

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
The Spot Bar NYC LLC		The Spot	
STREET ADDRESS		CROSS STREETS	ZIP CODE
599 Tenth Avenue		West 43rd and West 44th Streets	10036
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Theodore Arenas	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein, Esq. Bernstein Redo & Savitsky PC
	PHONE: 917 405 7905		PHONE: 212 651 3100
	EMAIL: theodorearenas@gmail.com		EMAIL: donald@brpclaw.com
MANAGER	NAME: Leo Miranda	LANDLORD	NAME: Mr. Richard Simon RRR Tenth Avenue LLC
	PHONE: 917 306 5385		PHONE: 917 842 5980
	EMAIL: miranda.leonyc@gmail.com		EMAIL: imagine@panix.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp <input checked="" type="radio"/> Change/Class <input type="radio"/> Change/Removal	What is the license # and expiration date?	Serial #1333174 - 06/30/2023	
	Is applicant making any alterations or operational changes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes. See attached list		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	June 2022
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="checkbox"/> YES	<input type="checkbox"/> NO	See enclosed Area Survey
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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

The Spot Bar NYC LLC dba The Spot

List of Requested Changes for Method of Operation

- Change the hours of operation from 2 am to 4 am Friday to Saturday, Sunday to 4 am when Monday is a legal holiday and holidays that are not legal – such as: Gay Pride, Halloween, Valentine’s Day; and, on New Year’s Eve to 4am
- Add a piano

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	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-4AM	1130AM-4AM	1130AM-2AM
	Kitchen	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-4AM	1130AM-4AM	1130AM-2AM
	Music	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-2AM	1130AM-4AM	1130AM-4AM	1130AM-2AM
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	JUKE BOX	<input checked="" type="checkbox"/> KARAOKE **	

**** Also - open mic for comedy** **OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	147	147	32	104	None	One	15
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor?	Ground Floor= 143 Cellar= 4	
How frequently will the owner(s) be at the establishment?	Everyday	
Will there be dancing?	<input checked="" type="radio"/> YES <input type="radio"/> NO	*Only employee dancing for drag performances
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES <input type="radio"/> NO	Table Service
Will you be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES <input type="radio"/> NO	Occasional for private parties
Will outside promoters be used on a regular basis? If yes please describe.	YES <input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	<input checked="" type="radio"/> YES <input type="radio"/> NO	See enclosed Security Report
Will security plan be implemented?	<input checked="" type="radio"/> YES <input type="radio"/> NO	
Will State certified security personnel be used?	<input checked="" type="radio"/> YES <input type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES <input type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES <input type="radio"/> NO <input checked="" type="radio"/>	
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 type="radio"/> NO <input checked="" type="radio"/>	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A	

* Sunday to 4 am when Monday is a legal holiday and holidays that are not legal – such as: Gay Pride, Halloween, Valentine’s Day; and, on New Year’s Eve to 4am

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	Clinton
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	Place of Assembly Permit
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 type="radio"/> NO	N/A

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	See enclosed list of groups together with email correspondence	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		See enclosed emails from Ted Arenas	
Who was your contact person at each group you met with?		See enclosed emails from Ted Arenas	
When did applicant post the notice that was provided?		June 24, 2022	
Where did applicant post the notice that was provided?		Inside window at the premises and on corner lamp posts	
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
		917 405 7905	
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	N/A - The Spot has occupied the space since 07/2021		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	599 Tenth Ave Corp dba Lansdowne Road from Sept. 2006 to Spring 2020 - full liquor
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	* Only light switch outside to light up the non-illuminated sign
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Roof and HVAC		
When was the air conditioner installed?	2006		

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?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
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 closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- Live music will be limited to piano only
- All live entertainment, including lip-syncing and karaoke, will cease no later than 12:30 a.m. nightly

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.

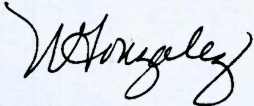
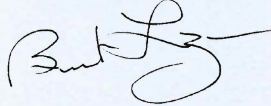
ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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
July 27, 2022 full board meeting, with 38 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 1 present but not eligible)

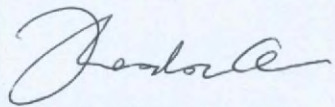
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation
 Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Y. B. B. 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>Teodore Arenas</p> <p>PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>DATE June 7, 2022</p>
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Teodore Arenas, Owner of 599 10th Avenue - The SPot Bar NYC LLC. and Member of the Business License & Permit Committee voted Present Not Eligible on both Committee and Full Board meetings.

