

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Westville HK LLC		DOING BUSINESS AS (DBA) WESTVILLE HK	
STREET ADDRESS 809 9th Ave		CROSS STREETS W 53rd TO W 54th ST	ZIP CODE 10009
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Yaniv Cohen	ATTORNEY/ REPRESENTATIVE	NAME: Michael Kelly
	PHONE: (646) 342-8885		PHONE: (914) 632-6036
	EMAIL: Yaniv@westville.nyc.com		EMAIL: KELLYMLK136@Gmail.com
MANAGER	NAME: Same	LANDLORD	NAME: DYE REALTY LLC
	PHONE:		PHONE: (201) 232-0550
	EMAIL:		EMAIL:

APPLICATION TYPE (Liquor License Unenclosed Sidewalk Cafe)

<input checked="" type="radio"/> New Sidewalk Cafe	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?	Westville 210 W 10th ST, 246 W 18th ST, 333 Hudson ST, 81 Washington ST	
	What were the dates applicant was involved with this former premise?	12/08 / 8/09 / 8/12 / 4/16 / 2/07	
<input type="radio"/> Corp	What is the license # and expiration date?		
<input type="radio"/> Change/Class Change/Removal	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"/> Alteration	What is the current license # and expiration date?		
	Please 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"/> Hotel	<input type="radio"/> Bar/Tavern	<input type="radio"/> Catering Establishment
	<input type="radio"/> Sports Bar	<input type="radio"/> Club (Fraternal Organization - Members Only)	

Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" 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
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 MC34 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)

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am
	Kitchen	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm	10am - 11pm
	Music	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

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	71	71	27	54	0	1	8
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor?

2 71 on 1st, 3 in Basement

How frequently will the owner(s) be at the establishment?

All owner will be on site at all times

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

Will outside promoters be used on a regular basis? If yes please describe.

YES NO never

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

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 3

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?

On Street

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

Community Notification/Relations		
NOTIFICATION: 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	See attached list
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

BUILDING DESIGN

State the name and type of business previously located in the space.		APPLICANT was approved by CB-6 Foreman		
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	Annabel	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	We will put up our sign	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
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?	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	EXISTING	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	Possibly	
Where will the air conditioner be located? What type is it?	On roof existing			
When was the air conditioner installed?	UNKNOWN			

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

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

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

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Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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?	<input type="radio"/> 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 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant use umbrellas?	<input type="radio"/> 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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will not place any a-frame signs or obstructions on the sidewalk
 - Any storm enclosure will extend no further than 18" from building facade
 - There will be no barriers, dividers or planters in or around sidewalk cafe
- Sidewalk cafe will consist of one table (24x19 with two seats and one table (40x22) and 4 seats
- If/when allowed by parking regulations, applicant agrees to maintain bike corral in parking lane

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
 January 2, 2019 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

