

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
HAKU GROUP LLC		KEI	
STREET ADDRESS		CROSS STREETS	ZIP CODE
191-195 7th AVE STORE #2		W 21 ST ST - W 22 ND ST	10011
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: ISSARAPORN WERAKONGSUWAN	ATTORNEY REPRESENTATIVE	NAME: MICHAEL KELLY
	PHONE: 515-789-0818		PHONE: 914 632-6036
	EMAIL: HAKUJNYC14@GMAIL.COM		EMAIL: KELLYMLK136@GMAIL.COM
MANAGER	NAME: CHAD THAN	LANDLORD	NAME: 191 CHELSEA LLC
	PHONE: 515-789-0818		PHONE: 917 554-1916
	EMAIL:		EMAIL:
APPLICATION TYPE (<input 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?	HAS BEEN OPERATING	<input checked="" type="radio"/> YES <input type="radio"/> NO #0340-24-133854
	What is/was the name and address of establishment?	THIS ESTABLISHMENT	191-195 7th AVE
	What were the dates applicant was involved with this former premise?	10/2024 - Present	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
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 checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	<input checked="" type="radio"/> YES <input type="radio"/> NO	ACTIVE LICENSE # 0340-24-113854	
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	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES <input type="radio"/> NO		

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am
	Outdoors	11 Am - 10 Pm	11 Am - 10 Pm	11 Am - 10 Pm	11 Am - 10 Pm	11 Am - 11 Pm	11 Am - 11 Pm	11 Am - 10 Am
	Kitchen	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am
	Music (indoors)	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am	11 Am - 12 Am

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	74	16	54	0	2	8/6	
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			7	14				
DOT Dining Out: Roadway			N/A	N/A				

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

2- GROUND FLOOR + BASEMENT

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

OCCASIONALLY - UPON REQUEST

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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Where will applicants' own delivery bicycles be parked when not making deliveries?	BIKE RACKS DIRECTLY ACROSS THE STREET	
If applicant is using third party delivery service, where will third party delivery bicycles park?	" " "	
Where will applicant store its garbage containers when not in use?	IN THE BASEMENT	
Where will applicant lay out garbage containers and at what time?	AT THE CURB 11 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 checked="" type="radio"/> YES	<input type="radio"/> NO
What is the zoning designation for this location?	R8A C2-5	

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	IN WINDOW OF ESTABLISHMENT + ON LIGHT POSTS	
Where did applicant post the notice that was provided?	ON THE BLOCK -	
Please provide dates when applicant met with the groups listed above.	E MAILED ENTIRE LIST	
Who was your contact person at each group you met with?	N/A	
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 515 789-0818
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
GROUND FLOOR	DINING AREA BARS RESTROOMS KITCHEN	74	11AM - 12AM 7 DAYS A WEEK	16	54	0	2 8/6	YES
BSMNT	STORAGE PREP AREA	N/A	11AM - 12AM 7X A WEEK	N/A	N/A	N/A	N/A	NO

BUILDING DESIGN

State the name and type of business previously located in the space.	KEI - APPLICANT HAS BEEN OPERATING		
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	CURRENT HAKU GAWA LLC DBA KEI OPL # 0340-24-113854 EXD 9/30/24
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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<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 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 checked="" type="radio"/> YES	<input type="radio"/> NO	IF NECESSARY
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	EXISTING
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?	BACK OF BUILDING		
When was the air conditioner installed?	EXISTING		

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 type="radio"/> YES	<input type="radio"/> NO	N/A AMPLIFIED LIGHTING FROM STREET LIGHTS
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.	YES	<input checked="" 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?	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)




- Sidewalk Cafe will not be enclosed in any way

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

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

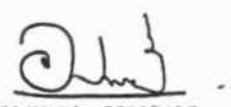
To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

