

HELBRAUN || LEVEY

WEST10WEST LLC  
242 W 10TH STREET STOREFRONT 2  
NEW YORK, NY 10012

MANHATTAN COMMUNITY BOARD 2

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## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### **COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE**

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

**Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.**

**Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.**

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Valerie De La Rosa, Chair  
Eugene Yoo, First Vice Chair  
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Brian Pape, Assistant Secretary  
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## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

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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: West 10 West LLC

Address of Premises: 242 W 10th Street (Store #2) NY, NY 10012

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): \_\_\_\_\_

\_\_\_\_\_

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

4 tables and 8 seats on W 10th Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of roadbed: \_\_\_\_\_ to \_\_\_\_\_.

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

diagrams

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

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: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s):  
WEST10WEST LLC

Trade name (DBA):  
WEST10WEST

Premises address:  
242 W 10TH STREET (STOREFRONT 2), NEW YORK, NY 10014

Cross Streets and other addresses used for building/premise:  
BLEECKER AND HUDSON STREET

**CONTACT INFORMATION:**

Principal(s) Name(s):  
RYAN REYNOLDS & MARIQUIT INGALLA

Office or Home Address: 242 W 10TH STREET (STOREFRONT 2)

City, State, Zip: NEW YORK, NY 10014

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
CARMINE LIMITED

Landlord's Telephone and Fax: ---

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
RYAN REYNOLDS	BEER AND WINE LICENSE AT PREMISES (#0240-23-16493) SINCE 2023
MARIQUIT INGALLA	BEER AND WINE LICENSE AT PREMISES (#0240-23-16493) SINCE 2023

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

INTIMATE, CHEF-DRIVEN RESTAURANT THAT HAS BEEN OPERATING FOR THE LAST THREE YEARS WITH BEER AND WINE. OFFERING QUALITY DINING, LOCAL EMPLOYMENT, AND RESERVATION DRIVEN TO MANAGE FOOT IMPACT.

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant \_\_\_ Tavern / On premise liquor \_\_\_ Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : METHOD CHANGE

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

THIS APPLICATION IS A METHOD OF OPERATION CHANGE TO REMOVE A CB STIPULATION RESTRICTING OUTDOOR DINING. THIS WILL BE FILED SIMULTANEOUSLY WITH A MUNICIPAL ALTERATION

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If this is for a new application, please list previous use of location for the last 5 years:

N/A, APPLICANT HAS OCCUPIED AND HAS BEEN LICENSED SINCE 2023

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Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_  
BEER AND WINE LICENSE OF APPLICANT; WEST10WEST LLC (#0240-23-164923)

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Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no

If yes, please list DBA names and dates of operation:

LAMP NO LONGER PROVIDES LICENSE HISTORY FOR ACTIVELY LICENSED PREMISES

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**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 6 Year Built : 1860

Describe neighboring buildings:

MIXED-USE (COMMERCIAL & RESIDENTIAL)

Zoning Designation: R6

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 619 / 14

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : N/A, EXISTING BUSINESS

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain DOT ROADWAY CAFE

What is the proposed Occupancy? <74

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes \*PENDING

If yes, what is the maximum occupancy for the premises? 23

If yes, what is the use group for the premises? PENDING; USE GROUP 6

If yes, is proposed occupancy permitted?  yes  no, explain : \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no <sup>N/A</sup>

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: N/A, EXISTING SIGNAGE WILL REMAIN THE SAME.

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 450 SQ FT

If more than one floor, please specify square footage by floors: GROUND FLOOR ONLY; 450 SQ FT

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

DOT ROADWAY CAFE - 86.8 SQ FT

If more than one floor, what is the access between floors? N/A GROUND FLOOR ONLY

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 1

Is there access to other parts of the building?  no  yes, explain: N/A

**OVERALL SEATING INFORMATION:**

Total number of tables? 7 Total table seats? 17

Total number of bars? 1 Total bar seats? 6

Total number of "other" seats? 0 please explain : N/A

Total OVERALL number of seats in Premises : 23

**BARs:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe : N/A

**For Alterations and Upgrades:**

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

N/A, THIS IS A METHOD CHANGE APPLICATION

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

**PROPOSED METHOD OF OPERATION:**

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
5PM to 11PM 5PM to 11PM 5PM to 11PM 5PM to 11PM 5PM to 11PM 5PM to 11PM 5PM to 11PM

Will the business employ a manager?  no  yes, name / experience if known : TANNER FLOYD

