



Manhattan Community Board 3  
SLA & DCA Licensing Committee

September 1, 2015

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**Victor & Bernstein, P.C.**  
**18 East 41<sup>st</sup> Street, 10<sup>th</sup> Floor**  
**New York, New York 10017**  
**Tel.: (212) 486-6000**

TAB 1

CB3 QUESTIONNAIRE



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 proposed location.
Notice of proposed business to block or tenant association if one exists.
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.

\*To be provided separately

\*Letter and addresses where distributed is attached

Check which you are applying for:

- new liquor license
alteration of an existing liquor license
corporate change

Check if either of these apply:

- sale of assets
upgrade (change of class) of an existing liquor license

Today's Date:

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.

Is location currently licensed? Yes No Type of license:

If alteration, describe nature of alteration:

Previous or current use of the location:

Corporation and trade name of current license:

APPLICANT:

Premise address: 160 Second Avenue, New York, New York 10003

Cross streets: Between 10th Street and 11th Street

Name of applicant and all principals: Letta #1, LLC, Ahmass Fakahany and Michael White

Trade name (DBA): Nicoletta

**PREMISE:**

Type of building and number of floors: Mixed Commercial & Residential, 5-story building

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: \_\_\_\_\_  
Sidewalk Cafe - see diagrams attached.

**Letter of No Objection**

Does premise have a valid ~~Certificate of Occupancy~~ and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 74

Do you plan to apply for Public Assembly permit?  Yes  No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):  
R7A/C1-5 Overlay

**PROPOSED METHOD OF OPERATION:**

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) No change to existing/approved hours. Inside: 11am - 3:30am, daily.  
Sidewalk Cafe: 12pm - 12am on Sun., 8am - 12am on Mon. to Thurs., and 8am - 1am on Fri. to Sat.

Number of tables? Inside: approx. 21 Outside: approx. 16 Total number of seats? Inside: approx. 64 Outside: approx. 37

How many stand-up bars/ bar seats are located on the premise? 0

(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 service bar, approx. 10'6" x 2'6" x 3'6"

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  
Italian/Pizzeria - see menu attached.

What are the hours kitchen will be open? Food available for sale at all hours, full kitchen may close 1 hour prior to final closing.

Will a manager or principal always be on site?  Yes  No If yes, which? Rob Cryan

How many employees will there be? Approx. 30

Do you have or plan to install  French doors  accordion doors or  windows? No to all.

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

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 Piped-in soft background music.

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

Please describe your sound system: Existing, iPod or similar

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

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")  
***The manager and staff monitor and control this. CB3 has recognized Nicoletta as a good neighbor. See letter attached.***

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.

***The manager and staff monitor and control this. CB3 has recognized Nicoletta as a good neighbor. See letter attached.***

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: See rider attached.

Address: See rider attached. Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments. *Letters from CB1, CB3, CB5, CB8 attached.***

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 rider attached.

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.

**218 LLC d/b/a Osteria Morini paid a monetary penalty for failing to comply with a building code, the condition has been corrected.**

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.

**See Area Survey attached.**

**LOCATION:**

How many licensed establishments are within 1 block? 5 (OP)

How many On-Premise (OP) liquor licenses are within 500 feet? 16

Is premise within 200 feet of any school or place of worship?  Yes\*  No  
\*Not exclusively used as a church.

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also 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).

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1.  I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_ DJs/ promoted events per \_\_\_\_,  more than \_\_\_\_ private parties per \_\_\_\_\_.
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour.  I will have happy hour and it will end by 8:00 p.m.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

**Rob Cryan: (212) 432-1600**

# ATTENTION RESIDENTS & NEIGHBORS

**Letta #1, LLC d/b/a Nicoletta**

Company/DBA Name and Contact Number for Questions

Operates  
~~Plans to open an~~

**Italian Restaurant/Pizzeria**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

**160 Second Avenue**

Building Number and Street Name (Address)

This establishment is seeking a license to serve

**Beer, Wine, and Liquor**

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on  
**Tuesday, September 1, 2015**