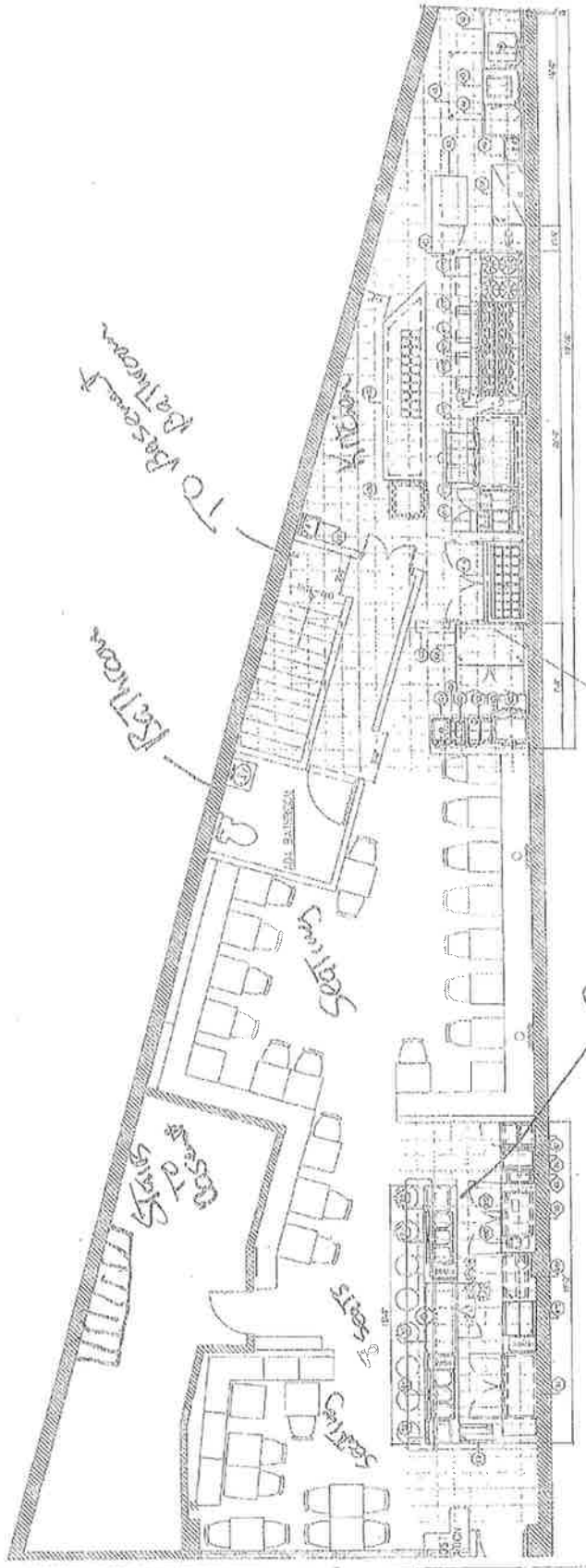
 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

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 →	Jay Strauss PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/12/18 DATE
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Inside



