

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Tavern on 8th Avenue Corp. & Buns 19th Street Corp.		DOING BUSINESS AS (DBA) To be determined	
STREET ADDRESS 184 Eighth Avenue and 263 West 19th Street		CROSS STREETS Btwn. 19th Street and 20 Street	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i> **See rider	NAME: Michael Weinstein, Samuel Weinstein, Emma Weinstein, Luke Pascal	ATTORNEY/ REPRESENTATIVE	NAME: Donald M. Bernstein, Victor & Bernstein, P.C.
	PHONE: Michael Weinstein: (212) 206-8800		PHONE: (212) 486-6000
	EMAIL: Michael Weinstein: michael.weinstein2@gmail.com		EMAIL: dbernstein@victorbernstein.com, avictor@victorbernstein.com
MANAGER	NAME: Sam Weinstein, Emma Weinstein, and Luke Pascal	LANDLORD	NAME: Eighth-19th Company, LLC c/o Buchbinder & Warren
	PHONE: TBD		PHONE: (212) 243-6722
	EMAIL: sam43094@gmail.com		EMAIL:

APPLICATION TYPE (Check One)

<input type="radio"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input checked="" type="radio"/> Transfer	What is the prior license # and expiration date?	Anemacore LLC / 915 Management LLC SN: 1233479/1233480 & 1283459/1283494, Exp. July 31 & Aug. 31, 2016	
	Is applicant making any alterations or operational changes?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If alterations or operational changes are being made, please describe/list all changes. Premises will have a new menu featuring steak, poultry, and seafood dishes. The bar area will have a menu with a variety of gourmet sandwiches, hamburgers and sliders.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		

METHOD OF OPERATION

TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer	<input type="radio"/> Beer	<input type="radio"/> Wine & Beer
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant w/bar	<input type="radio"/> Cabaret	<input type="radio"/> Night Club
	<input type="radio"/> Adult Entertainment	<input type="radio"/> Wine Bar	<input type="radio"/> Dance Club
	<input type="radio"/> Hotel	<input type="radio"/> Bar/Tavern	<input type="radio"/> Sports Bar
	<input type="radio"/> Catering Establishment	<input type="radio"/> Club (Fraternal Organization - Members Only)	

Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Plan to file after appearing before CB4's BLP committee.
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	See proximity reports, diagram, and public interest statement attached.
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> 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* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM
	Kitchen	11AM to 12AM	11AM to 12AM	11AM to 12AM	11AM to 12AM	11AM to 12AM	11AM to 12AM	11AM to 12AM
	Music	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM	11AM to 2AM
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (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	144	144	25	60	0	2	29
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	8	4	8	N/A		

How many floors are there? What is the capacity for each floor? 2 floors (Ground: 144, Basement 4)

How frequently will the owner(s) be at the establishment? Daily, all hours.

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO Other than wine/beer by the bottle and restaurant-style table service. Not nightclub-style "bottle service" or "table service."

Will you be hosting private; promotional or corporate events? YES NO No "promoter" events, but occasional birthday, holiday, corporate parties/events.

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO N/A

Will State certified security personnel be used? YES NO N/A

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO N/A

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO ~~N/A~~

Where will delivery bicycles be stored during the day when not in use? N/A IN SAFETY

(Handwritten signature)

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See attached.
Is a Public Assembly permit required?	YES	<input type="radio"/> NO	
Are your plans filed with DOB?	YES	<input type="radio"/> NO	

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	Manhattan Community Board 4	
	# 2	200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolf (pamela@angel.net), Dottie Francoure (dfranco243@earthlink.net), Pat Cooke (fcmgt@me.com), and Merle Lister (merle.levine@gmail.com)	
	# 3	300 West 18/19 St. Block Association: Cheryl Kupper (ckupper@aol.com) and Laura Evans (laura14evans@gmail.com)	
	# 4	300 West 21st/22nd/23rd Streets Block Association: Andra Gabrielle (300wba@gmail.com), Phyllis Waisman (phylliswaisman@gmail.com), and Zazel Loven (zelloven@yahoo.com)	
	# 5	400 West 20th Street Block Association: Lesley Doyel (lesley@lyrichord.com) Bill Borock (wborock@hotmail.com)	
Please provide dates when applicant met with the groups listed above.		Notification to be sent on or before October 5.	
Who was your contact person at each group you met with?		See above.	
When did applicant post the notice that was provided?		Notice to be posted on or before October 5.	
Where did applicant post the notice that was provided?		Notice to be posted at the premises and at the four closest street corners.	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO To be provided.
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Prova NYC and Proof/Dbar - Restaurant/Bar		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See above (licensed to Anemacore LLC/915 Management LLC)
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	New signage/lighting
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Other than the sidewalk cafe furniture, if approved.
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Existing on set back or roof.		
When was the air conditioner installed?	Existing		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ *Not Applicable*****

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM 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 not allow standing space for patrons to drink or smoke 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	

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	In future
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	<input type="radio"/> NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Unless weather permits.
Will applicant use umbrellas?	YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

THIS APPLICATION DOES
NOT EXTEND TO ANY
SIDE WALK CAFE.

IF DELIVERY BIKES ARE
USED, WILL APPLY
FOR BIKER CORRAL.

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 - 6 of this application, the stipulations on pages 7 and 8 control.

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

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:

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

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Assistant District Manager

Frank Holozubiec
CB4 BLP Committee Co-Chair

Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →

Sumuel Weinstein
~~Michael Weinstein~~

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

10/13/15

DATE

*to be signed at committee meeting on 10/13/15

RIDER TO MANHATTAN COMMUNITY BOARD 4 QUESTIONNAIRE

Michael Weinstein is an officer, director and shareholder of Ark Restaurants Corp., a public corporation, which presently owns, manages, is a partner or a joint venture in the following licensees, some of which Michael Weinstein is also an officer and/or director: :

Ark Bryant Park Southwest LLC
d/b/a Southwest Porch
41 West 40th Street
New York, New York 10018

Ark Fulton Street Corp.
19 Fulton Street
New York, NY 10038
Serial #1028051

Clyde Ark LLC
d/b/a Clyde Frazier's Wine & Dine
505 West 37th Street
New York, New York 10018
Serial #1257238

Ark Union Station Inc.
50 Massachusetts Avenue NE
Washington, D.C. 20002

Ark MAD Dining LLC
2 Columbus Circle
New York, NY 10019
Serial #1229618

Ark Kiosk D.C. Kiosk Corp.
50 Massachusetts Avenue NE
Washington, D.C. 20002

MEB On First Inc.
1468-1474 First Avenue
New York, NY 10021
Serial #1026700

Ark Boston Corp.
301 Fanueil Hall
Boston, Massachusetts 02109

Rio Restaurant Associates, LP
160 East 38th St a/k/a 560 Third Ave
New York, NY 10016
Serial #1025878

Ark Potomac Corp.
3000 K St. N.W.
Washington, D.C. 20007

Ark Bryant Park LLC
25 West 42th Street
(Bryant Park 42nd Street)
New York, N.Y.
Serial #1025952

Tyson's America Corp.
8008L Tyson's Corner Center
McLean, Virginia 22102

Ark Bryant Park LLC
25 West 40th Street
(Bryant Park 40th Street)
New York, N.Y.
Serial #1025953

Ark Islamorada Corp.
96 Madiera Road
Meter Mile 82
Islamorada, FL 33036

Ark WFC Corp.
2 World Financial Center
Store #L201
New York, NY 10281
Serial #1028272

Ark JC Corp.
11111 Biscayne Blvd.
North Miami, Florida 33161

Ark SW DC Corp.
Union Station
Washington D.C.

