

# Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

<b>CORPORATION NAME</b> HURRICANE STRAUSS INC.		<b>DOING BUSINESS AS (DBA)</b> WESTVILLE CHELSEA	
<b>STREET ADDRESS</b> 88 7TH AVE.		<b>CROSS STREETS</b> W 15TH ST. - W 16TH ST.	<b>ZIP CODE</b> 10011
<b>Applicant</b> <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	<b>NAME:</b> YANIV COHEN	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> MICHAEL KELLY
	<b>PHONE:</b> 646-342-8885		<b>PHONE:</b> 914-632-6036
	<b>EMAIL:</b> ADMIN@WESTVILLENY.COM		<b>EMAIL:</b> KELLY MLK136@GMAIL.COM
<b>MANAGER</b>	<b>NAME:</b> YANN COHEN	<b>LANDLORD</b>	<b>NAME:</b> CHELSMORE APARTMENTS LLC
	<b>PHONE:</b> 646-342-8885		<b>PHONE:</b> 646-432-9206
	<b>EMAIL:</b> ADMIN@WESTVILLENY.COM		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out )			
<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 <b>Change/Class Change/Method of Operation Change/Removal</b>	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?		0340-22-110938 5/31/2020
	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="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?		YES NO	AFTER COMMUNITY BOARD MEETING
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	
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 NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES NO	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	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 - 1130PM	10AM - 1130PM	10AM - 1130PM	10AM - 1130PM	10AM - 1130PM	10AM - 1130PM	10AM - 1130PM
	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)

**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
INSIDE	74	70	22	46	0	1	12
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DOT Dining Out: Sidewalk Cafe	N/A	20	10	20			
DOT Dining Out: Roadway	N/A	18	8	16			

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

BIKE BACKS ON BLOCK

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?	BIKE RACK	
If applicant is using third party delivery service, where will third party delivery bicycles park?	IN STREET PARKING AREA	
Where will applicant store its garbage containers when not in use?	IN BASEMENT	
Where will applicant lay out garbage containers and at what time?	ON SIDEWALK AFTER 9 PM	

### 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
Is a Public Assembly permit required?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
What is the zoning designation for this location?		

### 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	SEE ATTACHED	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?			
Where did applicant post the notice that was provided?			
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	<input type="radio"/> NO	Yaniv Cohen 646-342-8885
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	DINING + COOKING	74	10AM- 12AM	22	46			
BASEMENT	PREP AREA + STORAGE	60	10AM- 12AM	—	—	—	—	—



BUILDING DESIGN			
State the name and type of business previously located in the space.	APPLICANT		
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
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> 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.	<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 checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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 type="radio"/> 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	EXISTING		
When was the air conditioner installed?			

<b>OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE</b>			N/A
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	
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
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	<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 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 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO



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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
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 checked="" type="radio"/> YES	<input 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
Will the electric wires be brought over at the roof level?	<input type="radio"/> YES	<input checked="" type="radio"/> NO
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)**

- Sidewalk Cafe will not be enclosed
- Any storm enclosure shall extend no further than 18" from building facade. Any larger enclosure shall be removed by 1-31-25

***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.***



Manhattan Community Board 4 (MCB4) recommends:  
(MCB4's recommendation is based on a vote taken at its  
March 5, 2025 full board meeting, with 41 members voting  
in favor of the recommendation, 1 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 Holambiec  
MCB4 BIP Committee Co-Chair

  
Brett Lazarin  
MCB4 BIP 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



Yaniv Cohen  
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

11/8/25  
DATE



I know











## 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](#).

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☒ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

