

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Chelsea 191 Corp		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 191 7th Avenue		CROSS STREETS Between 21st and 22nd Streets	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Adrian Sanchez Maria Guarneri	ATTORNEY/ REPRESENTATIVE	NAME: Martin Mehler, ESQ
	PHONE: 917.567.1109		PHONE: 212.962.4688
	EMAIL: adrian5627@aol.com MPguarneri@gmail.com		EMAIL: mehlerbuscemi@aol.com
MANAGER	NAME: TBD	LANDLORD	NAME: William Yagoda
	PHONE:		PHONE: 212.695.1245
	EMAIL:		EMAIL: wyagoda@twinoaksequity.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<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?	Arte Cafe, 191 7th Avenue	
	What were the dates applicant was involved with this former premise?	3/8/2019	
<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
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
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"/> 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 CB4 Approves
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 MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	12-12	12-12	12-12	12pm-2am	12pm-2am	12pm-2am	12-12
	Kitchen	12-12	12-12	12-12	12pm-2am	12pm-2am	12pm-2am	12-12
	Music	12-12	12-12	12-12	12pm-2am	12pm-2am	12pm-2am	12-12
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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	300	300	80	280	0	2	6 at first and 12 at second
OUTSIDE <i>(Other than sidewalk café)</i>	n/a						
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	20	20	10	20			

How many floors are there? What is the capacity for each floor?	Ground Floor plus Basement storage	
How frequently will the owner(s) be at the establishment?	Every day	
Will there be dancing?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will applicant have bottle or table service for beverage alcohol?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will applicant be hosting private; promotional or corporate events?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will applicant have a security plan? If, yes please attach.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will security plan be implemented?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will State certified security personnel be used?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will applicant be using delivery bicycles? If yes, how many?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Where will delivery bicycles be stored during the day when not in use?	In storage room inside premises	

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	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	Melissa Stern
	# 2	Sally Greenspan
	# 3	Donna Frankel
	# 4	Pamela Wolff
	# 5	Rest of entire list provided by CB4
Please provide dates when applicant met with the groups listed above.	Discussions via email on 9/30 & 10/1	
Who was your contact person at each group you met with?	Please see above	
When did applicant post the notice that was provided?	9/30/2021	
Where did applicant post the notice that was provided?	Restaurant window	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	Arte Cafe (Restaurant)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	YES	NO	Yes
Is the entrance ADA Compliant?	YES	NO	Yes
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	No
Will applicant have a vestibule within the establishment?	YES	NO	No
Will applicant use a storm enclosure?	YES	NO	No
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	Yes
Will applicant comply with the NYC noise code?	YES	NO	Yes
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS 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?	YES	NO	Yes
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	Yes
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	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	NO	Yes
Will the kitchen exhaust system extend to the roof?	YES	NO	Yes
Will the establishment have an illuminated sign?	YES	NO	No
Will the establishment have a canopy extending over the sidewalk?	YES	NO	Yes
Where will the air conditioner be located? What type is it?	HVAC on roof		
When was the air conditioner installed?	2002		

OUTDOOR ITEMS - OTHER THAN 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, pavilion, tents, deck, gazebo or open dining in the parking lane? 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) or on the sidewalk?	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	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	
If open dining, will the installation be year-round?	YES	NO	

DCA APPROVED UNENCLOSED 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 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 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?	<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 closest obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will do business as "Arte Cafe" and not under any other name; the name will not be changed without appearing before MCB4
- No owner, manager or investor of IIBastardo - including, without limitation - Robert Malta & Kristen Solenne - will be involved in any way with this applicant, including as an owner, manager or silent partner
- Any storm enclosure will extend no further than 18" from the building facade
- There will be no dancing
- There will be no promoted events
- For private events attended by more than 100 people, applicant will provide one NYS - Security Personnel for the duration of the event

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
 November 3, 2021 full board meeting, with 43 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

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


Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Burt Lazarin 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.

