

**NG CHELSEA, LLC
CHELSEA MARKET
75 NINTH AVENUE
SUITE #01A55
NEW YORK, NEW YORK 10011**

**MANHATTAN COMMUNITY BOARD 4
JULY 9, 2019
BUSINESS LICENSES AND PERMITS COMMITTEE**

Liquor License Stipulations Application

1. Floor Plans
2. Photographs
3. Proposed Menus
4. Area Survey
5. Public Interest Statement
6. NYC Department of Buildings Property Profile Page with Temporary Certificate of Occupancy

BERNSTEIN REDO, P.C.
1177 AVENUE OF THE AMERICAS, 5TH FLOOR
NEW YORK, NY 10031
212-651-3100

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME NG Chelsea, LLC		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 75 Ninth Avenue, Suite 01A55		CROSS STREETS 15th and 16th Street	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Mark Masinter	ATTORNEY/ REPRESENTAIVE	NAME: Bernstein Redo, P.C.
	PHONE: 214-750-0011		PHONE: 212-651-3100
	EMAIL: mmasinter@openra.com		EMAIL: martha@brpclaw.com
	PHONE: 214-907-2257		
	EMAIL: matt@neighborhoodgoods.com		
MANAGER	NAME: TBD	LANDLORD	NAME: Jamestown LP
	PHONE:		PHONE: 212-220-3720
	EMAIL:		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input checked="" type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	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?	They currently operate a similar concept in	
	What were the dates applicant was involved with this former premise?	Plano, TX. This is the first in New York.	
<input type="radio"/> Corp Change/Class Change/Removal	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"/> Alteration	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 and retail/event space <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <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)		
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	As soon as permitted to do so
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	See area survey provided
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)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM
	Kitchen	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM
	Music	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-12AM	7AM-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	228	152	2	6	0	1	14
OUTSIDE <i>(Other than sidewalk café)</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a

NA

SIDEWALK CAFÉ

[Handwritten scribble]

How many floors are there? What is the capacity for each floor? Portion of ground floor and basement
Ground floor: 228 (Basement is not for patron use)

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

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

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

Will security plan be implemented? YES NO N/A

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

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

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

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 N/A

Where will delivery bicycles be stored during the day when not in use? N/A

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?	<input checked="" type="radio"/> YES	NO Temporary Certificate of Occupancy
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> 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 list attached
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	Notice sent by email	
Who was your contact person at each group you met with?	N/A	
When did applicant post the notice that was provided?	Yes	
Where did applicant post the notice that was provided?	In window facing 9th Avenue and window facing inside Chelsea Market	
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
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

	First Name	Last Name	Email
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200 West 15 Street	Kimron	Retzos	n15mstr@mac.com
100/200 West 15 Street	Steve	Starosia	steve@w15ba.com
300 West 15th Street	Jim	Jasper	llasper@cc.cuny.edu
100 West 16th Street	Paul	Grocnki	paul@cronckl.com
100 West 16th Street	Eric	Bomze	eric-bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedoandassociates@gmail.com
100 West 17th/18th Street	Craig	Slutzkin	craig_slutzkin@outlook.com; craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@aearthlink.net
300 West 18th/19th Street	Cheryl	Kupper	ckupper@aol.com
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@lewishfederations.org
100 West 19th/20th/21st/22nd Street	Gloria	Lowe	laranietran@gmail.com
100 West 19th/20th/21st/22nd Street	Bill	Borock	wborock@hotmail.com
100 West 19th/20th/21st/22nd Street	Sally	Greenspan	sally.gsm@gmail.com
100 West 19th/20th/21st/22nd Street	Diane	Nichols	pearcon195@aol.com
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanygerald@aol.com
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m@mellissa-stern.com
100 West 19th/20th/21st/22nd Street	Michael	Walsh	mwalshny@yahoo.com
200 West 19th/20th/21st/22nd/23rd Street	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Dotie	Francoure	dfranco243@earthlink.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	fcmt@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
500 West 19th Street	Neil	Seikirk	neil@nellselkirk.com
300 West 20th Street	Carol	Ott	cott@nyc.rr.com
300 West 20th Street	Albert	Taylor	albertatvtr@gmail.com
400 West 20th Street	Leslie	Doyel	leslev@vtrichord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabriele	300wba@gmail.com
300 West 21st/22nd/23rd Street	Phyllis	Walsman	phylliswalsman@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazelloven@yahoo.com
400 West 21st/22nd/23rd Street	Mary	Swartz	ms@nyc.rr.com
400 West 21st/22nd/23rd Street	Eileen	McElduff	emce33@aol.com
400 West 21st/22nd/23rd Street	Jean	Blair	jblair@bobchristenson.com
400 West 21st/22nd/23rd Street	Karen	Jacob	w400ba@gmail.com
400 West 21st/22nd/23rd Street	Carla	Nordstrom	west25thstreet@oiscl@gmail.com
100 West 25th Street	Susan	Buttenwieser	susanb1011@aol.com
100 West 26th Street	Dan	Shulman	shulman@speakeasy.net
100 West 26th Street	Florence	Dent	fdenthunter@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)			bkeany@pennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keaney	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(212) 675-2888 L.L.I. management@lites@ellimanpm.com
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andvhum@gmail.com
London Terrace Tenants Association	Inge	Ivchenko	ltenants@lta.info
Hotel Americaino			(212) 216-0066
Highline607	Scott	Harce	312-693-9789
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com

