



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- ☐ 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. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☐ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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: _____

Is location currently licensed? ☒ Yes ☐ No Type of license: ON PREMISE WINE

If alteration, describe nature of alteration: UPGRADING TO FULL LIQUOR

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: E3 HOSPITALITY LLC

APPLICANT:

Premise address: 40 CLINTON ST

Cross streets: STANTON ST - RIVINGTON ST.

Name of applicant and all principals: E3 HOSPITALITY LLC -

ELIAS POPE

Trade name (DBA): OTI

PREMISE:

Type of building and number of floors: MIXED USE 5 FLOORS

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted CHANGE OF COFO IN PROGRESS

Waiting
on Landlord
to
(74) finish

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

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 5 PM - 11 PM 7 DAYS A WEEK

BACKYARD 5 PM - 10 PM 7 DAYS A WEEK

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 10 Total number of indoor seats? 22

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 SHAPED BAR WITH 8 SEATS

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 _____

What are the hours the kitchen will be open? 5 PM - 10:30 PM 7 DAYS A WEEK

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? EITHER

How many employees will there be? 7

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: _____

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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 G.M. + OWNER WILL MONITOR OUTSIDE AT ALL TIMES + TAKE NECESSARY ACTION WHEN WARRANTED

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. G.M. + OWNER WILL CONSTANTLY MONITOR THE NOISE LEVELS + TAKE NECESSARY ACTION WHEN NEEDED

Is sound proofing installed? ☒ Yes ☐ No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☒ Yes ☐ No If Yes, describe and show on diagram:

BACKYARD WITH 20 SEATS

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: E3 HOSPITALITY LLC

Address: 40 CLINTON ST. Community Board # 3

Dates of operation: 2024 - PRESENT

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. SEE ABOVE

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 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 licensed establishments are within 1 block? 4 AND ONE PENDING
How many On-Premise (OP) liquor licenses are within 500 feet? 12 + 3 PENDING
Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

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, but it is not required. 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)

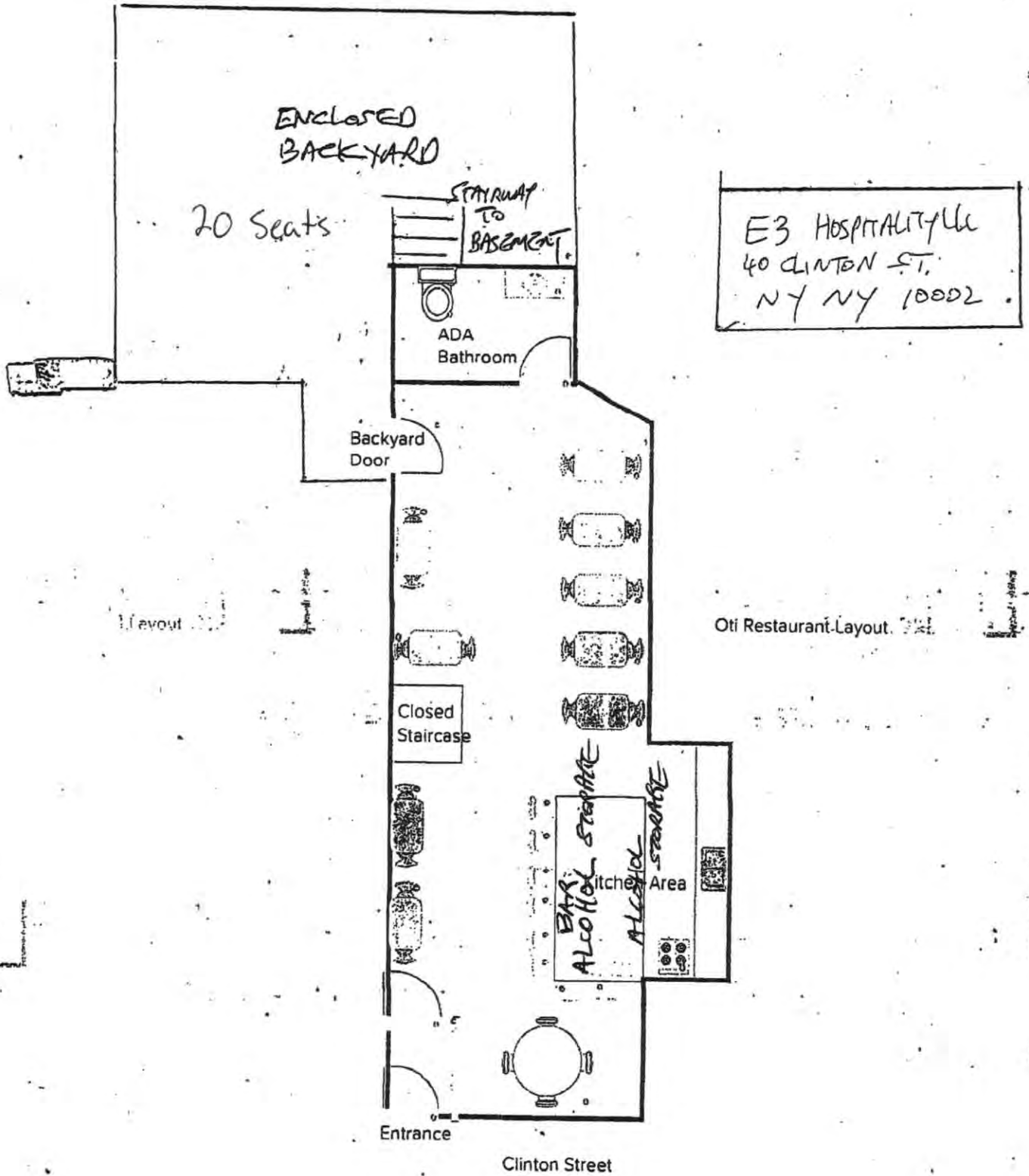
We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider UPGRADE TO
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Romanian restaurant, or
☐ I will operate a _____
☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other _____
3. My hours of operation will be:
Mon 5 PM - 11 PM; Tue 5 PM - 11 PM; Wed 5 PM - 11 PM;
Thu 5 PM - 11 PM; Fri 5 PM - 11 PM; Sat 5 PM - 11 PM;
Sun 5 PM - 11 PM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☐ I will employ a doorman/security personnel: _____
6. ☐ I will install soundproofing, EXISTING

