

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

| | | | |
|---|---|--|--|
| CORPORATION NAME Tutto Bene Restaurant Inc. | | DOING BUSINESS AS (DBA) Chelsea Ristorante Italiano | |
| STREET ADDRESS 108 Eighth Avenue | | CROSS STREETS 15th and 16th Streets | ZIP CODE 10011 |
| Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small> | NAME: See Attachment 1 | ATTORNEY/REPRESENTATIVE | NAME: Steven Kaplan McLaughlin & Stern LLP |
| | PHONE: | | PHONE: (212) 448-6223 |
| | EMAIL: | | EMAIL: skaplan@mclaughlinstern.com |
| MANAGER | NAME: None | LANDLORD | NAME: See Attachment 1 |
| | PHONE: | | PHONE: |
| | EMAIL: | | EMAIL: |
| APPLICATION TYPE (<u> </u> New York State Liquor License <u> X </u> 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 checked="" type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal | What is the license # and expiration date? | License ID: 0340-23-127668 Legacy Serial # 1024982 03/31/2027 | |
| | Is applicant making any alterations or operational changes? | YES | <input checked="" type="radio"/> NO |
| | If alterations or operational changes are being made, please describe/list all changes. N/A | | |
| <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? | | 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? | | <input checked="" type="radio"/> 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 | 12:00pm to 9:30pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:30pm | 12:00pm to 10:30pm | 12:00pm to 9:00pm |
| | Outdoors | 12:00pm to 9:30pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:30pm | 12:00pm to 10:30pm | 12:00pm to 9:00pm |
| | Kitchen | 12:00pm to 9:30pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:30pm | 12:00pm to 10:30pm | 12:00pm to 9:00pm |
| | Music (indoors) | 12:00pm to 9:30pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:00pm | 12:00pm to 10:30pm | 12:00pm to 10:30pm | 12:00pm to 9:00pm |

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 | 48 | 132 | 23 | 65 | 0 | 1 | 6 | |
| OUTSIDE (Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| DOT Dining Out: Sidewalk Cafe | | | 6 | 12 | | | | |
| DOT Dining Out: Roadway | | | N/A | N/A | | | | |

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

During all hours of operation

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

N/A

Will State certified security personnel be used?

YES

NO

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

YES

NO

N/A

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES

NO

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES

NO

| | | | |
|---|-----------------------------------|-----------|-----|
| 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? | Curbside | | |
| Where will applicant store its garbage containers when not in use? | Basement | | |
| Where will applicant lay out garbage containers and at what time? | 10:30pm every night except Sunday | | |

LOCATION & ZONING

| | | | |
|---|--|-----------|--|
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards? | <input checked="" type="radio"/> YES | NO | Special Midtown District |
| Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection? | <input checked="" type="radio"/> YES | NO | |
| Is a Public Assembly permit required? | YES | NO | Applicant has a public assembly permit |
| Are your plans filed with DOB? | YES | NO | N/A |
| What is the zoning designation for this location? | C1-6A...mixed residential and commercial buildings | | |

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 Attachment 2 |
| | # 2 | |
| | # 3 | |
| | # 4 | |
| | # 5 | |
| When did applicant post the notice that was provided? | Friday, May 23, 2025 | |
| Where did applicant post the notice that was provided? | In the window of the applicant's establishment and on street lights on Eighth Avenue and on 15th and 16th Streets. | |
| Please provide dates when applicant met with the groups listed above. | None, as of date of submission of this application | |
| 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. | YES | NO The applicant has owned and operated the establishment since 1993, has always been responsive to its neighbors and will continue to do so. It will provide a cell phone number if the need arises. |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage? | YES | <input checked="" 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 | Dining & Kitchen | 132 | See Operational Details (page 2) | 23 | 65 | 0 | 1/6 | Prerecorded |
| Basement | Preparation and storage | See above | See above | None | None | None | None | N/A |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| BUILDING DESIGN | | | |
|---|--------------------------------------|--------------------------|---|
| State the name and type of business previously located in the space. | Restaurant | | |
| 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 | The applicant has occupied and operated the space as a restaurant since April 1993. Prior to that, it was occupied and operated as a restaurant by Chelsea Lion, Inc. |
| Do you plan any changes to the existing façade? If yes, please describe. | <input checked="" type="radio"/> YES | <input 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 checked="" type="radio"/> YES | <input 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) | FRENCH DOORS | GARAGE DOORS | WINDOWS THAT CAN BE OPENED - accordion doors |
| 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 | The applicant opens its storefront glass accordion doors in nicer weather to enhance the atmosphere for patrons dining indoors |
| Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| 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 checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Will the establishment have a pole-supporting canopy extending over the sidewalk? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | |
| Where will the air conditioner be located? What type is it? | Back of the building. Package unit. | | |
| When was the air conditioner installed? | Existing in 1993 | | |