**6:30 PM**

**59 East 4th Street (btwn. 2nd Ave. & Bowery)**

Date/Time/Location

**Brian Lauck (blauck@altamareagroup.com) and Alex Victor (avictor@victorbernstein.com)**

Applicant Contact Information

At **COMMUNITY BOARD 3**

**SLA & DCA Licensing Committee Meeting**

**info@cb3manhattan.org - www.cb3manhattan.org**

TAB 2

EXTERIOR & INTERIOR  
PHOTOGRAPHS





Exterior & Interior Photographs





Exterior & Interior Photographs



TAB 3

INTERIOR & SIDEWALK CAFÉ  
FLOOR PLANS



SECOND AVENUE

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

E. 10th STREET

FIRE ESCAPE DROP-DOWN LADDER (SHOWN IN EXISTING LOCATION, CAFE HAS BEEN MODIFIED TO CLEAR LADDER)

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

**SWA**  
THE OFFICE OF S. STEVE WYGODA  
ARCHITECTS AND PLANNERS  
190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 815-424-8800 FAX: 815-527-4118

IT IS A VIOLATION OF N. Y. STATE LAWS FOR ANY PERSON, UNLESS DIRECTED BY A LICENSED ARCHITECT, TO PREPARE OR TO ALTER ANY ITEM IN ANY WAY.

ISSUE DATES:  
NO. DATE DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
01.	02/10/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS
02.	02/10/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS
03.	02/22/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS
04.	02/24/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS
05.	03/02/12	PLAN AND ELEVATION REVISED PER DCA COMMENTS
06.	03/13/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS
07.	03/14/12	PLAN AND ELEVATION REVISED PER OWNER COMMENTS

DCA #:  
ULUP #:  
COMMUNITY BOARD #:  
BLOCK #:  
LOT #:  
# OF TABLES:  
# OF SEATS:  
CAFE AREA: 961 SQ. FT.

