

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME <b>Chelsea 191 Corp.</b>		DOING BUSINESS AS (DBA) <b>Portico / Chelsea Grill</b>	
STREET ADDRESS <b>191 7th Avenue</b>		CROSS STREETS <b>W. 21st &amp; W. 22nd St</b>	ZIP CODE <b>10011</b>
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: <b>Adrian Sanchez</b>	ATTORNEY/ REPRESENTATIVE	NAME: <b>Rosa M Ruiz</b>
	PHONE: <b>917 567 1109</b>		PHONE: <b>212 484 2290</b>
	EMAIL: <b>Adrian567@aol.com</b>		EMAIL: <b>Rosa@RosamRuiz.com</b>
MANAGER	NAME: <b>TBD</b>	LANDLORD	NAME: <b>191 Seventh Ave Corp.</b>
	PHONE:		PHONE: <b>clo metro management</b>
	EMAIL:		EMAIL: <b>718.706.7755</b>

### APPLICATION TYPE (Check One)

<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	<b>Please see attached</b>	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		

### METHOD OF OPERATION

TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider	<input type="radio"/> Beer & Cider	<input type="radio"/> Wine/Beer & Cider
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant	<input type="radio"/> Cabaret	<input type="radio"/> Night Club
	<input type="radio"/> Adult Entertainment	<input type="radio"/> Wine Bar	<input type="radio"/> Dance Club
	<input type="radio"/> Sports Bar	<input type="radio"/> Club (Fraternal Organization - Members Only)	<input type="radio"/> Bar/Tavern
	<input type="radio"/> Catering Establishment		

Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Atty CB mtg</b>
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

**OPERATIONAL DETAILS** (\*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	11Am-1Am	11Am-1Am	11Am-1Am	11Am-1Am	11Am-2Am	11Am-2Am	11Am-1Am
	Kitchen	11Am-12Am	11Am-12Am	11Am-12Am	11Am-12Am	11Am-1Am	11Am-1Am	11Am-12Am
	Music	11Am-12Am	11Am-12Am	11Am-12Am	11Am-12Am	11Am-1Am	11Am-1Am	11Am-12Am
If you plan to have music, what type(s)? (Circle all that apply)			BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

AS

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	316	316	120	188	0	2	10/4
OUTSIDE (Other than sidewalk café)	N/A						
SIDEWALK CAFÉ	<i>[Handwritten scribbles]</i>						

AS

How many floors are there? What is the capacity for each floor?  
 Ground Fl and Basement (Restaurant) (Storage & BR)

How frequently will the owner(s) be at the establishment?  
 All open hours of operations

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?  
 YES  NO

Will applicant have bottle or table service for beverage alcohol?  
 YES  NO

Will you be hosting private; promotional or corporate events?  
 YES  NO Corp events, wedding

Will outside promoters be used on a regular basis? If yes please describe.  
 YES  NO

Will you have a security plan? If, yes please attach.  
 YES  NO

Will security plan be implemented?  
 YES  NO

Will State certified security personnel be used?  
 YES  NO  N/A

Will New York Nightlife Association and NYPD Best Practices be followed?  
 YES  NO

Will applicant be using delivery bicycles? If yes, how many?  
 YES  NO 1-2

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?  
 YES  NO

Where will delivery bicycles be stored during the day when not in use?  
 Basement

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO Applied for and pending
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO Applied for and pending
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO

Community Notification/Relations		
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Please See Attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	2/19/18	
Who was your contact person at each group you met with?	E. Diane Nields & Bill Borock	
When did applicant post the notice that was provided?	2/1/18	
Where did applicant post the notice that was provided?	11Flo premise, lanyposts on 20th St 21st St 22nd St 23rd St 18th St, 19th	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO 917-559-1916
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO



**BUILDING DESIGN**

State the name and type of business previously located in the space.				mAngroni, LLC (Restaurant)			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Do you plan any changes to the existing façade? If yes, please describe.		<input checked="" type="radio"/> YES	<input type="radio"/> NO	Signage			
Will applicant have a vestibule within the establishment?		<input checked="" type="radio"/> YES	<input type="radio"/> NO	through Chelsea grill			
Will applicant use a storm enclosure?		<input checked="" type="radio"/> YES	<input type="radio"/> NO	only on Portico entrance			
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Will applicant comply with the NYC noise code?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Will the establishment have any of the following: (circle all that apply)		<input checked="" type="radio"/> FRENCH DOORS		<input type="radio"/> GARAGE DOORS		<input type="radio"/> WINDOWS THAT CAN BE OPENED	
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?		YES	<input checked="" type="radio"/> NO				
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?		YES	<input type="radio"/> NO	N/A			
Will the kitchen exhaust system extend to the roof?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Will the establishment have an illuminated sign?		YES	<input checked="" type="radio"/> NO				
Will the establishment have a canopy extending over the sidewalk?		<input checked="" type="radio"/> YES	<input type="radio"/> NO				
Where will the air conditioner be located? What type is it?		Hvac on Roof					
When was the air conditioner installed?		2002					

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ***N/A*

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

**OUTDOOR ITEMS – SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	<input checked="" type="radio"/> NO	To Be filed Shortly
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	<input checked="" type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	YES	<input checked="" type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

NO SIDEWALK  
CAFÉ ON THIS  
APPLICATION

**ADDITIONAL STIPULATIONS: (Office Use Only)**

- Applicant will do business as "Portico" and "Chelsea Grill" and not under any other name. the name will not be changed without appearing before Manhattan Community Board 4.
- No owner, manager, or investor of Il Bastardo - including without limitation, Robert Malata & Kirsten Sollene - will be involved in any way with this applicant, including as an owner, manager, or silent partner
- Any storm enclosure will extend no further than 18" from the building facade
- There will be no dancing
- There will be no promoted events
- For private events attended by more than 100 people, applicant will provide one NYS - Certified Security personnel duration of event
- This application does not extend to any sidewalk cafe

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

Manhattan Community Board 4 (MCB4) recommends:

(MCB4's recommendation is based on a vote taken at its 3/7/18 full board meeting, with 35 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Toni Bokser CB4 BLP Committee Co-Chair
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

**SIGN HERE**



  
Adrian Sanchez  
PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

  
DATE  
2/20/18

Adrian Sanchez  
109 Sherman Ave  
New York, NY 10034  
(m) 917.567.1109  
(e) adrian5627@aol.com

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## Experience

- Pastes Kikos 07/2012 – 11/2015  
Mexican Restaurant  
Chef  
86-16 Roosevelt Ave  
Queens, NY 11373
- Ranchos Los Compadres 03/2008 – 05/2012  
Mexican/American Restaurant  
Chef  
110 Sherman Ave  
New York, NY 10034
- Ta Cocina Restaurant 03/2006 – 02/2008  
Mexican Restaurant  
Chef  
714 9<sup>th</sup> Avenue  
New York, NY 10019
- Acapulco Mexican Restaurant 03/2003 – 02/2006  
Mexican Restaurant  
Chef  
571 W 207<sup>th</sup> Street  
New York, NY 10034

# Chelsea Grill Menu

## APPETIZERS

### Tartare di Tonno \$14

Tuna Tartar, Avocado, Chipotle Mayo, homemade Potato Chips

### Bufalo shrimp \$12

### Chicken wings \$10

### Meatballs \$10

Tomato braised meatballs, pecorino cheese

### Crispy Zucchini \$10

Spicy tomato sauce

### Guac & Chips \$10

Mild, medium, spicy or really spicy

### Queso Fondito \$10

Add merguez sausage \$2

## SALADS

### Quinoi kale \$14

Corn, Avocado, Tomatoes, Feta

### Mixed Greens \$12

Lettuce, Strawberries, Pinenuts, Goat Cheese, Aged Balsamic

### Nicoise \$16

String beans, Raddish, Tuna, Boiled Eggs, tomatoes, Boiled Potatoes, Black Olives, Anchovies