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

| | | | |
|--|-----|-------------------------------------|--|
| Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy? | YES | <input checked="" type="radio"/> NO | Applicant does not have access to or use of any rear yard space or rooftop space |
| Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)? | YES | <input checked="" type="radio"/> NO | |
| Are the floorplans for the outdoor space(s) included? | YES | 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? | YES | NO | N/A |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service? | YES | NO | N/A |
| Will applicant prohibit patrons from drinking in any outdoor space(s)? | YES | NO | N/A |
| Will there be no amplified music, as per the law? | YES | NO | N/A |
| If amplified sound is played inside the establishment, will windows and doors be closed? | YES | NO | N/A |
| Will applicant agree to post signs outside asking customers to respect the neighbors? | YES | NO | N/A |
| Will applicant agree to train staff to encourage a peaceful environment? | YES | NO | N/A |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments) | YES | NO | N/A |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors? | YES | NO | N/A |

| 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 | DOT has deemed applicant's application for sidewalk seating complete and accurate |
| 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 | See Attachment 3 |
| 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 type="radio"/> YES | <input checked="" 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 | All garbage is kept in containers in the basement |
| 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 | There is existing overhead lighting |
| Will the sidewalk seating block subway grate, utility hardware or Siamese water connection? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | |
| If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades? | | | Yes |

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY

| | | | |
|---|-----|-------------------------------------|--|
| Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans. | YES | <input checked="" type="radio"/> NO | |
| 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.

Manhattan Community Board 4 (MCB4) recommends:
(MCB4's recommendation is based on a vote taken at its July 23, 2025 full board meeting, with 40 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible)

☒ Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

☐ Denial ☐ Approval

MCB4 REPRESENTATIVES


Nelly Gonzalez
MCB4 Assistant District Manager


Frank Holozubiec
MCB4 BLP Committee Co-Chair


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



Cazim Veljic,
President
PRINT NAME OF APPLICANT


SIGNATURE OF APPLICANT

05/20/2025

DATE

ATTACHMENT 1

Applicant

Here are the individuals that are associated with the license:

| NAME | PHONE | EMAIL |
|------------------|----------------------------------|--|
| Cazim Veljic | (212) 924-7786 (646) 733-8303 | chelsea108@hotmail.com |
| Arijet Veljic | (212) 924-7786 (646) 696-6483 | chelsea108@hotmail.com arijetveljic@gmail.com |
| Liridon Elezoviq | (212) 924-7786 (917) 636-0610 | chelsea108@hotmail.com donny.elezi1991@hotmail.com |

Landlord

| NAME | PHONE | EMAIL |
|---|-------------------------------------|--|
| Payourent Eighth Ave LLC/Fluorine Eight Ave LLC/ Eighth Ave Owners LLC/EIV 8 Ave LLC c/o Dalan Managment | (917) 277-3482 (Kevin McCormack) | kmccormack@dalanre.com |

Method of Operation

Additional response to Question 1 – Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?

The applicant has had an on premises liquor license since April 1993, which license has been renewed from time to time and is currently in full force and effect. At the meeting of MCB4s Business Licenses & Permits Committee held on December 7, 2009, the applicant's application for a unenclosed sidewalk café consisting of six tables and twelve chairs was considered and approved and subsequently ratified by the full Board. In connection with the application for the sidewalk café, the applicant filed and alteration application with the SLA for permission to make the alteration to its premises and for alcoholic beverage service at the sidewalk café, which application was approved.