### Setup Area Identification:

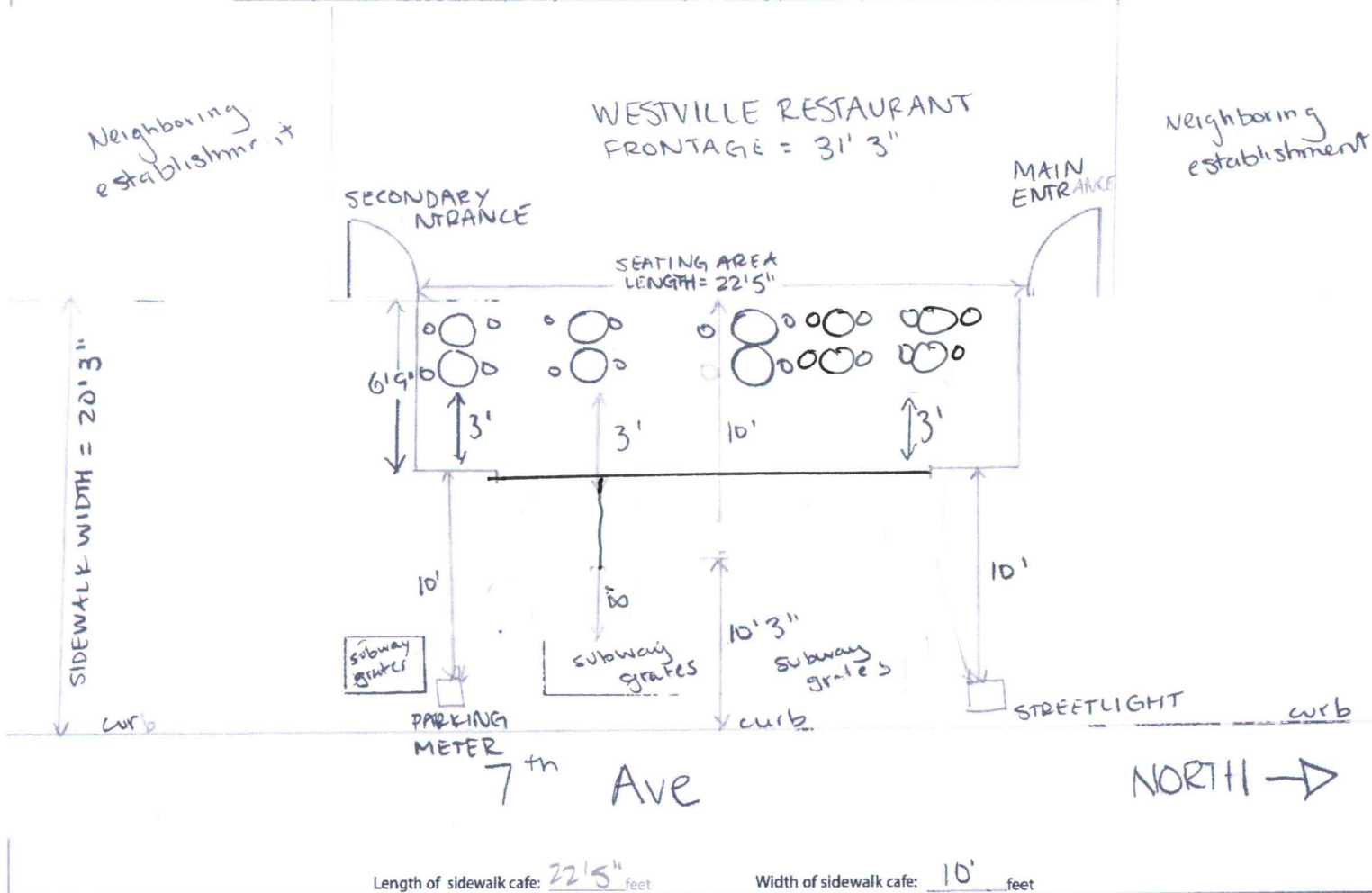
- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



## Sidewalk Cafe Site Plan Form

Applicant Name: HURRICANE STRAUSS INC  
 Restaurant Name: Westville  
 FSEP Number: 50121654

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 the establishment's space facing the sidewalk
- Length
- Labels

#### Private Property shown as:

- Dashed line

#### Street names:

- Labels on each street

#### Sidewalk shown as:

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

#### Building entrances shown as:

- Label

#### Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

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

- Lines or symbols at approximate location within setup

#### Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

#### Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

#### North arrow

## 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.
- 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

S03- Exhaust Duct \_\_\_\_\_ feet

S04- MTA Curb Cut \_\_\_\_\_ feet

S05- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed \_\_\_\_\_ feet

S07- Mailbox \_\_\_\_\_ feet

S08- LinkNYC Kiosk \_\_\_\_\_ feet

S09- Wayfinding Kiosk \_\_\_\_\_ feet

S10- E-charging Station \_\_\_\_\_ feet

☒ S11- Parking Meter 10' feet

S12- SBS Fare Machine \_\_\_\_\_ feet

S13- Newsstand \_\_\_\_\_ feet

☒ S14- Streetlight 10' feet

S15- Bus Stop Pole \_\_\_\_\_ feet

S16- Fire Hydrant \_\_\_\_\_ feet

S17- Bus Stop Shelter \_\_\_\_\_ feet

S18- Traffic Signal \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from sidewalk cafe:

S19- CitiBike/Bike Share Station \_\_\_\_\_ feet

S20- Bike Corral \_\_\_\_\_ feet

S21- Micromobility Station \_\_\_\_\_ feet

S22- Primary Building Entrance \_\_\_\_\_ feet

S23- Curb Cut \_\_\_\_\_ feet

S24- Emergency Exit Hatch \_\_\_\_\_ feet

S25- Subway Stair: Closed End \_\_\_\_\_ feet

S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet

S27- Siamese Connection \_\_\_\_\_ 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: 72 inches  
utility vent poles, vent  
grates, subway grates

S31- Manholes \_\_\_\_\_ inches

☐ Check this box if none of the objects listed above are within 15 feet of the proposed setup.



