

# Manhattan Community Board 4

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>			
<b>Rawhide LLC</b>		<b>Rawhide</b>			
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>		
<b>250 West 26th Street</b>		<b>7th and 8th Avenues</b>	<b>10001</b>		
<b>Applicant</b> <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	<b>NAME:</b>	<b>Robert Fluet, Robert Hynds &amp; Raymond Geerlof</b>	<b>ATTORNEY/ REPRESENTATIVE</b>		
	<b>PHONE:</b>	<b>917 299 8800</b>			
	<b>EMAIL:</b>	<b>rfluet@interiorbuilding.com</b>			
<b>MANAGER</b>	<b>NAME:</b>	<b>David Lopez</b>	<b>LANDLORD</b>		
	<b>PHONE:</b>	<b>917 468 0326</b>			
	<b>EMAIL:</b>	<b>david@boxersnyc.com</b>			
<b>NAME:</b>		<b>Donald M. Bernstein, Esq. Bernstein Redo &amp; Savitsky PC</b>	<b>ATTORNEY/ REPRESENTATIVE</b>		
<b>PHONE:</b>		<b>212 651 3100</b>			
<b>EMAIL:</b>		<b>donald@brpclaw.com</b>			
<b>NAME:</b>		<b>Hag Realty LLC</b>	<b>LANDLORD</b>		
<b>PHONE:</b>		<b>212 929 9404</b>			
<b>EMAIL:</b>		<b>gary@parkitny.com</b>			
<b>APPLICATION TYPE ( <input checked="" type="checkbox"/> New York State Liquor License      <input type="checkbox"/> Dept. of Transportation Dining Out )</b>					
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		YES	NO	<b>Yes</b>
	What is/was the name and address of establishment?		<b>See enclosed list</b>		
	What were the dates applicant was involved with this former premise?		<b>See enclosed list</b>		
<input type="checkbox"/> <b>Corp</b> <b>Change/Class Change/Method of Operation Change/Removal</b>	What is the license # and expiration date?				
	Is applicant making any alterations or operational changes?		YES	NO	
	If alterations or operational changes are being made, please describe/list all changes.				
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?				
	Please list/describe the nature of all the changes and attach the plans:				
<b>METHOD OF OPERATION</b>					
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider				
<b>ESTABLISHMENT TYPE</b>	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment  <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)				
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?			YES	NO	<b>No. September 2025</b>
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	<b>Yes</b>
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	<b>No</b>
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?			YES	NO	<b>Yes</b>

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	5pm-2am	5pm-2am	5pm-2am	5pm-2am	5pm-4am	5pm-4am	5pm-2am
	Outdoors	N/A						
	Kitchen	5pm-2am	5pm-2am	5pm-2am	5pm-2am	5pm-4am	5pm-4am	5pm-2am
	Music (indoors)	10pm-2am	10pm-2am	10pm-2am	10pm-2am	10pm-4am	10pm-4am	10pm-2am

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

**BACKGROUND**

LIVE MUSIC

**DJ**

JUKE BOX

KARAOKE

**OCCUPANCY**

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>	<b>160</b>	<b>160</b>	<b>33</b>	<b>53</b>	<b>None</b>	<b>One</b>	<b>9</b>
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	<b>N/A</b>						
<b>DOT Dining Out: Sidewalk Cafe</b>	<b>N/A</b>						
<b>DOT Dining Out: Roadway</b>	<b>N/A</b>						

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

**2 times a week**

Will there be dancing?

YES NO **No**

Will applicant have bottle or table service for alcohol beverages other than wine?

YES NO **Yes**

Will applicant be hosting private promotional or corporate events?

YES NO **No**

Will outside promoters be used on a regular basis? If yes, please describe.

YES NO **No**

Will applicant have a security plan? If yes, please attach.

YES NO **Yes, see attached**

Will security plan be implemented?

YES NO **Yes**

Will State certified security personnel be used?

YES NO **Yes**

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

YES NO **Yes**

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

YES NO **Yes**

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

YES NO **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?	<b>The landlord's containers inside the loading dock.</b>		
Where will applicant lay out garbage containers and at what time?	<b>See above. Hours to be determined.</b>		

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	<b>No</b>
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	<b>Yes</b>
Is a Public Assembly permit required?	YES	NO	<b>Yes</b>
Are your plans filed with DOB?	YES	NO	<b>No</b>
What is the zoning designation for this location?	<b>C6-2A</b>		

**Community Notification/Relations**

<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted.	# 1	<b>See enclosed list of groups</b>	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	<b>8/22/2025 at the premises and 8/26/2025 on lamp posts</b>		
Where did applicant post the notice that was provided?	<b>The premises and lamp posts</b>		
Please provide dates when applicant met with the groups listed above.	N/A		
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	<b>Yes</b>
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	NO	<b>Yes</b>

**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
<b>Cellar</b>	<b>Bar</b>	<b>160 Includes Mezzanine</b>	<b>5pm- 2am Monday to Tuesday  5pm- 4am Wednesday to Sunday</b>	<b>27</b>	<b>41</b>	<b>None</b>	<b>One with 9 seats</b>	<b>Background DJ</b>
<b>Mezzanine</b>	<b>Bar</b>	<b>160 Includes Cellar</b>	<b>5pm- 2am Monday to Tuesday  5pm- 4am Wednesday to Sunday</b>	<b>6</b>	<b>12</b>	<b>None</b>	<b>None</b>	<b>Background DJ</b>

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	<b>M4M, a private club.</b>		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	<b>Not known</b>
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	<b>Yes, new signage</b>
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	<b>Yes</b>
Is the entrance ADA Compliant?	YES	NO	<b>Yes</b>
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	<b>Yes, new signage</b>
Will applicant have a vestibule within the establishment?	YES	NO	<b>Yes</b>
Will applicant use a storm enclosure?	YES	NO	<b>No</b>
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	<b>Yes</b>
Will applicant comply with the NYC noise code?	YES	NO	<b>Yes</b>
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b>
	<b>WINDOWS THAT CAN BE OPENED</b>		
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	<b>N/A. The bar is in the cellar.</b>
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	<b>N/A. The bar is in the cellar.</b>
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	<b>No</b>
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	NO	<b>N/A. The bar is in the cellar of a commercial building.</b>
Will the kitchen exhaust system extend to the roof?	YES	NO	<b>No, it is convection cooking not requiring ventilation</b>
Will the establishment have an illuminated sign?	YES	NO	<b>No</b>
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	<b>No</b>
Where will the air conditioner be located? What type is it?	<b>HVAC units on the 1st floor setback in the rear. All are Mitsubishi City Multi Units for AC and heating.</b>		
When was the air conditioner installed?	<b>2018 and 2019</b>		

**OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

**DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK**

Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	<b>No</b>
<b>If you answered no to the question above, jump to the next page</b>			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	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 applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	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 there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	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?			

**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	<b>No</b>
<b>If you answered no to the question above, jump to the next page</b>			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	

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

Applicants will utilize security personnel and uber location services to encourage patrons to enter and exit taxis and cars on 8th Avenue corner.