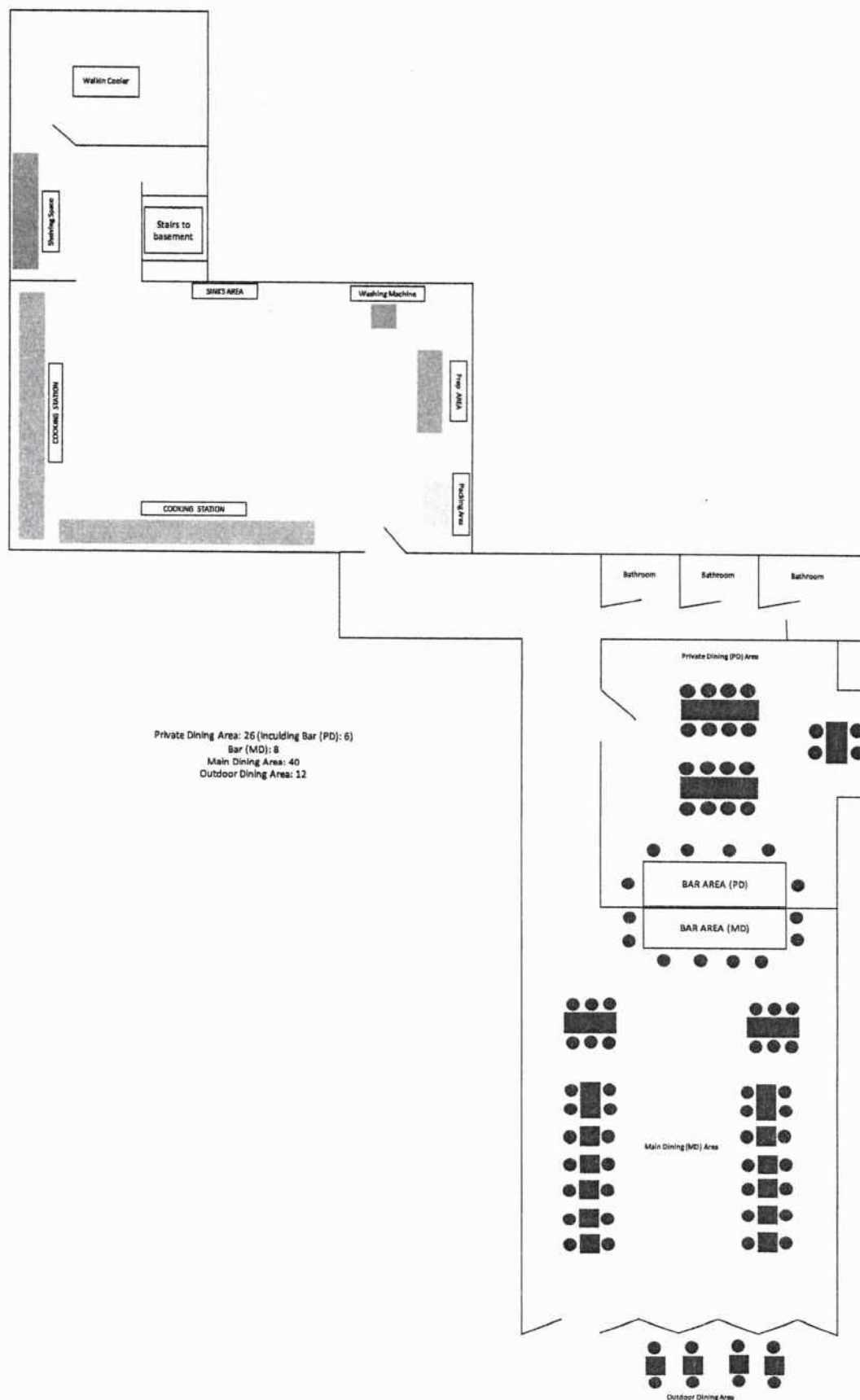
<p>Manhattan Community Board 4 (MCB4) recommends. (MCB4's recommendation is based on a vote taken at its June 4, 2025 full board meeting with 44 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)</p>	<p><input checked="" type="checkbox"/> Denial unless all stipulations agreed to by applicant owner are part of the method of operation</p> <p><input type="radio"/> Denial <input type="radio"/> Approval</p>
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MCB4 REPRESENTATIVES		
 Nelly Gonzalez <small>MCB4 Secretary/Board Manager</small>	 Frank Holmuhier <small>MCB4 Board Committee Chair</small>	 Wendy Gonzalez <small>MCB4 Board Committee Vice Chair</small>

APPLICANT AGREEMENT WITH THE COMMUNITY

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

<p>SIGN HERE →</p>		<p>4/30/25</p>	
	<p>Issaraporn Weerakongworn</p>		
	<p>PRINT NAME OF APPLICANT</p>	<p>SIGNATURE OF APPLICANT</p>	<p>DATE</p>



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.

