



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone: (212) 533-5300 - Fax: (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at info@cb3manhattan.org for help to find block associations.
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license
- alteration of an existing liquor license
- corporate change
- upgrade of an existing liquor license
- sale of assets

Today's Date: September 28, 2012

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Type of license: On-Premise Eating and Drinking Is location currently licensed? Yes No

If alteration, describe nature of alteration: _____

Previous or current use of the location: On-Premise Establishment

Corporation and trade name of current license: The Porch, Inc.

APPLICANT:

Premise address: 115 Avenue C, New York, NY 10009

Cross streets: Between East 7th Street and East 8th Street

Name of applicant and all principals: Paul Seres, Aleksandra Drozd

Trade name (DBA): 115 Avenue C LLC

PREMISE:

Type of building and number of floors: 2 Floors w/Basement Commercial Use

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) Yes No If Yes, describe and show on diagram: Outside Patio on Second Floor maybe enclosed if code allows

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate of occupancy for back or side yard intended for commercial use? Yes No
Indoor Certificate of Occupancy 165 Outdoor Certificate of Occupancy _____

Do you plan to apply for Public Assembly permit? Yes No
Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):
R7-A with a commercial overlay C1-5

Is this premise wheel chair accessible? Yes No

PROPOSED METHOD OF OPERATION:

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?
Restaurant Bar

Will any other business besides food or alcohol service be conducted at premise? Yes No
If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sunday through Tuesday to Midnight, Wednesday-Thursday to 2AM, Friday - Saturday to 4 AM Kitchen will be open during all hours of operation

Number of tables? 36 Tables Number of seats at tables? 80 seats

How many stand-up bars/ bar seats are located on the premise? 1 Bar with 12 seats
(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 1 straight bar along the north wall
Any food counters? Yes No If Yes, describe: Located at the end of the bar

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu
See attached menu

What are the hours kitchen will be open? Same hours as the business

Will a manager or principal always be on site? Yes No If yes, which? Manager and Principals

How many employees will there be? 25-30

Do you have or plan to install French doors accordion doors or windows?

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No

Will there be TVs/monitors? Yes No (If Yes, how many?) 1 television

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Small speakers, background music only

Will you host promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. N/A

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have or plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: The DL, The Delancey

Address: 95 Delancey Street/168 Delancey Street Community Board # 3

Dates of operation: March 2012/ June 2004

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business See Above

Has any principal had SLA reports or action within the past 3 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many license establishments are within 1 block? 6

How many license establishments are within 500 feet? 14

Is premise within a 500 foot radius of 3 or more establishments with OP licenses? Yes No

How many On-Premise (OP) liquor licenses are within 500 feet? 11

Is premise within 200 feet of any school or place of worship? Yes No

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

COMMUNITY OUTREACH:

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information.

Please use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

Apartment 13 menu ideas:

Menu

Raw Bar

½ Dz. Selection of east/west coast oysters MP.

½ Dz. Littleneck Clams 12.

Fruits de Mer Plateaus

Studio 35. / *Loft* 65. / *Penthouse* 95.

Ceviche

Conch 6. / *Scallop* 8. / *Tuna* 9.

Shrimp Cocktail 14.

Salads

Sheppard's Salad 9.

Iceberg & Tuna Poke' 14

Market Vegetable Aioli 11

Small Plates

Lobster Brulee 15.

Mimi's Maryland Crabcake 13.

Foie Gras Terrine 16.

Bone Marrow Gremolata 14.

Clams Casino 13.

Oysters Rockefeller MP.

Country Pate' 12.

Pots

Oyster Stew 12.
Mussels Frites 18.
Steamed Clams with chorizo 15.
Shrimp Gumbo 14.
Conch and corn chowder 13

ENTREES

(choice of side; mac & cheese \$2 extra)
Free Range Chicken (please allow 35min.)
Roasted w/ wild mushroom gravy or Fried w/ DL Hot Sauce
½ \$15 / Whole \$26
Steak Frites Dry aged NY Strip, parmesan truffle fries, 5
peppercorn sauce \$25
Bone in Dry Aged Rib Eye for Two w/ red chimmichurri
sauce \$49
The Roast: Chef's choice: Braised, Roasted or Stewed \$23
Whole Roasted Sea Bass w/ fresh herbs, lemon and Tuscan
olive oil \$22
Red Snapper Filet w/ lemon caper sauce \$19
Burger and Fries Fresh ground short rib, brisket, and chuck,
house made potato roll, white cheddar, smoked tomato
relish, red chili aioli \$15

Apartment 13

House Cocktails \$13

Manhattan on Ludlow

Rittenhouse Rye, Carpano Antica, Tuaca, Cherry Bark Vanilla Bitters

Avenue C Sour

Chipotle pepper infused Jack Daniels bourbon, lemon juice, honey syrup, Memphis BBQ Bitters

Hipster's Blood

Scotch, Cherry Heering, Carpano Antica, blood orange juice

The Liz Fizz

Hendricks Gin, St. Germain, Lemon Juice, Simple

East of the Park

Illegal Mezcal, Campari, Carpano Antica, Xoxcolatl Chocolate Bitters

Italian Mojito

Light rum, Tuaca, Prosecco

Tompkin's Punch

Dark Rum, Malibu, Bacardi 151, pineapple juice, orange juice

First Run Hound

Belevedere Grapefruit vodka, grapefruit bitters, honey syrup, mint, prosecco

Wines By The Glass

Whites.

