

515 W18th Street Eatery LLC
Cucina Alba
515 West 18th Street
New York, NY 10010
Alteration Application

Manhattan Community Board 4
Business Licenses & Permits Committee
Tuesday, February 14th, 2023

Community Board Questionnaire

- Current and Proposed Floor Plan
- Menu
- Photographs
- Proximity Report and Block Plot Diagram
- Certificate of Occupancy
- Email to Block Associations
- Proof of Notice Posted

BERNSTEIN REDO & SAVITSKY, P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

Manhattan Community Board 4

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
515 W18th Street Eatery LLC		Cucina Alba	
STREET ADDRESS		CROSS STREETS	ZIP CODE
515 West 18th Street		10th and 11th Avenues	10010
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Cobi Levy	ATTORNEY/ REPRESENTAIVE	NAME: Donald Bernstein c/o Bernstein Redo & Savitsky P.C.
	PHONE: (212) 759-8080		PHONE: (212) 651-3100
	EMAIL: Cobi@a2hg.com		EMAIL: Donald@brpclaw.com
MANAGER	NAME: Cobi Levy	LANDLORD	NAME: Related
	PHONE: (212) 759-8080		PHONE: (212) 801-1000
	EMAIL: Cobi@a2hg.com		EMAIL:
APPLICATION TYPE (<input checked="" type="checkbox"/> * Alteration Application <input 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 Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?	#1334474 Exp. 7/31/2024	
	<i>Please list/describe the nature of all the changes and attach the plans:</i> Adding a portion of the ground floor with one additional stand-up bar and additional outdoor seating through DOT Open Restaurants Program		
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="checkbox"/> YES	<input checked="" type="radio"/> NO	Post CB meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A Alteration Application
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 type="checkbox"/> NO	N/A Alteration Application
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
	Kitchen	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
	Music	11am-12am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-12am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="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	459	200	73	173	-0-	2	21
OUTSIDE <i>(Other than sidewalk café)</i>							
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	DOT Open Restaurants Program	68	68	132			

How many floors are there? What is the capacity for each floor?	Ground floor		
How frequently will the owner(s) be at the establishment?	Daily		
Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will applicant be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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		

MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Ground (Currently Licensed)	Restaurant	112	Sun-Mon 11am-12am Tues- Sat 11am-2am	41	91 + 8 counter stools	0	1 bar, 13 bar stools	Background
Ground (Proposed Alteration)	Restaurant	82	Sun-Mon 11am-12am Tues- Sat 11am-2am	32	74	0	1 bar, 8 bar stools	Background
DOT Open Restaurants	Outdoor Sidewalk Seating	132	Close by 11pm Daily	68	132	0	0	None

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	West Chelsea
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Pending updates
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	Email to block associations provided by CB4. See email enclosed
	# 2	Notice of intention posted inside residential building
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		N/A
Who was your contact person at each group you met with?		N/A
When did applicant post the notice that was provided?		1/26/2023
Where did applicant post the notice that was provided?		In front of premises
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input type="radio"/> NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES <input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	New build- residential building with ground floor commercial		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	NO	Building has flood walls built in
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?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	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	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	
Where will the air conditioner be located? What type is it?	New air conditioner mounted on the roof of the building		
When was the air conditioner installed?			

OUTDOOR ITEMS - OTHER THAN 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, 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~~ DOT Open Restaurants Program

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 type="radio"/> YES	<input checked="" 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 type="radio"/> YES	<input checked="" type="radio"/> NO	11pm daily
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use umbrellas?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the 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 type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will submit revised floor plan of new sidewalk seating showing locations of sidewalk trees and all sidewalk seats and tables to MCB4 office by 2/21/23

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
 March 1, 2023 full board meeting, with 36 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

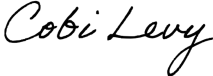
Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

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

<p>SIGN HERE →</p>	<p>Cobi Levy</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>1/31/22</p> <p>DATE</p>
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515 W18th Street Eatery LLC
Ground floor plan

Current:

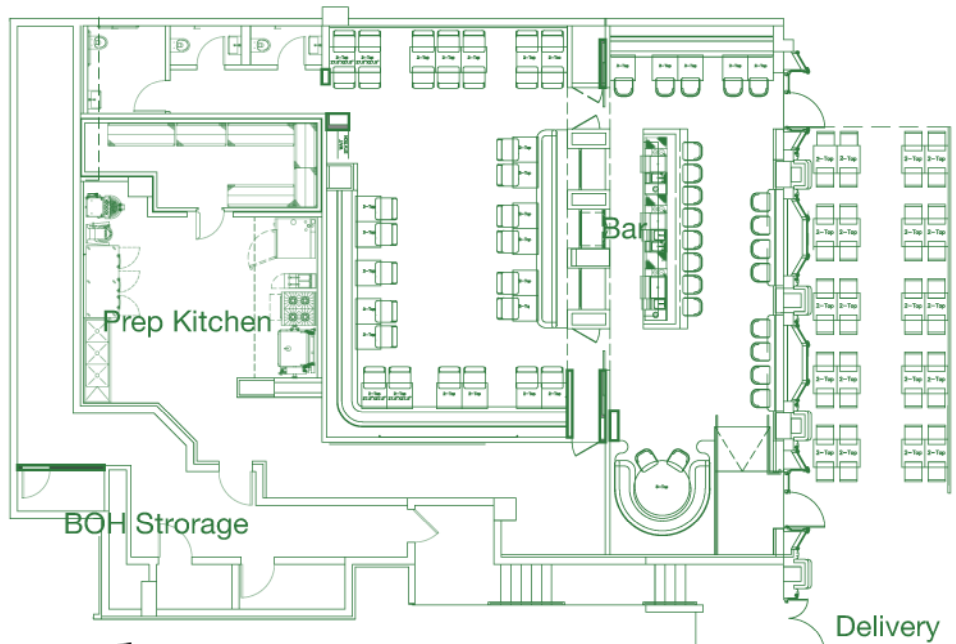
41 tables, 91 seats
8 counter stools
1 stand-up bar, 13 bar stools
DOT Open Restaurants
48 tables, 92 seats

Proposed:

32 tables, 74 seats
1 stand-up bar, 8 bar stools
DOT Open Restaurants
20 tables, 40 seats

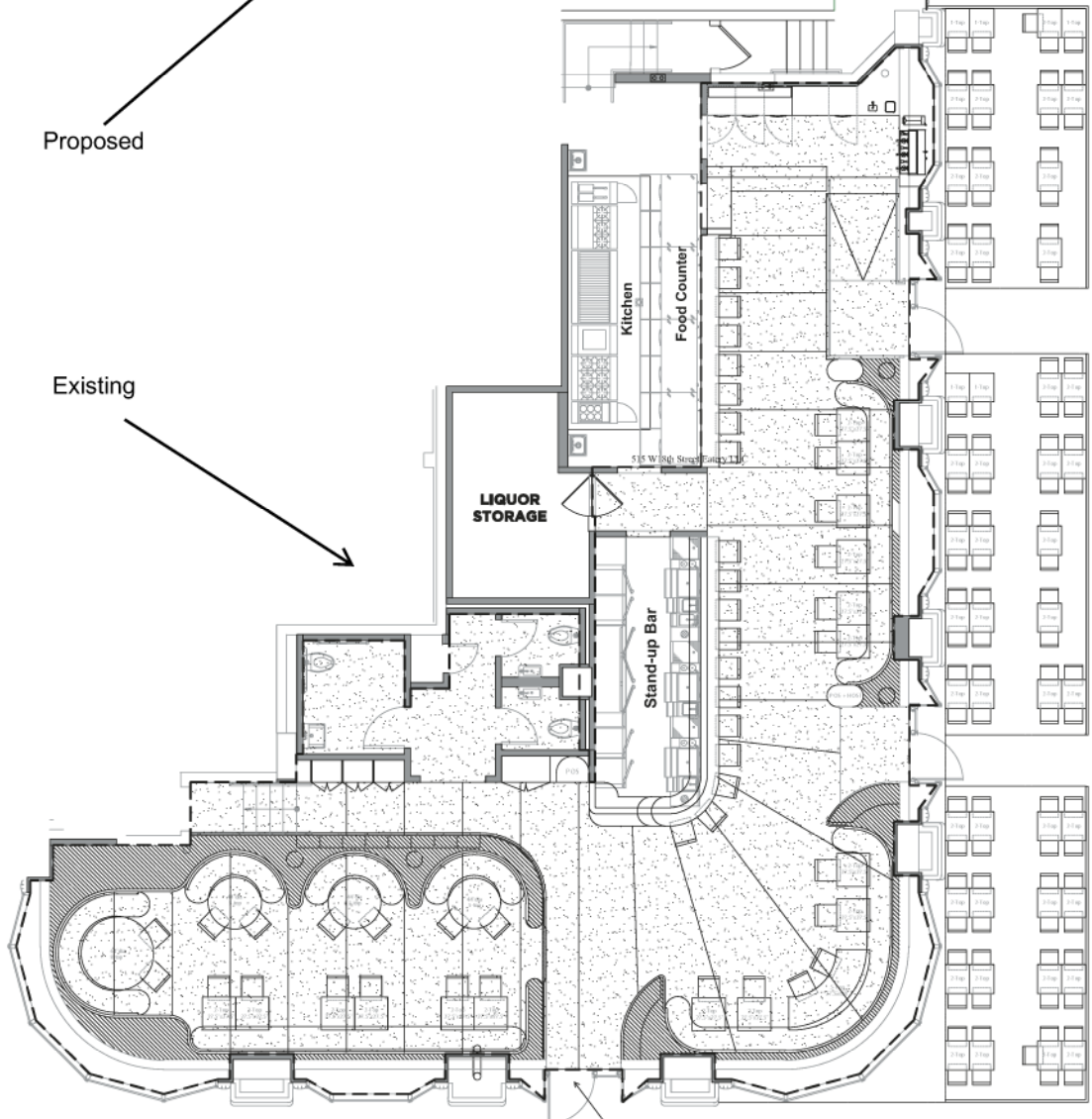
Current and Proposed Combined:

