

# Manhattan Community Board 4

# Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
515 18th Street Eatery LLC		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
515 West 18th Street		10th Ave and 11th Ave	10010
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> Alex Guarnaschelli, Cobi Levy	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Donald M. Bernstein c/o Bernstein Redo, P.C.
	<b>PHONE:</b> (212) 994-9827		<b>PHONE:</b> (212) 651-3100
	<b>EMAIL:</b> alex@osterialola.com		<b>EMAIL:</b> Donald@brpclaw.com, Emily@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> Cobi Levy	<b>LANDLORD</b>	<b>NAME:</b> Related
	<b>PHONE:</b> (212) 994-9821		<b>PHONE:</b> (212) 801-1000
	<b>EMAIL:</b> Cobi@a2hg.com		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<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?	Lola Taverna: 210 Sixth Avenue, NY,NY 10012	
	What were the dates applicant was involved with this former premise?	Babu Ji Restaurant: 22 E. 13th Street, NY, NY 10003 Present	
<input type="radio"/> <b>Corp</b> <b>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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <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?	YES	<input checked="" type="radio"/> NO	Post CB meeting
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.	YES	<input checked="" 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.	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
	<b>Operation</b>	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
	<b>Kitchen</b>	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
	<b>Music</b>	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> 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
<b>INSIDE</b>	150	130	41	98	0	1	13
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>							
<b>SIDEWALK CAFÉ</b>			<del>60</del> 52	<del>115</del> 100	<del>(option 1)</del> (option 2)		

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

Ground floor

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

Daily

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

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

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?

n/a

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	West Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	To be updated
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> 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	300 West 18/19 Street Block Association	
	# 2	Council of Chelsea Block Association	
	# 3	Office of Council Speaker Corey Johnson	
	# 4	Email to all block associations provided by CB4	
	# 5		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?		See email list attached	
When did applicant post the notice that was provided?		11/11/2020	
Where did applicant post the notice that was provided?		Ground floor window	
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	<input type="radio"/> 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	<input type="radio"/> NO

\*There will be a dedicated phone number to the owner or general manager and will be provided once set up.

<b>BUILDING DESIGN</b>																		
State the name and type of business previously located in the space.	New build																	
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO																
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO																
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO																
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO																
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO																
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO																
Will applicant use a storm enclosure?	<input checked="" type="checkbox"/> YES	NO	<del>Building has flood walls built in</del>															
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	NO																
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO																
Will the establishment have any of the following: (circle all that apply)	<table border="1"> <thead> <tr> <th>FRENCH DOORS</th> <th>GARAGE DOORS</th> <th>WINDOWS THAT CAN BE OPENED</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>NO</td> <td>n/a</td> </tr> <tr> <td>YES</td> <td>NO</td> <td>n/a</td> </tr> <tr> <td>YES</td> <td><input type="radio"/> NO</td> <td>Report to be obtained from Acoustilog</td> </tr> <tr> <td><input checked="" type="radio"/> YES</td> <td>NO</td> <td></td> </tr> </tbody> </table>			FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED	YES	NO	n/a	YES	NO	n/a	YES	<input type="radio"/> NO	Report to be obtained from Acoustilog	<input checked="" type="radio"/> YES	NO	
FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED																
YES	NO	n/a																
YES	NO	n/a																
YES	<input type="radio"/> NO	Report to be obtained from Acoustilog																
<input checked="" type="radio"/> YES	NO																	
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	n/a															
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?	YES	NO	n/a															
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="radio"/> NO	Report to be obtained from Acoustilog															
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	NO																
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO																
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO																
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO																
Where will the air conditioner be located? What type is it?	New air conditioner mounted on the roof																	
When was the air conditioner installed?	To be installed																	

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

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	When permitted by Department of Consumer Affairs
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	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	<input checked="" type="radio"/> NO	11pm daily
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 cafe?	<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?	YES	<input checked="" 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?	YES	<input checked="" 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	

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

- Any storm enclosure will not extend no further than 18" from building facade

*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.*

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Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 January 6, 2021 full board meeting, with 40 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