***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.***

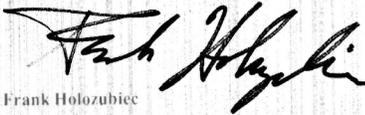
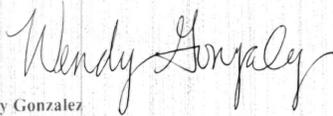
**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

***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  
9/30/25 full board meeting, with 35 members voting  
 in favor of the recommendation, 0 members opposed, 0  
 members abstaining and 0 present but not eligible)

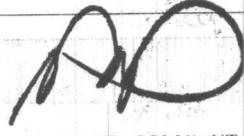
Denial unless all stipulations agreed to by applicant/owner are part  
 of the method of operation  
 Denial  Approval

**MCB4 REPRESENTATIVES**

<p>Nelly Gonzalez          MCB4 Assistant District Manager</p>	<p>          Frank Holozubiec          MCB4 BLP Committee Co-Chair</p>	<p>          Wendy Gonzalez          MCB4 BLP Committee Co-Chair</p>
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**APPLICANT AGREEMENT WITH THE COMMUNITY**

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

<p><b>SIGN HERE</b> →</p>	<p><b>Robert Fluet</b>          PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT <input checked="" type="checkbox"/></p>	<p><u>8/29/25</u>          DATE</p>
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<p>Nelly Gonzalez          MCB4 Assistant District Manager</p>	<p>Frank Holozubiec          MCB4 BLP Committee Co-Chair</p>	<p>Wendy Gonzalez          MCB4 BLP Committee Co-Chair</p>
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<p><b>Robert Fluet</b>          PRINT NAME OF APPLICANT</p>	<p>          SIGNATURE OF APPLICANT <input checked="" type="checkbox"/></p>	<p><u>8/29/25</u>          DATE</p>
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## List of Licenses for Robert Fluet, Robert Hynds and Raymond Geerlof

### Current Licenses

Boxers Washington Heights LLC  
dba HUSH  
348 West 52<sup>nd</sup> Street  
New York, NY 10019  
License ID No. 0340-22-107786  
November 2021 to present

Boxers Enterprises LLC  
dba Boxers HK  
735 Ninth Avenue  
New York, New York 10019  
License ID No. 0340-22-115459  
June 2022 to present

### **License for Robert Fluet and Robert Hynds**

Boxers NYC LLC  
dba Boxers NYC  
37 West 20<sup>th</sup> Street  
New York, New York 10011  
License ID No. 0340-22-104642  
April 2010 to present

**Previously Held Licenses for Robert Fluet, Robert Hynds and Raymond Geerlof**

Boxers Enterprises LLC  
dba Boxers HK  
742 Ninth Avenue  
New York, New York 10019  
Serial Nos. 1266990 and 1266991  
January 2013 to 2011

Boxers Washington Heights LLC  
dba Boxers  
3820 Broadway  
New York, New York 10032  
Serial No: 1311635  
September 2018 to 2022

**Previously Held Licenses for Robert Fluet and Robert Hynds**

215 Bar LLC  
dba Shadow Boxers  
215 West 40<sup>th</sup> Street  
New York, New York 10018  
Serial No. 1236724  
November 2012 to September 2015

Boxers Hospitality Group LLC  
dba Boxers  
1664 Third Avenue  
New York, New York 10128  
Serial No. 1306202  
January 2018 to March 2019

**Previously Held License for Robert Fluet**

Bar Fluid LLC

dba The Q

795 Eighth Avenue

New York, New York 10019

Serial Nos. 1330158, 1330159 and 1330160

June 2021 to 2023

**From:** Jules Vigh <Jules@brpclaw.com>

**Sent:** Thursday, August 28, 2025 5:18 PM

**To:** Jules Vigh <Jules@brpclaw.com>

**Cc:** robert fluet <rfluet@interiorbuilding.com>; Rob Hynds <rfhynds@hotmail.com>; jpretente@cb.nyc.gov; Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>

**Subject:** Rawhide LLC / 250 West 26th Street

Good afternoon,

We wanted to contact your organization to let you know that Rawhide LLC dba Rawhide will be applying for applications for a liquor license and temporary retail permit for the premises located at 250 West 26<sup>th</sup> Street between Seventh and Eighth Avenues in Chelsea. The former space was a private club that did not hold a liquor license.

The space will be a bar located in the cellar and mezzanine level of a four story commercial building. The 2,398 square foot first floor has 27 tables and 41 seats and a 9 seat customer bar. The 348 square foot mezzanine has 6 tables and 12 seats. The total seating including bar seats is 62 and the occupancy is 160. There will be a limited food menu offered. There are no outdoor spaces or windows or doors that will be open since the bar is in the cellar.

The proposed hours of operation are 5pm to 2am Monday to Tuesday and 5pm to 4am Wednesday to Sunday.

The owners, Robert Fluet and Robert Hynds have extensive experience in the hospitality industry. They own and operate Boxers NYC LLC dba Boxers NYC located at 37 West 20<sup>th</sup> Street since April 2010, Boxers Washington Heights LLC dba HUSH located at 348 West 52<sup>nd</sup> Street since November 2021 and Boxers Enterprises LLC dba Boxers HK located at 735 Ninth Avenue from June 2022.

They also owned and operated a number of other venues through the years, including 215 Bar LLC dba Shadow Boxers located at 215 West 40<sup>th</sup> Street from 2012 to 2015, Boxers Enterprises LLC dba Boxers HK located at 742 Ninth Avenue from 2013 to 2011, Boxers Hospitality Group LLC dba Boxers located on 1664 Third Avenue from 2018 to 2019, Boxers

Washington Heights LLC dba Boxers located at 3820 Broadway from 2018 to 2022 and Bar Fluid LLC dba The Q located at 795 Eighth Avenue from 2021 to 2023.

If you have any questions on the liquor license application please contact us.

Thank you,

Jules

**Jules Vigh|Paralegal**  
**BERNSTEIN REDO & SAVITSKY PC**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100 \ Cell Phone 646 358 0653  
[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

## Bounded Back Emails

### **Delivery has failed to these recipients or groups:**

[steve@w15ba.com](mailto:steve@w15ba.com) ([steve@w15ba.com](mailto:steve@w15ba.com))

Your message couldn't be delivered. The Domain Name System (DNS) reported that the recipient's domain does not exist.

-----Original Message-----

From: MAILER-DAEMON@yahoo.com <MAILER-DAEMON@yahoo.com>

Sent: Thursday, August 28, 2025 5:19 PM

To: Jules Vigh <Jules@brpclaw.com>

Subject: Failure Notice

I'm afraid I wasn't able to deliver the following message.

This is a permanent error; I've given up. Sorry it didn't work out.

