

Manhattan Community Board 4

Liquor License/Outdoor Dining Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Andreas CH LLC		Da Andrea	
STREET ADDRESS		CROSS STREETS	ZIP CODE
160 Eighth Avenue		West 18th and West 17th Streets	10011
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: Abdul Mannan	ATTORNEY/ REPRESENTATIVE	NAME: Bernstein Redo & Savitsky PC Donald M. Bernstein, Esq.
	PHONE: 347 658 7469		PHONE: 212 651 3100
	EMAIL: bdrakib12@yahoo.com		EMAIL: donald@brpclaw.com
MANAGER	NAME: Kaled Ahmed	LANDLORD	NAME: 154-160 8th Avenue Co, LLC
	PHONE: 917 660 4493		PHONE: 917 523 4438
	EMAIL: ka.4342@yahoo.com		EMAIL: mgilbert.bigpplenyc@yahoo.com
APPLICATION TYPE (<input type="checkbox"/> Liquor License <input type="checkbox"/> Temporary Permit <input checked="" type="checkbox"/> Outdoor Dining Seating)			
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES 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/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input checked="" type="radio"/> Alteration	What is the current license # and expiration date?		Andreas CH LLC operating on a SLA Temporary Retail Permit expiring 8/24/2024 and to be renewed
	Please list/describe the nature of all the changes and attach the plans: Addition of sidewalk and roadway seating.		
METHOD OF OPERATION			
TYPE OF ALCOHOL	Applicant is operating at the restaurant with an SLA temporary retail permit since 11/2023 <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 filed with the SLA? If yes, when? If no, when does applicant plan to file?		<input checked="" type="radio"/> YES <input type="radio"/> NO	SLA application submitted 9/18/2023 DOT application submitted 4/4/2024
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.		YES NO	N/A. This is an alteration
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.		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 of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am
	Outdoors	10am-10pm	10am-10pm	10am-10pm	10am-10pm	10am-11pm	10am-11pm	10am-10pm
	Kitchen	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am
	Background Music (indoors)	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am	10am-12am

If yes, 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 Pursuant to Certificate of Occupancy	Maximum Occupancy (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	179	179	48	129	None	One	18
OUTSIDE <i>(Roof/Top/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A						
Outdoor Dining Sidewalk Cafe	Estimated 50	Estimated 50	28	48	None	None	None
Outdoor Dining Roadway	Estimated 22	Estimated 22	10	20	None	None	None

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

At least 3 days a week for management.

Will there be dancing?

YES NO

Will applicant have bottle or table service for alcohol beverages other than wine?

YES NO

Will applicant be hosting private promotional or corporate events?

YES NO

Private and corporate events only.

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

N/A

Will State certified security personnel be used?

YES NO

N/A

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

YES NO

N/A

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? Please describe where delivery bicycles will be parked when picking up deliveries?

YES NO

One. In the cellar

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will applicants' own delivery bicycles be parked when not making deliveries?	In the cellar		
If applicant is using third party delivery service, where will third party delivery bicycles park?	On 8th Avenue		
Where will applicant store its garbage containers when not in use?	In the cellar		
Where will applicant lay out garbage containers and at what time?	On 8th Avenue between 10pm and 11pm		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input type="radio"/> 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	<input type="radio"/> NO	See enclosed Certificate of Occupancy
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
What is the zoning designation for this location?	Mixed C1-6A		

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	See enclosed list of groups with email to groups together with notice to residents and list of addresses where notice was left	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	May 30, 2024		
Where did applicant post the notice that was provided?	Restaurant and lamp posts		
Please provide dates when applicant met with the groups listed above.	May 31, 2024		
Who was your contact person at each group you met with?	Lara O'Brien and Michael Glassman from the 100 and 200 West 18th Street Block Association		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<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 applicant's jobs webpage?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