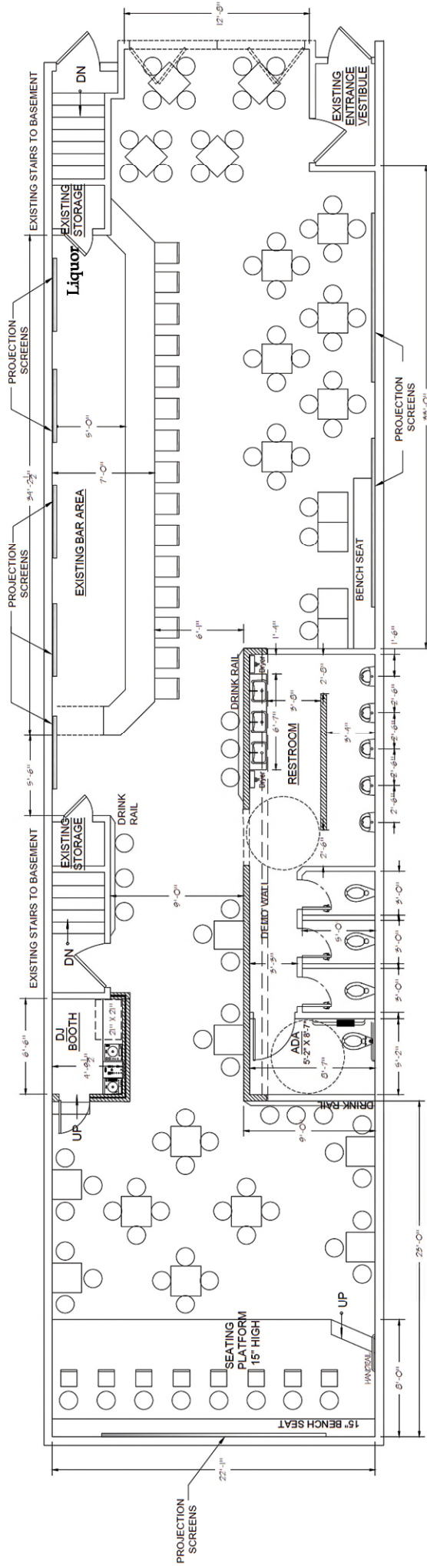


Diagrams

The Spot Bar NYC LLC dba The Spot / 599 Tenth Avenue, New York, New York 10036

Tables= 32 and Seats= 104 with One Customer Bar with 15 Bar Stools

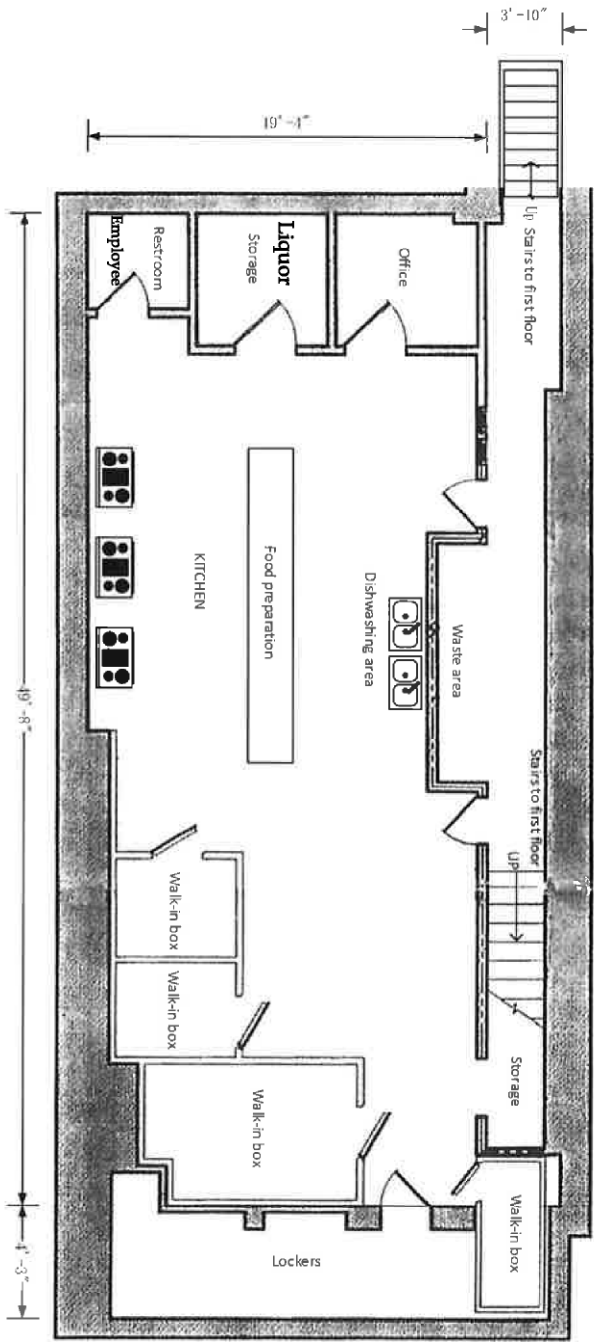
Total Seats= 119



1 THE SPOT-FLOOR PLAN - 6/12/20
A100 SCALE: 1/4"=1'-0"

FIRST FLOOR

The Spot Bar NYC LLC dba The Spot / 599 Tenth Avenue, New York, New York 10036
Cellar Diagram





Photographs

The Spot Bar NYC LLC
dba The Spot
599 Tenth Avenue
New York, New York 10036
Serial No. 1331174



The Spot Bar NYC LLC
dba The Spot
599 Tenth Avenue
New York, New York 10036
Serial No. 1331174



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dba The Spot
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New York, New York 10036
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Menus

THE
SPOT

BAR BITES

CHICKEN TENDERS BASKET

GOLDEN BROWN CHICKEN TENDERS SERVED WITH
CHOICE OF SAUCE (BLUE CHEESE, RANCH, HONEY MUSTARD,
SWEET AND SOUR)

\$13

NACHOS DELUXE

TORTILLA CHIPS TOPPED WITH WHITE QUESO, MELTED CHEDDAR,