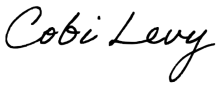
Denial  Approval

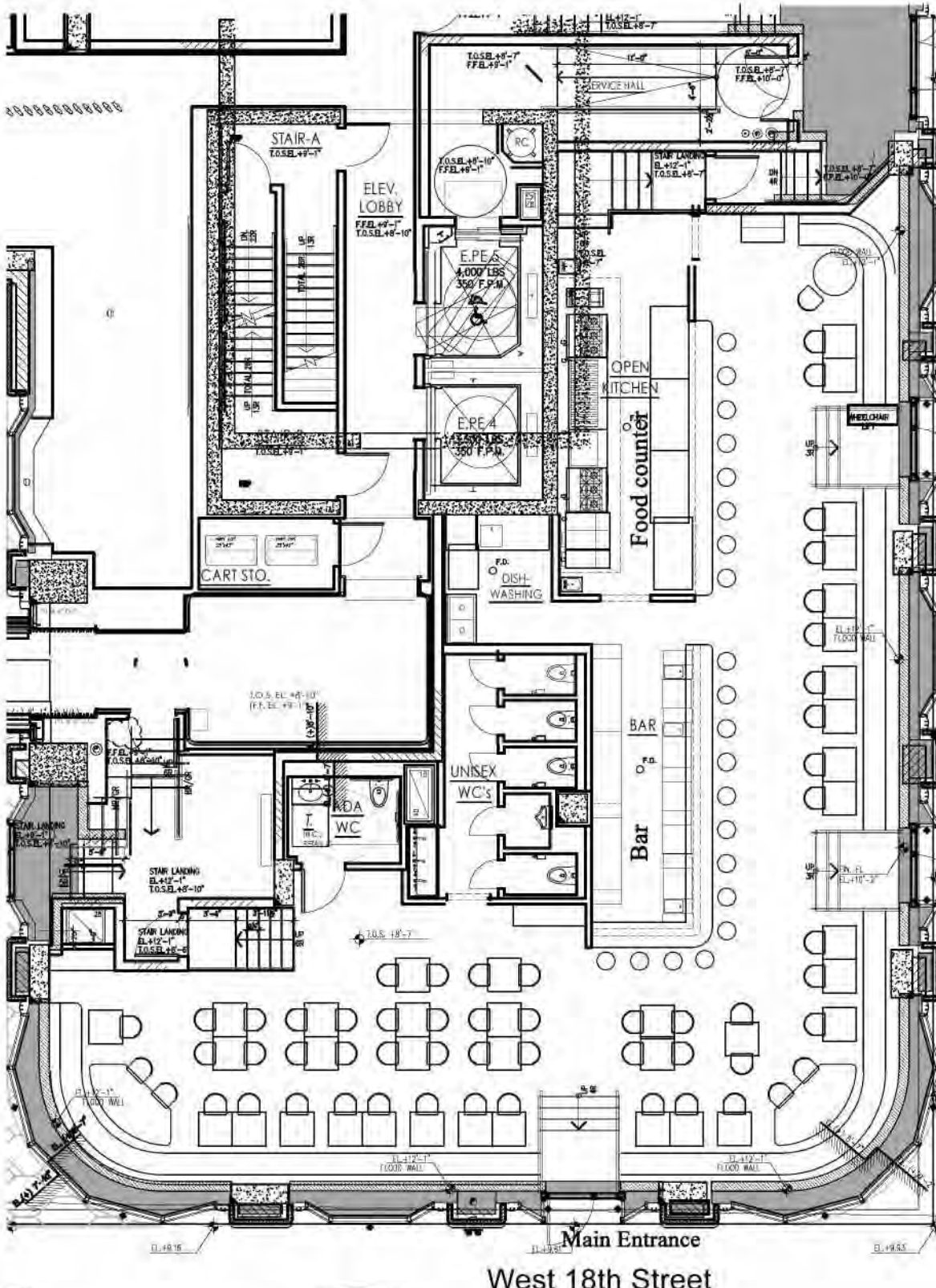
**CB4 REPRESENTATIVES**

 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Yoni Bokser</b> <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.

<p><b>SIGN HERE</b> →</p>	<p>Alex Guarnaschelli/ Cobi Levy</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>11/02/20</p> <p><b>DATE</b></p>
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**Ground floor**  
 41 tables, 91 seats  
 8 counter seats  
 1 stand-up bar, 13 bar stools