7. ☐ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. ☒ I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☒ I will not have a happy hour or drink specials with or without time restrictions OR ☐ I will have happy hour and it will end by _____.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Elias Popa
Phone Number: 646 977-3127

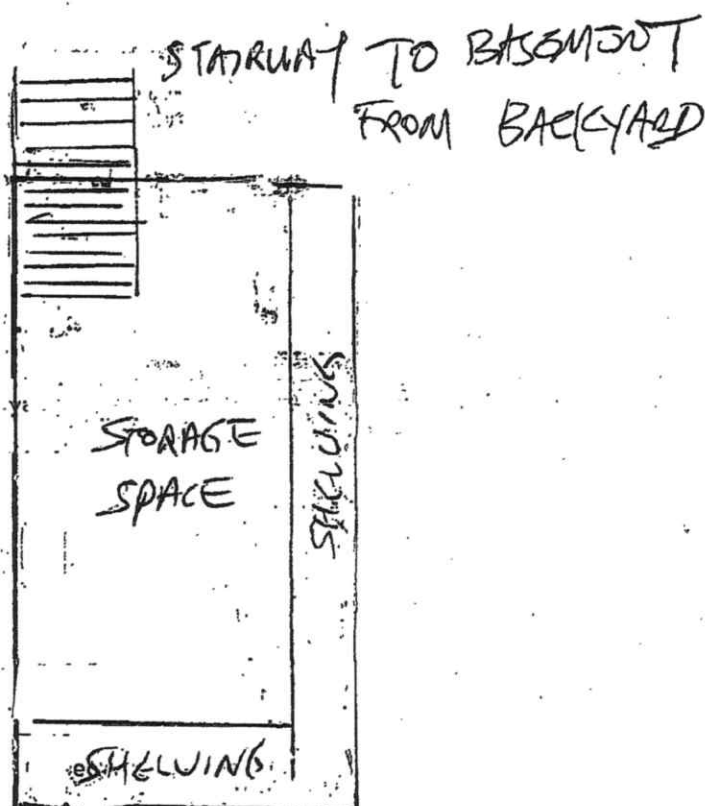
GROUND FLOOR & BACKYARD



BASEMENT

E3 HOSPITALITY 46
40 CLINTON ST.

