

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME FELLINI CHELSEA CORP		DOING BUSINESS AS (DBA) FELLINI COFFEE	
STREET ADDRESS 231 8 th AVE		CROSS STREETS W 21 st ST - W 22 nd ST.	ZIP CODE 10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: FRANCO NORIEGA	ATTORNEY/ REPRESENTATIVE	NAME: MICHAEL KELLY
	PHONE: 917 374-8085		PHONE: 914 632-6036
	EMAIL: HELLO@FELLINIcoffee.COM		EMAIL: KELLYMLK136@GMAIL.COM
MANAGER	NAME: FRANCO NORIEGA	LANDLORD	NAME: 300 WEST 22 REALTY LLC
	PHONE: 917 374-8085		PHONE:
	EMAIL: Hello@FELLINIcoffee.COM		EMAIL:
APPLICATION TYPE <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	BABY BRASA / TIVOLI + FELLINI 173 7 th AVE S / 176 TAVE S	
	What were the dates applicant was involved with this former premise?	4/2017 - Present / 11/2022 - PRESENT	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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?	YES	<input checked="" type="radio"/> NO	AFTER THE COMMUNITY Bd. 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.	YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 2 Am	8 Am - 2 Am	8 Am - 12 Am
	Kitchen	8 Am - 11 Pm	8 Am - 11 Pm	8 Am - 11 Pm	8 Am - 11 Pm	8 Am - 1 Am	8 Am - 1 Am	8 Am - 12 Am
	Music	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am	8 Am - 12 Am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	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	51	25	2	9	0	1	11
OUTSIDE <i>(Other than sidewalk café)</i>	-	-	-	-	-	-	-
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ	-	-	-	-	-	-	-

How many floors are there? What is the capacity for each floor?

ONE

How frequently will the owner(s) be at the establishment?

DAILY

Will there be dancing?

YES

NO

Will applicant have bottle or table service for beverage alcohol?

YES

NO

Will applicant be hosting private; promotional or corporate events?

YES

NO

Will outside promoters be used on a regular basis? If yes please describe.

YES

NO

Will applicant have a security plan? If, yes please attach.

YES

NO

Will security plan be implemented?

YES

NO

Will State certified security personnel be used?

YES

NO N/A

Will New York Nightlife Association and NYPD Best Practices be followed?

YES

NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES

NO

Will applicant be using delivery bicycles? If yes, how many?

YES

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

Where will delivery bicycles be stored during the day when not in use?

N/A

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

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

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	EMAILED ALL GROUPS ON THE LIST	
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?	12/21/23	
Where did applicant post the notice that was provided?	FRONT WINDOW + LIGHT POSTS ON BLOCK	
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 Franco Noriega 917 374-8085
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

BUILDING DESIGN		
State the name and type of business previously located in the space.	WINE STORE	
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 FORAGERS WINE CHELSEA LLC FPL # 1258622 EXP 2/29/24
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	<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 checked="" type="radio"/> YES	<input type="radio"/> NO
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<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)	FRENCH DOORS	GARAGE DOORS <u>WINDOWS THAT CAN BE OPENED</u>
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?	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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO IF NECESSARY
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO PREP AREA ONLY
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO
Where will the air conditioner be located? What type is it?	EXISTING	
When was the air conditioner installed?	UNKNOWN	

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

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input 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 type="radio"/> NO	N/A
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 type="radio"/> NO	↓
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of 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 only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input 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 type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input 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 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 type="radio"/> NO	
Will applicant use umbrellas?	<input 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 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	

ADDITIONAL STIPULATIONS: (Office Use Only)

- 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*

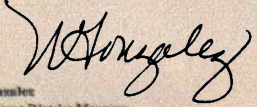

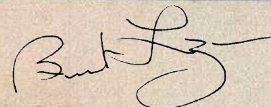
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 February 7, 2024 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