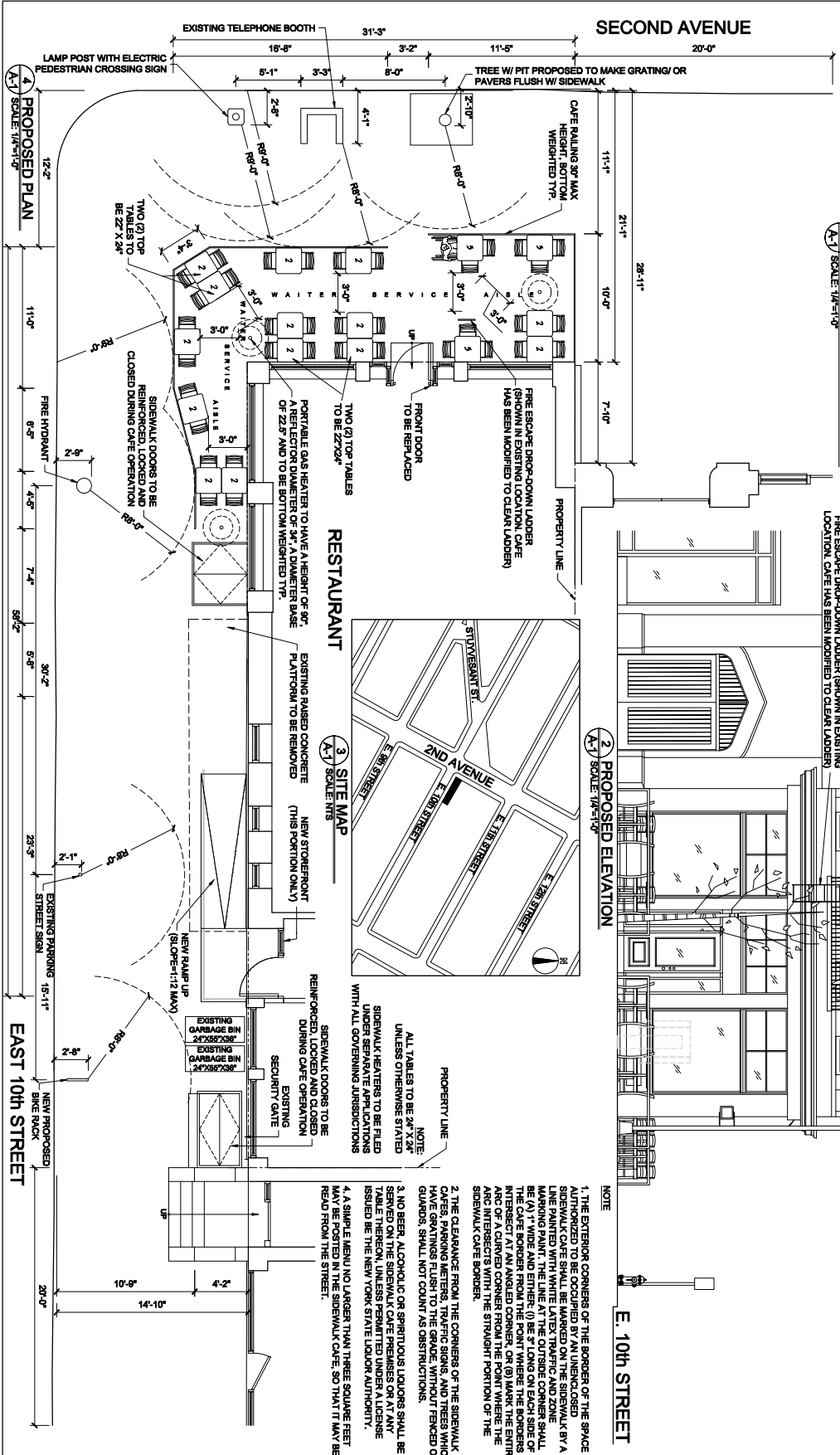
**Letter #1, LLC**

160 2nd AVENUE  
NEW YORK, N.Y. 10003

DRAWING TITLE:  
**PROPOSED PLAN, ELEVATIONS AND SITE PLAN**

DATE: 11/06/11  
PROJECT NO.:  
DRAWING BY: C.P.M.  
CHECK BY: S.S.W.  
DATE: 11/06/11  
DRAWING NO.:  
APP. NO.:  
**A-001.00**

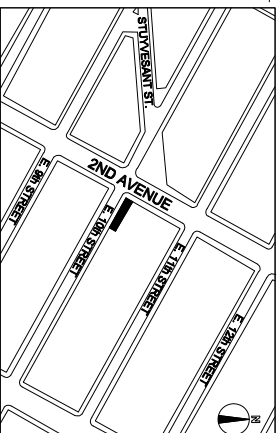
Copyright 2011. The Office of S. Steve Wygoda. All rights reserved.



- NOTE
1. THE EXTERIOR CORNERS OF THE BORDER OF THE SPACE AUTHORIZED TO BE OCCUPIED BY AN UNENCLOSED SIDEWALK CAFE SHALL BE MARKED ON THE SIDEWALK BY A LINE PAINTED WITH WHITE LATEX TRAFFIC AND ZONE SHALL BE (A) 11" WIDE AND EITHER (I) BE 3" LONG ON EACH SIDE OF THE CAFE BORDER FROM THE POINT WHERE THE BORDERS INTERSECT AT AN ANGLED CORNER, OR (B) MARK THE ENTIRE ARC OF A CURVED CORNER FROM THE POINT WHERE THE ARC INTERSECTS WITH THE STRAIGHT PORTION OF THE SIDEWALK CAFE BORDER.
  2. THE CLEARANCE FROM THE CORNERS OF THE SIDEWALK CAFES, PARKING METERS, TRAFFIC SIGNS, AND TREES WHICH HAVE GRATINGS FLUSH TO THE GROUND, WITHOUT TRIPPED OR GUARDS, SHALL NOT COUNT AS OBSTRUCTIONS.
  3. NO BEER, ALCOHOLIC OR SPIRITUOUS LIQUORS SHALL BE SERVED ON THE SIDEWALK CAFE PREMISES OR AT ANY TABLE THEREON, UNLESS PERMITTED UNDER A LICENSE ISSUED BY THE NEW YORK STATE LIQUOR AUTHORITY.
  4. A SIMPLE MENU NO LARGER THAN THREE SQUARE FEET MAY BE POSTED IN THE SIDEWALK CAFE, SO THAT IT MAY BE READ FROM THE STREET.