NY NY 10002



Application to Support Proposed Liquor License

Date: _____

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) UPGRADE EXISTING LICENSE TO FULL LIQUOR

to the following applicant/establishment (company and/or trade name) E3 Hospitality LLC
PBA : OTI

Address of premises: 40 CLINTON ST




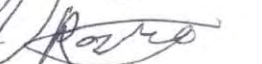
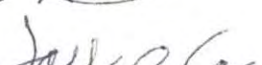

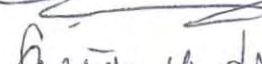
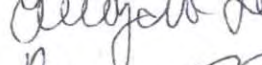

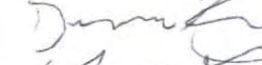
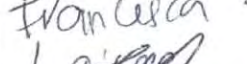


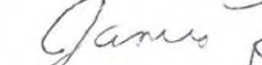


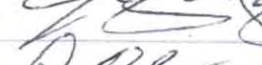
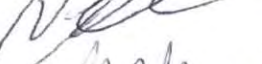
This business will be a: (circle) Bar Restaurant Other _____

The hours of operation will be:

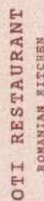
5PM - 11PM 7 days a week Backyard 5PM - 10PM 7 days a week

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Sophie Khanmamedov		196 Stanton St. 6E, 10002
Alison Cohen		171 attorney st. 6B, 10001
Ricardo Hernandez		277 E. 4th St N
Dominica Pasareo		6 Clinton St.
Jay C. Carloni		251 E 3rd St Apt 7M
Samuel Garg		155 Attorney St # 7A
Elizabeth Lemonick		4 Clinton St.
Vocelyn Nieves		40 Clinton St.
Dennis Torres		210 Stanton St.
Francesca Susme		40 Clinton St
		40 Clinton St
James Berry		23 Clinton St.
Kouper Murrell		40 Clinton St.
Aijah Carterney		617 E 9th St
J. GRABER		239 E 2nd St
Cde Morrisette		40 Church Street
Margaretta Morrisette		55 Suffolk Street

Reed Hasson ~~RE~~ 168 Rivington St NY NY 10002
 Spencer Winingham ~~SW~~ 168 Rivington St NY NY 10002
 Apt 4B
 Allie Figlin ~~AF~~ 201 Allen St #3C NY NY 10002
 Apt 4B
 Ansley Bryan ~~AB~~ 425 E. 13th St #3A NY NY 10009
 Lucinda de Groot ~~LD~~ 201 Allen St #3C NY NY 10002
 Anna Gould ~~AG~~ 201 Allen St 3C NY NY 10002
 Timothy Adams ~~TA~~ 54 East 7th St NY NY 10003
 Jordan Winston ~~JW~~ 53 Pitt St. 3B NY NY 10001
 Jack Sobel ~~JS~~ 53 Pitt St. 3A NY NY 10001
 Kennedy Abbaderis ~~KA~~ 409 E 69th St #2W NY, NY 10012
 Jenny Thai ~~JT~~ 154 E 29th St 7th NY, NY 10016
 FRANK DEFORGE ~~FD~~ 1 West St. New York, NY 10004
 Jed Feiman ~~JF~~ 50 Clinton St NY NY 10002
 Abby Barr ~~AB~~ 50 Clinton St Apt 6A NY NY 10002
 Aniruddha Shukla ~~AS~~ 42 Clinton St Apt 10 NY NY 10002



Serving immigrant boss lady dishes from Comenta. Inspired by Chef Elyas' mom, Oti, our recipes are authentic but not always traditional dishes his mother taught him. Each dish is small plates style and curated to balance flavors and textures, paired perfectly with expertly crafted cocktails and wines. We highly recommend getting 6-8 dishes per two people.

SMALL. ~~TINGS~~ THINGS

- [illegible]

DIP PICS®

Alison & Nicklaes von divtu dauw. Dins served with bread.