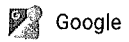
<p>SIGN HERE →</p>	<p>Adrian Sanchez</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>10/1/2021</p> <p>DATE</p>
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189 7th Ave

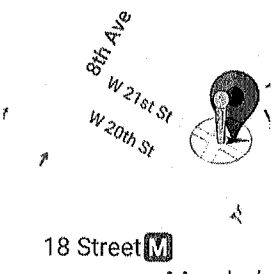


Image capture: Jun 2019 © 2021 Google

New York



Street View - Jun 2019





Irene O'Halloran <irene1nycrg@gmail.com>

Liquor License Application - 191 7th Avenue

1 message

Maria Pia Guarneri <mpguarneri@gmail.com>

Thu, Sep 30, 2021 at 5:44 PM

To: wborock@hotmail.com, robert.simon2267@gmail.com, davidsloss@gmail.com, steve@w15ba.com, info@w15ba.com, kimon@w15ba.com, pgroncki@gmail.com, mattbrob@aol.com, willrogers@gmail.com, antonellacipollone2000@yahoo.it, bvh.drf@gmail.com, michael_glassman@hotmail.com, judyklein999@hotmail.com, sallygmg@gmail.com, mwalshny@gmail.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, west25thstreetproject@gmail.com, susanb1011@aol.com, Tina@nakedeyeproductions.com, pamela@angel.net, pjcooke@me.com, dianne2ns@gmail.com, omar.fattal@gmail.com, laurencefrommer@yahoo.com, thuyqpham1@gmail.com, glowe@wohlfarth.com, palmermarshall@yahoo.com, cott@habitatmag.com, albertrtaylor@mac.com, eleanor@quiltedcorner.com, 300wba@gmail.com, phyllis.waisman@gmail.com, mig91360@yahoo.com, david@dlessner.com, wflowers7@gmail.com, mis@nyc.rr.com, emce33@aol.com, aoster@earthlink.net, w400ba@gmail.com, kjacobnyc@gmail.com, amyklein724@gmail.com, andyhumm@aol.com, tenants@lta.info, inge64@me.com, fdenthunter@gmail.com, dwatersh@gmail.com, meil@neilselkirk.com, hoffmandibj@hotmail.com, wade2084@gmail.com, dwbeard421@me.com, bkd8@cornell.edu, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org

Cc: negonzalez@cb.nyc.gov

Bcc: irene1nycrg@gmail.com

Good evening everyone,

I would kindly like to advise the community about our intentions on reopening our restaurant located at 191 7th Avenue. Unfortunately due to COVID we were forced to close down. The name of the restaurant was Arte Cafe. As of now, the new name is to be determined.

I am happy to answer any questions or concerns anyone may have. We also have a Zoom meeting for CB4 on Tuesday, October 12 at 6:30pm.

Thank you all,

Maria Pia Guarneri

Maria Pia Guarneri
Chelsea 191 Corp.
MPGuarneri@gmail.com

October 1, 2021

Manhattan Community Board No. 4
Nelly Gonzalez
negonzalez@cb.nyc.gov

RE: 500 Foot Hearing Public Interest Statement for Chelsea 191 Corp. at 191 7th Avenue

Dear Ms. Gonzalez:

As you know, we are applying for a new liquor license at 191 7th Avenue, New York, New York 10011, dba to be determined.

At your request, I am providing you with this statement for the 500 Foot Public Interest Rule. We have every intention of happily complying with the safety and great value of this neighborhood.

Very warmly,



Maria Pia Guarneri

STATEMENT

Re: **CHELSEA 191 CORP.**
d/b/a: TBD
191 7TH Avenue
New York, NY 11201
Serial # New OP N/A

The following is a statement on behalf of the applicant in compliance of the 500-foot Rule to show compliance with Section 64 Subdivision 6-a of the Alcoholic Beverage Control Law.

- A. The approval of the license will not overburden the area.
- B. All of the necessary license and permits have either been obtained or pending.
- C. The granting of the license will not impact on the vehicular traffic and parking that are in proximity to the proposed premises.
- D. The approval of the license will not increase the noise level to the area surrounding the proposed premises.
- E. Upon information and belief, the proposed premises has no history of liquor violations or reported criminal activity.
- F. Public convenience and advantage would be served by the approval of this license. The applicant is opening a neighborhood Italian restaurant that will feature good food at reasonable prices. It is in the interest of the community that the establishment runs a full service.