73 tables, 165 seats
2 stand-up bars, 21 bar stools
8 counter seats
DOT Open: 68 tables, 132 seats



Proposed

Existing

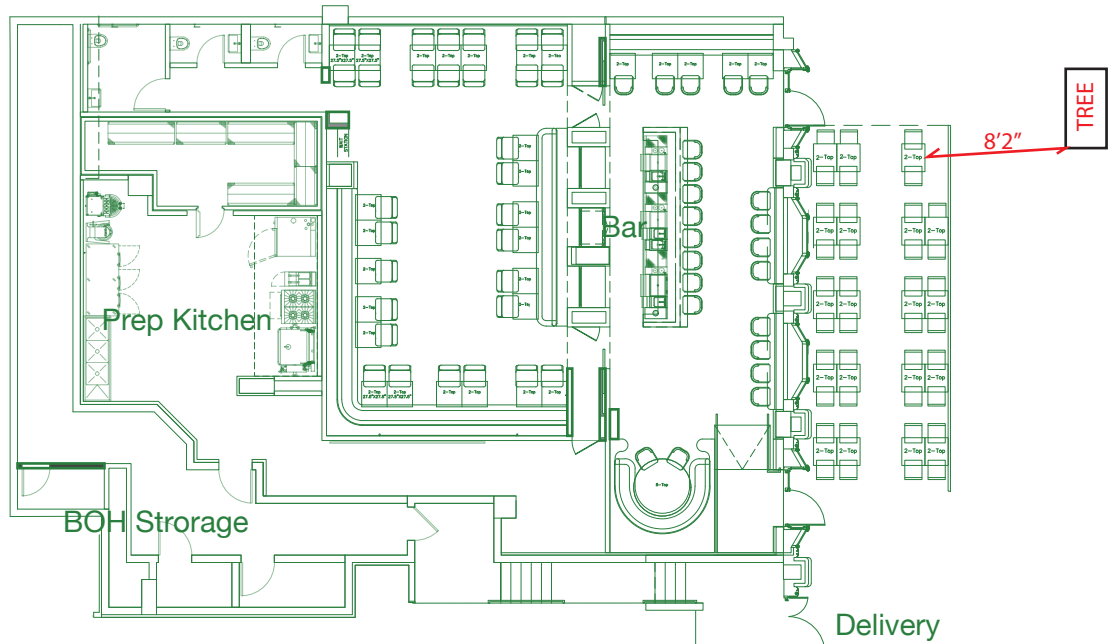


515 W18th Street Eatery, LLC
 d.b.a. Cucina Alba

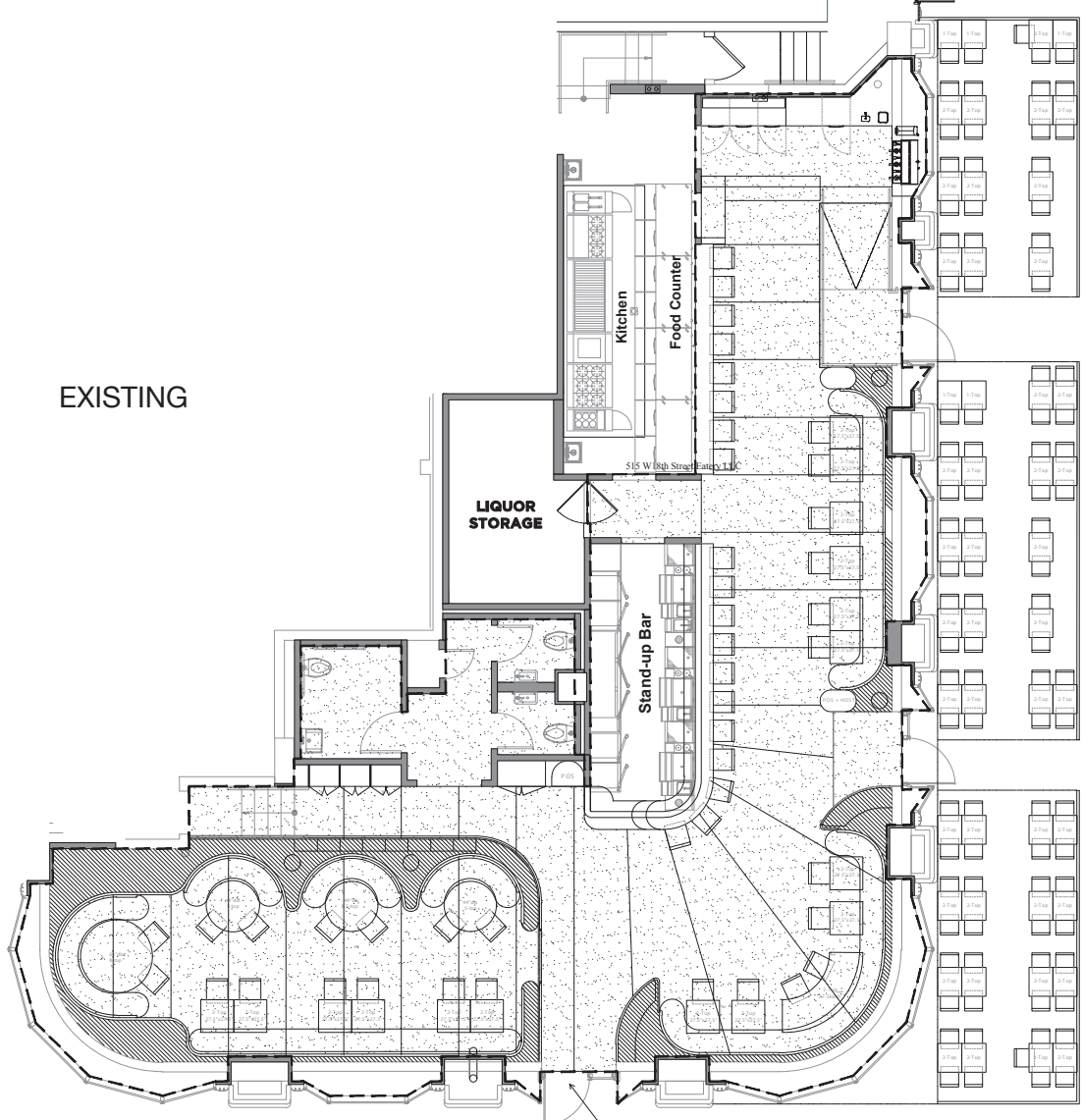
INDOOR SEATS
 Dining Room: 48
 Front: 26
 Bar: 8
TOTAL: 82