TO Basement

Restroom

Stairs

Stairs

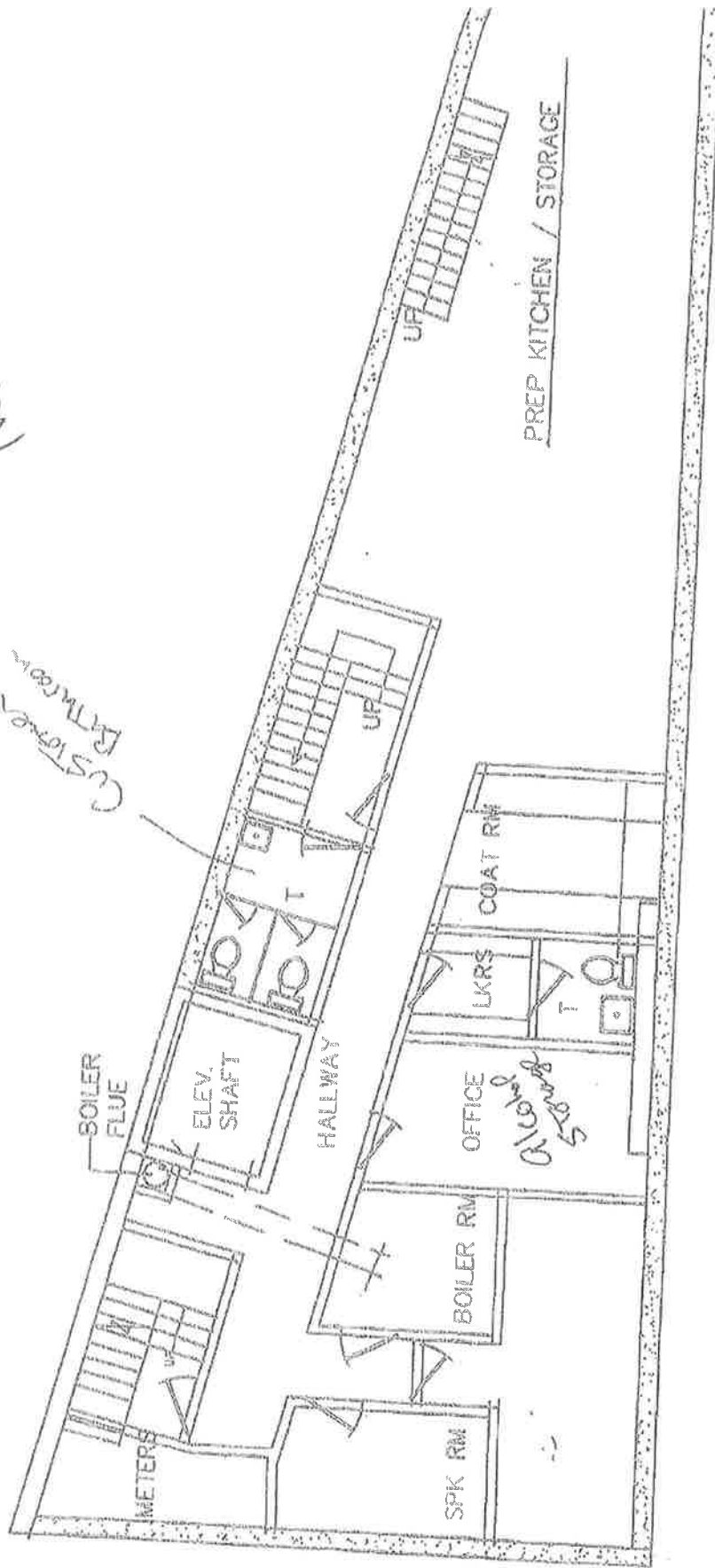
Stairs

Bar

1st floor

INSIDE

CUSTOMER ENTRANCE



FLOOR PLAN

CELLAR PLAN 1/8"=1'-0"

burger

for the table

- market vegetables** choose one or two
- smoky mac & cheese** add bacon +1
- chicken tenders** coat blue cheese or hot buffalo sauce & mixed greens (or mix +1)
- new! crispy portini** sautéed mixed mushrooms & parmesano reggiano
- new! braised beef sliders** (2) topped with soft blue cheese, with a side of coleslaw
- fries / sweet potato fries**

today's soups
veggie / turkey chili optional sour cream

salads

- zucchini & parmesano reggiano** with lemon olive oil
- new! farro & mango** shredded carrots, pickled onions, kale & iceberg lettuce with honey lime vinaigrette
- kale raw kale** marinated red onions, dried cranberries
- sweet roasted walnuts, blue cheese, pumpkin seeds, lemon olive oil**
- new! grilled salmon** cherry tomatoes, shaved fennel, baby spinach, arugula & fresh mint with balsamic lemon dill vinaigrette
- westville Cobb** grilled chicken, bacon, avocado & blue cheese over romaine & mixed greens with balsamic lemon dill vinaigrette
- greek** cherry tomatoes, marinated red onions, cucumber, olives, feta & balsamic lemon dill vinaigrette, **grilled baguette with herb oil** choose
- CELEST** tomato, homemade crustions, parmesano reggiano & homemade caesar dressing

salad additions

- grilled chicken on a salad** — 3 / as a side — 6
- breaded chicken cutlet** — 6 / **grilled salmon** — 8
- skirt steak** — 8 / **avocado** — 2

please alert us of any allergies or dietary restrictions, consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness.

market vegetables

our market vegetable — 7 / market plate (choose 4) — 15

- roasted artichokes with parmesan**
- grilled asparagus with parmesan**
- beets with goat cheese &/or**
- sweet roasted walnuts**
- asian style bok choy**
- sautéed broccoli with garlic**
- brussels sprouts with honey dijon**
- roasted cauliflower with tahini**
- sautéed cherry tomatoes with basil**
- new! roasted eggplant with cucumbers & tahini**
- soy glazed green beans**
- green peas with shallots & bacon**
- new! warm lentil salad with carrots, onions & celery**
- garlic mashed potatoes**
- mixed mushrooms with leeks & herbs**
- roasted squash**
- sweet potato fries**
- seared marinated tofu**
- zucchini with cherry tomatoes & mozzarella**