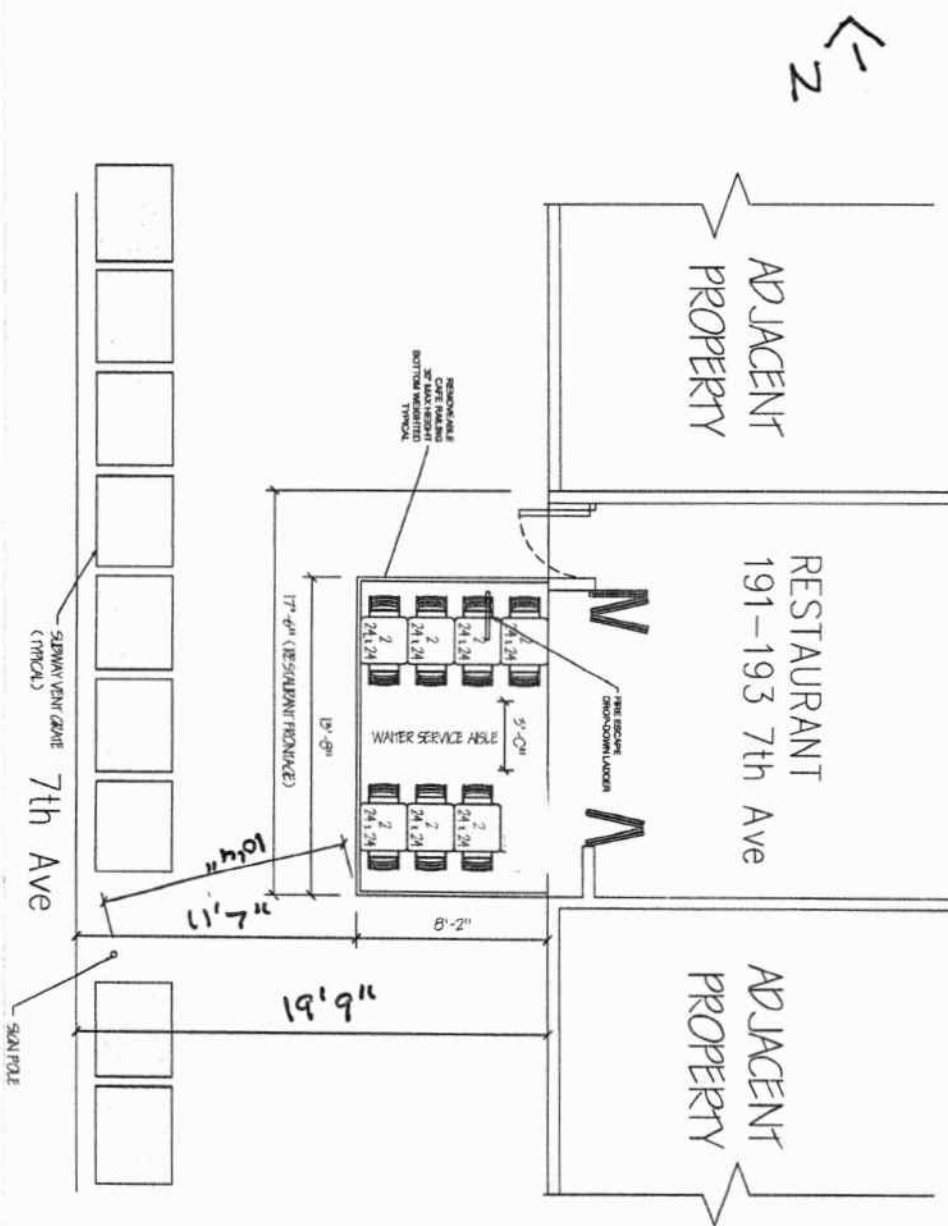
Identify Clear Path Requirements:

- ☐ 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.