DICED TOMATO, DICED ONION, JALAPENOS, SOUR CREAM & SALSA

\$12

TWO CHEESE CHICKEN QUESADILLA

BAKED FLOUR QUESADILLA FILLED WITH GRILLED CHICKEN,
WHITE QUESO AND CHEDDAR AND ONIONS. SERVED WITH
SOUR CREAM AND SALSA

\$12

FLATBREAD PIZZA (12")

CHEESE

\$12

PEPPERONI

\$13



LIBATIONS

JALAPENO MARGARITA

(SAUZA CUCUMBER CHILI TEQUILLA, 2 SLICES OF LIGHTLY MUDDLED JALAPENO WITH TRIPLE SEC, ROSES LIME AND A SPLASH OF SOUR)

CUCUMBER MARTINI

(PEARL CUCUMBER VODKA, SPLASH OF SOUR, SPLASH OF TRIPLE SEC, SLICE OF CUCUMBER)

MOSCOW MULE

(ABSOLUT, GINGER BEER, SPLASH FRESH LIME JUICE, 2 DASHES OF BITTERS)

PICKLE MARTINI

(ABSOLUT, PICKLE JUICE, GANISHED WITH A DILL PICKLE)

LYCHEE MARTINI

(VODKA, SOHO LYCHEE, & LYCHEE JUICE)

BEERS

BUD LIGHT - STELLA - CORONA
BLUE MOON - AMSTEL - HEINEKEN
BROOKYLN - IPA - ODOULS - GUINNESS



Security Plan

SECURITY PLAN

Security Plan Operating 7 days a week. 1 security guard 8pm till closing Sunday – Thursday. Friday – Saturday 3 security guards. 1 security guard from 5-10pm, 2 security guards from 9-Closing.