### Crispy Iceberg Wedge \$14

Crumble Blue, Tomatoes, Balsamic Vinaigrette

### French Onion Soup \$8

## TACOS

Short ribs \$4

Pollo Rostizado \$3

Shrimp \$4

Fish \$4

Pulpo Y Merguez \$4

## QUESADILLAS

Short ribs \$8

Pollo Rostizado \$6

Shrimp \$7

Fish \$8

Pulpo Y Merguez \$8

Vegetable \$6

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## MAIN & MORE

**Mediterranean Salmon \$24**

Grilled, 3 color Carrots, Lemon Mint Sauce

**Branzino \$24**

Roasted Vegetables, Celery Root Puree

**Dry Aged Rib Eye \$34**

Tequila Glazed, fingerling Potatoes, oyster mushrooms, Chimichurri salsa

**Corned Pork Shank 26**

gruyere potato puree, cabbage, green apple, puffed faro, caraway vinaigrette

**Chelsea Lasagna \$18**

Meat sauce, fontina cheese

**Cacio e Pepe \$15**

Homemade spaghetti, pecorino cheese, black pepper sauce

**Gnocchi Sorrento \$16**

Homemade, tomatoes melted mozzarella

**Rotisserie Chicken Half \$12 Whole \$18**

Free range, Spinach Roasted Potatoes

**Chelsea Tavern 10oz Burger Served with fries \$10**

Add cheese, tick cut bacon, truffle & Cheese fries \$2 each

**Veggie Burger Served with fries \$10**

**Tuna Burger Served with homemade potato chips \$10**

## SIDES

**Fries \$6**

**Truffle Cheese fries \$8**

**Rosemary Fries \$6**

**Spicy Quinoa \$8**



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## Appetizers

**OCTOPUS \$14**

Grilled Sushi quality Mediterranean Octopus, Fava beans Puree, Micro Greens

**CALAMARI \$14**

Fresh, lightly fried Squid, Fresh Tomato Dip

**MARYLAND CRAB CAKE \$14**

Hand-picked fresh Jumbo Lump Crab, Tartar Cucumber Sauce

**ROMAINE SALAD \$12**

House Dressing, Dill, Spring Onions & Manouri cheese

**THE TAVERN SPECIAL \$12**

Crispy fried Zucchini, Eggplant Chips, Tzatziki Sauce

**GREEK MEZE \$14**

Tzatziki, Taramosalata and Htipiti) served with warm Pita & raw Vegetables

**GREEK SALAD \$12**

Vine ripe Tomatoes, Cucumber, Onions, Green Peppers Extra Virgin Olive Oil, Feta Cheese

**TOMATO SALAD \$10**

Feta cheese, Onions, Olives, Oregano, Extra Virgin Olive Oil

## Main Course

**MEDITERRANEAN DORADE \$19**

Grilled Sea Bream, Steamed Vegetables, Fresh Lemon

**SALMON \$19**

Simply grilled, Coco Beans Salad

**TUNA BURGER \$14**

Tomatoes, Micro Greens, Crispy Zucchini & Eggplant Chips

**CHICKEN CHOPS \$16**

Greek Island Style, French fries, Vegetables Quinoa Salad

**GRILLED VEGETABLES \$14**

Seasonal Vegetables, Mint yogurt

**SHRIMP SAGANAKI \$18**

Greek Orzo, Saganaki

# Proximity Report for Location:

February 13, 2018

191 7 Ave, New York, NY, 10011

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

## Closest Liquor Stores

Name	Address	Approx. Distance
CHELSEA WINE CELLAR INC	200 W 21ST STREET	130 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	540 ft
LE GARREC NYC LLC	111 W 20TH ST	800 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1020 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	1200 ft
GOURMET BAY INC	745 6TH AVE	1210 ft
MANOR HOUSE CELLAR INC, THE	61 W 23RD ST	1335 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
BKUK 9 CORP	197 7TH AVE	40 ft
FILLIP'S CATERING INC	200 202 7TH AVE	150 ft
FT SEVENTH AVE LLC	176 7TH AVENUE	245 ft
SYS CHELSEA INC	206 7TH AVE	255 ft
MESTRE INC	172 7TH AVENUE	300 ft
ZAGARA RESTAURANTS LLC	216 7TH AVE	375 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	450 ft
160 BISTRO INC	160 7TH AVE	455 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	455 ft
SEKI INC	208 W 23RD ST	475 ft
156 SEVENTH AVENUE GROUP LLC	156 7TH AVENUE	510 ft
THREE A PLUS INC	163 W 23RD ST	525 ft
RETROCLUBNYC INC	161 W 23RD ST	530 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	540 ft
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	565 ft
PETER MCMANUS CAFE INC	152 7TH AVE	570 ft
223 WEST CORP	223 W 19TH ST	630 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	740 ft