Stellina Di Nottle Pinot Grigio 2010 (Italy) **\$9**

A by Acacia Chardonnay 2010 (California) **\$10**

Richter Estate Reisling 2011 (Germany) **\$10**

Brancott Sauvignon Blanc (New Zealand) **\$12**

Domain Auvigue Pouilly Fuisse 2009 (France) **\$14**

Reds.

Terrazas Malbec 2009 (Argentina) **\$9**

Ruffino Estate Chianti Superiore (Super Tuscan, Italy) **\$11**

Chalone Pinot Noir 2009/2010 (Monterey County, CA) **\$12**

Paul Dolan Organic Cabernet (Mendocina, CA) **\$14**

Rose.

Gerard Bertrand Blanc Rose 2011 (France) **\$10**

Sparkling.

Stellina Di Nottle Prosecco DOC (Italy) **\$10**

Mumm Noa Brut Prestige (Napa, CA) **\$14**

Beers

Narragansett Lager (MA) **\$5** | Full Sail Session Lager (Hood River, OR) **\$5** | Amstel Light (Holland) **\$7**

Victory Prima Pils (PA) **\$7** | Dogfishhead 60 minute IPA (DE) **\$8** | Ommegang Witte (NY) **\$9** | Dogfish Head Punkin' Ale (DE) **\$9**

115 Avenue C LLC d/b/a Apartment 13

CHEF JOHN KELLER

Chef, John Keller, is a traditional chef working with contemporary influences. His versatility is evident in the multiple talents he brings to the field as chef, culinary consultant and media personality. John discovered his culinary identity at the age of 14 working as a busboy at a dinner theatre in his hometown of Baltimore, Maryland. At 18 years old, John traveled across country to Utah where he was introduced to gourmet cooking at The Aerie, a local award winning restaurant. Here, John's culinary techniques were mentored and his taste for progressive cuisine was born. His penchant for good food and cooking steered him to New York City where he was classically trained at the New York Restaurant School. To pay for tuition, John worked at various restaurants including the internationally acclaimed Nobu. Soon after, John worked at the renowned Le Bernardin where he developed his philosophy of "simple and timeless recipes that showcase great ingredients" that influences his cooking today.

In 2006, John Keller took the helm as Executive Chef at Bruno Jamais Restaurant Club, a chic French restaurant in Manhattan's Upper East Side. John invented simple but artistic dishes with a focus on a passion for flavor and a reverence for comfort food.

John continued to create his unique amalgam of innovative food at Co-Op Food & Drink and Viktor & Spoils at The Hotel on Rivington in the Lower East Side of Manhattan. Presiding over the L.E.S.'s new hot spots with Chef de Cuisine George Nikolopoulos from Le Bernardin, Co-Op Food & Drink was ranked as one of the top 5 hot spots in NYC by open table during Keller's tenure.

Currently, John has teamed up with Chef Blair Hanelt and Pastry Chef Mame Sow and created the LES's premiere comfort food destination called Dinner on Ludlow. Focusing on simple American comfort classics using top notch ingredients infusing local providers from the Essex Street Market. Also planned for December 2012 John is turning his focus to being a first time restaurateur opening "Apartment 13" at 115 Ave. C, a late night dining spot with focus on neighborhood locals and art provided by NYC local artists. Staying true to what he believes made the East Village what it is today, Apartment 13 will feature art from local artists, a raw bar downstairs and a glass enclosed terrace with a wood burning fireplace on the second floor.

Whether as a busboy, line cook, rounds man or executive chef, food has undoubtedly played an important role in John's life. At 35 years old, John Keller works tirelessly to challenge the way people view and taste food – making it bold, unique and always fun.

John Keller has been featured in the New York Times, New York Magazine, Trump Magazine, Nightclub & Bar Magazine, New York Resident Magazine, WHERE New York, Front Desk New York, and others.

115 Avenue C LLC d/b/a Apartment 13

Paul M. Seres-Managing Partner

After graduation from NYU in 1990, Paul Seres formed his own production company making Off-Broadway plays and independent films. By 1992 he had begun producing and co-producing music videos for acts including Run DMC, PM Dawn, Mariah Cary, Mary J. Blige, and Sting.

He continued to work in the short format by directing and producing commercials and on-air promotional spots for clients such as A&E Television Networks, Comedy Central, Paramount Pictures, Columbia Pictures, LifeBeat, GenArts Festival, Discovery Communications, Gap, Jussara Lee, Shiseido Cosmetics, and others.