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



Length of sidewalk cafe: **13'-8"** feet
Width of sidewalk cafe: **8'-2"** feet



Sidewalk Cafe Site Plan Form

Applicant Name: **HAKU GROUP LLC**
Restaurant Name: **KEI**
FSEP Number: **50161363**

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 ☐ 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 _____ feet ☐ S18 - Traffic Signal _____ feet

☐ S12 - SBS 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:

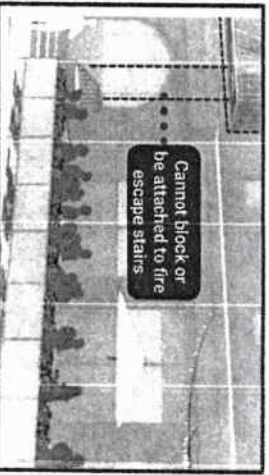
☐ S28 - Elevated Train Infrastructure _____ feet ☐ S29 - Transformer Vault _____ feet

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

☐ S30 - Vent Infrastructure: _____ 72" _____ inches ☐ S31 - Manholes _____ inches

utility vent poles, vent grates, subway grates

☐ 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.

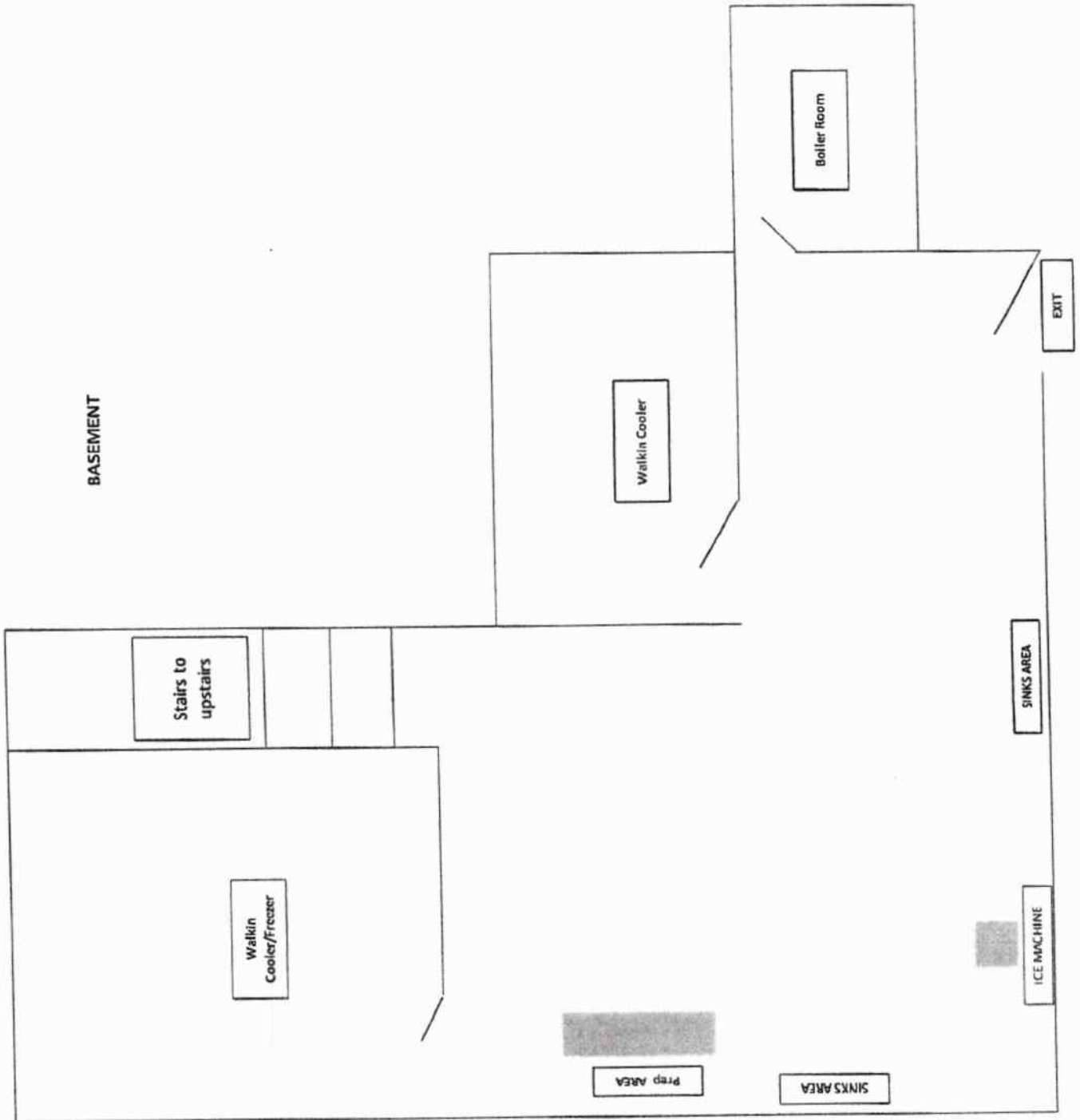
☐ Does not extend beyond the perimeter of the sidewalk cafe.