### **Pending Licenses within 750 Feet**

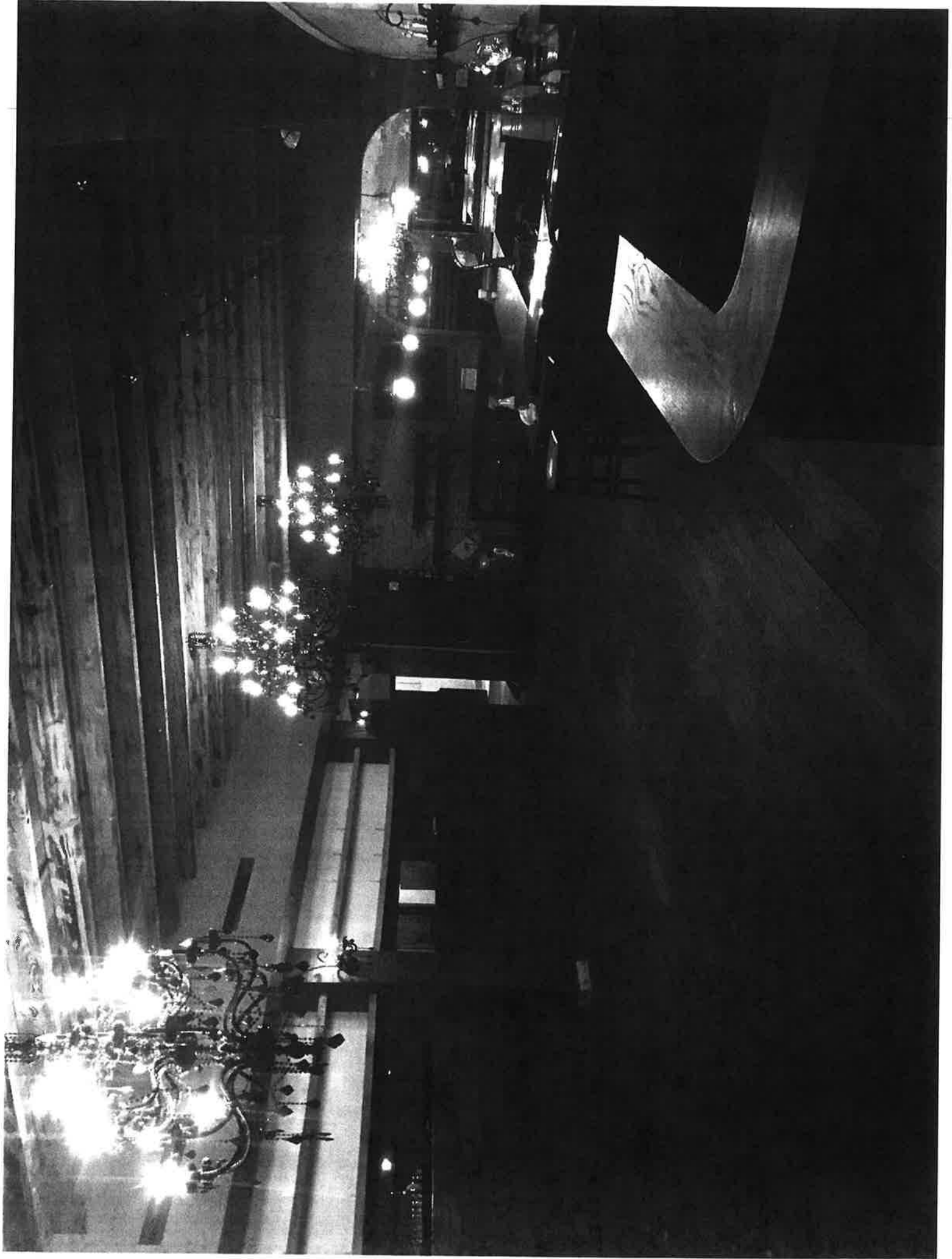
Name	Address	Approx. Distance
190 SEVENTH AVENUE LLC	190 7TH AVE	110 ft
DLK RESTAURANTS LLC	206 7TH AVE	260 ft
TEN SQUARE WINE & SPIRITS INC	167 W 23RD ST	540 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
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NO ANY  
TAXI STA  
←

South Street  
W 20th St

  
CITY OF NEW YORK  
Department of Business Operations and Administration  
110 Nassau Street, New York, NY 10038  
www.nyc.gov

**PUBLIC NOTICE**  
Business Licenses and Permits Committee  
will discuss an application submitted by

**Chelsea 191 Corp.  
191 7<sup>th</sup> Avenue**

An application for a Liquor, Wine, Beer & Cider  
License for a Restaurant Establishment and  
Recorded Music and a sidewalk cafe.

