

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
CAFFE VENTO COMPANY, INC			
STREET ADDRESS		CROSS STREETS	ZIP CODE
555 WEST 38TH ST, NEW YORK, NY		11 AVE AND W 38TH ST	10018
Applicant <small>(Attach a list of all individuals that will be listed associated with the license)</small>	NAME:	ALEXANDROS BALILI	NAME: TEDDY GONZALEZ
	PHONE:	(929) 841-4967	PHONE: (917) 531-9567
	EMAIL:	ALEXANDROS@PRIMAKITCHEN.COM	EMAIL: TEDDYGONZALEZ14@AOL.COM
MANAGER	NAME:	ARIS BALILI	NAME: WEST 38 RES LLC
	PHONE:	929-385-4680	PHONE: (212) 847-3770
	EMAIL:	DACAPOATMADISON@GMAIL.COM	EMAIL: N/A
APPLICATION TYPE (<input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	TALEA INC - DBA CAFFE DA CAPO / 1392 MADISON AVE	
	What were the dates applicant was involved with this former premise?	MAY 2025 - PRESENT	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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	<input checked="" type="checkbox"/> NO	AFTER APRIL 3RD
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.	YES	<input checked="" type="checkbox"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM
	Outdoors							
	Kitchen	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM
	Music (indoors)	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM	8AM-9PM

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

<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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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	45	34	4	12	0	1	9
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)</i>							
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway							

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

Will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	<input checked="" type="checkbox"/> NO	
Will applicant be hosting private promotional or corporate events?	YES	<input checked="" type="checkbox"/> NO	
Will outside promoters be used on a regular basis? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a security plan? If yes, please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> NO	

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	NO BIKE DELIVERY
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?	NO		
Where will applicant store its garbage containers when not in use?	GARBAGE IS STORED IN BUILDING BASEMENT.		
Where will applicant lay out garbage containers and at what time?	GARBAGE IS REMOVED BY THE BUILDING.		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	HUDSON YARDS
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is a Public Assembly permit required?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Are your plans filed with DOB?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
What is the zoning designation for this location?	C6-4		

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	HKNA (incl. Dog Run) / Kathleen Treat
	# 2	West 36th Street / Frank Strock
	# 3	CHDC (incl. Bob's and bird parks) / Joe Restuccia
	# 4	CHDC (incl. Bob's and bird parks) / Ryan Marcano
	# 5	SEE ATTACHED FOR MORE
When did applicant post the notice that was provided?	MARCH 29, 2026	
Where did applicant post the notice that was provided?	STORE ENTRY, C/O 38TH & 11AVE, POLE IN FRONT OF BUILDING, ACROSS STREET FROM CAFE	
Please provide dates when applicant met with the groups listed above.	NONE	
Who was your contact person at each group you met with?	N/A	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO ALEXANDROS BALILI (929) 841-4967
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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

BUILDING DESIGN			
State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="checkbox"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
			WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A
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	N/A
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	AIR CONDITIONING PROVIDED BY BUILDING.		
When was the air conditioner installed?	2019		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	<input checked="" type="radio"/> NO	
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	
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 Caf� Policy?	YES	<input checked="" type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	<input checked="" type="radio"/> NO	
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	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 caf� 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 caf� 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	<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)

- This application does not extend to any outdoor space

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.

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Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 5/6/26 full board meeting, with 42 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 <i>MCB4 Assistant District Manager</i>	 Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i>	 Wendy Gonzalez <i>MCB4 BLP Committee Co-Chair</i>
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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>SIGN HERE →</p>	<p>ALEXANDROS BALILI PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>DATE 04/05/2026</p>
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15 EAST 26TH STREET • 7TH FLOOR • NEW YORK, NEW YORK, 10010 • 212.847.3700

March 19, 2026

State Liquor Authority
Alcoholic Beverage Control
317 Lenox Avenue
New York, NY 10027

RE: Caffe Vento Company, Inc. Application
Premises at 555 W 38th Street, New York, New York, 10018 d/b/a Caffe Vento

To Whom It May Concern:

We are writing in support of the liquor license for the sale of alcohol for on premise consumption for the applicant referenced above.

This coffee shop is located in our residential building at 555 W 38th Street, the Lyra. The building has 590 residential units. Caffe Vento has been our Tenant since 2022 and changed Owners in 2024.

We have carefully curated the retail in the building to fulfill the requests of our residential occupants and the working office tenants. The coffee shop expanding as a wine bar in the evening is something our residents would appreciate.

There is a necessity for a quality coffee bar/ wine shop to complete the needs of the neighborhood. Caffe Vento already provides an engaging experience with a knowledgeable staff and a carefully chosen selection of coffee. They intend to uphold the same level of standard as it relates to their wine.

Please do not hesitate to call the undersigned at (212) 847-3770 for additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'Patricia Dunphy', written over a horizontal line.

Patricia Dunphy, Senior Vice President
Rockrose Development L.L.C.



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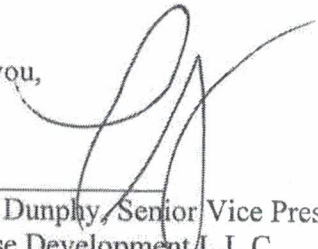
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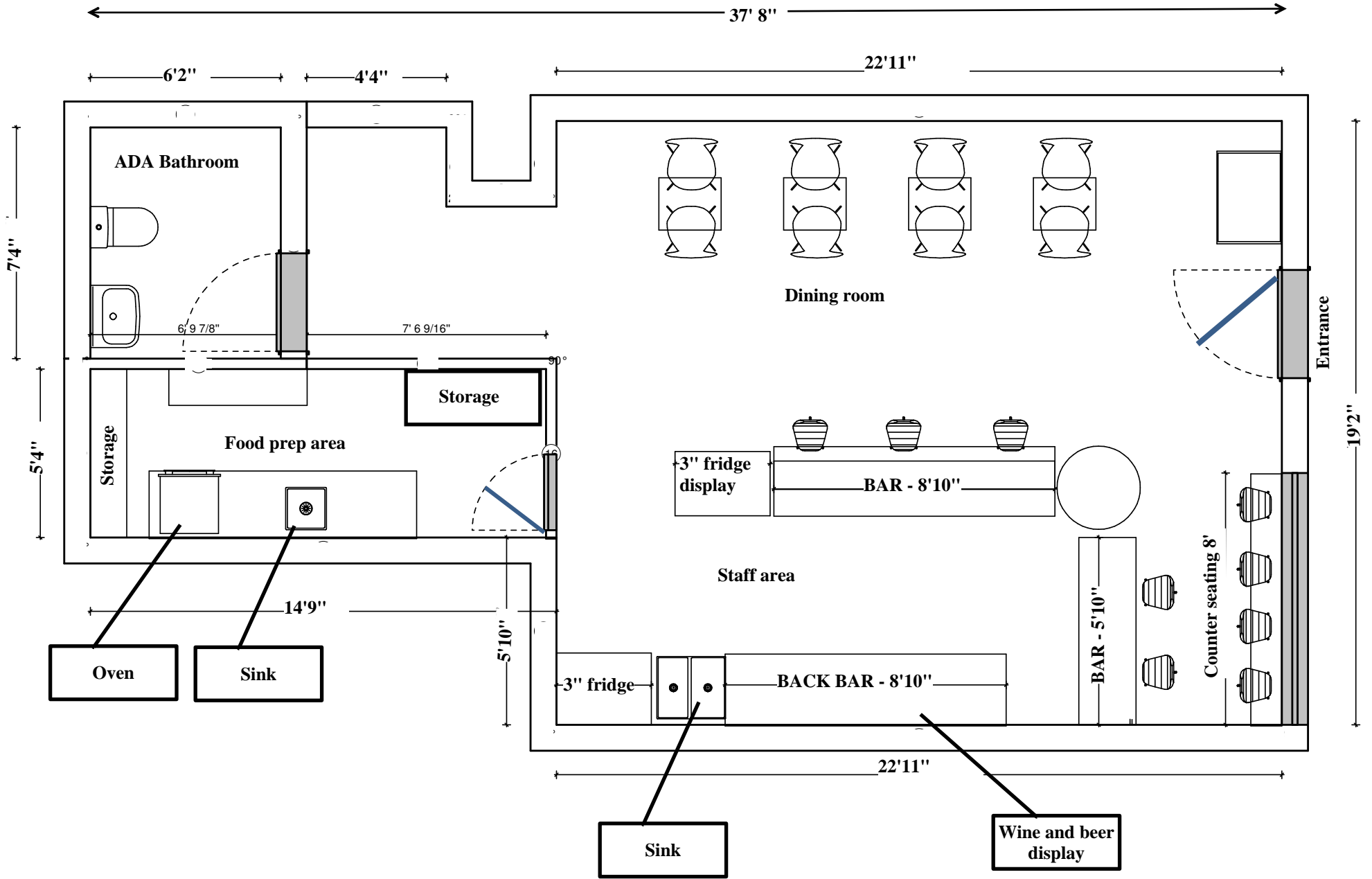
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Please do not hesitate to call the undersigned at (212) 847-3770 for additional information.

Thank you,



Patricia Dunphy, Senior Vice President
Rockrose Development L.L.C.



Ground floor

Floor plan

03.03.2026

Caffe Vento Company, Inc.
555 W 38th St. New York, NY 10018

Caffè
VENTO
MENU



ESPRESSO

Americano	4.25
Cappuccino	5.00
Latte	5.50
Double Espresso	5.50
Machiato	4.50
Mochaccino	4.50
Long Black	4.00
Flat White	5.00

NON-COFFEE

Chai Latte	6.25
Matcha Latte	6.25
Hot Chocolate	6.00
Tea	4.00
Fresh OJ	8.00
Soda	3.50
Mineral Water	3.00
Sparkling Water	3.50

FOOD

Mushroom Risotto	17.00
Walnut & Pear Salad	12.00
Green Salad	11.00
Caesar Salad	13.00
Gnocchi al Pesto	15.00

DESSERTS

Tiramisu	8.25
Forest Fruit Tart	8.25
Lemon Pie	8.25
Croissant	5.00
Chocolate Muffin	5.00

Caffè VENTO

WINES & BEER

wines

Cantine Povero - Contrada Maestra Barbera D'Asti 2023	14 49
Cantine Povero - Langhe Nebbiolo 2022	16 59
Villa Cerna - Primocolle Chianti Classico 2022	16 58
Tenuta Sant'Helena - Rocciaponca Pinot Grigio 2024	15 55
Marcarini - Roero Arneis 2024	16 60
Tanuta Sant'Helena - Judri Sauvignon 2022	14 51
Fantinel - Prosecco Extra Dry	14 50
Oyster Bay - Sauvignon Blanc Marlborough 2025	15 52

