

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>		
<b>Andreas CH LLC</b>		<b>Da Andrea</b>		
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>	
<b>160 Eighth Avenue</b>		<b>West 18th and West 17th Streets</b>	<b>10011</b>	
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b>	<b>Abdul Mannan</b>	<b>ATTORNEY/ REPRESENTAIVE</b>	
	<b>PHONE:</b>	<b>347 658 7469</b>		<b>NAME:</b>
	<b>EMAIL:</b>	<b>bdrakib12@yahoo.com</b>		<b>Bernstein Redo &amp; Savitsky PC Donald M. Bernstein, Esq.</b>
			<b>PHONE:</b>	
			<b>212 651 3100</b>	
			<b>EMAIL:</b>	
			<b>donald@brpclaw.com</b>	
<b>MANAGER</b>	<b>NAME:</b>	<b>Kaled Ahmed</b>	<b>LANDLORD</b>	
	<b>PHONE:</b>	<b>917 660 4493</b>		<b>NAME:</b>
	<b>EMAIL:</b>	<b>ka.4342@yahoo.com</b>		<b>154-160 8th Avenue Co, LLC</b>
			<b>PHONE:</b>	
			<b>917 523 4438</b>	
			<b>EMAIL:</b>	
			<b>mgilbert.bigpplenyc@yahoo.com</b>	
<b>APPLICATION TYPE</b> ( <input type="checkbox"/> <i>Liquor License</i> <input checked="" type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )				
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO	
	What is/was the name and address of establishment?		<b>Andreas WV LLC dba Da Andrea 35 West 13th Street / New York, NY 10011</b>	
	What were the dates applicant was involved with this former premise?		<b>7/2019 to present</b>	
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO	
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>			
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?			
	<i>Please list/describe the nature of all the changes and attach the plans:</i>			
<b>METHOD OF OPERATION</b>				
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider			
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment  <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)			
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="radio"/> YES <input checked="" type="radio"/> NO	<b>September 2023</b>	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES <input type="radio"/> NO	<b>See enclosed</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES <input checked="" type="radio"/> NO	<b>* See enclosed</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO		

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am
	Kitchen	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am
	Music	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC*	DJ	JUKE BOX	KARAOKE	

**OCCUPANCY**  
\*Light Jazz for Saturday and Sunday weekend brunch from 1230pm to 330pm

	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>	<b>179</b>	<b>179</b>	<b>48</b>	<b>129</b>	<b>None</b>	<b>One</b>	<b>18</b>
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>							
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>							

How many floors are there? What is the capacity for each floor?	<b>Ground floor has 175 occupancy and the cellar has 4 occupancy</b>		
How frequently will the owner(s) be at the establishment?	<b>At least 3 days a week for management.</b>		
Will there be dancing?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have bottle or table service for beverage alcohol?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant be hosting private; promotional or corporate events?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>Private and corporate events only</b>
Will outside promoters be used on a regular basis? If yes please describe.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will applicant have a security plan? If, yes please attach.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
Will security plan be implemented?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>N/A</b>
Will State certified security personnel be used?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>N/A</b>
Will New York Nightlife Association and NYPD Best Practices be followed?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>N/A</b>
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Will applicant be using delivery bicycles? If yes, how many?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>One</b>
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
Where will delivery bicycles be stored during the day when not in use?	<b>Cellar</b>		

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

<b>Community Notification/Relations</b>			
<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	<b>See enclosed list with email.</b>	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		<b>N/A</b>	
Who was your contact person at each group you met with?		<b>N/A</b>	
When did applicant post the notice that was provided?		<b>8/31/2023</b>	
Where did applicant post the notice that was provided?		<b>At the restaurant and on lamp posts.</b>	
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	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	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>Mexicue 160 8th Avenue LLC dba Mexicue/ Restaurant</b>		
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	NO	<b>Mexicue 160 8th Avenue LLC dba Mexicue and Pounds &amp; Ounces LLC dba Studio Kraut</b>
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	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.	<input checked="" type="radio"/> YES	NO	<b>New signage</b>
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	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?	<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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
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	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	NO	
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	<b>N/A</b>
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?	<b>6th Floor and it is a York AC</b>		
When was the air conditioner installed?	<b>2005</b>		

\*This Application Does Not Extend to Any Outdoor Seating

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Have all owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, etc. open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Roadway side 18th Street</b>
Are the floorplans (if applicable) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of food and/or beverage in the outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to be respectful to neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful neighborhood?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (i.e., soundproofing tenants apartments)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>Applicant will provide effective sound control.</b>
Will there be a lighting plan that allows for outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>To be</b>
If open dining, will applicant follow NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will the operation be year-round?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	

\*This Application Does Not Extend to Any Outdoor Seating

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ		
Have you or any other person(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will you have a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is applicant applying to include a sidewalk café in its liquor license?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If yes, has applicant submitted plans to NYC Dept. of Consumer Affairs? Please attach plans.	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will applicant close and vacate sidewalk by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant be serving alcohol in the sidewalk café? Do you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will the café have a 3 ft. wide serving aisle running parallel to the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO
Will the service and consumption of alcohol in the sidewalk café be accompanied by food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Will the sidewalk café not provide standing space for drinking or eating?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant use any portable natural gas heaters? If so, will applicant have requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO
Will applicant have a lighting plan that will allow for adequate lighting for space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will all furniture, plants and barricades be removed from sidewalk between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will all furniture be stored in a secure location by March 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant use any materials on sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
If construction or excavation has reduced the sidewalk width, will applicant ensure a clear path of sidewalk between the perimeter of the construction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If applicant has a parking lane, will applicant agree to remove its sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO
		<b>To be determined</b>