DATE:	Tuesday February 20 2018
TIME:	6:30 PM
PLACE:	100th New York 370 10 <sup>th</sup> Avenue 6 <sup>th</sup> Floor The Green Room

We hereby advise all interested parties that the application will be discussed at the meeting and given notice to the applicant. If you have any questions, please call (212) 312-2100.







W 22 St

PUBLIC NOTICE  
District 23 Corp  
1817 Avenue





**MANHATTAN COMMUNITY BOARD No. 4**

212 West 42nd Street, 20th Floor, New York, NY 10018  
Tel: 212-312-4828 Fax: 212-249-9857  
www.nyc.gov/mb04

**PUBLIC NOTICE**

Business Licenses and Permits Committee  
will discuss an application submitted by

**Chelsea 191 Corp.**  
**191 7<sup>th</sup> Avenue**

An application for a Liquor, Wine, Beer & Cider  
License for a Restaurant Establishment with  
Recorded Music and a sidewalk cafe

<b>DATE:</b>	Tuesday, February 20, 2018
<b>TIME:</b>	6:30 PM
<b>PLACE:</b>	Yotel New York – 570 10 <sup>th</sup> Avenue, 4 <sup>th</sup> Floor The Green Room

To object, you to attend this meeting and give your comments on this application.  
Alternatively, you may mail, fax or email us at the address listed above.  
For more information, please call 212-736-4536.





ONE W 18 ST



**PUBLIC NOTICE**  
Notice is hereby given that the  
City of New York  
has adopted the following  
Ordinance:  
Chapter 191 City  
191 7<sup>th</sup> Avenue  
The Ordinance is available for  
inspection at the following address:  
City of New York  
100 City Hall  
New York, NY 10007  
Date: 1/1/00  
City of New York  
100 City Hall  
New York, NY 10007

