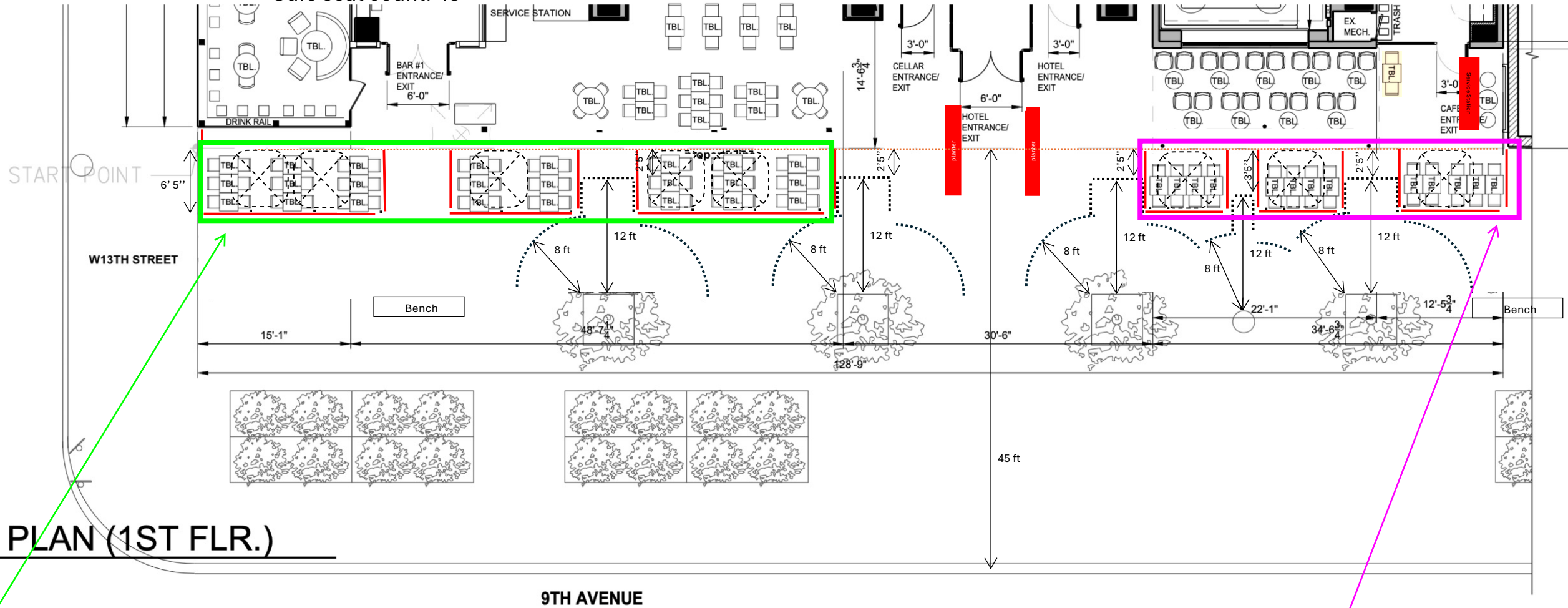
Café seat count: 48

**WSA Café LLC & WSA-NY Manager LLC (Cafe)**

WSA-NY MANAGER LLC

dba C&C

Café seat count: 26



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

**DOT Sidewalk Seating (Hotel)**

**24 tables, 48 seats**

Wood barrier

Property Line



Relocated table where the service station is now

**DOT Sidewalk Seating (Cafe)**

**13 tables, 26 seats**

**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.

## Sidewalk Cafe Site Plan Form

Applicant Name: WSA NY MANAGER LLC  
 Restaurant Name: Estelle's  
 FSEP Number: 50181562