In 1997 Paul began his television development career, developing programming for such networks as MTV, VH1, Showtime Networks, Bravo, ABC, and Trio.

While establishing himself as a producer and director, Paul began working in the nightlife industry as both a promoter and a manager of several popular spots. As managing partner of Aces & Eights, Seres quickly helped the establishment grow into one of the most popular bars in New York, becoming Anheuser Busch's largest account, surpassing Madison Square Garden in volume of goods sold. Other bars and nightclubs Paul had managerial involvement with were Coffee Shop Bar, Jekyll and Hyde, Mars, Red Zone, Rock Ridge Saloon, Micro Bar, Caddy Shack, and Delta House.

Paul also produced events for corporate clients including L'Oreal, Maybelline, Movado, VisibleWorld, Polaroid, Hasbro, various fashion designers, and Coca-Cola. In 1999, Paul joined Big Fat, a New York based marketing and event agency where he became their in-house event producer and creative director. While at Big Fat, Paul produced national tours and events for clients such as PepsiCo, Lucky Strike, Kool, Seagrams, The History Channel, Stouffers', and Nintendo. In 2001, Paul produced the national roll-out tour for Nintendo's GameCube, a 12-city tour that created 5000 sq. ft. nightclubs out of raw retail spaces in each of the cities. The tour won both a Gold Reggie and a Bronze Reggie for the gaming manufacturer.

In 2002 Paul formed Alba Creative, a boutique branding agency specializing in helping clients receive maximum return on their investment from their target audience. He successfully launched campaigns for IDT, Coldwell Banker, Netomat among others. In addition to being Chief Strategy Officer, Paul helped create and directed all on-air television and radio spots for their client roster.

In July of 2005 Paul became the Managing Member of Ruby Falls Partners, LLC, a holding company that operated Sol Nightclub, a lounge in Chelsea's trendy warehouse district. Opened in 2005, Sol has become the destination for upscale urban parties & entertainment, with notables from the **Black Eyed Peas, The Pussycat Dolls, Busta Rhymes, Maya, Cee-lo of Gnarls Barkley, Erykah Badu,**

115 Avenue C LLC d/b/a Apartment 13

Serena Williams, Fabolous, Cassie, Tracy Morgan, Jay McCarroll, JC Chasez, Lydia Hearst, to the New York **Giants, Jets, and Knicks** all being seen at this 29th street destination in recent months. Sol has been featured in US Weekly, Page Six and the NY Daily News for its hot parties, impressive space and their in-the-know celebrity guests. Its balance of intimacy and expansive glamour lends itself to both corporate clientele and nightlife party seekers.

In 2008 Paul formed Helios Hospitality Group, LLC, a hospitality development holding company that is currently developing an enclosed rooftop restaurant/lounge/event space in the Fashion District. In 2012, Paul became a partner and owner at The DL, a Lower East Side restaurant lounge that boasts the largest rooftop space in the area and is responsible for its day to day operations and community affairs.

In January of 2009, Paul helped create the Nightlife Preservation Community, a mobilization of the thousands of employees, patrons, and ancillary businesses that are all affected by the vibrant night-time economy that helps make New York City the city that never sleeps. Paul is also a member of Manhattan's Community Board 4 where he is on the Executive Committee, Co-Chair of the Business, Licensing and Permitting Committee, the Parks and Waterfront Committee, and is on the Executive Board.

In 2012, Paul helped formed and became a founding trustee of the New York City Hospitality Alliance, a New York City based trade association and lobbying organization that represents the bars, cafes, lounges, nightclubs and destination hotels that make up the hospitality economic engine for the city.

Paul holds a Bachelor Fine Arts in theatre and a minor in film production from New York University's Tisch School of the Arts and a Bachelor Fine Arts in Music Composition with a minor in physics from New York University's School of Arts and Sciences.

115 Avenue C

Legend

LEGEND

On-Premise Licenses

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer

Off-Premise Licenses

- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer

Wholesale Licenses

-

Pending Licenses

-

All Licenses

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer
- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer
- Wholesale
- Pending