10th Avenue

Main Entrance  
 West 18th Street

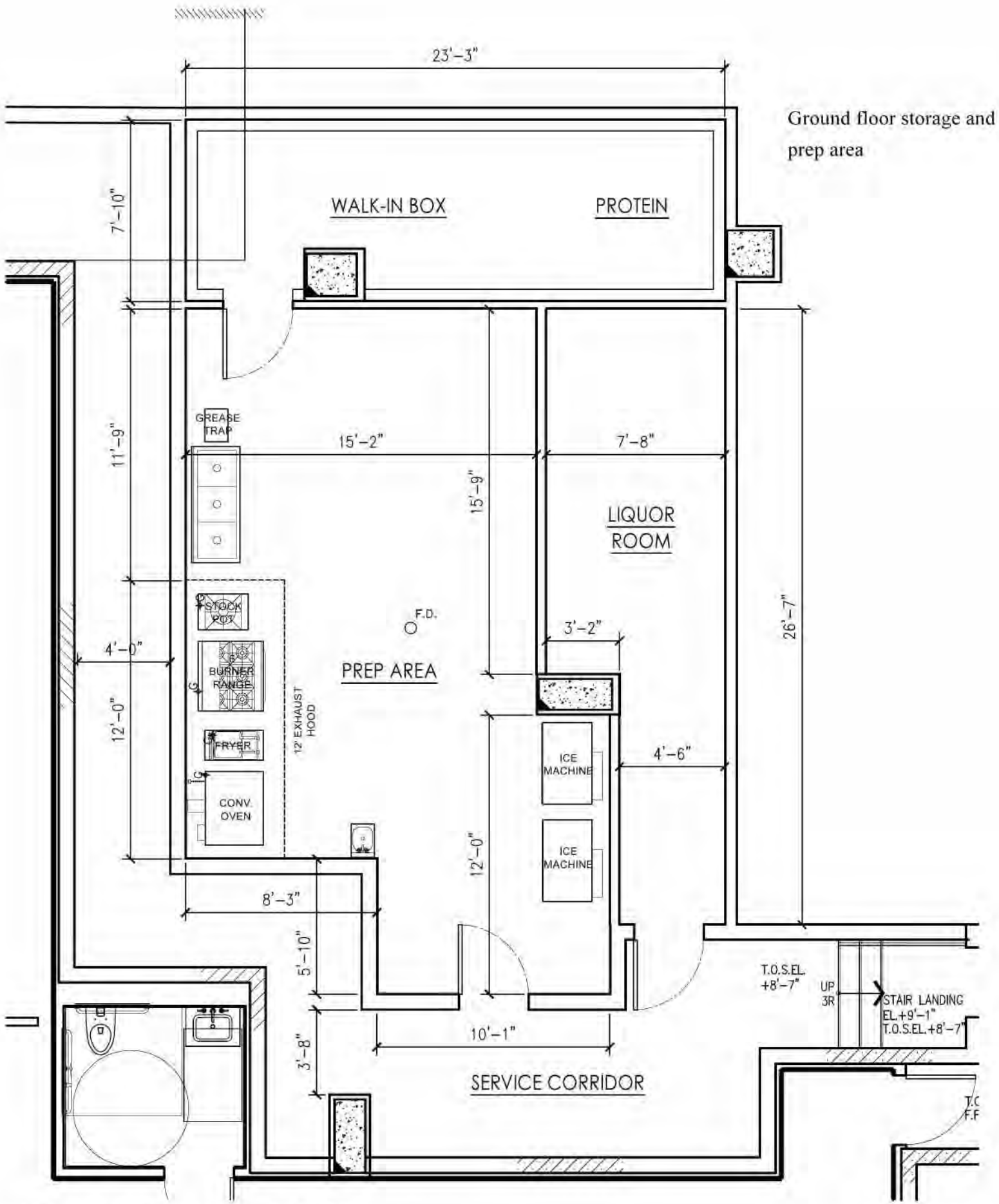
SEATING CAPACITY:	
SEATS	91
COUNTER	21
TOTAL	112

arctangent architecture +  
 design pllc  
 55 broad street 18th floor  
 new york ny 10004 usa  
 212.689.2688  
 www.arctangent.com

PROJECT  
**PRELIMINARY SEATING PLAN**  
 515 West 18th Street  
 New York, NY

SCALE 3/32" = 1'-0"  
 DRAWN BY PK  
 DATE 02 NOV 2020

DRAWING  
**SK101**



Ground floor storage and prep area

arctangent architecture +  
design pllc  
55 broad street 18th floor  
new york ny 10004 usa  
212.689.2688  
www.arctangent.com

PROJECT  
**PREP AREA PLAN**  
515 West 18th Street  
New York, NY

SCALE 3/16" = 1'-0"  
DRAWN BY PK  
DATE 02 NOV 2020

DRAWING  
**SK102**

# SWA

THE OFFICE OF S. STEVE WYGODA  
ARCHITECTS AND PLANNERS  
190 EAST MAIN STREET  
HUNTINGTON, N.Y. 11743  
PHONE: 815-645-6200  
FAX: 815-645-4410

IT IS A CONDITION OF ALL SWA PLANS THAT SWA SHALL NOT BE LIABLE FOR ANY PERSON, UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO OBTAIN ANY LICENSED PROFESSIONAL ENGINEER.