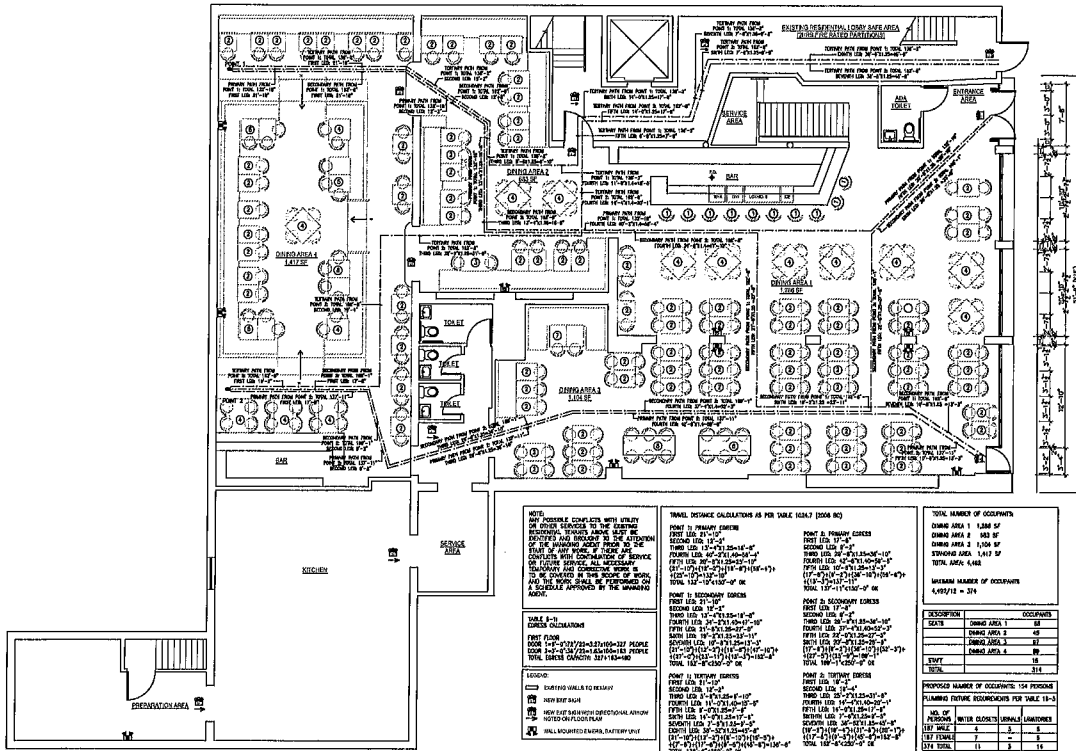
Dated: October 1, 2021



ADRIAN SANCHEZ

Pending On Premises Liquor Licenses within 500 feet

Name	Address	Distance
SUSHI BY BOU 23RD STREET LLC Ser #: 1338417	232 7TH AVE NEW YORK, NY 10011	608 ft
190 SEVENTH AVENUE LLC Ser #: 1304323	190 7TH AVE NEW YORK, NY 10011	111 ft
SEVENTH AVENUE TOMATO INC Ser #: 1024960	209 7TH AVENUE NEW YORK, NY 10011	178 ft
FT SEVENTH AVE LLC Ser #: 1149519	176 7TH AVENUE CHARLTON ST & VANDAM STREET NEW YORK, NY 10003	247 ft
DLK RESTAURANTS LLC Ser #: 1307300	206 7TH AVE NEW YORK, NY 10011	258 ft
MESTRE INC Ser #: 1024928	172 7TH AVENUE NEW YORK, NY 10011	302 ft
COUNTER & BODEGA INC Ser #: 1337091	216 7TH AVE NEW YORK, NY 10011	310 ft
BALLYMONEY NEW YORK INC Ser #: 1160836	206 WEST 23RD STREET 7TH AVENUE & 8TH AVENUE NEW YORK, NY 10011	447 ft
CMR COMEDY LLC Ser #: 1162890	208 W 23RD ST STORE #1 7TH & 8TH AVENUES NEW YORK, NY 10011	452 ft
160 BISTRO INC Ser #: 1025001	160 7TH AVE NEW YORK, NY 10011	457 ft
SEKI INC Ser #: 1272001	208 W 23RD ST NEW YORK, NY 10011	471 ft
156 SEVENTH AVENUE GROUP LLC Ser #: 1123181	156 7TH AVENUE NEW YORK, NY 10011	514 ft
THREE A PLUS INC Ser #: 1293729	163 W 23RD ST NEW YORK, NY 10011	521 ft
MOTEL 23 LLC Ser #: 1322909	161 W 23RD ST NEW YORK, NY 10011	529 ft
223 WEST CORP Ser #: 1025012	223 W 19TH ST NEW YORK, NY 10011	632 ft
BARRACUDA LOUNGE INC Ser #: 1024842	275 WEST 22ND STREET NEW YORK, NY 10011	737 ft