Las Vegas Festival Food Corp.
d/b/a Hook & Ladder No. 9
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Las Vegas Festival Food Corp.
d/b/a Gonzalez & Gonzalez
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Las Vegas Festival Food Corp.
d/b/a Sirrico's Pizza
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Las Vegas Festival Food Corp.
d/b/a Greenberg & Sons Deli
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Las Vegas America Corp.
d/b/a America
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Las Vegas Steakhouse Corp.
d/b/a Gallagher's
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Sam & Emma's Deli, Inc.
Stage Deli
3790 Las Vegas Boulevard S.
Las Vegas, Nevada 89109

Venetian Hotel - Las Vegas, Nevada

- (a) Las Vegas Mexico Corp.
d/b/a Vico's Burritos
- (b) Las Vegas Downstairs Deli Corp.
d/b/a Rialto Deli
- (c) Las Vegas Venice Deli Corp.
d/b/a Towers Deli
- (d) Las Vegas Venice Food Corp.
d/b/a Seaport Fish Chicken & Fries
- (e) Las Vegas Lutece Corp.
d/b/a Lutece/Chulas
- (f) Las Vegas Asis Corp.
d/b/a Tsunami

Aladdin Hotel - Las Vegas, Nevada

- (a) Al's Pizza Inc.
d/b/a Fat Anthony's
- (b) AFC Restaurant Corp.
d/b/a Alakazam Food Bazaar

Michael Weinstein is also an officer, director and/or stockholder of the following, which are not owned by Ark Restaurants Corp.:

Sarabeth's Kitchen
Columbus Avenue
New York, New York

Sarabeth's Kitchen
Madison Avenue
New York, New York

Second Teachers Company
2271 Broadway,
New York, N.Y.

Easy Diners, Inc.
1920 Broadway
New York, N.Y. 10023

Previous Licenses

Michael Weinstein had an interest, directly or indirectly, in the following restaurants which are no longer licensed:

Cheese Cheese LLC
474 Columbus Avenue
New York, NY 10024
Serial #1212453

Ark Sub-One Corp.
625 Broadway
New York, NY 10012
Serial #1025033

Ark 474 Corp.
474 Columbus Avenue
New York, NY 10024
Serial #1027272

Ark Bryant Park Corp.
Bryant Park
West 40/42 Street
New York, NY 10017
Serial #1172216 (winter license)

La Femme Noire Inc.
771-773 Eighth Avenue
New York, NY 10136

Conis Realty Corp.
959-961 First Avenue
New York, NY
Lic. #OP 3049

MEB Dining 18 Inc.
9-11 East 18th Street
New York, NY 10003
Lic. #OP 3632

MEB Emporium Corp.
2150 Broadway
New York, NY 10023
Lic. #OP 3126

Ark 47th Street Corp.
771-773 8th Avenue
New York, NY 10036
Lic. #OP 4224

KRA Holdings, Inc.
249 East 50th Street
New York, NY
Lic. #OP 6996

MEB Dining 18, Inc.
622 Broadway
New York, NY 10012
Lic. #OP 6561

Ark JMR Corp.
1337-39-41 Third Avenue
New York, NY
Lic. #OP 6469

Aroc and Ark Corporation
384 Columbus Avenue
New York, NY 10024
Lic. #OP 5639

MEB On Columbus Inc.
366 Columbus Avenue
New York, NY 10024
Lic. #OP 3701

Ark Seventh Avenue South Corp.
(together with Amphitryon, Inc.)
140 Seventh Avenue
New York, NY 10014
Lic. #OP 1848

MEB Emporium Corp.
2 Park Avenue
New York, NY 10016
Lic. #OP 5967

Columbus Cafe Corp.
270 Columbus Avenue
New York, NY 10023
Lic. #RL 27478

Conis Restaurant Corp.
944 First Avenue
New York, NY

Ark 27th St. Inc.
377 Third Avenue
New York, NY 10016
Lic. #OP 4310

The Original Parkway Restaurant
345 W. 46th St.
New York, NY

Clean Slate Rest. Corp.
852 Tenth Ave.
New York, NY

SSWB Restaurants, Inc.
301-303 Columbus Ave.
New York, NY

Second Teachers Company
2271 Broadway
New York, NY

Ark Madison Associates
237 Madison Ave.
New York, NY
(Withdrawn without prejudice)

S.S.W.B. Restaurants, Inc.
4 Mill Street
Rhinebeck, N.Y. 12572

Ernie's of Hackensack, Inc.
Riverside Square Mall
Hackensack, NJ

Ark Paramus Beverage Services, Inc.
557 Route 17
Paramus, NJ

FGFV Beverage Services, Inc.
100 Bloomfield Ave.
Verona, NJ

Ark Cliff Beverage Services
Route 9W, Sylvan Avenue
Englewood Cliffs, NJ

Ark Cafeteria Corp.
525 Washington Boulevard
Jersey City, NJ
Lic. #0906-33-275-003