NO. DATE DESCRIPTION

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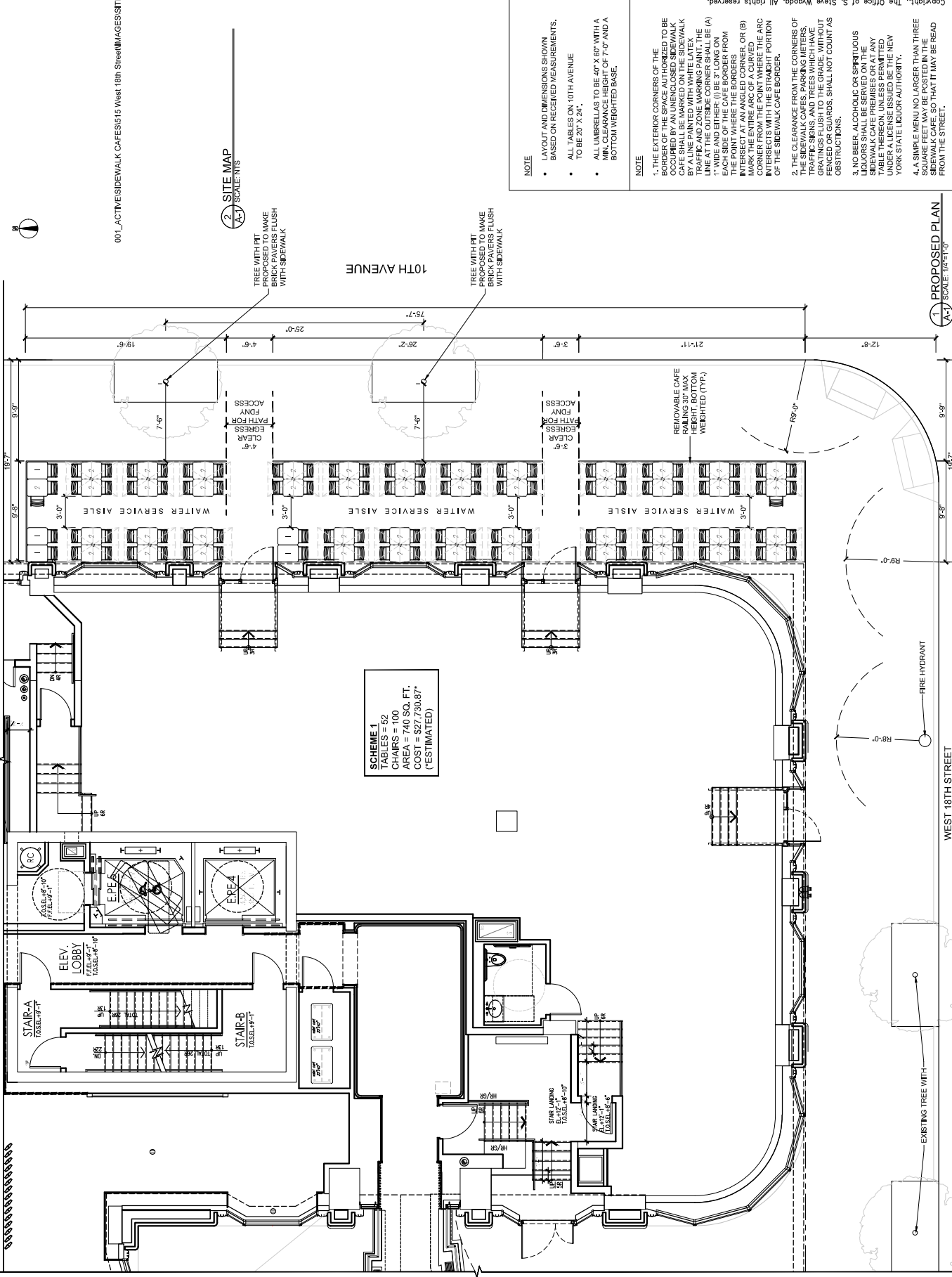
NO. DATE DESCRIPTION

DCA #:  
ULURP #:  
COMMUNITY BOARD # 104  
BLOCK # 690 LOT # 20  
# OF TABLES 52 # OF SEATS: 100  
CAFE AREA: 740 SQ. FT.  
UNENCLOSED SIDEWALK CAFE FOR:

515 WEST 18TH STREET  
NEW YORK, N.Y. 10011

## PROPOSED PLAN

DATE: 1-15-2020  
PROJECT NO.:  
DRAWING BY: C.P.M.  
CHK BY: S.S.V.  
DWG NO.:  
APP. NO.: A-001.100



001\_ACTIVE/SIDEWALK CAFES/515 West 18th Street/IMAGES/SIT

2. SITE MAP  
SCALE: 1/8\"

TREE WITH PIT  
PROPOSED TO MAKE  
BRICK PAVERS FLUSH  
WITH SIDEWALK

10TH AVENUE

TREE WITH PIT  
PROPOSED TO MAKE  
BRICK PAVERS FLUSH  
WITH SIDEWALK

- ### NOTE
- LAYOUT AND DIMENSIONS GIVEN BASED ON RECEIVED MEASUREMENTS.
  - ALL TABLES ON 10TH AVENUE TO BE 20" X 24".
  - ALL UMBRELLAS TO BE 40" X 60" WITH A MIN. CLEARANCE HEIGHT OF 7'-0" AND A BOTTOM WEIGHTED BASE.