- Zaucusa gf v**
 Compared part of the Romanian mother dish, Zaucusa is a traditional specialty from the mountainous regions of Romania. It is made with meat, potatoes, and vegetables, and is often served with a sour cream dressing. The dish is named after the Zaucusa mountain range and is believed to have originated in the region of Maramureș.
- Pașopale Batuta gf v**
 Pașopale Batuta is a traditional Romanian dish made with lamb or beef, potatoes, and vegetables. The meat is cooked in a pot with onions, garlic, and paprika. The potatoes are boiled and then served with the meat. The dish is named after the Pașopale mountain range and is believed to have originated in the region of Maramureș.
- salate De Vinete gf veg**
 A popular Romanian salad, salate de vinete is made with roasted eggplants, tomatoes, onions, and garlic. It is often served with a dressing of olive oil and vinegar. The dish is named after the Vinete mountain range and is believed to have originated in the region of Maramureș.

Pofta Buna

consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

SHARED THINGS

- | | | |
|----|-------------------------------------|--|
| 32 | Pastrama gf | Did you know that New York's favorite "pastrami" is actually from Romania? This wonderful delicacy is made with thick slices of corned beef cured in a special brine and smoked over hickory. It's a true taste of Romania in the city. We celebrate our fascinating history with our corn homestead pastrami. Smoked in our house dried corn husks. Served with mustard, sauerkraut, pepper house-made pickles, and pickled grapes. |
| 21 | Romanian Stuffed Pepper gf | A classic Romanian dish. Cabbage stuffed with ground pork, beef, meat, herbs, onion, and rice. Braised for 2 hours in a tomato soup cream broth and topped with smoked paprika sour cream. |
| 21 | k
Pickled Mushroom Toast | Placed in hot liquid and cooked in a brief fry. Topped with our delectable house-made sour cream, ricotta, and finished with our tangy and bright pickled mushrooms. Unsalt. Can be made vegetarian. |
| 21 | Mussels | Gorgeous accent local mussels coated in a beer and Romanist recipe broth with smoked bacon, ricotta, onions, and slightly spicy aioli at the same time. |
| 19 | Tocana de Porc gf | tender slow cooked pork belly in a local Romanian style braising stew. Made with red wine, tomatoes, fresh herbs and served with pickled mustard aioli. |
| 18 | Broken Burrata gf veg | One of our best sellers. We make our own fresh local burrata cream, tomato concasse, tomatoes, onions and herbs. |
| 12 | Feb- The* Mici (Meech) | We don't want to mess around with this staple street food. We make our own Mici, a traditional Romanian sausage with rice, onions and sausage served with mustard. We serve ours with a rice, homemade mustard and a little shot of beer to make it at home nice. |
| 12 | SSarmale gf | Another heavy hitter. Sarmale is a staple in Romania. Stuffed with ground pork, beef, meat, herbs, onion, and rice. Braised for 2 hours in a tomato soup cream broth and topped with smoked paprika sour cream. |
| 3 | Mujdei | |
| 3 | Miso mustard | |
| 3 | paprika sour cream | |
| 1 | Raw garlic clove | |
| 3 | Extra shot beer | |
| | EXTRAS | |

100

8/29/25

ATTENTION RESIDENTS & NEIGHBORS

E3 HOSPITALITY LLC DBA: OTI

Company/DBA Name and Contact Number for Questions

Plans to open a

UPGRADE EXISTING LICENSE TO FULL LIQUOR

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

at the following location

40 CLINTON ST.

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER / WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, September 8, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>
see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

YASIRI 646 977-3127

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

E3 HOSPITALITY LLC DBA: OTI

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

UPGRADE EXISTING LICENSE TO FULL LIQUOR

(Please choose) Bar/Restaurant

(Favor de escoger) una Barra/un Restaurant

sidewalk cafe/backyard use

un café de acera o un patio de atrás

40 CLINTON ST.

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER/WINE + LIQUOR

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Reunión público
para comentarios

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AL COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

YASIR 646 977-3127

mn03@cb.nyc.gov - www.cb3manhattan.org

Try
L

CALL 864-7

864-740-8049

864-740-8049

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

E3 HOSPITALITY LLC DBA: OTI

公司名字 (Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第3社區申請生意相關牌照擴展生意)

UPGRADE EXISTING LICENSE TO FULL LIQUOR

(請選擇/please choose)

酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 或者
後院花園咖啡 (Backyard Use)

40 CLINTON ST

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌牌照)

BEER/WINE + LIQUOR

(請選擇/please choose)

啤酒和酒牌 (Beer & Wine) or/或者
啤酒牌 (Beer) or/或者
酒和酒牌 (Wine & Liquor)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

曼哈頓第3社區委員會
酒牌和紐約市將費局有關小商家牌照委員會

Monday, September 8, 2025 at 6:30pm

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時間 (Time) 和地點 (Location)

YASIR 646 977-3127

mn03@cb.nyc.gov - www.cb3manhattan.org

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YASIRI

646 977-3127

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At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

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Company Name/Contact Info

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Planifique abrir un/una:

UPGRADE EXISTING LICENSE TO FULL LIQUOR

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

40 CLINTON ST.

address

dirección

Seeking a license to serve

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At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

YASIRI 646 977-3127

mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

E3 HOSPITALITY LLC DBA: OTE

公司名字 (Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

UPGRADE EXISTING LICENSE TO FULL LIQUOR

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡 (Backyard Use)

40 CLINTON ST.

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照)

BEER/WINE + LIQUOR

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments

第 3 社區的居民有權利提出自己的意見和建議.

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

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時間 (Time) 和地點 (Location)

YASIR 646 977-3127

mn03@cb.nyc.gov - www.cb3manhattan.org

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH ~~MANHATTAN~~

DATE:

FEB 04 1985

NO. 86750

ZONING DISTRICT C 1-5

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building-premises located at
40 Clinton Street

Block 349 Lot 47

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

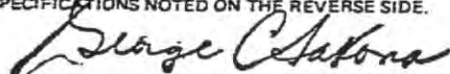
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF FAMILY PERMITTED	ZONING DWELLING OR RESIDING UNITS	BUILDING CODE FAMILY ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Storage, Boiler Room
Basement	40	-	3	5	2	J-2	Residential apartments and Home Occupation
1st	40	-	4	8	2	J-2	Residential apartments
2nd	40	-	4	10	2	J-2	Residential apartments
3rd	40	-	4	10	2	J-2	Residential apartments
4th	40	-	4	10	2	J-2	Residential apartments
5th	40	-	4	10	2	J-2	Residential apartments
Class "A" Multiple Dwelling							
Old Law Tenement							
Old-Code							

OPEN SPACE USES

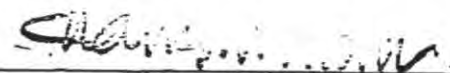
SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

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 distant South/East side of Stanton Street
 100' South from the corner formed by the intersection of
 Stanton Street and Clinton Street
 running thence east 100.0' feet; thence south 25.0' feet;
 thence west 100.0' feet; thence north 25.0' feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

~~NO.~~ ALT. No. 161/84 DATE OF COMPLETION 12/7/84 CONSTRUCTION CLASSIFICATION Class 3-N.F.P.
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT STORIES, 57.0' FEET
 Class "A" Multiple Dwelling 5 + C. + B.

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	X				
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: _____



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

NYC Department of Buildings
Application Details

The below information does not include work types submitted in DOB NOW; use the [DOB NOW Public Portal](#) to access DOB NOW records.

JUMP TO: Doc 1

Premises: 40 CLINTON STREET MANHATTAN
BIN: [1004115](#) Block: 344 Lot: 147

Job No: 121208371

Document: 01 OF 2

Job Type: A1 - ALTERATION TYPE 1

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

[DOB NOW: Inspections](#)

This job is not subject to the Department's Development Challenge Process. For any issues, please contact the relevant borough office.

Last Action: PERMIT ISSUED - ENTIRE JOB/WORK 07/13/2021 (R)
Application approved on: 06/24/2021

Pre-Filed: 06/26/2020 Building Type: Other

Estimated Total Cost: \$65,000.00

Date Filed: 06/30/2020

Electronically Filed: Yes

Fee Structure: STANDARD

Review is requested under Building Code: 1968

Hub Job [†]: Yes

[Job Description](#) [Comments](#)

1 Location Information (Filed At)

House No(s): 40 Street Name: CLINTON STREET

Borough: Manhattan

Block: 344

Lot: 147 BIN: [1004115](#)

CB No: 103

Work on Floor(s): BAS,CEL 001 thru 006

Apt/Condo No(s):

Zip Code: 10002

2 Applicant of Record Information

Name: CHRISTOPHER MENZIUSO

Business Name: GRASSO MENZIUSO ARCHITECTS, PC

Business Phone: 212-779-0257

Business Address: 350 SEVENTH AVENUE NEW YORK NY 10001

Business Fax: 212-779-9648

E-Mail: CHRISM@GMARCHITECTS.NET

Mobile Telephone:

License Number: 034045

Applicant Type: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other

Directive 14 Applicant

Not Applicable

Previous Applicant of Record

Name: CHRISTOPHER MENZIUSO

Business Name: GRASSO MENZIUSO ARCHITECTS, PC

Business Phone:

Business Address:

Business Fax:

E-Mail:

Mobile Telephone:

Applicant Type: RA

License Number: 034045

3 Filing Representative

Name: IV/SA/IB/AN BE/BO/TO/DA

Business Name: JM ZONING

Business Address: 225 BROADWAY NEW YORK NY 10007

E-Mail: JOEY@JMZONING.COM

Business Phone: 212-964-4464

Business Fax: 775-628-3726

Mobile Telephone:

Registration Number: 001185

4 Filing Status

[Click Here to View](#)

5 Job Types

- ☒ Alteration Type 1
☐ Alteration Type 1, OT "No Work" ☐ New Building
☐ Alteration Type 2 ☐ Full Demolition
☐ Alteration Type 3 ☐ Subdivision: Improved
☐ Sign ☐ Subdivision: Condo
Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types

- ☐ BL - Boiler ☐ FA - Fire Alarm ☐ FB - Fuel Burning ☐ FS - Fuel Storage
☐ FP - Fire Suppression ☐ MH - Mechanical ☐ PL - Plumbing ☐ SD - Standpipe
☐ SP - Sprinkler ☐ EQ - Construction Equipment ☐ CC - Curb Cut
☒ OT - GEN. CONSTR.

7 Plans/Construction Documents Submitted

Plans Page Count: 1

8 Additional Information

Enlargement proposed?

☒ No ☐ Yes ☐ Horizontal ☐ Vertical

Total Building Square Footage: 5,000 sq.ft.

9 Additional Considerations, Limitations or Restrictions

Yes No

☐ ☒ Alt. required to meet New Building req's (28-101.4.5)

Yes No

☒ ☐ Alteration is a major change to exits

☐ ☒ Change in number of dwelling units

☒ ☐ Change in Occupancy / Use

☒ ☐ Change is inconsistent with current certificate of occupancy

☐ ☒ Change in number of stories

- ☐ ☒ Facade Alteration
☐ ☒ Adult Establishment
☐ ☒ Compensated Development (Inclusionary Housing)
☐ ☒ Low Income Housing (Inclusionary Housing)
☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling
☐ ☒ Filing includes Lot Merger / Reapportionment

- ☐ ☒ Infill Zoning
☐ ☒ Loft Board
☒ ☐ Quality Housing
☐ ☒ Site Safety Job / Project
☐ ☒ Included in LMCCC

Work Includes:

- ☐ ☒ Prefab wood I-joists
☐ ☒ Structural cold-formed steel
☐ ☒ Open-web steel joists

- ☐ ☒ Landmark
☐ ☒ Environmental Restrictions (Little E or RD)
☐ ☒ Unmapped/CCO Street
☐ ☒ Legalization
☐ ☒ Other, Specify:
☐ ☒ Filed to Comply with Local Law
☐ ☒ Restrictive Declaration / Easement
☐ ☒ Zoning Exhibit Record (I,II,III,etc)
☐ ☒ Filed to Address Violation(s)

- ☒ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]
- ☐ ☒ Work includes modular construction under New York State jurisdiction
- ☐ ☒ Work includes modular construction under New York City jurisdiction
- ☐ ☒ Structural peer review required per BC §1627 Peer Reviewer License No.(P.E.):
- ☐ ☒ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems
- ☐ ☒ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building
- ☐ ☒ Structural Stability affected by proposed work

BSA Calendar No.(s):

CPC Calendar No.(s):

10 NYCECC Compliance *New York City Energy Conservation Code (Applicant Statement)*

☒ To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.