Charities

- ◆

Schools

-

Zones

-

Community Centers

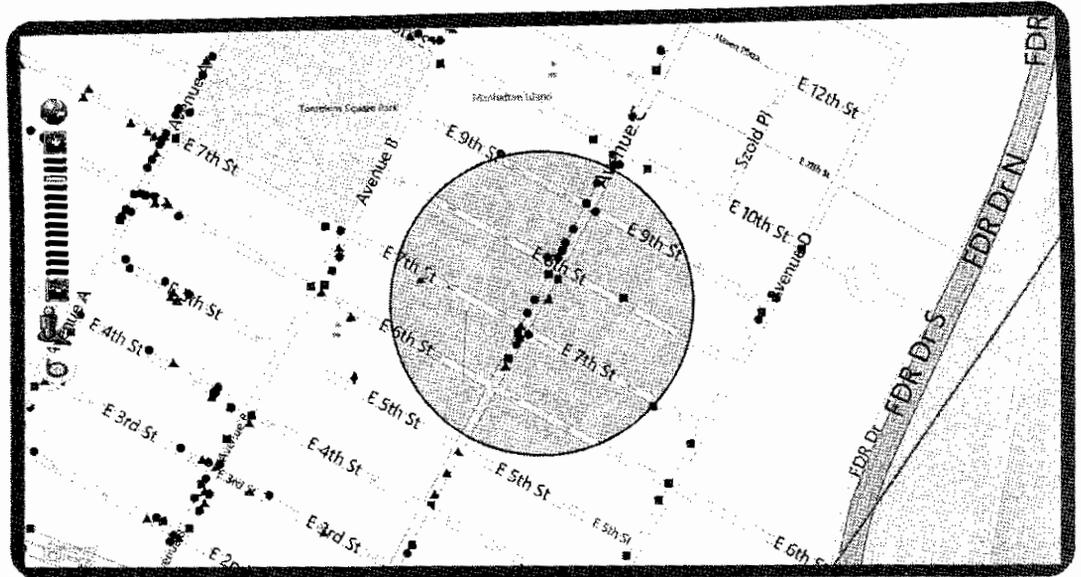
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Police Precincts

-

Council

-



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

On-Premise Licensed Establishments within 500 Feet of 119 Avenue C

Gypsy Baby LLC
d/b/a Speakeasy Lounge
151 Avenue C

Eldridge Bistro LLC
700 East 9th Street

177 Christie Inc
Esperanto
145 Avenue C

C for Coffee Corp.
The Sunburnt Cow
137 Avenue C

Parallel Bar inc
The Summit Bar
133 Avenue C

Bib Café LLC
131 Avenue C

On the C Pub Inc
129 Avenue C

Adormos Inc.
Vibrations
116 Avenue C

Japy Restaurant LLC
Arcane
111 Avenue C

JCB Lounge LLC
Alphabet Lounge
104 Avenue C

Zum Schneider Corp (RW)
107 Avenue C

102 Avenue C LLC
Edi and the Wolf
102 Avenue C

Bob White Counter LLC (RW)
Bob White Lunch and Supper Counter
94 Avenue C

Alphabet Café LLC (RW)
Sake Bar Satsko
202 East 7th Street

The following undersigned residents of the area support the issuance of an on-premises

Apartment 13 license to the following applicant/establishment:

(Please indicate type of license)

Eating & Drinking Establishment

Address of premises 115 Ave C

This business will be a bar restaurant (circle one) other _____

The hours of operation will be

Sunday 11am - 12am, Mon-Wed 4:30 - 2am, Thurs - Sat 4:30 - 4am / 11am - 4am

PLEASE NOTE: signatures should be from residents of building, adjoining buildings, and within 2-block area.
Any other information:

Name	Signature	Address
Placido Aceneto	<i>Placido Aceneto</i>	205 Ave C NYC (M)
PIATTATO	<i>[Signature]</i>	90 E 7th ST, APT 401
LORRAE DAIG	<i>[Signature]</i>	123 Rivington St, Apt 13
GIOVANNI	<i>[Signature]</i>	179 AVE B. APT #1
Derek	<i>[Signature]</i>	140 7th #401
ELNADIV TOV	<i>[Signature]</i>	123 LUDLOW #19
Lou Der Hagopian	<i>Lou Der Hagopian</i>	224 East 7th St
Anthony Liska	<i>[Signature]</i>	352 East 8th Apt 1
Vami Lh Soria	<i>Vami Lh Soria</i>	122- 8th St
Matthew Miles	<i>[Signature]</i>	170 Ave C
Jose Amaro	<i>Jose Amaro</i>	117 Ave C.
Sonye Lopez	<i>Sonye Lopez</i>	304-06 East 6th Street.
MICHAEL J. SCHWENSBACH	<i>[Signature]</i>	334 E 8th St
Robert Figueroa	<i>Robert Figueroa</i>	334 E 8th St 1B
Maria Santiago	<i>Maria Figueroa</i>	334 E 8th St 1B

The following undersigned residents of the area support the issuance of an on-premises

APARTMENT 13

license to the following applicant/establishment:

(Please indicate type of license)

Eating and Drinking Establishment

Address of premises 115 Avenue C NY, NY 10009

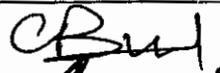
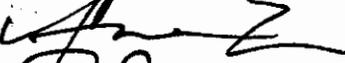
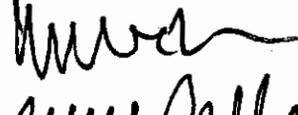
This business will be a bar restaurant (circle one) other _____

The hours of operation will be

SUNDAY 11AM-12AM, MONDAY-WEDNESDAY 4:30 PM-2AM, THURSDAY-SATURDAY 4:30-1AM/11AM-1AM

PLEASE NOTE: signatures should be from residents of building, adjoining buildings, and within 2-block area.