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

- This application does not extend to any outdoor seating
- Live music will be limited to the hours of 1230pm - 330pm on Saturday & Sundays only
- Applicant agrees to obtain an accoustical report from an NYC-Approved Acoustician and submit to MCB4 office by 9/26
- Applicant agrees to implement all recommendations of acoustical report
- Any storm enclosure shall extend no further than 18" from building facade

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***

**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.***





<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its          October 4, 2023 full board meeting, with 40 members voting in favor          of the recommendation, 0 members opposed, 0 members          abstaining and 0 present but not eligible)</i></p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial    <input type="radio"/> Approval</p>
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**CB4 REPRESENTATIVES**

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

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

<p><b>SIGN HERE</b>    </p>	<p><b>Abdul Mannan</b></p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT X</p>	<p><b>09/05/2023</b></p> <p>DATE</p>
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OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: **July 12, 2023**

1a. Delivered by: **Fed Ex: 7726 8663 5869**

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

- New Application    Removal    Class Change

For premises in the City of New York:

- New Application    New Application and Temporary Retail Permit    Temporary Retail Permit    Removal
- Class Change    Method of Operation    Corporate Change    Renewal    Alteration

Manhattan Community Board 4

**RECEIVED**

Date: 7/13

Time: 1:30

By: [Signature]

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board: **Manhattan Community Board No. 4**

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): **Pending**      Expiration Date (if applicable): **Pending**

5. Applicant or Licensee Name: **Andreas CH LLC**

6. Trade Name (if any): **Da Andrea**

7. Street Address of Establishment: **160 Eighth Avenue**

8. City, Town or Village: **New York**, NY      Zip Code: **10011**

9. Business Telephone Number of applicant/ Licensee: **Pending**

10. Business E-mail of Applicant/Licensee: **bdrakib12@yahoo.com and jules@brpclaw.com**

11. Type(s) of alcohol sold or to be sold:    Beer & cider    Wine, Beer & Cider    Liquor, Wine, Beer & Cider

12. Extent of Food Service:    Full Food menu; full kitchen run by a chef/cook    Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: **Restaurant**

- Seasonal Establishment    Juke Box    Disc Jockey    Recorded Music    Karaoke

14. Method of Operation: (check all that apply)    Live Music (give details i.e., rock bands, acoustic, jazz, etc.): **Smooth jazz for weekend brunch**

- Patron Dancing    Employee Dancing    Exotic Dancing    Topless Entertainment

- Video/Arcade Games    Third Party Promoters    Security Personnel

Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area:    None    Patio or Deck    Rooftop    Garden/Grounds    Freestanding Covered Structure  
(check all that apply)    Sidewalk Cafe    Other (specify): **Sidewalk and roadway seating as per**

**The Department of Transportation Open Restaurants**

16. List the floor(s) of the building that the establishment is located on: **Ground floor and cellar**

17. List the room number(s) the establishment is located in within the building, if appropriate: **N/A**

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  
Name: \_\_\_\_\_ Serial Number: \_\_\_\_\_

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: **154-160 8th Avenue Co, LLC**

23. Building Owner's Street Address: **148 West 23rd Street - Suite 11D**

24. City, Town or Village: **New York** State: **New York** Zip Code: **10011**

25. Business Telephone Number of Building Owner: **917 523 4438**

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: **Donald M. Bernstein, Esq. / Bernstein Redo & Savitsky PC**

27. Representative/Attorney's Street Address: **1177 Avenue of the Americas - 5th Floor**

28. City, Town or Village: **New York** State: **New York** Zip Code: **10036**

29. Business Telephone Number of Representative/Attorney: **212 651 3100**

30. Business E-mail Address of Representative/Attorney: **donald@brpclaw.com**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **Abdul Mannan** Title: **Managing Member**

Principal Signature:  \_\_\_\_\_ **X**

**From:** Jules Vigh <Jules@brpclaw.com>  
**Sent:** Wednesday, August 30, 2023 3:29 PM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Cc:** Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; bdrakib12@yahoo.com; Donald Bernstein <Donald@brpclaw.com>  
**Subject:** Andreas CH LLC / 160 8th Avenue

Good afternoon,

We wanted to contact your organization to let you know that Andreas CH LLC dba Da Andrea will be opening a casual Italian restaurant at 160 Eighth Avenue between West 17<sup>th</sup> Streets and West 18<sup>th</sup> Streets. This will be the sister restaurant of Da Andrea located at 35 West 13<sup>th</sup> Street that has been opened since July 2019.

The former restaurant that occupied the space was Mexicue 160 8<sup>th</sup> Avenue LLC dba Mexicue from 2017 to August 2023 and before that the space was a restaurant occupied by Pounds & Ounces LLC dba Studio Kraut from 2012 to 2017.

The new Da Andrea restaurant will have interior seats of 129 with a 27'-8" x 7'-2" customer bar with 18 bar stools. The exterior seating will have roadway seating on West 18<sup>th</sup> Street with 32 seats and a sidewalk café on West 18<sup>th</sup> Street with 22 seats and a sidewalk café on Eighth Avenue with 6 seats.