NOTE:  
ALL TABLES TO BE SET UNDER SEPARATE APPLICATIONS WITH ALL GOVERNING JURISDICTIONS UNLESS OTHERWISE STATED.

3 SITE MAP



RESTAURANT

PORTABLE GAS HEATER TO HAVE A HEIGHT OF 9'-0" A REFLECTOR DIAMETER OF 3/4" A DIAMETER BASE OF 22.5" AND TO BE BOTTOM WEIGHTED TYP.

TWO (2) TOP TABLES TO BE 27"x24"

FRONT DOOR TO BE REPLACED

EXISTING TELEPHONE BOOTH

4 PROPOSED PLAN

SCALE: 1/4"=1'-0"

EXISTING TELEPHONE BOOTH

EXISTING TELEPHONE BOOTH

EXISTING TELEPHONE BOOTH

EXISTING TELEPHONE BOOTH

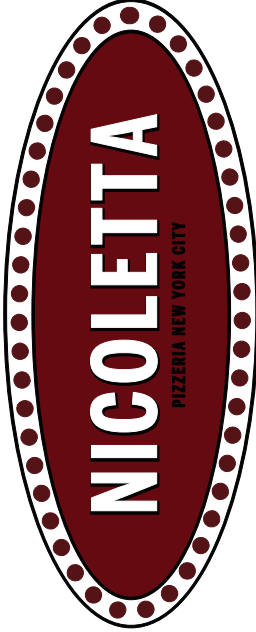
EXISTING TELEPHONE BOOTH

EXISTING TELEPHONE BOOTH

EXISTING TELEPHONE BOOTH

TAB 4

MENU



## SNACKS

- FRIED PEPPERS \$6**  
fried baby bell peppers, lemon, sea salt
- OLIVES \$6**  
orange rosemary marinated olives
- ARANCINI \$7**  
fried porcini risotto, parmesan, chives
- FRESH MOZZARELLA \$7**  
roasted bell peppers, olive tapenade olive oil, housemade focaccia
- PATATE \$7**  
crispy fingerling potatoes, pecorino truffle oil, lemon, parmesan fonduta

## APPETIZERS

- HEIRLOOM \$10**  
heirloom tomatoes, croutons, fresh mozzarella, balsamic reduction
- MEATBALLS \$11**  
brick oven baked neapolitan meatballs pomodoro, bread crumbs
- SPICY CHICKEN WINGS \$10**  
double fried chicken wings, honey calabrian chili glaze, blue cheese crema

## SALADS

- NICOLETTA \$10**  
romaine hearts, heirloom tomatoes radicchio, parmesan croutons light yogurt vinaigrette
- ARUGULA \$10**  
wild arugula, pickled onions, fennel parmesan crisps, lemon vinaigrette
- GREEN BEAN \$10**  
housemade croutons, grainy mustard vinaigrette, pecorino romano

## CUSTOM PIZZAS

Start with the CLASSICA (crushed tomatoes, mozzarella, basil) and the rest is up to you

### PICK YOUR TOPPINGS {create your own pizza & extra toppings}

VERDURE	CARNE	FORMAGGI
vegetables \$2 each	meat \$3.50 each	cheese \$3 each
kalamata olives	fennel sausage	mozzarella
mushrooms	pepperoni	ricotta
red onions	anchovy	shaved parmesan
fried eggplant	meatballs	provolone
arugula	pancetta	crumbled blue cheese
sliced jalapenos	bacon	fresh mozzarella \$2 supp
calabrian chile	fried egg	
spinach	prosciutto cotto	
charred scallions	prosciutto di parma \$3 supp	
marinated tomatoes		
bell peppers		

## LOW GLUTEN

Nicoletta is happy to offer a 10" Low Gluten Pizza Crust - \$13

\*all menu items may contain traces of gluten as they are produced in an environment that is not certified gluten free