BUILDING DESIGN			
State the name and type of business previously located in the space.	Rana - 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	Rana USA LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	Only signage will change
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to 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 checked="" 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?	YES	<input checked="" type="radio"/> NO	Exhausts through tenant storefront
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Tenant to reuse existing air handling units present inside interior tenant space		
When was the air conditioner installed?	Approx. 2012, at time last tenant		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ	NOT APPLICABLE	
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, pavillion, 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 In a few months
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 type="radio"/> YES	<input checked="" 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 type="radio"/> YES	<input checked="" type="radio"/> NO Some plants may remain outside
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 checked="" type="radio"/> YES	<input 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

THIS APPLICATION
DOES NOT EXTEND
TO ANY SIDEWALK
CAFE.

A STATE MEMBER WILL
MONITOR ^{THE} AVE ~~AREA~~ ¹⁵⁰⁰
~~AREA~~ DURING ALL
OPERATING HOURS.

ALL EMPLOYEES WILL BE
FULLY APPRISED OF
THESE VIOLATIONS &
TRAINED TO ADHERE
TO THEM. MA


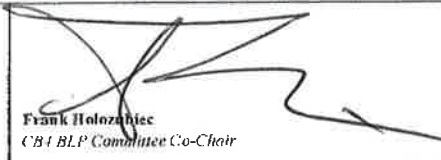
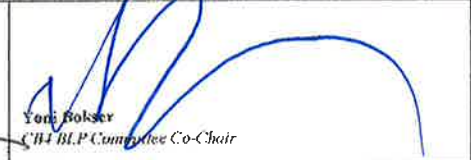
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.

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.


<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its July 24, 2019 full board meeting, with <u>34</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>1</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant Director/Manager	 Frank Holozabiec CB4 BLP Committee Co-Chair	 Yoni 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.

<p>SIGN HERE →</p>	<p>Matt Alexander PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>06/20/2018 DATE</p>
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 7/9/2019











PROPOSED MENU
Served 7:00am - 11:00am

Breakfast Bombolonis

Sweet

Vanilla Cream
Chocolate Cream
Orange Cream
Expresso Cream

Savory

Gruyere, Challerhocker, Bacon
Soft Scrambled, Sage, Asiago
Soft Scrambled, Porcini, Pecorino

Flower & Berry Granola

w/yogurt and seasonal fruit compote

Coffee Cake

Cinnamon Crumb

Angel Biscuits, Butter & Honey

Southern-style buttermilk biscuits

Bacon, Egg, and Cheese

on a Kaiser Roll

Sausage, Egg, and Haloumi

with Harissa on a Kaiser Roll

Greek Spinach Pie

Filo pastry, spinach, feta, fresh mint & dill

Waffles

With fresh fruit, Mexican vanilla cream & maple syrup

Ham & Eggs

Steamed eggs, grilled bread, shaved Spanish ham

Smoked Salmon Roesti

with crème fraiche and American caviar

PROPOSED MENU
Served 11:00am – Close

Tartes, Pies & Tartines

Goat Cheese & Thyme Tart with Arugula & Shaved Parmesan Caramelized Onion Tart with Figs & Blue Cheese

Roast Chicken Pie

Salmon, Egg & Caviar on Brioche

Serrano Ham, Tomato & Garlic; Grilled Bread

Marinated White Anchovies, Roast Peppers in Capers & Oregano; Grilled Bread Bacon, Escarole, Tomato & Aioli; Grilled Bread

