

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 **TRANSFER**     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 LIQUOR

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: E3 HOSPITALITY LLC - OTE

**APPLICANT:**

Premise address: 40 CLINTON ST

Cross streets: STANTON ST - RIVINGTON ST

Name of applicant and all principals: PORTOMOR LLC  
YASIRI PORTORREAL    NICHOLAS GAO    TSIMAFEI MAROZ

Trade name (DBA): \_\_\_\_\_

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 OWNER/MANAGER WILL CONTINUOUSLY MONITOR THE SIDEWALK AND TAKE ANY NECESSARY ACTIONS IF NEEDED

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. OWNER WILL CONTINUOUSLY MONITOR THE VOLUME AND TAKE NECESSARY ACTIONS IF 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:

A BACKYARD PATIO WITH 9 TABLES AND 24 SEATS

**APPLICANT HISTORY:** THE APPLICANT HAS MANAGED THIS LOCATION FOR THE LAST YEAR

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

If yes, please indicate name of establishment: \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: 6/25 - 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.

**PREMISE:**

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

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 74

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) 11AM - 1AM 7X 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? 8 Total number of indoor seats? 19

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 BAR 9' WITH 4 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 EASTERN EUROPEAN + CARIBBEAN

What are the hours the kitchen will be open? 11AM - 12:30 AM 7 DAYS A WEEK

Will a manager or principal always be on site?  Yes  No If yes, which? ONE OR THE OTHER

How many employees will there be? 5

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: FPAD AND A FEW SMALL SPEAKERS

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

**LOCATION:**

How many licensed establishments are within 1 block? 20

How many On-Premise (OP) liquor licenses are within 500 feet? 12

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

2.  I will operate a full-service restaurant, specifically a (type of restaurant) EASTERN EUROPEAN / CARIBBEAN 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 11 AM - 1 AM; Tue 11 AM - 1 AM; Wed 11 AM - 1 AM;

Thu 11 AM - 1 AM; Fri 11 AM - 1 AM; Sat 11 AM - 1 AM;

Sun 11 AM - 1 AM. (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, \_\_\_\_\_

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 7 PM.

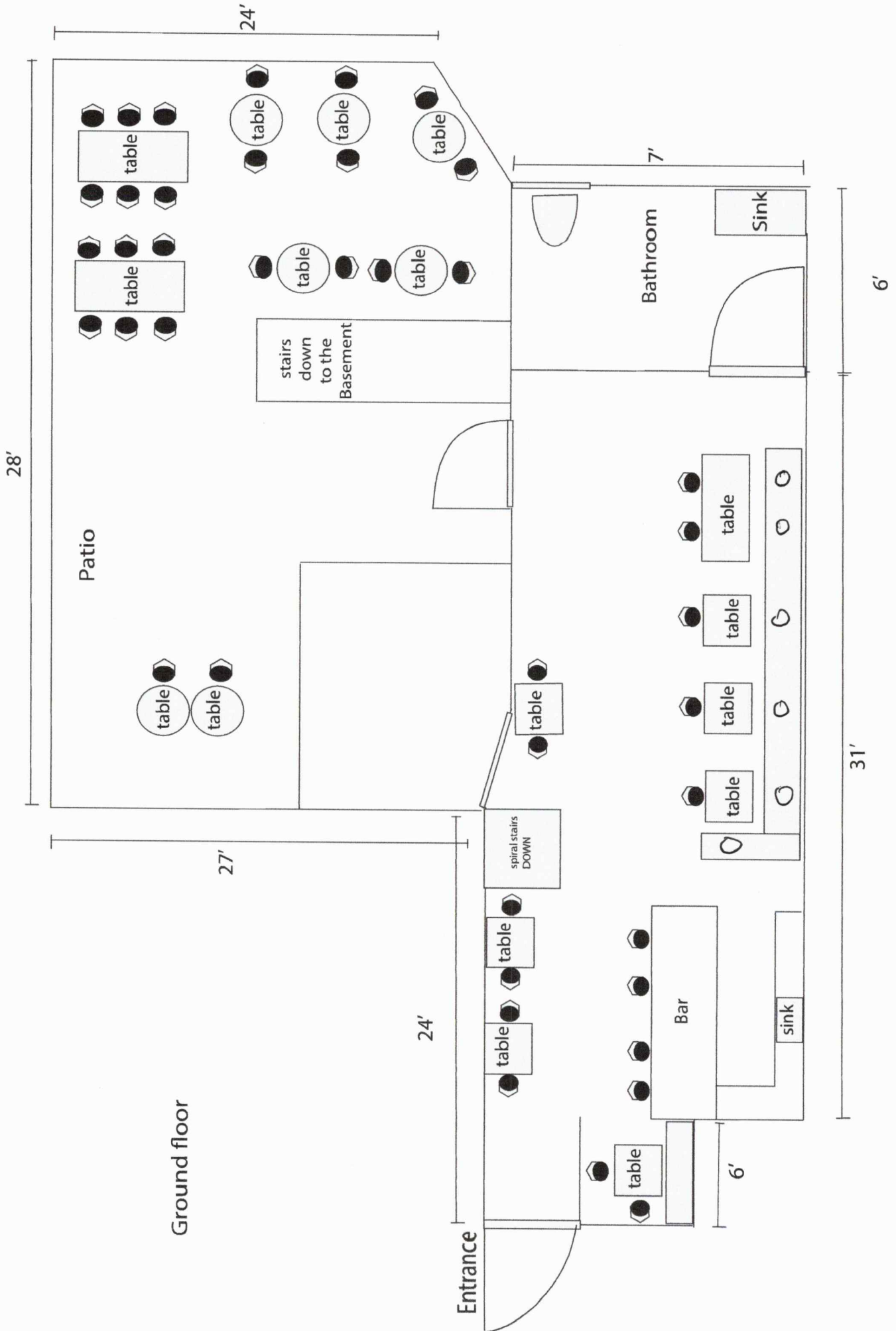
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.