1 FIRST FLOOR PROPOSED PLAN
SCALE: 3/16" = 1'-0"

NOTES:
 1. ALL ROOMS SHALL BE FINISHED WITH CERAMIC TILE FLOORING AND WALLS TO THE CEILING.
 2. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD WALLS TO THE CEILING.
 3. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD CEILING.
 4. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 5. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 6. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 7. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 8. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 9. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.
 10. ALL ROOMS SHALL BE FINISHED WITH GYPSONUM BOARD PARTITION WALLS TO THE CEILING.

LEGEND:
 - EXISTING WALLS TO REMAIN
 - NEW BRICK WALL
 - NEW 5/8" MASONRY DIAGONAL ANCHOR WITH MASONRY REINFORCING BARS
 - WALL MOUNTED EXTERIOR ENTRANCE UNIT

TRAIL DESIGN CALCULATIONS AS PER TABLE 1006 (2006 IBC)

POINT 1: PRIMARY LINES
 POINT 1: 10'-0" x 10'-0"
 SECOND LINES: 10'-0" x 10'-0"
 THIRD LINES: 10'-0" x 10'-0"
 FOURTH LINES: 10'-0" x 10'-0"
 FIFTH LINES: 10'-0" x 10'-0"
 SIXTH LINES: 10'-0" x 10'-0"
 SEVENTH LINES: 10'-0" x 10'-0"
 EIGHTH LINES: 10'-0" x 10'-0"
 NINTH LINES: 10'-0" x 10'-0"
 TENTH LINES: 10'-0" x 10'-0"
 TOTAL: 10'-0" x 10'-0"

POINT 2: SECONDARY LINES
 POINT 2: 10'-0" x 10'-0"
 SECOND LINES: 10'-0" x 10'-0"
 THIRD LINES: 10'-0" x 10'-0"
 FOURTH LINES: 10'-0" x 10'-0"
 FIFTH LINES: 10'-0" x 10'-0"
 SIXTH LINES: 10'-0" x 10'-0"
 SEVENTH LINES: 10'-0" x 10'-0"
 EIGHTH LINES: 10'-0" x 10'-0"
 NINTH LINES: 10'-0" x 10'-0"
 TENTH LINES: 10'-0" x 10'-0"
 TOTAL: 10'-0" x 10'-0"

POINT 3: TERTIARY LINES
 POINT 3: 10'-0" x 10'-0"
 SECOND LINES: 10'-0" x 10'-0"
 THIRD LINES: 10'-0" x 10'-0"
 FOURTH LINES: 10'-0" x 10'-0"
 FIFTH LINES: 10'-0" x 10'-0"
 SIXTH LINES: 10'-0" x 10'-0"
 SEVENTH LINES: 10'-0" x 10'-0"
 EIGHTH LINES: 10'-0" x 10'-0"
 NINTH LINES: 10'-0" x 10'-0"
 TENTH LINES: 10'-0" x 10'-0"
 TOTAL: 10'-0" x 10'-0"

POINT 4: QUATERNARY LINES
 POINT 4: 10'-0" x 10'-0"
 SECOND LINES: 10'-0" x 10'-0"
 THIRD LINES: 10'-0" x 10'-0"
 FOURTH LINES: 10'-0" x 10'-0"
 FIFTH LINES: 10'-0" x 10'-0"
 SIXTH LINES: 10'-0" x 10'-0"
 SEVENTH LINES: 10'-0" x 10'-0"
 EIGHTH LINES: 10'-0" x 10'-0"
 NINTH LINES: 10'-0" x 10'-0"
 TENTH LINES: 10'-0" x 10'-0"
 TOTAL: 10'-0" x 10'-0"