MULTIPLE SPACES/FLOORS 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
1st Floor	Restaurant	175	10am to 12am	48	129	None	One with 18 bar stools	Background 10am - 12am Live light jazz music Saturday & Sunday 1230pm to 330pm
Cellar	Office and Storage	4	10am to 12am	None	None	None	None	None

BUILDING DESIGN			
State the name and type of business previously located in the space.	Da Andrea has been operating at the space since 11/2023		
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	Mexicue 160 8th Avenue LLC dba Mexicue & Pounds & Ounces LLC dba Studio Kraut
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Signage for Da Andrea already installed
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input 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)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	The acoustic report was provided to the CB on 9/22/2023
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	6th floor and it is a York AC		
When was the air conditioner installed?	2005		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERR

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. 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 prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

OUTDOOR DINING: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="radio"/> YES	NO	Applicant submitted the DOT application on 4/4/2024
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input checked="" type="radio"/> YES	NO	See enclosed diagram and Site Plans from architect
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input checked="" type="radio"/> YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="radio"/> YES	NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	YES	<input checked="" type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="radio"/> YES	NO	
Will applicant agree not to use propane heaters?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input checked="" type="radio"/> YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	<input checked="" type="radio"/> NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="radio"/> YES	NO	
Will the sidewalk seating have a platform?	YES	<input checked="" 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	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	<input checked="" 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 closes obstruction including construction barricades?			Yes.

OUTDOOR DINING: ROADWAY

Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See enclosed diagram and Site Plans from architect
If you answered no to the question above, jump to the next page			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No bike lanes
Will the electric wires be brought over at the roof level?	<input type="radio"/> YES	<input type="radio"/> NO	To be determined
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	<input checked="" 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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<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 respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 July 24, 2024 full board meeting, with 40 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

MCB4 REPRESENTATIVES



Nelly Gonzalez
 MCB4 Assistant District Manager



Frank Holozubiec
 MCB4 BLP Committee Co-Chair



Burt Lazarin
 MCB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →

Abdul Mannan
 PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT X

6/3/2024
 DATE

From: Jules Vigh

Sent: Wednesday, May 29, 2024 4:20 PM

To: Jules Vigh <Jules@brpclaw.com>

Cc: 'Mannan Abdul' <bdrakib12@yahoo.com>; 'Gonzalez, Nelly (CB)' <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>

Subject: 160 Eighth Avenue and DOT Application

Good afternoon,

We are contacting your organization to let you know that Andreas CH LLC dba Da Andrea has applied to the Department of Transportation for roadway and sidewalk café seating for its restaurant at 160 Eighth Avenue between West 17th Streets and West 18th Streets. The restaurant has been operating with a NY State Liquor Authority temporary retail permit with full liquor since November 2023.

The proposed roadway seating will have 24 tables with 48 seats on West 18th Street with 580 square feet. The proposed sidewalk café will have 7 tables with 14 seats on West 18th Street and 3 tables with 6 seats on Eighth Avenue with a total of 132 square feet.

The proposed hours of operation for the exterior spaces are 10am to 10pm Sunday to Thursday and 10am to 11pm Friday to Saturday.

Da Andrea appeared before the Community Board for its liquor license application September 2023 and agreed not have exterior seating until The Department of Transportation implemented its application process. The applicant further agreed to obtain an acoustical report and limit the live music hours to 1230pm to 330pm Saturday and Sunday. The application was then approved as presented.

This is also the sister restaurant of Da Andrea located at 35 West 13th Street that has been opened since July 2019.

