

# Manhattan Community Board 4

# Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
El Cartel Inc.		El Cartel Tapas Bar & Restaurant	
STREET ADDRESS		CROSS STREETS	ZIP CODE
613 9th Avenue, New York, NY 10036		West 43rd & West 44th Street 10036	
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Magda Arango	NAME: Ann Hsiung Esq.
	PHONE:	646-623-2896	PHONE: 212-227-0066
	EMAIL:	elcarteltapasbarrestaurant@outlook.com	EMAIL: annhsiungesq@yahoo.com
MANAGER	NAME:	Bill Arango	NAME: Ninth Avenue Realty LLC
	PHONE:	646-651-0463	PHONE: 914-997-2435
	EMAIL:	Bill-arango@hotmail.com	EMAIL: mrothken@aptsny.com
ATTORNEY/ REPRESENTATIVE			
LANDLORD			
APPLICATION TYPE ( <input type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		YES NO No
	What is/was the name and address of establishment?		N/A
	What were the dates applicant was involved with this former premise?		N/A
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> 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="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	NO	No, after CB4 meeting, Oct. 12, 2021
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	NO	Yes
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	NO	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	Yes

**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	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am	12pm-2am
	Kitchen	11am-1am	11am-1am	11am-1am	11am-1am	11am-1am	11am-1am	11am-1am
	Music	background only every day						

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
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**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
<b>INSIDE</b>	110	74	25	60	0	1	14
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	not applicable no sidewalk cafe						
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	not applicable no sidewalk cafe						

How many floors are there? What is the capacity for each floor? 2 floors: basement: 6; groundfloor: 74

How frequently will the owner(s) be at the establishment? 7 days per week

Will there be dancing? YES NO No

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

Will applicant be hosting private; promotional or corporate events? YES NO yes

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

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

Will security plan be implemented? YES NO No

Will State certified security personnel be used? YES NO No

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

Does applicant agree to notify MCB4 prior to making changes to its method of operation? YES NO Yes

Will applicant be using delivery bicycles? If yes, how many? YES NO 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	NO	Yes, Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	No, Letter of No Objection(pending)
Is a Public Assembly permit required?	YES	NO	No
Are your plans filed with DOB?	YES	NO	Yes

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	Manhattan Plaza Tenants Assoc.; sent email mpta@mptenants.com	
	# 2	W. 44 Street Better Block Assoc. ; Linda Ashley; ashley@aol.com	
	# 3	W. 45th Street Block Assoc.; Tim Tanner, David Stuart, email	
	# 4	W.45th Block Assoc.(8th & 9th); John Fisher, block45@hellskitchen.net	
	# 5	Individuals: Eduardo Zeiger, Renee& Gordon Stanley, Chana Widawski	
Please provide dates when applicant met with the groups listed above.		9/30/2021	
Who was your contact person at each group you met with?		see list above with names	
When did applicant post the notice that was provided?		9/24/2021	
Where did applicant post the notice that was provided?		Front door of restaurant	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES	NO Yes
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	NO Yes

**BUILDING DESIGN**

State the name and type of business previously located in the space.	Restaurant: Lenwich		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Not to our knowledge
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	Yes, new signage
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	Yes, new signage
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	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	NO	N/A
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	N/A
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	No
Where will the air conditioner be located? What type is it?	roof		
When was the air conditioner installed?	2013		

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	N/A
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	No
Are the floorplans for the outdoor space(s) included?	YES	NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES	NO	N/A
Will there be no amplified music, as per the law?	YES	NO	<del>Yes</del> N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	<del>Yes</del> N/A
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	<del>Yes</del> N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	<del>Yes, soundproof ceiling</del> N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES	NO	N/A
If open dining, will you comply with all NYC DOT guidelines?	YES	NO	<del>Yes</del> N/A
If open dining, will the installation be year-round?	YES	NO	<del>Yes</del> N/A

## DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	N/A
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	No
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	No
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	N/A
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	NO	N/A
Will applicant use umbrellas?	YES	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?	YES	NO	Type text here N/A
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	N/A

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

- Applicant agrees to sounding proofing described in email to board office dated 11/24/2021
- Applicant will reach out to W 44th & W 45th Street Block Associations by 10/25/21

***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  
December 1, 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

### APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →

Magda Arango  
PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

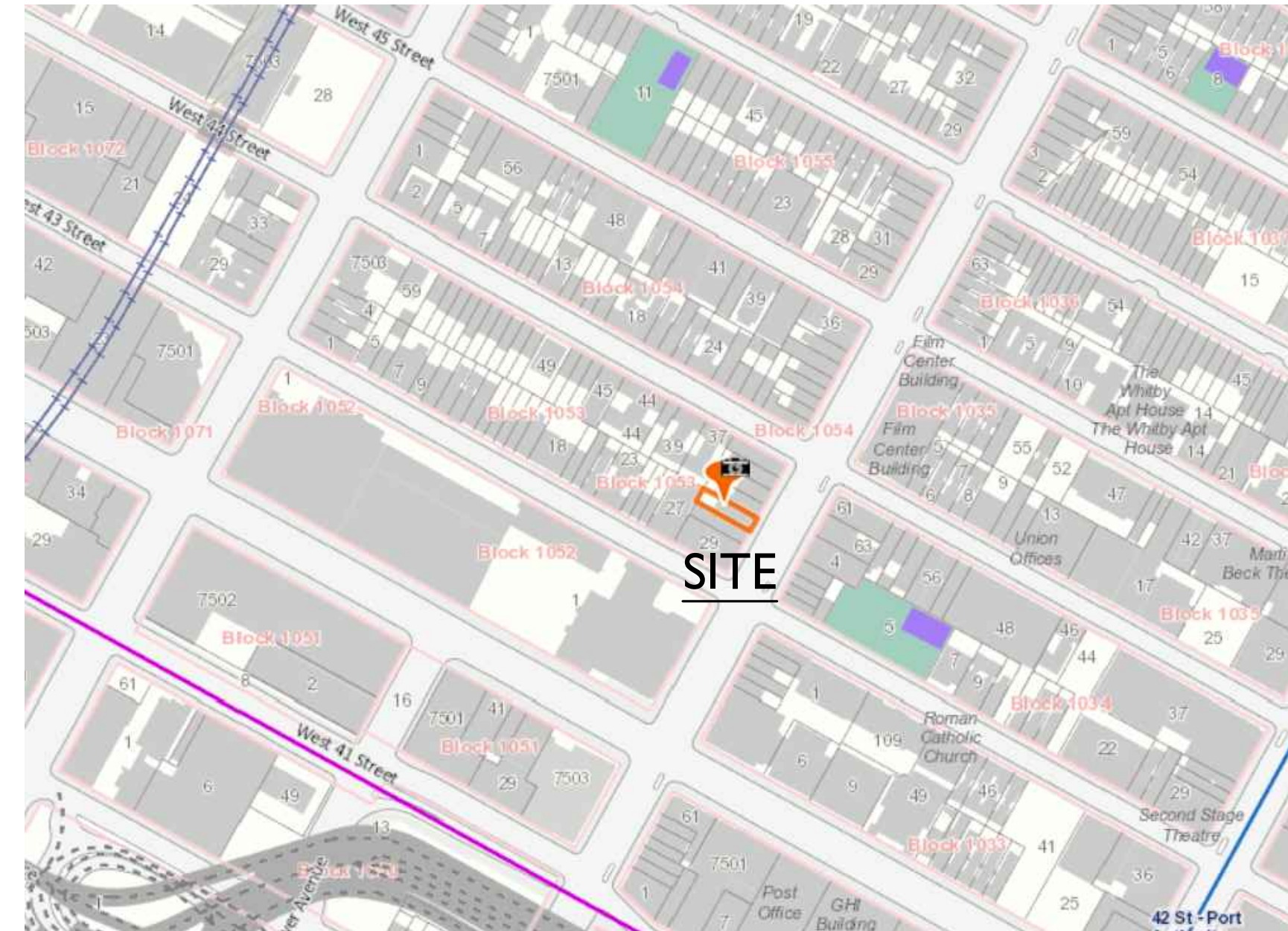
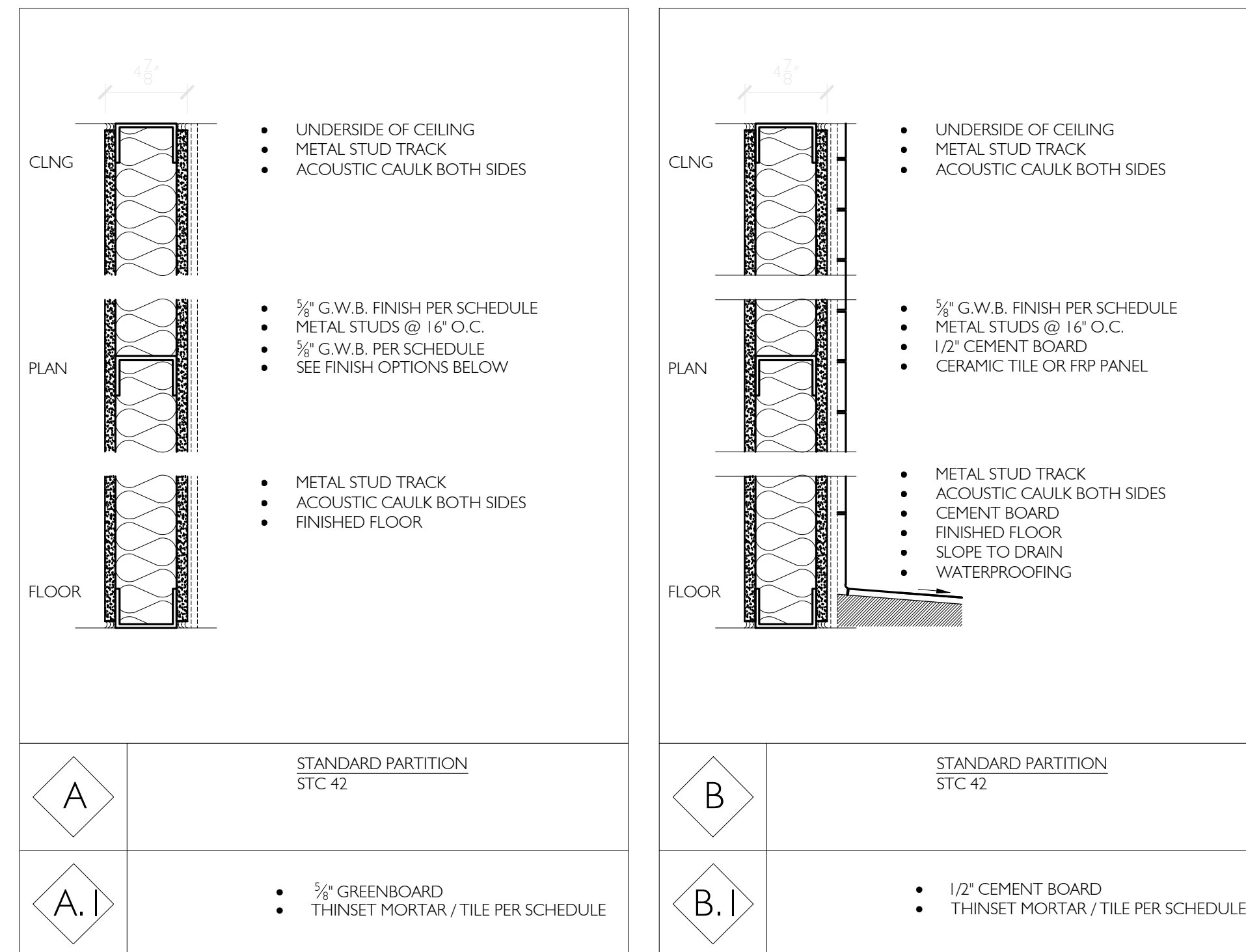
09-30-2021