## 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 (All of the following must be met)

- ☒ 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 (if using, the first two below must be met)

- ☒ Lightweight and easily movable.
- ☒ Not affixed to the sidewalk.
- ☒ Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the [Cellar or Basement Door Certification](#).

#### ☒ Awnings Physically Attached to the Building (if using, all of the following must be met)

- ☒ 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. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

#### ☒ Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☒ 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 DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.



## 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:
  - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  - 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

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

Hand-drawn site plan for Westville cafe:

- Westville** (Cafe Name)
- FRONTAGE = 31' 3"**
- SECONDARY ENTRANCE** and **MAIN ENTRANCE** (indicated by arrows)
- NEIGHBOR** (on both sides)
- Subway Grates** (two boxes labeled)
- MANHOLE** (indicated by a circle)
- 10' 4"** (distance from manhole to curb)
- curbside lane width = 8'**
- 30'** (length of roadway cafe)
- 8'** (width of roadway cafe)
- 7th Ave**
- NORTH** (indicated by an arrow)

Length of roadway cafe: 30 feet      Width of roadway cafe: 8 feet



## Roadway Cafe Site Plan Form

Applicant Name: Yaniv Cohen  
 Restaurant Name: Westville  
 FSEP Number: 50121654

### Drawing Requirements

**Food service establishment frontage shown as:**

- Line representing the establishment's space facing the sidewalk
- Length
- Label

**Street names:**

- Labels on each street

**Sidewalk shown as:**

- Line representing street curb

**Roadway shown as:**

- Width of curbside lane

**Cafe perimeter shown as:**

- Lines indicating perimeter
- Length and width

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

- Lines or symbols at approximate location within setup

**Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:**

- Lines or symbols
- Distance from cafe perimeter
- Labels

**Utility coverings (water/gas valves, and pull boxes) shown as:**

- Symbols representing the location within the setup

**North arrow**

CHELSEA FINAL

## 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.
- 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 ☐ R05- MTA Curb Cut \_\_\_\_\_ feet  
☐ R04- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from roadway cafe:

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

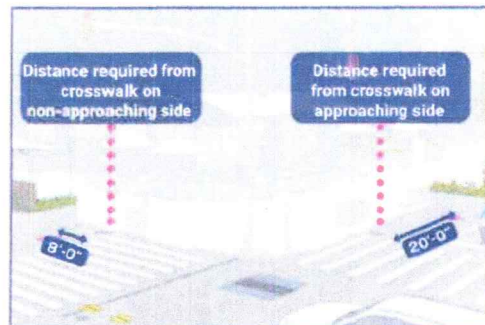
☒ R17- Vent Infrastructure: \_\_\_\_\_ 2 feet ☐ R18- Manholes \_\_\_\_\_ inches  
utility vent poles, vent  
grates, subway grates

### Elements with minimum 6 inches clearance from roadway cafe:

☐ R19- Thermoplastic Marking \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

☐ R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet  
☐ R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) \_\_\_\_\_ feet  
☐ R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



☐ Check this box if none of the objects listed above are within 15 feet of the proposed setup.

## 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:

\*Required\*

#### ☒ Barriers (All of the following must be met)

- ☒ 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.

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

#### ☒ Flooring (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☐ Lightweight and easily movable.

#### ☒ Vertical Screenings (if using, all of the following must be met)

- ☒ Located between the barrier and 6 feet above the cafe base or floor.
- ☒ Located on the roadway facing side, does not extend 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 (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☒ 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 DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.



[illegible]

**2** **BASEMENT FLOOR PLAN**  
SCALE: 1/4"=1'-0"



Architectural floor plan of the first floor of a restaurant. The plan includes the following rooms and dimensions:

- 1. PUBLIC HALLWAY**: 17'-3 1/2" x 10'-0"
- 2. REGISTER**: 10'-0" x 10'-0"
- 3. PUBLIC HALLWAY**: 17'-3 1/2" x 10'-0"
- 4. WATER SINK**: 10'-0" x 10'-0"
- 5. REGISTER**: 10'-0" x 10'-0"
- 6. HALLWAY**: 10'-0" x 10'-0"
- 7. BATHROOM**: 10'-0" x 10'-0"
- 8. HALLWAY**: 10'-0" x 10'-0"
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- 12. REGISTER**: 10'-0" x 10'-0"
- 13. KITCHEN**: 10'-0" x 10'-0"
- 14. STAFF BATHROOM**: 10'-0" x 10'-0"
- 15. WASTE BELL**: 10'-0" x 10'-0"
- 16. EX. STAIR**: 10'-0" x 10'-0"
- 17. HALLWAY**: 10'-0" x 10'-0"
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- 22. REGISTER**: 10'-0" x 10'-0"
- 23. KITCHEN**: 10'-0" x 10'-0"
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- 135. WASTE BELL**: 10'-0" x 10'-0"
- 1**