OUTDOOR
 Patio: 40

NEW



EXISTING



FORNO

FOCACCIA DI RECCO
stracchino, prosciutto
26

PANE E FORMAGGIO
focaccia, whipped ricotta
14

ANTIPASTI

TRUFFLE POACHED BURRATA
tomato, black truffle
29

EGGPLANT PARMIGIANA
ricotta
18

MEATBALLS
pomodoro, ricotta
26

ARTICHOKES ALLA GIUDIA
roasted, lemon, garlic
24

CRUDI

STEAK CARPACCIO
peperonata
26

CALABRIAN TUNA TARTARE
bomba sweet heat, beets
26

YELLOWTAIL
grapefruit, leeks, ginger
28

MARI E MONTI
sweet shrimp, iberico, foie gras, caviar
18/pc



INSALATE

ESCAROLE
crispy capers, ricotta salata
18

PANZANELLA
tomato, cucumber
18
add lobster
+24

PASTA

FETTUCCINE
bolognese
28

AGNOLOTTI
black truffle fonduta
28

TAGLIARINI
basil pesto
24

LINGUINE
lobster, pernod
36

LASAGNE VERDI
eggplant, zucchini, besciamella
28

PRINCIPALI

CHICKEN ALLA DIAVOLA
bomba sauce
34

HALIBUT
olive oil poached
42

FILET MIGNON
mushroom marsala
64

GRANDI FORMATI

BRANZINO AL SALE
herb butter or
citrus olive oil
84

SHORT RIB
espresso rubbed,
gremolata
148

CONTORNI BRUSSELS SPROUTS · BROCCOLINI · ROAST POTATOES · SORANA BEANS



NEGRONIS

ROSA IN BIANCO
Mezcal Rosaluna · White Smoke*

ALPINO
Bombay Sapphire · Savory Pine

GENTILE
Elijah Craig Bourbon · Boozy Caramel

SPRITz

ALBICOCCA
Beefeater Gin · Sweet Apricot

CAPRI
American Harvest · Subtle Citrus

WATER WILL
Hennessy · Rich Blackberry*

HOUSE

PORTOFINO
Cincoro Reposado · Pineapple Marg

CATANESE
Bacardi Rum · Blood Orange Manhattan

COCOFFEE
ALB Vodka · Creamy Espresso*

19
*Cocktails can be made NA

WINES

SPARKLING

PROSECCO · Bisol · Jeio · Veneto 17
FRANCIACORTA · Contadi Castaldi · Lombardy 24

ROSÉ

NEGROAMARO · Tormaresca · Puglia 14
CINSAULT BLEND · Rumor · Provence 17

WHITE

MALVASIA · Caravaggio · Sicily 16
ARNEIS · Giovanni Rosso · Piedmont 17
GRILLO · Feudo Montodi · Sicily 15
PINOT BIANCO · Terlano · Alto-Adige 18
CHARDONNAY · Antinori · Umbria 17

RED

GRIGNOLINO · Stella Vini · Piedmont 15
NERO D'AVOLA · Donnafugata · Sicily 17
NEBBIOLO · Coppo · Barolo 23
CABERNET BLEND · Yantra · Tuscany 18
AGLIANICO · De Conciliis · Campania 17

BEERS

LAGER · Forst · Alto Adige 10
BLONDE · Fallineta · Veneto 12
BELGIAN DARK · Giada · Veneto 13
IPA · Athletic Brewing · Bridgeport 12

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This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	515 W 18th St, New York, New York, 10011
Geocode	Latitude: 40.74501 longitude: -74.00695
Report Generated On	1/26/2023