DATE

DOOR CAPACITY TABLE: GROUND FLOOR IN ACCORDANCE WITH TABLE 6-1 OF THE 1968 BUILDING CODE				
DOOR	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
EXIT #1	36" WIDTH	1.5	100	150
<b>TOTAL DOOR CAPACITY</b>				<b>150</b>

GROUND FLOOR OCCUPANCY CAPACITY BY S.F. IN ACCORDANCE WITH TABLE 6-2 AND 8-1 OF THE 1968 BUILDING CODE					
ROOM #	SPACE	OCC GROUP	NET AREA (SF)	GROSS AREA /OCC (SF)	MAX. OCCUPANCY
G-01	EATING & DRINKING	C (Dining)	1330 SF	12 SF	110
<b>TOTAL OCCUPANCY:</b>					<b>74</b>
<b>LIMITED</b>					

CORRIDOR CAPACITY TABLE: GROUND FLOOR IN ACCORDANCE WITH TABLE 6-1 OF THE 1968 BUILDING CODE			
CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
44" MIN.	2.0	80	160
<b>TOTAL CORRIDOR CAPACITY</b>			<b>160</b>



BUILDING CODE ANALYSIS 1968			
CODE SECTION	DESCRIPTION	CODE REQUIREMENT	
TABLE 3-2	OCCUPANCY CLASSIFICATION	R-2/ C	
27-280 (TABLE 3-4)	CONSTRUCTION CLASSIFICATION	II-D	
27-339 (TABLE 5-1)	FIRE DIVISIONS	SEPARATE OCCUPANCIES	1 HR
		BOILER ROOM	1 HR OR 1 HR W/SPRINKLER
TABLE 6-1	EXIT REQUIREMENT	MAXIMUM TRAVEL DISTANCE	150'-0"
TABLE 6-1	EXIT REQUIREMENT	MAXIMUM DEAD END CORRIDOR	35'-0"
TABLE 6-1	MIN. CORRIDOR WIDTH		44"
TABLE 6-1	EXIT ACCESS REQUIREMENT CELLAR FLOOR	STAIRS	36"/60 PER UNIT OF WIDTH
		DOORS	32"/80 PER UNIT OF WIDTH
TABLE 6-1	EXIT ACCESS REQUIREMENT GROUND FLOOR	STAIRS	36"/60 PER UNIT OF WIDTH
		DOORS	36"/50 PER UNIT OF WIDTH
TABLE 6-2	OCCUPANT LOAD REQUIREMENTS	DINING ROOM	12 NET (WITHOUT FIXED SEATS)
TABLE 6-3	MAXIMUM OCCUPANT LOAD - SPACES WITH 1 DOOR		F & E: 75
27-366	NUMBER OF EXITS		1 EXIT REQUIRED
TABLE 4-2	AREA LIMITATION	NON-COMBUSTIBLE WALLS GROUP 1	NO LIMIT
TABLE 3-4	FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	COLUMNS, GIRDERS, TRUSSES	1 HR.
		INTERIOR BEARING WALLS	1 HR
		EXTERIOR BEARING WALLS	1 HR
		FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1 HR
TABLE 3-4	FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	3/4 HR
		EXTERIOR WALLS	3'-0" OR LESS
			MORE THAN 3'-0"; LESS THAN 15'-0"
			MORE THAN 15'-0"; LESS THAN 30'-0"
		MORE THAN 30'-0"	1 HR NON-BEARING

## CONTROLLED INSPECTIONS

### GENERAL NOTES:

- SCOPE OF WORK FOR THIS PROJECT TO BE LIMITED TO EXISTING GROUND FLOOR EATING AND DRINKING SPACE AS SHOWN AND WILL NOT AFFECT THE OTHER FLOORS OF EXISTING RESIDENCES (RESIDENTIAL R-2) OCCUPANCIES.

### TR-1 INSPECTIONS

INSPECTIONS REQUIRED BY THE NY CITY BUILDING CODE SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:

### TR-1

FINAL 28-1116.2.4.2, BC 109.5, DIR 1/5

DIRECTIVE 14/75 NOTE:  
INSPECTION REQUIRED BY THE APPLICANT PRIOR TO COMPLETION AND CLOSE OUT OF JOB AS PER NY CITY RULES DIRECTIVE 14/75. THE TESTING AGENCY FOR THE INSPECTIONS SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDING DEPARTMENT.

## ENERGY CODE COMPLIANCE NOTES

- ALL HOT WATER PIPING TO BE INSULATED.
- 90% OF ALL LIGHT FIXTURES TO BE HIGH EFFICIENCY.
- BRANCH CIRCUIT CONDUCTORS DESIGNED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT.
- LIGHTING CONTROLS TO COMPLY WITH ENERGY CODE AS PER ELECTRICAL DRAWINGS.
- SEE ECC DRAWINGS. NO CHANGE TO BUILDING ENVELOPE CONSTRUCTION OR STOREFRONT AS PER ECC REQUIREMENTS.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR ECC AND FURTHER INFORMATION.

EATING AND DRINKING ESTABLISHMENT  
GROSS FLOOR AREA INFORMATION:  
GROUND FLOOR: 1,330 N.S.F.  
OCCUPANCY LIMITED TO 74 PERSONS

### TENANT SAFETY PLAN

- CONSTRUCTION WORK SHALL BE CONFINED TO THE UNIT INTERIOR AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER APARTMENT UNITS WITHIN THE BUILDING. BEFORE STARTING WORK CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE NYC BUILDING CODE. THE EXISTING MEANS OF EGRESS THAT WILL BE MAINTAINED THROUGH TO THE EXTERIOR. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS:
  - ALL CONSTRUCTION DUST WILL BE CONFINED TO WORK SITE.
  - DISPOSAL OR DEBRIS SHALL BE SCHEDULED ON A BI-DAILY BASIS. C)TERMINATORS SHALL BE CALLED IN FOR PEST CONTROL IF REQUIRED.
  - AN ON SITE TOILET AND HAND SINK SHALL BE MAINTAINED ON SITE FOR SANITARY FACILITIES
  - LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE MAINTAINED AND NOISE WILL NOT OCCUR BETWEEN 8:00 AM AND 5:00 PM.

3.1. THERE SHALL BE COMPLIANCE WITH NYC LEAD AND ASBESTOS ABATEMENT REQUIREMENTS. AREAS OF WORK SHALL BE INSPECTED PRIOR TO WORK AND DISCOVERY DURING CONSTRUCTION TO NOTIFY ARCHITECT.

- COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
- STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- NOISE RESTRICTIONS. CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE. WORK WILL NOT GO BEYOND 8 AM TO 5 PM. NOISE WILL BE RESTRICTED FROM 8:00 AM TO 5:00 PM.
- ALL ENTRANCE DOORS AND LIGHTS IN PUBLIC HALLWAYS WILL BE KEPT IN WORKING ORDER TO ENSURE PROPER EGRESS IN CASE OF AN EMERGENCY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FIRE SAFETY TO TENANTS IN ACCORDANCE WITH FIRE DEPARTMENT AND BUILDING DEPARTMENT.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, RELATED ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING. IF ANY SERVICES ARE SHUT OFF FOR A PERIOD OF TIME, IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY TENANTS IN ADVANCE.

# EI CARTEL Tapas Bar Restaurant

Bill and Magda Arango  
El Cartel Inc.  
22-24 146th St. 2nd floor  
Whitestone NY 11357  
(646)651-0463  
bill-arango@hotmail.com



ARCHITECTURE AND PLANNING  
226 W 26TH ST 6TH FLOOR  
NEW YORK, NY 10001  
212.645.2317  
www.chiendao.com

### CODE CONSULTANT

MCFARLANE ARCHITECTURE  
DANIEL W. MCFARLANE  
988 PUTNAM AVENUE  
BROOKLYN, NY 11221-4138  
C. 917.406.2291  
AFX24@YAHOO.COM

### PROPERTY INFO

613 9TH AVE, MANHATTAN 10036  
USE: RESIDENTIAL: MULTI-FAMILY  
WALK-UP WITH GROUND FLOOR RETAIL  
OWNER: NINTH AVENUE REALTY  
BLOCK: 1053 LOT: 32  
PROPERTY CHARACTERISTICS:  
LOT AREA: 2,508 SQ FT (25.08' X 100')  
NO. OF BUILDINGS: 1  
YEAR BUILT: 1925  
BUILDING FRONTAGE: 25'  
NO. OF FLOORS: 4  
BUILDING AREA: 5,970 SQ FT  
TOTAL UNITS: 8  
RESIDENTIAL UNITS: 7  
PRIMARY ZONING: R8 COMMERCIAL  
OVERLAY: C1-5  
FLOOR AREA RATIO: 2.38  
MAX. ALLOWABLE RES. FAR: 6.02  
MAX. ALLOWABLE COMMERCIAL FAR: 0  
MAX. ALLOWABLE FACILITY FAR: 6.5  
ZONING MAP #: 8D