check today's specials for additional market vegetables

plates

- market plate** choose 4 market vegetables
- grilled marinated chicken breast** brined & lemon herb marinated chicken with 2 market vegetables
- breaded chicken cutlet** with 2 market vegetables
- grilled salmon** with 2 market vegetables
- beer battered fish & chips** beer battered cod with coleslaw & homemade tartar sauce
- new! pan-seared cod** sautéed green beans french press and shallots with 1 market vegetable
- new! grilled marinated skirt steak** marinated skirt steak with baked rosemary potatoes topped with chimichurri & an arugula, marinated red onion & chili salad



burgers

served on a portuguese muffin with pickled greens or feta / lettuce, tomato, onion upon request

- hamburger** 8 oz char-grilled
- cast iron turkey burger** fresh ground turkey
- veggie burger** topped with mixed mushrooms & spicy tartar sauce
- cheddar, american, swiss, goat, mozzarella, blue or goat** — 2
- bacon, grilled onions, avocado or mushrooms** — 2

hot dogs

- hot dogs served soft (one hot dog) or special (2 hot dogs with mixed greens or fries or 1 market vegetable) / sauerkraut, relish or raw onions** — no cheese / dill, cheese or grilled onions — +.50 each
- bellevue national koster beer**
- vegan soy hot dog**

sandwiches

- new! buttermilk fried chicken** with avocado, arugula & chipotle mayo on a portuguese muffin
- new! marinated skirt steak** skirt steak, caramelized onions & horseradish mayo on french bread
- new! tuna salad** topped with avocado, lettuce and tomato on bricche
- crispy fish** breaded perch with romaine, classic coleslaw & homemade tartar sauce on french bread
- grilled cheese** cheddar & smoked gouda blend melted on a grilled portuguese muffin with optional tomato or bacon
- egg scramble plate or sandwich** served with gym choice of toast — health, gf multigrain, baguette or portuguese muffin first 3 toppings included, additional toppings +.50 / egg whites +.2
- doublet, omelet, american, mozzarella, gouda, goat, cheddar, pork sausage, bacon, tomato, fresh herbs, onions, roasted garlic, scallions, roasted peppers, mushrooms, spinach**



breakfast

melon & berries add yogurt +1.5
 homemade granola with milk, soy milk or yogurt
 with melon & berries -2.5

... served with mixed greens or potato hash & choice of toast
 health, gf multigrain, baguette or portuguese muffin
 egg scramble plate or sandwich
 first 3 toppings included, additional toppings +.50 / egg whites +2
 cheddar, swiss, american, mozzarella, goate, goat, chorizo, pork sausage, bacon,
 tomato, fresh herbs, onions, roasted garlic, shallots, marinated peppers, mushrooms, spinach
 chicken or lamb sausage & eggs
 skirt steak & eggs

avocado toast sunny-side up eggs & sriracha drizzle over
 avocado smothered health toast with arugula & cherry tomato salad
 new! fried eggs over braised beef hash
 with mixed greens & choice of toast
 baked challah bread french toast
 with strawberries & 100% vermont maple syrup
 poached eggs over kale salad with avocado, bacon,
 shaved parmesan, lemon olive oil dressing & health bread
 smoked salmon & cream cheese on a bagel
 with onions, capers, tomato & mixed greens

grilled cheese cheddar & smoked gouda blend melted
 on a grilled portuguese muffin with optional tomato or bacon
 bagel (plain, whole wheat or everything) -3
 side of toast (health, gf multigrain, baguette or portuguese muffin) -1.5

market vegetables

one market vegetable - 7 / market plate (choose 4) - 17
 roasted artichokes with parmesan
 grilled asparagus with parmesan
 beets with goat cheese &/or
 sweet roasted walnuts