ATTACHMENT 2

| Block/Tenant Association & Community Groups | First Name | Last Name | Email | When Meeting Takes Place |
|--|------------|-----------------|--|--|
| Council Chelsea Block Association | Sally | Greenspan | cba prez@gmail.com; cba_vesp@gmail.com | Last Tuesday of the month @ 6:30pm |
| 100/200 West 15 Street Block Association | Sieve | Starosta | seve@w15ba.com; info@w15ba.com | No monthly meetings |
| 100/200 West 15 Street Block Association | Kim | Reitz | kim@w15ba.com | No monthly meetings |
| 100 West 16th Street Block Association | Paul | Green | pgreen@w16ba.com | No monthly meetings |
| 100 West 16th Street Block Association | Matthew | Robinson | matrob@aol.com | Meets if necessary |
| 100 West 17th/18th Street Block Association | Antonella | Cipollone | antonella.cipollone2000@yahoo.it | Meets if necessary |
| 100 West 17th/18th Street Block Association | Dorina | Frankel | tdfrankel@gmail.com | Meets if necessary |
| 100 West 17th/18th Street Block Association | Michael | Glassman | mlglassman3@gmail.com | Meets if necessary |
| 100 West 17th/18th Street Block Association | Judy | Klein | judyklein99@gmail.com | Meets if necessary |
| 100 West 19th/20th Street Block Association | Bill | Borock | wborock@hotmail.com | |
| 100 West 19th/20th Street Block Association | Sally | Greenspan | cba1001920@gmail.com | |
| 100 West 19th/20th Street Block Association | Michael | Walsh | mwalshny@gmail.com | |
| 100 West 19th/20th Street Block Association | Robert | Simon | robertsimon2267@gmail.com | |
| 100 West 22nd Street Block Association | Diane | Nichols | beacon135@aol.com | |
| 100 West 19th/20th/21st/22nd Street Block Association | Gerald | Germelny | germanverall@aol.com | |
| 100 West 19th/20th/21st/22nd Street Block Association | Melissa | Stern | m@melissa-stern.com | |
| 100 West 19th/20th/21st/22nd Street Block Association | Carla | Nordstrom | west25thstreetprotec@gmail.com | No monthly meetings at this time |
| 100 West 25th Street Block Association | Susan | Buttenwieser | susanb1011@aol.com | |
| 100 West 26th Street Block Association | Jennifer | Maybin | maybin.jennifer239@gmail.com | |
| 200 West 16th Block Association | Tina | Difeliciano | Tina@NakedEyeProductions.com | |
| Naked Eye Productions | Melodie | Bryant | savvyflvr@gmail.com | |
| 200 West 21/22/23/24 Block Association | Pamela | Wolff | pamela@angel.net | |
| 200 West 19/20/21/22 (South) Streets Block Association | Pat | Cooke | plcooke@me.com | |
| 200 West 19/20/21/22 (South) Streets Block Association | Dianne | Maeuer | dianne2ns@gmail.com | |
| 200 West 2nd Street Block Association | Molly | Harris | 200west2ndstreetba@gmail.com | Second Wednesday of the month @ 7 pm |
| 200 West 23(North)/24 Streets Block Association | Thuy | Pham | thuyphan.200w23w24ba@gmail.com | First Monday of the month @ 6:30 pm or 7 pm |
| 2324 Chelsea Tenants Association | Thuy | Pham | info@2324chelsea.com | Third Tuesday of the month @ 8pm |
| 300 West 18/19 Streets Block Association | Gloria | Lowe | glowe@worldnet.com | Third Tuesday of the month @ 9pm |
| 300 West 18/19 Streets Block Association | Susan | Palmer Marshall | palmermarshall@yahoo.com | |
| 300 West 18/19 Streets Block Association | David | Sloss | david.sloss@gmail.com | |
| 300 West 20th Street Block Association | Carol | Ott | cott@habitatmad.com | |
| 300 West 20th Street Block Association | Albert | Taylor | alberttaylor@mac.com | First Monday of the month @ 7 pm |
| 300 West 21/22/23(South) Streets Block Association | Eleanor | Horowitz | eleanor@quilledcorner.com | First Monday of the month @ 7 pm |
| 300 West 21/22/23(South) Streets Block Association | Andrea | Gabrielle | 300w21a@aol.com | First Monday of the month @ 7 pm |
| 300 West 21/22/23(South) Streets Block Association | Phylliss | Waisman | phylliss.waisman@gmail.com | |
| 400 West 16/17/18/19 Streets - Fulton Houses Tenant Association | Miguel | Acovedo | mdg1136@yahoo.com | |
| 400 West 20 Street Block Association | David | Lesser | david@lesser.com | No monthly meetings |
| 400 West 21/22/23(South) Streets Block Association | Sandra | Jacobus | sandrallacabus@gmail.com | No monthly meetings |
| 400 West 21/22/23(South) Streets Block Association | Karen | Klein | w400ba@gmail.com; kiacobny@gmail.com | |
| 400 West 23(North)/24 Streets - London Terrace Towers | Andy | Humm | amylein724@gmail.com | |
| 400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association | Inge | Wetherko | l.harems@gmail.com; lenanis@lia.info | |
| 400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association | Renee | Keitt | Resimke@gmail.com | |
| 400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association | Florence | Dent | identhunter@gmail.com | |
| 400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association | Darlene | Walters | dwalters@gmail.com | |
| 400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association | Neil | Selick | neil@neiselick.com | |
| 500 West 19 Street Block Association | Don | Hoffman | hoffman.don@gmail.com | Third Thursday of month |
| 500 West 21/22/23/24 Streets Block Association | Willie | Wade | wade204@gmail.com | |
| 500 West 21/22/23/24 Streets Block Association | Debra | Beard | dwbeard421@aol.com | |
| 500 West 21/22/23/24 Streets Block Association | Brian | Donovan | bkd8@cornell.edu | |
| 500 West 28/29 Streets Block Association | Donna | Nehila | dnehila@gmail.com; westchelseaba@gmail.com | |
| 500 blocks of 25th-29th | Jeanne | Lopez-Muniz | jeanmuniz@gmail.com | |
| 501 blocks of 25th-29th | Mario | Mazzoni | education@queensouth.coop | |
| Penn South (W 23rd to W 29th Street from 8th/9th Avenue | Scott | Hupe | (212) 216-0000 | |
| Penn South (W 23rd to W 29th Street from 8th/9th Avenue | Donna | Langman | 212-838-3700 | |
| Highline537 | Jeremy | Carmel | donna@dornalangan.com | No monthly meetings |
| Donna Langman Costumes | John | Mudd | jeremy.carmel@gmail.com | Third Thursday of month @ 7 pm except July, August, & December |
| 537 W 27th Street Building | Andrew | Weber | john.mudd@usa.net | |
| Midtown South Community Council | Brian | Weber | andrew@vstph.org | |
| Village Preservation/The Greenwich Village Society for Historic Preservation | Brian | Weber | brian@vstph.org | |
| Midtown South Pct. Council | Brian | Weber | brian@vstph.org | |
| Chelsea W200 BA | Brian | Weber | brian@vstph.org | |
| Neighbors of West 21st, 22nd and 23rd Streets Block Association | Brian | Weber | chelseaw200ba@gmail.com | |
| | | | chelseawest300ba@gmail.com | |