DOB NOW JOB NO.:  
M00543842-I1

2	7.30.21	Plumbing Plans
1	7.23.21	Construction Revisions

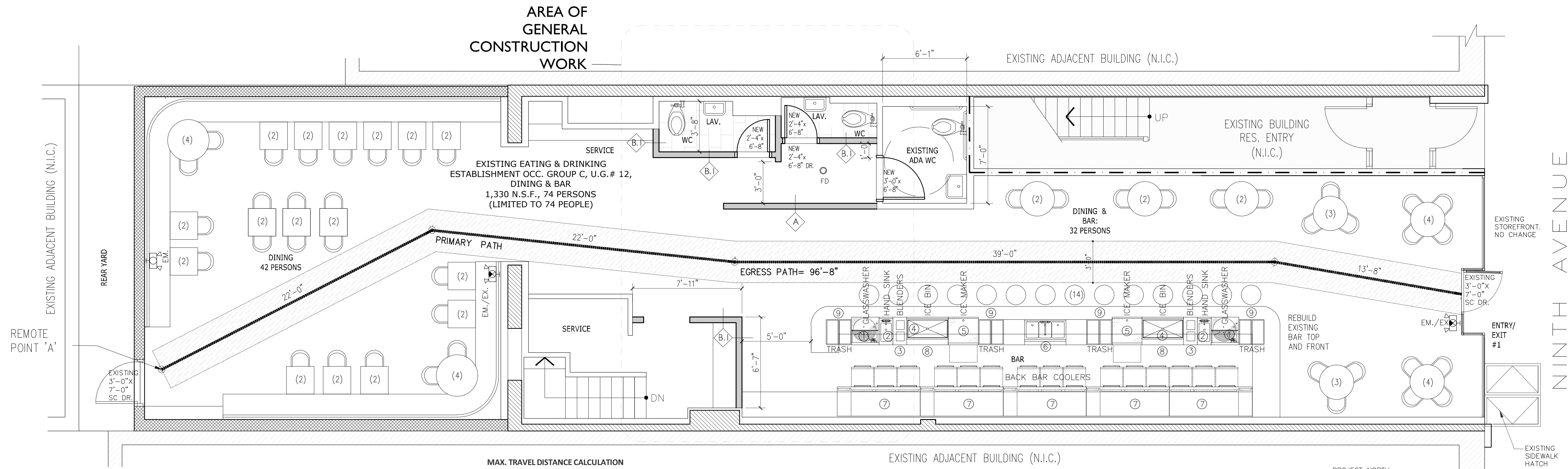
No.	Date	Revision
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RESTAURANT  
RENOVATION  
613 9th Avenue  
NEW YORK, NY

Drawing Title  
**NOTES, SITE LOCATION  
PLAN, DETAILS AND TPP1  
NOTES**

SEAL & SIGNATURE	DATE: JUNE 12, 2021
	PROJECT No.: 21-07
	DRAWING BY: CDG
	CHK BY: CDG
	DWG NO.: <b>A-100.00</b>
CADD FILE No.: z:\projects\Cartel.dwg	

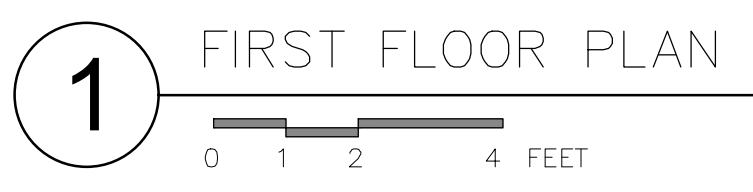
AREA OF GENERAL CONSTRUCTION WORK



**MAX. TRAVEL DISTANCE CALCULATION**  
SUMMARY OF TRAVEL DISTANCES CALCULATIONS PER 1968 BC Table 6-1  
Occupancy Group Classification: C Units in Feet

REMOTE POINT	Feet LEG 1	Feet LEG 2	Feet LEG 3	Feet LEG 4	FEET TOTAL	MAX
PRIMARY	22.00	22.00	39.00	13.66	96.7	<150'

NOTES:  
1. SEATING OCCUPANCY TO BE NO MORE THAN 74 PERSONS.



- SYMBOLS LEGEND:**
- NEW FULL-HEIGHT PARTITION
  - NEW FURRING ON EXISTING WALL
  - EXISTING MASONRY TO REMAIN
  - EXISTING INTERIOR WALL TO REMAIN
  - EXISTING WALL OR DOOR ENTITY TO BE REMOVED
  - SURFACE-MOUNTED EXIT SIGN: SELF-POWERED LED EXIT OF EXTRUDED ALUMINUM W/ RED LETTERS WITH DUAL EMERGENCY LIGHTS AND BATTERY BACK-UP. 120V. NYC APPROVED.
  - SURFACE-MOUNTED EMERGENCY LIGHT FIXTURE W/BATTERY BACK-UP. 120V. NYC APPROVED.
  - ADA clearance
  - 1 hour fire rated wall

**EQUIPMENT PLUMBING SCHEDULE**

ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	GAS SIZE (IN)	METH	CAS ROUGH IN AFF (IN)	CW ROUGH IN SIZE (IN)	HOT WATER SIZE (IN)	HOT WATER GPH	HW ROUGH IN AFF (IN)	DIRECT DRAIN SIZE (IN)	DD ROUGH IN AFF (IN)	INDIR DRAIN SIZE (IN)	PLUMBING REMARKS	MEA NO
1	1	GLASSWASHER	GLASTENDER	GW24	-	-	0.375	10	0.375	-	10	-	-	1.5	IW TO FS	-
2	1	HAND SINK	GLASTENDER	DHSB-12	-	-	0.375	10	0.375	-	10	1.5	10	-	-	-
3	1	BLENDER STATION	GLASTENDER	BSA-18R	-	-	0.375	10	0.375	-	10	-	-	1.5	IW TO FS; INTERCONNECTED TO WATER FILTER ITEM# 39	-
4	1	ICE BIN	GLASTENDER	IBA-24	-	-	-	-	-	-	-	-	-	1.5	IW TO FS	-
5	1	ICE MAKER	MANTOWOC	UYF0240A	-	-	0.375	5.25	-	-	-	-	-	0.5	IW TO FS	-
6	1	BAR SINK 14 GAUGE 3 COMP W DRAIN BDS.	ADVANCE TABCO	SLB-53C 72"	-	-	0.5	14	0.5	-	14	-	-	1.5	IW TO FS.	-
7	4	BACK BAR COOLER	GLASTENDER	ND72-L	-	-	-	-	-	-	-	-	-	-	-	-
8	2	SPEED RAIL	GLASTENDER	SSR-24	-	-	-	-	-	-	-	-	-	-	-	-
9	1	TRASH RECEPTACLE, "SLIM JIM"	CARLISLE	342023-03	-	-	-	-	-	-	-	-	-	-	-	-
10	1	POS STATION W/ PRINTER	BY OWNER	N/A	-	-	-	-	-	-	-	-	-	-	-	-
11	1	MILLWORK COUNTER	BY OTHERS	N/A	-	-	-	-	-	-	-	-	-	-	-	-
12																
13																
14																
15																
16																

**DRAWING LEGEND**

	DEMO: WALLS, DOORS OR WINDOWS TO BE REMOVED.		NEW PARTITION AND DOOR. SEE PARTITION TAG AND PARTITION SCHEDULE FOR TYPE. DEFAULT PARTITION IS 8" TYPE "X" GWB EA. SIDE OF 3-5/8" STUDS @ 16" O.C.
	PARTIAL DEMO: WALLS, DOORS, OR WINDOWS TO BE REMOVED		EXISTING MASONRY WALL
	NEW PARTITION INFILL: NEW INFILL TO MATCH EXISTING WALL CLASSIFICATION AND CONSTRUCTION. PATCH AND PAINT WALL FROM CORNER TO CORNER. APPLY 2 COATS PRIMER AND 1 FINISH COAT. COLOR TO BE SELECTED. (TYP.)		EXISTING MASONRY WALL TO REMAIN

**EI CARTEL Tapas Bar Restaurant**

Bill and Magda Arango  
El Cartel Inc.  
22-24 146th St. 2nd floor  
Whitestone NY 11357  
(646)651-0463  
bill-arango@hotmail.com



ARCHITECTURE AND PLANNING  
226 W 26TH ST 6TH FLOOR  
NEW YORK, NY 10001  
212.645.2317  
www.chiendao.com

CODE CONSULTANT  
MCFARLANE ARCHITECTURE  
DANIEL W. MCFARLANE  
988 PUTNAM AVENUE  
BROOKLYN, NY 11221-4138  
C. 917.406.2291  
AFX24@YAHOO.COM

**PROPERTY INFO**

613 9TH AVE, MANHATTAN 10036  
USE: RESIDENTIAL: MULTI-FAMILY  
WALK-UP WITH GROUND FLOOR RETAIL  
OWNER: NINTH AVENUE REALTY  
BLOCK: 1053 LOT: 32  
PROPERTY CHARACTERISTICS:  
LOT AREA: 2,508 SQ FT (25.08' X 100')  
NO. OF BUILDINGS: 1  
YEAR BUILT: 1925  
BUILDING FRONTAGE: 25'  
NO. OF FLOORS: 4  
BUILDING AREA: 5,970 SQ FT  
TOTAL UNITS: 8  
RESIDENTIAL UNITS: 7  
PRIMARY ZONING: R8 COMMERCIAL  
OVERLAY: C1-5  
FLOOR AREA RATIO: 2.38  
MAX. ALLOWABLE RES. FAR: 6.02  
MAX. ALLOWABLE COMMERCIAL FAR: 0  
MAX. ALLOWABLE FACILITY FAR: 6.5  
ZONING MAP #: 8D

DOB NOW JOB NO.:  
M00543842-I1

2	7.30.21	Plumbing Plans
1	7.23.21	Construction Revisions

No.	Date	Revision

RESTAURANT RENOVATION  
613 9th Avenue  
NEW YORK, NY

Drawing Title  
**FLOOR PLANS, NOTES,  
SITE LOCATION PLAN,  
PLUMBING PLAN & RISER**

SEAL & SIGNATURE	DATE: JUNE 12, 2021
	PROJECT No.: 21-07
	DRAWING BY: CDG
	CHK BY: CDG
	DWG NO.: <b>A-110.00</b>
CADD FILE No.: z:\projects\Cartel.dwg	