The proposed hours of operation for the interior are 10am to 12am 7 days a week. The proposed hours of operation for the exterior seating are 10am to 10pm Sunday to Thursday and 10am to 11pm Friday to Saturday.

There will be background music from 10am to 12am 7 days a week. There will also be live music consisting of jazz for weekend brunch from 1230pm to 330pm on Saturdays and Sundays. There will be no music in the exterior seating areas.

If you would like more information on our application please contact me at [bdrakib12@yahoo.com](mailto:bdrakib12@yahoo.com).

You can also contact the office of our counsel at [donald@brpclaw.com](mailto:donald@brpclaw.com) and [jules@brpclaw.com](mailto:jules@brpclaw.com)

Thank you,

Jules

**Jules Vigh|Paralegal**

**BERNSTEIN REDO & SAVITSKY PC**

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

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

Bounced back email:

**Delivery has failed to these recipients or groups:**

[hoffmandibj@hotmail.com](mailto:hoffmandibj@hotmail.com)

A communication failure occurred during the delivery of this message. Please try to resend the message later. If the problem continues, contact your email admin.

The following organization rejected your message: hotmail-com.olc.protection.outlook.com.

Follow up email:

I will be away until September 5th. Please re-send your email after I return, or if it requires attention sooner, contact a member of the Village Preservation staff at <https://www.villagepreservation.org/about-us/our-team/>.

If you're from the press, send your inquiry to [info@gvshp.org](mailto:info@gvshp.org) and someone will get back to you.

Andrew Berman

Executive Director

**Village Preservation, the Greenwich Village Society for Historic Preservation**

[villagepreservation.org](http://villagepreservation.org)

(o) 212/475-9585 x38

Support us: [villagepreservation.org/membership](http://villagepreservation.org/membership)

**From:** Jules Vigh

**Sent:** Wednesday, August 30, 2023 3:57 PM

**To:** 'jena@villagepreservation.org' <jena@villagepreservation.org>

**Cc:** 'Gonzalez, Nelly (CB)' <negonzalez@cb.nyc.gov>

**Subject:** FW: Andreas CH LLC / 160 8th Avenue

Good afternoon,

I see that Anderw is out of the office. Please see the email below that was sent to him.

Thank you,

Jules

**Jules Vigh|Paralegal**

**BERNSTEIN REDO & SAVITSKY PC**

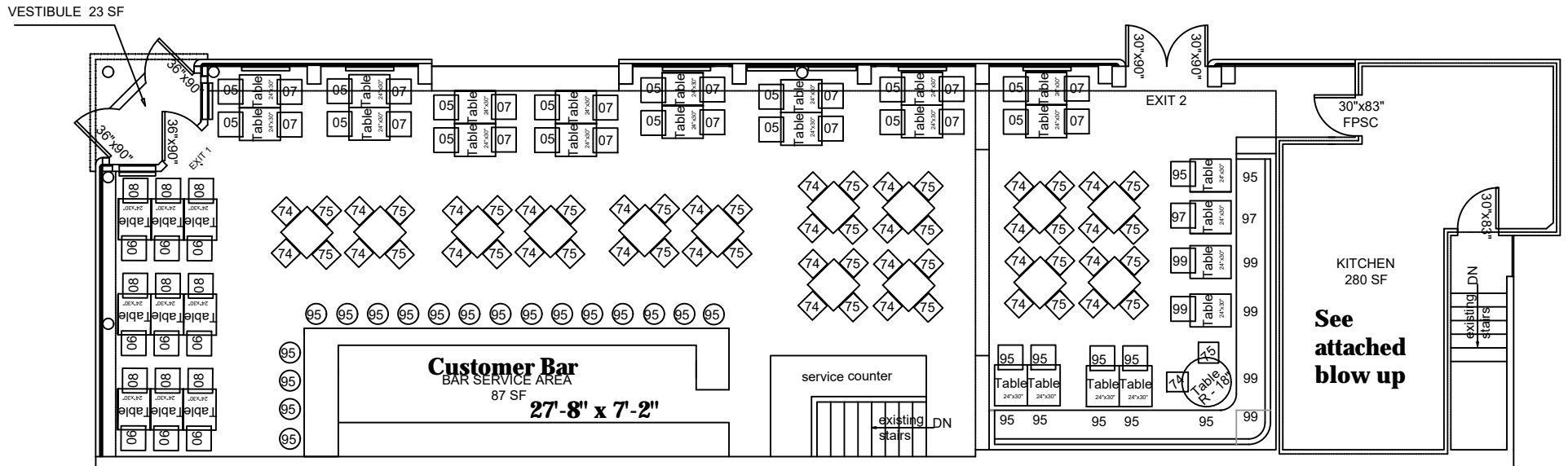
1177 Avenue of the Americas, 5<sup>th</sup> floor