HOTEL MORRIS

The UPS Store

\*\*\*

W 22 St





SMALL HISTORIC DISTRICT  
18 St

181

PUBLIC NOTICE  
Chelsea 191 Corp.  
191 7th Avenue

← ONE WAY

55  
ONE WAY



W 19 ST

ONE WAY

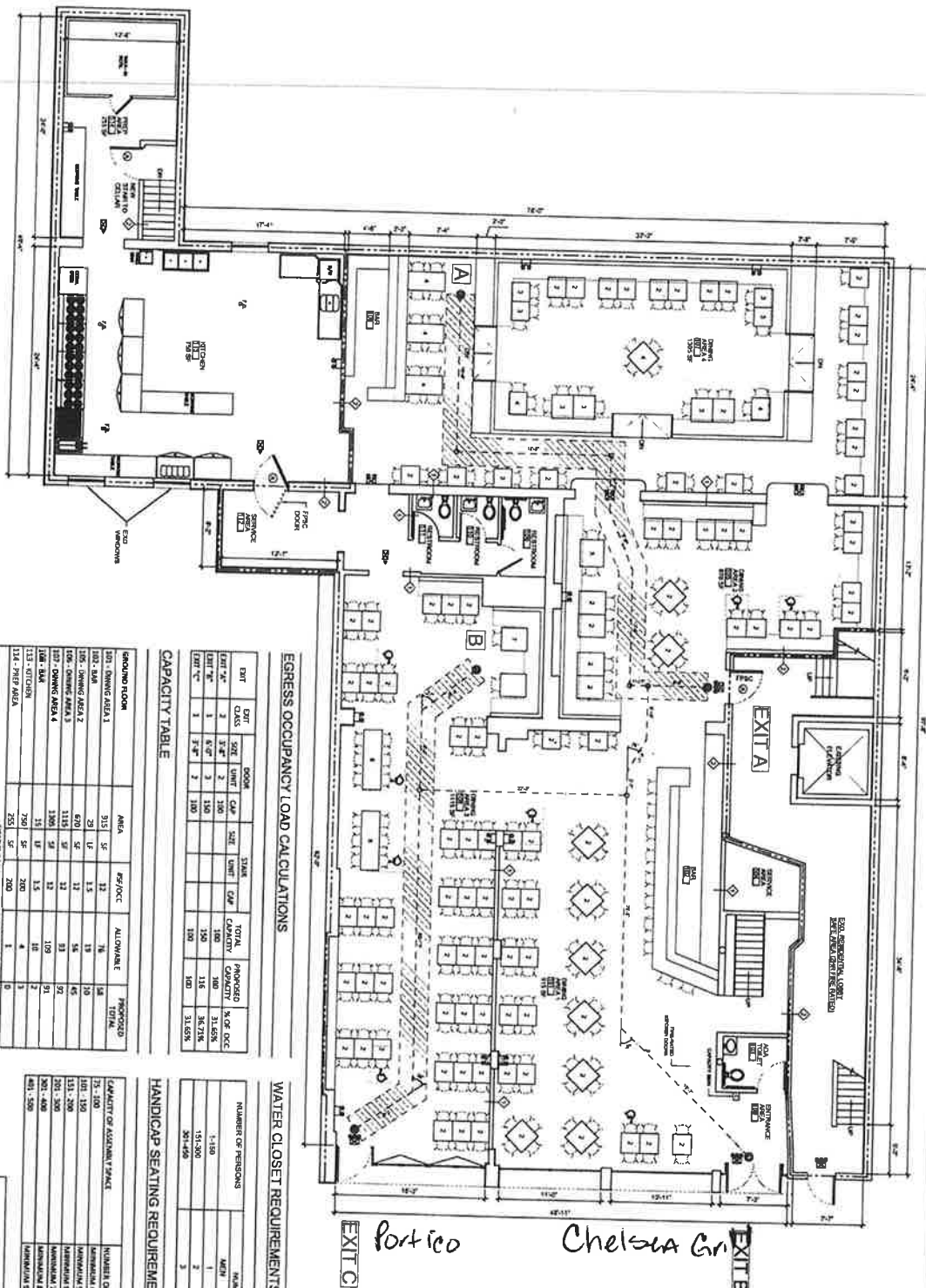
WRONG WAY



PUBLIC NOTICE  
Chelsea 191 Corp.  
191 7<sup>th</sup> Avenue



101 COMMERCIAL IN AREA SET FLOOR



**EGRESS OCCUPANCY LOAD CALCULATIONS**

EXIT CLASS	SIZE	ROOM	AREA	TRAFFIC	TOTAL	PROPOSED	% OF OCC
EXIT "A"	3'-0"	100	115	100	115	100	31.65%
EXIT "B"	3'-0"	100	115	100	115	100	31.65%
EXIT "C"	3'-0"	100	115	100	115	100	31.65%

**CAPACITY TABLE**

ROOM NO.	AREA	PS/OCC	ALLOWABLE	PROPOSED	TOTAL
100 - DINING AREA 1	3151 SF	12	76	100	100
105 - DINING AREA 2	281 SF	13	19	10	10
110 - DINING AREA 3	670 SF	13	56	45	45
115 - DINING AREA 4	1131 SF	13	93	91	91
120 - DINING AREA 5	1390 SF	13	109	91	91
125 - DINING AREA 6	151 SF	13	12	2	2
130 - KITCHEN	790 SF	200	4	4	4
135 - PREP AREA	253 SF	200	1	1	1
FIRST FLOOR TOTAL OCCUPANTS ALLOWED					316
TOTAL OCCUPANTS INCLUDING EMPLOYEES					316

**TRAVEL DISTANCE SCHEDULE**

ROOM	LOADS OF TRAVEL	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	TOTAL	MAX
A. FINISHING (A-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
B. FINISHING (B-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
C. FINISHING (C-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
D. FINISHING (D-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
E. FINISHING (E-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
F. FINISHING (F-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
G. FINISHING (G-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
H. FINISHING (H-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
I. FINISHING (I-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
J. FINISHING (J-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
K. FINISHING (K-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
L. FINISHING (L-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
M. FINISHING (M-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
N. FINISHING (N-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
O. FINISHING (O-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
P. FINISHING (P-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
Q. FINISHING (Q-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
R. FINISHING (R-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
S. FINISHING (S-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
T. FINISHING (T-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
U. FINISHING (U-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
V. FINISHING (V-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
W. FINISHING (W-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
X. FINISHING (X-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
Y. FINISHING (Y-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'
Z. FINISHING (Z-1)	100'	100'	200'	300'	400'	500'	600'	700'	800'	900'	1000'	1000'	1000'