Will there be security personnel?  no  yes( if yes, what nights and how many?) N/A

Do you have or plan to install French doors, accordion doors or windows that open?  no  yes

If yes, please describe : N/A

Will you have TV's ?  no  yes ( how many? ) N/A

Type of MUSIC / ENTERTAINMENT:  Live Music  Live DJ  Juke Box  Ipod / CDs  none

Expected Volume level:  Background (quiet)  Entertainment level  Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing?  no  yes \*RESTAURANT WITH BACKGROUND MUSIC ONLY\*

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: STANDARD RESTAURANT SPEAKERS THROUGHOUT PREMISES

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties (ON OCCASSION)  
APPROX. 10-20 PER YEAR

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes ( if yes, please attach plans) PLEASE SEE NOTES BELOW

Will you be utilizing  ropes  movable barriers  other outside equipment (describe) \_\_\_\_\_

NO WAIT LINES TO BE FORMED. ESTABLISHMENT OPERATES WITH RESERVATION SYSTEM

Are your premises within 200 feet of any school, church or place of worship?  no  yes

**If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 1/2 " x 11").**

Indicate the distance in feet from the proposed premise:

Name of School / Church: N/A

Address: Distance:

Name of School / Church:

Address: N/A Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: TANNER FLOYD (MANAGER) Phone: [REDACTED]

Address: 242 W 10TH STREET (STOREFRONT 2), NEW YORK, NY 10014

Email: [REDACTED]

Application submitted on behalf of the applicant by:

  
Signature

Print or Type Name HELBRAUN & LEVEY LLP C/O Matt Borowiec

Title REPRESENTATIVE

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair



Eric L. Adams  
Mayor  
Ydanis Rodriguez  
Commissioner

# New York City Outdoor Dining Roadway License

License Number: MR250829011

Issued To: WEST10WEST LLC

Doing Business As: WEST10WEST

Premises Address: 242 WEST 10 STREET, NEW YORK, NY, 10014

License Effective Date: 08/29/2025

License Expiration Date: 08/29/2029

This license is to maintain, operate and use the New York City Outdoor Dining Roadway  
License Cafe:

Frontage 1: on WEST 10 STREET between BLEECKER STREET and HUDSON STREET

**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:
  1. Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  2. Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  3. 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 perimeters, furniture, and clearances.

Length of roadway cafe: 2.4 feet      Width of roadway cafe: 7 feet

**Roadway Cafe Site Plan Form**

Applicant Name: RYAN REYNOLDS  
 Restaurant Name: WEST10WEST  
 FSEP Number: 50133507

**Drawing Requirements**

- Food service establishment frontage shown by:**
- Line representing space occupied in building
  - Labels
  - Length
- Street names:**
- Labels on each street
- Sidewalk shown as:**
- Line representing street curb
  - Width measured from building line to curb line
- Roadway shown as:**
- Lines indicating parking lane
  - Width of parking lane
- Cafe perimeter shown as:**
- Lines indicating perimeter
  - Length and width of all three sides
- Set-up furniture (tables, chairs, etc.) shown as:**
- Lines or symbols at approximate location within setup
- Elements or objects shown as:**
- Lines or symbols
  - Labels
  - Distance from cafe perimeter
- Utility coverings shown as:**
- Symbols representing the approximate shape of the covering within the setup
- MANHOLE COVER  
 UTILITY COVERING

## 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.
- Leave box blank if not applicable.
- 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
- R04- FDNY Curb Cut \_\_\_\_\_ feet
- R05- MTA 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

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

- R18- Thermoplastic Marking \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

- R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet
- R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) \_\_\_\_\_ feet
- R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



## 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

- 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.
- If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

\*Required\*

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

#### Flooring

- 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

- Lightweight and easily movable.