- ### NOTE
- THE EXTERIOR CORNERS OF THE BORDER OF THE SPACE AUTHORIZED TO BE OCCUPIED BY AN UNENCLOSED SIDEWALK CAFE SHALL BE MARKED ON THE SIDEWALK WITH TRAFFIC AND ZONE MARKING PAINT. THE LINE AT THE OUTSIDE CORNER SHALL BE (A) 1" WIDE AND EITHER (1) BE 3" LONG ON THE SIDE WHERE THE BORDER MEETS THE PORTION OF THE SIDEWALK OR (B) INTERSECT AT AN ANGLED CORNER, OR (C) MARK THE ENTIRE ARC OF A CURVED CORNER FROM THE POINT WHERE THE ARC OF THE SIDEWALK CAFE BORDER.
  - THE CLEARANCE FROM THE CORNERS OF THE SIDEWALK CAFE TO THE CURBS, TRAFFIC SIGNS, AND TREES WHICH HAVE GRATINGS FLUSH TO THE GRADE, WITHOUT FENCED OR GUARDS, SHALL NOT COUNT AS OBSTRUCTIONS.
  - NO BEER, ALCOHOLIC OR SPIRITUOUS LIQUORS SHALL BE SERVED ON THE SIDEWALK CAFE PREMISES OR AT ANY OTHER LOCATION WITHIN THE CITY OF NEW YORK UNDER A LICENSE ISSUED BY THE NEW YORK STATE LIQUOR AUTHORITY.
  - A SIGN FOR THE NUMBER OF TABLES AND SEATS MUST BE POSTED IN THE SIDEWALK CAFE, SO THAT IT MAY BE READ FROM THE STREET.

1. PROPOSED PLAN  
SCALE: 1/8\"

WEST 18TH STREET

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# LOLA OSTERIA

## INSALATA

**THE LOLA**  
trio of tomatoes, herbs, roasted horn peppers,  
onions, olives  
28

**LAKE COMO**  
little gem, grilled scallion, grilled corn,  
niiske's bacon, avocado, spicy dressing  
17

**TUSCAN KALE**  
quinoa, currants, avocado,  
grilled market vegetables  
18

## ANTIPASTI

**GRILLED LANGOUSTINE**  
chili oil, garlic  
17

**"MEAT" BALLS**  
impossible meat, sautéed spinach, ricotta  
19

**CRUDO DI BRANZINO**  
sturgeon-caviar, lemon  
18

**TUNA TARTARE**  
yellowfin tuna, avocado, cucumber, ponzu, ouzo  
24

## PASTA

**SPAGHETTI**  
garlic, chili oil, parmigiano  
18

**GARGANELLI**  
mushrooms, black truffles  
24

**BUCATINI**  
cacio e pepe  
19

## MAIN

**GRILLED LAMB CHOPS**  
opal valley farms, smashed potatoes  
34

**CHICKEN ALLA DIAVOLO**  
bell & evans farms, grilled vegetables  
26

**MARINATED SKIRT STEAK**  
creekstone farms Boz skirt, herbed fries  
26

**SHRIMP ORZO**  
lemon, basil, squash blossoms  
28

**EGGPLANT PARMAGIANA**  
eggplant, zucchini, bechamel  
26

## MARKET FISH

LOLA FAVORSA PRODUCE SOURCES THE FINEST FISH  
IN THE WORLD, DELIVERED FRESH EVERY MORNING.

**ORATA**  
SPAIN  
2-25 LB / 34

**KING SALMON**  
NEW ZEALAND  
5 LB / 34

**BRANZINO**  
ITALY  
1.5 LB / 36

**THE LOBSTER PASTA**  
MAINE  
1.5 LB / 68



## MEZZE

**CHOICE OF THREE**

PESTO

EGGPLANT

OLIVE TAPENADE

CALABRIAN CHILI

WHIPPED RICOTTA

18

SERVED WITH

grilled bread

crudites

+8



## SIDES

HERBED FRIES

SMASHED POTATOES

SAUTÉED SPINACH

BROCCOLI & KALE BALSAMIC

10



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

NYC Department of Buildings

Property Profile Overview

**OBSOLETE BIN RETAINED FOR HISTORICAL PURPOSE ONLY**

511 WEST 18 STREET

MANHATTAN 10011

BIN# 1080284

WEST 18 STREET

511 - 525

Health Area : 5500

Tax Block : 690

Census Tract : 99

Tax Lot : 20

Community Board : 104

Condo : NO

Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): HIGH LINE, 11 AVENUE

DOB Special Place Name:

DOB Building Remarks: AKA 131 - 151 10 AVENUE/ 500 - 510 WEST 19 STREET (4/2020)

Landmark Status: Special Status: BIN OBSOLETE

Local Law: NO Loft Law: NO

SRO Restricted: NO TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: HAZMAT/NOISE/AIR Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: [1091605](#) [1080286](#)

HPD Multiple Dwelling: No

Special District: WCH - WEST CHELSEA

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: No

Freshwater Wetlands Map Check: No

[Click here for more information](#)

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: Yes

Department of Finance Building Classification: V1-VACANT LAND

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
<a href="#">Complaints</a>	13	0
<a href="#">Violations-DOB</a>	7	0
<a href="#">Violations-OATH/ECB</a>	10	0
<a href="#">Jobs/Filings</a>	33	
ARA / LAA Jobs	0	
Total Jobs	33	
<a href="#">Actions</a>	38	

- [Elevator Records](#)
- [Electrical Applications](#)
- [Permits In-Process / Issued](#)
- [Illuminated Signs Annual Permits](#)
- [Plumbing Inspections](#)
- [Open Plumbing Jobs / Work Types](#)
- [Facades](#)
- [Marquee Annual Permits](#)
- [Boiler Records](#)
- [DEP Boiler Information](#)
- [Crane Information](#)
- [After Hours Variance Permits](#)

OR Enter Action Type:

OR Select from List:

AND

*Certificate of Occupancy*

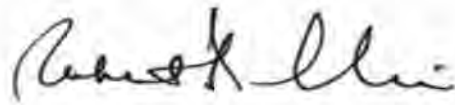
**CO Number: 103700158F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00690	<b>Certificate Type:</b> Final
	<b>Address:</b> 555 WEST 18 STREET	<b>Lot Number(s):</b> 12	<b>Effective Date:</b> 01/12/2010
	<b>Building Identification Number (BIN):</b> 1012280	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-C	(1968 Code)	
	<b>Building Occupancy Group classification:</b> E	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 11	<b>Height in feet:</b> 145	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 103700158F

**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	153	OG	B-2		6F	ACCESSORY GARAGE FOR (76) CARS
CEL			D-2		6F	MECHANICAL AND UTILITY ROOMS
001	1500	100	F-3		6A	MULTIPURPOSES ROOM, NON SIMULTANEOUS OCCUPOANCY F-4 OCC. LD=387 F-3 OCC LD=1500, F-1B OCC LD=325
001			D-2		6F	ELECTRICAL ROOM
001			D-2		6F	LOADING DOCK
001			E		6B	LOBBY
002	178	50	E		6B	OFFICES
002		75	D-2		6F	MECHANICAL & ELECTRICAL ROOMS
003		75	D-2		6F	MECHANICAL & ELECTRICAL ROOMS
003	175	50	E		6B	OFFICES
004	171	50	E		6B	OFFICES
004		75	D-2		6F	MECHANICAL AND ELECTRICAL ROOMS
005	165	50	E		6B	OFFICES



Borough Commissioner



Commissioner



*Certificate of Occupancy*

CO Number: 103700158F

**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
005		75	D-2		6F	MECHANICAL AND ELECTRICAL ROOMS
006		75	D-2		6F	MECHANICAL AND ELECTRICAL ROOMS
006	88	50	E		6B	OFFICES
007	74	50	E		6B	OFFICES
007		75	D-2		6F	MECHANICAL AND ELECTRICAL ROOMS
008	76	50	E		6B	OFFICES
008		75	D-2		6F	MECHANICAL AND ELECTRICAL ROOMS
009		75			6F	MECHANICAL AND ELECTRICAL ROOMS, PANTRY
009	64	50	E		6B	OFFICES
010	37	75	D-2		6F	MECHANICAL ROOM.
ROF		75	D-2		6F	MECHANICAL ROOM, BUILDING TO MAINTAIN A MINIMUM OF 27608 SF OF MECHANICAL FLOOR AREA