TABLE 1006.2: TRAIL DESIGN CALCULATIONS

OCCUPANCY	FRONT	REAR	FRONT	REAR
A-1, A-2, A-3, A-4	100	100	100	100
A-5	300	300	300	300

TOTAL NUMBER OF OCCUPANTS:
 DYNAMIC AREA 1: 1,000 SF
 DYNAMIC AREA 2: 500 SF
 DYNAMIC AREA 3: 1,000 SF
 DYNAMIC AREA 4: 1,000 SF
 TOTAL AREA: 3,500 SF
 MAXIMUM NUMBER OF OCCUPANTS: 4,000/112 = 314

PROPOSED NUMBER OF OCCUPANTS: 154 PERSONS

PLANNING FUTURE RECOMMENDATIONS PER TABLE 10-3:

NO. OF PERSONS	MIN. CLEARANCE	MIN. WIDTH	MIN. LENGTH
100	4'-0"	3'-0"	5'-0"
200	5'-0"	4'-0"	6'-0"
300	6'-0"	5'-0"	7'-0"
400	7'-0"	6'-0"	8'-0"
500	8'-0"	7'-0"	9'-0"
600	9'-0"	8'-0"	10'-0"
700	10'-0"	9'-0"	11'-0"
800	11'-0"	10'-0"	12'-0"
900	12'-0"	11'-0"	13'-0"
1000	13'-0"	12'-0"	14'-0"

ISSUED TO DOB
 PA TO BE FILED SEPARATELY

IL BASTARDO
 191-195 7th Avenue
 New York, NY 10011

M-G NEW YORK
 ARCHITECTURE, HEALTH CARE &
 HISTORIC PRESERVATION
 11 BROADWAY, SUITE 801, NEW YORK, NY 10004
 TEL: 212.693.7000 FAX: 212.693.7001
 MODEL: J. GONZALEZ, P.A.A.I.A.
 N.Y.C.E.C. NO. 1001-0000

1ST FLOOR
 PROPOSED PLAN

Project No. 2017-07
 Date 02-27-2014
 Scale A-100.00
 AS NOTED
 3 OF 5

Antipasti & insalate

- Insalata Mista** 12
Artisanal Lettuce, Pinenuts, Goat Cheese, Aged Balsamic
- Insalata Tradizionale Caesar** 14
Traditional Caesar Salad
Add Chicken & Shrimp & Avocado 4
- Calamari alla Griglia** 18
Grilled calamari, mixed greens, Cherry Tomatoes, Avocado, Lemon
- Insalata di Cavolo Nero** 16
Kale, Cucumber, Cherry Tomatoes Raisins, Roasted Walnuts, Avocado, Ricotta Salata, Lemon Vinaigrette
- Insalata di Aragosta** 24
Fresh Lobster, Avocado, Cucumber, Lemon
- Barbabietole Rosse** 16
Baby Beets, Arugola, Goat Cheese, Pistaccio, Sherry Vinaigrette
- Mediterranean** 16
Cucumber, Tomatoes, Onions, Red Peppers, Peta Cheese, Olives
- Mozzarella di Bufala** 18
Marinated Tomato, Avocado, Sea Salt
Add Prosciutto San Daniele 7
- Calamari Fritti** 18
Fried Calamari, Spicy Tomato Sauce
- Polpette al Pomodoro** 18
Tomato Braised Meatballs, Pecorino
- Arancini Arte Cafe** 15
Italian Style Saffron Rice Balls
- Polipo alla Griglia** 18
Grilled Octopus, Potatoes, Olives, Greens
- Tortino di Granchio** 18
Crab Cake, Warm Mushroom Salad
- Tartare di Tonno** 18
Tuna Tartar, Avocado, Chipotle Mayo, Homemade Potato Chips
- Zucchine Fritte** 15
Crispy Fried Zucchini, Spicy Tomato Sauce
- Fritto Misto** 22
Crispy Langoustine, Calamari, Zucchini
Spicy Tomato & Tartar Sauce,
- Carpaccio Di Manzo** 22
Beef Carpaccio, Arugola, Shaved Parmesan, Lemon Dressing



