

Manhattan Community Board 4

Unenclosed Sidewalk Café Stipulations Application

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|---|--------------------|--|------------------|------------------|---|-----------------|------------------|
| APPLICANT Grupo Latino LLC. | | ADDRESS 100 10th Avenue | | | | | |
| DOING BUSINESS AS (DBA) Ventanas | | CROSS STREETS W 16th Street | | | | OWNER: | |
| DESCRIPTION OF APPLICATION Spanish restaurant serving lunch & dinner Monday thru Sunday | | LAWYER: | | | | | |
| | | DCA LICENSE NUMBER: 1426426 | | | | | |
| | | SLA LICENSE NUMBER: | | | | | |
| | | 1247662 | | | | | |
| ON SITE CONTACT: (Name, position & phone number): Lauren Balaban – Manager – 347-482-0240 | | 1247662 | | | | | |
| Side-walk café hours of Operation | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
| | 12 p.m. -12 a.m. | 12 p.m. -12 a.m. | 12 p.m. -12 a.m. | 12 p.m. -12 a.m. | 12 p.m. -1 a.m. | 12 p.m. -1 a.m. | 12 p.m. -12 a.m. |
| DCA Hours Allowed | 8-12 | 8-12 | 8-12 | 8-12 | 8-1 | 8-1 | 12-12 |
| SEATING & TABLES | DESCRIPTION | | NOTES | | | | |
| | SEATS 28 | TABLES 14 | | | | | |
| OPERATIONAL ISSUES | | | | | | | |
| Will you follow the rule prohibiting speakers for music in the outdoor space? | | <u>YES</u> | NO | N/A | | | |
| Will you close all French doors and sliding windows when any interior amplified music is played (per law)? | | <u>YES</u> | NO | N/A | | | |
| The sidewalk café will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days. | | YES | <u>NO</u> | N/A | Because of its location on 10th Ave under the High Line Park with no residents near | | |
| Will you be serving alcohol on the sidewalk? If so, will you have waiter service as required by DCA? | | <u>YES</u> | NO | N/A | | | |
| The service and consumption of alcohol on the sidewalk café will be only via seated food service. | | <u>YES</u> | NO | N/A | | | |
| The sidewalk café will not provide standing space for drinking or smoking. | | <u>YES</u> | NO | N/A | | | |
| Will the outdoor furniture be removed when not in use? | | <u>YES</u> | NO | N/A | | | |
| Will the applicant be using delivery bicycles? If so, explain where you will store them since you'll have a sidewalk café. | | YES | <u>NO</u> | N/A | | | |
| Do you intend to use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department? | | YES | <u>NO</u> | N/A | | | |
| Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? | | YES | NO | <u>N/A</u> | | | |

SOUND ISSUES

| | | | |
|--|-----|----|-----|
| Will applicant do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.). | YES | NO | N/A |
| Will applicant enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners. | YES | NO | N/A |

CAFÉ DESIGN

| | | | |
|--|-----|----|-----|
| Is the sidewalk a minimum of 12 feet? Subtracting the width of the proposed sidewalk café from the width of the entire sidewalk, do you at least leave 8 feet of clearance? | YES | NO | N/A |
| Is there a minimum clearance of 8 feet between the sidewalk café and all sidewalk obstructions including parking meters, traffic signs and installed City-sanctioned street furniture (current DCA regs exempt those items)? | YES | NO | N/A |
| Is there a minimum clearance of 8 feet between the sidewalk café and the tree trunk of a tree with a flush grate (regs exempt trees with flush grates)? | YES | NO | N/A |
| Is there a minimum clearance of 4 feet between the sidewalk café and subway grating to be consistent with ADA standards (regs require 3 ft) | YES | NO | N/A |
| Is there a minimum clearance of 3 feet between a sidewalk café and a residential building entrance (regs do not apply to residences)? | YES | NO | N/A |
| Is there a minimum 3 feet wait service aisle to ensure no public space is used by the café to service its clientele? | YES | NO | N/A |
| Are the sidewalk-café outer boundaries marked on the sidewalk as requested by DCA regulations? | YES | NO | N/A |
| If applicant decides to apply for alterations, as defined by SLA or DCA (as applicable), he/she will reappear before CB4 to describe these alterations. | YES | NO | N/A |

ADDITIONAL INFORMATION: (Applicant Use)