RELATED DOB NOW  
JOB NO.:  
GEN. CONSTRUCTION  
(OT): M00538556-I1

# EI CARTEL Tapas Bar Restaurant

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 MAX. ALLOWABLE RES. FAR: 6.02  
 MAX. ALLOWABLE COMMERCIAL FAR: 0  
 MAX. ALLOWABLE FACILITY FAR: 6.5  
 ZONING MAP #: 8D

DOB NOW JOB NO.:  
 M00543842-11

2	7.30.21	Plumbing Plans
1	7.23.21	Construction Revisions

No.	Date	Revision
-----	------	----------

RESTAURANT RENOVATION  
 613 9th Avenue  
 NEW YORK, NY

### FIXTURE SCHEDULES AND NOTATION LEGEND

SEAL & SIGNATURE	DATE: JUNE 12, 2021
	PROJECT No.: 21-07
	DRAWING BY: CDG
	CHK BY: CDG
	DWG NO.: <b>A-110.00</b>
CADD FILE No.: z:\projects\Cartel.dwg	

EQUIPMENT PLUMBING SCHEDULE																	
ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	GAS SIZE (IN)	MBTUH	GAS ROUGH IN AFF (IN)	COLD WATER SIZE (IN)	CW ROUGH IN AFF (IN)	HOT WATER SIZE (IN)	HOT WATER GPH	HW ROUGH IN AFF (IN)	DIRECT DRAIN SIZE (IN)	DD ROUGH IN AFF (IN)	INDIR DRAIN SIZE (IN)	PLUMBING REMARKS	MEA NO
1	1	GLASSWASHER	GLASTENDER	GW24	-	-	-	0.375	10	0.375	-	10	-	-	1.5	IW TO FS	-
2	1	HAND SINK	GLASTENDER	DHSB-12	-	-	-	0.375	10	0.375	-	10	1.5	10	-	-	-
3	1	BLENDER STATION	GLASTENDER	BSA-18R	-	-	-	0.375	10	0.375	-	10	-	-	1.5	IW TO FS; INTERCONNECTED TO WATER FILTER ITEM# 39	-
4	1	ICE BIN	GLASTENDER	IBA-24	-	-	-	-	-	-	-	-	-	-	1.5	IW TO FS	-
5	1	ICE MAKER	MANITOWOC	UYF0240A	-	-	-	0.375	5.25	-	-	-	-	-	0.5	IW TO FS	-
6	1	BAR SINK 14 GAUGE 3 COMP W DRAIN BDS.	ADVANCE TABCO	SLB-53C 72"	-	-	-	0.5	14	0.5	-	14	-	-	1.5	IW TO FS.	-
7	4	BACK BAR COOLER	GLASTENDER	ND72-L	-	-	-	-	-	-	-	-	-	-	-	-	-
8	2	SPEED RAIL	GLASTENDER	SSR-24	-	-	-	-	-	-	-	-	-	-	-	-	-
9	1	TRASH RECEPTACLE, "SLIM JIM"	CARLISLE	342023-03	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1	POS STATION W/ PRINTER	BY OWNER	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
11	1	MILLWORK COUNTER	BY OTHERS	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
12																	
13																	
14																	
15																	
16																	

CELLAR PLUMBING SCHEDULE																	
ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	GAS SIZE (IN)	MBTUH	GAS ROUGH IN AFF (IN)	COLD WATER SIZE (IN)	CW ROUGH IN AFF (IN)	HOT WATER SIZE (IN)	HOT WATER GPH	HW ROUGH IN AFF (IN)	DIRECT DRAIN SIZE (IN)	DD ROUGH IN AFF (IN)	INDIR DRAIN SIZE (IN)	PLUMBING REMARKS	MEA NO
C1	1	RANGE, HEAVY DUTY, MODULAR, GAS	AMERICAN RANGE	AR-6	0.75	227	29.5	-	-	-	-	-	-	-	-	6" W.C. NG	-
C2	2	FRYER, DEEP FAT, GAS	AMERICAN RANGE	AF-35/50	0.50	120	11.5	-	-	-	-	-	-	-	-	7"-10" W.C. NG	-
C3	1	GRILL CHARBROILER	AMERICAN RANGE	AERB-24	0.75	60	30.0	-	-	-	-	-	-	-	-	7"-10" W.C. NG	-
C4	1	GRIDDLE	ASBER	AEMG-36	0.75	72	15	-	-	-	-	-	-	-	-	7"-10" W.C. NG	-
C5	1	POT SINK 14 GAUGE 3 COMP	ADVANCE TABCO	93-21-60 60"	-	-	-	0.5	14	0.5	-	14	-	-	1.5	IW TO FS.	-
C6	1	FAUCET, WALL MOUNT	T & S BRASS	B-0231-CC	-	-	-	0.5	14	0.5	-	14	-	-	-	-	-
C7	1	HAND SINK	GLASTENDER	DHSB-12	-	-	-	0.375	10	0.375	-	10	1.5	10	-	-	-
C8	1	WAREWASHER, DOOR TYPE, HIGH TEMP	HOBART US FOODSERVICE	AM15VL-2	-	-	-	0.5	62	0.5	-	42	-	-	1.5	IW TO FS	-
C9	1	DISHTABLE, 'L' SHAPE, 14 GAUGE	ADVANCE TABCO	DTS-D30-96R	-	-	-	0.5	14	0.5	-	14	-	-	1.5	IW TO FS	-
C10	1	DISHTABLE, SORTING SHELF	ADVANCE TABCO	DTA-79	-	-	-	-	-	-	-	-	-	-	-	-	-
C11	1	DRAINBOARD	GLASTENDER	DBG-24	-	-	-	-	-	-	-	-	-	-	1.5	IW TO FS	-
C12	1	WORK TOP COOLER	TRUE	96-L	-	-	-	-	-	-	-	-	-	-	-	-	-

DRAWING LEGEND	
	DEMO: WALLS, DOOR,S OR WINDOWS TO BE REMOVED.
	PARTIAL DEMO: WALLS, DOORS, OR WINDOWS TO BE REMOVED
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	RELATED DOB NOW JOB NO.: GEN. CONSTRUCTION (OT): M00538556-11



Pictures

From: bill arango (bill-arango@hotmail.com)

To: annhsiungesq@yahoo.com

Date: Monday, September 20, 2021, 10:33 PM EDT

Hey Ann

Please find pictures here. I'm sending more than asked for.