Any other information:

Name	Signature	Address
Cedric BATAILLARD		111 ave. C, NY 10009
Anne Edris		110 Ave. C, NYC 10009
Benjamin ALTER		283 E. 3rd Street NYC 10009
Katrina T. Monzón		390 E. 8th St 10009
LAURA JUNGE		310 E 4th APT 1 10009
VLADIMIR RADOSIĆ		62 AVENUE C, 10009
Erin LeMay		90 AVENUE C 10009
MIODRAG ADZIC		116 AVENUE C 10009
Maya Golan		110 Avenue C

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DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date December 15, 1970 No. 69875

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

115 Avenue C

Block 390 Lot 34

The zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the west side of Avenue C distant 97'6" feet south from the corner formed by the intersection of Avenue C and East 8th Street running thence south 19'4" feet; thence west 63' feet; thence north 19'4" feet; thence east 63' feet; running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 640e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Alt. No.~~ Alt. No. 1037-1969 Construction classification—Class 3 Nonfireproof
 Occupancy classification—One Family Dwelling & Height 3 stories, 35 feet.
 Date of completion—December 15, 1970; Store Located in R 7-2 Zoning District.
 at time of issuance of permit. 5683-1969

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)
 and The City Planning Commission:

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.	On Ground		Boiler.
1st	125		Retail store, Use group 6.
2nd	40		One-half (1/2) apartment.
3rd	40		One-half (1/2) apartment.

William Adams
 Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1957.

PERMISSIBLE USE AND OCCUPANCY (continued)

BOROUGH OF NEW YORK
 DEPARTMENT OF BUILDINGS
 100 WALL STREET, NEW YORK, N.Y. 10038

STORY	LIVE LOADS per sq. ft.	PERSONS ACCOMMODATED	USE
Basement	100	100	Storage
1st	100	100	Office
2nd	100	100	Office
3rd	100	100	Office
4th	100	100	Office
5th	100	100	Office
6th	100	100	Office
7th	100	100	Office
8th	100	100	Office
9th	100	100	Office
10th	100	100	Office
11th	100	100	Office
12th	100	100	Office
13th	100	100	Office
14th	100	100	Office
15th	100	100	Office
16th	100	100	Office
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39th	100	100	Office
40th	100	100	Office
41st	100	100	Office
42nd	100	100	Office
43rd	100	100	Office
44th	100	100	Office
45th	100	100	Office
46th	100	100	Office
47th	100	100	Office
48th	100	100	Office
49th	100	100	Office
50th	100	100	Office

Borough Superintendent

OFFICE OF THE BOROUGH SUPERINTENDENT OF BUILDINGS



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

NO JOBS FOUND WITH YOUR CRITERIA

115 AVENUE C
AVENUE C

115 - 115

MANHATTAN 10009

Health Area : 6700
Census Tract : 26.02
Community Board : 103
Buildings on Lot : 1

BIN# 1004717

Tax Block : 390
Tax Lot : 34
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): EAST 7 STREET, EAST 8 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Little 'E' Restricted: NOISE

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K5-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	43	1	Electrical Applications
Violations-DOB	11	10	Permits In-Process / Issued
Violations-ECB (DOB)	13	7	Illuminated Signs Annual Permits
This property has <u>1 open ECB "Work Without A Permit"</u> Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			Plumbing Inspections
Jobs/Filings	17		Open Plumbing Jobs / Work Types
ARA / LAA Jobs	0		Facades
Total Jobs	17		Marquee Annual Permits
Actions	15		Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