TO THE  
LIX



# NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

1 Perry St, New York, NY, 100 X



Show results within (Feet) 750

0

1500

Active Licenses	(58)
Pending Licenses	(6)
Inactive Licenses	(67)
Places of Worship	(10)
Public/Private Schools	(2)

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

Tasks

Results

Search Active Licenses \_Query result\_2

Displayed features:9/9

## HURRICANE STRAUSS INC | Active

### Premises Details

Premises Name	HURRICANE STRAUSS INC
DBA	WESTVILLE
License ID	0340-22-110938
Legacy Serial No.	1339160
Category	On Premises Liquor
Description	Restaurant

## HURRICANE STRAUSS INC | Active

### Premises Details

Premises Name	HURRICANE STRAUSS INC
DBA	WESTVILLE
License ID	0340-22-110938
Legacy Serial No.	1339160
Category	On Premises Liquor
Description	Restaurant
Address	88 7TH AVE NEW YORK, New York 10011 New York County

### License Details

Lic Type	1
Lic Class	340
# of Additional Bars	0
Lic Exp Date	5/31/2026
Lic Eff Date	6/1/2024
Lic Iss Date	5/23/2024
Lic Org Date	5/23/2024
Status	Active

### Principal(s)

Motzkin, Gee  
Strauss, Jay

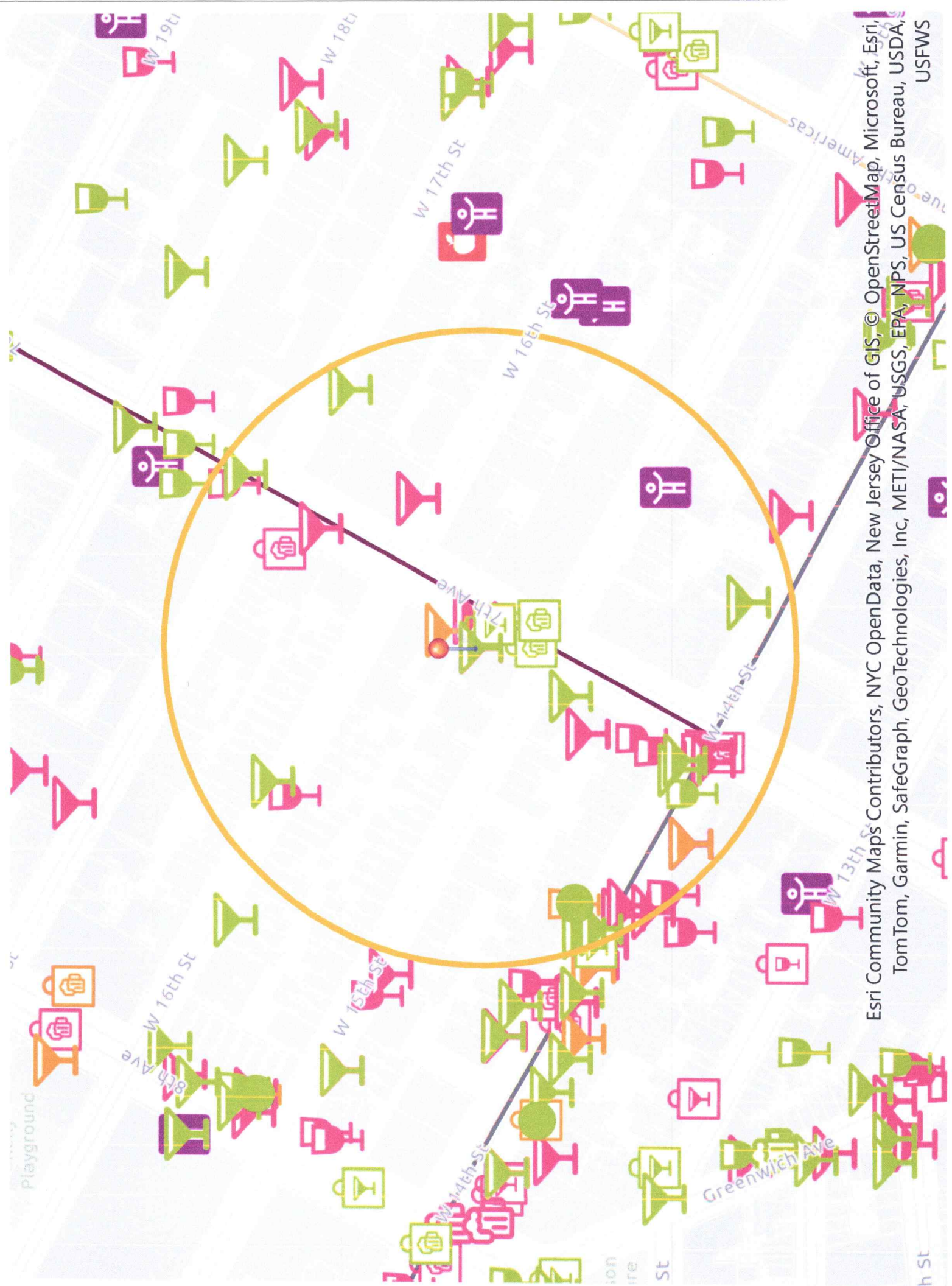
### Disciplinary History

### Zoom to

0 300 600ft

Esri Comr





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USFWS



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	88 7th Ave, New York, New York, 10011
Geocode	Latitude: 40.73957 longitude: -73.99918
Report Generated On	1/7/2025

8 Closest Liquor Stores		
Name	Address	Distance
CHELSEA WINE COUNTRY INC License ID: 0100-22-116784 Legacy Serial No.: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, New York 10011	40 ft
MAHADEV INC License ID: 0100-21-113685 Legacy Serial No.: 1265163	242 W 14TH ST NEW YORK, New York 10011	503 ft
MFR RETAILING LLC License ID: 0100-22-116120 Legacy Serial No.: 1300071	249 W 13TH ST NEW YORK, New York 10011	864 ft
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	876 ft
SKM HOLDINGS LLC License ID: 0100-22-116987 Legacy Serial No.: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LVEL WALL ST NEW YORK, New York 10007	1,001 ft
WINE GALLERY INC,THE License ID: 0100-21-114481 Legacy Serial No.: 1023576	576 6TH AVENUE NEW YORK, New York 10011	1,004 ft
CHELSEA WINE CELLAR INC License ID: 0100-22-118138 Legacy Serial No.: 1023564	200 W 21ST STREET NEW YORK, New York 10011	1,365 ft
MANLEYS WINES & SPIRITS INC License ID: 0100-23-125777 Legacy Serial No.: 1023603	35 8TH AVENUE NEW YORK, New York 10014	1,454 ft