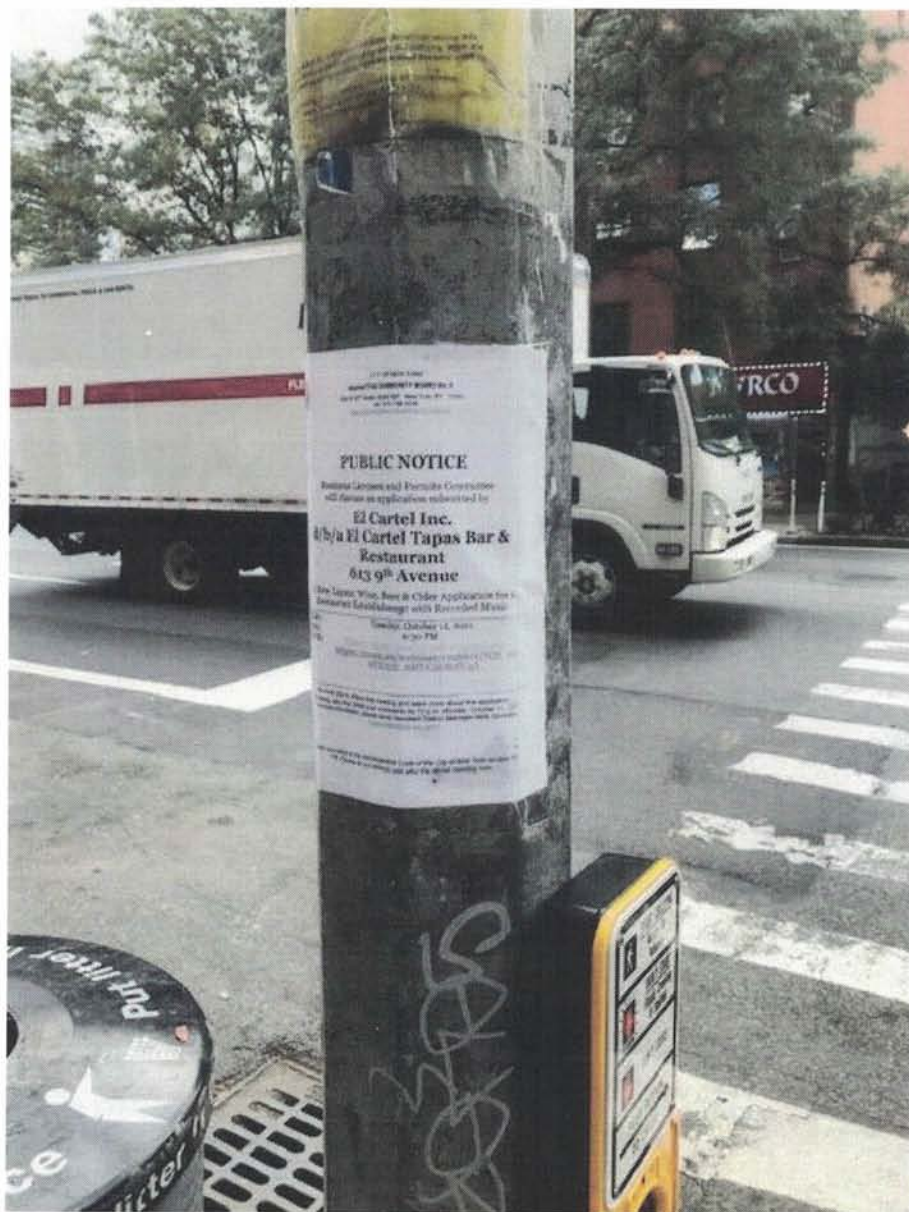


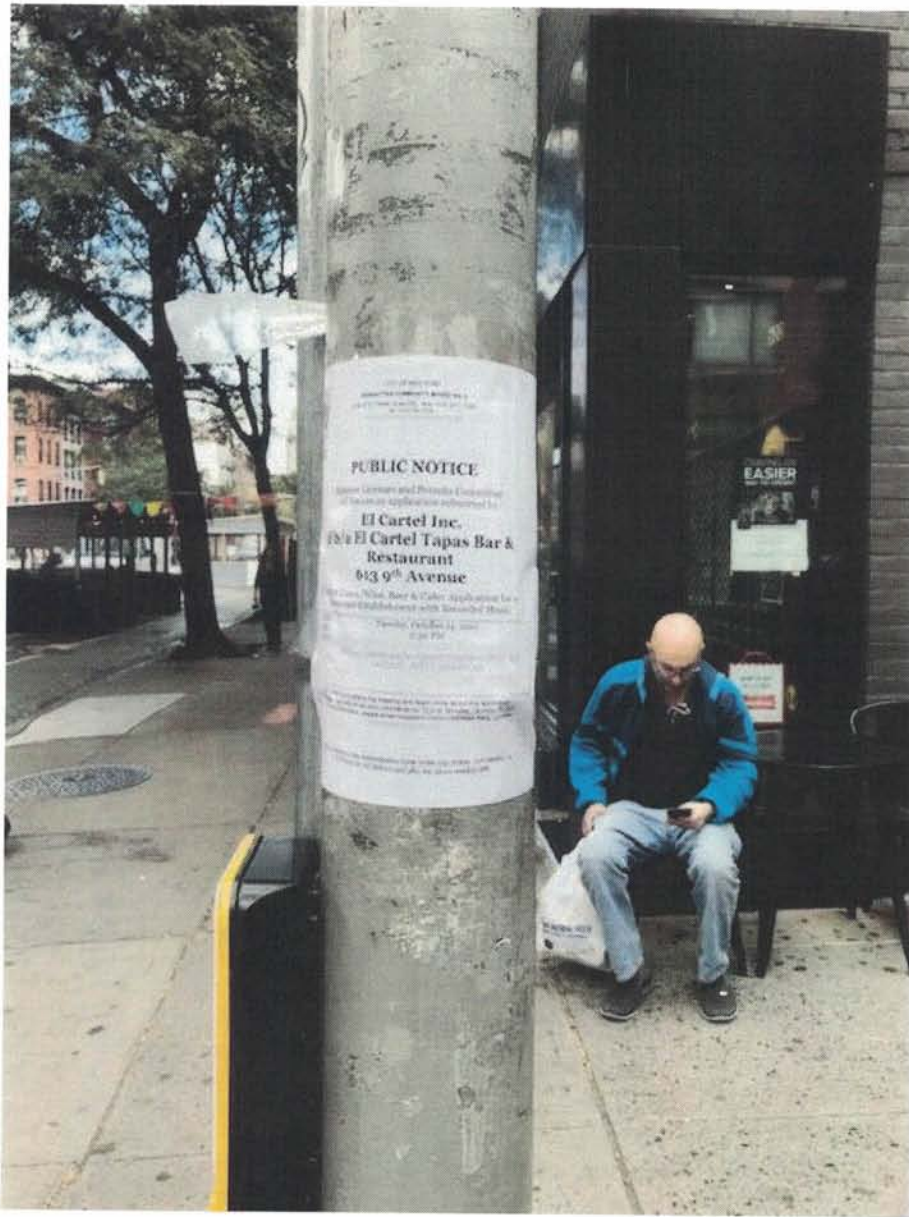




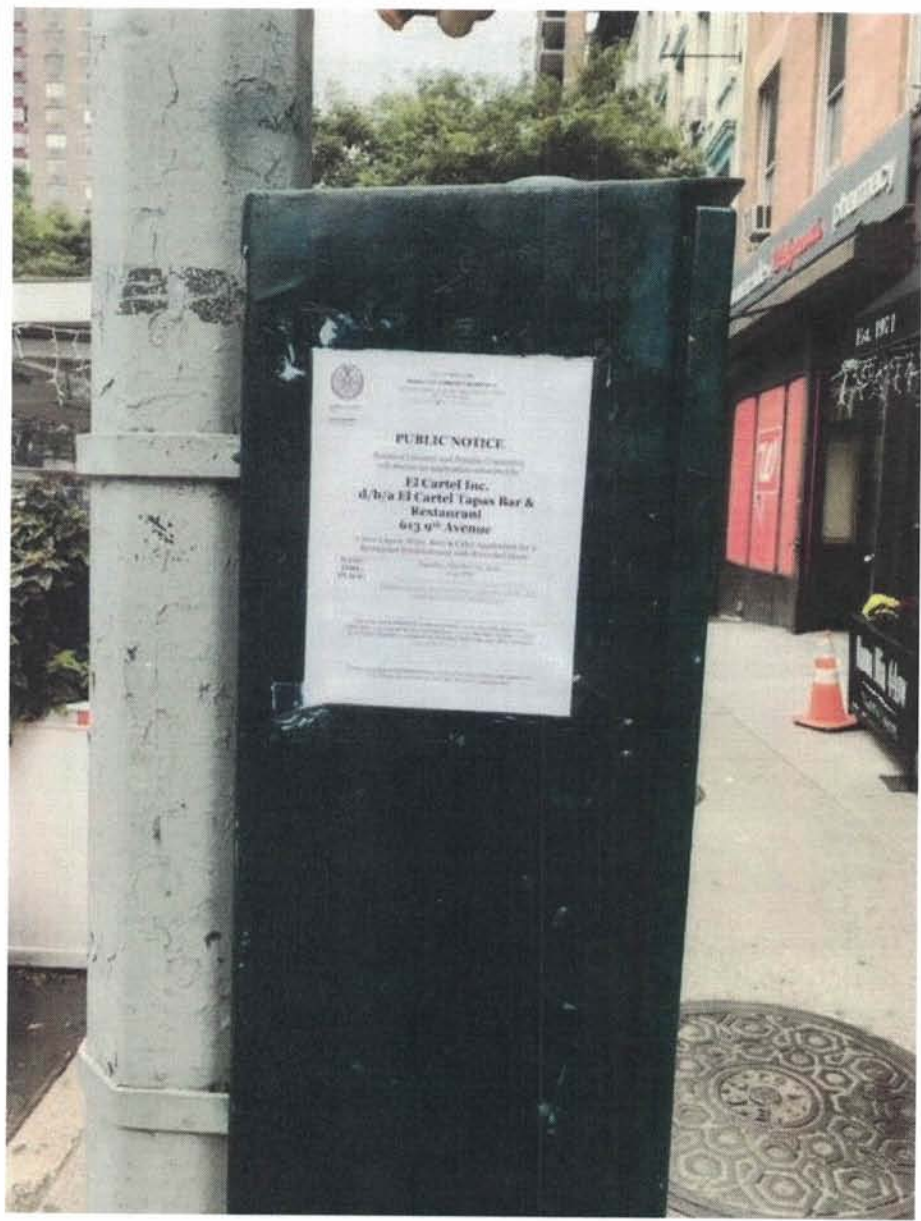
Regards,  
Bill Arango



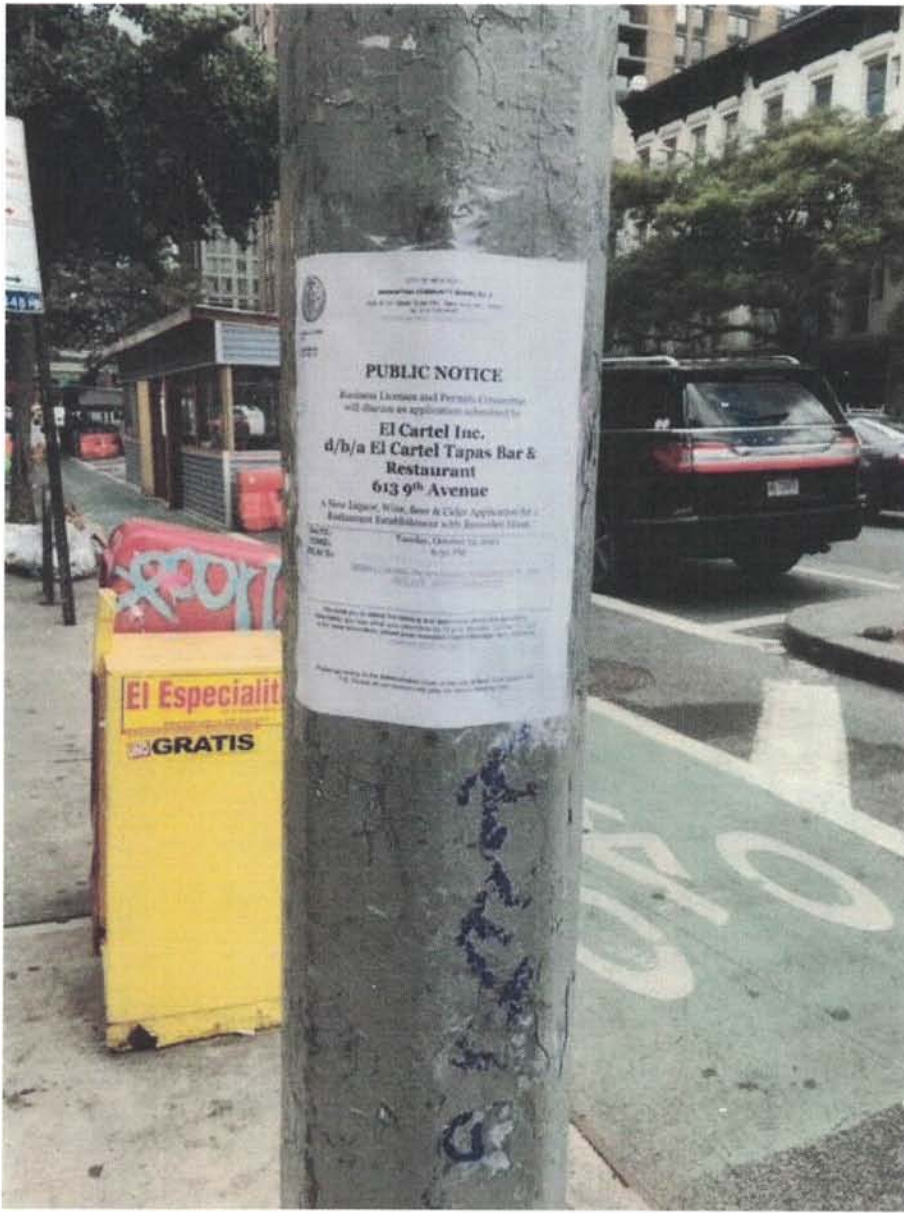


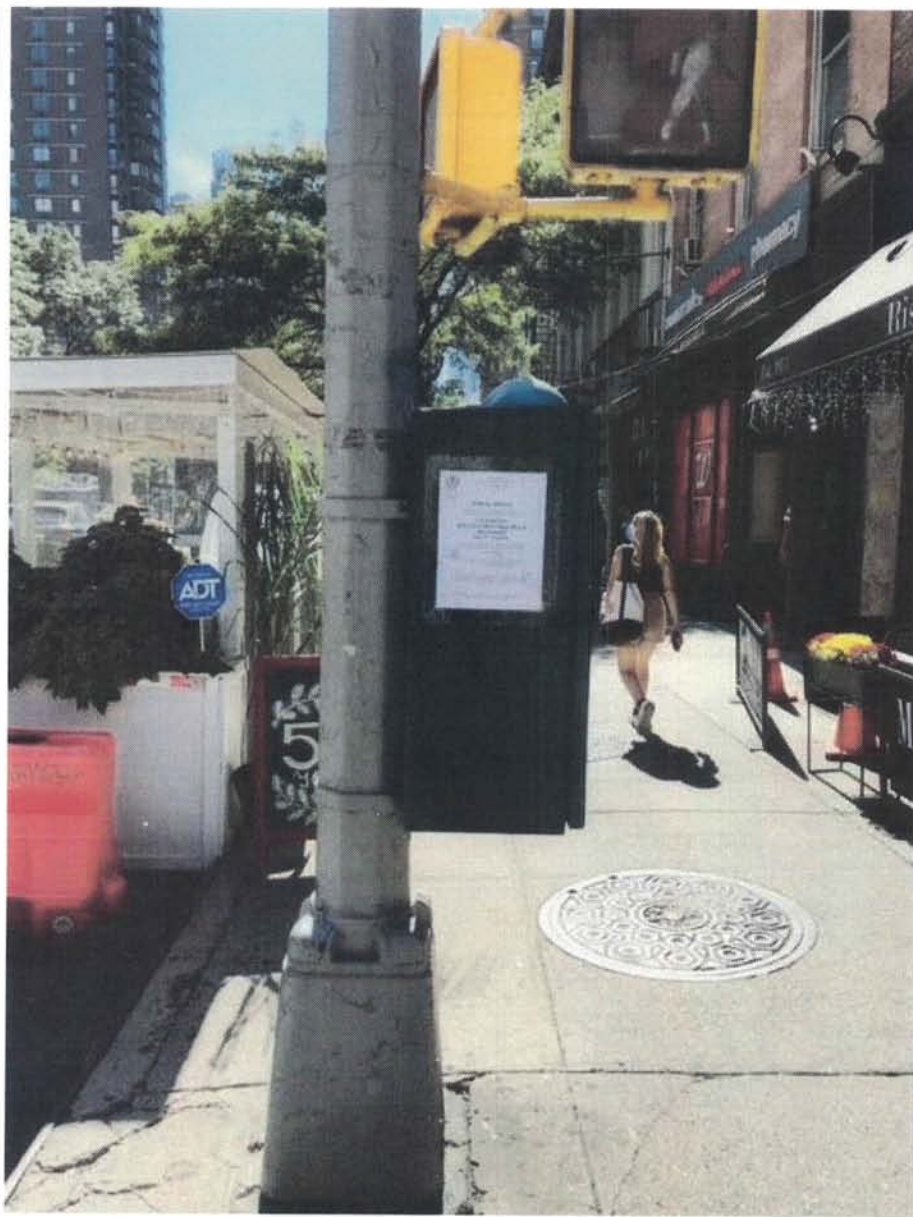