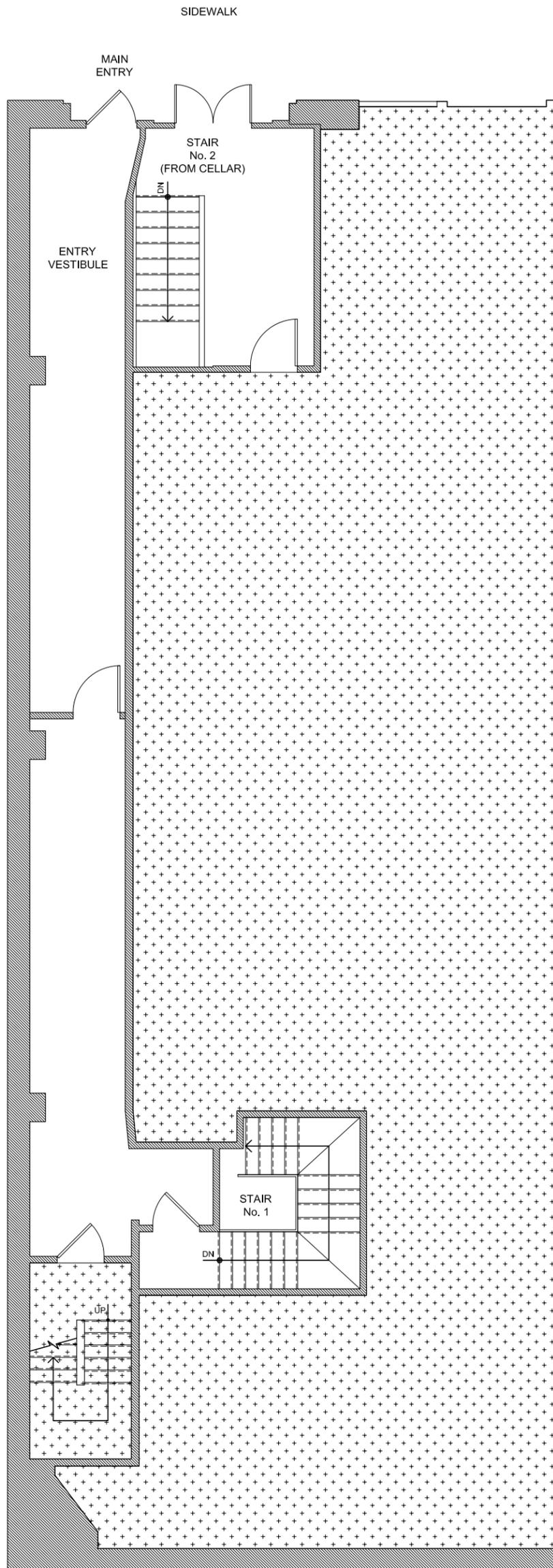
Subject: Rawhide LLC / 250 West 26th Street

To: [mig91360@yahoo.com](mailto:mig91360@yahoo.com)

--- Below this line is a copy of the message.