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

Churches within 500 feet	
Name	Distance
Lds Church - Union Square	386 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Pantheon Prime LLC Application ID: NA-0370-24-114060	94 7th Ave New York, NY 10011.0	59 ft
Dahla Exclusive Inc Application ID: NA-0340-24-127839	202 W 14th St New York, NY 10011.0	453 ft
AW HOSPITALITY LLC Application ID: NA-0340-24-100332	244 W 14th St New York, NY 10011.0	535 ft
232 14TH ST LLC Application ID: NA-0340-23-103453	232 W 14TH ST NEW YORK, New York 10011.0	634 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
HURRICANE STRAUSS INC License ID: 0340-22-110938 Legacy Serial No.: 1339160	88 7TH AVE NEW YORK, New York 10011	0 ft
DISTRICT 727 INC License ID: 0340-22-108974 Legacy Serial No.: 1314390	72 7TH AVE STORE #2 & BASEMENT NEW YORK, New York 10011	163 ft
DE ARMAS ENTERPRISES CORP License ID: 0340-23-134382 Legacy Serial No.: 1257497	207 W 14TH ST NEW YORK, New York 10011	369 ft
CON & CON CATERERS INC License ID: 0340-23-130039 Legacy Serial No.: 1024866	205 W 14TH STREET NEW YORK, New York 10011	369 ft
CAFE RETAMAR INC License ID: 0340-23-131612 Legacy Serial No.: 1028367	245 W 16TH STREET NEW YORK, New York 10011	390 ft
CHAMA MAMA LLC License ID: 0340-23-136816 Legacy Serial No.: 1309522	149 W 14TH ST NEW YORK, New York 10011	431 ft
RUBIN MUSEUM OF ART & RESTAURANT ASSOCIATES LLC License ID: 0340-22-104512 Legacy Serial No.: 1236354	150 W 17TH STREET NEW YORK, New York 10011	454 ft
119 7TH AVENUE CAFETERIA LLC License ID: 0340-21-116266 Legacy Serial No.: 1024994	119 121 1/2 7TH AVE NEW YORK, New York 10011	459 ft
CITIZENS ARTS CLUB INC License ID: 0349-21-115827 Legacy Serial No.: 1181346	241 W 14TH STREET 7TH AVENUE & 8TH AVENUE NEW YORK, New York 10011	477 ft
SPANISH BENEVOLENT SOCIETY INC License ID: 0349-22-116211 Legacy Serial No.: 1260587	239 W 14TH ST 1ST FLOOR NEW YORK, New York 10011	481 ft
245 WEST 14TH STREET TAVERN CORP License ID: 0340-23-132971 Legacy Serial No.: 1198698	250 W 14TH ST 7TH & 8TH AVE NEW YORK, New York 10011	566 ft
LA NACIONAL CAFE LLC License ID: 0340-21-119009 Legacy Serial No.: 1294605	239 W 14TH ST 1ST FL NEW YORK, New York 10011	568 ft
GREY DOG CHELSEA INC License ID: 0340-23-130574 Legacy Serial No.: 1335306	242 244 W 16TH ST NEW YORK, New York 10011	581 ft
243 W HOSPITALITY LLC License ID: 0340-24-104856 Legacy Serial No.: 6012854	243 W 14TH ST NEW YORK, NY 10011	613 ft
132 7TH AVE REST LLC License ID: 0340-23-136425 Legacy Serial No.: 1297727	132 7TH AVE NEW YORK, New York 10011	646 ft
WEST 14TH TAVERN CORP License ID: 0370-23-161887 Legacy Serial No.: 6004255	234 W 14th St New York, New York 10011	662 ft
GADFLY LOUNGE LLC License ID: 0370-24-102436 Legacy Serial No.: 6010405	258 W 15TH ST NEW YORK, New York 10011	701 ft
SAPPESUK LIMITED License ID: 0340-24-122184 Legacy Serial No.: 6030615	240 W 14TH ST NEW YORK, New York 10011	709 ft
VALDEYAN CORP License ID: 0340-24-127245 Legacy Serial No.: 6035825	228 W 18th St New York, NY 10011	730 ft



## APPETIZERS

- CHICKEN NOODLE SOUP** 5/9  
**MARKET VEGETABLE** 8  
**CHICKEN TENDERS** 11  
 with cool blue cheese & hot buffalo sauce  
**SMOKY MAC & CHEESE** 13  
 add bacon +1  
**VEGGIE CHILI** 5/9  
 optional sour cream  
 add smoked gouda +2  
**TURKEY CHILI** 6/10  
 optional sour cream  
 add smoked gouda +2  
**FRENCH FRIES or SWEET POTATO FRIES** 8  
 add chipotle mayo +1  
**TRUFFLE PARM FRIES** 9

## SALADS

- add farro or quinoa +3, avocado +3, diced chicken +4  
**ARUGULA & PARM** 11  
 with lemon olive oil  
**KALE** 14  
 kale, marinated red onions, blue cheese, dried cranberries, pumpkin seeds, candied walnuts & lemon olive oil dressing  
**WESTVILLE COBB** 16  
 grilled chicken, bacon, avocado & blue cheese over romaine & mixed greens w/ balsamic lemon dill vinaigrette  
**GREEK SALAD** 15  
 cherry tomatoes, cucumbers, marinated red onions, olives & feta over romaine & mixed greens w/ balsamic lemon dill vinaigrette & a grilled baguette w/ herbed goat cheese  
**CLASSIC CAESAR** 12  
 romaine w/ homemade croutons, parmesan & caesar dressing  
**MARKET BOWL** 16  
 choice of grain, sauce & two vegetables  
**GRAIN:** jasmine rice, quinoa, or farro  
**SAUCE:** chimichurri, teriyaki, or lemon tahini  
**VEGETABLES (2):** asparagus, beets, broccoli, brussels sprouts, cauliflower, cherry tomatoes, green beans, green peas, kale, mushrooms  
**ADD TO SALADS, BOWLS OR AS A SIDE**  
 grilled chicken 7 breaded chicken cutlet 7  
 grilled salmon 10, quinoa arcticchoke patty (vegan) 8  
 grilled shrimp (9 pcs) 10, grilled sirloin steak (5 oz) 11  
 seared tofu w/ teriyaki drizzle (2 pcs) 4, avocado 3, side of rice 4