#### Vertical Screenings

- 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

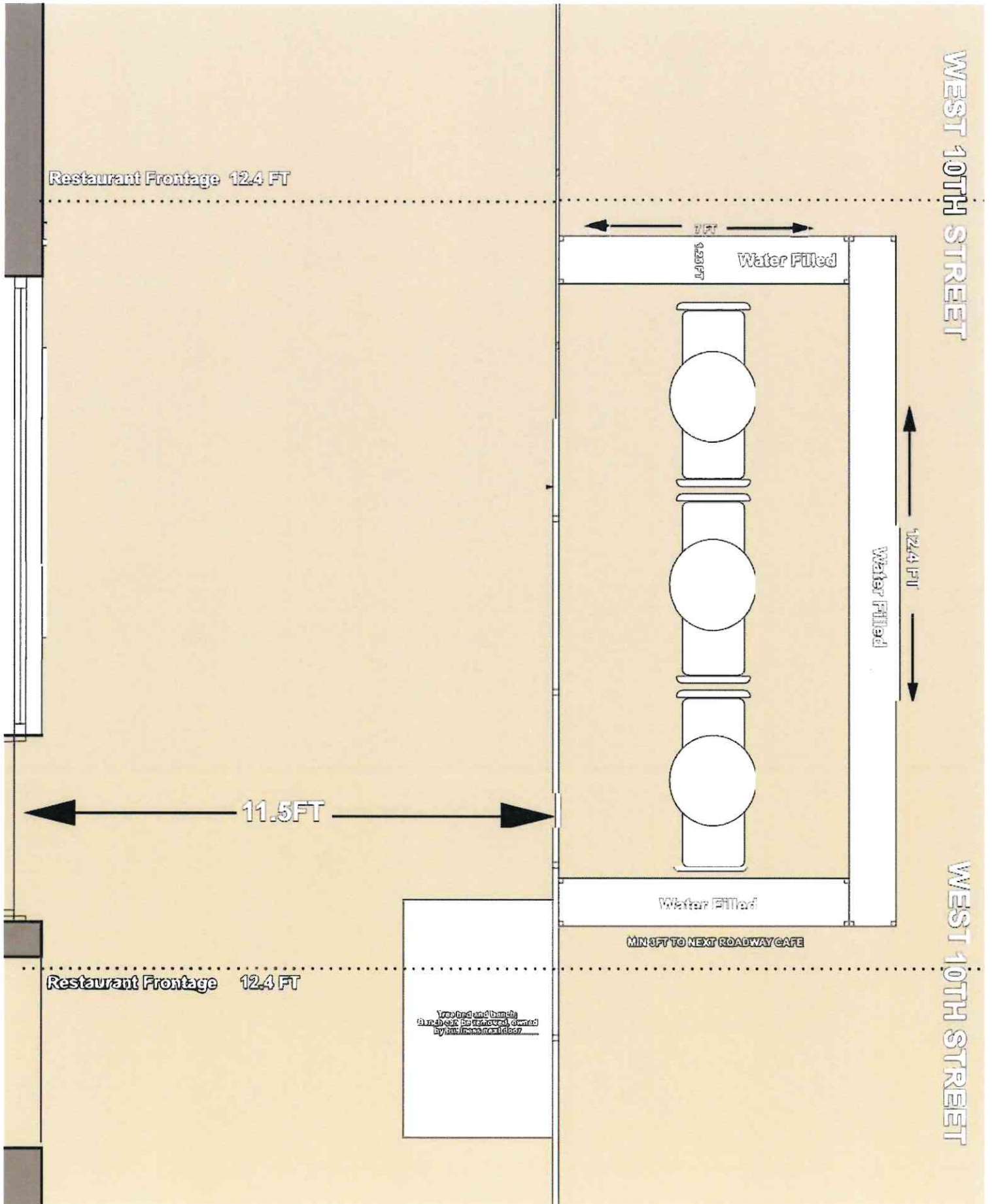
- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised 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