Block/Tenant Association & Community Groups	First Name	Last Name	Email	When Meeting Takes Place
Council Chelsea Block Association	Sally	Greenspan	<a href="mailto:ccha_prez@gmail.com">ccha_prez@gmail.com</a>	Last Tuesday of the month @ 6:30pm
100/200 West 15 Street Block Association	Steve	Starosta	<a href="mailto:steve@w15ba.com">steve@w15ba.com</a>	No monthly meetings
100/200 West 15 Street Block Association	Kimon	Retzow	<a href="mailto:kimon@w15ba.com">kimon@w15ba.com</a>	No monthly meetings
100 West 16th Street Block Association	Paul	Grochki	<a href="mailto:pgrochki@gmail.com">pgrochki@gmail.com</a>	
100 West 16th Street Block Association	Matthew	Robinson	<a href="mailto:matthrob@aol.com">matthrob@aol.com</a>	
100 West 17th/18th Street Block Association	Antonella	Cipollone	<a href="mailto:antonellacipollone2000@yahoo.it">antonellacipollone2000@yahoo.it</a>	Meets if necessary
100 West 17th/18th Street Block Association	Donna	Frankel	<a href="mailto:bvh_cfr@gmail.com">bvh_cfr@gmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Michael	Glassman	<a href="mailto:mjglassman63@gmail.com">mjglassman63@gmail.com</a>	Meets if necessary
100 West 17th/18th Street Block Association	Judy	Klein	<a href="mailto:judyklein99@gmail.com">judyklein99@gmail.com</a>	Meets if necessary
100 West 19th/20th Street Block Association	Bill	Borock	<a href="mailto:wborock@hotmail.com">wborock@hotmail.com</a>	
100 West 19th/20th Street Block Association	Sally	Greenspan	<a href="mailto:cba1001920@gmail.com">cba1001920@gmail.com</a>	
100 West 19th/20th Street Block Association	Michael	Walsh	<a href="mailto:mwalshny@gmail.com">mwalshny@gmail.com</a>	
100 West 22nd Street Block Association	Robert	Simon	<a href="mailto:robertsimon2267@gmail.com">robertsimon2267@gmail.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Diane	Nichols	<a href="mailto:beacon195@aol.com">beacon195@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Cerald	Germany	<a href="mailto:germanygerald@aol.com">germanygerald@aol.com</a>	
100 West 19th/20th/21st/22nd Street Block Association	Melissa	Stern	<a href="mailto:mt@melissa-stern.com">mt@melissa-stern.com</a>	
100 West 25th Street Block Association	Carla	Nordstrom	<a href="mailto:west25thstreetproject@gmail.com">west25thstreetproject@gmail.com</a>	
100 West 26th Street Block Association	Susan	Buttenweser	<a href="mailto:susanb1011@aol.com">susanb1011@aol.com</a>	No monthly meetings at this time
100 West 16th Block Association	Jennifer	Maybin	<a href="mailto:maybin.lennifer239@gmail.com">maybin.lennifer239@gmail.com</a>	
Naked Eye Productions	Tina	DiFeliciantonio	<a href="mailto:Tina@NakedEyeProductions.com">Tina@NakedEyeProductions.com</a>	
200 West 21/22/23/24 Block Association	Melodie	Bryant	<a href="mailto:savvyflx@gmail.com">savvyflx@gmail.com</a>	
200 West 19/20/21/22 (South) Streets Block Association	Pamela	Wolff	<a href="mailto:pamelal@angel.net">pamelal@angel.net</a>	
200 West 19/20/21/22 (South) Streets Block Association	Pat	Cooke	<a href="mailto:pcooke@me.com">pcooke@me.com</a>	
200 West 19/20/21/22 (South) Streets Block Association	Dianne	Maeurer	<a href="mailto:dianneaos@gmail.com">dianneaos@gmail.com</a>	
200 West 2nd Street Block Association	Molly	Harris	<a href="mailto:200west2ndstreet@aol.com">200west2ndstreet@aol.com</a>	
200 West 23(North)/24 Streets Block Association	Thuy	Pham	<a href="mailto:thuypham200w23w24ba@gmail.com">thuypham200w23w24ba@gmail.com</a>	Second Wednesday of the month @ 7 pm
2324 Chelsea Tenants Association	Thuy	Pham	<a href="mailto:info@2324chelsea.com">info@2324chelsea.com</a>	First Monday of the month @ 6:30 pm or 7 pm
300 West 18/19 Streets Block Association	Gloria	Lowe	<a href="mailto:glo@wohlfarth.com">glo@wohlfarth.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	Susan	Palmer Marshall	<a href="mailto:palmermarshal@yahoo.com">palmermarshal@yahoo.com</a>	Third Tuesday of the month @ 6pm
300 West 18/19 Streets Block Association	David	Sloss	<a href="mailto:david.sloss@gmail.com">david.sloss@gmail.com</a>	Third Tuesday of the month @ 6pm
300 West 20th Street Block Association	Carol	Olt	<a href="mailto:colt@abhiamedia.com">colt@abhiamedia.com</a>	
300 West 20th Street Block Association	Albert	Taylor	<a href="mailto:alberttaylor@mac.com">alberttaylor@mac.com</a>	
300 West 21/22/23 (South) Streets Block Association	Eleanor	Horowitz	<a href="mailto:eanor@quilledcorner.com">eanor@quilledcorner.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23 (South) Streets Block Association	Andrea	Gabriele	<a href="mailto:300wba@gmail.com">300wba@gmail.com</a>	First Monday of the month @ 7 pm
300 West 21/22/23 (South) Streets Block Association	Phyllis	Waisman	<a href="mailto:phyllis.waisman@gmail.com">phyllis.waisman@gmail.com</a>	
400 West 16/17/18/19 Streets - Fulton Houses Tenant Association	Miguel	Acevedo	<a href="mailto:mig1360@yahoo.com">mig1360@yahoo.com</a>	
400 West 20 Street Block Association	David	Lesser	<a href="mailto:david@dllesser.com">david@dllesser.com</a>	
400 West 21/22/23 (South) Streets Block Association	Sandra	Jacobus	<a href="mailto:sandrajacobus@gmail.com">sandrajacobus@gmail.com</a>	No monthly meetings
400 West 21/22/23 (South) Streets Block Association	Karen	Jacob	<a href="mailto:w400ba@gmail.com">w400ba@gmail.com</a>	No monthly meetings
400 West 23(North)/24 Streets - London Terrace Towers	Amy	Klein	<a href="mailto:amyklein724@gmail.com">amyklein724@gmail.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Andy	Humm	<a href="mailto:andyhumm@aol.com">andyhumm@aol.com</a>	
400 West 23(North)/24 Streets - London Terrace Gardens Tenant Association	Inge	Ivchenko	<a href="mailto:Litanews@gmail.com">Litanews@gmail.com</a>	<a href="mailto:litanews@lita.info">litanews@lita.info</a>
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Renee	Keitt	<a href="mailto:Resimke@gmail.com">Resimke@gmail.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Florence	Dent	<a href="mailto:fdenthunter@gmail.com">fdenthunter@gmail.com</a>	
400 West 25/26/27 Streets - Elliott-Chelsea Tenant Association	Darlene	Waters	<a href="mailto:dwatersh@gmail.com">dwatersh@gmail.com</a>	
500 West 19 Street Block Association	Neil	Seikirk	<a href="mailto:neil@neilseikirk.com">neil@neilseikirk.com</a>	
500 West 21/22/23/24 Streets Block Association	Don	Hoffman	<a href="mailto:hoffmandon@hotmail.com">hoffmandon@hotmail.com</a>	Third Thursday of month
500 West 21/22/23/24 Streets Block Association	Willie	Wade	<a href="mailto:wade2084@gmail.com">wade2084@gmail.com</a>	
500 West 21/22/23/24 Streets Block Association	Debra	Beard	<a href="mailto:dwbeard421@me.com">dwbeard421@me.com</a>	
500 West 28/29 Streets Block Association	Brian	Donovan	<a href="mailto:bkd8@cornell.edu">bkd8@cornell.edu</a>	
500 blocks of 25th-29th	Donna	Nehila	<a href="mailto:dnehila@gmail.com">dnehila@gmail.com</a>	
501 blocks of 25th-29th	Jeanne	Lopez-Muniz	<a href="mailto:jeanmuniz@gmail.com">jeanmuniz@gmail.com</a>	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue)	Mario	Mazzoni	<a href="mailto:education@pennsouth.coop">education@pennsouth.coop</a>	
Hotel Americano	Scott	Hupe	(212) 216-0000	
Highline537	Donna	Langman	<a href="mailto:donna@donnalangman.com">donna@donnalangman.com</a>	
537 W 27th Street Building	Jeremy	Carmel	<a href="mailto:jeremy.carmel@gmail.com">jeremy.carmel@gmail.com</a>	No monthly meetings
Midtown South Community Council	John	Mudd	<a href="mailto:john.mudd@usa.net">john.mudd@usa.net</a>	Third Thursday of month @ 7 pm except July, August, & December
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	<a href="mailto:andrew@gvshp.org">andrew@gvshp.org</a>	
Midtown South Pct. Council	Brian	Weber	<a href="mailto:brianscotweber@gmail.com">brianscotweber@gmail.com</a>	
Chelsea W/200 BA			<a href="mailto:chelseaw200ba@gmail.com">chelseaw200ba@gmail.com</a>	
Neighbors of West 21st, 22nd and 23rd Streets Block Association			<a href="mailto:chelseawest300ba@gmail.com">chelseawest300ba@gmail.com</a>	