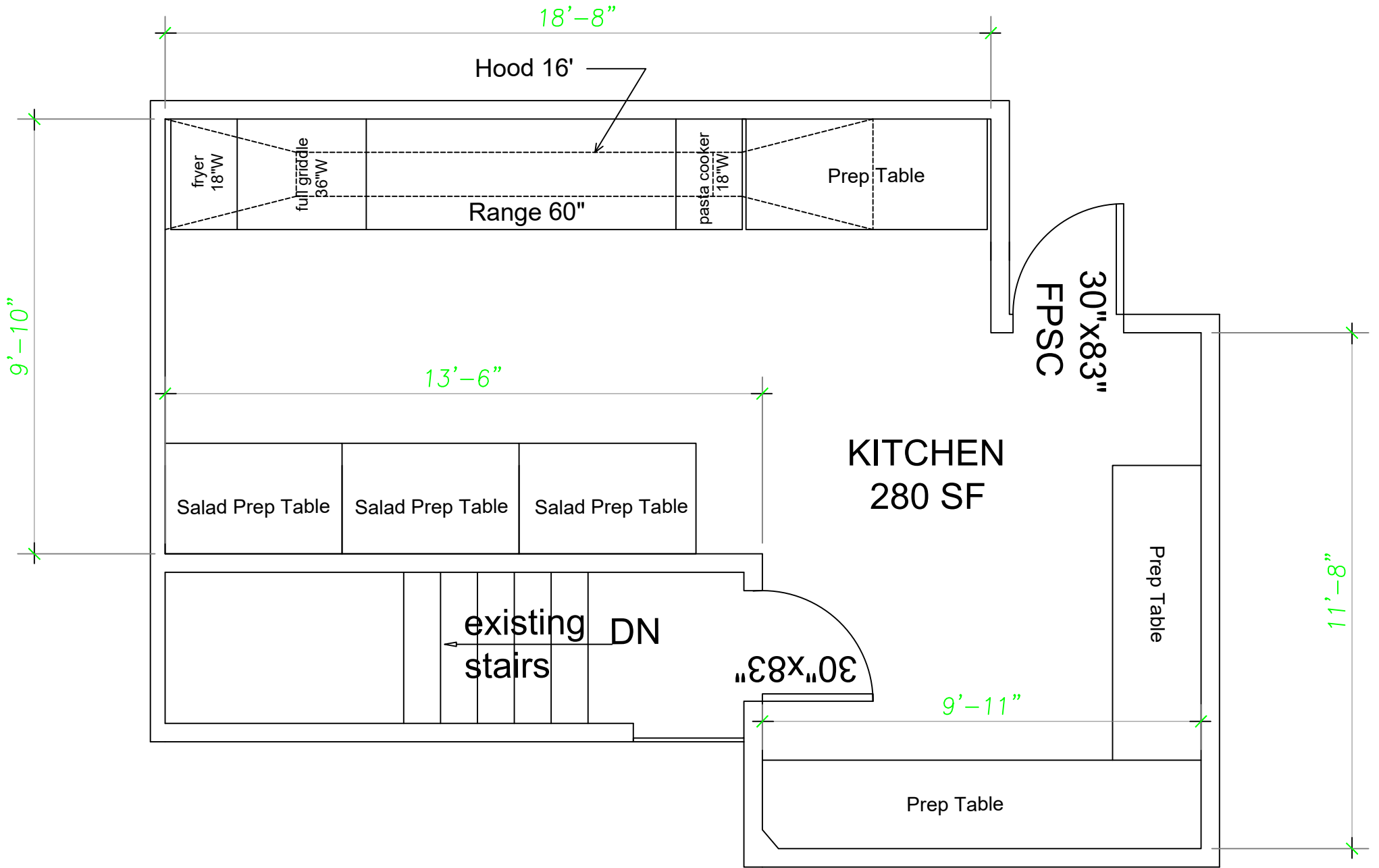
New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

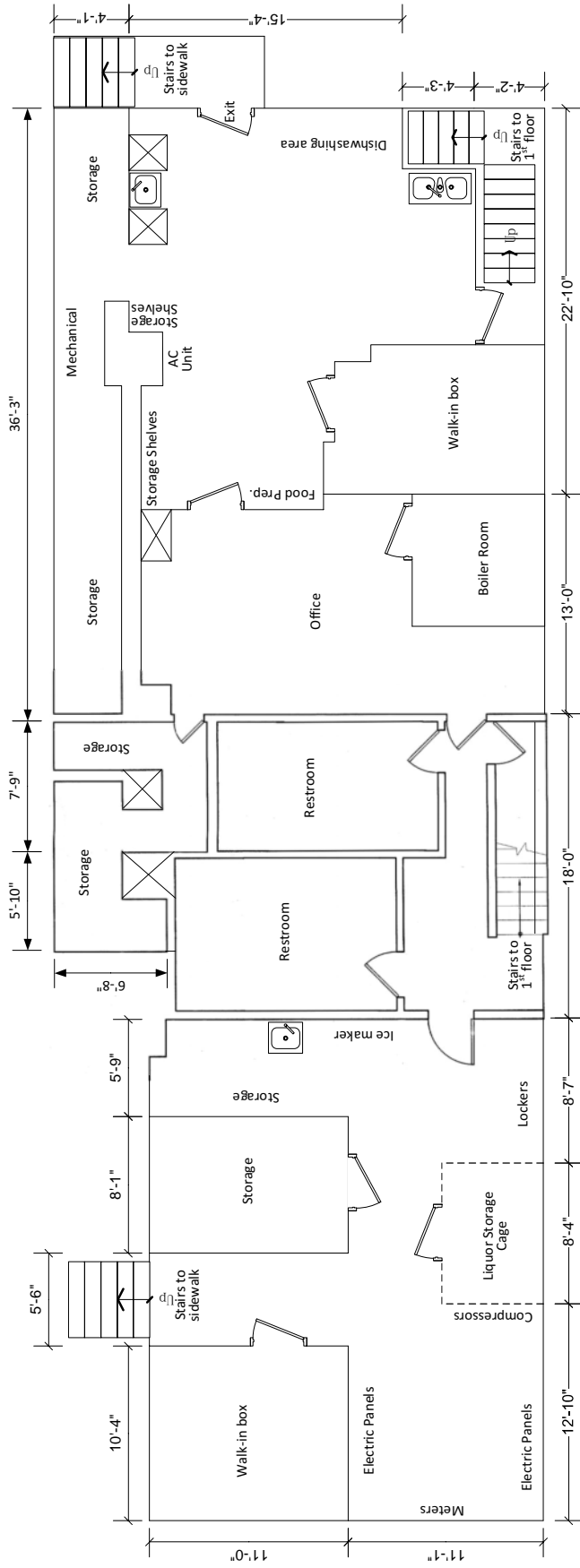
[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