## PLATES

- LUNCH MARKET PLATE** 13  
 choice of three market vegetables  
**CLASSIC MARKET PLATE** 18  
 choice of four market vegetables  
**GRILLED MARINATED CHICKEN BREAST** 19  
 served w/ two market vegetables  
**BREADED CHICKEN CUTLET** 20  
 served w/ two market vegetables  
**GRILLED SALMON** 21  
 served w/ two market vegetables  
**GRILLED MARINATED SIRLOIN STEAK** 29  
 served w/ two market vegetables  
**SALMON TERIYAKI** 23  
 w/ fresh ginger & scallions, served w/ two market vegetables  
**BURGERS**  
 choice of fries or arugula & marinated red onion salad served w/ pickle chips optional lettuce/tomato/onion sub sweet potato fries +1, sub truffle parm fries +2  
**HAMBURGER** 15  
 8 oz char-grilled angus beef on a portuguese muffin  
**CAST IRON TURKEY BURGER** 15  
 fresh ground turkey breast patty on a portuguese muffin  
**BEYOND BURGER (VEGAN)** 17  
 vegan smoked gouda, lettuce, tomato, pickles & homemade russian sauce on a vegan bun  
**ADD TO BURGERS**  
 cheddar, american, swiss, feta, gouda, mozzarella, blue & goat cheese +2, bacon, caramelized onions, avocado & mushrooms +2

## SANDWICHES

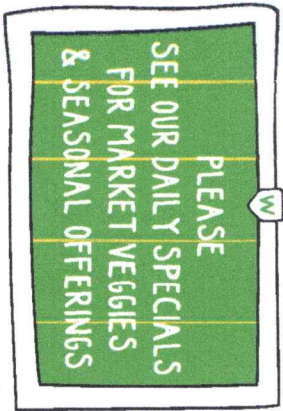
- served w/ arugula & marinated red onion salad, w/ pickle chips  
 sub fries +1, sub sweet potato fries +2, sub truffle parm fries +3, add cheese +2  
**BUTTERMILK FRIED CHICKEN** 16  
 w/ avocado, arugula & chipotle mayo on a portuguese muffin  
**STEAK SANDWICH** 17  
 w/ caramelized onions & horseradish mayo on a club roll  
**CRISPY FISH** 16  
 w/ classic coleslaw, romaine & homemade tartar sauce on a club roll  
**CBLT** 16  
 grilled chicken, bacon, lettuce, tomato & chipotle mayo on a club roll  
 add avocado +3  
**GRILLED CHEESE** 11  
 cheddar & gouda blend melted on a portuguese muffin w/ optional tomato add bacon +2

## HOT DOGS

- served solo (1 hot dog) or special (2 hot dogs) w/ choice of market vegetable, fries, or arugula & marinated red onion salad, served w/ pickle chips  
**HEBREW NATIONAL** 4/14

## ADD TO HOT DOGS

- raw onion, sauerkraut & relish no additional charge  
 chili, cheese & grilled onions +.50 each, per hot dog



20% gratuity will be added to parties of six or more / please alert us of any allergies or dietary restrictions, consuming raw or undercooked meats, seafood or eggs may increase risk of foodborne illness

# LUNCH



THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS

## CERTIFICATE OF OCCUPANCY

ALT# 797/88

AMENDED

BOROUGH MANHATTAN  
Attends

DATE OCT 10 1990 NO.

ZONING DISTRICT C6-2M &amp; R8

This certificate ~~XXXXXX~~ C.O. No. 26432  
 THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ - building - premises located at  
 201-215 West 15th Street NYC of 7th Avenue AKA 78-88 7th Avenue AKA 765 Lot 28.35  
 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 HEREIN

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.G.		1		2		One apartment & boiler room, hall boys rooms, stge.
	0.G.	4			6		kitchen and
	0.G.	60			6		eat & drink estbl.
1st Floor	100	74			6		Eat & drink estbl.
	100ea.	15ea.			6		Stores
	100ea.	15ea.			6		three doctor's offices
	40ea.		11		2		Eleven apt.s
2nd to 6th Floors	40ea		20				Twenty (20) apartments

NEW LAW TENEMENT  
 CLASS A MULTIPLE DWELLING  
 OLD CODE

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
 WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES  
 OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

M-5

☐ ORIGINAL☒ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the **NWC** side of  
 distant **West 15th Street** feet from the corner formed by the intersection of  
 and **7th Avenue**  
 running thence **North 103' 3"** feet; thence **West 207' 2 1/2"** feet;  
 thence **South 103' 3"** feet; thence **East 207' 2 1/2"** feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 to the point or place of beginning.