asian style bok choy
 sauteed broccoli with garlic
 brussels sprouts with honey dijon
 roasted cauliflower with tahini
 sauteed cherry tomatoes with basil
 new! roasted eggplant with cucumbers & tahini
 soy glazed green beans
 green peas with shallots & bacon
 new! warm lentil salad with carrots, onions & celery

garlic mashed potatoes
 mixed mushrooms with leeks & herbs
 roasted squash
 sweet potato fries
 seared marinated tofu
 zucchini with cherry tomatoes & mozzarella

check today's specials for
 additional market vegetables

burgers

served on a portuguese muffin with mixed greens or fries / lettuce, tomato, onion
 upon request

hamburger 15
 cast iron turkey burger fresh ground turkey 15
 veggie burger topped with mixed mushrooms & spicy tartar sauce 15
 cheddar, american, swiss, gouda, mozzarella, blue or goat -2
 bacon, grilled onions, avocado or mushrooms -2

salads

arugula & parmigiano reggiano 10
 with lemon olive oil dressing

new! farro & mango 14
 shredded carrots, pickled onions, kale, iceberg lettuce & honey lime vinaigrette

kale raw kale, marinated red onions, dried cranberries, 14
 sweet roasted walnuts, blue cheese, pumpkin seeds & lemon olive oil dressing

new! grilled salmon 19
 arugula & fresh mint with balsamic lemon dill vinaigrette

westville cobb 14
 over romaine & mixed greens with balsamic lemon dill vinaigrette

greek 14
 cherry tomatoes, marinated red onions, cucumbers, olives, tea
 & balsamic lemon dill vinaigrette, grilled baguette with herb goat cheese

caesar 11
 & caesar dressing

salad additions

grilled chicken - 6 / breaded chicken cutlet - 6
 grilled salmon - 8 / skirt steak - 8 / avocado - 2

hot dogs

hot dogs served solo (one hot dog) or
 special (2 hot dogs with mixed greens or fries or 1 market vegetable)
 saucekaut, relish or raw onions - no charge / chili, cheese or grilled onions - +.50 each
 hebrew national kosher beef 3.5 / 14
 vegan soy hot dog 3.5 / 14



please alert us of any allergies or dietary restrictions. consuming raw or undercooked meats,
 poultry, seafood or eggs may increase your risk of foodborne illness.

for the table

market vegetables	choose one or four	7 / 17
smoky mac & cheese	add bacon +1	10
chicken tenders	cool blue cheese or hot buffalo sauce & mixed greens (or fries) +1	10
new! crispy polenta	sautéed mixed mushrooms & parmigiano reggiano	12
new! braised beef sliders	(2) topped with cool blue cheese, with a side of coleslaw	11
fries / sweet potato fries		7
today's soups		p / a
veggie / turkey chili	optional sour cream	7 / 8
salads		
arugula & parmigiano reggiano	with lemon olive oil	10
new! farro & mango	shredded carrots, pickled onions, kale & iceberg lettuce with honey lime vinaigrette	14
kale	raw kale, marinated red onions, dried cranberries, sweet roasted walnuts, blue cheese, pumpkin seeds & lemon olive oil	14
new! grilled salmon	cherry tomatoes, shaved fennel, baby spinach, arugula & fresh mint with balsamic lemon dill vinaigrette	19
westville cobb	grilled chicken, bacon, avocado & blue cheese over romaine & mixed greens with balsamic lemon dill vinaigrette	14
greek	cherry tomatoes, marinated red onions, cucumbers, olives, feta & balsamic lemon dill vinaigrette, grilled baguette with herbed goat cheese	14
caesar	romaine, homemade croutons, parmigiano reggiano & homemade caesar dressing	11

salad additions

grilled chicken	— 6 / breaded chicken cutlet	— 6	
grilled salmon	— 8 / skirt steak	— 8 / avocado	— 2

Please alert us of any allergies or dietary restrictions, consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness.

