

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Chelsea Hotel F&B, LLC		Cafe Chelsea	
STREET ADDRESS		CROSS STREETS	ZIP CODE
218 W. 23rd Street		7th Ave / 8th Ave	10011
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Richard Born	ATTORNEY/ REPRESENTATIVE	NAME:
	PHONE: 212-247-3900		PHONE:
	EMAIL: richard@bdhotels.com		EMAIL:
MANAGER	NAME: Charles Seich	LANDLORD	NAME:
	PHONE: 516-376-0923		PHONE:
	EMAIL: charles@hotelchelsea.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> <i>New York State Liquor License</i> <input checked="" type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)			
<input type="radio"/> New	Has applicant owned or managed a similar business?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	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?	0423-22-113750 exp 1130/2026	
	Please list/describe the nature of all the changes and attach the plans: addition of sidewalk cafe		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" 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	
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)

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 2am	7am - 4am
	Outdoors	7am - 10pm	7am - 10pm	7am - 10pm	7am - 10pm	7am - 11pm	7am - 11pm	7am - 10pm
	Kitchen	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours	24 hours
	Music (indoors)	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am	7am - 4am

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	158	158	44	157		1	16	
OUTSIDE <i>(Rooflop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>								
DOT Dining Out: Sidewalk Cafe			12	40				
DOT Dining Out: Roadway								

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 air conditioned garbage room inside the building		
Where will applicant lay out garbage containers and at what time?	in front of the building on the sidewalk, approx 4am		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	
What is the zoning designation for this location?	C2-7A		

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	See list attached
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	Friday, March 14, 2025	
Where did applicant post the notice that was provided?	In the window of the establishment, on all light posts on the block, in every residential building on the block, and on the residences behind the establishment.	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?	See list attached	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="checkbox"/> YES	NO <input type="checkbox"/>
		917-920-0989

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
ground	restaurant	61	7am - 4am	44	157		1 bar 16 seats	background

BUILDING DESIGN			
State the name and type of business previously located in the space.	Capitol Fishing Tackle		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO <input checked="" type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES <input checked="" type="checkbox"/>	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES <input checked="" type="checkbox"/>	NO	
Will applicant use a storm enclosure?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	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?	YES	NO	n/a
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?	YES	NO	n/a
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO <input checked="" type="checkbox"/>	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES <input checked="" type="checkbox"/>	NO	
Where will the air conditioner be located? What type is it?	Ceiling unit		
When was the air conditioner installed?	2020		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Are the floorplans for the outdoor space(s) included?	<input type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will applicant agree to train staff to encourage a peaceful environment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	n/a

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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 type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> 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 type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will there be no amplified music, as per the law?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will applicant agree not to use propane heaters?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> X	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will the sidewalk seating have a platform?	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> X	
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 type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> X	<input type="checkbox"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> X	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	<input checked="" type="checkbox"/> X		

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	NO	
		X	
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?	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)

Seat Capacity:

First Floor Restaurant - 140 seats

First Floor Lobby Lounge - 115 seats

First Floor Greenhouse - 152 seats

First Floor Event Space - Will Vary (Maximum 150 Seats) Basement Restaurant - 80 seats

Rooftop Spa - 40

El Quijote - 44 seats

First Floor & Basement:

- * Private Event Space and the El Quijote will close no later than 4:00am nightly.
- * Lobby Lounge will close no later than 4:00am nightly.
- * Remaining spaces on first floor and basement - first floor restaurant, rear greenhouse and basement restaurant - will close no later than 2:00am on Sunday through Wednesday, and 4:00am on Thursday through Saturday.
- * Rear Greenhouse will be fully enclosed and soundproofed to ensure that sound levels in adjoining/nearby apartments are within or below legal sound/decibel levels.
- * Live music and/or DJ will be limited to private event space on first floor of west end of building. All live music and DJ will cease no later than 2:00am nightly.
- * There will be only background music in all other spaces.
- * There will be no outdoor space on ground floor accessible to patrons or staff.
- * Basement space will be used as a restaurant.

Roof:

- * There will be no bar (service or stand-up) in any outdoor or indoor area of the roof.
- * There will be no sale or consumption of alcohol on outdoor public portions of the roof.
- * Rooftop access will be limited to tenants, hotel guests, hotel staff and patrons of rooftop spa.
- * Sale and consumption of alcohol on roof shall be limited to roof hotel rooms and indoor portions of spa (as designated on attached floor plan). In indoor portions of spa, sale and consumption of alcohol will cease no later than 9:00pm on Sunday through Wednesday and Midnight on Thursday through Saturday.
- * There will be only background music in indoor portions of roof, and no music or amplified sound on outdoor portions of roof.
- * All doors and windows will be kept closed whenever music or any amplified sound is played in indoor portions of roof.
- * Applicant will install security cameras or alarms at doors from indoor portions of roof to outdoor terraces to ensure that no alcohol is consumed in any outdoor roof area.