STEVE KAPLAN

From: STEVE KAPLAN
Sent: Friday, May 23, 2025 9:15 AM
To: STEVE KAPLAN
Cc: 'negonzalez@cb.nyc.gov'; Chelsea Ristorante
Subject: Manhattan Community Board 4 Meeting Notice - Sidewalk Cafe Application (ID 20240731010042) - Tutto Bene Restaurant Inc. - 108 8th Avenue, New York, NY

This e-mail is being sent to you in connection with the application of Tutto Bene Restaurant Inc. d/b/a Chelsea Ristorante Italiano for an unenclosed sidewalk café, which will be presented to the Business Licenses & Permits Committee of Manhattan Community Board 4 at its zoom webinar meeting to be held on June 10, 2025 at 6:30pm. Chelsea Ristorante operates a full-service restaurant at 108 8th Avenue, New York, NY. The New York City Department of Consumer Affairs issued a license to Chelsea Ristorante in 2010 to operate a small unenclosed sidewalk café with 6 tables and 12 chairs, and the establishment has continually operated the sidewalk café since then pursuant to renewals of the license by DCA. The application of Chelsea Ristorante to the New York City Department of Transportation under the NYC Dining Out program, which has been deemed complete and accurate by DOT, is essentially to continue to operate its small unenclosed sidewalk café with 6 tables and 12 chairs, subject to and in accordance with Local Law 121 of 2023 and the rules and regulations adopted by DOT. Please contact the undersigned if you have any questions or require any additional information.