Assaggi

- Formaggi Misti** 18
Taste of Four Cheeses, Honey, Fig Jam, Chef's Choice
- Affettati Misti** 18
Taste of Cured Meats, Chef's Choice
- Tagliere Misto** 24
Chef Selections of Salumi & Cheeses
- ## Pasta
- Spaghetti al Pomodoro** 19
Crushed San Marzano Tomatoes, Basil
- Cacio e Pepe** 22
Roman Style Spaghetti, Pecorino, Black Pepper Sauce
- Fettuccine alla Bolognese** 24
Homemade Pasta, Traditional Meat Sauce
- Fusilli Norcia** 24
Sweet & Hot Sausage, Pink Sauce
- Rigatoni Pollo Pazzo** 24
Chicken, Sun-dried Tomatoes, Vodka Sauce
- Spaghetti alla Carbonara** 24
Applewood Smoked Pancetta, Pecorino Romano Cheese
- Rigatoni alla Siciliana** 24
Eggplant, Tomato Sauce, Fresh Ricotta
- Gnocchi alla Sorrentina** 22
Fresh Chopped Tomato, Basil, Bufala Mozzarella
- Spaghetti all' Aragosta** 35
Lobster, Crab Meat, Bottarga, White Wine Sauce
- Lasagna Arte Cafe** 26
Family Recipe, Meat Ragù, Fontina
- Liguini al Pesto** 22
Fresh Basil, Pine nuts
Add Shrimp 6
- Linguini alle Vongole** 28
Clams, Toasted Bread Crumbs, Chili Peppers
- Spaghetti Con Polpette** 26
Meatballs, Tomato Sauce, Pecorino
- Tortelli Ricotta e Spinaci** 25
Homemade Ricotta & Spinach Tortelli, Pink Vodka Sauce
- Orecchiette Pugliesi** 24
Broccoli Rabe, Italian Sausage, Cherry Tomatoes
- Fettuccine al Tartufo Nero** 35
Black Burgundy Truffle, Parmesan

Pizza

- Margherita** 19
San Marzano Tomatoes, Mozzarella
- Diavola** 23
San Marzano Tomatoes, Mozzarella, Pepperoni, Basil, Chili Oil
- Tartufo** 24
Black Truffle Pesto, Mozzarella, Mushrooms, Speck
- Parma** 24
Mozzarella, Cherry Tomatoes, Prosciutto, Arugola, Parmigiano
- Quattro Formaggi** 24
Gorgonzola Cheese, Mozzarella, Ricotta, Pecorino Romano
- Salsiccia** 23
Tomatoes, Mozzarella, Sweet Italian Sausage
- Locale** 24
Tomatoes, Mozzarella, Pepperoni, Hot & Sweet Italian Sausage, Chili Oil
- Funghi** 23
Porcini, Shitake, Oyster & White Mushrooms, Mozzarella, Tomato

Secondi

- Pollo Parmigiana** 28 or **Eggplant Parm** 24
Served With Spaghetti Pomodoro
- Battuta di Pollo** 26
Grilled Chicken Paillard, Mixed Greens
- Pollo Piccata** 26
Spinach, Mashed Potatoes
- Stinco D'Agnello** 30
Herbed Roasted Lamb Shank, Pearl Onions Mashed Potatoes
- Salmone Arrosto** 28
Roasted Salmon, Spinach, Roasted Potatoes
- Bistecchina alla Griglia** 34
Skirt Steak, Mixed Greens, French Fries
- Mediterranean Branzino** 32
Roasted Vegetables
- Braciola di Maiale alla Milanese** 30
Breaded Pork Chop, Tomatoes, Arugola, Avocado, Bufala Mozzarella
- Costata di Manzo Brasato** 32
Braised Beef Short Ribs, Buttermilk Mashed Potatoes, Root Vegetables



Certificate of Occupancy

CO Number: 103483936T005

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: 00797	Certificate Type: Temporary
	Address: 191 7 AVENUE	Lot Number(s): 2	Effective Date: 10/01/2007
	Building Identification Number (BIN): 1080586	Building Type: Altered	Expiration Date: 12/30/2007

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: NON-COMB: 1-C	Number of stories: 5
	Building Occupancy Group classification: F-4	Height in feet: 56
	Multiple Dwelling Law Classification: None	Number of dwelling units: 6

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 12 outstanding requirements. Please refer to BISWeb for further detail.

Borough Comments: None

Christopher M Santalucia
Borough Commissioner

Borough Commissioner

Commissioner



Certificate of Occupancy

CO Number: 103483936T005

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

Christopher M. Santalucia
 Borough Commissioner

Borough Commissioner

[Signature]

Commissioner