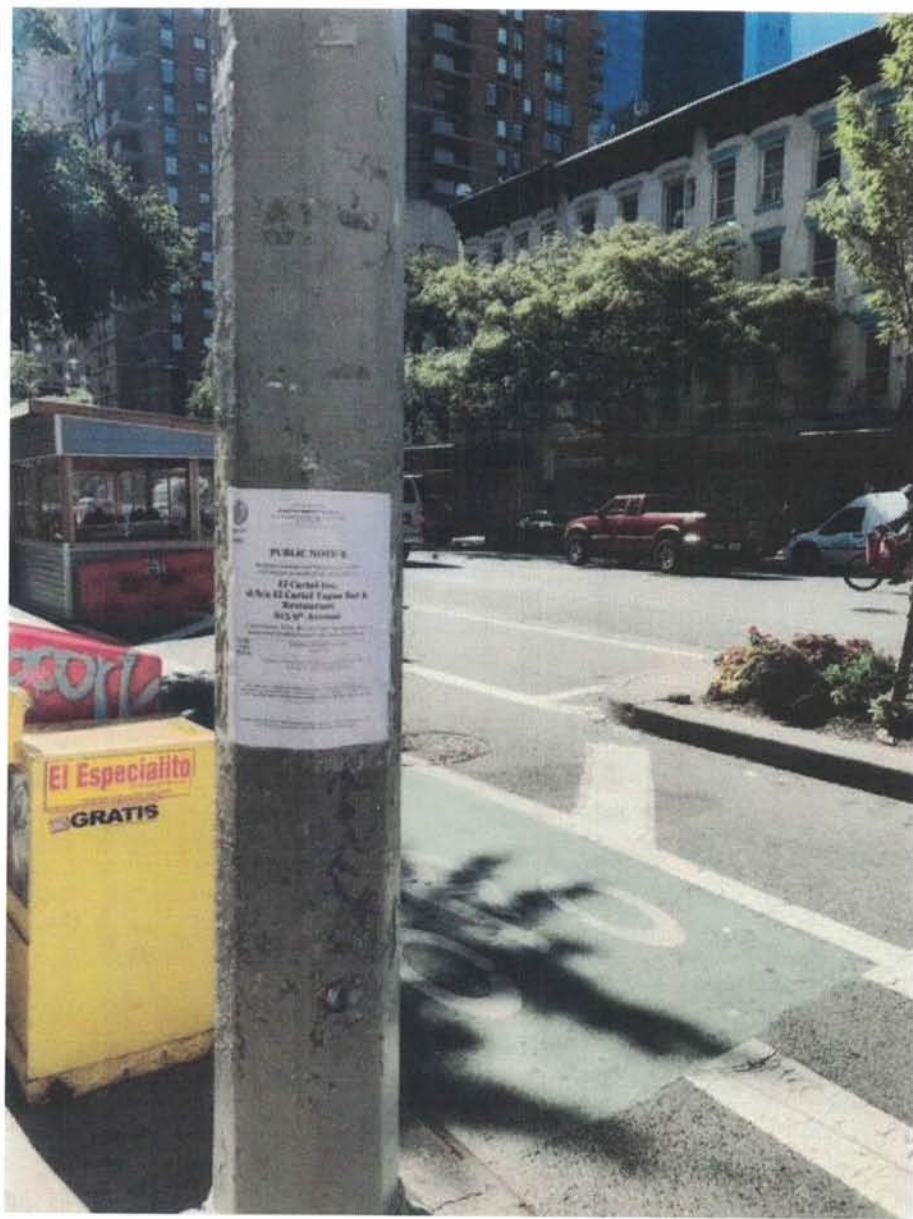


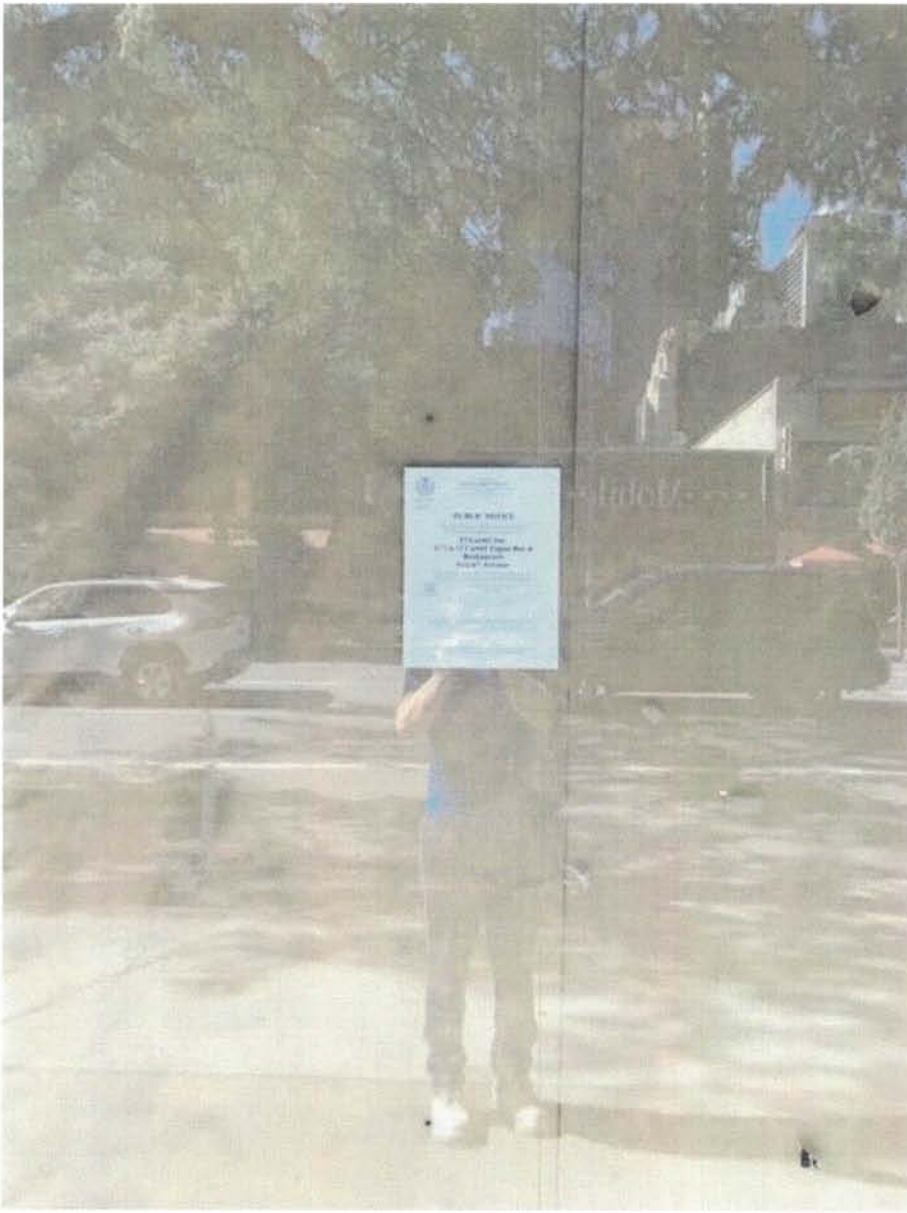


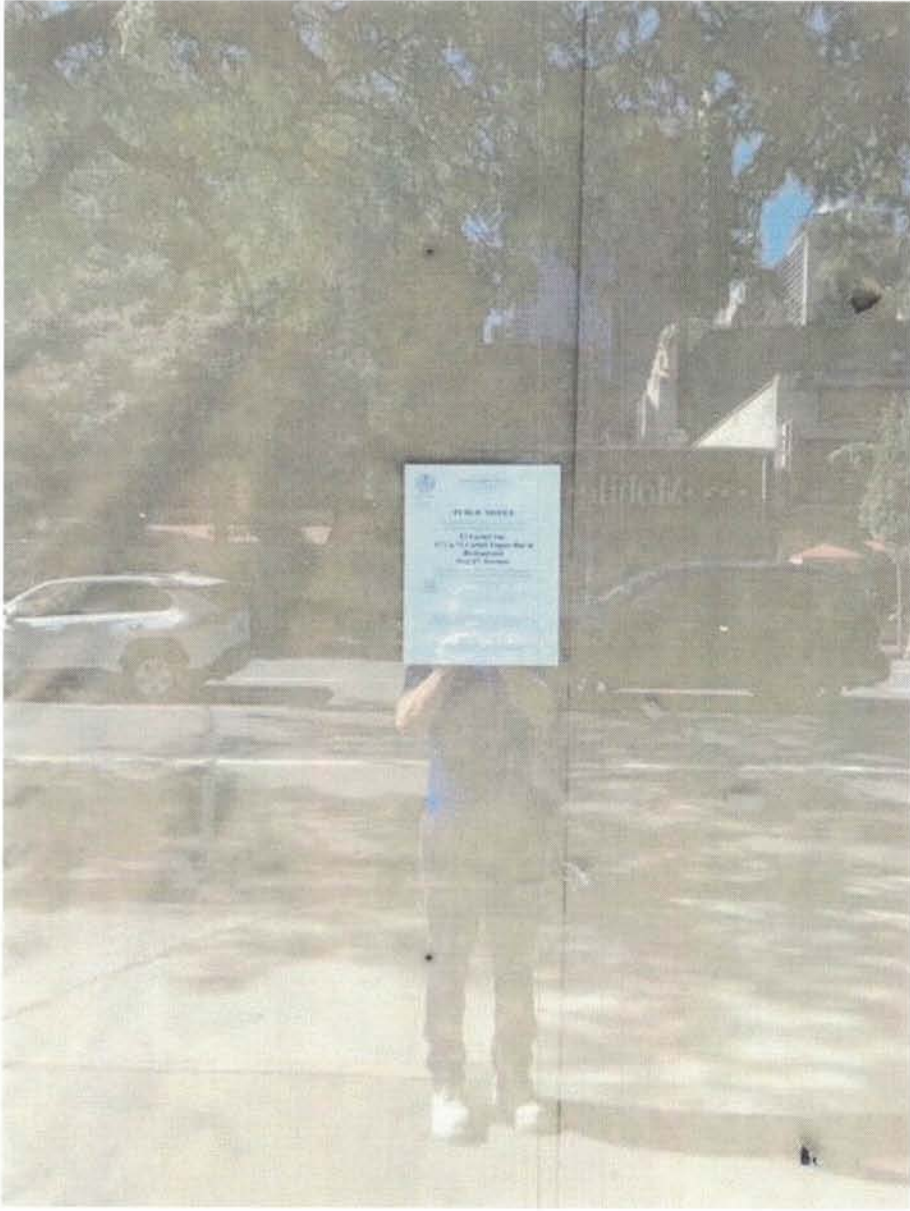










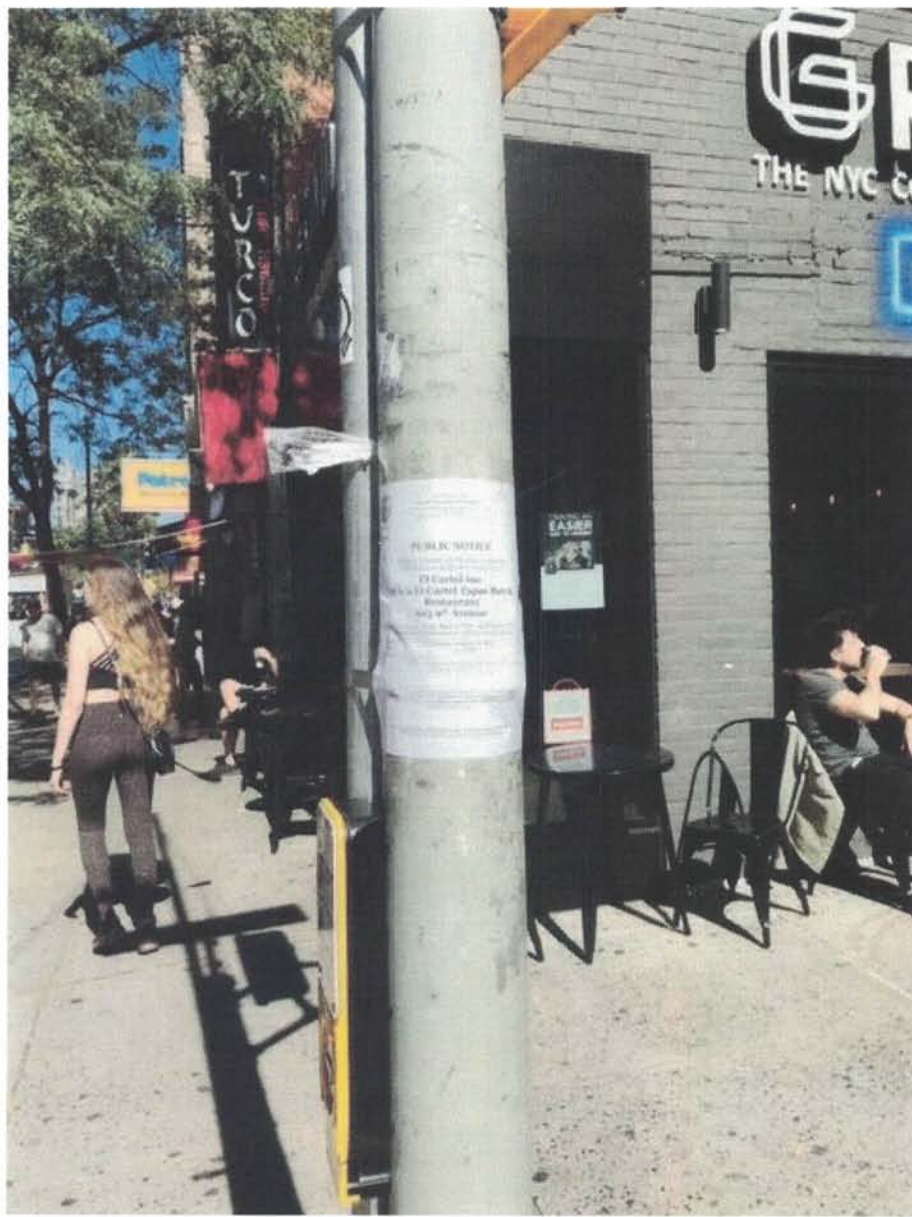












Regards,

Bill Arango

 image4.jpeg  
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 image9.jpeg  
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Search By Proximity

Search for an address or locate on map

613 9th Ave, New York, NY, 10036, USA

Show results within (feet)