Steven Kaplan
McLaughlin & Stern, LLP
260 Madison Avenue
New York, NY 10016
Phone: (212) 448-6223
Fax: (212) 448-0066
Cell: (917) 495-8625
E-Mail: skaplan@mclaughlinstern.com

NOTICE: This e-mail and any attachments may contain legally privileged and/or confidential information. If you are not the intended recipient, any dissemination, distribution or copying of this e-mail and its attachments is strictly prohibited. If you receive this transmission in error, please immediately notify the sender by telephone or e-mail and permanently delete this e-mail and its attachments and destroy any printout thereof.

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking and spoofing email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

ATTACHMENT 3

STEVE KAPLAN

From: Outdoor Dining <outdoordining@dot.nyc.gov>
Sent: Monday, May 12, 2025 5:12 PM
To: STEVE KAPLAN
Cc: Info@chelsearestaurantnyc.com
Subject: Dining Out NYC - Sidewalk Cafe Complete and Accurate (Application ID: 20240731010042)

You don't often get email from outdoordining@dot.nyc.gov. [Learn why this is important](#)

Attention Representative of TUTTO BENE RESTAURANT INC.:

NYC DOT has deemed your application for Outdoor Dining Sidewalk cafe license request (20240731010042) complete and accurate.

Frontage 1 is deemed complete and accurate.

This application has been sent for external party review. You may be contacted by your local community board regarding concerns or requesting your appearance at a meeting. Please revisit sections 5-05 and 5-07 of the [program rules](#) regarding this review and comment process.

You may be contacted to begin the DOT public hearing process. Public hearings are held for all roadway applications. Sidewalk applications that receive Community Board denials, or with disputed revisions, are also subject to public hearings. All DOT hearings are subject to a public notice fee, payable by the applicant.

No action is required from you at this time.

If you have any questions regarding your application, please contact NYC DOT directly at: outdoordining@dot.nyc.gov.

Thank You,
NYC DOT, Outdoor Dining Unit

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: Tutto Bene Restaurant Inc.

Restaurant Name: Chelsea Ristorante Italiano

FSEP Number: 40512520

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

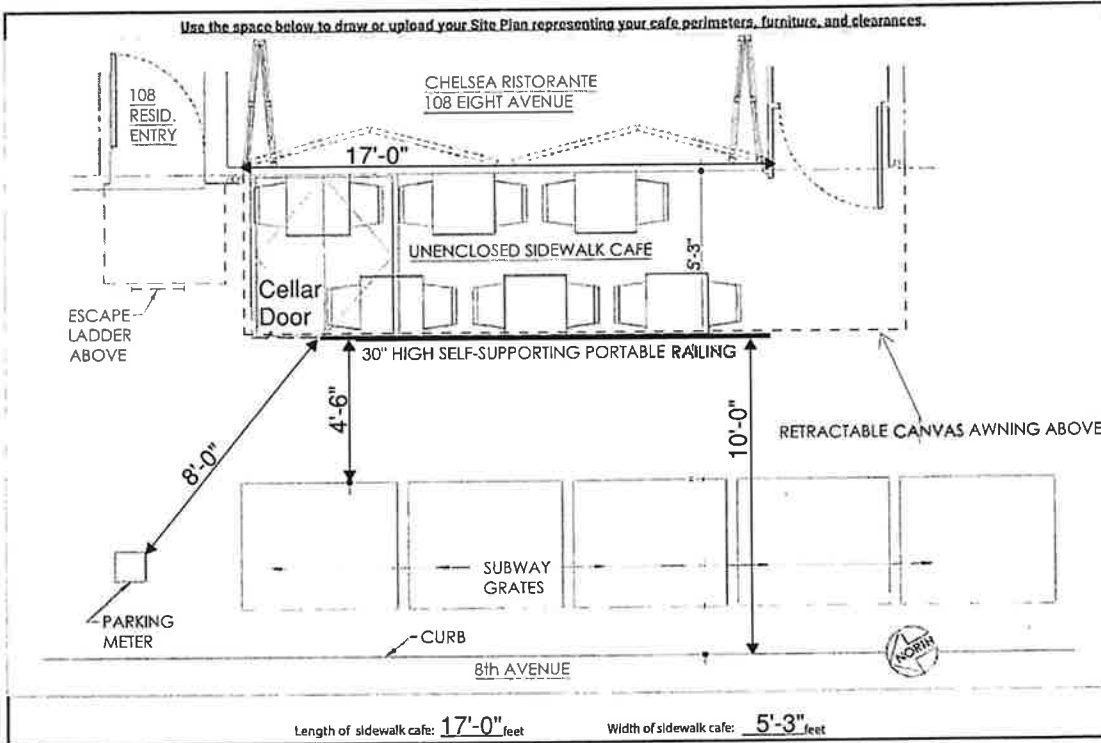
- Cafe perimeter shown as:
- Lines indicating perimeter
 - Length and width