The former restaurant that occupied the space was Mexicue 160 8th 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 Department of Transportation application will be heard at the Community Board on June 11, 2024

Please contact us at donald@brpclaw.com and jules@brpclaw.com if you would like more information on the application

Thank you,

Jules

Jules Vigh|Paralegal

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

Bounced Back Emails

BL6PEPF0001AB50.mail.protection.outlook.com rejected your message to the following email addresses:

kimon@w15ba.com (kimon@w15ba.com)

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

BL6PEPF0001AB50.mail.protection.outlook.com gave this error:

Recipient address rejected: Access denied. [BL6PEPF0001AB50.namprd04.prod.outlook.com 2024-05-29T20:19:44.310Z 08DC7E4284AC7CB0]

Delivery has failed to these recipients or groups:

bkeany@pennsouth.coop

Your message wasn't delivered because the recipient's email provider rejected it.

NOTICE

Dear neighbor:

We are contacting you to let you know that Andreas CH LLC dba Da Andrea has applied to the Department of Transportation for roadway and sidewalk café seating for its restaurant at 160 Eighth Avenue between West 17th Streets and West 18th Streets. The restaurant has been operating with a NY State Liquor Authority temporary retail permit with full liquor since November 2023.

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The Department of Transportation application will be heard at the Community Board on June 11, 2024

If you would like more information on our application please contact me at bdrakib12@yahoo.com.

You can also contact the office of our counsel at donald@brpclaw.com and jules@brpclaw.com

**List of Residential Address Where the Dear Neighbor Letter was Left for
Andreas CH LLC dba Da Andrea for 160 Eighth Avenue**

1. 158 8th Ave,
2. 156 8th Ave,
3. 154 8th Ave,
4. 152 8th Ave,
5. 148 8th Ave,
6. 151 8th Ave,
7. 147 8th Ave
8. 145 8th Ave
9. 267 W 17th St,
10. 257 W 17th St. (left with door men),
11. 225 W 17th St. (left with door men),
12. 246 W 17th St,(left with door men)
13. 248 W 17th St.,
14. 254 W 18th St,
15. 246 W 18th St,
16. 235 W 18th St.,
17. 237 W 18th St.,
18. 251 W 18th St.,
19. 259 W 18th St.

DA ANDREA

Enlarged Floor Plans Showing the Sidewalk
Café and Roadway Seating

DA ANDREA

The Department of Transportation Application Site Plans

SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the “**Roadway Site Plan**” field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
 1. Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
 2. Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
 3. Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1- Parking Space
- P2- Loading Area
- P3- Floating Parking Lane

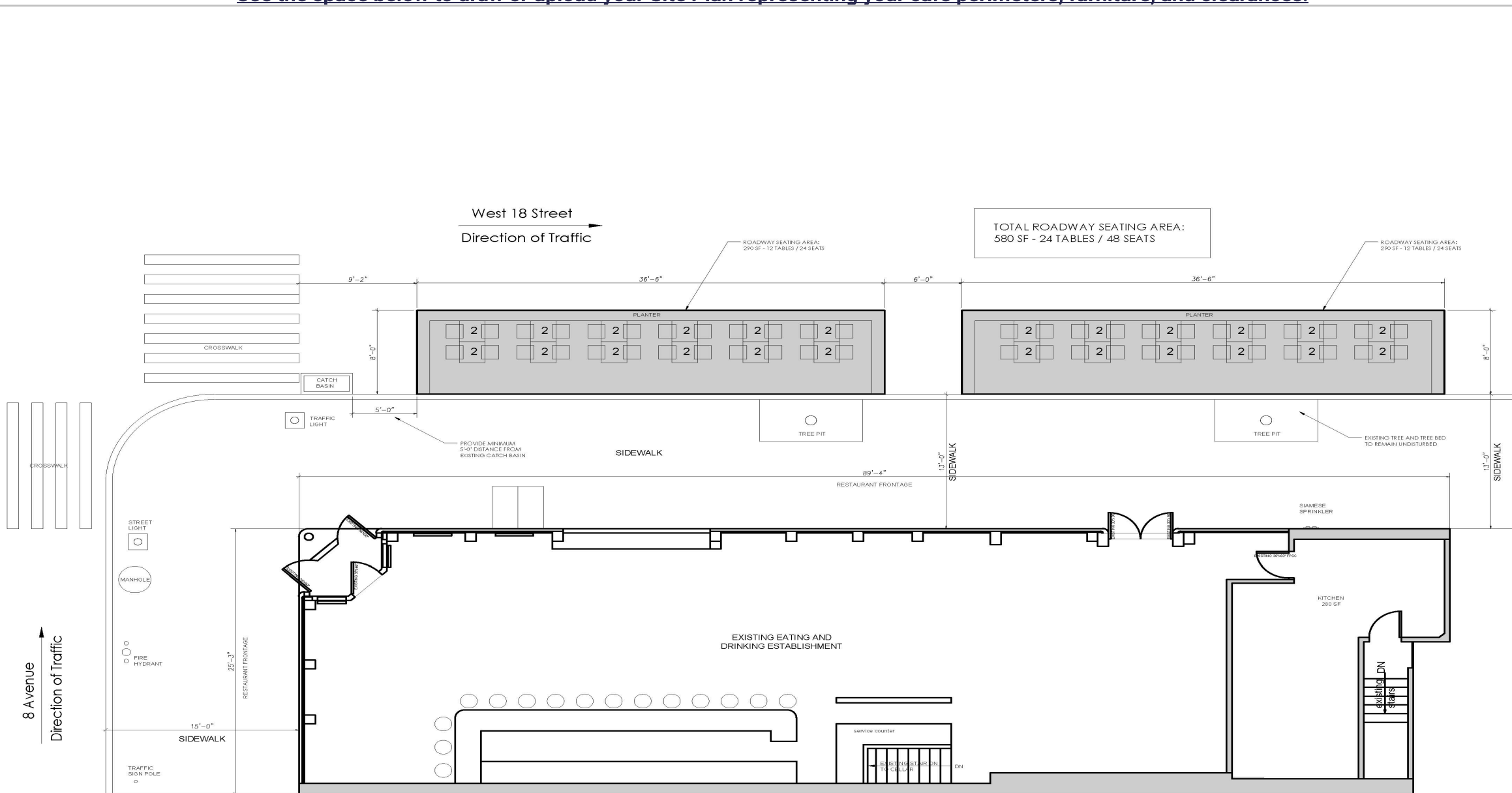
Applicant Name: _____

Restaurant Name: _____

FSEP Number: _____

Roadway Cafe Site Plan Form

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.



Length of roadway cafe: 73 feet

Width of roadway cafe: 8 feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels
- Length

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Roadway shown as:

- Lines indicating parking lane
- Width of parking lane

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width of all three sides

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

-  MANHOLE COVER
-  UTILITY COVERING

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

- R01- Subway Stair: Open End _____ feet
- R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

- R03- Subway Elevator Entrance _____ feet
- R04- FDNY Curb Cut _____ feet
- R05- MTA Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

- R06- Curb Cut _____ feet
- R07- Emergency Exit Hatch _____ feet
- R08- Subway Stair: Closed End _____ feet
- R09- Subway Elevator: Non-Entry _____ feet
- R10- Bus Stop Pole:
Non- Approaching Side _____ feet
- R11- CitiBike/Bike Share Station _____ feet
- R12- Bike Corral _____ feet
- R13- Micromobility Station _____ feet
- R14- Drainage Infrastructure _____ 5 feet

Elements with minimum 3 feet clearance from roadway cafe:

- R15- Elevated Train Infrastructure _____ feet
- R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

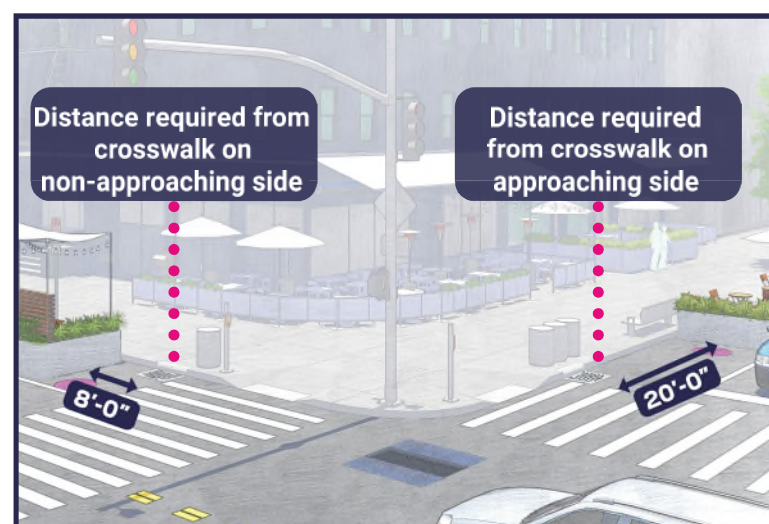
- R17- Vent Infrastructure _____ feet

Elements with minimum 6 inches clearance from roadway cafe:

- R18- Thermoplastic Marking _____ feet

Roadway cafe distance from crosswalks:

- R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ 9 feet
- R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
- R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

- Barriers** *Required*
- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
 - Not permanently affixed to the roadway.
 - 30-42 inches tall (excluding planting), and at least 4 inches in width.
 - Barriers are interconnected with each other.
 - Any cladding over the barriers is securely fastened or affixed.
 - Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
 - Water-filled with a minimum of 150 pounds per linear foot of barrier length.
 - If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

Optional- Only check the material categories you intend to use in your roadway cafe

- Flooring**
- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
 - Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
 - Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.
- Furnishings**
- Lightweight and easily movable.
- Vertical Screenings**
- Located between the barrier and 6 feet above the cafe base or floor.
 - Located on the roadway facing side, does not extend the beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
 - Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
 - If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.
- Overhead Coverings/ Umbrellas**
- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
 - Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
 - Easily removable, comprised of fire-grade and wind resistant materials.
 - If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.
- Lighting and Electrical Connections**
- Any lighting is outdoor rated, properly secured, and lightweight.
 - At least 14 feet above sidewalk, and 18 feet above roadway.
 - Not attached to any City property, including street trees.
 - Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

- Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Clear Path Requirements:

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.
- C1- Global Corridor (12 feet Clear Path)
- C2- Regional Corridor (10 feet Clear Path)
- C3- Neighborhood Corridor (8 feet Clear Path)
- C4- Community Connector (8 feet Clear Path)
- C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

- Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

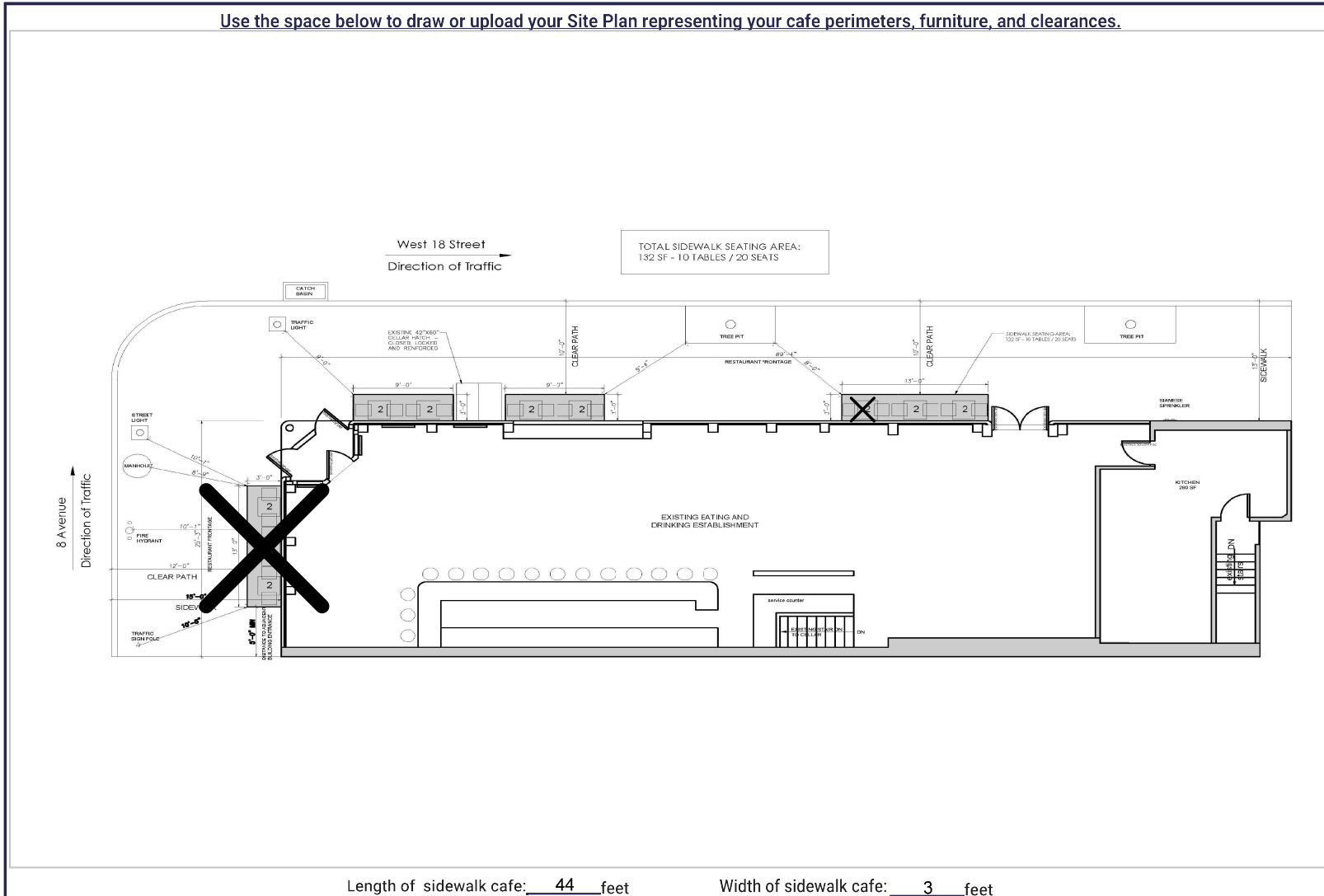
Sidewalk Cafe Site Plan Form

Applicant Name: Abdul Mannan

Restaurant Name: Da Andrea Ristorante

FSEP Number: 50142786

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.



Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- (Dashed line) representing Private Property Line

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup
- MANHOLE COVER
- UTILITY COVERING

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

S02- Subway Elevator Entrance _____ feet S04- MTA Curb Cut _____ feet

S03- Exhaust Duct _____ feet S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed _____ 8 _____ feet S13- Newsstand _____ feet

S07- Mailbox _____ feet S14- Streetlight _____ 10 _____ feet

S08- LinkNYC Kiosk _____ feet S15- Bus Stop Pole _____ feet

S09- Wayfinding Kiosk _____ feet S16- Fire Hydrant _____ 10 _____ feet

S10- E-charging Station _____ feet S17- Bus Stop Shelter _____ feet

S11- Parking Meter _____ feet S18- Traffic Signal _____ 10 _____ feet

S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

S19- CitiBike/Bike Share Station _____ feet S24- Emergency Exit Hatch _____ feet

S20- Bike Corral _____ feet S25- Subway Stair: Closed End _____ feet

S21- Micromobility Station _____ feet S26- Subway Elevator: Non-Entry _____ feet

S22- Primary Building Entrance _____ feet S27- Siamese Connection _____ 15 _____ feet

S23- Curb Cut _____ feet

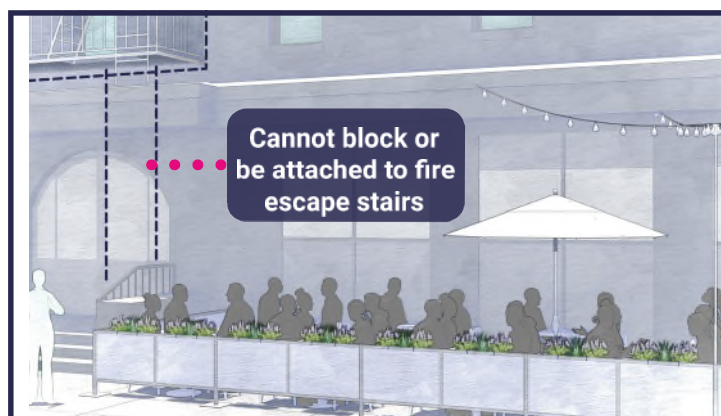
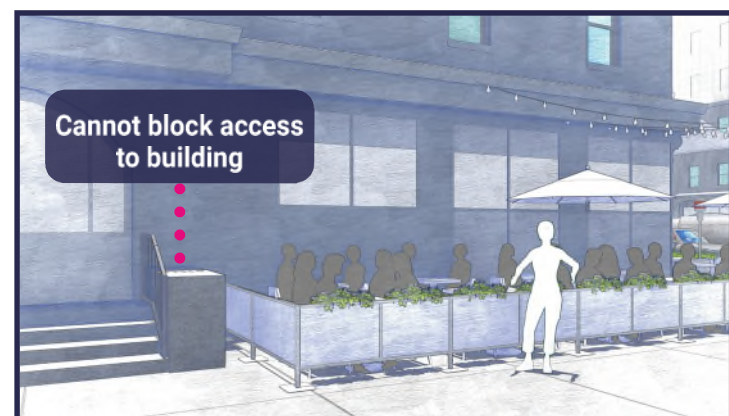
Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure _____ feet

S29- Transformer Vault _____ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

Perimeter Demarcation

Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.

Maximum height is 2 feet 6 inches (excluding planting(s)).

Not affixed to the sidewalk.

Optional- Only check the material categories you intend to use in your sidewalk cafe

Furnishings

Lightweight and easily movable.

Not affixed to the sidewalk.

Awnings (Physically attached to the building)

Minimum 8 feet height from the ground and does not exceed 10 feet height.

Easily removable, comprised of fire-grade and wind resistant materials.

Does not extend beyond the perimeter of the sidewalk cafe.

Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

Overhead Coverings/ Umbrellas

Minimum 7 feet height from the ground and does not exceed 10 feet height.

Easily removable, comprised of fire-grade and wind resistant materials.

Does not extend beyond the perimeter of the sidewalk cafe.

The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.

Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

Lighting and Electrical Connections

Any lighting is outdoor rated, properly secured, and lightweight.

Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.

Does not extend beyond the perimeter of the sidewalk cafe.

Does not exceed 10 feet in height.

Not attached to any City property, including street trees.

Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

DA ANDREA

Photographs

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



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

Right side 18th st



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



left side walk
18th st

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



left side 18th st from
across the street

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



right side 18th st

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

Centre sidewalk 8th ave



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



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



DA ANDREA

NYC Department of Buildings Property
Profile Page and Certificate of Occupancy

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](#)

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.*

A.	Borough: Manhattan	Block Number: 00767	Certificate Type: Final
	Address: 254 WEST 18 STREET	Lot Number(s): 71	Effective Date: 10/16/2006
	Building Identification Number (BIN): 1013859	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1	Number of stories: 6	
	Building Occupancy Group classification: RES	Height in feet: 75	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 5	
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			

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.
END OF SECTION							

Christopher M Santilli
 Borough Commissioner

Borough Commissioner



Commissioner