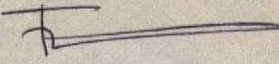
Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Astorian District Manager	 Frank Holczubiec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →	 PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/22/23 DATE
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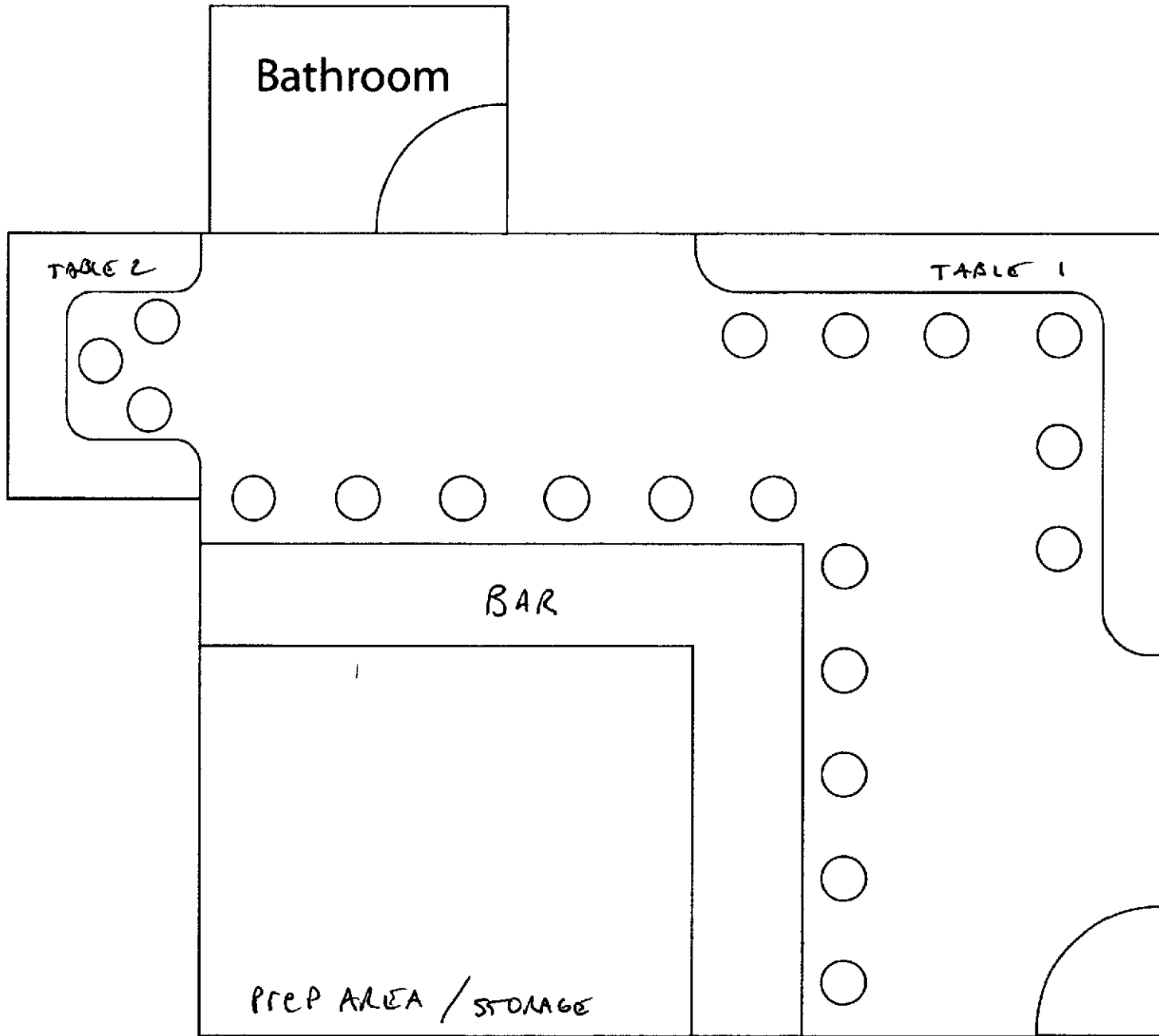
Bathroom

TABLE 2

TABLE 1

BAR

PREP AREA / STORAGE



Fellini

COFFEE

SIGNATURES

DOLCE VITA Sweet and creamy latte with caramel	\$5
DIRTY CHAI Blend of black tea and spices, steeped in milk, corrected with a shot of espresso	\$5
PROTEIN-CCINO cappuccino, 20gr protein, espresso and milk	\$8
DOUBLE ESPRESSO	\$3
MACCHIATO Double espresso with foam	\$4

DRINKS

AMERICANO	\$3.5
CORTADO	
LATTE	\$4.5
CAPPUCCINO	\$5
HOT CHOCOLATE	\$6.5
COLD BREW	\$4.75
CHAI LATTE	\$4.75
MATCHA LATTE	\$5.5
HOT TEA	\$4.5
COKE	\$4.5
DIET COKE	\$4.5
SAN PELLEGRINO	\$5

EXTRAS

ALMOND / OAT MILK	\$1
MAKE IT ICED	\$0.5
VANILLA / HAZELNUT / CARAMEL	\$0.5
DOUBLE SHOT	\$1

FOOD

HAM & CHEESE CROISSANT (Served hot)	\$8
CROISSANT	\$4.5
PAIN AU CHOCOLAT	\$4.5
PISTACHIO OLIVE OIL CAKE	\$9

ANTIPASTI Prosciutto di Parma, Soppressata, Mortadella, olives, crackers	\$18
FORMAGGIO Parmigiano, Bufalina, Fontina, honey, crackers, olives	\$18
MARGHERITA PIZZETTA tomato sauce, fresh buffalo mozzarella	\$10
PROSCIUTTO PIZZETTA Prosciutto di Parma, tomato sauce, buffalo mozzarella	\$14
CASTELVETRANO OLIVES	\$6

@fellinicoffee



Robert Callahan <enforcer1611@gmail.com>

Fwd: Posting with newspaper

1 message

Michael Kelly <kellymlk136@gmail.com>
To: Robert Callahan <ENFORCER1611@gmail.com>

Thu, Dec 21, 2023 at 5:43 AM

----- Forwarded message -----

From: **Franco Noriega** <info@babybrasa.com>
Date: Wed, Dec 20, 2023 at 4:33 PM
Subject: Posting with newspaper
To: Michael Kelly <kellymlk136@gmail.com>

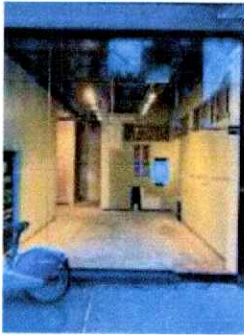
Baby Brasa

--

Thank you,

Michael Kelly
136 Waverly Rd
Scarsdale, NY 10583
P: (914) 632-6036
F: (914) 632-6034

7 attachments



IMG_1096.jpg
186K



IMG_1097.jpg
158K



IMG_1098.jpg
175K



IMG_1099.jpg
219K



IMG_1100.jpg
132K



IMG_1103.jpg
109K



IMG_1104.jpg
177K





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CITY OF NEW YORK
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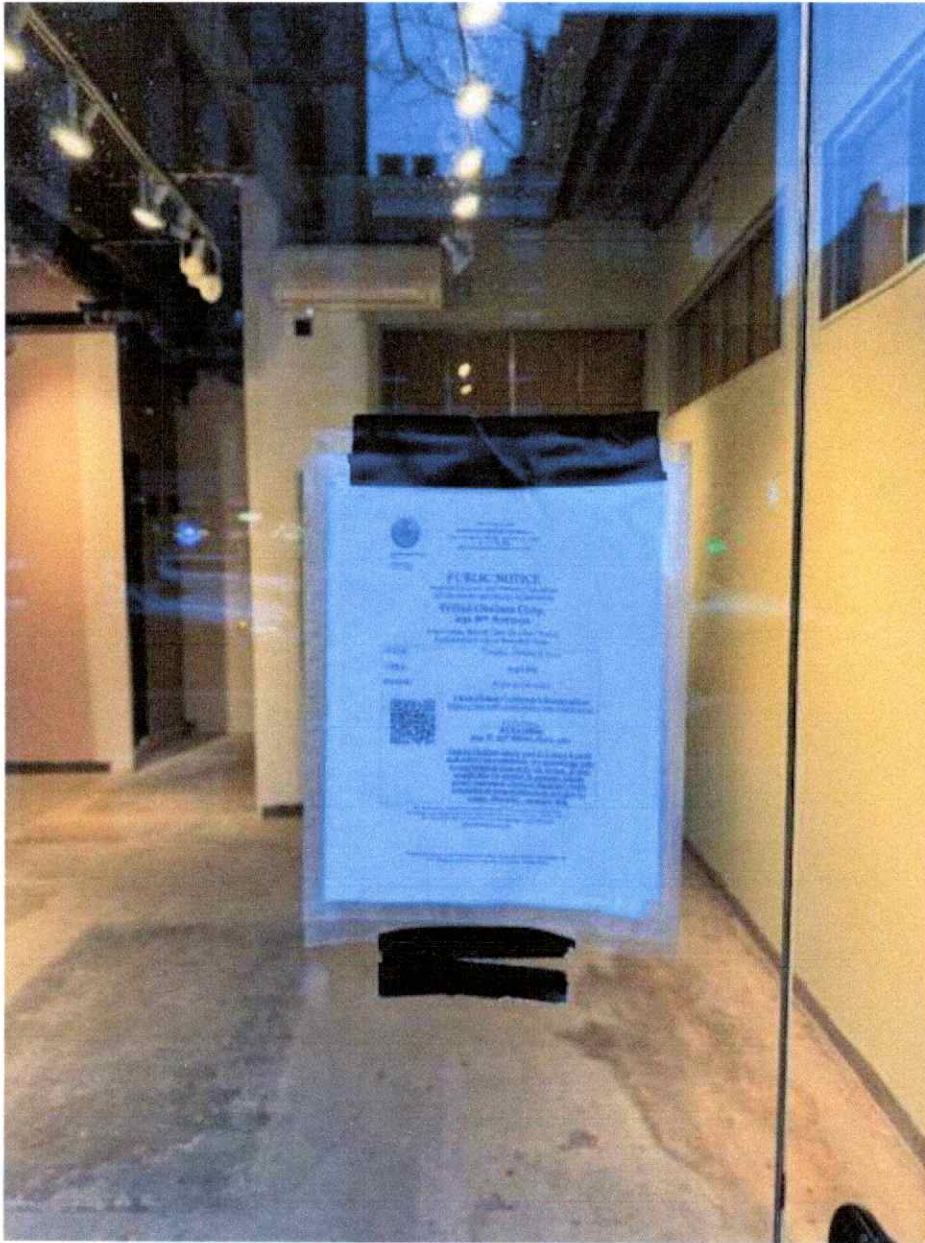
PUBLIC NOTICE

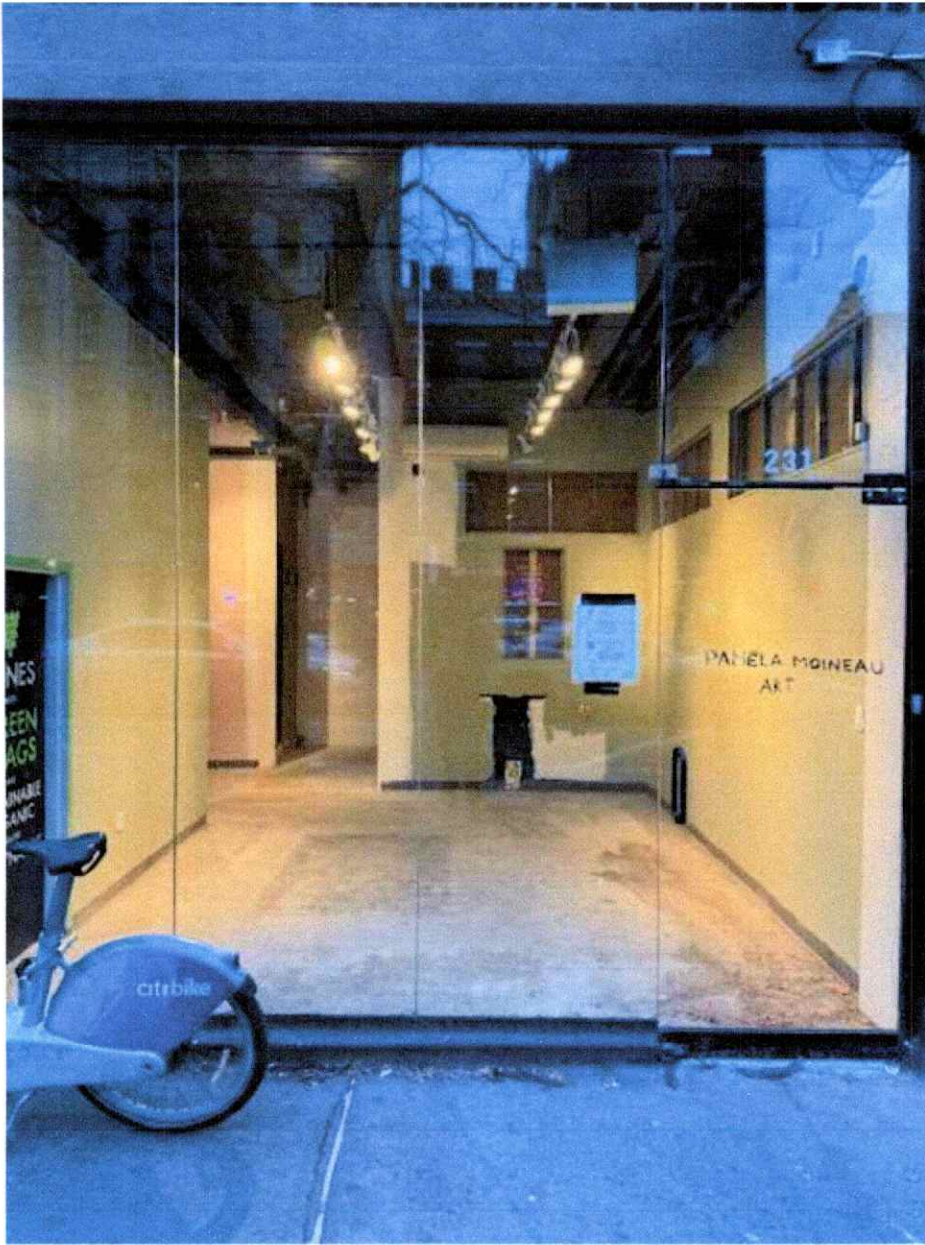
Business License and Permit Committee
will discuss an application submitted by
Fellini Chelsea Corp.
231 Rth Avenue
A New Wine, Beer & Cider for a Bar/Tavern
Establishment with a Keeneland Menu.

DATE: Monday, January 11, 2016
TIME: 4:30 PM
PLACE: Midland Manhattan
Video/Photo Conference Registration:
<http://www.lenwood.com/lenwood>
In Person:
MICRA OFFICE
404 W. 41st STREET, Suite 200
Due to limited space, and to further health
and safety precautions, we encourage you
to participate virtually via Zoom. If you
would like to attend in person, please
contact Assistant District Manager Vella
Santoro at vsantoro@lenwood.com or
311-663-3333, January 8th.

This notice is to advise the public of the meeting of the Business License and Permit Committee. The meeting is open to the public and anyone may attend. The meeting will be held at the address above. The meeting will be held on the date and time specified. The meeting will be held in the room specified. The meeting will be held in the room specified. The meeting will be held in the room specified.







FELLINI CHELSEA CORP
D/B/A TBD
231 8TH AVE.
NEW YORK, NY 10011

WE, THE RESIDENTS AND NEIGHBORS OF THE ABOVE WINE BAR,
SUPPORT IT IN IT'S APPLICATION FOR A WINE AND BEER
LICENSE. WE WILL BE A COFFEE SHOP DURING THE DAY AND A
WINE BAR IN THE EVENING. THE HOURS OF OPERATION WILL BE
8AM - 12AM SUN-THURS AND 8AM - 2AM FRI + SAT

NAME	ADDRESS
Loui Martins	224 8 th Ave
Valerya Sando	224 8 Ave
Daniel LEIRA	266 8 AV
Hayley Fonseca	232 8 AV
JOHANNA RODRIGUEZ	234 8AV
JESEMIAS LORENZO	241 8 AVE
Luis Orlando Quintana	241 8 Ave.
Paola Gonzalez	246 8 Ave
ANIS COHEN	246 8 AVE
Jim Miller	246 8 Ave
Hayley Smith	246 8 AVE
Dorian Gray	231 8 th Ave
THOMAS WARDEN	218 8 TH AVE
Valerie Perry	218 8 Ave NY 10011
Emily Morris	209 8 Ave
Ana Murphy	232 8 Ave
ANDREW ROBINSON	232 8 AVE
David Kampner	232 8 th Ave NY 10011
Paul Castle	206 8 th Av
Luis Franceschi	234 8 Ave
KIM TRAMONTI	241 8 TH AV NY 10011
Maria Meneses	214 8 th Avenue NY 10011

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	231 8th Ave, New York, New York, 10011
Geocode	Latitude: 40.74459 longitude: -73.99923
Report Generated On	12/20/2023

8 Closest Liquor Stores		
Name	Address	Distance
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	304 ft
O&K WINE & LIQUOR INC Ser #: 1353670	292 8TH AVE NEW YORK, NY 10001	803 ft
MIDTOWN SPIRITS INC Ser #: 1329094	191 9TH AVE NEW YORK, NY 10011	903 ft
LANDMARK WINE & SPIRITS INC Ser #: 1356279	208 W 23RD ST NEW YORK, NY 10011	916 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	961 ft
ALGA WINES & SPIRITS LTD Ser #: 1023563	221 9TH AVENUE NEW YORK, NY 10011	994 ft
HOME OF CHEERS CORP Ser #: 1272694	188 90 8TH AVE NEW YORK, NY 10011	1,840 ft
CHELSEA WINE COUNTRY INC Ser #: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, NY 10011	1,845 ft

Schools within 500 feet		
Name	Address	Distance
PS 11 WILLIAM T HARRIS	320 W 21ST ST NEW YORK, NY 10011	428 ft

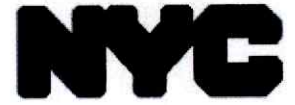
Churches within 500 feet	
Name	Distance
German Evangelist Lutheran Saint Pauls Church	245 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
ARIYASAP INC Ser #: 1352504	200 8TH AVE NEW YORK, NY 10011	401 ft
FOUR PROVINCES LLC Ser #: 1370162	184 8TH AVE NEW YORK, NY 10011	609 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
JOY LOVE GROUP CORP Ser #: 1339878	232 8TH AVE NEW YORK, NY 10011	110 ft
DIM SUM CHELSEA INC Ser #: 1325192	236 8TH AVE NEW YORK, NY 10011	139 ft
BAR 21 LTD Ser #: 1332047	218 8TH AVE STORE 3 AKA 261 W 21ST STREET NEW YORK, NY 10011	192 ft
CLASSIC HARBOR LINE Ser #: 2192818	W 23RD ST HUDSON RIVER, CHELSEA PIERS NEW YORK, NY 10011	209 ft
GOLDEN SEA BEACH INC Ser #: 1293028	300 W 23RD ST NEW YORK, NY 10011	275 ft
BARRACUDA LOUNGE INC Ser #: 1024842	275 WEST 22ND STREET NEW YORK, NY 10011	303 ft
ERS RESTAURANT INC Ser #: 1292918	318 W 23RD ST 1ST FL - AKA 312 320 W 23RD ST NEW YORK, NY 10011	311 ft
OC 8TH AVE LLC Ser #: 1341374	201 8TH AVE NEW YORK, NY 10011	372 ft
8TH AVE RESTAURANT CORP Ser #: 1320440	202 8TH AVE NEW YORK, NY 10011	383 ft
23RD & 8TH LLC Ser #: 1117135	261 8TH AVENUE 23RD & 24TH NEW YORK, NY 10011	387 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GREEN ROLL NYC INC, THE Ser #: 1347567	199 8TH AVE NEW YORK, NY 10011	393 ft
BE TEMERARIO GROUP LLC Ser #: 1285964	198 8TH AVE AKA 265 W 20TH ST NEW YORK, NY 10011	442 ft
EISEN & SON INC Ser #: 1160605	196 8TH AVE AKA 258 W 20TH ST 19TH & 20TH STREETS NEW YORK, NY 10011	466 ft
TEQUILA CHITO'S MEXICAN GRILL INC Ser #: 1195124	358 W 23RD ST B/N 8TH & 9TH AVENUES NEW YORK, NY 10011	466 ft
ZENITH CORPORATION Ser #: 1105483	271 WEST 23RD STREET NEW YORK, NY 10011	475 ft
LILLY COOGANS INC Ser #: 1024917	360 WEST 23RD ST NEW YORK, NY 10011	484 ft
SWEET HOSPITALITY GROUP Ser #: 1271967	336 W 20TH ST ATLANTIC THEATER NEW YORK, NY 10011	534 ft
23RD & 9TH RESTAURANT CORP Ser #: 1125334	368 W 23RD STREET NEW YORK, NY 10001	561 ft
EIGHTH AVENUE KITCHEN LLC Ser #: 1323689	184 8TH AVE NEW YORK, NY 10011	610 ft
NEW HK 2 LLC Ser #: 1319713	182 8TH AVE NEW YORK, NY 10011	634 ft
CHELSEA HOTEL F&B LLC/NOTORIOUS FAT CAT LLC Ser #: 1309727	222 W 23RD ST NEW YORK, NY 10011	680 ft
CKBA LLC Ser #: 1326556	263 W 19TH ST NEW YORK, NY 10011	691 ft
ELGIN THEATRE FOUNDATION INC Ser #: 1024878	175 8TH AVE NEW YORK, NY 10011	705 ft
MVLH HOSPITALITY GROUP LLC Ser #: 1318652	176 8TH AVE NEW YORK, NY 10011	745 ft



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

NYC Department of Buildings
Property Profile Overview

231 8 AVENUE

8 AVENUE 231 - 235
WEST 22 STREET 300 - 302

MANHATTAN 10011

Health Area : 5600
Census Tract : 89
Community Board : 104
Buildings on Lot : 1

BIN# 1013310

Tax Block : 745
Tax Lot : 40
Condo : NO
Vacant : NO

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

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

Cross Street(s): WEST 21 STREET, WEST 22 STREET
DOB Special Place Name:
DOB Building Remarks:
Landmark Status: Special Status: N/A
Local Law: YES Loft Law: NO
SRO Restricted: YES 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

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](#)

Department of Finance Building Classification: H2-HOTELS

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	
Complaints	49	0	Elevator Records
Violations-DOB	77	0	Electrical Applications
Violations-OATH/ECB	36	0	Permits In-Process / Issued
Jobs/Filings	49		Illuminated Signs Annual Permits
ARA / LAA Jobs	2		Plumbing Inspections
Total Jobs	51		Open Plumbing Jobs / Work Types
Actions	74		Facades
OR Enter Action Type:			Marquee Annual Permits
OR Select from List: Select...			Boiler Records
AND <input type="button" value="Show Actions"/>			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

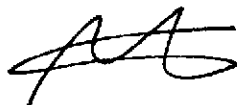
If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Certificate of Occupancy

CO Number: 104815103F

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

A.	Borough: Manhattan	Block Number: 00745	Certificate Type: Final
	Address: 300 WEST 22 STREET	Lot Number(s): 40	Effective Date: 07/31/2018
	Building Identification Number (BIN): 1013310	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-C	(1968 Code)	
	Building Occupancy Group classification: J-1	(1968 Code)	
	Multiple Dwelling Law Classification: HEXA		
	No. of stories: 5	Height in feet: 58	No. of dwelling units: 81
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

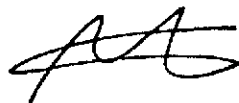
Certificate of Occupancy

CO Number: 104815103F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	31		F-4		5	BREAKFAST ROOM
CEL	40	OG	D-2		6, 5	STORAGE, METER ROOMS & STORAGE
CEL	18		E J-1		5	OFFICES,ACCESSORY GYM
001	13	100	C		6	RETAIL STORE
001	40	100	C		6	RETAIL STORE
001	0	50	J-1		5	HOTEL LOBBY
001	51	100	C		6	EATING AND DRINKING ESTABLISHMENT
002 005		40	J-1	20	5	TWENTY (20) HOTEL ROOMS EACH FLOOR
RO F			D-2 J-1			ELEVATOR MACHINE ROOM,ACCESSORY USE
PEN			J-1	1	5	ONE HOTEL ROOM
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT



NYS Liquor Authority Mapping Project (LAMP)

version: 1.0.2

Search By Proximity

Search for an address or locate on map

300 W 22nd St, New York, X

Show results within (Feet)

Active Licenses	(41)
Pending Licenses	(3)
Inactive Licenses	(40)
Places of Worship	(3)

Search by Ser#, Name, City, Zip, ...

Tasks	Results
Search Active Licenses	
Search Pending Licenses	
Search Inactive Licenses	

(1 of 6)

FORAGERS WINES CHELSEA LLC | Inactive

Premises Details

Premises Name	FORAGERS WINES CHELSEA LLC
DBA	FORAGERS WINE SHOP
Serial #	1258622
Category	Retail
Type	FPL
Method of Operations	Liquor Store Selling Liquor And Wine
Address	231 8TH AVE NEW YORK, NY 10011 New York County

License Details

Cert #	937000
Lic Type	L
Lic Class	222
SLA Zone	1
Lic Inactive Date	12/2/2022
Lic Exp Date	2/29/2024
Lic Eff Date	3/1/2021
Lic Iss Date	2/24/2021
Lic Org Date	3/9/2012
Lic Rec Date	10/27/2011
Status	Inactive



JEFFREY LEFRANCIOS
Chair

JESSE BODINE
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 33rd Street, Suite 580 New York, NY 10001
tel: 212-736-4536
<https://cbmanhattan.cityofnewyork.us/cb4/>

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Fellini Chelsea Corp. 231 8th Avenue

A New Wine, Beer & Cider for a Bar/Tavern
Establishment with a Recorded Music

DATE: Tuesday, January 9, 2024

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



Video/Phone Conference Registration:
<https://tinyurl.com/mcb4-blp-committee>

In-Person:
MCB4 Office
424 W 33rd Street, Suite 580

Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at negonzalez@cb.nyc.gov by 10am, Monday, January 8th.

We invite you to attend this meeting and learn more about this application. Alternately, you should email your comments by 12 p.m. Monday, January 8th, or for more information, to Assistant District Manager Nelly Gonzalez negonzalez@cb.nyc.gov.