Borough Commissioner



Commissioner

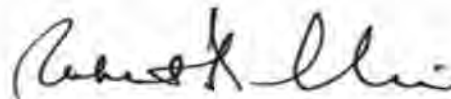
*Certificate of Occupancy*

CO Number: 103700158F

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
ROF						NOTE:  CELLAR IS FLOODPROOF. SPECIAL PERMIT PURSUANT TO SECTION 13-561 OF THE ZONING RESOLUTION TO ALLOW AN ATTENDED ACCESSORY PARKING GARAGE WITH A MAXIMUM CAPACITY OF 94 SPACES APPROVED PER CPC APPLICATION #10050388 ZSM. BUILDING TO MAINTAIN A MINIMUM OF 27,608 SQFT OF MECHANICAL FLOOR AREA
PEN						MECHANICAL ROOM
END OF SECTION						



Borough Commissioner



Commissioner



## Emily Jedda

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**From:** Emily Jedda  
**Sent:** Wednesday, November 18, 2020 1:23 PM  
**To:** Emily Jedda  
**Cc:** Donald Bernstein; 'Cobi Levy'  
**Subject:** Notice to our neighbors - 515 West 18th Street

### NOTICE TO OUR NEIGHBORS Osteria Lola

This is for the corner of West 18th Street and 10th Avenue, the Thomas Heatherwick designed Lantern House. Together dear friends Cobi Levy and Iron Chef Alex Guarnaschelli, plan to open Osteria Lola, the Italian follow up to the popular Lola Taverna opened last year.

Both Alex and Cobi live in West Chelsea, Alex in London Terrace and Cobi in Hudson Yards; they will be on site daily. Alex and Cobi have developed a lasting friendship while managing Butter Midtown together for years. Alex is an Iron Chef, best selling cookbook author and Food Network star. Cobi owns Lola Taverna and Babu Ji and manages Little Prince and Broken Coconut.

Osteria Lola is a breezy coastal Italian restaurant celebrating the finest local ingredients. Alex and Cobi have developed relationships with many top artisan producers and farmers. They have hired GRT Architects who did a lovely job with Don Angie to create an approachable, elegant interior. They are dedicated to creating a restaurant that serves its community, guests and staff alike. They will serve lunch and dinner 7 days/week. When the XI finishes across the street, they believe that Osteria Lola's sidewalk cafe will be the perfect complement to the new park.

The premises will be located on the ground floor and there will be a sidewalk cafe to be located on 10<sup>th</sup> avenue. The hours of operation will be Tuesdays to Saturdays 11am-2am and Sundays and Mondays 11am-12am. There will be background recorded music only.

Osteria Lola will be applying to the New York State Liquor Authority for an on-premises license and will meet with Manhattan Community Board Fours Business, Licenses and Permit Committee in December to discuss the application.

We hope you will welcome us into the neighborhood. If you have any questions, please contact [Cobi@a2hg.com](mailto:Cobi@a2hg.com) and [Donald@brpclaw.com](mailto:Donald@brpclaw.com)

Thank you,

Emily

**Emily R. Jedda | Licensing Specialist | BERNSTEIN REDO, P.C.**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100

[emily@brpclaw.com](mailto:emily@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

NOTICE

This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association (Include him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com	
100/200/300 West 15 Street	Steve	Starosta	steve@w15ba.com info@w15ba.com	
300 West 15th Street	Jim	Jasper	jasper@gc.cuny.edu	
100 West 16th Street	Paul	Groncki	paul@groncki.com	
100 West 16th Street	Eric	Bonze	eric.bonze@gmail.com	
200 West 16th Street	Will	Rogers	willrogers@gmail.com	
Fullon House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue)	Miguel	Acevedo	acevedo@ndssociates@gmail.com, miguel.360@yahoo.com	
100 West 17th/18th Street	Craig	Sluzkin	craig.sluzkin@outlook.com; craigs1029@aol.com	
100 West 17th/18th Street	Judy	Klein	jk@mail@earthlink.net	
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@newsherald.com	
100 West 18th/19th Street	Gloria	Lowe	lranalowe@gmail.com	
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	sallyvnc@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshmv@yahoo.com	
100 West 19th/20th/21st/22nd Street	Diane	Nichols	beacon195@aol.com	
100 West 19th/20th/21st/22nd Street	Gerald	Germany	germanygerald@aol.com	
100 West 19th/20th/21st/22nd Street	Melissa	Stern	m@melissa-stern.com	
200 West 20th/21st/22nd Street/Chelsea W 200 Block Association	Pamela	Wolff	pamela@angel.net	
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	frmat@me.com	
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.jevine@gmail.com	
200 West 23rd/24th Street Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7pm
300 West 20th Street	Carol	Ott	cott@nvc.rr.com	
300 West 20th Street	Albert	Taylor	albertvtor@gmail.com	
400 West 20th Street	Leslie	Doyel	lesley@lynchord.com	
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quilledcorner.com	
300 West 21st/22nd/23rd Street	Andra	Gabriele	300w21ba@gmail.com	
300 West 21st/22nd/23rd Street	Zazel	Loven	zazeloven@yahoo.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	ms@nvc.rr.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElouff	emce33@aol.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Jean	Blair	blair@bobstulianson.com	
West 400 Block Association (21st/22nd/23rd Sts.)	Karen	Jacob	w400ba@gmail.com	
100 West 25th Street	Carla	Nordstrom	west25thstreetproject@gmail.com	
100 West 26th Street	Susan	Butenwieser	susanb1011@aol.com	
Naked Eye Productions	Tina	Difeliciantolo	Tina@NakedEyeProductions.com	
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	frentunter@gmail.com	
Chelsea-Elliott Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Dartene	Waters	dwatersh@gmail.com	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Brendan	Keany	bkeany@remnsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	education@remnsouth.coop	
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(212) 675-2000	
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com	
London Terrace Tenants Association	Inge	Ivchenko	ingen@shia.info	
Hotel Americano	Scott	Hupe	(212) 216-0000	
Highline537	Donna	Langman	212-838-3700	
537 W 27th Street Building	Donna	Langman	donna@donnalangman.com	
Midtown South Community Council	Jeremy	Carmel	jeremy.carmel@gmail.com	
Village Preservation/The Greenwich Village Society for Historic Preservation	John	Mudd	john.mudd@usa.net	Third Thursday of month @ 7 pm except July, August
	Andrew	Berman	andrew@nvsbo.org	



## Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@aatt.net  
landessphotographers.com

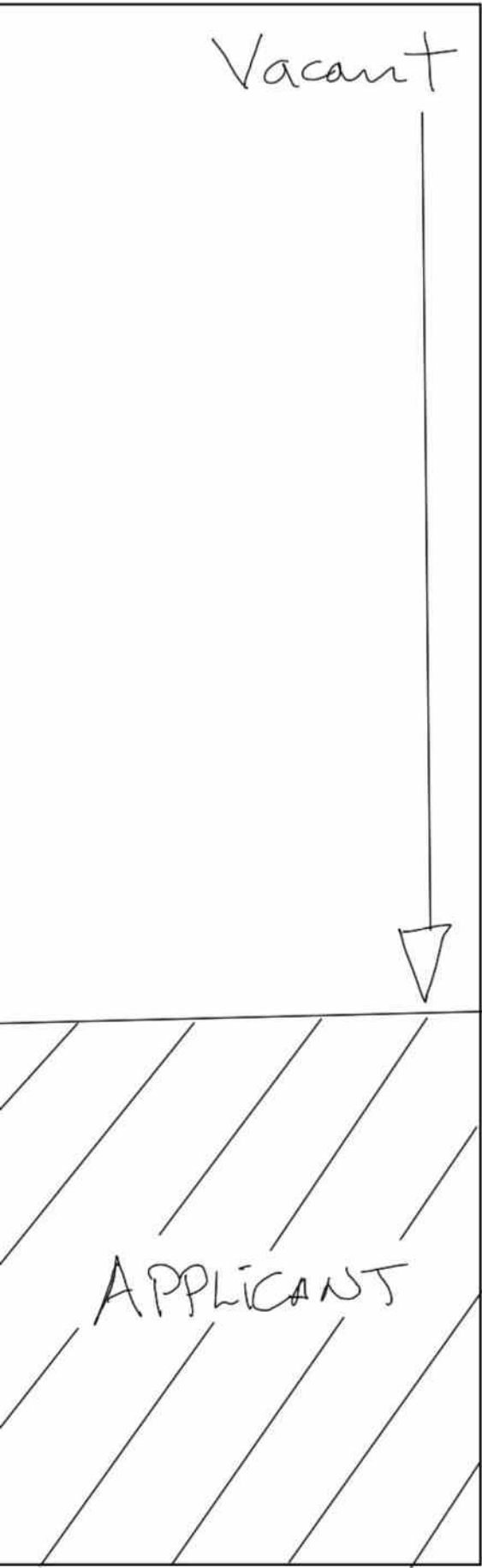
Re: 515 West 18<sup>th</sup> Street

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1. Cookshop - 156 10<sup>th</sup> Avenue AKA 460 West 20<sup>th</sup> Street - (403')
2. Artichoke - 457 West 17<sup>th</sup> Street - (290')

### Schools & Churches

1. Kingdom Hall of Jehova's Witnesses - 512 West 20<sup>th</sup> Street - (456')



10<sup>th</sup> Avenue

NOT TO SCALE

BLOCK PLOT  
 515 West 18<sup>th</sup> Street  
 New York, NY  
 November 15, 2020

West 19<sup>th</sup> Street

Commercial



Residential

Vacant

Residential

Gallery

Residential

Clothing

Residential

Deli

West 18<sup>th</sup> Street