Salads

Brussels Sprouts Crudo, Pecorino & Toasted Hazelnuts

Green & Yellow Squash, Mint, Olive Oil & Lemon; Goat Cheese Toast Frisee Salad, Smoked Bacon, Poached Egg

Sandwiches

Spicy French Dip Curried Chicken & Watercress Olive Oil-Poached Tuna

Plates

Merguez Sausage, Bitter Greens, Harissa & Aioli Chicken with Mascarpone, Lemon, Thyme & Serrano Ham Cold Gulf Shrimp with Tomato, Avocado, Cilantro & Jalapeno

Sweets

Profiteroles, Vanilla Ice Cream, Hot Chocolate Sauce Butterscotch Pot du Crème, Crème Fraise

Tarte Tatin, Vanilla Ice Cream

Pain Perdue, Caramel Ice Cream



AREA SURVEY
 75 9th Avenue
 New York, NY
 April 25, 2019

NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-3652
E-mail: landess@aol.net
landessphotographers.com

Re: 75 9th Avenue

1. C6 Ba - 110 9th Avenue - (407')
2. Tao - 88 9th Avenue - (171')
3. Maritime Hotel - 363 West 16th Street - (212')
4. The Lately - 357 West 16th Street - (259')
5. The Beach - 355 West 16th Street - (292')
6. PHD Rooftop Lounge - 355 West 16th Street - (299')
7. Bodega Negra - 355 West 16th Street - (328')
8. Philippe - 355 West 16th Street - (338')
9. Old Homestead - 58 9th Avenue - (318')
10. Gansevoort Market - 353 West 14th Street - (475')
11. Starbucks Reserve Roastery (Arriviamo) - 61 9th Avenue - (277')
12. Gilded Lily - 408-410 West 15th Street - (293')
13. Buddakan - 75 9th Avenue - (20')
14. Los Mariscos - 409 West 15th Street - (310')
15. The Tippler - 75 9th Avenue - (396')
16. Miznon - 75 9th Avenue - (63')
17. Lobster Place - 75 9th Avenue - (63')
18. Cull & Pistol - 75 9th Avenue - (63')
19. Corkbuzz Wine Bar - 75 9th Avenue - (63')

Schools & Churches

1. NYC Lab School - 333 West 17th Street - (496')
2. The Lorge School - 353 West 17th Street - (437')

Buddakan
75 9th Ave.

APPLICANT

Chelsea
Market
Entrance

Clothing



NOT TO SCALE

9th Avenue

BLOCK PLOT
75 9th Avenue
New York, NY
April 25, 2019

West 16th Street -



Office
Building

Coffee
Store

West 15th Street

PUBLIC INTEREST STATEMENT

NG Chelsea, LLC
Chelsea Market
75 Ninth Avenue
Suite #01A55
New York, NY 10011

The premises will be a mixed-use space with restaurant and retail use, located at Chelsea Market at 75 Ninth Avenue near 16th Street, in the heart of the Chelsea neighborhood in Manhattan. The space was last occupied by Rana, which held an On-Premises Liquor License and operated a sidewalk café.

The new space will have two (2) tables with six seats, with additional counter/bar seating for 14. The sidewalk café will have 5 tables with 10 seats.

There will be primarily background recorded music, with occasional live music or DJs for events. The hours of operation for the interior space will be 7:00AM to 12:00AM daily. The sidewalk cafe will be open 10:00AM to 10:00PM on Sunday, 8:00AM to 10:00PM Monday through Thursday and 8:00AM to 11:00PM Friday and Saturday.

Accordingly, we believe approval of this application and issuance of on-premises liquor license will promote the public interest and convenience.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

75 NINTH AVENUE		MANHATTAN 10011	BIN# 1012541
9 AVENUE	69 - 87	Health Area	: 5600
10 AVENUE	78 - 92	Census Tract	: 83
WEST 15 STREET	401 - 459	Community Board	: 104
WEST 16 STREET	400 - 460	Buildings on Lot	: 1
View DCP Addresses	Browse Block	Tax Block	: 713
		Tax Lot	: 1
		Condo	: NO
		Vacant	: NO

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): WEST 15 STREET, WEST 16 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: NO TA Restricted: NO