Ark Oxnard Corp.
3150 Bluefin Circle
Oxnard, CA

La Femme Noire DC Incorporated
50 Massachusetts Avenue NE
Washington, D.C. 20002

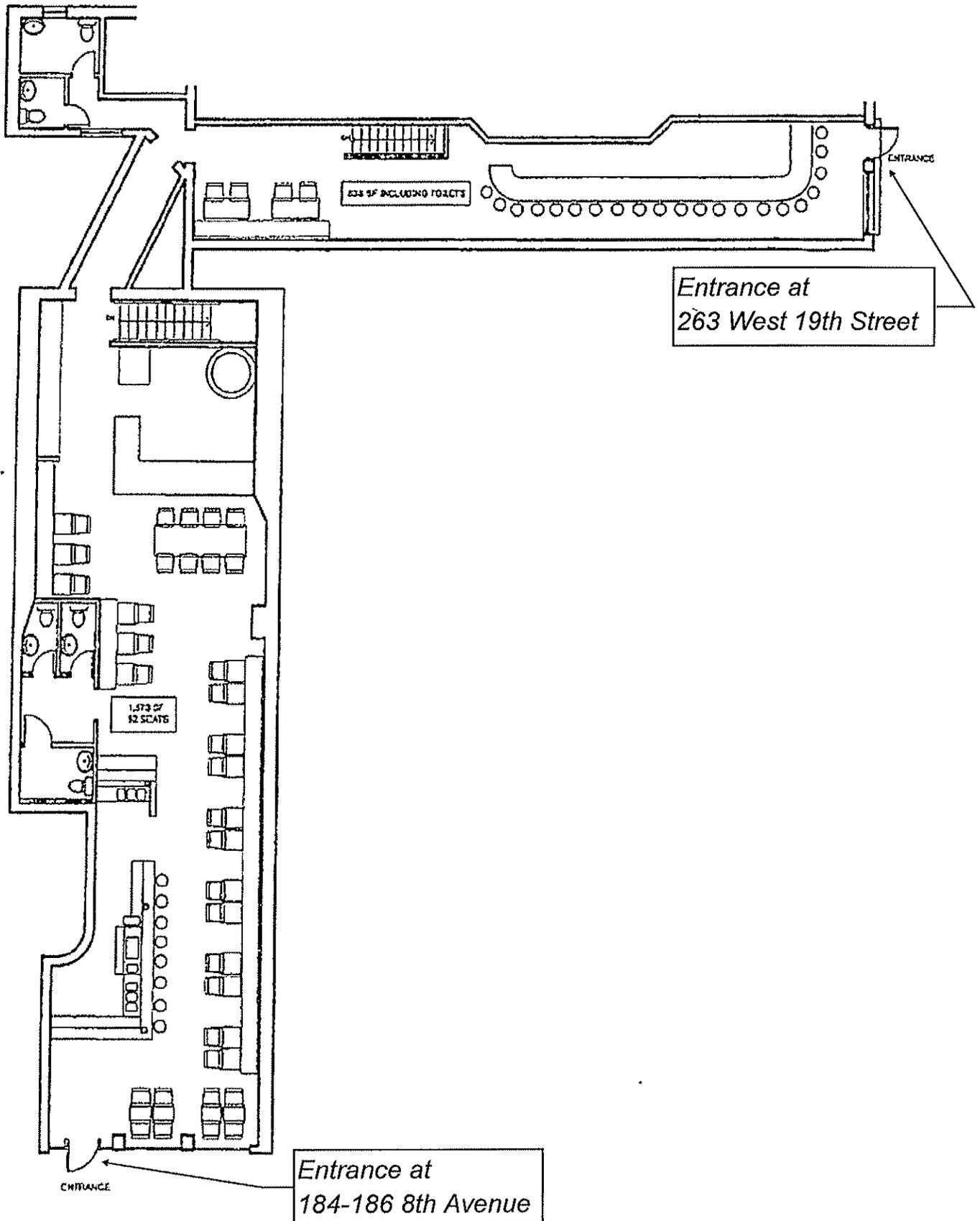
Ark Oxnard Corp.
100 Universal City Plaza
Building 103-LL
Universal City, CA 91908

Ark of the Seaport, Inc.
Pier 17, South Street Seaport
New York, NY 10038
Serial #1024538

Ark Basketball City Corp.
15 East 27th Street
New York, New York 10016
Serial No. 1258378 (*Withdrawn without prejudice*)

184-186 Eighth Avenue
a/k/a 263 West 19th Street
New York, New York 10011

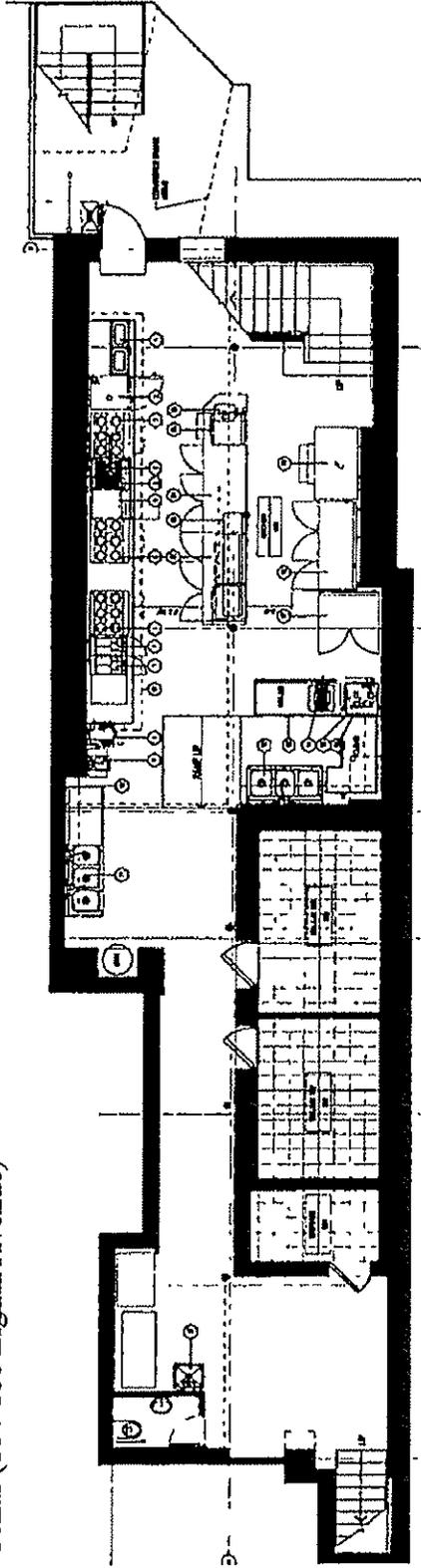
Floor Plans



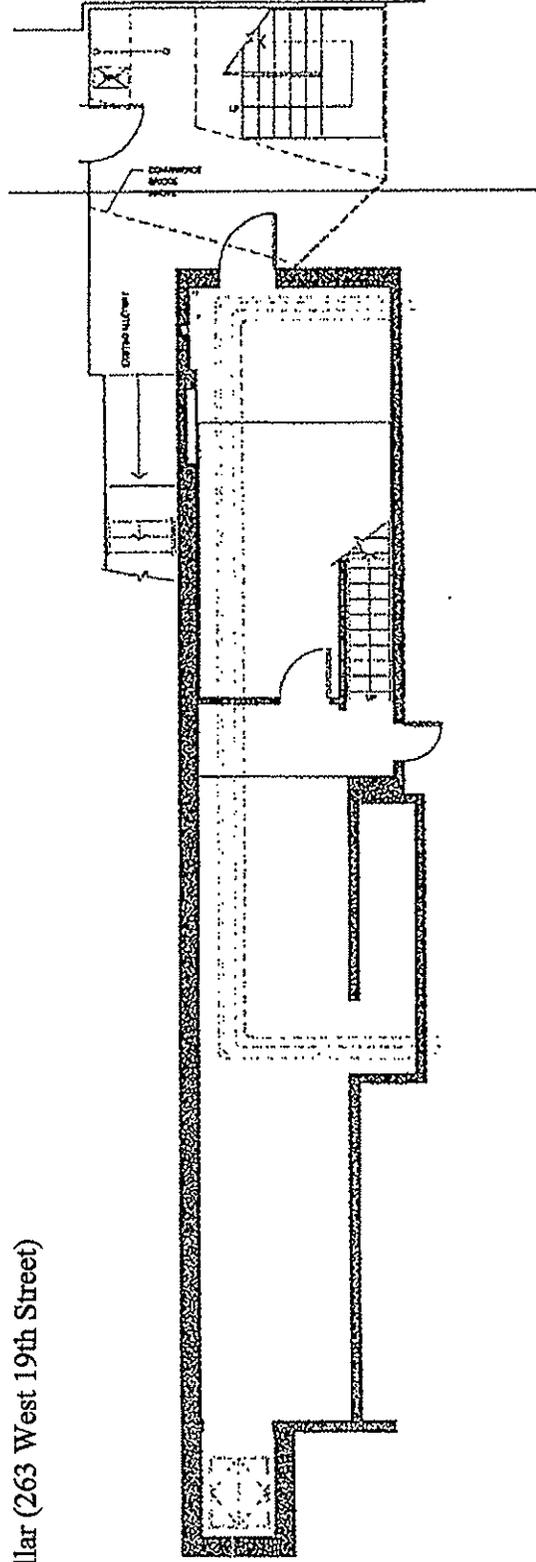
184-186 Eighth Avenue
a/k/a 263 West 19th Street
New York, New York 10011