## FRESH PASTA

- SPAGHETTI & MEATBALLS \$18**  
semolina pasta, neapolitan meatballs, pomodoro garlic, parmesan
- RIGATONI \$17**  
semolina pasta, basil pesto, chicken, ricotta, pistachios
- LASAGNA \$18**  
fresh pasta ribbons, pomodoro, ragu antica bechamel, parmesan

## FROM THE OVEN

- CHICKEN PARMIGIANA \$19**  
breaded chicken breast, pomodoro, mozzarella sauteed spinach
- EGGPLANT PARMIGIANA \$17**  
breaded eggplant, ricotta, mozzarella, pomodoro sauteed spinach

## HOUSE PIZZAS

- CLASSICA \$17**  
pomodoro, whole milk mozzarella aged parmesan, fresh basil
- CAMPANACCIO \$22**  
fennel sausage, wild mushrooms pomodoro, mozzarella, garlic oil
- BIANCA \$20**  
mozzarella, ricotta, provolone picked thyme
- CALABRESE \$24**  
thick cut pepperoni, fennel sausage red onions, pomodoro, mozzarella
- TARTUFATA \$24**  
prosciutto cotto, wild mushrooms crema di tartufo, mozzarella
- PARMIGIANA \$21**  
fried eggplant, fior di latte, ricotta marinated tomatoes, pomodoro, basil
- PROSCIUTTO \$24**  
prosciutto di parma, shaved parmesan ricotta, caramelized onions, agro dolce
- FUNGI \$22**  
wild mushrooms, sauteed spinach porcini marsala, mozzarella, garlic
- POLPETTINE \$22**  
house-made mini meatballs, filetto, ricotta, roasted bell peppers, fresh basil

## FESTA

### LARGE PARTY MENU

Parties of 6+ {\$27pp Prix Fixe}

YOUR CHOICE OF THE FOLLOWING:

- 3 SNACKS • 2 APPETIZERS/SALADS
- SELECTION OF SPECIALTY PIZZAS

TAB 5

PHOTOGRAPHS OF  
NOTICE POSTED



TAB 6

DEPARTMENT OF BUILDINGS  
LETTER OF NO OBJECTION



Robert D. LiMandri  
Commissioner

Scott D. Pavan, RA  
Deputy Borough  
Commissioner  
[spavan@buildings.nyc.gov](mailto:spavan@buildings.nyc.gov)

280 Broadway, 3rd Fl.  
New York, NY 10007  
[www.nyc.gov/buildings](http://www.nyc.gov/buildings)  
212-568-0021  
212-568-6576

December 8, 2011

New York State Liquor Authority  
Division of Alcoholic Beverages Control  
105 West 125<sup>th</sup> Street- 5<sup>th</sup> Floor  
New York, New York 10027

Re: 160 2<sup>ND</sup> AVENUE  
BLOCK: 452; LOT: 1  
ZONING DISTRICT: C1-5, R7A & R8A

To Whom It May Concern:

This is in response to your request dated November 10, 2011 for Letter of No Objection for 160 2<sup>nd</sup> Avenue. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that on the 1<sup>st</sup> floor there is a commercial space.

This Department has No Objection for an Eating and Drinking Establishment, Use Group 6, Non-Place of Assembly, for less than seventy-five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Sincerely,

Scott D. Pavan, R.A.  
Deputy Borough Commissioner  
Manhattan

SP/rc

Cc: Derek Lee, P.E., Borough Commissioner  
Ginlo Topino, Plan Examiner  
Premises File  
LNO Files

TAB 7

SLA LICENSE HISTORY  
&  
COMMUNITY BOARD LETTERS

### Rider to Community Board 3 Questionnaire

Ahmass Fakahany and/or Michael White are licensed or have been licensed in connection with the following premises:

COS206 LLC  
d/b/a Costata  
206 Spring Street  
New York, New York 10012  
Serial No. 1269024

Tribeca #1 LLC  
d/b/a The Butterfly  
225 West Broadway  
New York, New York 10013  
Serial No. 1267886