☐ Does not exceed 10 feet in height.

☐ Not attached to any City property, including street trees.

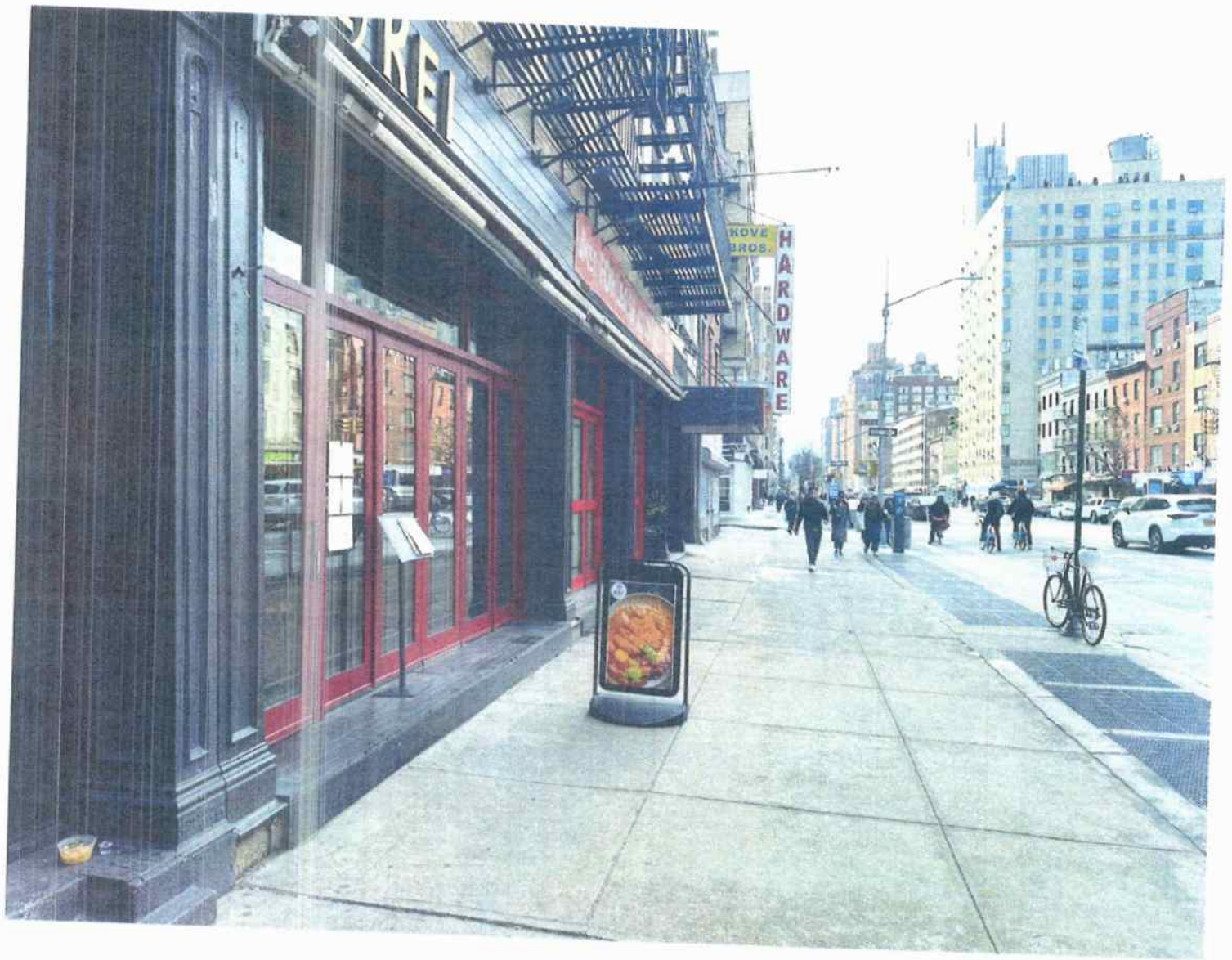
☐ Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