**Identify Clear Path Requirements:**

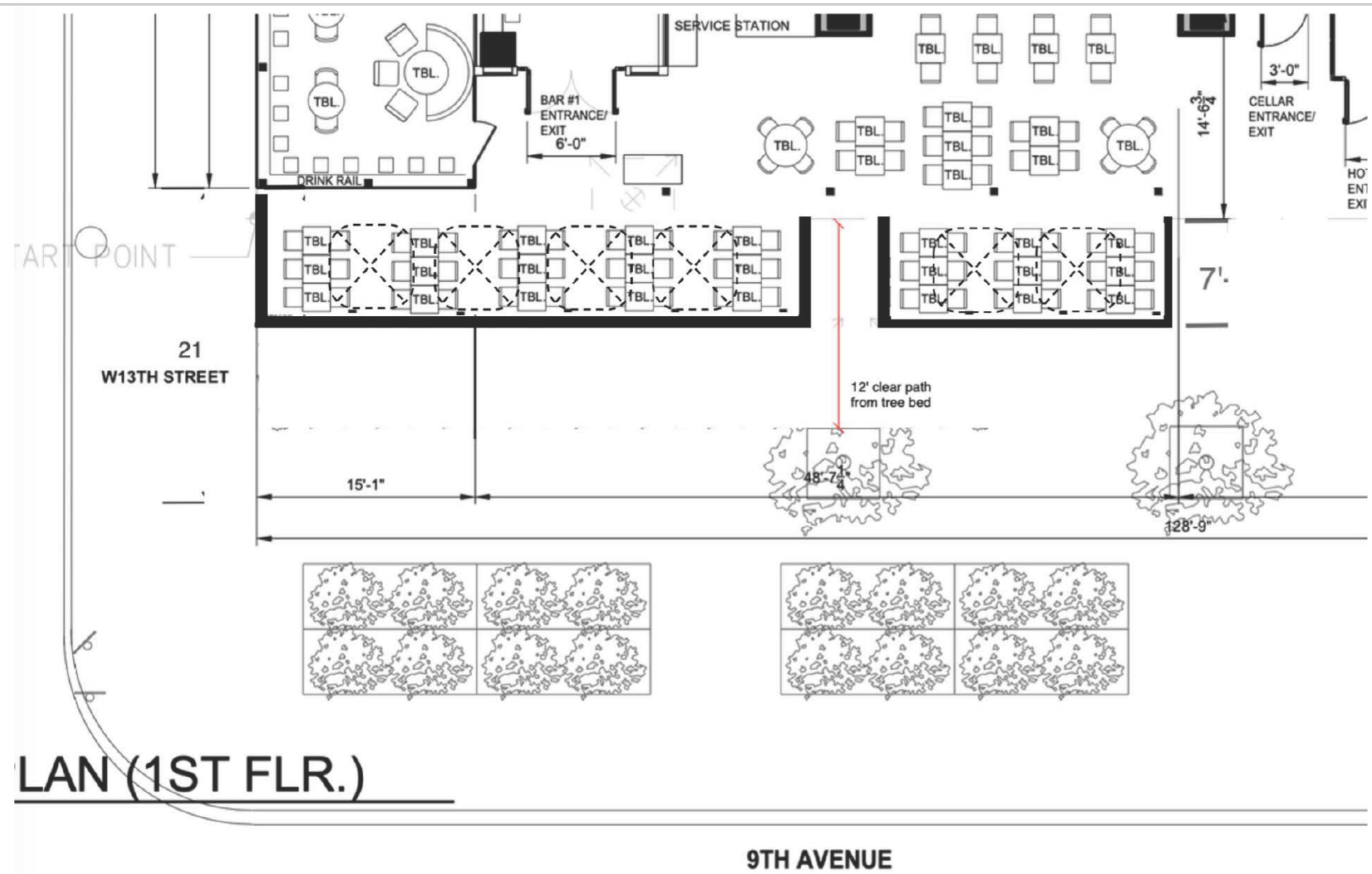
Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#).

- 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.

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



**LAN (1ST FLR.)**

Length of sidewalk cafe: 65 feet      Width of sidewalk cafe: 8 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 8/12 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

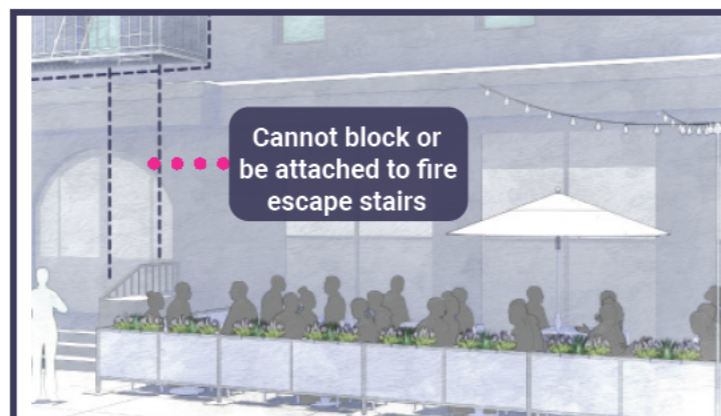
### Elements with minimum 3 feet clearance from sidewalk cafe:

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.

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