Code Compliance Path: ☒ NYCECC ☐ ASHARE

Energy Analysis: ☒ Tabular ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)

11 Job Description

PROPOSED NEW PASSAGEWAY IN THE CELLAR AND CHANGE OF USE/OCCUPANCY OF PARTIAL 1ST FLOOR BY MODIFYING RESIDENTIAL APARTMENT A ACCESSORY HOME OCCUPATION INTO TWO (2) EATING & DRINKING ESTABLISHMENTS: REMOVAL AND INSTALLATION OF NEW INTERIOR NON-LOAD BEARING PARTITIONS, LIGHTING AND FINISH WORK AS PER PLANS. OBTAIN NEW CERTIFICATE OF OCCUPANCY.

Related BIS Job Numbers:

Primary application Job Number:

12 Zoning Characteristics

District(s): R7A - GENERAL RESIDENCE DISTRICT

Overlay(s): C1-5 - LOCAL RETAIL DISTRICT

Special District(s):

Map No.: 12c

Street legal width (ft.): 50

Street status: ☐ Public ☒ Private

Zoning lot includes the following tax lots: Not Provided

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
COMMERCIAL	565	C1-5	0.22
RESIDENTIAL	9,400	R7A	3.76
Proposed Totals:	9,965	--	3.98
Existing Total:	9,965	--	--

Proposed Lot Details: Lot Type: ☐ Corner ☐ Interior ☒ Through

Lot Coverage (%): 100

Lot Area (sq.ft.): 2,500

Lot Width (ft.): 25

Proposed Yard Details: ☒ No Yards Or

Front Yard (ft.): Rear Yard (ft.): Rear Yard Equivalent (ft.):

Side Yard 1 (ft.): Side Yard 2 (ft.):

Proposed Other Details: Perimeter Wall Height (ft.): 57

Enclosed Parking? ☐ Yes ☒ No No. of parking spaces:

13 Building Characteristics

		2022/2014/2008 Code Designations?
Occupancy Classification: Existing:	J2: RESIDENTIAL	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	R-2 - RESIDENTIAL: APARTMENT HOUSES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction Classification: Existing:	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Multiple Dwelling Classification: Existing:	OL	
Proposed:	OL	
Building Height (ft.): Existing:	57	
Proposed:	57	
Building Stories: Existing:	5	
Proposed:	5	
Dwelling Units: Existing:	22	
Proposed:	22	

Building was originally erected pursuant to which Building Code: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968

The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968

Mixed use building? ☒ Yes ☐ No

14 Fill

☒ Not Applicable ☐ Off-Site ☐ On-Site ☐ Under 300 cubic yards

15 Construction Equipment

Not Applicable

16 Curb Cut Description

Not Applicable

17 Tax Lot Characteristics

Not Provided

18 Fire Protection Equipment

	Existing		Proposed			Existing		Proposed	
	Yes	No	Yes	No		Yes	No	Yes	No
Fire Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19 Open Spaces

Not Provided

20 Site Characteristics

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tidal Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freshwater Wetlands
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coastal Erosion Hazard Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urban Renewal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Hazard Area

Flood Hazard Area Information:

Yes No

☐ ☐ Substantial improvement?

☐ ☐ Substantially damaged?

☐ ☐ Floodshields part of proposed work?

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

☒ The scope of work does not require related asbestos abatement as defined in the regulations of the NYC DEP, DEP ACP-5 Control No.:1817627

23 Signs

Not Applicable

24 Comments

Comments for Document 01

RESPECTFULLY REQUESTING TO UPDATE THE JOB DESCRIPTION IN SECTION 11.

25 Applicant's Statements and Signatures (See paper form or check [Forms Received](#))

Yes No

☐ ☐ For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?

☐ ☐ Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.

26 Owner's Information

Name: ROBERT PERL

Relationship to Owner:

Business Name: RENTAL APARTMENTS LLC CO TOWER B

Business Address:

E-Mail:

Non Profit: ☐ Yes ☒ No

Business Phone:

Business Fax:

Owner Type: CORPORATION

Yes No

- ☒ ☐ Owner's Certification Regarding Occupied Housing (Remain Occupied)
- ☐ ☒ Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)
- ☐ ☐ Owner DHCR Notification
- ☐ ☐ Owner's Certification for Adult Establishment
- ☐ ☐ Owner's Certification for Directive 14 (if applicable)

Metes and Bounds

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available [here](#).

‡ [the-hub](#)

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.