**WATER CLOSET REQUIREMENTS**

NUMBER OF PERSONS	MALE	FEMALE	WOMEN
1-150	1	1	2
151-300	1	2	3
301-450	1	3	4

**HANDICAP SEATING REQUIREMENTS**

CAPACITY OF ASSEMBLY SPACE	MINIMUM NUMBER OF SEATING POSITIONS
75 - 100	1
101 - 150	2
151 - 200	3
201 - 300	4
301 - 400	5
401 - 500	6

**WALL TYPES**



101 COMMERCIAL IN AREA SET FLOOR

100 East 48 Street, Suite 10  
New York, NY 10017  
Tel: 212 688 0472  
Fax: 212 688 0473  
Email: info@doconnor.com

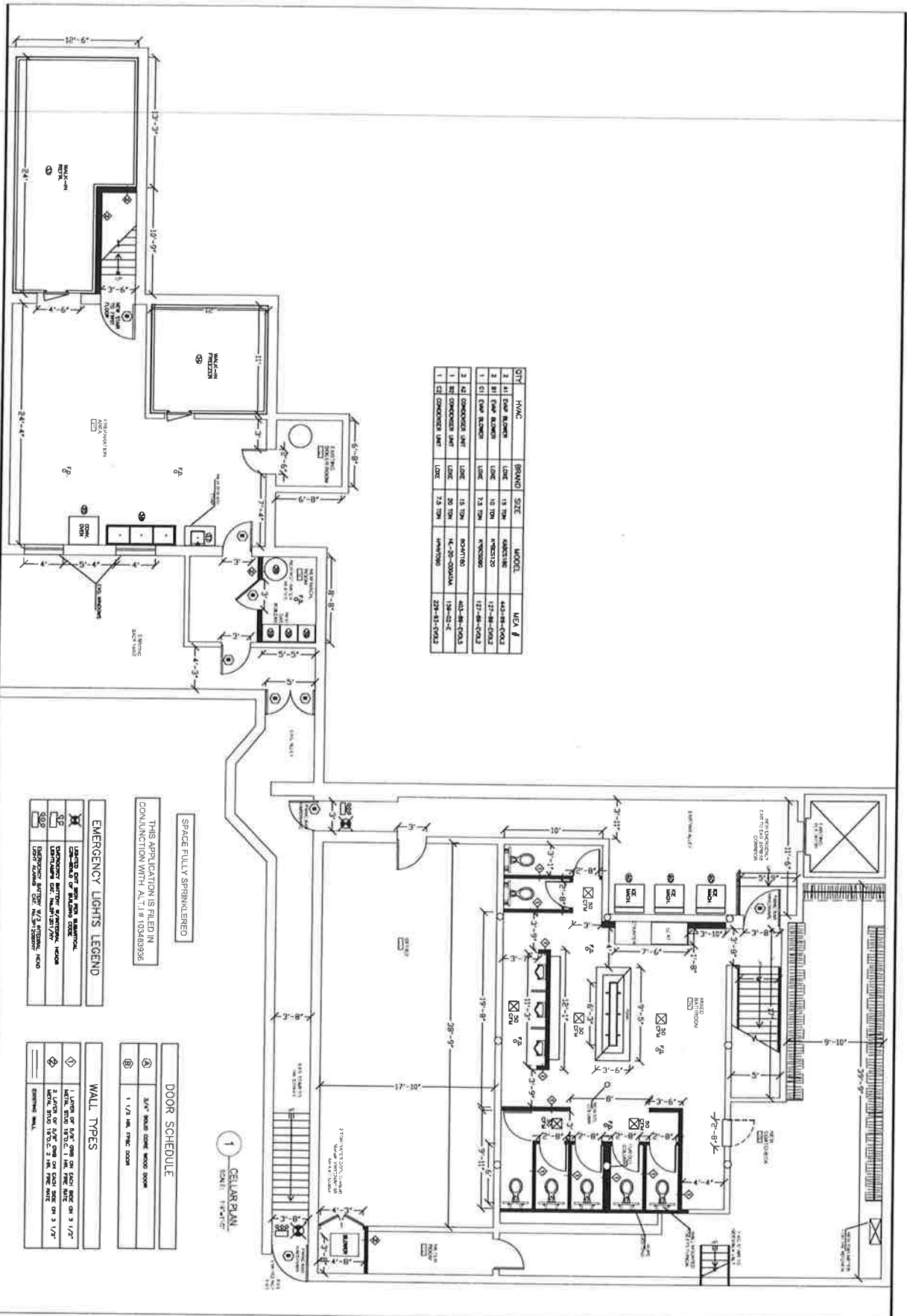
Daniel O'Connor Architects  
191-195 7th Avenue  
New York, NY 10011