~~X0800~~ ALT. No **797/88** DATE OF COMPLETION **9/25/90** CONSTRUCTION CLASSIFICATION **CL3 non-fireproof**  
 BUILDING OCCUPANCY GROUP CLASSIFICATION **CL A MD** HEIGHT **6** STORIES **64'** FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
WET HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_





Eric Adams  
Mayor

Ydanis Rodríguez  
Commissioner

# COMMUNITY BOARD FEEDBACK PACKAGE

**Please review this application and provide the required feedback.**

Manhattan Community Board 4's (MCB4) recommendation is based on a voted at its March 5, 2025 Full Board Meeting with 42 members in favor of the recommendation, 1 member opposed, 0 members abstaining and 0 present but not eligible.

## DINING OUT NYC

## COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

**Business Name:** WESTVILLE

**Cafe Location:** 88 7TH AVE, NEW YORK, NY, 10011

**Application Number:** 20240725010037

**CB Feedback Deadline (on date or next business day):** 02-12-2025

NYCDOT Internal Use Only

### Roadway Cafe Setup Comments:

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety , potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

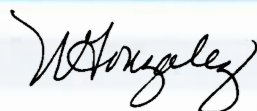
Overall recommendation for the cafe setup:

MCB4 recommends approval

Suggested modifications related to the above referenced application:

Nelly Gonzalez

Community Board Authorizing Name



2/12/25

Date

On 2/11/25 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by the MCB4 Full Board on Wednesday, March 5, 2025.



## RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50121654

Expiration Date: 04/30/2023

DOHMH Status: CURRENT

Business Legal Name: HURRICANE STRAUSS INC

Assumed Name: WESTVILLE

Business Address: 88 7TH AVE, NEW YORK, NY 10011

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 12/09/2024

### Restaurant Information

Entity Type: Corporation

Phone: (212) 924-2202

Email Address: admin@westvillenyc.com

Secondary Email Address: brett@westvillenyc.com

### DOS Information

DOS ID#: 3786084

Process Name: Hurricane Strauss, Inc

DOS Address: 111 John Street, New York, New York 10038

### NYS Liquor Authority Information

NYSLA Serial No: 034022110938

License Type: On-Premises

Name of License: Yaniv Cohen

Title of Representative: owner

Name of Certificate Holder: Hurrican Strauss Inc

### User Information

Created By: Vassiliki Rozakis

Created On: 6/26/2024 5:12:01 PM

Modified By: Vassiliki Rozakis

Modified On: 6/26/2024 5:12:01 PM

### Business hours

Sun: 11:30 AM- 10:00 PM

Mon: 11:30 AM- 10:00 PM

Tues: 11:30 AM- 10:00 PM

Wed: 11:30 AM- 10:00 PM

Thurs: 11:30 AM- 10:00 PM

Fri: 11:30 AM- 10:00 PM

Sat: 11:30 AM- 10:00 PM]





## 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:
  - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  - 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



## Roadway Cafe Site Plan Form

Applicant Name: Yaniv Cohen

Restaurant Name: Westville

FSEP Number: 50121654

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

Westville

Secondary Entrance

Main Entrance

Neighbor

Frontage - 31'3"

Subway Grates

No Parking Sign

8'

25'

7th Ave

NORTH →

Length of roadway cafe: 25 feet

Width of roadway cafe: 8 feet

### Drawing Requirements

#### Food service establishment frontage shown as:

- Line representing the establishment's space facing the sidewalk
- Length
- Label

#### Street names:

- Labels on each street

#### Sidewalk shown as:

- Line representing street curb

#### Roadway shown as:

- Width of curbside lane

#### Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

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

- Lines or symbols at approximate location within setup

#### Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

#### Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

#### North arrow

## 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.
- 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 ☐ R05- MTA Curb Cut \_\_\_\_\_ feet  
☐ R04- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from roadway cafe:

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

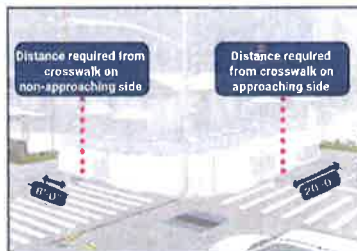
☒ R17- Vent Infrastructure: \_\_\_\_\_ 2 feet ☐ R18- Manholes \_\_\_\_\_ inches  
utility vent poles, vent  
grates, subway grates

### Elements with minimum 6 inches clearance from roadway cafe:

☐ R19- Thermoplastic Marking \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

☐ R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet  
☐ R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) \_\_\_\_\_ feet  
☐ R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



☐ Check this box if none of the objects listed above are within 15 feet of the proposed setup.

## 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:

#### \*Required\*

#### ☒ Barriers (All of the following must be met)

- ☒ 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.

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

#### ☒ Flooring (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☐ Lightweight and easily movable.

#### ☒ Vertical Screenings (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☒ 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 (if using, all of the following must be met)

- ☒ 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 DOI's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.