**Andreas CH LLC dba Da Andrea / 160 Eighth Avenue, New York, New York 10011**  
**Tables 48 and seats 129 with a 27' - 8" x 7' - 2" customer bar with 18 bar stools for a total of 144 seats**









INTERIOR DIAGRAM – Basement  
 160 8th Avenue  
 New York, NY  
 August 7, 2023

NOT TO SCALE



Andreas CH LLC  
dba Da Andrea  
160 Eighth Avenue  
New York, New York 10011



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## Antipasti

**Macedonia Di Frutta \$16**

Seasonal Fruit Salad

**Crostini di Avocado \$18**

Tuscan Toast, Avocado, Poached Egg

**Rollatini Di Melanzane \$19**

Grilled Eggplant Stuffed, Ricotta, Mozzarella,  
Aromatic Herb, Light Tomato Sauce

**French Toast \$20**

French Toast with Caramelized Apple,  
Whipped Cream/ Maple Syrup

**Cozze in Guazzetto \$22**

Steamed Mussels, Spicy Tomato Sauce,  
Garlic, Toasted Focaccia

**Salmone Affumicato \$26**

Fresh baked "Tigelle" Buns, Smoke Salmon, Capers, Onions,  
Scallion Cream Cheese

## Insalate

**Insalata di Pera \$18**

Poached Pear, Arugula, Gorgonzola, Walnut, Honey Mustard

**Cavoletti di Bruxelles \$18**

Thinly Sliced Brussel Sprouts, Grana, Mixed Greens  
Olive Oil, Lemon Dressing

**Barbabietole \$18**

Roasted Red Beet, Frisee, Goat Cheese, Walnut  
Balsamic Dressing

**Insalata Di Cesare \$18**

Romaine Heart, Parmesan, Polenta Croutons,  
Homemade Cesare Dressing

**Insalate di Gamberoni \$19**

Romaine Heart, Avocado, Grilled Shrimp, Cocktail Dressing

**Aqua Marina \$21**

Crab Meat, Heart of Palm, Frisee, Fennel, Avocado, Lemon Dressing

# Da Andrea

## RISTORANTE

**Brunch 11<sup>am</sup> to 4<sup>pm</sup>**

Served Saturday & Sunday

## Flatbread

**Margarita \$19**

Handmade Mozzarella, San Marzano Tomato Sauce, Basil

**Da Andrea \$21**

Ricotta, Zucchini, Honey, Pepperoncino

**Amalfitana \$20**

Handmade Mozzarella, Arugula, Thinly Sliced Lemon

**Campagnola \$24**

Handmade Mozzarella, Prosciutto e Parma Mushroom, Arugula

## Uova

**Polenta Funghi \$19**

Cornmeal with Mushroom, Poached Eggs  
& Parmesan Cheese

**Uova Al Forno \$19**

Baked Eggs, Cherry Tomatoes & Arrabiata

**Omelette Parma \$19**

Prosciutto, Asparagus, Fontina Cheese

**Benedict Parma \$24**

Poached Eggs, Spinach, Parma, English Muffin  
Hollandaise Sauce

**Benedict Aragosta \$25**

Poached Eggs, Lobster Asparagus Cake  
Hollandaise Sauce

## Primi Piatti

**Gnocchetti al Pomodor \$19**

Handmade Potato Gnocchi, Classic Tomato Basil Sauce

**Cavatelli alla Bolognese \$24**

Homemade Ricotta Cavatelli, Classic Meat Sauce

**Spaghetti Cacio e Pepe \$27**

Parmesan, Pecorino, Ground Black Pepper, Shrimp

**Chitarra Alla Carbonara \$24**

Homemade Spaghetti, Bacon, Parmesan, Cream Sauce

**Pennette con Salmone \$24**

Penne, Smoked Salmon, Asparagus, Tomato Cream sauce

**Fettucine al Tartufo \$25**

Fettuccini, Mushroom, Truffle Cream Sauce

**Parpadelle \$25**

Parpadelle, Lamb Ragu, Tomato Sauce

## Secondi Piatti

**Burger \$21**

Black Angus, Cheddar Cheese, L.T.O.