Sunday: 1 Security Guard 8-CL

Monday: 1 Security Guard 8-CL

Tuesday: 1 Security Guard 8-CL

Wednesday: 1 Security Guard 8-CL

Thursday: 1 Security Guard 8-CL

Friday: 1 Security Guard 5-10PM, 2 security guards 9-CL

Saturday: 1 Security Guard 5-10PM, 2 security guards 9-CL

Installation of Security Cameras will be installed on premises with remote viewing

- 1) ID's will be checked at the door and by bartenders in servers to make sure we are not serving any minors
- 2) All staff member will be well educated and trained making sure not to serve someone that is visibly intoxicated or from entering the premises:
 - >Speech Slurred, Confused, Abusive, profane, antagonistic or incoherent
 - >Appearance in disarray
 - >Balance unsteady, body swaying, using bar or wall to maintain balance
 - >Bloodshot eyes
 - >Fumbling or dropping of glassware, ID, Cash, or personal items
 - >Unusual symptoms: Vomiting, hiccupping, losing focus, sleeping or fainting
- 3) Anti-theft measures will be taken by providing coat check for customers, Signs coming in will tell patrons to keep an eye on your personal belongings. We will also have security on the way in to tell customers to put wallets, phones and cash in their front pockets and again remind them that coat-check is available.
- 4) Sidewalk safety and management will be implemented on the street to keep customers and crowd control respectful to the community. We will also set up a designated smoking area away from the building and down the street in an area where it's not a hinderance to tenants living above. At Closing the security is to ensure orderliness when patrons are exiting the building. Security should be posted at the front door to keep patrons moving out of the area and to keep the street and sidewalk clear. This also pertains to customers smoking outside, making sure they are doing it in a designated area that is not a hinderance for tenants in the area. Security will remind customers when leaving the

building to keep noise levels down and to not disturb the neighbors. Security should remain at their outside post until the area around the establishment is clear of patrons.

- 5) Handling of any Physical Disturbance or Fights: Security and management will assess the situation and try to separate the two fighting parties and speak with them in order for them to cool down. We will then ask one person to leave and the other one shortly after so they don't continue fighting into the street. If a person starts to become a chronic problem we will ban them from entering the establishment.

(smoking area PHOTO)



(smoking area diagram)

599 STORE FRONT



← **10 FEET** →



[smoking
area]

10TH AVE





Area Survey for Reference

Beacon High School
522 W. 44th St.

Car Repair Shops
Elias Howe School P.S. 51
525 W. 44th St.

Car Rental
Train Tracks Below
Back of Building
Refrigerators
Tire Shop
Car Accessories
Residential

Curio Shop
Catherine
621 10th Ave.
Duffy Duff's
639 10th Ave.
Annie's
633 10th Ave.

Construction

Del: East Food
Mail Restaurant
The Moustaki
632 10th Ave.
Casa del Toro
Copinging 300g
Residential

Le Prive
626 10th Ave.
4th & 10th Kitchen
626 10th Ave.

West 45th Street
Residential
Fast Food
Bike Shop
Back of Building
Fast Food
Residential

Canard Inc.
503 W. 43rd St.

Residential
Vacant
Empty Lot
Meme
602 10th Ave.
Residential
West Side Steakhouse
597 10th Ave.
Residential
Vacant
Del:

10th Avenue
Tax Services
604 10th Ave.
Del:
Claudio Pizzeria
(Food only)
Mr. Biggs
576 10th Ave.

West 44th Street
Residential
Grace Wine & Spirits
610 10th Ave.
Clemens
Fast Food
Pro Pro
604 10th Ave.

West 43rd Street
Residential
Public Plaza
Unl Home
Residential

Actors Studio

Residential
Commercial
Broadway Deli & Cafe
(Wine, beer)
Parking Garage
Hotel Travel Inn
42nd Street
Wine Loft
507 W. 42nd St.
Commercial
Hair Salon
Tronhoykers
Association
Happy Family
(Food only)
500 W. 43rd St.
Clemens
Walt's Cottage
500 W. 43rd St.