MRMADISON LLC  
d/b/a Ristorante Morini  
1165-1167 Madison Avenue  
a/k/a 48 East 86<sup>th</sup> Street  
New York, New York 10028  
Serial No. 1267877

Letta #1 LLC  
d/b/a Nicoletta  
160 Second Avenue  
New York, New York 10003  
Serial No. 1259510

AMG Hotels #1 LLC  
d/b/a Ai Fiori  
400 Fifth Avenue, Unit 2  
New York, New York 10001  
Serial No. 1247814

218 LLC  
d/b/a Osteria Morini  
218 Lafayette Street  
New York, New York 10013  
Serial No. 1245353

Altamarea LLC  
240 Central Park South  
New York, New York 10019  
Serial No. 1219664

BPI LLC  
d/b/a Campagna at the Bedford Post Inn  
954 Old Post Road  
Bedford, New York 10506  
Serial No. 1276666

AMG Park LLC  
575 Park Avenue  
New York, New York 10021  
Serial No. 1277798 (*Pending*)

OM216 LLC  
216 Lafayette Street  
New York, New York 10012  
Serial No. 1279570  
(*Conditionally Approved*)

DUE TERRE, LLC  
107 Morristown Road  
Bernardsville, New Jersey 07924  
Serial No. 180333004009

DUE MARE, LLC  
78 Albany Street  
New Brunswick, New Jersey 08901  
Serial No. 121433075008

MORINI D.C. LLC  
The Yards, Buildings 173  
Washington, D.C. 20003  
Serial No. ABRA-092083



The City of New York

**Manhattan Community Board 1**

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

September 12, 2014

The Altamarea Group  
415 W Broadway  
New York, NY 10012

To whom it may concern:

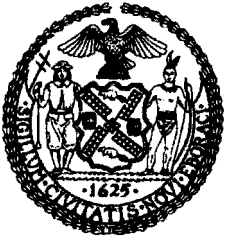
To my knowledge there have been no complaints about The Butterfly at 225 West Broadway, a liquor licensed establishment in our district. Community Board 1 voted unanimously to not oppose the restaurant's application for a liquor license in March 2012 and it has been in good standing with us since it opened.

Do not hesitate to let me know if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Noah Pfefferblit", with a long horizontal flourish extending to the right.

Noah Pfefferblit  
District Manager



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

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Gigi Li, Board Chair

Susan Stetzer, District Manager

August 18, 2014

Altamarea Group  
415 West Broadway  
New York, NY 10012

To Whom It May Concern:

Please accept this letter as notice that Restaurant Nicoletta, located at 160 Second Avenue in Community District 3, does not have any complaints on file regarding its operation or activities and has proven to be a good neighbor.

They are currently requesting a liquor license at 216 Lafayette Street, for beer and wine only.

Sincerely,

A handwritten signature in cursive script that reads "Susan Stetzer".

Susan Stetzer  
District Manager

## MANHATTAN COMMUNITY BOARD FIVE

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109  
New York, NY 10123-2199  
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

Altamarea Group  
415 West Broadway  
New York, NY 10012

August 12, 2014

To Whom it may concern:

Please be advised that Community Board Five has previously made no comment on new and renewal liquor license applications for two Altamarea LLC establishments. The establishments are located at 400 Fifth Avenue (DBA: Ai Fiori) and 240 Central Park South (DBA: Marea).

As of this date, Community Board Five has never received a complaint relevant to the operation of either establishment.

Sincerely,



Nicholas Athanail, Chair  
Public Safety and Quality of Life Committee  
Community Board Five