**Paillard di Pollo \$22**

Grilled Chicken, Tomato, Onion, Arugula

**Tonno e Pepe Nero \$25**

Pan Seared Tuna, Black Pepper, Dijon Mustard  
Onion, Capers, Olives, Mixed Greens

**Bistecca e Uova \$33**

Steak & Any Style Egg, Roasted Fingerling Potatoes,  
Mixed Greens

**Salmone alla Griglia \$31**

Grilled Salmon, Charred Cauliflower, Cherry Tomato,  
Broccoli rabe, dijon Mustard Sauce

Focaccia & Pasta Made on premises Daily

Consuming raw or undercooked meats, poultry, seafood, shellfish  
or eggs may increase your risk of foodborne illness

(212) 367-1979 · daandrew@gmail.com · 35 west 13<sup>th</sup> street

## Antipasti & Insalate

### Zuppa Del Giorno \$12

Soup Of The Day

### Barbabietole \$19

Roasted Red Beet, Frisee, Endive, Onion, Walnut,  
Goat Cheese, Champagne Vinaigrette

### Insalata Di Cesare \$18

Romaine Heart, Parmesan, Polenta Croutons,  
Homemade Cesare Dressing

### Insalata Tiepida Di polipo \$19

Warm Octopus, Potatoes, Black Olives, Capers

### Tuna Tartare \$19

Yellow Fin Tuna, Avocado, Arugula, Endive, Tomatoes, Cilantro

### Carpaccio Di Manzo \$19

Thinly Sliced Beef, Arugula,  
Shaved Parmesan, heart of Palm

### Burrata Con Basilico \$18

Burrata, Vine Ripe Tomatoes, Basil Sauce

### Calamaretti Alla Griglia \$19

Grilled Squid, Corn & Cucumber Salad, Lemon Dressing

### Verdure Alla Griglia Con Caprino \$16

Grilled Vegetables, Goat Cheese, Balsamic Glaze

### Cozze in Guazzetto \$22

Steamed Mussels, Spicy Tomato Sauce,  
Garlic, Toasted Focaccia

### Polpettine Di Vitello \$19

Veal meatballs, Tomato Basil, Ricotta

### Tigelle Modenesi Con Prosciutto \$24

Fresh Baked "Tigelle" buns with Parma Prosciutto

### Flatbread Del Giorno M/P

## Primi Piatti

### Spaghetti Bolognese \$25

Spaghetti, Classic "Bolognese" Sauce

### Tagliolini Neri Alle Vongole \$27

Squid Ink Tagliolini, Clams, Cherry Tomatoes, Garlic White Wine

### Fettuccine alla Mediterranea \$25

Capers, Tomato, Basil, Asparagus, Black Olives

### Cavatelli Di Ricotta \$25

Ricotta Cavatelli, Shrimp, Salmon, Pesto Sauce

### Pappardelle \$26

Pappardelle, Sweet Sausage Ragout, Truffle Oil

### Ravioli Di Vitello \$26

Veal & Spinach Ravioli, Cream, Mushrooms, Ham

### Cappellacci Tartufo e Porcini \$27

Spinach Ravioli, filled with Truffle Mushroom, Ricotta

### Gnocchetti Di Patate \$25

Potato Gnocchi, Gorgonzola Sauce, arugula

### Ravioli Di Noci \$25

Ricotta & Parmesan Ravioli, Walnuts, Cream Sauce

### Pennette Con Melanzane \$25

Penne Pasta, Eggplant, Mozzarella, Spicy Tomato Sauce

### Spaghetti Alla Carbonara \$25

Bacon, Parmesan Cheese, Cream Sauce

### Risotto Del Giorno M/P

Risotto Of The Day

 FOCACCIA & PASTA ARE MADE ON PREMISES DAILY   
no substitution please

*consuming raw or undercooked meats, poultry, seafood, shellfish  
or eggs may increase your risk of foodborne illness*

## Secondi Piatti

### Scaloppine Di Pollo \$29

Chicken Escalope, Fine Herbs Mushroom Sauce, Mashed Potato

### Braciola Di Maiale \$36

Grilled Pork Chop, Corn, Golden Apple & Mushroom Sauce

### Involtino Di Pollo \$30

Sliced Stuffed Chicken breast, Mozzarella, Ham,  
Spinach, Rosemary Sauce, Over Butternut Squash

### Filetto Di Manzo \$44

Grilled Filet Mignon, Spinach, Mashed Potato  
& Truffle Butter

### Gamberoni Con Cavoletti Di Bruxelles \$33

Grilled Jumbo Shrimp, Brussel Sprouts, Cherry Tomato, Saffron Sauce

### Filetto Di Salmone \$34

Grilled Salmon, Charred Cauliflower, Cherry Tomato,  
Broccoli Rabe, Dijon Mustard Sauce

### Zuppa Di Pesce \$36

Mixed Seafood, Garlic, Fine Herbs, Spicy Tomato Broth

### Stinco Di Agnello \$41

Braised Lamb Shank & Saffron Risotto

### Contorni \$10<sup>ea</sup>

Spinach garlic & oil, Sauted Broccoli Rabe  
Roasted Potatoes, Butternut Squash

# Da Andrea

## RISTORANTE

(212) 367-1979 · daandrew@gmail.com · 35 west 13<sup>th</sup> street

# Da Andrea

## RISTORANTE

35 West 13th St. NYC  
(212) 392 6592

### DOLCI\$II

- Tortino di Cioccolato ·  
chocolate walnut cake, salted caramel ice cream
- Tortino di Mele ·  
homemade apple tart, vanilla ice cream
- Panna Cotta ·  
with amarene cherries and cinnamon tuile

- Tortino di Ricotta ·  
homemade Ricotta cheese cake & mixed berries
- Creme Brulee ·  
Custard topped with caramelized sugar

- Gelati ·  
valrhona chocolate, vanilla, salted caramel
- Sorbett ·  
lemon, mango, raspberry