beers

Stella	9
Estrella Jalisco	9
Hoegaarden	9



Certificate of Occupancy

CO Number: 1091000-0000020

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

A	Borough: MANHATTAN Address: 555 WEST 38TH STREET Building Identification Number(BIN): 1091000	Block Number: 710 Lot Number(s): 1 Additional Lot Number(s): Application Type: NB - NEW BUILDING	Full Building Certificate Type: Temporary Date Issued: 02/27/2026
	This building is subject to this Building Code: 2014		
This Certificate of Occupancy is associated with job# 121188972-01			
B	Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES Multiple Dwelling Law Classification: HAEA		
	No. of stories: 52	Height in feet: 544	No. of dwelling units: 590
C	Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System		
D	Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 0 Total Loading Berths: Not available		
	This Certificate is issued with the following legal limitations: Restrictive Declaration: 2018000397680 Zoning Exhibit: 2018000426100, 2019000059575, 2018000426099 BSA Calendar Number(s): None CPC Calendar Number(s): None		
E	Borough Comments: 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	A-3	125	OG	2		121188972	Temporary	05/28/2026
Description of Use: Recreation RESIDENTIAL AMENITY LOUNGE						Exceptions:		
Cellar	F-2	N/A	OG	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms COMPACTOR ROOM, GAS METER ROOM, WATER METER AND PUMP ROOM, TELECOM ROOM, MECH. ROOMS						Exceptions:		
Cellar	S-2	6	OG	2		121188972	Temporary	05/28/2026
Description of Use: Storage of non combustibile Materials SUPER'S WORKSHOP, WORK SHOP, STORAGE ROOMS, STAFF ROOM, LOCKER ROOMS						Exceptions:		
Cellar	R-2	7	OG	2		121188972	Temporary	05/28/2026
Description of Use: Apartment House LOWER LOBBY (NON SIMULTANEOUS WITH RESIDENT AMENITY LOUNGE), TENANT STORAGEROOM, LAUNDRY ROOM.						Exceptions:		
Floor 1	S-2	N/A	40	2		121188972	Temporary	05/28/2026
Description of Use: Storage of non combustibile Materials BIKE STORAGE ROOM						Exceptions:		
Floor 1	R-2	11	40	2		121188972	Temporary	05/28/2026
Description of Use: Apartment House RESIDENTIAL LOBBY,PACKAGE ROOMS, VALET, MAILROOM, LEASING OFFICE.						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 1	M	63	100	6		121188972	Temporary	05/28/2026
Description of Use: Retail Sales RETAIL STORES						Exceptions:		
Floor 2	F-2	N/A	40	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms ATS ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, FIRE ALARMARCS ROOM						Exceptions:		
Floor 2	R-2	N/A	40	2	10	121188972	Temporary	05/28/2026
Description of Use: Apartment House 10 CLASS 'A' APARTMENTS						Exceptions:		
Floor 3	R-2	N/A	40	2	11	121188972	Temporary	05/28/2026
Description of Use: Apartment House 11 CLASS 'A' APARTMENTS						Exceptions:		
Floor 4	S-2	N/A	40	2		121188972	Temporary	05/28/2026
Description of Use: Storage of non combustible Materials BIKE STORAGE ROOM						Exceptions:		
Floor 4	F-2	N/A	100	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms DETENTION TANK ROOM						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	R-2	N/A	40	2	11	121188972	Temporary	05/28/2026
Description of Use: Apartment House 11 CLASS 'A' APARTMENTS						Exceptions:		
Floor 5	S-2	N/A	40	2		121188972	Temporary	05/28/2026
Description of Use: Storage of non combustible Materials BIKE STORAGE ROOM						Exceptions:		
Floor 5	R-2	N/A	40	2	11	121188972	Temporary	05/28/2026
Description of Use: Apartment House 11 CLASS 'A' APARTMENTS						Exceptions:		
Floor 6	R-2	22	40	2		121188972	Temporary	05/28/2026
Description of Use: Apartment House SQUASH COURT, GOLF SIMULATOR						Exceptions:		
Floor 6	R-2	N/A	40	2	12	121188972	Temporary	05/28/2026
Description of Use: Apartment House 12 CLASS 'A' APARTMENTS						Exceptions:		
Floor 7	R-2	N/A	40	2	12	121188972	Temporary	05/28/2026
Description of Use: Apartment House 12 CLASS 'A' APARTMENTS						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 8	F-2	N/A	100	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOM						Exceptions:		
Floor 8	R-2	N/A	40	2	12	121188972	Temporary	05/28/2026
Description of Use: Apartment House 12 CLASS 'A' APARTMENTS						Exceptions:		
Floor 9	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 10	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 11	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 12	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						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 13	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 14	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 15	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 16	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 17	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						Exceptions:		
Floor 18	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use: Apartment House 16 CLASS 'A' APARTMENTS						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 19	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 16 CLASS 'A' APARTMENTS					Exceptions:		
Floor 20	R-2	N/A	40	2	16	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 16 CLASS 'A' APARTMENTS					Exceptions:		
Floor 21	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 17 CLASS 'A' APARTMENTS					Exceptions:		
Floor 22	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 17 CLASS 'A' APARTMENTS					Exceptions:		
Floor 23	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 17 CLASS 'A' APARTMENTS					Exceptions:		
Floor 24	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use:	Apartment House 17 CLASS 'A' APARTMENTS					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 25	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 26	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 27	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 28	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 29	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 30	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						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 31	R-2	N/A	40	2	17	121188972	Temporary	05/28/2026
Description of Use: Apartment House 17 CLASS 'A' APARTMENTS						Exceptions:		
Floor 32	R-2	8	100	2		121188972	Temporary	05/28/2026
Description of Use: Apartment House LEASING OFFICE						Exceptions:		
Floor 32	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 32	R-2	64	40	2		121188972	Temporary	05/28/2026
Description of Use: Apartment House ACCESSORY TENANT EXERCISE ROOMS.						Exceptions:		
Floor 33	F-2	N/A	100	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOM.						Exceptions:		
Floor 33	A-3	276	100	2		121188972	Temporary	05/28/2026
Description of Use: Recreation ACCESSORY TENANT RECREATION AREA WITH INDOOR LOUNGE AND OPEN ROOF.						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 34	R-2	N/A	40	2	6	121188972	Temporary	05/28/2026
Description of Use: Apartment House 6 CLASS 'A' APARTMENTS						Exceptions:		
Floor 35	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 36	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 37	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 38	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 39	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						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 40	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 41	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 42	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 43	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 44	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 45	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						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 46	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 47	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 48	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 49	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 50	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						Exceptions:		
Floor 51	R-2	N/A	40	2	7	121188972	Temporary	05/28/2026
Description of Use: Apartment House 7 CLASS 'A' APARTMENTS						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 52	F-2	N/A	100	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOM						Exceptions:		
Roof	F-2	N/A	100	2		121188972	Temporary	05/28/2026
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL AREA, ELEVATOR MACHINE ROOM.						Exceptions:		