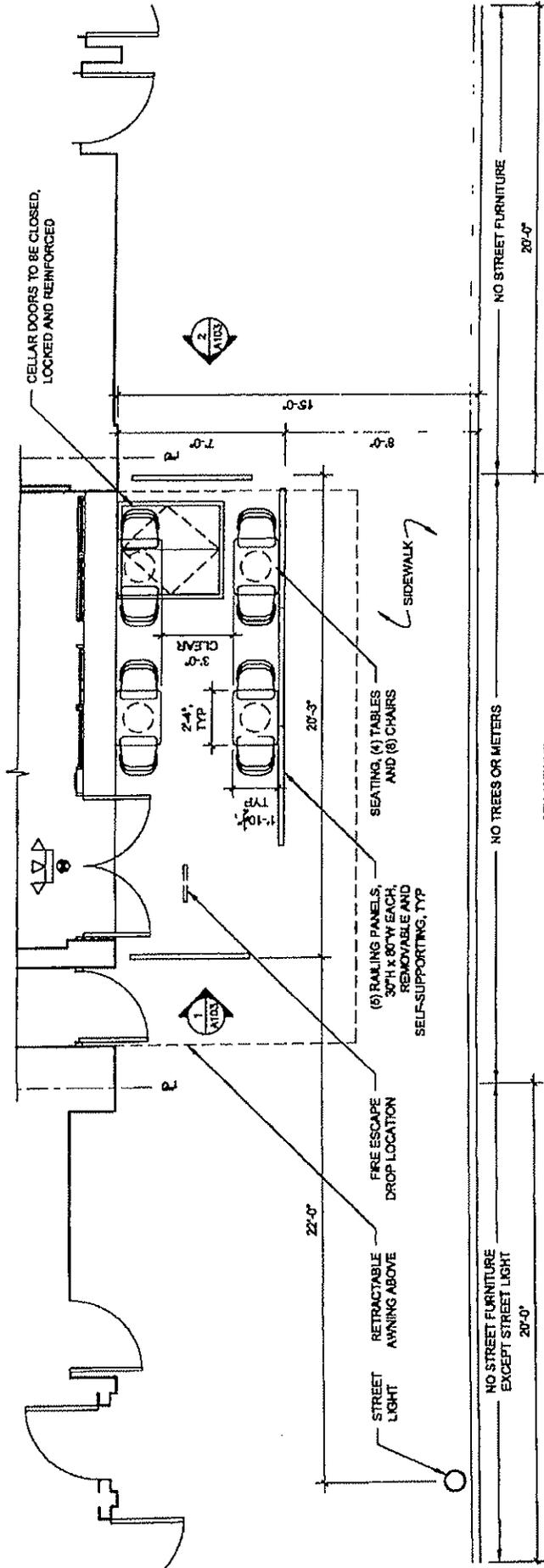
Floor Plans

Cellar (184-186 Eighth Avenue)



Cellar (263 West 19th Street)





ADDITIONAL NOTES
 1 SIDEWALK CAFE AREA = 142 SF
 2 SIDEWALK CAFE IS UNENCLOSED



1 PROPOSED SIDEWALK CAFE PLAN
 SCALE 1/4"=1'-0"

<p>DATE: 03-02-11 PROJECT No.: DRAWING BY: CHK BY: DWG No.: A-101.00 CAD FILE No.</p>	<p>SEAL & SIGNATURE</p>	<p>184 8TH AVENUE SIDEWALK CAFE NEW YORK, NEW YORK</p>	<p>JEFFREY KAMEN ARCHITECT 33 Bond Street New York, New York 10012 T 212 982 5112 F 212 358 0673</p>
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184-186 Eighth Avenue
a/k/a 263 West 19th Street

Exterior Photographs



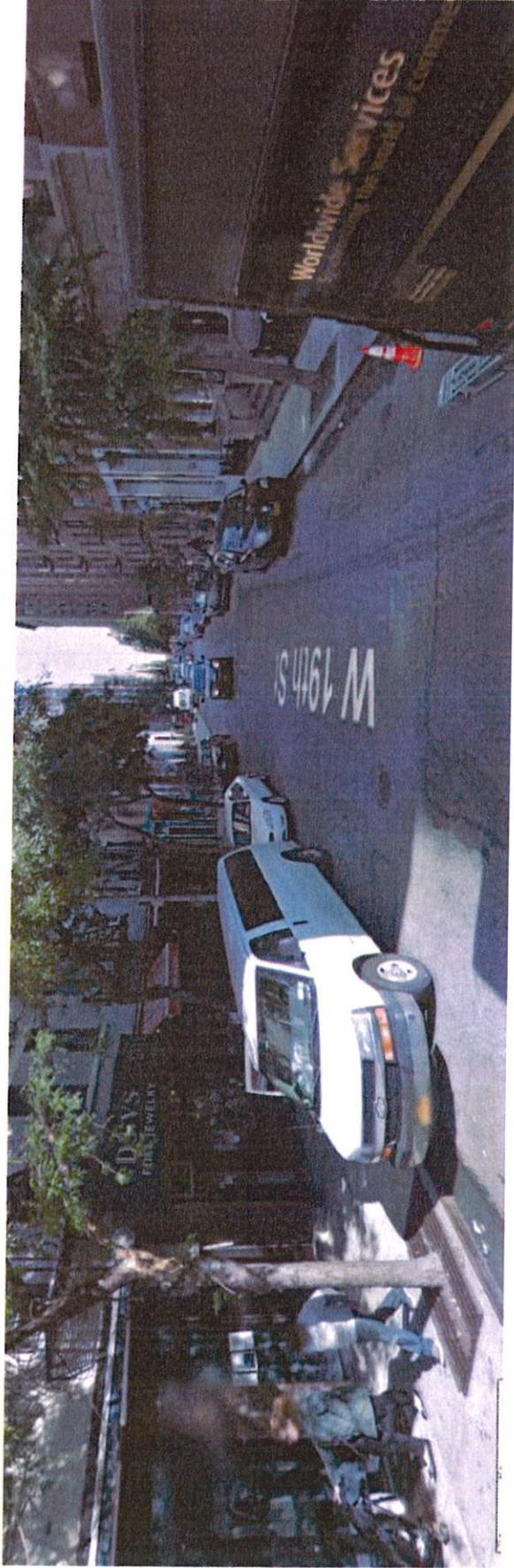
184-186 Eighth Avenue
a/k/a 263 West 19th Street