TAB 8

500 FOOT AREA SURVEY  
&  
AREA ZONING MAP





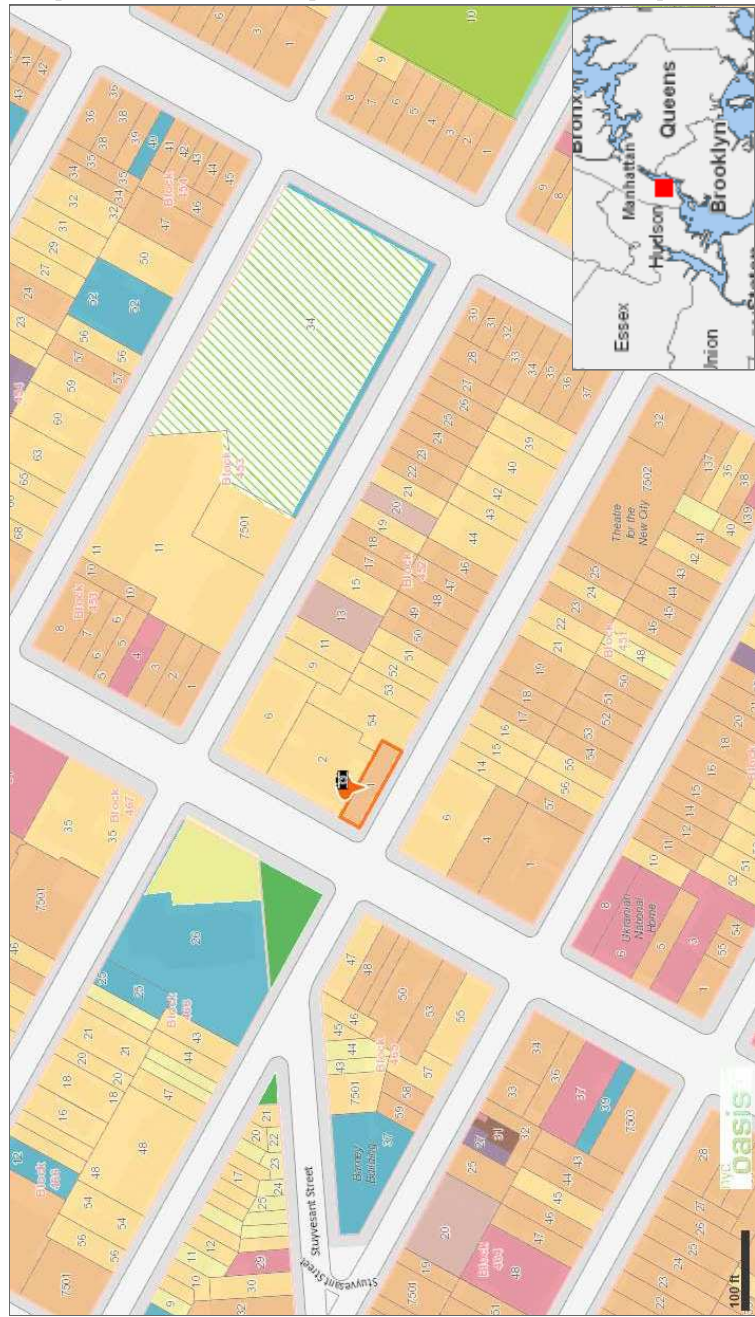
RE: 160 2<sup>ND</sup> AVENUE

1. ALDER RESTAURANT - 157 2<sup>ND</sup> AVENUE - 138'
2. THE THIRSTY SCHOLAR - 155 2<sup>ND</sup> AVENUE - 151'
3. HONEY RYDER LLC - 147-149 2<sup>ND</sup> AVENUE - 218'
4. THE 13<sup>TH</sup> STEP - 149 2<sup>ND</sup> AVENUE - 218'
5. THE COPPER STILL - 151 2<sup>ND</sup> AVENUE - 167'
6. PANGEA - 178 2<sup>ND</sup> AVENUE - 327'
7. NINTH WARD - 180 2<sup>ND</sup> AVENUE - 352'
8. CACIO E PEPE - 182 2<sup>ND</sup> AVENUE - 371'
9. UKRANIAN EAST VILLAGE RESTAURANT - 140-142 2<sup>ND</sup> AVENUE - 39
10. ROBATA YA - 231 EAST 9<sup>TH</sup> STREET - 356'
11. SAKEBAR DECIBEL - 240 EAST 9<sup>TH</sup> STREET - 355'
12. CLOISTER BAR - 238 EAST 9<sup>TH</sup> STREET - 379'
13. DALLAS BBQ - 132 2<sup>ND</sup> AVENUE - 475'
14. SOLAS - 232 EAST 9<sup>TH</sup> STREET - 419'
15. 12<sup>TH</sup> STREET ALE HOUSE - 192 2<sup>ND</sup> AVENUE - 500'
16. BAR VELOCE - 175 2<sup>ND</sup> AVENUE -