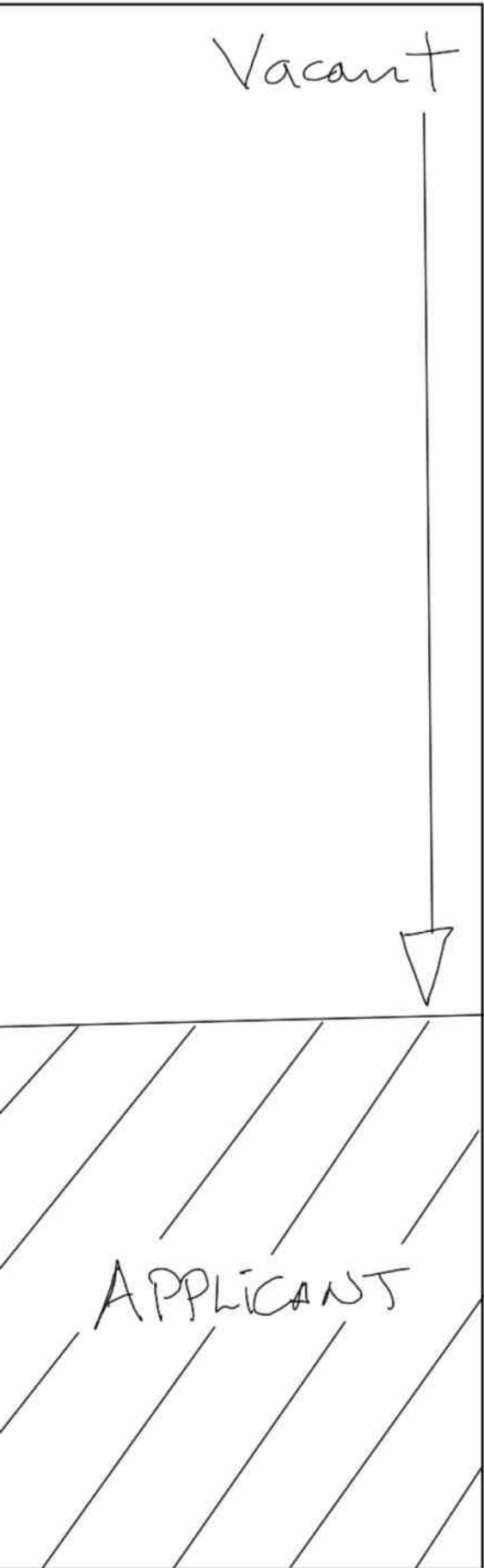
8 Closest Liquor Stores		
Name	Address	Distance
HUDSON YARDS LIQUORS INC Ser #: 1319647	557 C WEST 23RD ST NEW YORK, NY 10011	1,288 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	1,328 ft
CHELSEA WINERY LTD Ser #: 1344846	60 9TH AVE NEW YORK, NY 10011	1,450 ft
ALGA WINES & SPIRITS LTD Ser #: 1023563	221 9TH AVENUE NEW YORK, NY 10011	1,772 ft
LITTLE WEST WINE AND SPIRITS INC Ser #: 1301089	19 LITTLE W 12TH ST NEW YORK, NY 10014	1,895 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	2,211 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	2,270 ft
SKM HOLDINGS LLC Ser #: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, NY 10007	2,400 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Jehovah's Witnesses		387 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
KARLA BOAT NYC LLC Ser #: 1356863	59 CHELSEA PIERS NEW YORK, NY 10011	548 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
515 W 18TH STREET EATERY LLC Ser #: 1334474	515 W 18TH ST NEW YORK, NY 10010	95 ft
NOZ17 LLC Ser #: 1337694	458 W 17TH ST NEW YORK, NY 10011	427 ft
156 TENTH AVENUE RESTAURANT LLC Ser #: 1164847	156 10TH AVE AKA 460 W 20TH ST NEW YORK, NY 10011	438 ft
WEST 17TH STREET ITALIAN RESTAURANT LLC Ser #: 1257499	457 W 17TH ST NEW YORK, NY 10011	444 ft
17TH STREET ENTERTAINMENT II LLC Ser #: 1170926	453 W 17TH STREET NEW YORK, NY 10011	465 ft
HIGH LINE HOTEL LLC & TENTH AVE HOTEL MANAGEMENT Ser #: 1268270	180 10TH AVE NEW YORK, NY 10011	660 ft
GENERAL THEOLOGICAL SEMINARY OF THE EPISCOPAL Ser #: 1196144	180 10TH AVE/ DESMOND TUTU CTR 20TH & 21ST STREETS NEW YORK, NY 10011	667 ft



10th Avenue

NOT TO SCALE

BLOCK PLOT
 515 West 18th Street
 New York, NY
 November 15, 2020