Exterior Photographs



184-186 Eighth Avenue
a/k/a 263 West 19th Street

Exterior Photographs



Appetizers:

Mixed greens
Prosciutto with melon
Tomato and burrata
Shrimp and crab

Pizza: there will be a choice of six daily pizzas available

Meats:

T bone
Rib Eye
Flank
Porterhouse for two
Filet
Pork loin
Lamb steak
Steak sandwich

Daily fish specials

Poultry:

Half chicken
Half duck

Desserts:

daily dessert specials

Fun Fact:

MINI-SANDWICHES, BIGGER THAN EVER

One of the hottest trends in the sandwich market is mini-sandwiches — a versatile dining option suitable for a variety of occasions and needs. Technomic research shows that consumers increasingly prefer downsized sandwiches. This increased interest is strongly driven by consumers aged 25 to 34, who seem to find minis a particularly good fit with their sociable, on-the-go lifestyles. Two out of five consumers in this age group say they'd like more restaurants to offer mini-sandwiches, compared to just a quarter of the same age group surveyed in 2010.

Salads 3-4 Options:

(Add Chicken or Shrimp)

Cobb Salad

Caesar Salad

Caprese Salad

Sliders (10-15 options Served on Multigrain, Mini Brioche, Ciabatta, Italian Hero and Pretzel Bread)

Ricotta Cheese stuffed Fried Meatball Slider:

Topped with Tomato Sauce and served on Mini Brioche.

Fried Mac and Cheese Slider:

Served on Pretzel Bread with Remoulade Sauce, Mango Sauce, and Coleslaw.

Chicken Parmesan Slider:

Served on Mini Italian hero and topped with Tomato Sauce and Mozzarella Cheese

Caprese Slider :

with Fresh Mozzarella, Tomatoes, Arugula and Balsamic Vinaigrette

Philly Cheese Steak Slider

Buffalo Fried Chicken Slider

Lobster Roll

Shrimp Po Boy Slider

Burgers:

Classic 10 oz Burger

Turkey Burger

Veggie Burger

Kobe Beef Burger

Toppings:

Grilled Apple Slice

Avocado

Bacon

Onion (Sautéed or Raw)

Egg

Cheese

Pickled Peppers
Roasted Green and Red Peppers
Fried Egg
Mushroom

Sauce:

Chimichurri Sauce
Yellow Mustard
Truffle Aioli
BBQ
Buffalo

Cheese:

Cheddar
American
Mozzarella
Swiss
Blue Cheese

Create Your Own Sandwich “Do Your Thing”

Creative and Classic Smoothies, Shakes and Floats

Root Beer Float

Mango Smoothie

Strawberry Smoothie

Vanilla Milkshake with Brownie bits, Whipped Cream, Chocolate Sauce and a scoop of Cookie dough Ice cream

Chocolate Milkshake with Marshmallows, Graham Crackers, and Nutella Ice Cream

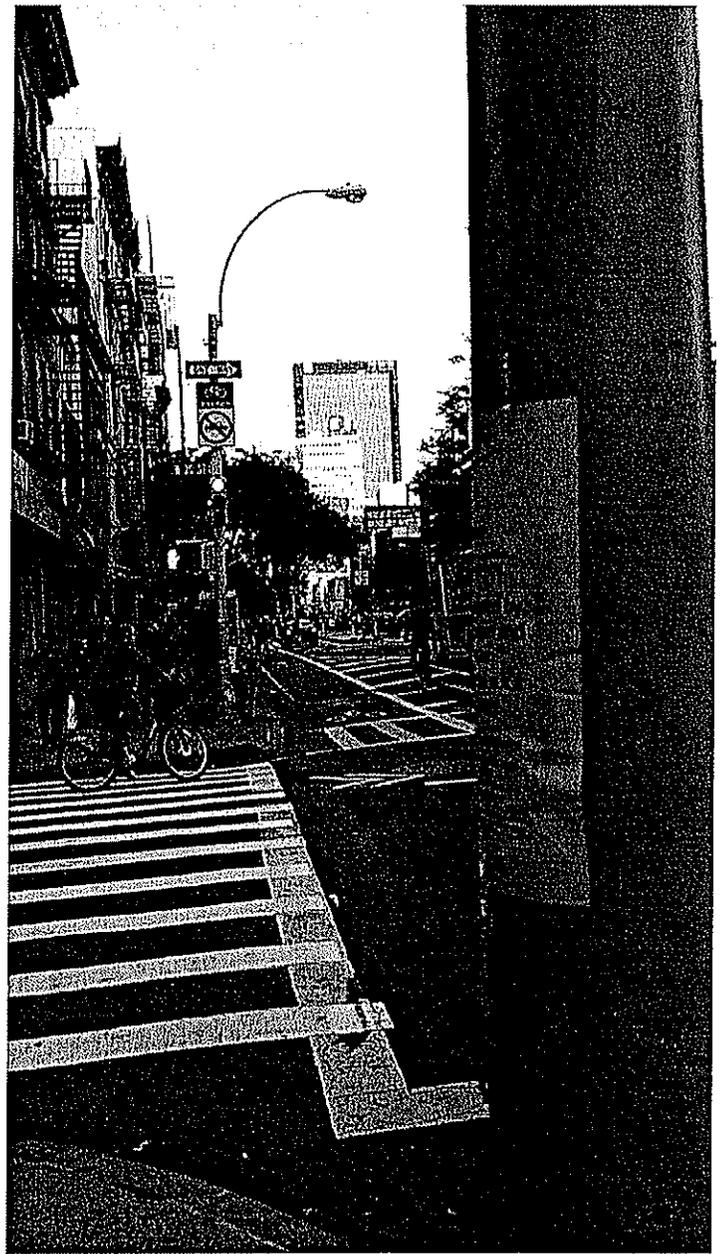
Dessert:

Make your own Ice Cream Sundae served in a Cookie Cup

Ice Cream Slider served between a Sweet Brioche or Waffle

184-186 Eighth Avenue
and 263 West 19th Street

Photographs of Notice Postings



184-186 Eighth Avenue
and 263 West 19th Street

Photographs of Notice Postings



500 Foot Public Interest Statement

This is an application for the transfer of an On-Premises Liquor License for a premises located at 184-186 Eighth Avenue (between 19th and 20th Streets) with an alternative address and frontage at 263 West 19th Street (between 7th and 8th Avenues).

The premises have been continuously licensed since at least 2008 and most recently to Anemacore LLC and 915 Management LLC, the latter of which was approved by Manhattan Community Board 4 around November 2014 with hours until 3AM, daily.

One of the owners of the applicant is Michael Weinstein who either individually or as an officer, director and shareholder of Ark Restaurants Corp., has been licensed in connection with dozens of premises throughout New York and who continues to be licensed by the Authority in good standing.

The applicant's proposed operation for the premises is consistent with (or less than) what was previously approved for 915 Management LLC in that the applicant intends to operate an American/steak restaurant with a pizza menu and separate bar component offering more casual but gourmet sandwiches.

The premises will be open daily from 11AM to approximately 2AM, daily. There will be recorded music played at background levels only, no DJ's and no dancing. The premises will have approximately 25 tables with a total of approximately 60 table seats. There will be two stand-up bars: one in the restaurant portion and the other in the area closer to West 19th Street. The applicant intends to file for a sidewalk café along 8th Avenue (a café which was previously licensed by the Department of Consumer Affairs) which would have a total of 4 tables and 8 seats.

The premises are within the Chelsea neighborhood of Manhattan, a popular area that is comprised of commercial and residential uses. As such, there are a number of On-Premises Liquor Licenses within 500 feet of the premises. Among the existing licenses are a Spanish restaurant, cafes, bars/taverns, an Italian restaurant, and a Mexican restaurant, among others. Not only will the approval of this application not add to the saturation of licenses within the area (since the premises are already licensed), approving this application will add to the diversity of restaurants and businesses and complement the neighborhood.

Since the Premises have been licensed for many years the approval of this application will not have an impact on existing traffic or noise levels. Additionally, the applicant is applying for closing hours earlier than what the current licensee is permitted.

The applicant and premises will be overseen by a highly experienced restaurant operator who will operate the premises as a high-quality, neighborhood friendly restaurant and bar that will attract a desirable clientele to the area and be a benefit to the neighborhood.



Buildings

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

**NYC Department of Buildings
Property Profile Overview**

184 EIGHTH AVENUE		MANHATTAN 10011	BIN# 1013964
8 AVENUE	184 - 186	Health Area : 5600	Tax Block : 769
		Census Tract : 87	Tax Lot : 3
		Community Board : 104	Condo : NO
		Buildings on Lot : 1	Vacant : NO

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

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	WEST 19 STREET, WEST 20 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		
Environmental Restrictions:	N/A	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, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C4-WALK-UP APARTMENT

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	<u>Elevator Records</u>
<u>Complaints</u>	16	0	<u>Electrical Applications</u>
<u>Violations-DOB</u>	15	0	<u>Permits In-Process / Issued</u>
<u>Violations-ECB (DOB)</u>	7	0	<u>Illuminated Signs Annual Permits</u>
<u>Jobs/Fillings</u>	27		<u>Plumbing Inspections</u>
<u>ARA / LAA Jobs</u>	1		<u>Open Plumbing Jobs / Work Types</u>
<u>Total Jobs</u>	28		<u>Facades</u>
<u>Actions</u>	20		<u>Marquee Annual Permits</u>
OR Enter Action Type:			<u>Boiler Records</u>
OR Select from List: Select...			<u>DEP Boiler Information</u>
AND Show Actions			<u>Crane Information</u>
			<u>After Hours Variance Permits</u>

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALTE 1151/85
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: JUN 10 1991 NO. 95555

This certificate supersedes C.O. NO 88272T ZONING DISTRICT CI-1 in RB
 THIS CERTIFIES that the ~~XXXX~~ altered ~~existing~~ building ~~premises~~ located at
 184 8th Avenue ES 51.8' North of West 19th Street Block 769 Lot 3
 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 HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DAILING OR OCCUPANCY UNITS	BUILDING CODE HABITABLE ROOMS	ZONING LUA GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	4			6		Kitchen, and storage
1st Floor	100	70			6		Comm. eating & drinking
2nd Floor	40		2	7	2		Class A apartments
3rd Floor	40		2	8	2		Class A apartments
4th Floor	40		2	8	2		Class A apartments
5th Floor	40		2	8	2		Class A apartments
OLD LAW TENEMENT CLASS A APARTMENTS OLD CODE							
THIS CERTIFICATE IS VALID UNTIL THE DATE POSTED WITHIN THE BUREAU OF THE DEPARTMENT OF BUILDINGS OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.							

OPEN SPACE USES _____
 (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

X.G.

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

 BOROUGH SUPERINTENDENT

 COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS

BEGINNING at a point on the East side of 8th Avenue
 distant 51' 8" North feet from the corner formed by the intersection of
 8th Avenue and West 15th Street
 running thence North 26.5' feet; thence East 88.3' feet;
 thence South 26.5' feet; thence West 88.3' feet;
 thence feet; thence feet;
 thence feet; thence feet;
 to the point or place of beginning.

~~XXX~~ ALT. No. 1151/85 DATE OF COMPLETION 6/13/90 CONSTRUCTION CLASSIFICATION CL 3non-fireproof
 BUILDING OCCUPANCY GROUP CLASSIFICATION Commercial/MD HEIGHT 5 STORIES, 60' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:
 A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:
 A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:
 BOARD OF STANDARDS AND APPEALS CAL. NO.
 CITY PLANNING COMMISSION CAL. NO.
 OTHERS



Buildings

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

**NYC Department of Buildings
Property Profile Overview**

263 WEST 19 STREET		MANHATTAN - 10011		BIN# 1013966	
WEST 19 STREET	263 - 263	Health Area	: 5600	Tax Block	: 769
WEST 19 STREET	263 A - 263 A	Census Tract	: 87	Tax Lot	: 5
		Community Board	: 104	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

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

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	7 AVENUE, 8 AVENUE		
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		
Environmental Restrictions:	N/A	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, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C4-WALK-UP APARTMENT

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	28	0	Electrical Applications
Violations-DOB	13	0	Permits In-Process / Issued
Violations-ECB (DOB)	9	0	Illuminated Signs Annual Permits
Jobs/Filings	9		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	9		Facades
Actions	12		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



Robert D. LIMandri
Commissioner

Werner deFoe, R.A.
Dep. Borough Commissioner
wernerd@buildings.nyc.gov

280 Broadway
3rd Floor
New York, NY 10007
www.nyc.gov/buildings

+1 212 666 0021 tel
+1 212 666 5575 fax

September 14, 2009

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

Re: 263 WEST 19TH STREET
Block: 769 Lot: 5
Zoning: C1-5, R8-B, C6-2A
Manhattan

To Whom It May Concern:

This is in response to your request dated August 27, 2009 for a Letter of No Objection for 263 W. 19th Street, Certificate of Occupancy #96107, dated, April 27, 1990 was issued for stores on 1st floor.