**Diagram of ground floor  
entrance to cellar**



247 WEST 37TH STREET  
NEW YORK, NY 10018  
TEL. (212) 221-1986 FAX. (212) 221-3218

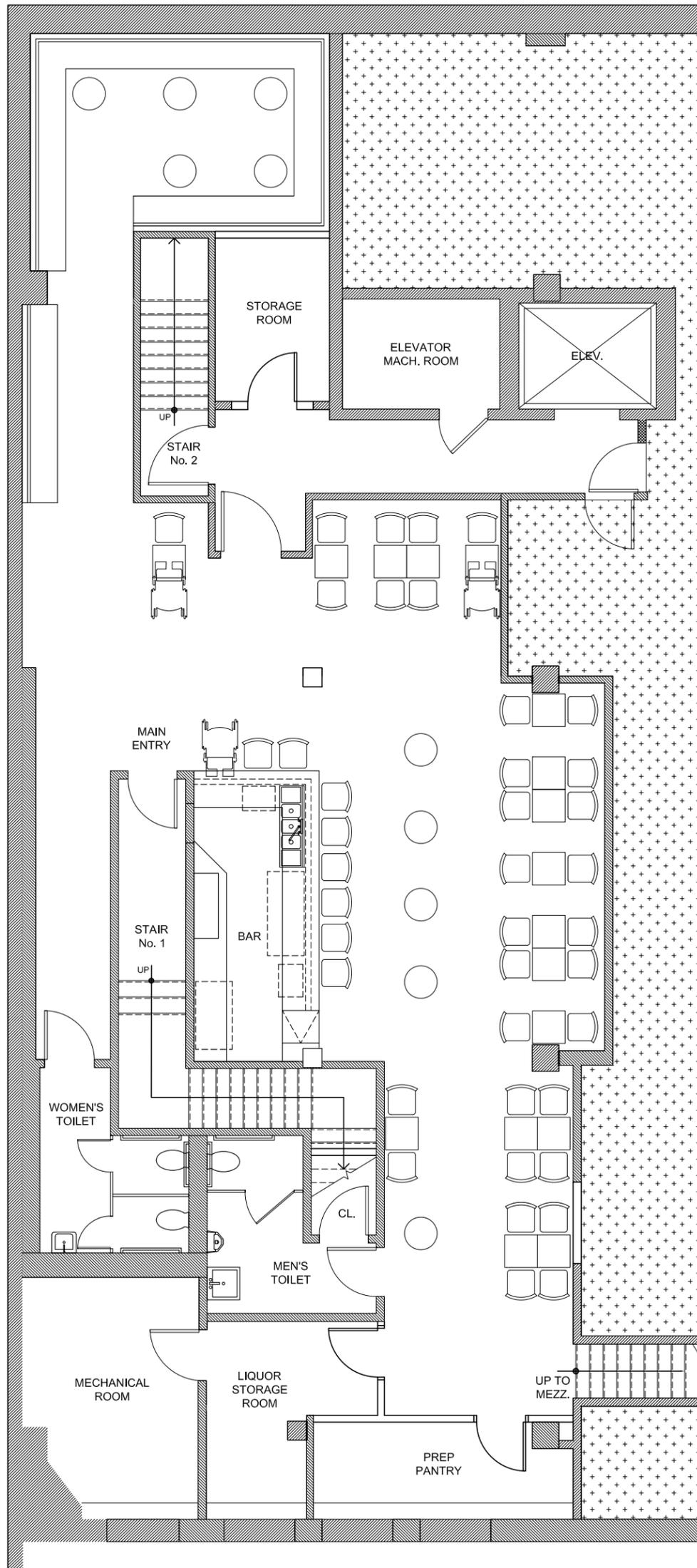
**NOT FOR  
CONSTRUCTION**

PROJECT: PROPOSED EATING & DRINKING ESTABLISHMENT 250 WEST 26TH STREET		© 2003 - 2025 NTA DESIGN GROUP LLC
TITLE:	FIRST FLOOR PLAN	PROJ. No.: 02670
SCALE:	NOT TO SCALE	DATE: 8/28/25

**A01**

**Rawhide LLC dba Rawhide / 250 West 26th Street, New York, New York 10001**

**Cellar 27 tables and 41 seats with a 9 seat customer bar with 2,398 square feet**



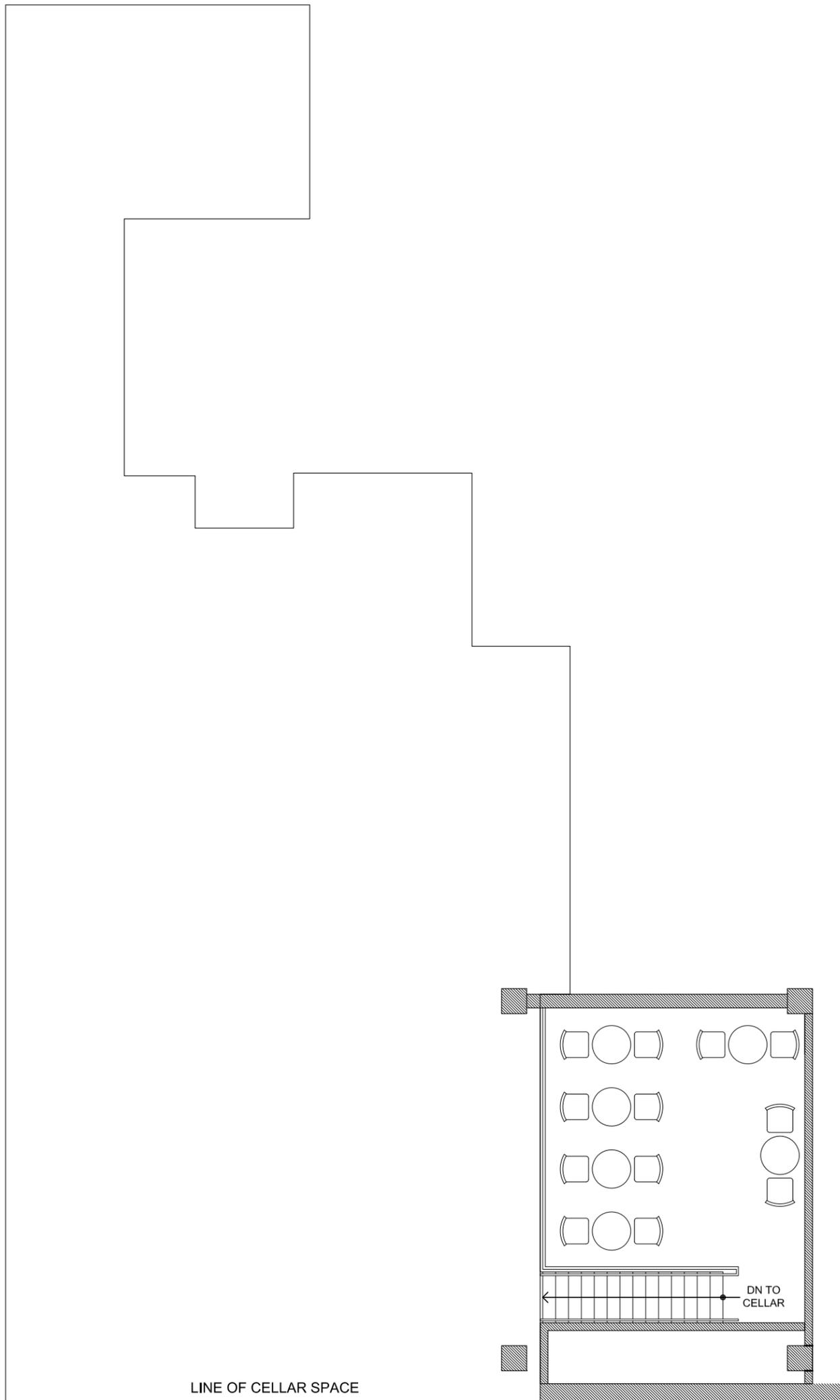
247 WEST 37TH STREET  
 NEW YORK, NY 10018  
 TEL. (212) 221-1986 FAX. (212) 221-3218

**NOT FOR  
 CONSTRUCTION**

PROJECT: PROPOSED EATING & DRINKING ESTABLISHMENT 250 WEST 26TH STREET		© 2003 - 2025 NTA DESIGN GROUP LLC
TITLE: CELLAR PLAN	PROJ. No.: 02670	<b>A02</b>
SCALE: NOT TO SCALE	DATE: 8/28/25	

**Rawhide LLC dba Rawhide / 250 West 26th Street, New York, New York 10001**

**Mezzanine 6 tables and 12 seats with 348 square feet. Grand total tables 33 and 62 seats including 9 bar stools. Occupancy is 160**