Veterinary
Rustic Table
(Wine, beer)
Vacant
Commercial
Service Door
Pharmacy

Bank
West 42nd Street
Super Market
Bank

Health Club
Sports Store
Supermarket
Florist
Public Plaza
Unl Home
Residential

AREA SURVEY
599 10th Avenue
New York, NY
June 12, 2020
NOT TO SCALE

Memé 607 10 th Ave.
Empty Lot
Vacant
Vacant
Residential
Vacant
APPLICANT
West Side Steakhouse 597 10 th Ave.
Vacant
Deli

10th Avenue

NOT TO SCALE

BLOCK PLOT
599 10th Avenue
New York, NY
June 12, 2020

West 44th Street

Grace Wine & Spirits 610 10 th Ave.
Cleaners
Fast Food
Pio Pio 604 10 th Ave.
Tax Services
Deli
Claudio Pizzeria (Food only)
Mr. Biggs 596 10 th Ave.

West 43rd Street

Landess-Simon, Inc.

Legal & Commercial Photography

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

Re. 599 10th Avenue

- 1. Walter's Cottage - 500 West 43rd Street - (237')
- 2. The Marshal - 628 10th Avenue - (335')
- 3. Le Privé - 626 10th Avenue - (286')
- 4. 44 & X Hell's Kitchen - 626 10th Avenue - (278')
- 5. Pio Pio - 604 10th Avenue - (137')
- 6. Mr. Biggs - 596 10th Avenue - (113')
- 7. Meme' - 607 10th Avenue - (134')
- 8. West Side Steakhouse - 597 10th Avenue - (23')
- 9. Canard Inc. - 503 West 43rd Street - (115')
- 10. Ann e's - 637 10th Avenue - (473')
- 11. Scruffy Duffy's - 639 10th Avenue - (494')

Schools & Churches

- 1. Elias Howe School P.S. 51 - 525 West 44th Street - (327')
- 2. Beacon High School - 522 West 44th Street - (472')



Temporary Certificate of Occupancy and Place of Assembly Permit



Certificate of Occupancy

CO Number:1026926-0000003

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.*

<p>A. Borough: MANHATTAN Address: 599 TENTH AVENUE Building Identification Number(BIN): 1026926</p>	<p>Block Number: 1072 Lot Number(s): 32 Additional Lot Number(s): Application Type: A1 - ALTERATION TYPE 1</p>	<p>Full Building Certificate Type: Temporary Date Issued: 06/07/2022</p>
<p>This building is subject to this Building Code: 2008</p>		
<p>This Certificate of Occupancy is associated with job# 110453009-01</p>		
<p>B. Construction Classification: 3: NON-FIREPROOF STRUCTURES Building Occupancy Group classification: A-2 - ASSEMBLY: EATING & DRINKING Multiple Dwelling Law Classification: Not Available</p>		
<p>No.of stories: 1</p>	<p>Height in feet: 12</p>	<p>No.of dwelling units: Not Available</p>
<p>C Parking Spaces and Loading Berths: . Open Parking Spaces: Not Available. Enclosed Parking Spaces: Not Available. Total Loading Berths: Not available</p>		
<p>D This Certificate is issued with the following legal limitations: . Restrictive Declaration: None Zoning Exhibit: None BSA Calendar Number(s): None CPC Calendar Number(s): None</p>		
<p>Borough Comments:</p>		

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	A-2	4	N/A	6		110453009	Temporary	09/05/2022
Description of Use: Eating and Drinking ACCESSORY KITCHEN, STORAGE, OFFICE, MECHANICAL ROOM						Exceptions:		
Floor 1	A-2	143	N/A	6		110453009	Temporary	09/05/2022
Description of Use: Eating and Drinking EATING & DRINKING ESTABLISHMENT						Exceptions:		

CofO Comments:

Borough Commissioner

Commissioner



Buildings

PLACE OF ASSEMBLY CERTIFICATE OF OPERATION

Certificate Number: 110400450

Borough: MANHATTAN

Premises Address: 599 TENTH AVENUE

Block/Lot: 1072 / 32

Issued On: 05/07/2013

BIN: 1026926

Related NB/A1 Job No: 110453009

Name of Establishment: THE SPOT

Floors: CEL, 1ST

Occupancy Classification and Description:

Number of Persons

A-2 EATING OR DRINKING ESTABLISHMENT Not a cabaret

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This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner: Acting Commissioner of Buildings

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

This permit copy created on 03/30/2022 reflects the Commissioner(s) as of such date.