- Tiramisu ·  
espresso, lady fingers, marscapone
- Affogato ·  
3 scoops vanilla, espresso, biscotti

- Coffee \$4 · Espresso \$4.50 · Tea \$4  
Cappuccino \$5 · Latte \$5

- Montenegro · \$14
- Lucano · \$14
- Nonino · \$16
- Bràulio · \$14
- Fernet Branca · \$14
- Ramazotti · \$14

- Rémy Martin XO · \$40
- Rémy Martin VSOP · \$20
- Pierre Ferrand · \$16

- Grand Marnier · \$16
- Kahlua · \$14
- Frangelico · \$14
- Sambuca Luxardo · \$14
- Amaretto Disaronno · \$14

- Nonino Monovitigno · \$19
- Sibona Classico · \$15

- Moscato, Tenuta C. Capinera, Lombardi, 500ml, 2015 - \$15/60
- Passito, Cantine Colosi, Sicilia 500ml, 2015 - \$15/90

AMARO 

COGNAC 

CORDIAL 

GRAPPA 

VINI 



Re: 160 8<sup>th</sup> Avenue

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1. Lasagna Ristorante - 196 8<sup>th</sup> Avenue - (476')
2. Zizi - 182 8<sup>th</sup> Avenue - (358')
3. Crown Alley - 263 West 19<sup>th</sup> Street - (322')
4. Socarrat - 259 West 19<sup>th</sup> Street - (338')
5. Loulou - 176 8<sup>th</sup> Avenue - (250')
6. Jungle Bird - 174 8<sup>th</sup> Avenue - (212')
7. Seamore's - 161 8<sup>th</sup> Avenue - (126')
8. Gym Sports Bar - 167 8<sup>th</sup> Avenue - (174')
9. Cooper's - 169 8<sup>th</sup> Avenue - (195')
10. The Joyce Theater - 175 8<sup>th</sup> Avenue - (238')
11. Mad for Chicken - 153 8<sup>th</sup> Avenue - (113')
12. Shaffer's - 151 8<sup>th</sup> Avenue - (129')
13. Chipotle - 149 8<sup>th</sup> Avenue - (137')
14. Rangoon - 158 8<sup>th</sup> Avenue - (30')
15. Thai Sliders - 150 8<sup>th</sup> Avenue - (94')
16. Jack's Wife Freda - 116 8<sup>th</sup> Avenue - (496')

### Schools & Churches

1. Liberty High School - 250 West 18<sup>th</sup> Street - (108') (School is grandfathered)
2. Intermediate School 70 - 333 West 18<sup>th</sup> Street - (333')

West 18th Street

APPLICANT
Residential
Rangoon 158 8th Ave.
Residential
Cleaners
Residential
Vacant
Nail Salon
Residential
Frame Shop
Thai Sliders 150 8th Ave.
Residential
Rocco's (Food only)
Vacant

West 17th Street

8th Avenue

BLOCK PLOT  
160 8th Avenue  
New York, NY  
July 24, 2023

NOT TO SCALE

Bank
Boutique
Vacant
Residential
Mad for Chicken 153 8th Ave.
Shaffer's 151 8th Ave.
Chipotle 149 8th Ave.
Cannabis Store
Posters
Som Bo (Food only)

## PUBLIC INTEREST STATEMENT / 500' LAW STATEMENT

Andreas CH LLC  
dba Da Andrea  
160 Eighth Avenue  
New York, New York 10011

Andreas CH LLC will be applying for a full liquor license at 160 Eighth Avenue between West 18<sup>th</sup> and West 17<sup>th</sup> Streets. Da Andrea will be a casual Italian restaurant. This will be the sister restaurant of Da Andrea located at 35 West 13<sup>th</sup> Street that has been opened since July 2019 to August 2020 with a beer and wine license and then with a full liquor license from August 2020 to the present.

The former restaurant that occupied the space was Mexicue 160 8<sup>th</sup> Avenue LLC dba Mexicue from 2017 to August 2023 and before that the space was a restaurant occupied by Pounds & Ounces LLC dba Studio Kraut from 2012 to 2017.

The interior of the new restaurant will have 48 tables with 129 seats together with a 27'-8" x 7'-2" customer bar with 18 bar stools for a total of 144 seats. The proposed hours of operation for the interior are 10am to 12am 7 days a week. There will be background music from 10am to 12am 7 days a week. There will also be live music consisting of light jazz for weekend brunch from 1230pm to 330pm on Saturdays and Sunday.

The exterior space will have roadway seating on West 18<sup>th</sup> Street with 8 tables and 32 seats. There will be an exterior sidewalk café on West 18<sup>th</sup> Street with 11 and 22 seats and a sidewalk café on Eighth Avenue with 3 tables and 6 seats for a total of 22 tables and 56 seats. There will be no music in the exterior spaces. The proposed hours of operation are 10am to 10pm Sunday to the Thursday and 10am to 11pm Friday to Saturday.

The menu features high quality dishes such as Risotto with parmesan, scallions and Italian sweet sausage ragout, a pork Tenderloin Milanese, calamaretti with corn and cucumber salad, Tigelle modenese con prosciutto, cavatelli di ricotta with shrimp and salmon, an artichoke ravioli, penne pasta with eggplant, mozzarella and spicy tomato sauce, a stuffed chicken breast with mozzarella, ham, spinach and rosemary sauce and grilled jumbo shrimp with asparagus and saffron sauce. Desserts include a chocolate walnut cake with salty caramel ice cream, tiramisu and mixed berries with warm zabaion in a puff basket.