General:

- * Hotel is open 24/7 with alcohol service from mini-bars and by room service to hotel rooms permitted during hours allowed by law.
- * In advance of re-opening of hotel, applicant will meeting with interested members of the community to discuss the applicant's program for removal of trash, including hours and pick-up locations.





Miscellaneous:

- * Applicant will install barriers such as fences or planters to protect privacy between public outdoor space and private terraces.

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; <i>(MCB4's recommendation is based on a vote taken at its</i> May 7, 2025 <i>full board meeting, with 39 members voting</i> <i>in favor of the recommendation, 0 members opposed, 0</i> <i>members abstaining and 0 present but not eligible)</i>		<input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval	
MCB4 REPRESENTATIVES			
 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Bert Lucarelli Wendy Gonzalez MCB4 BLP Committee Co-Chair	
APPLICANT AGREEMENT WITH THE COMMUNITY			
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.			
SIGN HERE →	Sean MacPherson PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	3/28/2025 DATE

SECTION 1: Site Plan

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

Identify Clear Path Requirements:

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☒ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor (8 feet Clear Path)
- ☐ C4- Community Connector (8 feet Clear Path)
- ☐ C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

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

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

Length of sidewalk cafe: 59' 6" feet

Width of sidewalk cafe: 11 feet



Sidewalk Cafe Site Plan Form

Applicant Name: Chelsea Hotel F&B, LLC

Restaurant Name: Cafe Chelsea

FSEP Number: 50144307

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

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

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

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

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

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

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

SECTION 2: Required Clearances

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

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance _____ feet ☐ S04- MTA Curb Cut _____ feet
☐ S03- Exhaust Duct _____ feet ☐ S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

☐ S06- Street Tree Bed _____ feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☐ S16- Fire Hydrant _____ feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☒ S11- Parking Meter 10 feet ☐ S18- Traffic Signal _____ feet
☐ S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

☐ S19- CitiBike/Bike Share Station _____ feet ☐ S24- Emergency Exit Hatch _____ feet
☐ S20- Bike Corral _____ feet ☐ S25- Subway Stair: Closed End _____ feet
☐ S21- Micromobility Station _____ feet ☐ S26- Subway Elevator: Non-Entry _____ feet
☐ S22- Primary Building Entrance _____ feet ☐ S27- Siamese Connection _____ feet
☐ S23- Curb Cut _____ feet

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet
☐ S29- Transformer Vault _____ feet

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

☐ S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

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

Materials Checklist:

Required

☒ Perimeter Demarcation

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

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

☐ Furnishings

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.

☐ Awnings (Physically attached to the building)

- ☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

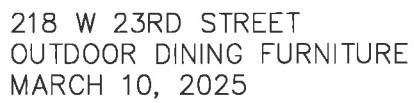
☐ Overhead Coverings/ Umbrellas

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ Lighting and Electrical Connections

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

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



218 W 23RD STREET
OUTDOOR DINING FURNITURE
MARCH 10, 2025





From the Desk of Rabbi Chezky Wolff

Email: chezkywolff@gmail.com | Cell: (917) 753-9929

March 24, 2025

To Whom It May Concern,

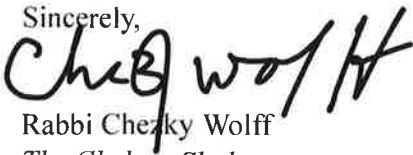
I am writing to express my strong support for the sidewalk café applications at 218 and 226 West 23rd Street, for El Quijote and Café Chelsea at the Hotel Chelsea.

As a direct neighbor at 236 West 23rd Street throughout the building's development and in its current incarnation, I can attest that the owners and operators have consistently proven themselves to be respectful neighbors and responsible businesspeople.

For over a decade, the Hotel Chelsea stood in flux and disrepair. Since Sean MacPherson and his partners took on its restoration, they have brought thoughtful renewal and much-needed vitality to our block. Their stewardship has enhanced the community, and we now take great pride in being their neighbor.