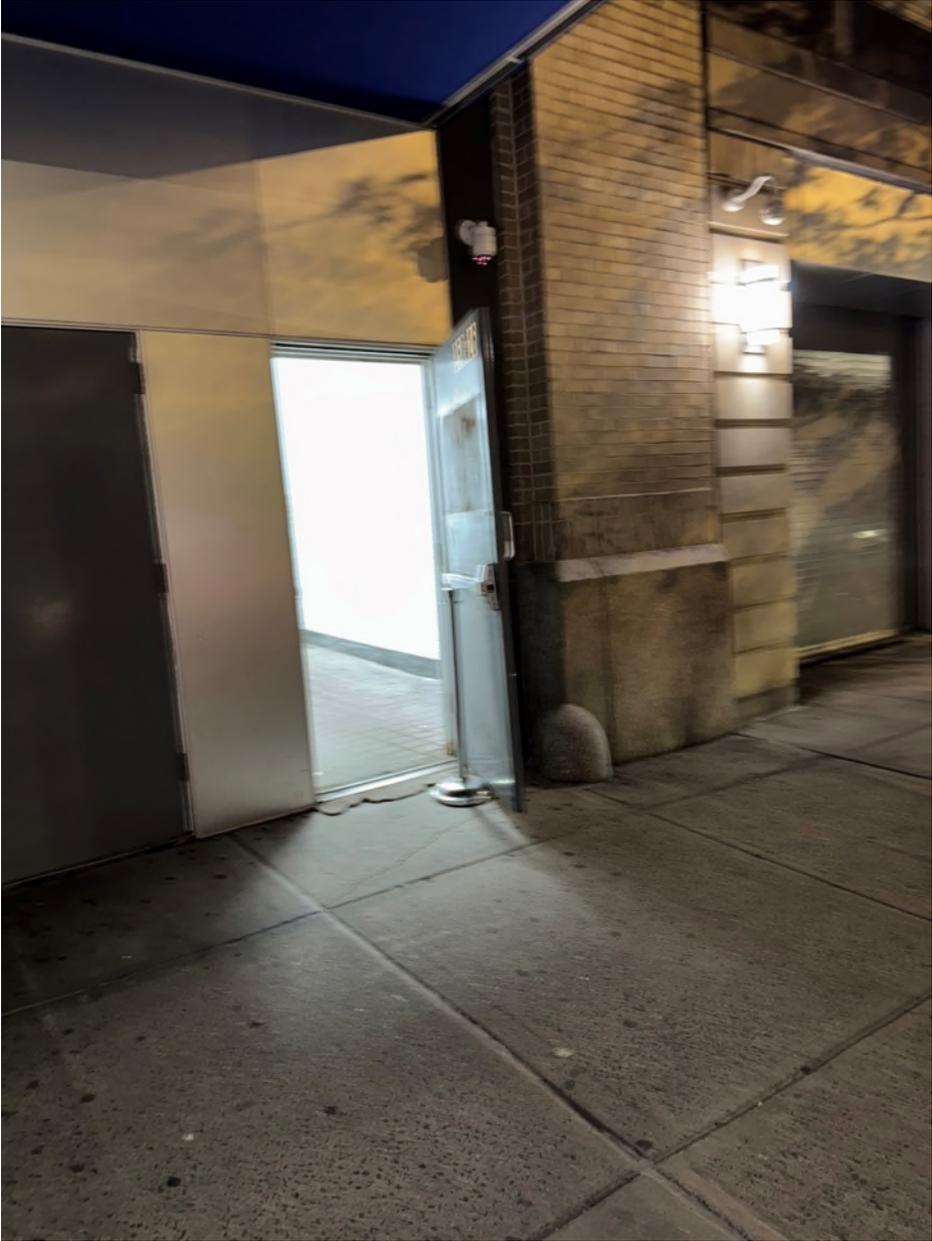
247 WEST 37TH STREET  
NEW YORK, NY 10018  
TEL. (212) 221-1986 FAX. (212) 221-3218

**NOT FOR  
CONSTRUCTION**

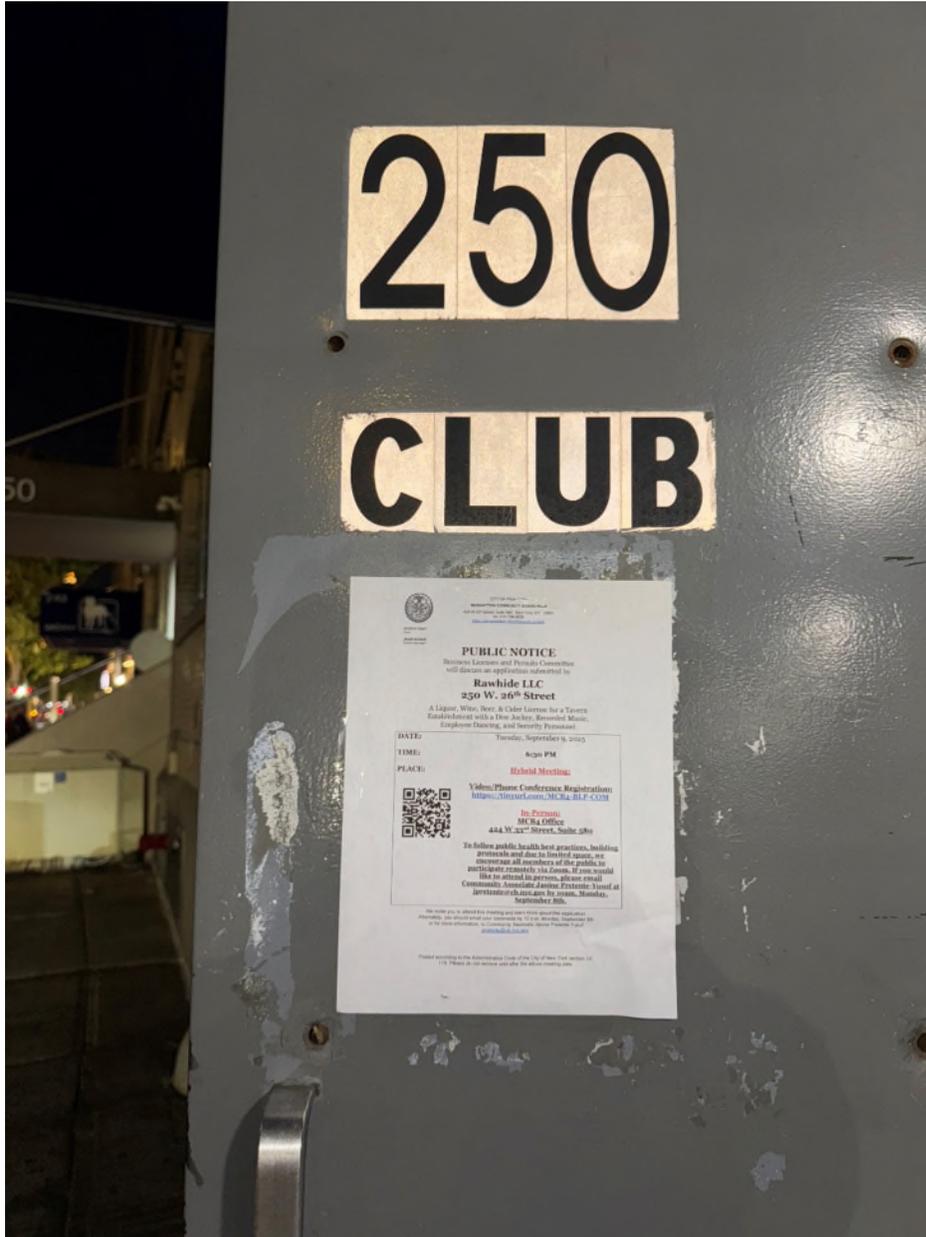
PROJECT: PROPOSED EATING & DRINKING ESTABLISHMENT 250 WEST 26TH STREET		© 2003 - 2025 NTA DESIGN GROUP LLC
TITLE:	CELLAR MEZZANINE PLAN	PROJ. No.: 02670
SCALE:	NOT TO SCALE	DATE: 8/28/25