The sole owner Abdul Mannan has worked in the hospitality industry since 2004. He worked his way up from a bus boy to a runner and eventually graduated to earn a title as an operations manager. His work experience includes I Tre Merli Bistor as a server and Olio E Piu, first as a floor manager and then as the general manager. He was the operations manager for The Group from August 2016 to July 2019. The Group owns Olio E Piu on Greenwich Avenue, Petite Boucherie on Christopher Street, Boucherie of Seventh Avenue South and Boucherie Union Square on Park Avenue South.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

**(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are sixteen establishments that hold full liquor licenses within 500' of the applicant. There are ten restaurants, five bars and one theater. Lasagna Ristorante is a popular Italian restaurant that is 476' from the applicant and Zizi is a charming Mediterranean restaurant that is 358' from the applicant. Loulou is a casual French restaurant that is 250' from the applicant. Jack's Wife Freda is a popular Continental restaurant that is 496' from the applicant.

Socarrat is a pretty Spanish bar that is 338' from the applicant and Jungle Bird is a bar with modern décor that is 212' from the applicant.

The closest venue to the applicant is Rangoon, a Burmese restaurant that is 30' from the applicant.

Da Andrea will prove to be a favorite neighborhood Italian restaurant in the area as its sister restaurant is on 35 West 13<sup>th</sup> Street.



**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies**

The premises have a NYC Department of Buildings Certificate of Occupancy showing Use Group 6 with occupancy for 175. The applicant will obtain all necessary inspections and permits, including but not limited to a Department of Health and Mental Hygiene permit and necessary Fire Department Inspections. The applicant will obtain a NYS Certificate of Authority to Collect Sales Taxes and a Certificate of Assumed Name.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location**

The space has been operating as a full-service restaurant for many years and guests can take public transportation to the venue since there are a number of NYC buses and subways that are accessible to the area. Guests can also take NYC taxis and private car services. Local residents can also walk to the restaurant. The venue is a destination for residents of the New York City area, business professionals and tourists from nearby hotels and not a destination establishment for individuals to travel to for cocktails. We do not anticipate a negative impact on vehicular traffic.

**(d) The existing noise level at the location and any increase in noise levels that would be generated by the proposed premises**

The establishment will only have background music and light jazz for weekend brunch. The restaurant will only have 8 to 10 small speakers located in the walls. If requested, we will install ATS acoustic panels. Since the venue has been licensed for many years, we therefore do not anticipate an increase in noise levels at the premises and the issuance of a full liquor license will not increase noise levels in the area.

**(e) The history of liquor violations and reported criminal activity at the proposed premises**

Upon information and belief; and to the best of our knowledge there are no current SLA violations for this space. To the best of our knowledge there is no known history of criminal activity at the premises.

In addition to the matters stated above, issuance of the instant license will promote the public interest in that it will be a positive contribution to the economy by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

Accordingly, we believe approval of this removal application and issuance of an on-premises liquor license will promote the public interest and convenience. We therefore request that the Community Board approve the application.

NYC Department of Buildings  
Property Profile Overview

160 8 AVENUE MANHATTAN 10011 BIN# 1013859

8 AVENUE	160 - 160	Health Area	: 5600	Tax Block	: 767
WEST 18 STREET	254 - 260	Census Tract	: 81	Tax Lot	: 71
		Community Board	: 104	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

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

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

Cross Street(s):	WEST 17 STREET, WEST 18 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
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:	NONE		
HPD Multiple Dwelling:	Yes		
Number of Dwelling Units:	5		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

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**Department of Finance Building Classification:**

S5-RESIDENCE-MULTI-U

**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.



# Certificate of Occupancy

**CO Number: 101935505F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00767	<b>Certificate Type:</b> Final
	<b>Address:</b> 254 WEST 18 STREET	<b>Lot Number(s):</b> 71	<b>Effective Date:</b> 10/16/2006
	<b>Building Identification Number (BIN):</b> 1013859	<b>Building Type:</b> Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1	<b>Number of stories:</b> 6	
	<b>Building Occupancy Group classification:</b> RES	<b>Height in feet:</b> 75	
	<b>Multiple Dwelling Law Classification:</b> None	<b>Number of dwelling units:</b> 5	
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

*Christopher M Santilli*  
Borough Commissioner

Borough Commissioner

Commissioner



# Certificate of Occupancy

CO Number: 101935505F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	4	OG				6	BOILER ROOM, STORAGE, PREP. KITCHEN AND TOILET ROOMS
001	175	120				6	EATING AND DRINKING PLACE U.G. 6
002	0	40		RES	1	2	ONE (1) CLASS "A" APARTMENTT
003	0	40		RES	1	2	ONE (1) CLASS "A" APARTMENT
004		40		RES	1	2	ONE (1) CLASS "A" APARTMENT, WITH STORAGE MEZZANINE
005		40		RES	1	2	ONE (1) CLASS "A" APARTMENT
006		40		RES	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT
PEN		40		RES	0.5	2	ONE-HALF (1/2) CLASS "A" APARTMENT
							TOTAL OF FIVE(5) APARTMENTS MDL ARTICLE 7B OLD CODE.
<b>END OF SECTION</b>							

*Christopher M Santilli*  
 Borough Commissioner

Borough Commissioner



Commissioner