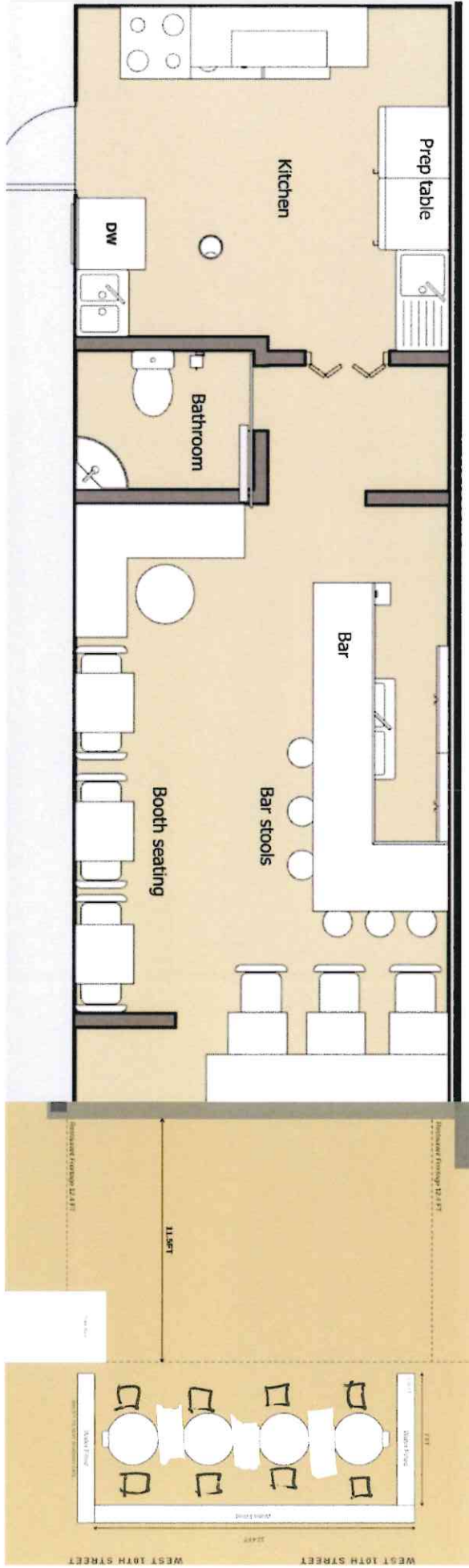
- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

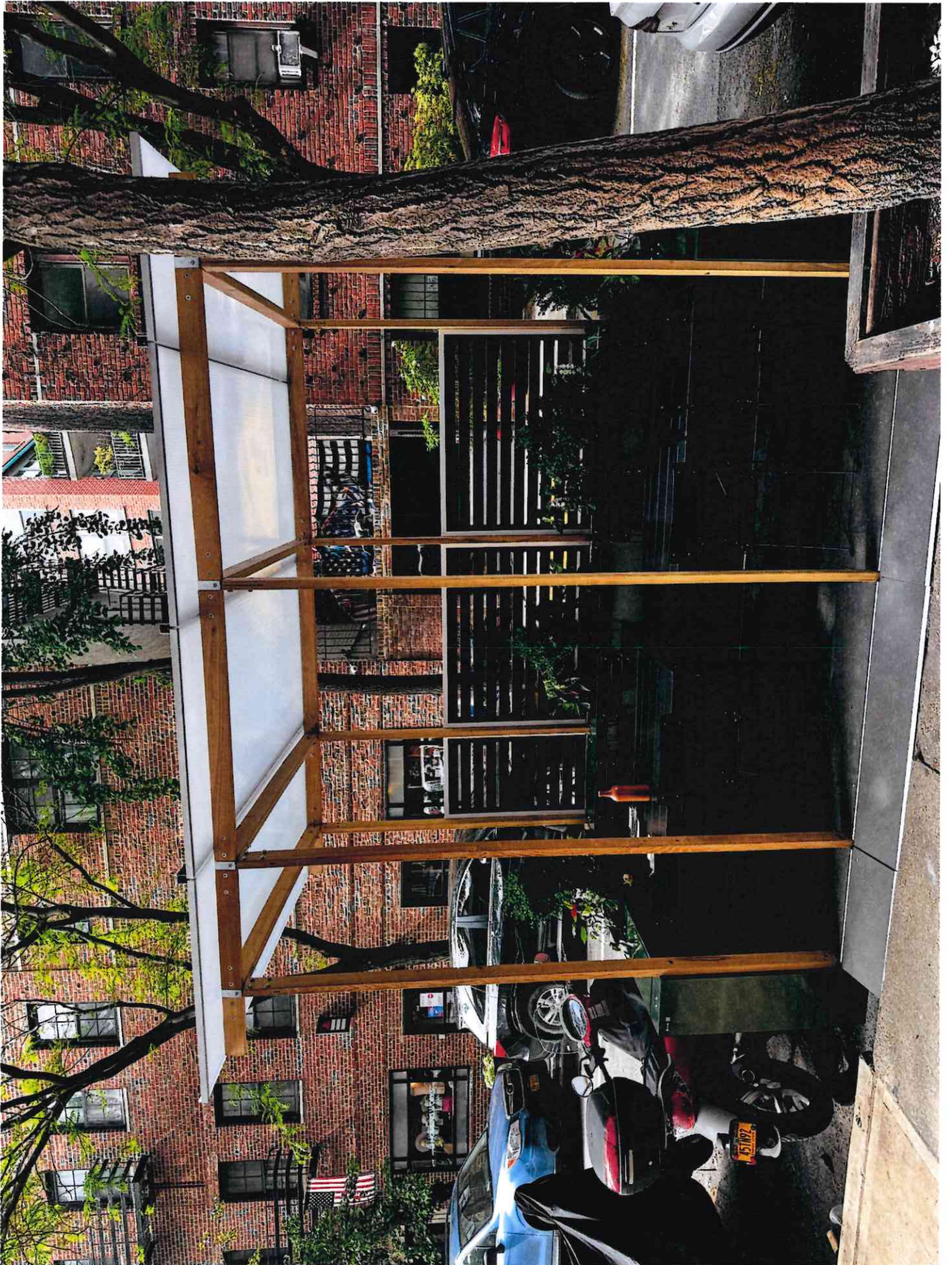
Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