UB Restricted: NO Grandfathered Sign: NO

Environmental Restrictions: N/A City Owned: NO

Legal Adult Use: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: O6-OFFICE BUILDINGS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	72	2	Electrical Applications
Violations-DOB	335	7	Permits In-Process / Issued
Violations-ECB (DOB)	48	4	Illuminated Signs Annual Permits
This property has <u>1 open ECB</u> "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			
Jobs/Filings	1518		Plumbing Inspections
ARA / LAA Jobs	30		Open Plumbing Jobs / Work Types
Total Jobs	1548		Facades
Actions	503		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND Show Actions

Certificate of Occupancy

CO Number: 104025706T044

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: 00713	Certificate Type: Temporary
	Address: 75 9 AVENUE	Lot Number(s): 1	Effective Date: 04/11/2019
	Building Identification Number (BIN): 1012541		Expiration Date: 07/10/2019
		Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1	(Prior to 1968 Code)	
	Building Occupancy Group classification: COM	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 7	Height in feet: 72	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 17 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner



Certificate of Occupancy

CO Number: 104025706T044

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	15		D-2 B-2 C		6	KITCHEN, OFFICE, STORAGE, MECHANICAL ROOM ACCESSORY TO RETAIL (430)
CEL	10	OG	B-2		6	STORAGE
CEL	244		F-4		6	EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT
CEL	10	OG	B-2		6	STORAGE
CEL	1		B-2		6	ACCESSORY OFFICE
CEL	63	OG	C		6	RETAIL SPACE A1
CEL	4		D-2 C		6	KITCHEN AND ACCESSORY OFFICE
CEL	2		E		6	ACCESSORY OFFICE
CEL	20		D-2		6	PREP KITCHEN, ACCESSORY STORAGE AND MECHANICAL ROOM
CEL	44		D-2 B-2		6	KITCHEN, STORAGE
CEL	21		C		6	RETAIL KIOSKS
CEL	5		B-2		6	RETAIL STORAGE
CEL	63		C		6	RETAIL SPACE A2

Borough Commissioner

Acting Commissioner



Certificate of Occupancy

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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	9		D-2 B-2		6	KITCHEN, STORAGE
CEL	143		F-4		6	RESTAURANT EAST #2
CEL	136	OG	F-4		6	RESTAURANT CENTRAL
CEL			D-2		6	MECHANICAL, ELECTRICAL AND GAS ROOMS
CEL	47		E		6	RESTAURANT EAST #1
CEL	178		F-4		6	EATING AND DRINKING ESTABLISHMENT(WEST)
CEL	200		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	7		E		6	ACCESSORY OFFICE
001	228		F-4		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	96		C		6	RETAIL STORE WITH EATING AND DRINKING PLACE
001	50	150	E		6	KIOSK DINING
001	4		D-2		6	KIOSK KITCHEN
001	38		C		6	RETAIL D1

Borough Commissioner

Commissioner



Certificate of Occupancy

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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
001	4		B-2		6	LOADING DOCK (455)
001	2		E		6	ACCESSORY OFFICE
001	40		C		6	RETAIL SPACE
001	35		C		6	RETAIL E1
001	186		F-4		6	EATING AND DRINKING ESTABLISHMENT (WEST)
001	200		F-1B		6	WAITING AREA
001	62		C D-2 E		6	RETAIL KIOSK, ACCESSORY KITCHEN AND DINING AREA (419)
001	5		B-2		6	LOADING DOCK (419)
001	161		C D-2 E		6	RETAIL, ACCESSORY KITCHEN AND DINING AREA, ACCESSORY STORAGE (430)
001	25	300	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	144	150	C		6	RETAIL B
001	33		C		6	RETAIL C1
001	209		F-4		6	RESTAURANT CENTRAL

Borough Commissioner

Commissioner



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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
001	153		C		6	RETAIL (455)
001	243		F-4		6	EATING AND DRINKING ESTABLISHMENT (EAST)
001	127		C		6	RETAIL (419)
001	150		F-4		6	RESTAURANT D
001	43		C		6	KIOSK RETAIL SPACE
001		150	B-2		6	NON STORAGE GARAGE FOR NOT MORE THAN FIVE (5) MOTOR VEHICLES
001	147		C		6	RETAIL C

NOTE: STANDPIPE AND SPRINKLER APPROVED BY FIRE DEPARTMENT MARCH 19, 1948 FIRE ALARM APPROVED BY FIRE DEPARTMENT MARCH 23, 1948 GARAGE USE APPROVED BY FIRE DEPARTMENT MARCH 23, 1948

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT