

# Manhattan Community Board 4

# NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
Fellini Chelsea Corp		Fellini Coffee	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
231 8th Ave		W 21st St - W 22nd St	10011
<b>Applicant</b> <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	<b>NAME:</b> Franco Noriega	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Michael Kelly
	<b>PHONE:</b> 917-374-8085		<b>PHONE:</b> 914-632-6036
	<b>EMAIL:</b> hello@fellinicoffee.com		<b>EMAIL:</b> Kellym1k136@gmail.com
<b>MANAGER</b>	<b>NAME:</b> Franco Noriega	<b>LANDLORD</b>	<b>NAME:</b> 300West 22 Realty LLC
	<b>PHONE:</b> 917-374-8085		<b>PHONE:</b>
	<b>EMAIL:</b> hello@fellinicoffee.com		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out )			
<input type="radio"/> New  <input checked="" type="radio"/> <del>Class Change</del> Corp  <input type="radio"/> Change/Class Change/Method of Operation Change/Removal	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
	What is the license # and expiration date?	0267-24-103832 - Temporary wine	
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment  <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization - Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	AFTER THE HANG
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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
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.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	8AM-12AM	8AM-12AM	8AM-12AM	8AM-12AM	8AM-2AM	8AM-2AM	8AM-12AM
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Kitchen	8AM-11PM	8AM-11PM	8AM-11PM	8AM-11PM	8AM-12AM	8AM-12AM	8AM-11PM
	Music (indoors)	8AM-12AM	8AM-12AM	8AM-12AM	8AM-12AM	8AM-12AM	8AM-12AM	8AM-12AM

If yes, what type(s)?  
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

**OCCUPANCY**

	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
<b>INSIDE</b>	51	25	2	9	0	1	11
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	-	-	-	-	-	-	-
<b>DOT Dining Out: Sidewalk Cafe</b>			-	-			
<b>DOT Dining Out: Roadway</b>			-	-			

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 alcohol beverages other than wine?

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

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

YES

NO

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?	YES	NO	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A		
Where will applicant store its garbage containers when not in use?	In the basement		
Where will applicant lay out garbage containers and at what time?	Garbage is put out on the curb after closing		

**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
What is the zoning designation for this location?	C1-6A	

**Community Notification/Relations**

<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	all on The List
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	9/23/24	
Where did applicant post the notice that was provided?	Front Side window & Lamp Posts	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<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 applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO

N/A

**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

**BUILDING DESIGN**

State the name and type of business previously located in the space.	Fellini Coffee		
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	applicant has a Temporary wine license foragers wine chelsea LLC
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 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.	YES	<input checked="" 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)	<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?	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 pole-supporting 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 PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

Has the applicant/owner(s) read MCB4 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? 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 11 p.m. on Friday & Saturday and 10 p.m. 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 prohibit patrons from drinking in any outdoor space(s)?	<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	✓

**DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK**

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Future
<b>If you answered no to the question above, jump to the next page</b>			
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 type="radio"/> YES	<input checked="" 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 applicant respect trees and tree pits and insure the health of the tree?	<input checked="" 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 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	
Will applicant permit NO wait lines or smoking outside?	<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 checked="" 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 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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<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	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> 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	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> 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

**DEPARTMENT OF TRANSPORTATION DINING OUT: 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.	YES	<input checked="" type="radio"/> NO
<b>If you answered no to the question above, jump to the next page</b>		
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO
Will the electric wires be brought over at the roof level?	YES	NO
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	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?	YES	NO
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO
Will applicant permit NO wait lines or smoking outside?	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?	YES	NO
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO
Will applicant permit NO wait lines or smoking outside?	YES	NO
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO
Will applicant agree not to use propane heaters?	YES	NO
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO



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

- Any storm enclosure shall extend no further than 18" from building facade
- This application does not extend to any sidewalk seating or outdoor space
- There will be no sidewalk seating until approved by NYC Dept. of Transportation
- No alcohol will be served through takeout window

***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.***

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

***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.***

<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its  November 6, 2024 full board meeting, with 37 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="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part  of the method of operation</p> <p><input type="checkbox"/> Denial    <input type="checkbox"/> Approval</p>
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**MCB4 REPRESENTATIVES**

<p>  Nelly Gonzalez  MCB4 Assistant District Manager</p>	<p>  Frank Haberstein  MCB4 BLP Committee Co-Chair</p>	<p>  Boris Lazarin  MCB4 BLP Committee Co-Chair</p>
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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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>Franco Noriega</p> <p><small>PRINT NAME OF APPLICANT</small></p>	<p></p> <p><small>SIGNATURE OF APPLICANT</small></p>	<p>01/01/2025</p> <p><small>DATE</small></p>
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<p>Manhattan Community Board 4 (MCB4) recommends:  <i>(MCB4's recommendation is based on a vote taken at its _____ full board meeting, with _____ members voting in favor of the recommendation, _____ members opposed, _____ members abstaining and _____ present but not eligible)</i></p>	<p><input 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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**MCB4 REPRESENTATIVES**

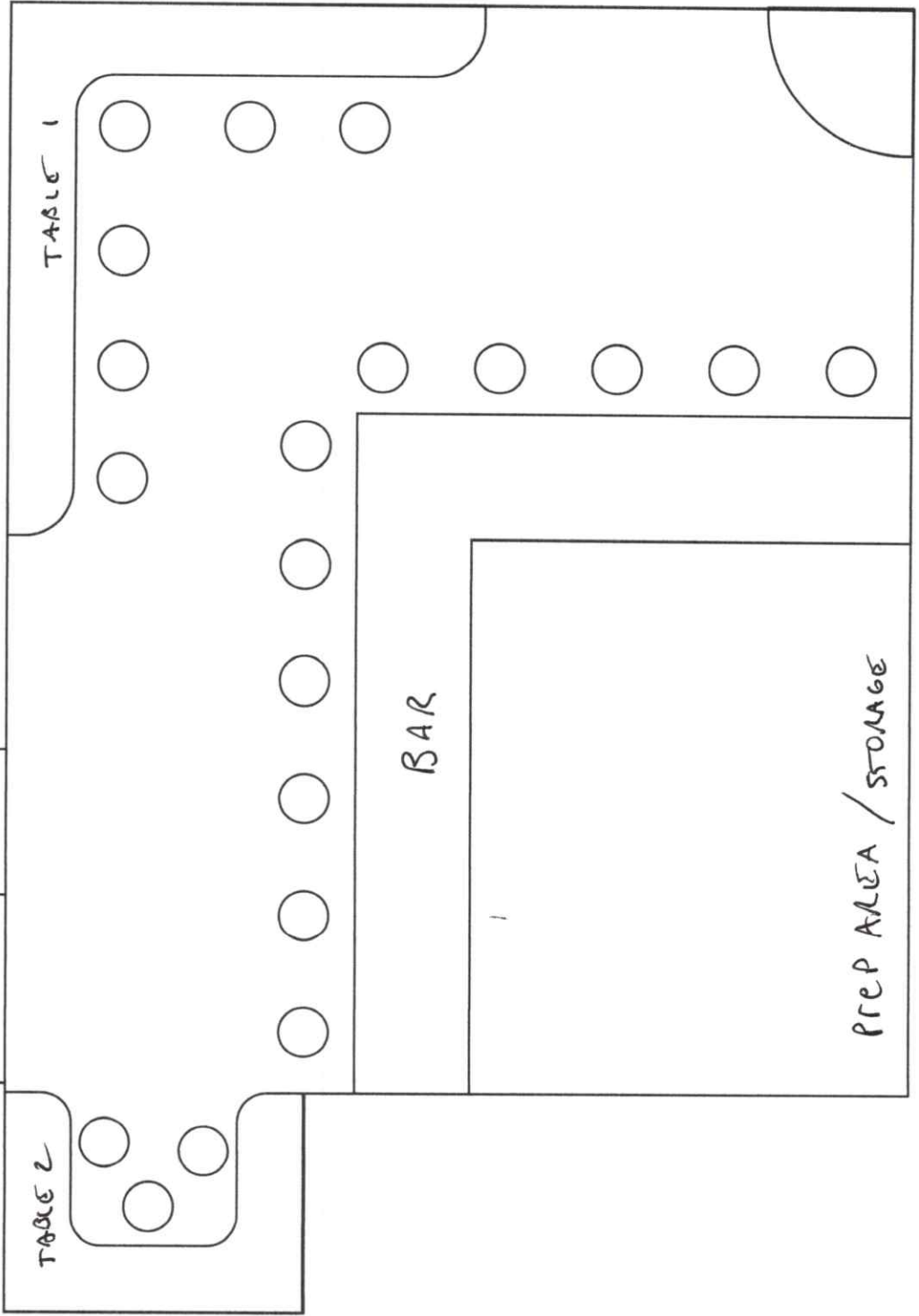
<p><b>Nelly Gonzalez</b>  <i>MCB4 Assistant District Manager</i></p>	<p><b>Frank Holozubiec</b>  <i>MCB4 BLP Committee Co-Chair</i></p>	<p><b>Burt Lazarin</b>  <i>MCB4 BLP Committee Co-Chair</i></p>
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<p><b>SIGN HERE</b> →</p>	<p>PRINT NAME OF APPLICANT</p>	<p>SIGNATURE OF APPLICANT</p>	<p>DATE</p>
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Bathroom



ENTRANCE

# Fellini

COFFEE

## SIGNATURES

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

## DRINKS

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

## EXTRAS

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

## FOOD

<b>HAM &amp; CHEESE CROISSANT</b> (Served hot)	\$8
<b>CROISSANT</b>	\$4.5
<b>PAIN AU CHOCOLAT</b>	\$4.5
<b>PISTACHIO OLIVE OIL CAKE</b>	\$9

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



*Fellini*

WINE

*Fellini*

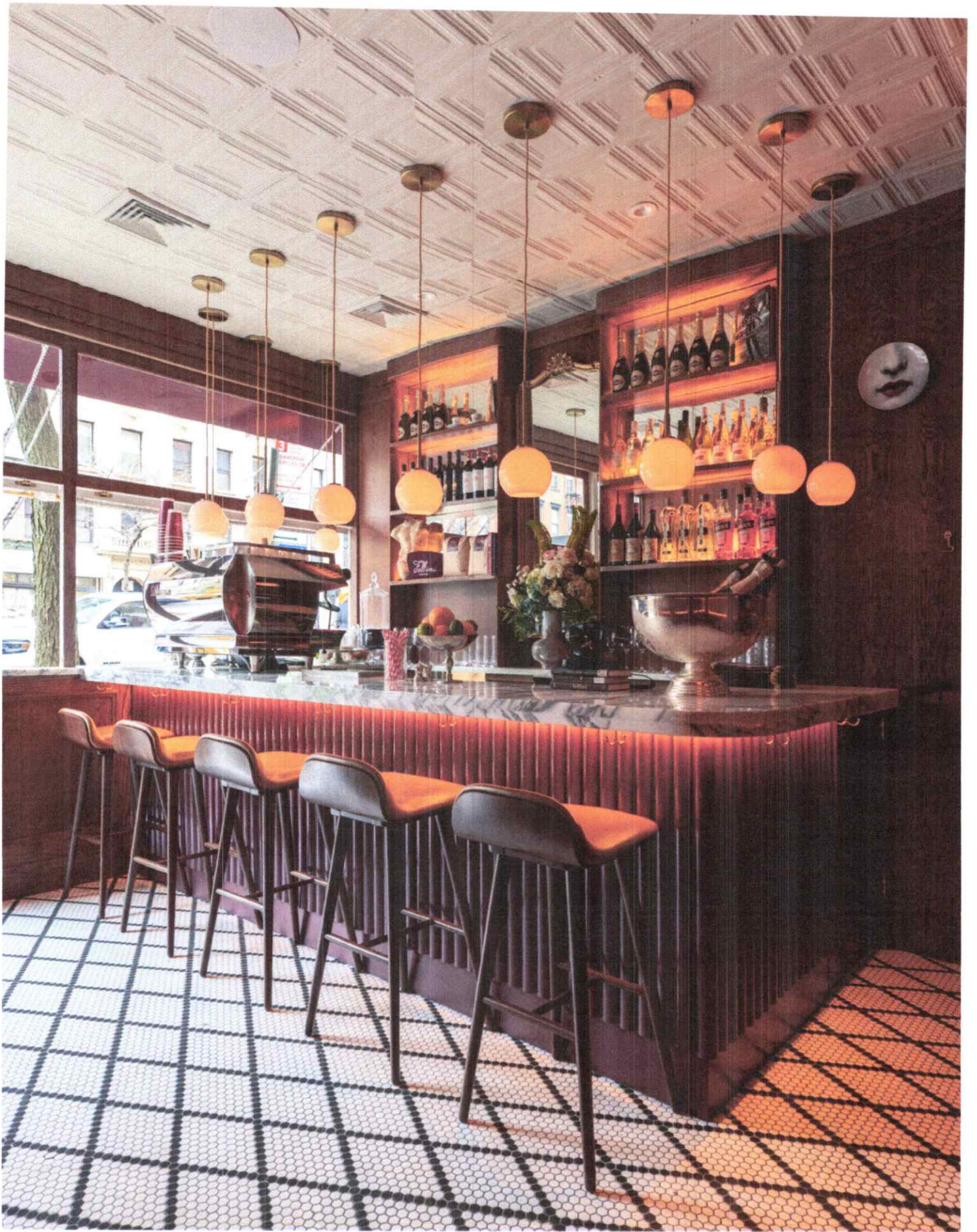
231

LEGENDS ONLY



















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	<b>231 8th Ave, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74459 Longitude: -73.99923</b>
Report Generated On	<b>9/22/2024</b>

8 Closest Liquor Stores	
Name	Address
None	

Schools within 500 feet		
Name	Address	Distance
PS 11 SARAH J GARNETT ELEMENTARY SCHOOL (THE)	320 W 21ST ST NEW YORK, NY 10011	429 ft

Churches within 500 feet	
Name	Distance
German Evangelical Lutheran Church Of St Paul	245 ft
Trinity Grace Church Chelsea	245 ft
New Frontier Church	410 ft



Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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Blossom on Carmine NYC Inc. Application ID: NA-0340-24-112010	265 W 23rd St New York, New York 10011.0	468 ft
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Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
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No Active On Premises Liquor Licenses within 750 feet		
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*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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00745	<b>Certificate Type:</b> Final
	<b>Address:</b> 300 WEST 22 STREET	<b>Lot Number(s):</b> 40	<b>Effective Date:</b> 07/31/2018
	<b>Building Identification Number (BIN):</b> 1013310	<b>Building Type:</b> Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-C	(1968 Code)	
	<b>Building Occupancy Group classification:</b> J-1	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HEXA		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 58	<b>No. of dwelling units:</b> 81
<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			



Borough Commissioner

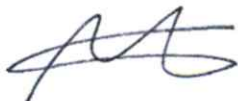


Commissioner

*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

Fellini Chelsea Corp

500 Foot Statement

The applicant has been open and operating under a temporary wine license. The owner has been getting numerous requests for cocktails from customers. Around 90% of the customers who come into the restaurant are residents of the immediate area.

The feedback from our customers is that this is the perfect place to bring someone out for a cocktail in a quieter, intimate setting.



CITY OF NEW YORK  
 MUNICIPAL COMMISSIONERS OFFICE  
 100 W. 127th Street, 4th Floor, New York, NY 10019

EMERGENCY  
 311

**PUBLIC NOTICE**

Business Licenses and Permits Committee  
 will discuss an application submitted by

**Fellini Chelsea Corp.**  
**231 8th Avenue**

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

**DATE:** Tuesday, October 8, 2024

**TIME:** 6:30 PM

**PLACE:** Hybrid Meeting:



**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcbl4-blp-committee>

**In-Person:**  
 MCBA Office  
 424 W. 32nd 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](mailto:negonzalez@cb.nyc.gov) by 10am, Monday, October 7th.**

We invite you to attend this meeting and learn more about this application. Attendance, the virtual event, also opens by 12:00pm Monday, October 7th. For more information, contact Assistant District Manager Nelly Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Filed according to the Administrative Code of the City of New York section 10-112. Please do not remove until after the above meeting date.







**PUBLIC NOTICE**  
Building Change and Home Conversion  
in the City of New York  
**Fellini Chelsea Corp.**  
231 8th Avenue  
Proposed: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 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58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500, 59600, 59700, 59800, 59900, 60000, 60100, 60200, 60300, 60400, 60500, 60600, 60700, 60800, 60900, 61000, 61100, 61200, 61300, 61400, 61500, 61600, 61700, 61800, 61900, 62000, 62100, 62200, 62300, 62400, 62500, 62600, 62700, 62800, 62900, 63000, 63100, 63200, 63300, 63400, 63500, 63600, 63700, 63800, 63900, 64000, 64100, 64200, 64300, 64400, 64500, 64600, 64700, 64800, 64900, 65000, 65100, 65200, 65300, 65400, 65500, 65600, 65700, 65800, 65900, 66000, 66100, 66200, 66300, 66400, 66500, 66600, 66700, 66800, 66900, 67000, 67100, 67200, 67300, 67400, 67500, 67600, 67700, 67800, 67900, 68000, 68100, 68200, 68300, 68400, 68500, 68600, 68700, 68800, 68900, 69000, 69100, 69200, 69300, 69400, 69500, 69600, 69700, 69800, 69900, 70000, 70100, 70200, 70300, 70400, 70500, 70600, 70700, 70800, 70900, 71000, 71100, 71200, 71300, 71400, 71500, 71600, 71700, 71800, 71900, 72000, 72100, 72200, 72300, 72400, 72500, 72600, 72700, 72800, 72900, 73000, 73100, 73200, 73300, 73400, 73500, 73600, 73700, 73800, 73900, 74000, 74100, 74200, 74300, 74400, 74500, 74600, 74700, 74800, 74900, 75000, 75100, 75200, 75300, 75400, 75500, 75600, 75700, 75800, 75900, 76000, 76100, 76200, 76300, 76400, 76500, 76600, 76700, 76800, 76900, 77000, 77100, 77200, 77300, 77400, 77500, 77600, 77700, 77800, 77900, 78000, 78100, 78200, 78300, 78400, 78500, 78600, 78700, 78800, 78900, 79000, 79100, 79200, 79300, 79400, 79500, 79600, 79700, 79800, 79900, 80000, 80100, 80200, 80300, 80400, 80500, 80600, 80700, 80800, 80900, 81000, 81100, 81200, 81300, 81400, 81500, 81600, 81700, 81800, 81900, 82000, 82100, 82200, 82300, 82400, 82500, 82600, 82700, 82800, 82900, 83000, 83100, 83200, 83300, 83400, 83500, 83600, 83700, 83800, 83900, 84000, 84100, 84200, 84300, 84400, 84500, 84600, 84700, 84800, 84900, 85000, 85100, 85200, 85300, 85400, 85500, 85600, 85700, 85800, 85900, 86000, 86100, 86200, 86300, 86400, 86500, 86600, 86700, 86800, 86900, 87000, 87100, 87200, 87300, 87400, 87500, 87600, 87700, 87800, 87900, 88000, 88100, 88200, 88300, 88400, 88500, 88600, 88700, 88800, 88900, 89000, 89100, 89200, 89300, 89400, 89500, 89600, 89700, 89800, 89900, 90000, 90100, 90200, 90300, 90400, 90500, 90600, 90700, 90800, 90900, 91000, 91100, 91200, 91300, 91400, 91500, 91600, 91700, 91800, 91900, 92000, 92100, 92200, 92300, 92400, 92500, 92600, 92700, 92800, 92900, 93000, 93100, 93200, 93300, 93400, 93500, 93600, 93700, 93800, 93900, 94000, 94100, 94200, 94300, 94400, 94500, 94600, 94700, 94800, 94900, 95000, 95100, 95200, 95300, 95400, 95500, 95600, 95700, 95800, 95900, 96000, 96100, 96200, 96300, 96400, 96500, 96600, 96700, 96800, 96900, 97000, 97100, 97200, 97300, 97400, 97500, 97600, 97700, 97800, 97900, 98000, 98100, 98200, 98300, 98400, 98500, 98600, 98700, 98800, 98900, 99000, 99100, 99200, 99300, 99400, 99500, 99600, 99700, 99800, 99900, 100000, 100100, 100200, 100300, 100400, 100500, 100600, 100700, 100800, 100900, 101000, 101100, 101200, 101300, 101400, 101500, 101600, 101700, 101800, 101900, 102000, 102100, 102200, 102300, 102400, 102500, 102600, 102700, 102800, 102900, 103000, 103100, 103200, 103300, 103400, 103500, 103600, 103700, 103800, 103900, 104000, 104100, 104200, 104300, 104400, 104500, 104600, 104700, 104800, 104900, 105000, 105100, 105200, 105300, 105400, 105500, 105600, 105700, 105800, 105900, 106000, 106100, 106200, 106300, 106400, 106500, 106600, 106700, 106800, 106900, 107000, 107100, 107200, 107300, 107400, 107500, 107600, 107700, 107800, 107900, 108000, 108100, 108200, 108300, 108400, 108500, 108600, 108700, 108800, 108900, 109000, 109100, 109200, 109300, 109400, 109500, 109600, 109700, 109800, 109900, 110000, 110100, 110200, 110300, 110400, 110500, 110600, 110700, 110800, 110900, 111000, 111100, 111200, 111300, 111400, 111500, 111600, 111700, 111800, 111900, 112000, 112100, 112200, 112300, 112400, 112500, 112600, 112700, 112800, 112900, 113000, 113100, 113200, 113300, 113400, 113500, 113600, 113700, 113800, 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151400, 151500, 151600, 151700, 151800, 151900, 152000, 152100, 152200, 152300, 152400, 152500, 152600, 152700, 152800, 152900, 153000, 153100, 153200, 153300, 153400, 153500, 153600, 153700, 153800, 153900, 154000, 154100, 154200, 154300, 154400, 154500, 154600, 154700, 154800, 154900, 155000, 155100, 155200, 155300, 155400, 155500, 155600, 155700, 155800, 155900, 156000, 156100, 156200, 156300, 156400, 156500, 156600, 156700, 156800, 156900, 157000, 157100, 157200, 157300, 157400, 157500, 157600, 157700, 157800, 157900, 158000, 158100, 158200, 158300, 158400, 158500, 158600, 158700, 158800, 158900, 159000, 159100, 159200, 159300, 159400, 159500, 159600, 159700, 159800, 159900, 160000, 160100, 160200, 160300, 160400, 160500, 160600, 160700, 160800, 160900, 161000, 161100, 161200, 161300, 161400, 161500, 161600, 161700, 161800, 161900, 162000, 162100, 162200, 162300, 162400, 162500, 162600, 162700, 162800, 162900, 163000, 163100, 163200, 163300, 163400, 163500, 163600, 163700, 163800, 163900, 164000, 164100, 164200, 164300, 164400, 164500, 164600, 164700, 164800, 164900, 165000, 1







CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 4  
424 WEST 147th STREET, NEW YORK, NY 10032  
100th STREET  
424 WEST 147th STREET

### PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Fellini Chelsea Corp.**  
231 8<sup>th</sup> Avenue

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

DATE: Tuesday, October 8, 2024

TIME: 6:30 PM

PLACE: Hybrid Meeting



Video/Phone Conference Registration:  
<https://www3.nyc.gov/site/mcb4/faq-remote>

In Person:  
MCH4 Office  
424 W 147<sup>th</sup> Street, Suite 280

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 Neely  
Gonzalez at [neegonzalez@cb.nyc.gov](mailto:neegonzalez@cb.nyc.gov) by  
11am, Monday, October 7th.

We invite you to attend this meeting and learn more about the application.  
If you are unable to attend, please contact your supervisor by 11:00 a.m. on Monday, October 7th, or  
for more information, by Assistant District Manager Neely Gonzalez at [neegonzalez@cb.nyc.gov](mailto:neegonzalez@cb.nyc.gov).

Posted according to the Administrative Code of the City of New York section 24-211. Please do not remove until after the public meeting date.