- 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 8 feet ☐ S18- Traffic Signal _____ feet

☐ S12- SBS Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

☐ S19- Citi Bike/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: utility vent poles, vent grates, subway grates _____ inches ☐ 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 plantings).
- ☒ 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)

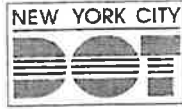
- ☒ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☒ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☒ Complies with the New York City Building Code. Please note that this may require 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.



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Cellar or Basement Door Certification

[For registered design professional to complete]

I, Joseph S. Tarella [insert name], am the Architect [state design profession] of SawickiTarella Architecture + Design [name of business].

The sidewalk cafe located at 108 8th Avenue, New York, NY 10011 [insert restaurant address] will have tables and chairs [insert description of elements (e.g., tables, chairs, etc.)] covering a cellar door [cellar or basement door].

I hereby certify that, pursuant to section 5-11(a)(1)(iv) of Title 34 of the Rules of the City of New York, that such cellar door [cellar or basement door] (i) is closed and reinforced; (ii) is not a means of egress; and (iii) that the placement of tables and chairs [insert description of elements (e.g., tables, chairs, etc.)] is safe for the use of sidewalk cafe patrons and the general public.

Joseph S. Tarella
Name (printed)

17190
Professional License Number

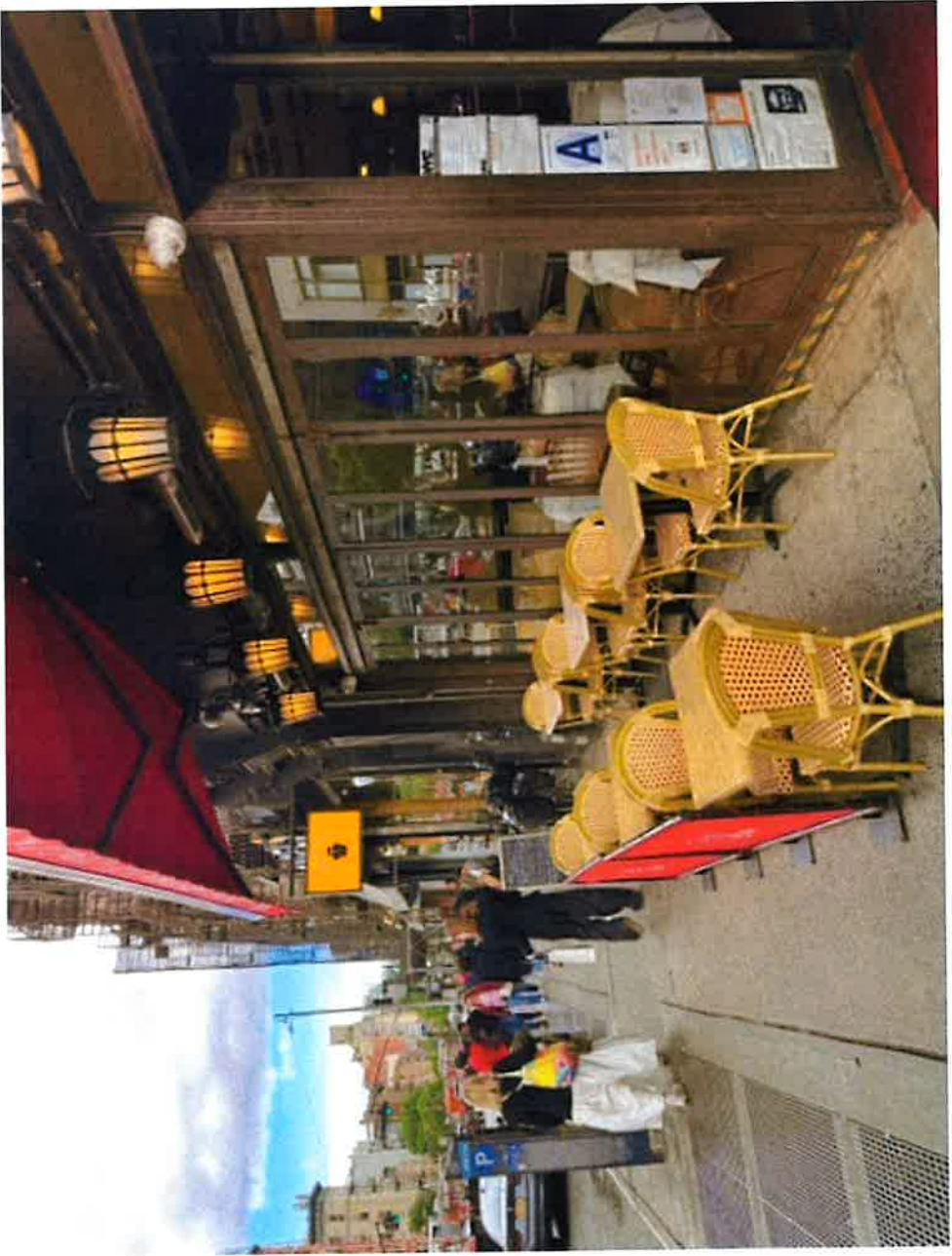
Signature

04-21-2025
Date



Seal (apply seal, then sign and date over seal)



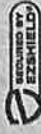




TUTTO BENE RESTAURANT INC

105 8TH AVE
NEW YORK, NY 10011

661



28-1310213

PAY
TO THE
ORDER OF

DATE

7-31-24

New York City Department of Transportation \$ 1050.00

one thousand fifty

DOLLARS

Citizens

FOR ID # 20240731010042

[Signature]

⑈00066⑈ ⑆02⑆3⑆3⑆03⑆ 40260⑆5225⑈

Security | Signature | Locks or back

STEVE KAPLAN

From: Outdoor Dining Invoices <outdoordininginvoices@dot.nyc.gov>
Sent: Wednesday, July 31, 2024 1:20 PM
To: STEVE KAPLAN
Cc: Info@chelsearestaurantnyc.com
Subject: NYC Outdoor Dining - License Application Submission

You don't often get email from outdoordininginvoices@dot.nyc.gov. [Learn why this is important](#)