BASEMENT















JESSICA CHAIT
Chair

JESSE BODINE
District Manager

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

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

Kei
193 7th Avenue

A Dept. Transportation Dining Out
Sidewalk Application:
Tables: 8/Seats: 16

DATE: Tuesday, May 13, 2025

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**



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

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

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom. If
you would like to attend in person, please
email Assistant District Manager Nelly
Gonzalez at negonzalez@cb.nyc.gov by
10am, Monday, May 12th.

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

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.



OFFICE OF CITY CLERK
CITY OF NEW YORK
ADMINISTRATIVE SERVICES
100 CITY HALL
NEW YORK, NY 10007
TEL: 212-312-1000 FAX: 212-312-1001
WWW.CITYCLERK.NY.GOV

PUBLIC NOTICE
Business Licenses and Permits Committee
will discuss an application submitted by
Kei
193 7th Avenue

Application Pending Out
At 10:00 AM, Tuesday, May 13, 2023
Schedule Application:
Tables: 8/Seals: 16

6:30 PM

Hybrid Meeting

Video/Phone Conference Registration:
<https://tinyurl.com/MCB4-BLP-COM>

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

To follow public health best practices,
building protocols and due to limited
space, we encourage all members of the
public to participate remotely via Zoom.
If you would like to attend in person,
please email Assistant District Manager
Nelly Gonzalez at negonzalez@cb.ny.gov
by 10am, Monday, May 12th.

If you are unable to attend, please email the Assistant District Manager Nelly Gonzalez at negonzalez@cb.ny.gov by 12 p.m. Monday, May 12th or fax to 212-312-1001.

Notwithstanding to the Administrative Code of the City of New York, section 24-118, please do not remove until after the above meeting date.





CITY OF NEW YORK
Department of City Planning
100 Nassau Street, 10th Floor, New York, NY 10038
Tel: (212) 312-3200
www.cityplanning.org

PUBLIC NOTICE Business Licenses and Permit Commission will discuss an application submitted by

Kei
193 7th Avenue
A Day's Transportation Doing Out
of Business
Tribeca, NY 10013