Therefore this department has No Objection to an Eating & Drinking Establishment, Use Group 6, Non Place of Assembly, for less than 75 persons on the First (1st) 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 "Buildings Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

Werner deFoe, R.A.
Deputy Borough Commissioner
Manhattan

Cc: Madgi Mossad, P.E., Borough Commissioner
Ginio Topino, Plan Examiner
Premises File
LNO Files

safety

service

integrity

Addresses of Letter Distribution

Copies of the letter pictured below were posted at or distributed to the following residential buildings:

263 West 19 th Street	274 West 19 th Street	258 West 20 th Street
250 West 19 th Street	261 West 19 th Street	252 West 20 th Street
231 West 19 th Street	278 West 19 th Street	250 West 20 th Street
233 West 19 th Street	265 West 19 th Street	248 West 20 th Street
234 West 19 th Street	301-305 West 19 th Street	246 West 20 th Street
241-245 West 19 th Street	307-317 West 19 th Street	242 West 20 th Street
251 West 19 th Street	184 8 th Avenue	240 West 20 th Street
264 West 19 th Street	188 8 th Avenue	238 West 20 th Street
257 West 19 th Street	192 8 th Avenue	236 West 20 th Street
259 West 19 th Street	194 8 th Avenue	234 West 20 th Street
270 West 19 th Street	202 8 th Avenue	

Dear Neighbor:

We are delivering this letter to let you know that we are planning to open a new American steakhouse restaurant and bar at 184 Eighth Avenue (between 19th and 20th Streets) and 263 West 19th Street (between 7th Avenue and 8th Avenue), in the spaces currently operating as Prova and D Bar.

The restaurant will be a moderately priced steakhouse with seafood and poultry dishes, as well as offering a variety of pizzas using the existing pizza ovens. The connected bar area located closer to 19th Street will have its own menu (although the restaurant's dishes will also be available) consisting of gourmet sandwiches, hamburgers and sliders.

The premises will have recorded music at background levels only and will close no later than 2:00 a.m. daily, if not earlier (even though the current restaurant/bar are licensed until 3:00 a.m.). We will also apply for a sidewalk café along 8th Avenue for 4 tables and 8 seats which would close by 11:00 p.m. on Friday and Saturday and by 10:00 p.m. on weekdays.

In connection with this change, we will be making an application to the New York State Liquor Authority for a transfer of the On-Premises Liquor License currently in effect at this location.

In connection with this application, we will be at Community Board 4's Business Licenses & Permits Committee meeting on Tuesday, October 13, 2015 which begins at 6:30PM in the Community Room at 353 West 30th Street (btwn 8th and 9th Avenue).

If you have any questions or would like additional information, please feel free to contact me at: sam43094@gmail.com. Thank you.

Samuel Weinstein

184 Eighth 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

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
 Cemeteries

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. Visit www.oasisnyc.net for the latest information about data sources and notes about how this map was developed. Contact oasisnyc@cc.cuny.edu with questions or comments. OASIS is developed and maintained by the Center for Urban Research, CUNY Graduate Center.

Location Report

Property Information (1)

184 8 AVENUE, MANHATTAN 10011

Residential: Multi-Family Walk-up

Owner: EIGHTH-19TH CO.

Block: 769 Lot: 3

Property Characteristics:

Lot Area: 2,331 sq ft (26.42' x 88.25')

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

Building frontage: 26'

of floors: 5 Building Area: 7,611 sq ft

Total Units: 9 Residential Units: 8

Primary zoning: C1-6A Commercial Overlay: None

Floor Area Ratio: 3.27

Max. Allowable Residential FAR: 4

Max. Allowable Commercial FAR: 2

Max. Allowable Facility FAR: 4

For more information on zoning, building codes, and other regulations, please refer to the City Planning Department's website: <http://www.cityplanning.org>

MORE INFO:

- **Zoning Map#:** [C1-6A](#) (View [all](#) NYC zoning maps)
- **Historical Zoning Maps:** [Map](#)
- **NYC Dept. of Buildings**
- **Property Information Records (NB: buildings w/condos may not show transaction results)**
- **NYC Dept. of Finance Assessment Roll**
- **NYC EDC 444**
- **NYC Planning's Zoning Administration**
- **NYC Digital Tax Map**
- **NYC Zoning Order**
- **NYC Watchdog Resources**

OASIS shortcut to this property:

<http://www.oasisnyc.net/printmap.aspx?zoning=C1-6A&lot=3&block=769>

Visit us again at <http://www.oasisnyc.net> to view more information about this property. (1/15/2015 2:30 PM)

Manhattan (1)

Community District (1)

Manhattan 4 Community District Information

Chairperson: Christine Berthet

District Manager: Mr. Robert J. Benfatto

Address: 330 West 42nd Street, Suite 2616, New York, NY, 10036

Phone: 212-736-4536 Email: info@manhattan4.org

Website: <http://www.man4.org/mc4a>

Meeting Information: The Full Board generally meets on the first Wednesday of each month at 5pm, alternating between a location in Chelsea (119 9th Avenue, Fulton Center) and one in Hqil's Kitchen (1000 10th Avenue, Roosevelt Hospital, 2nd floor).

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

Political Districts (5)

NYC Council: District 2

NYS Assembly: District 17A

NYS Senate: District 22

US House of Representatives: District 12

US Senate: New York

Proximity Report for Location:

September 10, 2015

184 8 Ave, New York, NY, 10011

*** This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.**

Closest Liquor Stores

Name	Address	Approx. Distance
CHELSEA WINE CELLAR INC	200 W 21ST STREET	700 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	745 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	1060 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	1065 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1210 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1305 ft
MAHADEV INC	242 W 14TH ST	1310 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	590 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	905 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	915 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1005 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1240 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	1290 ft
CHELSEA WINERY LTD	75 9TH AVENUE	1415 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