dinner

market vegetables
one market vegetable	— 7 / market plate (choose 4) — 17
roasted artichokes	with parmesan
grilled asparagus	with parmesan
beets	with goat cheese &/or sweet roasted walnuts
asian style bok choy	
sautéed broccoli	with garlic
brussels sprouts	with honey dijon
roasted cauliflower	with tahini
sautéed cherry tomatoes	with basil
new! roasted eggplant	with cucumbers & tahini
soy glazed green beans	
green peas	with shallots & bacon
new! warm lentil salad	with carrots, onions & celery
garlic mashed potatoes	
mixed mushrooms	with leeks & herbs
roasted squash	
sweet potato fries	
seared marinated tofu	
zucchini	with cherry tomatoes & mozzarella
check today's specials for	additional market vegetables



plates

market plate	choose 4 market vegetables	17
grilled marinated chicken breast	brined & lemon herb marinated chicken with 2 market vegetables	18
breaded chicken cutlet	with 2 market vegetables	18
grilled salmon	with 2 market vegetables	21
beer battered fish & chips	beer battered cod with coleslaw & homemade tartar sauce	18
new! pan-seared cod	sautéed green beans, french peas and shallots with 1 market vegetable	24
new! grilled marinated skirt steak	marinated skirt steak with baked rosemary potatoes topped with chimichurri & an arugula, marinated red onion & chili salad	26
burgers		
served on a portuguese muffin with mixed greens or fries / lettuce, tomato, onion upon request		
hamburger	8 oz char-grilled	15
cast iron turkey burger	fresh ground turkey	15
veggie burger	topped with mixed mushrooms & spicy tartar sauce	15
cheedar, american, swiss, gouda, mozzarella, blue or goat	— 2	
bacon, grilled onions, avocado or mushrooms	— 2	
hot dogs		
2 hot dogs with mixed greens or fries or 1 market vegetable		
spiciness, relish or raw onions — no charge / chili, cheese or grilled onions — +.50 each		
hebrew national	kosher beef	14
vegan	soy hot dog	14

sandwiches

new! buttermilk fried chicken & chipotle mayo	on a portuguese muffin	16
crispy fish	breaded perch with romaine, classic coleslaw & homemade tartar sauce on french bread	16
new! marinated skirt steak	skirt steak, caramelized onions & horseradish mayo on french bread	17

CO Number: 110369351F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Manhattan	Block Number: 01063	Certificate Type: Final
	Address: 809 NINTH AVENUE	Lot Number(s): 33	Effective Date: 12/30/2014
	Building Identification Number (BIN): 1088573	Building Type: New	
This building is subject to this Building Code: 1968 Code			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-B	(1968 Code designation)	
	Building Occupancy Group classification: R-2	(2008 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 6	Height in feet: 60	No. of dwelling units: 10
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: Other Restriction: OPEN ALT TYPE 1		
Borough Comments: None			