West 19th Street

Commercial



Residential

Vacant

Residential

Gallery

Residential

Clothing

Residential

Deli

West 18th Street



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

NYC Department of Buildings
Property Profile Overview
ALSO SEE OTHER BIN(S) BELOW

515 WEST 18 STREET

MANHATTAN 10011

BIN# 1091605

WEST 18 STREET 501 - 525

Health Area : 5500
 Census Tract : 99.01
 Community Board : 104
 Buildings on Lot : 1

Tax Block : 690
 Tax Lot : 29
 Condo : YES
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): HIGH LINE, 11 AVENUE
 DOB Special Place Name:
 DOB Building Remarks: AKA 131 - 151 10 AVENUE/ 500 - 510 WEST 19 STREET (4/2020)
 Landmark Status: **Special Status:** N/A
 Local Law: NO **Loft Law:** NO
 SRO Restricted: NO **TA Restricted:** NO
 UB Restricted: NO
 Environmental Restrictions: N/A **Grandfathered Sign:** NO
 Legal Adult Use: NO **City Owned:** NO
 Additional BINs for Building: [1080286](#) [1080284](#) [1080287](#)
 HPD Multiple Dwelling: Yes

Special District: WCH - WEST CHELSEA

This property is located in an area that may be affected by the following:
 Tidal Wetlands Map Check: No
 Freshwater Wetlands Map Check: No [Click here for more information](#)
 Coastal Erosion Hazard Area Map Check: No
 Special Flood Hazard Area Check: Yes

Department of Finance Building Classification: D6-ELEVATOR APT

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

	Total	Open	Elevator Records
Complaints	28	0	Electrical Applications
Violations-DOB	32	2	Permits In-Process / Issued
Violations-OATH/ECB	13	0	Illuminated Signs Annual Permits
Jobs/Filings	81		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	81		Facades
Actions	3		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