CofO Comments: THESE PREMISES, CONSISTING OF TAX LOTS 1,6,11,58,60 HAVE BEEN DECLARED AS A SINGLE ZONING LOT AND RECORDED IN COUNTY CLERK OFFICE UNDER CFRFN# 2019000059575.

Borough Commissioner

Commissioner

Caffè
VENTO

PUBLIC NOTICE
The undersigned, the City of New York, Department of Health, Office of Sanitation, hereby certifies that the premises of Caffè Vento, located at 555 W. 188th Street, New York, New York, have been inspected and found to be in compliance with the provisions of the Sanitary Code, Chapter 24 of the Rules and Regulations of the City of New York, and that the premises are hereby certified as being in compliance with the provisions of the Sanitary Code, Chapter 24 of the Rules and Regulations of the City of New York.

DATE: 11/11/2020
BY: [Signature]



SANITARY INSPECTION GRADE
A

HOURS
M - SUN
8 TO 5

Caffè
VENTO

SPRINKLER AND
STANDPIPE FIRE
DEPARTMENT
CONNECTION

W 38 St

77 Av

NO STANDING
Anytime



BEAUTY
V3RS

PUBLIC NOTICE
 Notice is hereby given that the City of New York is conducting a public hearing on the proposed...
 Call 311 for more information.
 City of New York
 Department of Transportation
 110 West Street, 11th Floor
 New York, NY 10038
 www.nyc.gov





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CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD No. 4
 100 W. Avenue, Suite 203, New York, NY 10014
 Tel: 212-758-4542
DMC@MANHATTANCOMMUNITYBOARD4.COM

WILLIAM TOMPKINS
 District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
 will discuss an application submitted by

Caffe Vento Company Inc
 555 W 38th Street

A New Wine, Beer & Cider License Application for a
 Bar/Tavern Establishment with Recreational Use

DATE: Tuesday, April 14, 2020
 TIME: 6:30 PM
 PLACE: Hybrid Meeting



Video/Phone Conference Registration
<https://tinyurl.com/MS34RLE200>

NEW LOCUS
 Int-Permits
 MCR4 Office
 630 9th Avenue, Suite 207 (4th Fl)

Due to limited space, access to the meeting by
 members of the public to attend the meeting
 via Zoom

We invite you to attend this meeting and learn more about the application.
 Alternatively, you should email your comments by 12:00 PM on April 13, 2020
 for more information, to Assistant District Manager