- Owners: Kevin Gouchee, Diana Gouchee, Claudia Duran



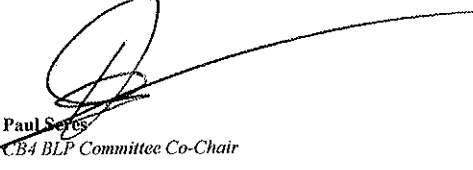
ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

- **Furniture will be removed at night when closed and stored off the street**
- **To include alteration for liquor license**

| | |
|--|---|
| Manhattan Community Board 4 (MCB4) recommends: | <input type="radio"/> Approval <input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the <u>method of operation</u> <input type="radio"/> Denial |
|--|---|

CB4 REPRESENTATIVES

| | | |
|---|---|---|
|  Nelly Gonzalez CB4 Community Associate |  Lisa Daglian CB4 BLP Committee Co-Chair |  Paul Seres CB4 BLP Committee Co-Chair |
|---|---|---|

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

| | | |
|---|--|---------------------|
| SIGN HERE  |  SIGNATURE OF APPLICANT | DATE <u>5/13/12</u> |
|---|--|---------------------|

K.L.

5/8/12

RELATED APPLICATION NO. 120532759

OC-103.00

DRAWING TITLE:
 OUTDOOR CAFE ELEVATIONS & SECTION

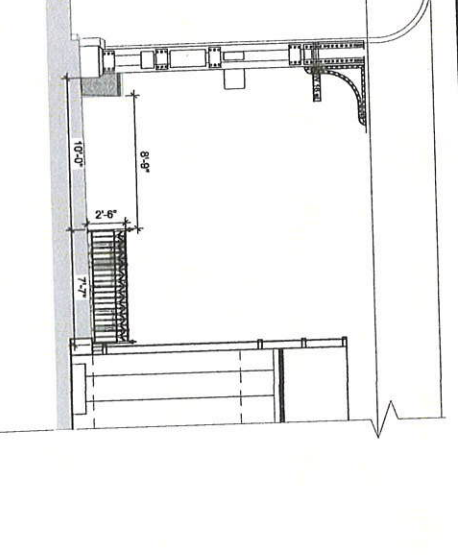
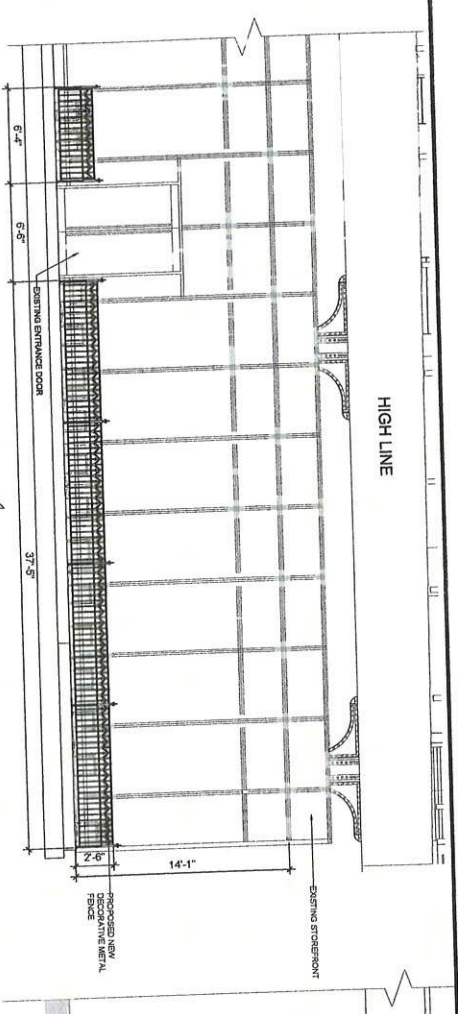
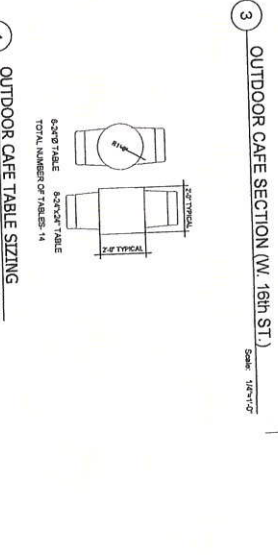
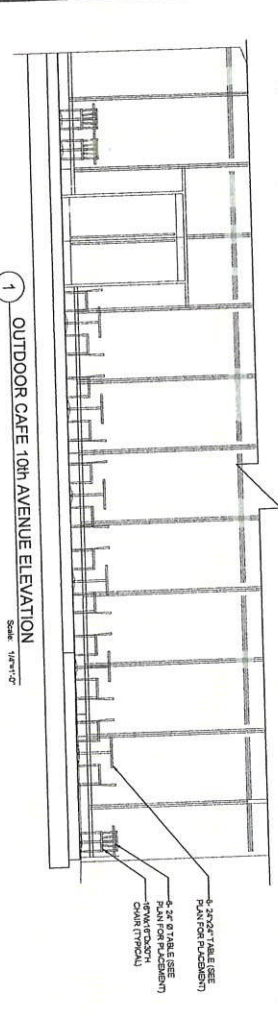
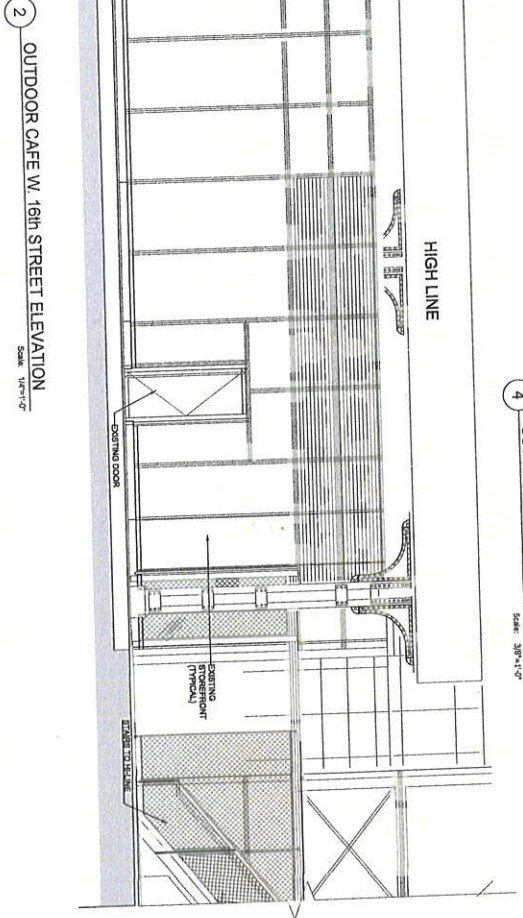
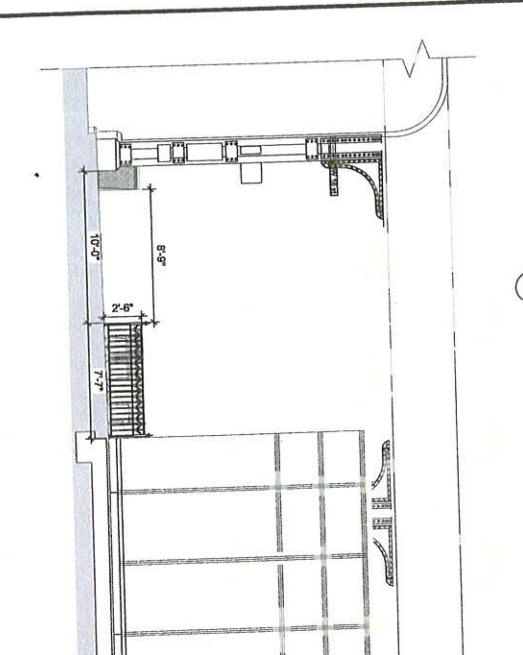
PROJECT:
 PROPOSED SIDEWALK
 OUTDOOR CAFE
 FOR EXISTING RESTAURANT
 108 10 AVE,
 MANHATTAN, NEW YORK
 BLOCK 0074 LOT 01001-1186

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| 01 | 03-30-12 | REVISIONS AS PER COMMENTS |

SCALE / CONSULTANT:

Albert Anzicchia P.A.
 ARCHITECTS
 100 WEST 42ND STREET
 10TH FLOOR
 NEW YORK, NY 10018
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 WWW.AAARCHITECTS.COM



ZONING CHARACTERISTICS:
 ZONE: R-3, C-3
 LOT #: 01001
 BLOCK #: 0074
 MAP #: 602
 CONSP. CLASS: 1-4
 OCCUPANCY CLASS: J-2
 INSPECTIONS: EMERGENCY LIGHTING