**A03**

Rawhide LLC  
dba Rawhide  
250 West 26<sup>th</sup> Street  
New York, New York 10001



Rawhide LLC  
dba Rawhide  
250 West 26<sup>th</sup> Street  
New York, New York 10001



250

CLUB

**PUBLIC NOTICE**  
Business License and Permitting Corporation  
will discuss an application submitted by  
**Rawhide LLC**  
250 W. 26<sup>th</sup> Street  
A Liquor, Wine, Beer & Cider License for a Tavern  
Establishment with a New Jersey, Beverage Menu,  
Employee Training, and Security Permitting

DATE: Tuesday, September 9, 2023  
TIME: 8:30 PM  
PLACE: **Virtual Meeting**  
Video/Phone Conference Registration:  
<https://tinyurl.com/3MC2a-8LFP-113N>

**In Person:**  
MC B4 Office  
444 W. 24<sup>th</sup> Street, Suite 206

To follow public health and safety protocols, including  
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  
Community.Assistant@nyc.gov for more details.  
September 8th.

Rawhide LLC is required to holding and have their own state sales  
license. An application will be submitted to the state, including the  
state license application. Contact the state for more information.  
rawhide@rawhide.com

Printed according to the Administrative Code, § 24-217. If you have any questions, call  
311. Please do not remove signs after the public meeting time.

Rawhide LLC  
dba Rawhide  
250 West 26<sup>th</sup> Street  
New York, New York 10001



# Rawhide

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## MENU

12" Pizza.....\$12.00

Chicken Fingers.....\$12.00

Spicy Chicken Fingers.....\$12.00

Chips & Salsa.....\$10.00

250 W. 26th Street, New York City



AREA SURVEY  
 250 West 26th Street  
 New York, NY  
 August 27, 2025  
 NOT TO SCALE

Re: 250 West 26<sup>th</sup> Street

---

1. Hey Yuet - 251 West 26<sup>th</sup> Street - (112')
2. The Chelsea Bell - 260 West 26<sup>th</sup> Street AKA 316 8<sup>th</sup> Avenue - (268')
3. Anixi - 290 8<sup>th</sup> Avenue - (417')
4. Fashion Institute of Technology - 227 West 27<sup>th</sup> Street - (399')

### Schools & Churches

1. High School of Fashion Industries - 225 West 24<sup>th</sup> Street - (479')

8th Avenue

Discount Store

Commercial

Yasabee (wine, beer)

Service Door

Residential

Hey Yuet 251 W. 26th St.

Residential

Cleaners

Nail Salon

Residential

Vacant

Parking Garage

Residential

Residential

Dog Daycare

Residential



Chelsea

Television

Studios

Back of

FIT

7th Avenue

West 26th Street

BLOCK PLOT

250 West 26th Street

New York, NY

August 27, 2025

NOT TO SCALE

Coffee Store

Pre-School

Residential

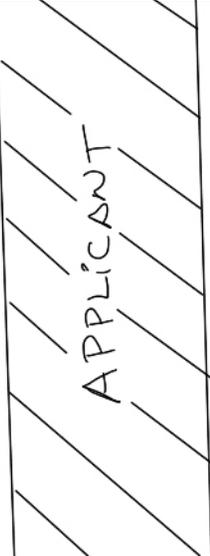
Loading Dock

Pre-School

Loading Dock

Veterinary

Service Door



APPLICANT

Veterinary Office

Stationery

Freight Door

Residential

Cleaners

Upholstery Supplies

Commercial

Parking Garage

Commercial

Event Space

Service Door

Dental Office

Residential

Service Door

Vacant

## PUBLIC INTEREST STATEMENT - 500 FOOT LAW STATEMENT

RE: Rawhide LLC  
dba Rawhide  
250 West 26<sup>th</sup> Street  
New York, New York 10001

Rawhide LLC dba Rawhide will be applying for applications for a liquor license and temporary retail permit for the premises located at 250 West 26<sup>th</sup> Street between Seventh and Eighth Avenues in Chelsea. The former space was a private club that did not hold a liquor license.

The space will be a bar located in the cellar and mezzanine level of a four story commercial building. The 2,398 square foot first floor has 27 tables and 41 seats and a 9 seat customer bar. The 348 square foot mezzanine has 6 tables and 12 seats. The total seating including bar seats is 62 and the occupancy is 160. There will be a limited food menu offered. There are no outdoor spaces or windows or doors that will be open since the bar is in the cellar.

The proposed hours of operation are 5pm to 2am Monday to Tuesday and 5pm to 4am Wednesday to Sunday.

The owners, Robert Fluet, Robert Hynds and Raymond Geerlof have extensive experience in the hospitality industry. See enclosed license history.

There are only four venues that hold liquor licenses within 500 feet of the premises.

In addition to the matters stated above, issuance of the instant license will also promote the public interest in that it will be a positive contribution to the economy also by way of the jobs maintained, continued wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base.

# Complete Security Plan for RAWHIDE

## 1. Objective

To maintain the safety of patrons, staff, and property at RAWHIDE while ensuring compliance with all NYC regulations, State Liquor Authority (SLA) requirements, FDNY occupancy rules, and NYPD best practices.

## 2. Venue Profile

- Legal Business Name: RAWHIDE
- Address: 250 W 26th Street, New York, NY 10001
- Liquor License Number: PENDING
- Maximum Occupancy (per FDNY): 150
- Operating Hours: Wednesday - Sunday, 1700 (5pm) x 0400 (4am)
- Entertainment Type: Live DJ

## 3. Staffing Plan

1 unarmed licensed security guard per 75 patrons, per NYC safety guidelines.

Venue Capacity	Number of Guards
Up to 75	1
76 - 150	2

## 4. Duties of Security Guards

- Verify IDs and ensure patrons meet age requirements.
- Conduct bag checks or visual screening at entry.
- Monitor patron behavior for signs of intoxication or aggression.
- Maintain crowd control during peak hours.
- De-escalate disturbances and coordinate with NYPD if necessary.
- Document incidents in a nightly security log.
- Copies NYS Security Guard Licenses will be kept on site.