**Daniel O'Connor Architects.**

0221 -  
CHELSEA  
191 CORP.  
191-195 7th Avenue  
New York, NY 10011

PA  
FIRST FLOOR  
PROPOSED PLAN

DATE: 04/20/11  
PROJECT NO: 101  
DRAWING NO: 101-101  
REVISION: 101-101-01  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 04/20/11



QTY	HVAC	BRAND	SIZE	MODEL	MEA #
2	80% BTU	TRANE	36 IN	XS1500A	443-89-0048
2	80% BTU	TRANE	36 IN	XS1500A	127-88-0068
1	80% BTU	TRANE	36 IN	XS1500A	127-88-0068
2	80% BTU	TRANE	36 IN	XS1500A	443-89-0048
1	80% BTU	TRANE	36 IN	XS1500A	127-88-0068
1	80% BTU	TRANE	36 IN	XS1500A	127-88-0068

EMERGENCY LIGHTS LEGEND

(Symbol)	EMERGENCY EXIT LIGHT
(Symbol)	EMERGENCY EXIT LIGHT WITH BATTERY
(Symbol)	EMERGENCY EXIT LIGHT WITH PHOTO EYE
(Symbol)	EMERGENCY EXIT LIGHT WITH PHOTO EYE AND BATTERY
(Symbol)	EMERGENCY EXIT LIGHT WITH PHOTO EYE AND BATTERY (NEW YORK STATE)

DOOR SCHEDULE

(Symbol)	3/4" 80% DOOR
(Symbol)	1 1/2" 80% DOOR

WALL TYPES

(Symbol)	1/2" GYPSUM BOARD ON 2" STUD
(Symbol)	1/2" GYPSUM BOARD ON 2" STUD WITH 5/8" STIFFENING JOINT
(Symbol)	1/2" GYPSUM BOARD ON 2" STUD WITH 5/8" STIFFENING JOINT AND 1/2" STIFFENING JOINT
(Symbol)	EMERGENCY WALL

SPACE FULLY SPRINKLERED

THIS APPLICATION IS FILED IN CONNECTION WITH A.I. 18 102469285

1 CELLAR/DAN

0221 -  
CHELSEA  
191  
CORP.

191-195 7th Avenue  
New York, NY 10011

**Daniel O'Connor Architects.**

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Drawing Title: \_\_\_\_\_  
Sheet No.: ALT II-2.2  
Date: 09/23/2019  
Scale: 1/4"=1'-0"

Mr. Steve Allen, Vice President and Senior Designer  
at Daniel O'Connor Architects, Inc., is the author of this drawing.  
The information on this drawing is based on the information provided  
to the architect by the client and is subject to change without notice.  
The architect is not responsible for the accuracy of the information  
provided by the client. The architect is not responsible for the accuracy  
of the information provided by the client.

# Certificate of Occupancy

CO Number: 103483936T005

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG					BOILER ROOM, COAT ROOM, METER ROOM, PREPARATION ROOM AND STORAGE
001	182	75		F-4		6	EATING AND DRINKING ESTABLISHMENT
001	74	75		F-4		6	EATING AND DRINKING ESTABLISHMENT
002	74	40		COM		6	OFFICES
003		40	5	RES	3.5	2	THREE (3) APARTMENTS AND ONE HALF (1/2) APARTMENT
004		40	3	RES	2.5	2	TWO (2) APARTMENTS AND ONE HALF (1/2) APARTMENT
005		40		COM		6	OFFICE
							NOTE: 1ST AND 2ND FLOORS. (12,201 SQUARE FEET) AT 191-95 7TH AVENUE MUST BE PRESERVED FOR OCCUPANCY BY COMMERCIAL OR MANUFACTURING USE IN ACCORDANCE WITH THE DULY RECORDED RESTRICTIVE DECLARATION CITY PLANNING APPLICATION # N960168ZCM.
END OF SECTION							

*Christopher M Santella*  
Borough Commissioner

Borough Commissioner



Commissioner