Thank you for submitting an Outdoor Dining license application. Your application ID is: 20240731010042. You must send payment(s) for the license application fee(s) **before** NYC DOT will review your application. **Please provide a separate payment for each invoice. DO NOT combine fees into a single payment.**

| | | |
|---|---|------------------------------|
| Invoice #: 1673 | | Due Date: 8/5/2024 |
| Application ID: 20240731010042 | Fee Type: Sidewalk License Application Fee | Fee Amount: \$1050.00 |
| Payer: TUTTO BENE RESTAURANT INC. 108 8 AVENUE, NEW YORK, NY 10011 | | |
| Accepted Payment Methods: PayPal, Venmo, Personal Check, Business Check, Certified Check, Cashier's Check, Money Order | | |
| Instructions for PayPal or Venmo Payments: Login to your Outdoor Dining Application Portal , toggle to License, and click on the application ID listed above. The Application Details will be displayed, then click on PayPal or Venmo to continue to make payment. One payment must be made for each license request. Please note there is a 2% service fee for PayPal and Venmo payments. | | |
| Instructions for Check or Money Order Payments: Write the invoice number on your check or money order. Print this e-mail and include it with your payment if possible. | | |
| Make checks and money orders payable to: New York City Department of Transportation | | |
| Mail Check or Money Order to: NYC DOT, Office of Cityscape & Franchises ATTN: Outdoor Dining Unit 55 Water Street, 12th Floor New York, NY 10041 | | |

If you have any additional questions, please contact NYC DOT at: outdoordininginvoices@dot.nyc.gov.

Thank You,
NYC DOT, Outdoor Dining Unit

✓ Thank you for submitting your application. Your Application ID is 20240731010042. Please use this record number whenever contacting NYC DOT about your application.

Your license application fee must be paid prior to NYC DOT reviewing your application. Pay via PayPal or Venmo in the following screen or check your e-mail for additional payment options. Please note there is a 2% service fee for PayPal and Venmo Payments.

Ok



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

PROPERTY OWNER'S CONSENT TO OPERATE A SIDEWALK CAFE OR ROADWAY CAFE

The owner ("Owner") or an authorized representative of the property management company ("Management") of the land and improvement ("Premises") where you plan to operate your sidewalk cafe or roadway cafe must complete this form.