Certificate of Occupancy

CO Number: 121191147T003

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 Address: 501 WEST 18TH STREET Building Identification Number (BIN): 1091605	Block Number: 00690 Lot Number(s): 29 Building Type: New	Certificate Type: Temporary Effective Date: 02/23/2021 Expiration Date: 05/24/2021
This building is subject to this Building Code:			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B (2014/2008 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
	No. of stories: 21	Height in feet: 250	No. of dwelling units: 181
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: City Planning Commission - Recording Info: C190213ZSM		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 25 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 121191147T003

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	17	OG	S-2		2	SUPER'S OFFICE, STAFF ROOM, MEN'S LOCKER ROOM, WOMEN'S LOCKER ROOM (DRY FLOODPROOF)
CEL	118	OG	S-2		6	ATTENDED PARKING GARAGE FOR 100 CARS, PARKING ATTENDANT BOOTH, BICYCLE STORAGE (450SF WITH 28 SPACES) DRY FLOOR PROOF)
CEL	22	OG	S-2		2	TENANT STORAGE ROOM, BUILDING STORAGE (DRY FLOOD PROOF)
CEL	43	OG	S-2 R-2		2	FUEL TANK ROOM, GAS BOOSTER PUMP ROOM, MECHANICAL ROOMS, COMPACTOR ROOM EAST, COMPACTOR ROOM WEST, LAUNDRY ROOM WEST, WORKSHOP (DRY FLOOD PROOF))
001	123	100	M		6	RETAIL A/B (DRY FLOOD PROOF)
001	99	100	M		6	RETAIL C (DRY FLOOD PROOF)
001	360	100	M		6	RETAIL D/E (DRY FLOOD PROOF)
001	6	100	U		2	WOMENS STAFF ROOM, MEN STAFF ROOM (DRY FLOOD PROOF)
001	15	100	U S-2		2	MECHANICAL ROOMS, FLOOD BARRIER STORAGE ROOM(DRY FLOOD PROOF)
001		100	S-2		6	ENTRANCE TO ATTENDED PARKING GARAGE (DRY FLOOD PROOF)
001	4	40	S-2		2	BICYCLE STORAGE ROOM 1 (621 SF WITH 56 SPACES), BICYCLE STORAGE ROOM 2 (158 SF WITH 10 SPACES) (DRY FLOOD PROOF)
001	26	40	R-2		2	RESIDENTIAL LOBBY, PACKAGE ROOM (DRY FLOOD PROOF)



Borough Commissioner



Commissioner

Emily Jedda

From: Emily Jedda
Sent: Thursday, January 26, 2023 3:58 PM
To: Donald Bernstein
Cc: 'Cobi Levy'; 'Luc Freilicher'
Subject: Notice To Our Neighbors - Cucina Alba

NOTICE TO OUR NEIGHBORS

Cucina Alba
515 West 18th Street
New York, New York 10010

We are reaching out to let you know that Licensee, 515 West 18th Street Eatery LLC d/b/a Cucina Alba intends to alter its premises to expand both interior and exterior spaces.

The ground floor will include additional interior seating with one new stand-up bar. There will be approximately 32 tables, 74 seats and 8 bar stools in the new space. Cucina Alba will also be adding additional sidewalk seating on 10th Avenue under the Department of Transportation Open Restaurant Program with 20 tables and 40 seats.

The Licensee's approved hours of operation for the interior space are 11am-12am Sunday to Monday and 11am-2am Tuesday to Saturday with exterior seating closing by 11pm daily. There is background recorded music only. No music is permitted outside. There will be no changes to the approved method of operation in connection with this alteration application.

Cucina Alba, run by Cobi Levy, is a coastal Italian restaurant celebrating the finest local ingredients. It has been open and operating since August 2022 with no history of violations or disciplinary history. Cobi Levy is an experienced operator and currently owns and operates Lola Tavern, Lucali, Baby Luc's, Little Prince and Jibs. Cobi resides in Hudson Yards and is on site at Cucina Alba daily.

Cucina Alba will be applying to the New York State Liquor Authority for an alteration application and will meet with Manhattan Community Board Fours Business, Licenses & Permits Committee on February 14, 2023 to discuss the application.