Borough Commissioner



Commissioner



Certificate of Occupancy

CO Number: 110369351F

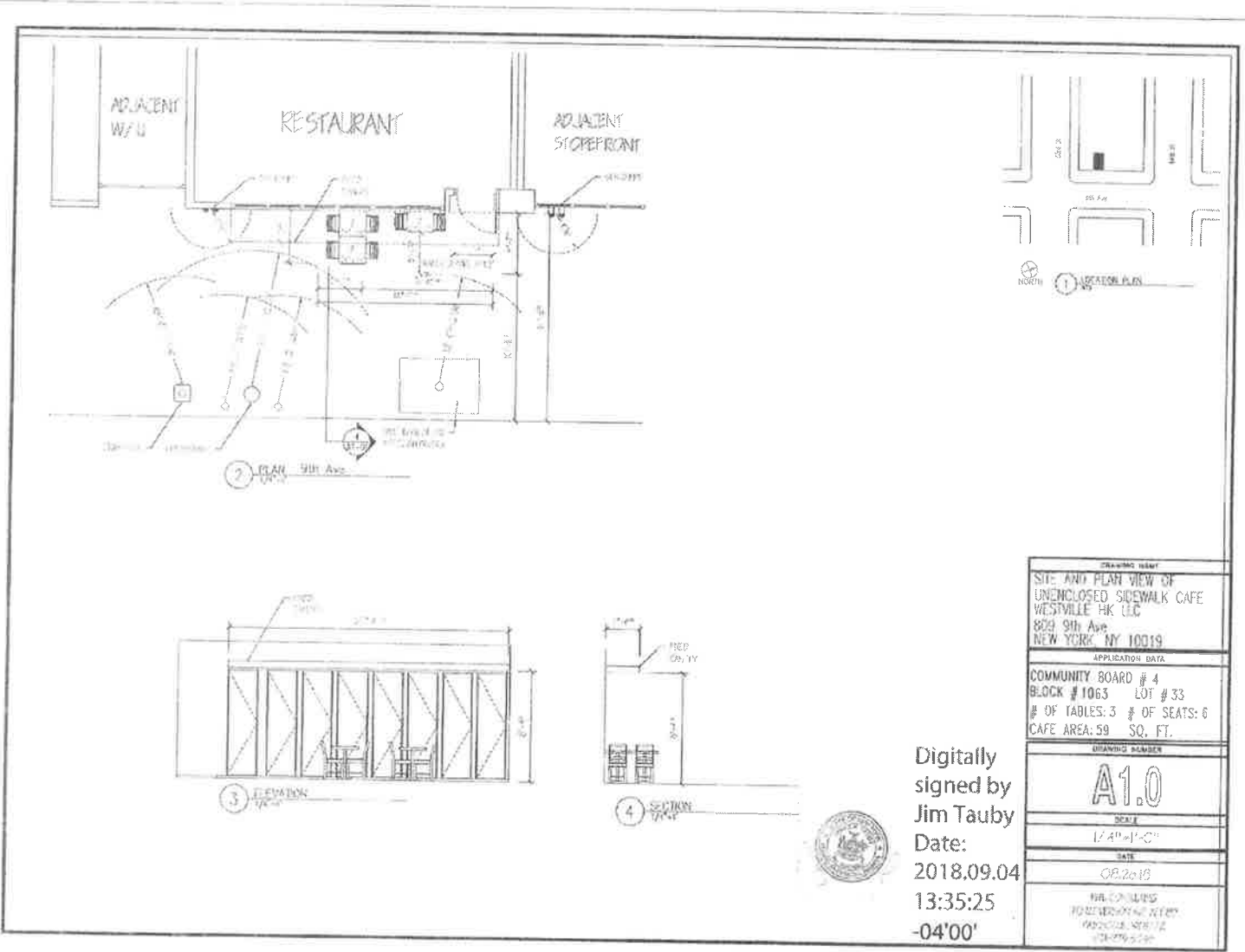
Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	3	OG	A-2		6,2	FOOD PREPARATION (KITCHEN), BOILER RM COMPACTOR RM, OFFICE AND STORAGE
001	71	100	A-2		6	EATING AND DRINKING ESTABLISHMENT RESIDENTIAL LOBBY
002	005	40	R-2	2	2, 2	TWO (2) APARTMENTS PER FLOOR
006			R-2	1	2, 2	TWO ONE-HALF (1/2) APARTMENTS
PEN			R-2	1	2	TWO ONE-HALF (1/2) APARTMENTS
TOTAL 10 APARTMENTS						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

Sidewalk Cafe



DRAWING REVISION	
SITE: ANY PLAN VIEW OF UNENCLOSED SIDEWALK CAFE WESTVILLE HK LLC	
800 9th Ave NEW YORK NY 10019	
APPLICATION DATA	
COMMUNITY BOARD # 4	LOT # 33
BLOCK # 1063	# OF TABLES: 3 # OF SEATS: 6
CAFE AREA: 59 SQ. FT.	
DRAWING NUMBER	
A1.0	
SCALE	
1/4" = 1'-0"	
DATE	
08.2018	
FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF ESTIMATES AND APPEALS	
2018 SEP 12 10:00 AM	

Digitally signed by Jim Tauby
Date: 2018.09.04 13:35:25 -04'00'