I certify the following:

- ☐ I am the Owner of the Premises; or
☒ I am the Management of the Premises.


The Premises is located at:

108 Eighth Avenue, New York, NY

(Address)

Borough of Manhattan


Further, I give my consent to Tutto Bene Restaurant Inc. d/b/a Chelsea Ristorante Italiano (Name of Applicant / Lease Holder) to operate a sidewalk cafe or roadway cafe, pursuant to all applicable City approvals, in front of said Premises while I am the Owner or Management, unless sooner revoked by me. Such consent may only be terminated for purposes of license renewal and must be made to the NYC Department of Transportation by electronic mail at diningoutnyc@dot.nyc.gov


Signature of Owner or Management of Premises

7/31/24
Date

Elie Sileno
Print Name
134 W. 25th St., New York, NY 10001
Address
(917) 277-3496
Telephone Number

Sworn to before me this 31st Day
of July, 2024

X 
Notary Public

HELLEN ROSARIO
Notary Public, State of New York
No. 01RO6355699
Qualified in New York County
Commission Expires 03-13-2025

NYC Department of Transportation
Office of Cityscape & Franchises
Outdoor Dining Unit
55 Water Street, 12th Floor
New York, NY 10041
T: 212.839.4500
nyc.gov/dot



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Pest Control Services Certification
[For restaurant to complete]

I Liridon Elezoviq [Insert License Applicant Name] hereby certify that,
pursuant to section 5-04(c)(5) of Title 34 of the Rules of the City of New York,
Tutto Bene Restaurant Inc. d/b/[Insert Restaurant Name] has entered into a contract with a
licensed pest control professional that includes pest control services for the sidewalk cafe or
roadway cafe.

Signature of Applicant

Liridon Elezoviq

Print Full Name

Vice President

Print Title / Position (if any)

July 31, 2024

Date



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Dining Out NYC Applicant Affirmation

[For restaurant to complete]

I am authorized to complete and submit this application and all attachments (together, the "Application").

I have reviewed the entire Application. I declare, under the penalties of the New York Penal Law § 210.45, that statements contained in this Application are, to the best of my knowledge and belief, true and correct, and that I have not knowingly and willfully made a false statement or given information which I know to be false.

If any of the information in this Application changes, the applicant must inform the New York City Department of Transportation ("NYC DOT") of those changes.

I understand and acknowledge that NYC DOT has not yet considered this Application. The applicant will not operate the sidewalk cafe or roadway cafe until receipt of an actual license document from NYC DOT or until / unless NYC DOT has given prior written permission to operate while this Application is pending.

I also understand and acknowledge that, if approved, the sidewalk cafe or roadway cafe must comply with all applicable laws, rules, and regulations including but not limited to the Dining Out NYC program requirements contained in chapter 5 of Title 34 of the Rules of the City New York.

I affirm that these statements are true and accurate.

Signature of License Applicant

July 31, 2024

Date

Liridon Elezoviq

Print Name

Vice President

Print Title / Position (if any)



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Authorized Representative Form

[For restaurant to complete]

Liridon Elezoviq (individual name) on behalf of Tutto Bene Restaurant Inc. d/b/a C
(restaurant name) affirms the following:

1. I am the Vice President (title) of Tutto Bene Restaurant Inc. d/b (restaurant name).
2. I hereby authorize Steven Kaplan, Esq. (full name of designated representative) of McLaughlin & Stern LL (full name of representative's business) who maintains an office/resides at 260 Madison Avenue, New York, NY 10016 (street address, borough, state, zip code) and whose telephone number is (212) 448-6223 (area code and number) and email address is skaplan@mclaughlinstern.com (email address) to represent me in regards to the preparation and submission of an application for a license and revocable consent for a sidewalk or roadway café issued by the New York City Department of Transportation ("NYC DOT").
3. I understand that I will be legally bound by the representations made in said application and will be held responsible by NYC DOT for any inaccuracies or misrepresentations.
4. I understand that I may revoke this authorization and I am responsible for notifying NYC DOT of such revocation by calling or emailing NYC DOT at 212-839-4500 or at DiningOutNYC@dot.nyc.gov.

Signature of License Applicant

July 31, 2024

Date

Liridon Elezoviq

Print Name

Vice President

Print Title / Position (if any)