CHURCHES & SCHOOLS

1. ST. MARKS CHURCH - 131 EAST 10<sup>TH</sup> STREET - 271'

# 160 Second Avenue



### Legend

**Transit, Roads, Reference Features**  
 Roads, ferries, commuter rail, neighborhood names

- Major Roads
- Interstate Highways
- Tunnels
- Neighborhood/Town Labels
- County Boundaries
- Ferry
- Commuter Rail

**NYC subway routes and stations**

**Parks, Playgrounds, & Open Space**  
 Parks & Public Lands  
 Forested Areas (NJ)  
 Community Gardens  
 School property with garden  
 Playgrounds  
 Green Spaces Along Streets  
 Golf Courses  
 Baseball/Soccer/Football Fields  
 Tennis/Basketball/Handball Courts & Tracks

**Land Use**  
 Block/Lot Boundaries (Building footprints in gray)

- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots

(Not all items in the legend may be visible on the map.)

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a [Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License](http://creativecommons.org/licenses/by-nc-sa/4.0/). Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.urbanresearch.org/), CUNY Graduate Center.

**Location Report****Property Information (1)**

160 2 AVENUE, MANHATTAN 10003

**Mixed Residential & Commercial**

**Owner:** 201 EAST 10TH STREET

**Block:** 452 **Lot:** 1

**Property Characteristics:**

**Lot Area:** 2,625 sq ft (25' x 105')

**# of Buildings:** 1 **Year built:** 1900 (Year built is an estimate)

**Building frontage:** 25' (Building frontage along the street measured in feet.)

**# of floors:** 5 **Building Area:** 12,330 sq ft

**Total Units:** 15 **Residential Units:** 12

**Primary zoning:** R7A **Commercial Overlay:** C1-5

**Floor Area Ratio:** 4.7

**Max. Allowable Residential FAR:** 4

**Max. Allowable Commercial FAR:** 0

**Max. Allowable Facility FAR:** 4

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities. FAR may depend on street widths or other characteristics. Contact [City Planning Dept.](#) for latest information.

**MORE INFO:**

- **Zoning Map#:** [12c](#) ([how to read NYC zoning maps](#))
- **Historical Zoning Maps:** [12c](#)
- NYC Dept. of Buildings
- **Property transaction records (NB:** buildings w/condos may not show transaction results)
- **NYC Dept. of Finance Assessment Roll**
- NYC HPD data
- NYC Planning's Zola application
- **NYC Digital Tax Map**
- NYC zoning guide
- NYC Watershed Resources

**OASIS shortcut to this property:**

<http://www.oasisnyc.net/printmap.aspx?zoomto=lot:1004520001>

Source: MapPLUTO Tax Block & Tax Lot files from the New York City Department of City Planning, 2014 (ver. 14v2).

**Mannahatta (1)****Stewards (2)**

[Liberation deàà..](#)

Feedback? [Email Us.](#)

[VivaVeggie Society](#)

Feedback? [Email Us.](#)

[Stewards with large turfs \(not mapped\)](#)

**Community District (1)****Manhattan 3 Community District Information**

**Chairperson:** Gigi Li

**District Manager:** Ms. Susan Stetzer

**Address:** 59 East 4th Street, New York, NY, 10003

**Phone:** 212-533-5300 **Email:** [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

**Website:** [www.cb3manhattan.org](http://www.cb3manhattan.org)

**Meeting Information:** Meetings are held at various locations in the CB area.

[Go to District Profile](#) by NYC Dept. of City Planning

 **Political Districts (5)**

NYC Council: [District 2](#)

NYS Assembly: [District 066](#)

NYS Senate: [District 27](#)

US House of Representatives: [District 12](#)

US Senate: [New York](#)