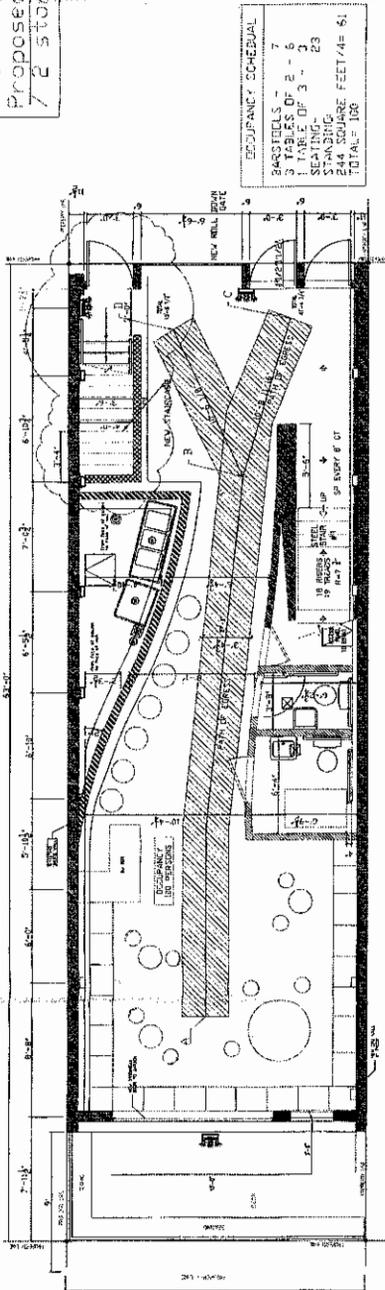
AND

BULK REGULATION
 PER-ZR 33-121 = 4.0
 S.A.R. = 1219 sq ft.
 EXISTING Lot Area = 1218 x 4 = 4872 sq ft.
 Max. allowable F.A. Proposed F.A.

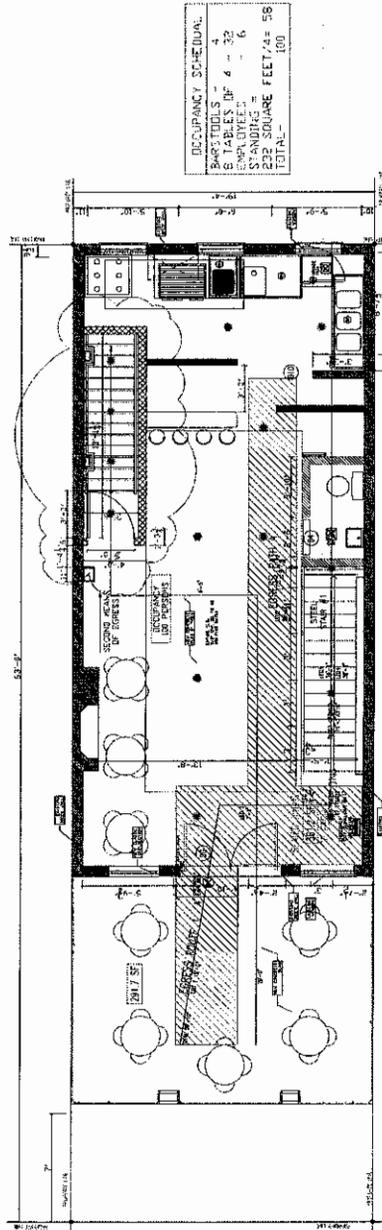
EXISTING	PROPOSED	TOTAL
181 FL	1,070 S.F.	1,070 S.F.
231 FL	786 S.F.	286 S.F.
381 FL	786 S.F.	1,082 S.F.
TOTAL	2,842 S.F.	2,152 S.F.

ZONING ANALYSIS
 ADDRESS: 115 AVENUE C, NEW YORK, N.Y.
 BLOCK: 390
 LOT: 34
 MAP: 12C
 ZONE: C1 - 5 in R7-A
 Existing Lot Area: 1933' x 53' = 1,218 SF.
 Use Regulation: PER-ZR 33-15
 Use group 6 is acceptable as of right O.K.
 Existing Use:
 Cellar: Accessory use, Boiler, Storage (UG-6)
 1st Floor: Retail & Store (UG-6)
 2nd Floor: Residential Use
 3rd Floor: Residential Use
 Proposed Use:
 Cellar: Accessory use, Boiler, Storage (UG-6)
 1st Floor: Eating & Drinking Establishment (UG-6)
 2nd Floor: Eating & Drinking Establishment (UG-6)

2.152 < 2.436 O.K.
 SIDE YARDS
 PER-ZR 33-25
 No side yards are required
 No side yards are required O.K.
 REAR YARD
 PER-ZR 33-301
 No rear yards Required since Property is within 100'-0" from a corner.
 HEIGHT
 PER-ZR 33-431
 Max. allowable Height at Front Street wall = 60'-0" or 4 stories
 Proposed height of street wall = 32'-0" / 2 stories O.K.



FIRST FLOOR



SECOND FLOOR

LOCATION: 115 AVENUE C, NEW YORK, N.Y. 10009
 BLOCK: 390
 LOT: 34
 ZONING MAP: 12C
 SCOPE OF WORK: PROFESSIONAL CERTIFICATE

DATE: 4-07-09
 JOB NO: 10.01
 DRAWN BY: M.E.
 CHECKED BY: D.S.
 PA-2.2

FLOOR PLANS
 AS NOTED
 SCALE: 1/8" = 1'-0"
 TITLE: FLOOR PLANS
 DATE: 4-07-09
 JOB NO: 10.01
 DRAWN BY: M.E.
 CHECKED BY: D.S.
 PA-2.2

PROFESSIONAL CERTIFICATE
 Department of Buildings
 City of New York
 1200 Broadway
 New York, New York 10001
 Tel: (212) 312-1500
 Fax: (212) 312-1509
AMA Salomon Engineering SEG Group
 THE DRAWING IS THE EXCLUSIVE PROPERTY OF SALOMON, ENGELBERG, GROUP, INC. UNAUTHORIZED USE IS PROHIBITED.

OCCUPANCY SCHEDULE

3 BARS/STOOLS	7
3 TABLES OF 2	6
1 TABLE OF 3	3
SEATING	23
STANDING	24
TOTAL	63 SQUARE FEET / 48

OCCUPANCY SCHEDULE

3 BARS/STOOLS	4
2 TABLES OF 4	32
EMPLOYEES	6
STANDING	6
TOTAL	48 SQUARE FEET / 48

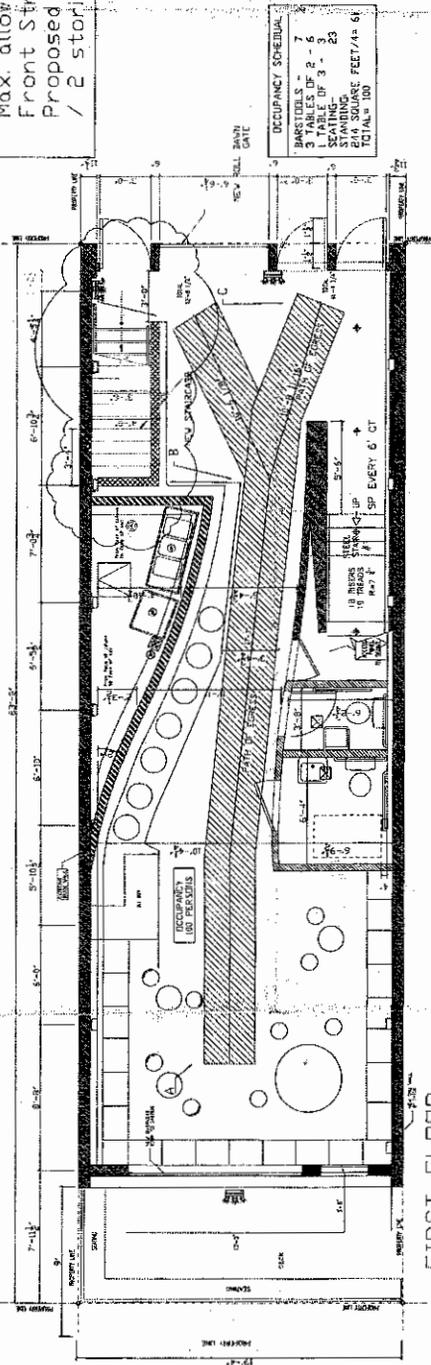
REVISIONS:
 3

ZONING AND USES
 ADDRESS: 115 AVENUE C, NEW YORK, N.Y.
 BLOCK: 390
 LOT: 34
 ZONE: C1 - S in R7A
 Existing Lot Area 19'33" x 63' = 1,218 S.F.
 Use Group: 6
 Use Group 6 is acceptable as of right. O.K.
 Existing User:
 Accessory use, Boiler, Storage
 Retail & Store (UC-6)
 Residential Use
 Cellar
 Accessory use, Boiler, Storage
 Eating & Drinking Establishment (UC-6)
 Eating & Drinking Establishment (UC-6)

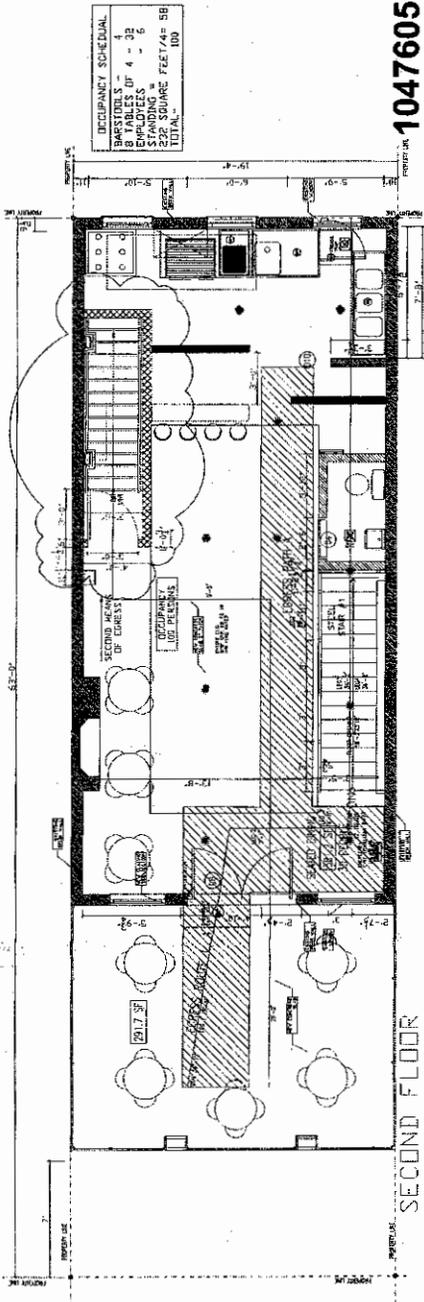
BULK REGULATION
 PER-ZR 33-121
 F.A.R. = 4.0
 Existing Lot Area = 1,218 sq.ft.
 Max. allowable F.A. = 1,218 x 4 = 4,872 sq.ft.
 Proposed F.A.