The proposed sidewalk cafés are tasteful, consistent with Department of Transportation guidelines, and contribute vibrancy and greenery to the street. I see no reason to deny or restrict the application as presented to the Community Board and the Department of Transportation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chezky Wolff', written in a cursive, flowing style.

Rabbi Chezky Wolff
The Chelsea Shul



Eric Adams
Mayor

Ydanis Rodriguez
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 May 7, 2025 Full Board Meeting with 39 members in favor of the recommendation, 0 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: Cafe Chelsea

Cafe Address: 218 WEST 23 STREET, NEW YORK, NY, 10011

Application Number: 20240726010004

CB Review Deadline (on date or next business day): 4/19/2025

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

☐ Community Board chooses to **WAIVE** review

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):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☒ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Nelly Gonzalez

Community Board Authorizing Name

Community Board Authorizing Signature

4/18/25

Date

On 4/8/25 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by MCB4 Full Board on Wednesday, May 7, 2025.

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50144307

Expiration Date: 11/30/2025

DOHMH Status: CURRENT

Business Legal Name: CHELSEA HOTEL F&B LLC

Assumed Name: CAFE CHELSEA

Business Address: 218 WEST 23 STREET, NEW YORK, NY 10011

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 03/10/2025

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (212) 518-1843

Email Address: courtney@themaritimhotel.com

DOS Information

DOS ID#: 5242914

Process Name: Chelsea Hotel F&B LLC

DOS Address: 218 W 23rd Street, New York, New York 10011

NYS Liquor Authority Information

NYSLA Serial No: 1309727

License Type: On-Premises

Name of License: Chelsea Hotel FB LLC

Title of Representative: Managing Member

Name of Certificate Holder: Richard Born

Business hours

Sun: 6:00 AM- 12:00 AM

Mon: 6:00 AM- 12:00 AM

Tues: 6:00 AM- 12:00 AM

Wed: 6:00 AM- 12:00 AM

Thurs: 6:00 AM- 12:00 AM

Fri: 6:00 AM- 2:00 AM

Sat: 6:00 AM- 2:00 AM



SECTION 1: Site Plan

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

Identify Clear Path Requirements:

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☒ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor (8 feet Clear Path)
- ☐ C4- Community Connector (8 feet Clear Path)
- ☐ C5- Baseline Street (8 feet Clear Path)

Setup Area Identification :

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

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

Length of sidewalk cafe: 59' 6" feet

Width of sidewalk cafe: 11 feet



Sidewalk Cafe Site Plan Form

Applicant Name: Chelsea Hotel F&B, LLC

Restaurant Name: Cafe Chelsea

FSEP Number: 50144307

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

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

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

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

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

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

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

SECTION 2: Required Clearances

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

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance _____ feet ☐ S04- MTA Curb Cut _____ feet
☐ S03- Exhaust Duct _____ feet ☐ S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

☐ S06- Street Tree Bed _____ feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☐ S16- Fire Hydrant _____ feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☒ S11- Parking Meter 10 feet ☐ S18- Traffic Signal _____ feet
☐ S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

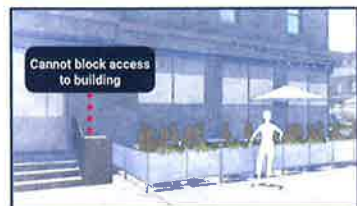
☐ S19- CitiBike/Bike Share Station _____ feet ☐ S24- Emergency Exit Hatch _____ feet
☐ S20- Bike Corral _____ feet ☐ S25- Subway Stair: Closed End _____ feet
☐ S21- Micromobility Station _____ feet ☐ S26- Subway Elevator: Non-Entry _____ feet
☐ S22- Primary Building Entrance _____ feet ☐ S27- Siamese Connection _____ feet
☐ S23- Curb Cut _____ feet

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet
☐ S29- Transformer Vault _____ feet

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

☐ S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

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

Materials Checklist:

Required

☒ Perimeter Demarcation

- Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- Maximum height is 2 feet 6 inches (excluding planting(s)).
- Not affixed to the sidewalk.

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

☐ Furnishings

- Lightweight and easily movable.
- Not affixed to the sidewalk.

☐ Awnings (Physically attached to the building)

- Minimum 8 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

☐ Overhead Coverings/ Umbrellas

- Minimum 7 feet height from the ground and does not exceed 10 feet height.
- Easily removable, comprised of fire-grade and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk cafe.
- The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ Lighting and Electrical Connections

- Any lighting is outdoor rated, properly secured, and lightweight.
- Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- Does not extend beyond the perimeter of the sidewalk cafe.
- Does not exceed 10 feet in height.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

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