## 5. Crowd Management Procedures

- Line queues managed with stanchions and guard presence.
- Enforce maximum occupancy with 1-in-1-out once capacity reached.
- Manage VIP and private party areas with additional guards.

## 6. Alcohol Service Monitoring

- Bartenders and servers trained in TIPS/ATAP certification.
- Security assists in identifying intoxicated patrons.
- Protocol for denying service and arranging safe transportation.

## 7. Search & Entry Procedures

- Valid ID check using ID scanner and visual verification.
- Bag check or metal detector screening upon entry.
- Dress code enforcement as required by management.

## 8. Use of Force & Ejection Policy

- Verbal de-escalation is always the first response.
- Guards may only use reasonable force to protect patrons or staff.
- Patron removal process documented in logbook and incident report.

## 9. Venue Security Measures

- CCTV cameras covering entry points, exits, bar areas, and high-traffic zones.
- Well-lit entrances, exits, and outdoor smoking areas.
- Emergency exits clearly marked and unobstructed.
- Walkie-talkies/radios for guard communication.

## 10. Emergency Protocols

- **Medical Emergency:** Guards trained in CPR/First Aid, and Narcan administration coordinate with local EMS station.
- **Fire/Evacuation:** Fire Guards assist in directing patrons to exits.
- **Violent Incident:** Guards de-escalate, remove aggressor, and notify NYPD.

## 11. Communication Protocols

- Two-way radios assigned per guard, tested at start of shift.
- Call signs used for quick identification (e.g., 'Front Door', 'Patrol 1').
- Escalation chain: Guard → Head of Security → Manager → Owner → Police/EMS.

## 12. Coordination with Law Enforcement

- Maintain relationship with local NYPD 10th Pct, Sector B
- Police notified for weapons, violent assaults, or major disturbances.
- Manager / Security Manager is point of contact for law enforcement upon arrival.

### **13. Medical & First Aid Preparedness**

- First Aid kits and AED accessible on premises.
- Select staff trained in CPR/First Aid.
- EMS contacted immediately for medical emergencies via 911.

### **14. Lost & Found**

- All lost items logged in secure book with date/time and finder.

### **15. Contractor & Vendor Policy**

- Outside promoters must notify venue of expected attendance.
- Vendors briefed on security plan prior to events.
- Security manager has authority to override promoter/vendor decisions if safety is at risk.

### **16. Accessibility & ADA Considerations**

- Queue management accommodates disabled patrons.
- Evacuation plan includes assistance for patrons with mobility impairments.
- Exits checked nightly for ADA compliance.

### **17. Record Keeping & Retention**

- Incident reports retained for minimum of 3 years.
- CCTV footage retained for 30–60 days as per NYC standards.
- Daily checklists archived with management oversight.

### **18. Technology & Monitoring**

- CCTV monitored in real-time by staff.
- Footage retained for minimum 30–60 days.
- Video access restricted to managers, logged when accessed.

### **19. Special Events & High-Risk Nights**

- Additional guards scheduled for holidays and special events.
- Metal detectors or wands used for large events as needed.
- Advance coordination with NYPD NCO Sector B, NYPD 10th Pct Community Affairs, and / or NYPD Patrol Borough Manhattan South for high-attendance nights.

### **20. Insurance & Liability**

- Proof of liability insurance maintained on file.
- Worker's compensation coverage for all guards and staff.

# Appendix A: Incident Report Template

Date/Time of Incident:	
Location:	
Security Staff Involved:	
Description of Incident:	
Actions Taken:	
Patrons/Staff Involved (Names, if known):	
Witnesses:	
Medical Assistance Required:	
Police Notified (Y/N):	
Follow-Up Required:	
Signature of Reporting Guard:	
Manager Review Signature:	

## Appendix B: Daily Security Shift Checklist

Time	Task	Completed (Initials)
Opening	Check all security equipment (radios, flashlights, CCTV).	
Opening	Verify emergency exits are unlocked and clear.	
Opening	Confirm ID checkpoint is set up with supplies (scanner, logbook).	
Mid-Shift	Patrol venue perimeter and smoking areas.	
Mid-Shift	Check restrooms for safety and security issues.	
Mid-Shift	Log patron counts and crowd size.	
Closing	Assist in safely clearing patrons from venue.	
Closing	Secure all entrances and exits.	
Closing	Submit incident reports and shift notes to manager.	



# Certificate of Occupancy

CO Number:1014206-0000002

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.	<b>Borough:</b> MANHATTAN	<b>Block Number:</b> 775	<b>Full Building Certificate Type:</b>
	<b>Address:</b> 250 WEST 26 STREET	<b>Lot Number(s):</b> 64	Temporary
	<b>Building Identification</b>	<b>Additional Lot Number(s):</b>	<b>Date Issued:</b> 07/09/2025
	<b>Number(BIN):</b> 1014206	<b>Application Type:</b> A1 - ALTERATION TYPE 1	
<b>This building is subject to this Building Code:</b> 1968			
<b>This Certificate of Occupancy is associated with job#</b> 103540483-01			
B.	<b>Construction Classification:</b> 1: FIREPROOF STRUCTURES		
	<b>Building Occupancy Group classification:</b> E - BUSINESS		
	<b>Multiple Dwelling Law Classification:</b> Not Available		
	<b>No.of stories:</b> 4	<b>Height in feet:</b> 51	<b>No.of dwelling units:</b> Not Available
C.	<b>Parking Spaces and Loading Berths:</b>		
	Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
D.	<b>This Certificate is issued with the following legal limitations:</b>		
	Restrictive Declaration: None      Zoning Exhibit: None BSA Calendar Number(s): None      CPC Calendar Number(s): None		
<b>Borough Comments:</b> Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of the Zoning Text Amendment.			

Borough Commissioner

Commissioner



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	B	20	OG	6		103540483	Temporary	10/07/2025
Description of Use: Business and Service PHOTOGRAPHIC STUDIO						Exceptions:		
Cellar	F-2	N/A	OG	6		100566978	Final	
Description of Use: Mechanical and/or electrical equipment room BOILER ROOM & STORAGE						Exceptions:		
Cellar	A-2	160	OG	6		103540483	Temporary	10/07/2025
Description of Use: Restaurant EATING AND DRINKING ESTABLISHMENT						Exceptions:		
Floor 1	A-2	250	100	12		103246961	Temporary	10/07/2025
Description of Use: Cabaret CABARET						Exceptions:		
Floor 2	B	30	100	6		100566978	Final	
Description of Use: Business and Service OFFICES						Exceptions:		
Floor 3	B	30	100	6		100566978	Final	
Description of Use: Business and Service OFFICES						Exceptions:		



## Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 4	B	30	100	6		100566978	Final	
Description of Use: Business and Service OFFICES						Exceptions:		

**CofO Comments:** N/A

Borough Commissioner

Commissioner