EXISTING	PROPOSED	TOTAL
1st FL. 1,070 S.F.	0 S.F.	1,070 S.F.
2nd FL. 786 S.F.	266 S.F.	1,052 S.F.
3rd FL. 786 S.F.	0 S.F.	0 S.F.
TOTAL	2,642 S.F.	2,152 S.F.

2,152 < 4,872 O.K.
SIDE YARDS
 PER-ZR 33-25
 No side yards are required
 No side yards are required o.k.
REAR YARD
 PER-ZR 33-301
 No rear yards Required since Property
 is within 100'-0" from a corner.
HEIGHT
 PER-ZR 33-431
 Max. allowable Height at
 Front Street wall = 60'-0" or 4 stories
 Proposed height of street wall = 32'-0"
 / 2 stories O.K.



FIRST FLOOR



SECOND FLOOR

LOCATION: 115 AVENUE C
 NEW YORK, N.Y. 10009

BLOCK: 390
 LOT: 34
 LOT AREA: 1218
 ZONING MAP: 12C

SCOPE OF WORK:
 PREPARE ARCHITECTURAL DRAWINGS FOR PERMIT APPLICATION AT 115 AVENUE C, NEW YORK, N.Y.

DATE: APR. 17, 2008

TITLE: FLOOR PLANTS

SCALE: AS NOTED
 DATE: 4/07/09
 JOB NO. 10.01
 DRAWING BY: R.M.
 CHECK BY: D.S.
 DWG. NO. A-1

CADD FILE NO. 00

1000 Broadway, Suite 504, New York, New York 10001
SALOMON ENGINEERING GROUP
 PERMIT NO. 1008

REVISION: 3-
 4-17-09 / A.A. FOR
 ZONING REVISION

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104760581

115 Avenue C

Exterior Images



Posted Announcement



First Floor Bar



First Floor ADA Bathroom



First Floor ADA Bathroom



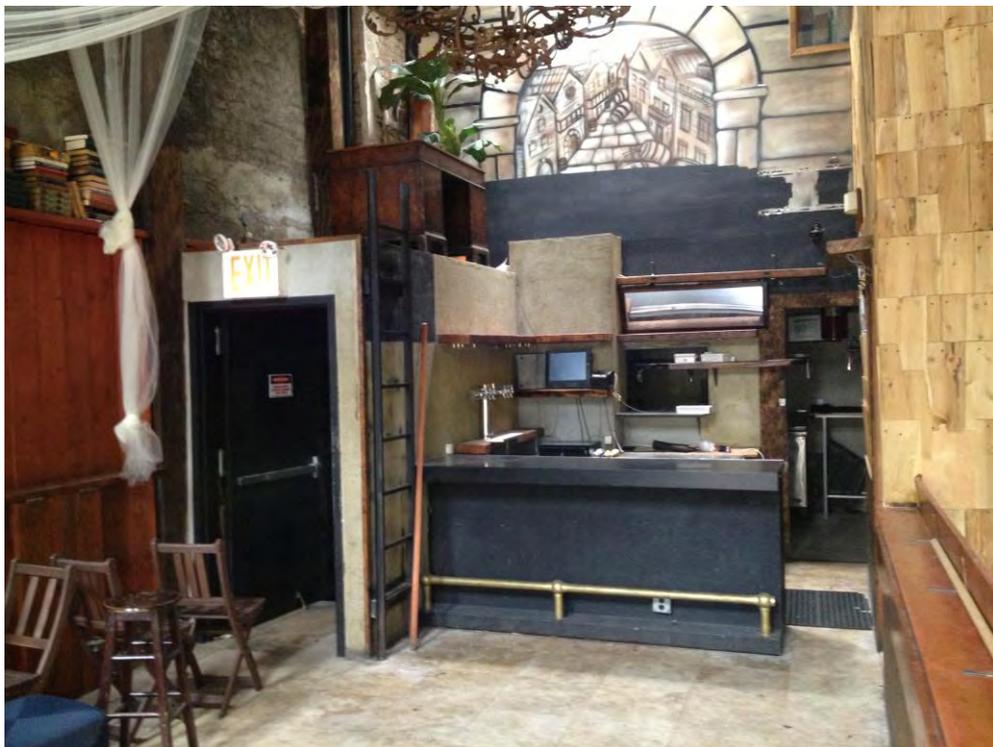
Second Floor



Second Floor



Second Floor



Second Floor



Second Floor Patio



Second Floor Patio



Kitchen



Kitchen