# DOT Submission



Full Diagram for SHA Application







## DINNER

La Cabra bread, cultured butter	9
Hamachi crudo, scallion, sesame, blood orange, chili, micro cilantro	25
Black sea bass ceviche, lime, pineapple, culantro, pickled fresno chili, red onion, aji amarillo	27
Wagyu tartare, nori, tamari, scallion, sesame	28
Fennel salad, goat cheese, almonds, blood orange	19
Heirloom tomato, whipped feta & goat cheese, housemade basil oil	21
Seared cauliflower, fig, sage, cashew cream, date, hazelnut brittle	20
Graffiti eggplant, gochujang, szechuan peppercorn, sesame, vegan meringue	21
King trumpet mushroom, mint, tamari dressing, shiso	23
Beet gnocchi, ricotta, lemon, pistachio, dill	25
Seared octopus, saffron, extra virgin olive oil, cherry tomato, smoked paprika	32

## WEST10WEST

\*Raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness



## DINNER

La Cabra bread, cultured butter	9
Hamachi sashimi, daily market dressing	29
Black sea bass ceviche, lime, pineapple, culantro, pickled fresno chili, red onion, aji amarillo	27
Wagyu tartare, nori, tamari, scallion, sesame	28
Gigante beans, labneh, tarragon, thyme, scallion	19
Fennel salad, almonds, blood orange, chällerhocker	20
Asparagus, cashew cream, hazelnut, fig, basil, lemon	21
Hand-sliced, acorn-fed ibérico ham, cured 48 months	32
Spaghetti alla chitarra al limone, parmigiano reggiano, egg yolk, bottarga	24
Beet gnocchi, ricotta salata, lemon, pistachio, dill	25
Octopus, saffron, olive oil, cherry tomato, smoked paprika	32
Poached lobster tail, coconut, macadamia, ginger, tarragon oil	56
	Limited Availability

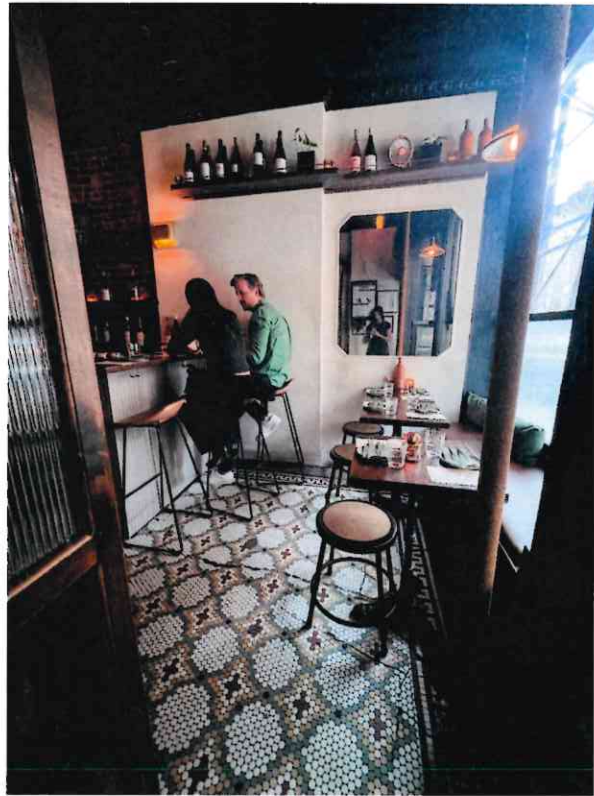
## WEST10WEST

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## BLOCK PLOT DIAGRAM