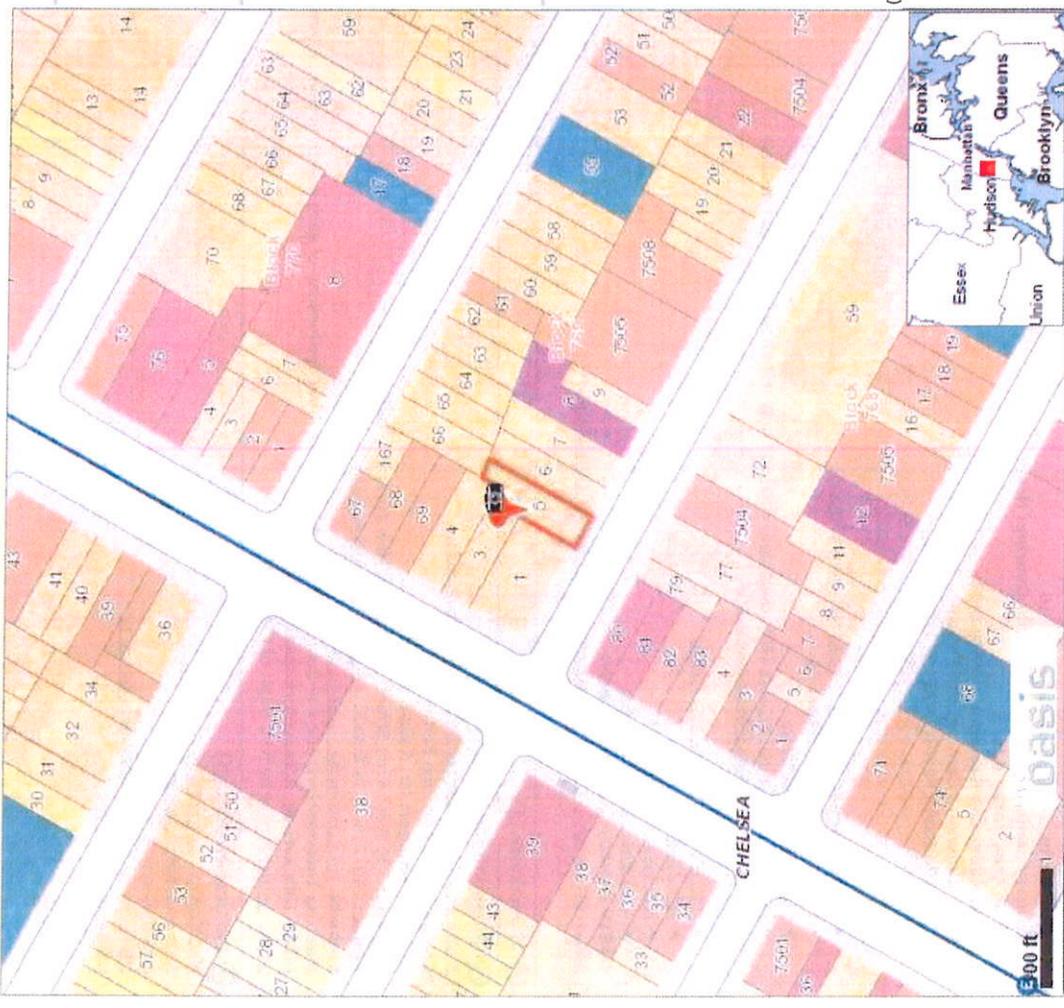
Name	Address	Approx. Distance
PS 11 WILLIAM T. HARRIS SCHOO	320 W 21ST ST	300 ft

On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
ANEMACORE LLC	184 8TH AVE	50 ft
BUCKWHEAT & ALFALFA INC	182 8TH AVENUE	50 ft
EL CID RESTAURANT INC	174 8TH AVE	140 ft
EISEN & SON INC	196 8TH AVE AKA 258 W 20TH ST	145 ft
B & R SORRENTO CORP	202 8TH AVE	220 ft
DISH RESTAURANT CORP	201 8TH AVENUE	230 ft
TEAM MWB LLC	167 8TH AVENUE	245 ft
169 EIGHT RESTAURANT CORP	169 8TH AVE	255 ft
RTC 18 CORP	166 8TH AVE	275 ft
ANEMACORE LLC	263 W 10TH ST	295 ft

Name	Address	Approx. Distance
MEJO LLC	259 W 19TH ST	335 ft
MAGNUMS IN PARIS LLC	158 8TH AVE	380 ft
SWEET CONCESSIONS INC	336 W 20TH ST	420 ft
151 ROYS REST INC	151 8TH AVENUE	470 ft
BANGKOK BISTRO 148 INC	150 8TH AVENUE	490 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	149 8TH AVE	495 ft

263 West 19th Street



Legend

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

Roads
 Major Roads
 Interstate Highways
 Tunnels

Neighborhood/Town Labels
 County Boundaries
 Ferry
 Commuter Rail

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
 Cemeteries

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.)

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Location Report

Property Information (1)

263 WEST 19 STREET, MANHATTAN 10011

Residential: Multi-Family Walk-up

Owner: EIGHTH-19TH CO.

Block: 769 Lot: 5

Property Characteristics:

Lot Area: 2,471 sq ft (28' x 78.08')

of Buildings: 1 Year built: 1901 (Year built is an estimate)

Building frontage: 28' (Building frontage being the piece measured in feet.)

of floors: 5 Building Area: 10,075 sq ft

Total Units: 18 Residential Units: 16

Primary zoning: C6-2A Commercial Overlay: None

Floor Area Ratio: 4.08

Max. Allowable Residential FAR: 6.02

Max. Allowable Commercial FAR: 6

Max. Allowable Facility FAR: 6.5

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

MORE INFO:

- Zoning Map#: [8d](#) ([how to read NYC zoning maps](#))
- Historical Zoning Maps: [8d](#)
- 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:1007690005>

Source: MapInfo Tax Block & Tax lot files from the New York City Department of City Planning, 2014 (ver. 3477)

Mannahatta (1)

Community District (1)

Manhattan 4 Community District Information

Chairperson: Christine Berthet

District Manager: Mr. Robert J. Benfatto

Address: 330 West 42nd Street, Suite 2618, New York, NY, 10036

Phone: 212-736-4536 Email: info@manhattancb4.org

Website: <http://www.nyc.gov/mcib4>

Meeting Information: The Full Board generally meets on the first Wednesday of each month at 6pm, alternating between a location in Chelsea (119 9th Avenue, Fulton Center) and one in Hell's Kitchen (1000 10th Avenue, Roosevelt Hospital, 2nd floor).

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

Political Districts (5)

NYC Council: [District 3](#)

NYS Assembly: [District 075](#)

NYS Senate: [District 27](#)

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

US Senate: [New York](#)

Proximity Report for Location:

September 10, 2015

263 W 19th St, New York, NY, 10011

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SUEBOB LIQUOR INC	312 W 23RD STREET	1065 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1210 ft
MIDTOWN SPIRITS INC	177 9TH AVE UNIT C	1305 ft
MAHADEV INC	242 W 14TH ST	1310 ft

Churches within 500 Feet

Name	Approx. Distance
------	------------------

Schools within 500 Feet

Name	Address	Approx. Distance
LIBERTY HS	250 W 18TH ST	350 ft
PS 11 WILLIAM T. HARRIS SCHOO	320 W 21ST ST	480 ft

On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
ANEMACORE LLC	263 W 19TH ST	0 ft
MEJO LLC	259 W 19TH ST	40 ft
ANEMAGORE LLC	184 8TH AVE	260 ft
BUCKWHEAT & ALFALFA INC	182 8TH AVENUE	320 ft
EL CID RESTAURANT INC	174 8TH AVE	325 ft
223 WEST CORP	223 W 19TH ST	345 ft
EISEN & SON INC	196 8TH AVE AKA 258 W 20TH ST	390 ft
RTC 18 CORP	166 8TH AVE	390 ft
TEAM MWB LLC	167 8TH AVENUE	390 ft
B & R SORRENTO CORP	202 8TH AVE	450 ft
MAGNUMS IN PARIS LLC	158 8TH AVE	455 ft
169 EIGHT RESTAURANT CORP	169 8TH AVE	455 ft
DISH RESTAURANT CORP	201 8TH AVENUE	465 ft

184-186 Eighth Avenue
a/k/a 263 West 19th Street
New York, New York 10011

Diagram of On-Premises Licenses within 500 Feet