If you have any questions, please contact Cobi@a2hg.com and Donald@brpclaw.com

Emily R. Jedda | Licensing Specialist
BERNSTEIN REDO & SAVITSKY PC
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Office. 212.651.3100
Direct: 917.620.3794
emily@brpclaw.com | www.brpclaw.com

NOTICE

Chelsea Block Associations/Tenant Associations/Community Groups

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	sallynmr@gmail.com	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	steve@w15ba.com, info@w15ba.com	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Reizos	kimon@w15ba.com	No monthly meetings
100 West 16th Street Block Association	Paul	Grochki	pgrochki@gmail.com	
100 West 16th Street Block Association	Matthew	Robinson	matthrob@aol.com	
100 West 17th/18th Street Block Association	Antonella	Cipollone	antonellacipollone2000@yahoo.it	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	b.v.h.dfr@gmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	michael_glassman@hotmail.com	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	judyklein99@gmail.com	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com	
100 West 19th/20th Street Block Association	Sally	Greenspan	coba1001920@gmail.com	
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshmy@gmail.com	
100 West 22nd Street Block Association	Robert	Simon	robert.simon2267@gmail.com	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	beacon.95@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Gerard	Germany	germanygerard@aol.com	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	mt@melissa-stern.com	
100 West 25th Street Block Association	Carla	Nordstrom	west25hsstreetproject@gmail.com	No monthly meetings at this time
100 West 26th Street Block Association	Susan	Butenweser	susanb1011@aol.com	
Naked Eye Productions	Tina	Difelicantonio	Tina@NakedEyeProductions.com	
200 West 21/22/23/24 Block Association	Melodie	Bryant	savvyfix@gmail.com	
200 West 20/21/22/23(South) Streets Block Association	Pamela	Wolff	pamelala@angst.net	
200 West 20/21/22/23(South) Streets Block Association	Pat	Cooke	picooke@me.com	
200 West 20/21/22/23(South) Streets Block Association	Dianne	Maeurer	dianne21ns@gmail.com	
200 West 23(North)/24 Streets Block Association	Omar	Fattal	omar.fattal@gmail.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Laurence	Fronmer	laurencefronmer@yahoo.com	Second Wednesday of the month @ 7 pm
200 West 23(North)/24 Streets Block Association	Thuy	Pham	thuypham1@gmail.com	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	thuypham1@gmail.com	First Monday of the month @ 6:30 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	glowe@wohlfarth.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	palmermarshal@yahoo.com	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	david.sloss@gmail.com	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Olt	colt@shabtamag.com	
300 West 20th Street Block Association	Albert	Taylor	alberttaylor@mac.com	
300 West 21/22/23(South) Streets Block Association	Eleanor	Horowitz	eleonor@quilledcorner.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Andrea	Gabrielle	300bra@gmail.com	First Monday of the month @ 7 pm
300 West 21/22/23(South) Streets Block Association	Phyllis	Waisman	phyllis.waisman@gmail.com	
400 West 16/17/18/19 Streets - Fulton Houses. Tenant Association	Miguel	Acevedo	mg1360@yahoo.com	
400 West 20 Street Block Association	David	Lesser	david@dllesser.com	
400 West 21/22/23(South) Streets Block Association	Allen	Oster	aloster@earthlink.net	No monthly meetings
400 West 21/22/23(South) Streets Block Association	Karen	Jacob	w400ba@gmail.com, klacoby@me.com	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	amyklein724@gmail.com	
400 West 23(North)/24 Streets - London Terrace Towers	Andy	Humm	andyhumm@aol.com	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	tenants@lita.info, inge64@me.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	fdenthunter@gmail.com	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Walters	dwalterstn@gmail.com	
500 West 19 Street Block Association	Nell	Selkirk	nell@nellselkirk.com	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	hoffmandb@hotmail.com	
500 West 21/22/23/24 Streets Block Association	Willie	Wade	wade2084@gmail.com	
500 West 28/29 Streets Block Association	Debra	Beard	dwbeard421@me.com	
500 West 28/29 Streets Block Association	Brian	Donovan	bkd8@cornell.edu	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Keaney	Keaney	bkeaney@pennsouth.coop	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop	
Hotel Americano	Scott	Hupe	(212) 216-0000	
Highline637	Donna	Langman	212-438-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com	No monthly meetings
Midtown South Community Council	John	Mudd	johnmudd@usa.net	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@gvsnp.org	
Midtown South Pct. Council	Brian	Weber	brianscothweber@gmail.com	

*WHEN SENDING AN EMAIL TO THIS LIST, PLEASE BCC EVERYONE ON ONE EMAIL *

Cucina Alba
515 West 18th Street, New York, NY 10010