500

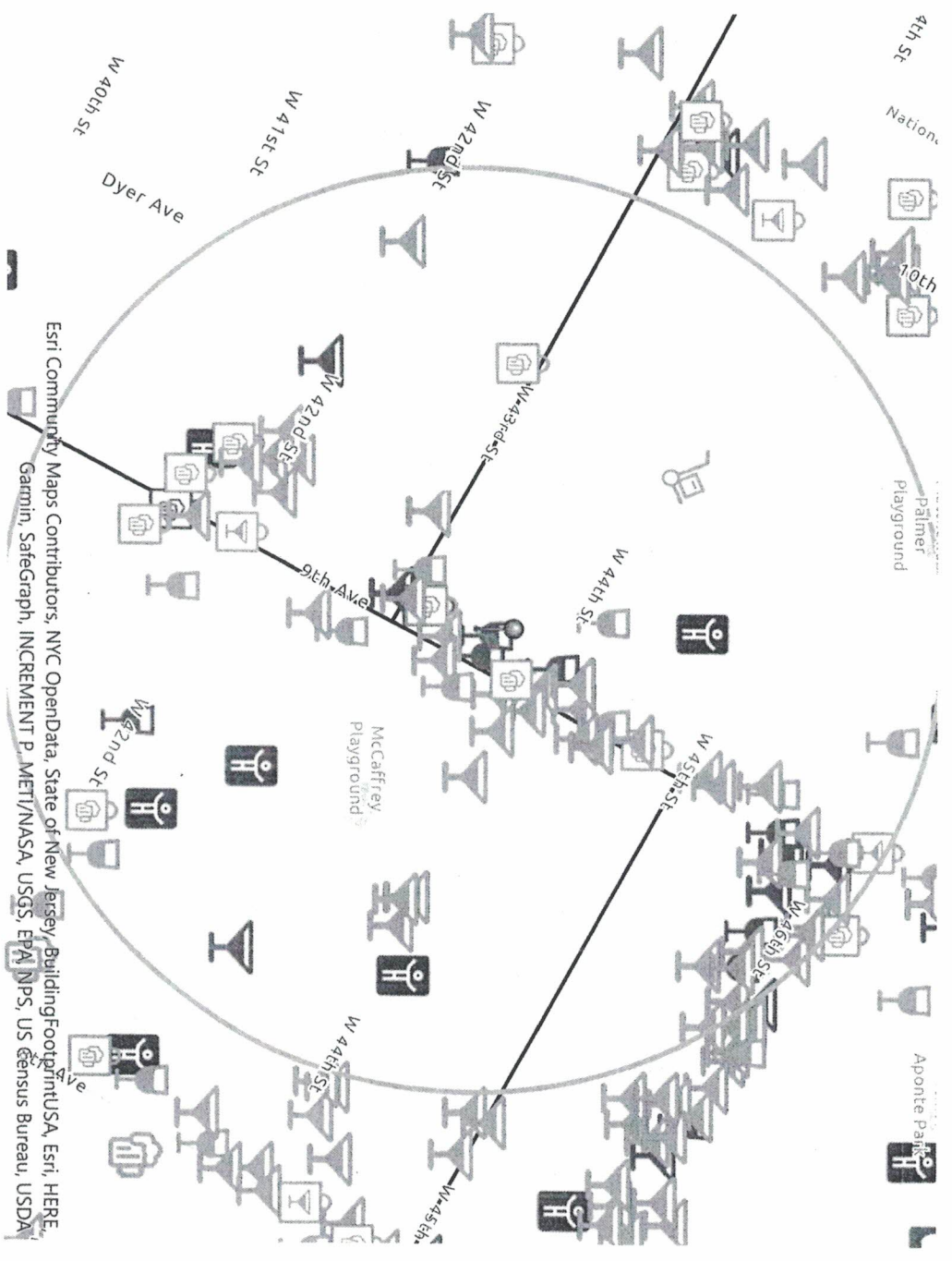


0

1500

Active Licenses

WINE ESCAPE INC   Active	208.29 ft	(38)
R&R WESTSIDE LLC   Active	242.07 ft	
PONENTE LLC   Active	244.57 ft	
SRISTENWONG INC   Active	259.44 ft	
A.A CATERING INC   Active	260.82 ft	
DANNAS LLC   Active	269.96 ft	
LA SCALA RESTAURANT LLC   Active	269.96 ft	
NINTH AVENUE TOMATO INC   Active	313.77 ft	
SHISHA DEU INC   Active	340.3 ft	
407 WEST 42ND STREET CORP   Active	384.91 ft	
OLLIES 42ND LLC   Active	395.93 ft	
589 NINTH AVENUE CORP   Active	396.83 ft	
AMERICAN ESTATES INC   Active	422.13 ft	
42ND ST DEVELOPMENT CORP DBA THEATRE ROW STUDIOS &   Active	430.47 ft	
SNYV RESTAURANT GROUP LLC   Active	435.15 ft	
CHEZ JOSEPHINE LTD   Active	443.35 ft	



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## PUBLIC INTEREST STATEMENT

EL CARTEL INC., D/B/A El Cartel Tapas Bar & Restaurant,  
613 9<sup>th</sup> Avenue  
New York, NY 10036

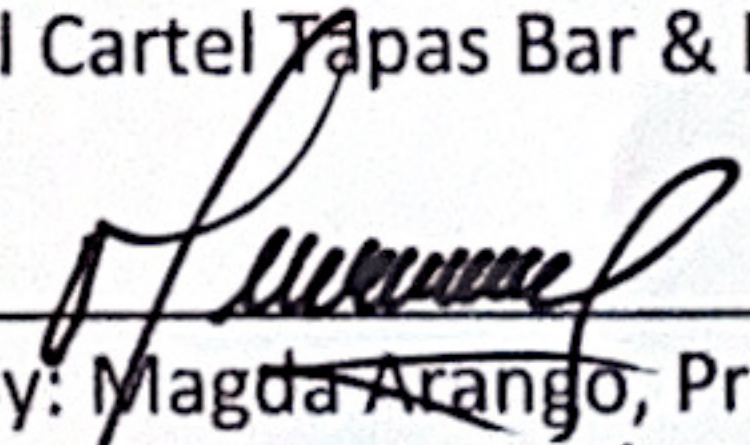
As an owner and operator of Colombian Latino restaurant in Manhattan's Clinton Special District, I am operating a tapas style Colombian restaurant and bar at 613 9<sup>th</sup> Avenue between 43<sup>rd</sup> and 44<sup>th</sup> Street on the west side. The restaurant has a colorful Columbian design with a full kitchen serving South American inspired tapas (small plate) entrees. The atmosphere of the restaurant is friendly casual and is conducive for socializing and conversation.


In Manhattan's Times Square area the restaurant market is increasingly competitive, it is necessary to provide ever greater choices in food and beverages. Many different concepts in the Latino restaurant market have opened but very few specialize in Colombian dishes like fresh octopus with paprika, mixed Ceviche with shrimp and tilapia and grilled chicken breast with creamy mushroom sauce. New York customers want choice and quality food when they socialize while eating and drinking with friends or discussing business matters. The public interest will be served by bringing a South American inspired tapas restaurant & bar to the neighborhood.

My staff will be trained in the latest COVID protocol such as checking for vaccination and wearing masks for indoor dining. Dining staff will also be checking for government issued photo ID's to confirm that customers are at least 21 years old when ordering alcohol. No intoxicated or uncooperative customers will be served alcohol and 911 will be called in case of emergency.

My main goal is to offer high quality dishes and provide excellent service in a friendly and warm atmosphere. I am a responsible restaurant operator with a clean record, I hope you give me the opportunity to bring my brand of excellent service to the neighborhood. Thank you in advance for your consideration.

El Cartel Inc., d/b/a  
El Cartel Tapas Bar & Restaurant

  
By: Magda Arango, President

  
By: Bill Arango, Secretary

## EL CARTEL TAPAS BAR

613 9<sup>th</sup> ave New York,  
NY 10036

### TAPAS

<b>Pulpo a La Gallega</b>	<b>\$19</b>
Fresh octopus steamed then topped with paprika	
<b>Fried Calamari</b>	<b>\$15</b>
Comes with garlic sauce, chimichurri sauce, and chili tomato sauce	
<b>Ceviche Mixto</b>	<b>\$18</b>
Shrimp, tilapia, and calamari marinated in a blend of olive oil and citrus juices	
<b>Chipotle Chicken Wings</b>	<b>\$14</b>
Served with Blue Cheese dip	
<b>Gambas al Ajillo</b>	<b>\$17</b>
Shrimp in garlic sauce	
<b>Tacos (3)</b>	<b>\$15</b>
Choice of al pastor, carnitas, or chicken	
<b>Chicharron El Cartel</b>	<b>\$15</b>
Fried chopped pork belly served over fried green plantains with guacamole	
<b>Empanadas</b>	<b>\$12</b>
Fried patties stuffed with beef, chicken or cheese	

## EL CARTEL TAPAS BAR

613 9<sup>th</sup> ave New York,  
NY 10036

### ENTREES

<b>Bandeja Paisa</b>	<b>\$25</b>
Platter served with steak, fried sweet plantains, rice, beans, corn patty, fried pork belly strips and fried egg	
<b>Cazuela de Frijoles con Garra</b>	<b>\$18</b>
Beans casserole cooked with pork rinds, served with rice	
<b>Spaghetti and Meatballs</b>	<b>\$18</b>
Meatballs over spaghetti with marinara sauce	
<b>Grilled Beef Tongue</b>	<b>\$19</b>
Served with rice and choice of beans or salad	
<b>Seco Norteño</b>	<b>\$24</b>
Short braised short ribs, cilantro sauce, yuca served with rice and beans	
<b>Arroz con Pollo</b>	<b>\$21</b>
Chicken rice with peas and carrots served with salad	
<b>Pechuga a la Colombiana</b>	<b>\$19</b>
Grilled chicken breast topped with creamy mushroom sauce	
<b>Hawaiian Style Chicken Breast</b>	<b>\$19</b>
Topped with melted cheese, served with rice, beans and fried plantains	



## EL CARTEL TAPAS BAR

613 9<sup>th</sup> ave New York,  
NY 10036

<b>Chicken Francese</b>	<b>\$21</b>
Chicken breast in white wine sauce served with pasta	
<b>Pescado a Lo Macho</b>	<b>\$22</b>
Sautéed mussels, shrimp and calamari over tilapia served with rice	
<b>Grilled Salmon</b>	<b>\$24</b>
Served with rice and mixed veggies	
<b>Grilled Octopus</b>	<b>\$25</b>
Served with rice and salad	
<b>Cazuela de Mariscos</b>	<b>\$28</b>
Cream of seafood served with rice and plantains	
<b>Pargo Frito</b>	<b>\$27</b>
Crispy red snapper served with salad and plantains	
<b>Filete Empanizado</b>	<b>\$25</b>
Breaded filet fish topped with creamy wine sauce served with rice	
<b>Paella El Cartel</b>	<b>\$26</b>
White fish, scallops, clams, Colombian chorizo, yellow rice	
<b>Camarones Fra Diavolo</b>	<b>\$24</b>
Shrimp sautéed in red pepper and garlic, served with pasta	

## EL CARTEL TAPAS BAR

613 9<sup>th</sup> ave New York,  
NY 10036

**Mar y Tierra** **\$29**  
Grilled skirt steak and garlic butter shrimp served with plantains

**Eggplant Parmesan** **\$18**  
Pomodoro, mozzarella parmesan and basil

**Quesadilla de Huitlacoche** **\$17**  
Manchego cheese, corn, truffle cream

**Mofongo Caribeño** **\$18**  
Mashed green plantain stuffed with choice of:  
Chicharrón – Shredded beef – Shrimp – Vegetables  
Add cheese +2

### SALADS

**Roasted beet salad** **\$16**  
Baby arugula, goat cheese, hazelnuts, beet vinaigrette

**Salmon salad** **\$19**  
Mixed greens, fresh pineapple, mango, avocado, diced tomatoes and red onions garnished with sesame seeds

**Tuna salad** **\$16**  
Tuna belly, watercress and avocado salad with wasabi and cucumber

## EL CARTEL TAPAS BAR

613 9<sup>th</sup> ave New York,  
NY 10036

### SIDES

Fried Cassava \$7

Rice and beans \$6

Fried Green Plantains \$7

Fried Sweet Plantains \$7

### Drinks

Colombiana \$4

Manzana \$4

Inka Cola \$4

Coke \$4

Sprite \$4

Ginger Ale \$4

Jarritos \$5