DATE: Tuesday, May 12, 2021

TIME: 6:30 PM

PLACE: **Hybrid Meeting:**

Video/Phone Conference Registration:
<https://bit.ly/3d3m7Lg>

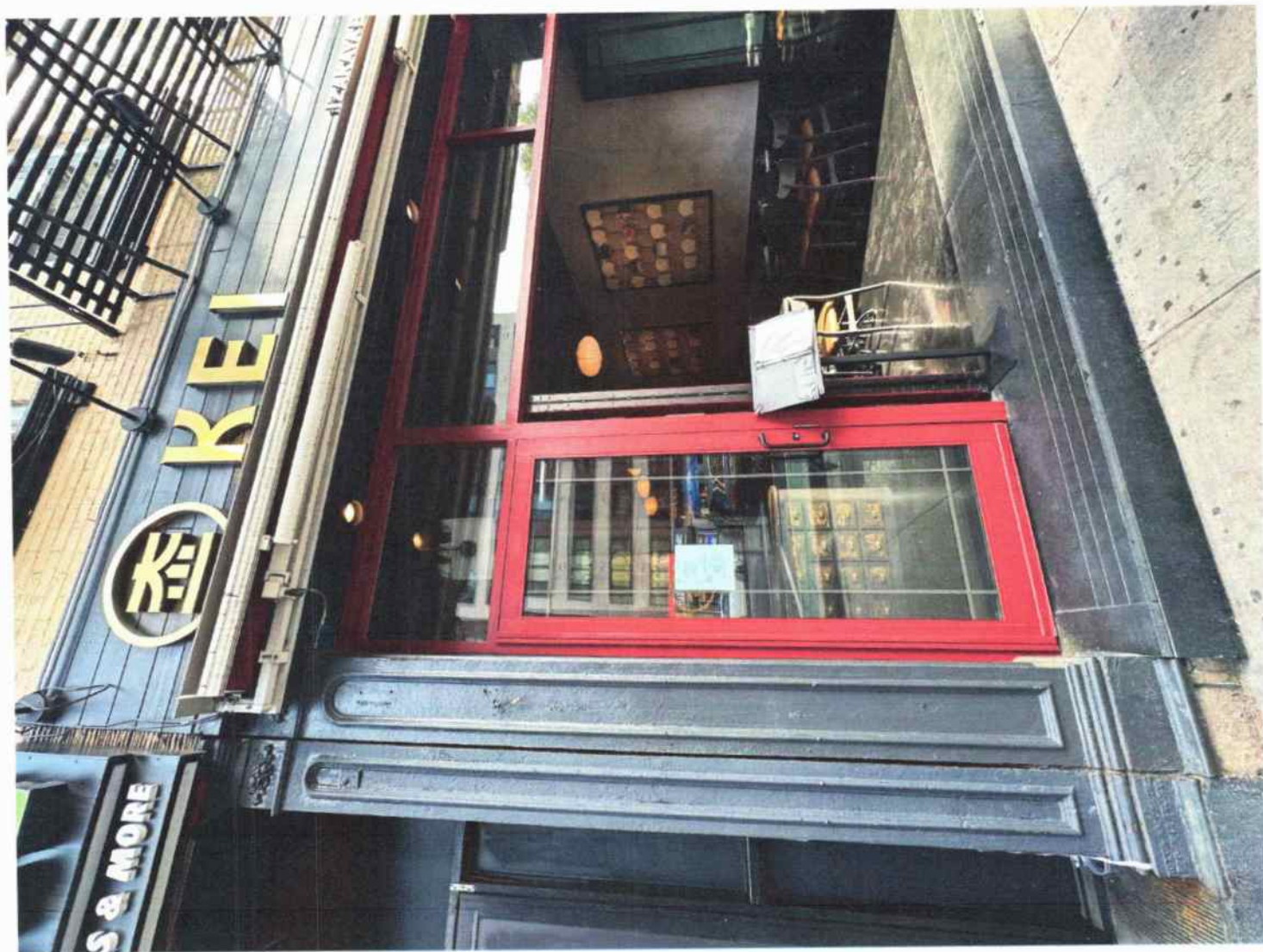
In-Person:
MCBA Office
424 W 33rd Street, Suite 380

To follow public health best practices, building and community health appex, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at nellygonzalez@citynyc.gov by 10am, Monday, May 10th.



By this notice, we are providing information about the application for a Business License and Permit Commission meeting. For more information, visit <https://www.citynyc.gov/bldg> or call 311.

Printed pursuant to the Administrative Code of the City of New York, section 24-207. Please do not remove or alter the notice without permission.



Certificate of Occupancy

CO Number: 103483936T007

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

A. Borough: Manhattan Address: 191 7 AVENUE Building Identification Number (BIN): 1080586	Block Number: 00797 Lot Number(s): 2 Building Type: Altered	Certificate Type: Temporary Effective Date: 12/27/2018 Expiration Date: 03/27/2019
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: NON-COMB: 1-C Building Occupancy Group classification: F-4 Multiple Dwelling Law Classification: None		
No. of stories: 5	Height in feet: 56	No. of dwelling units: 6
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 12 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 103483936T007

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	F-4		6	BOILER ROOM, COAT ROOM, METER ROOM, PREPARATION ROOM, RESTROOMS, MANAGER OFFICE, AND STORAGE
001	316	75	F-4		6	EATING AND DRINKING ESTABLISHMENT
001	74	75	F-4		6	EATING AND DRINKING ESTABLISHMENT
002	74	40	COM		6	OFFICES
003		40	RES	3.5	2	THREE (3) APARTMENTS AND ONE HALF (1/2) APARTMENT
004		40	RES	2.5	2	TWO (2) APARTMENTS AND ONE HALF (1/2) APARTMENT
005		40	COM		6	OFFICE
NOTE: 1ST AND 2ND FLOORS. (12,201 SQUARE FEET) AT 191-95 7TH AVENUE MUST BE PRESERVED FOR OCCUPANCY BY COMMERCIAL OR MANUFACTURING USE IN ACCORDANCE WITH THE DULY RECORDED RESTRICTIVE DECLARATION CITY PLANNING APPLICATION # N960168ZCM.						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

103483936/007 12/27/2018 2:41:37 PM