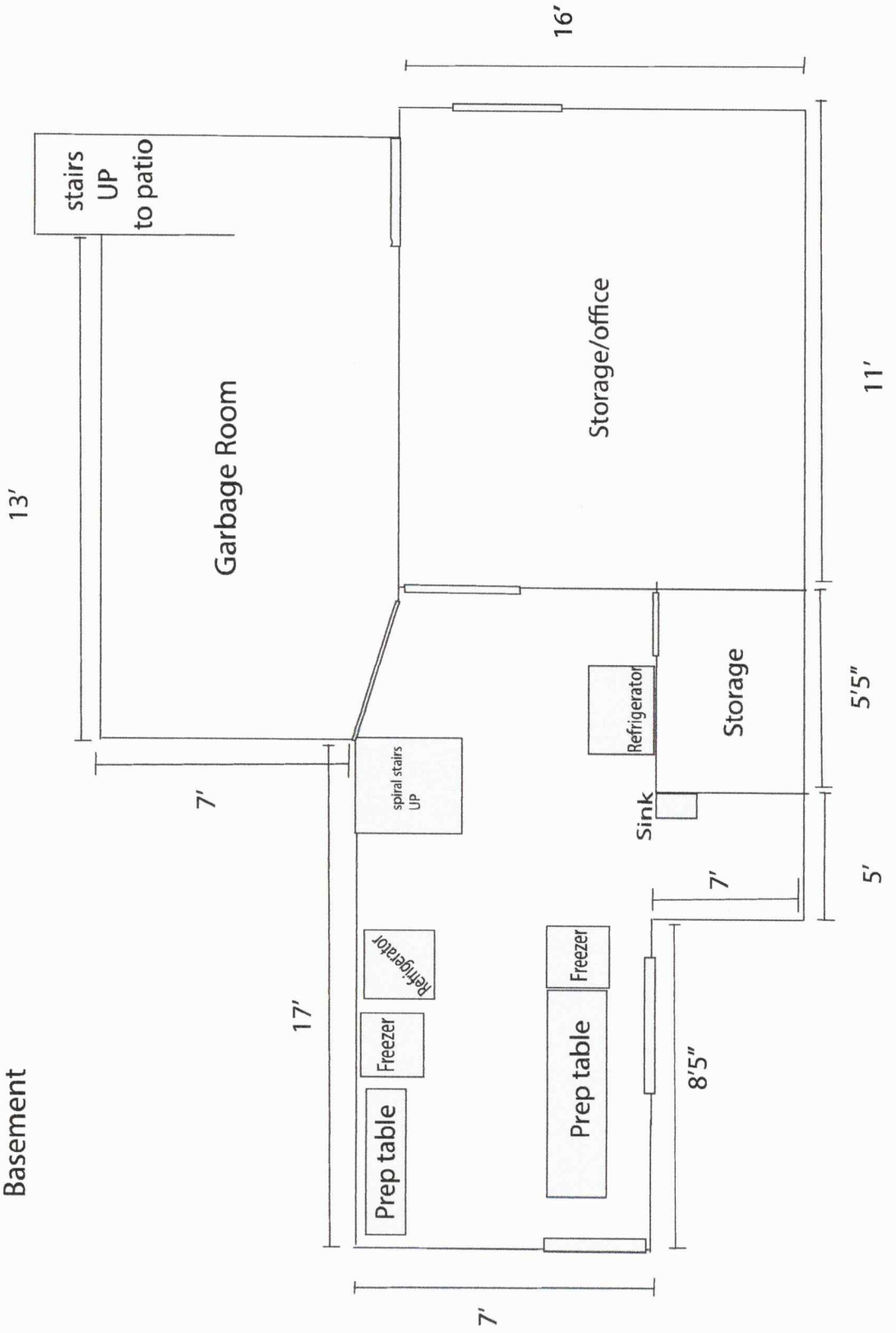
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: VASIRI PORTORREAL

Phone Number: 646-977-3127



Basement





**@littlebignyc**  
40 CLINTON STREET  
NEW YORK CITY

New York thrives on unlikely  
friendships.  
Little B/G is our testament to  
that magical pairing. A place  
where Eastern European comfort  
and hearty tradition meets the  
spice and fire of the Caribbean.

Inspired by our friendship  
Sparked by you



# FOOD

## STARTERS

### STAR SALAD <sup>13</sup>

*an eastern european classic with a tropical twist*  
cucumber, tomato, carambola, sour cream, mint, culantro,  
tamarind

### SHORT SPAGHETTI TOAST <sup>10</sup>

*a spiced up play on beach spaghetti*  
bulgur wheat fritter, kabocha, spaghetti, scotch bonnet jam

### BURRATA <sup>15</sup>

*a not so classic cheese and crackers*  
burrata, ricotta cream, dill, roasted pepper, cassava, truffle oil

### AGUAJI OCTOPUS 18

green banana escabache, aguaji octopus, dill

## MAINS

### DRANIK PORK SANDWICH <sup>20</sup>

*a meat and potatoes combo with a side of the tropics*  
dranik, malta braised pork, dill sour cream, wasakaka

### ROASTED EGGPLANT <sup>20</sup>

*a tropical eggplant steak*  
seared eggplant, sunflower yogurt, dates, pomegranate, herb salad

### RUM BRAISED LAMB SHANK 25

new jersey lamb shank, kasha porridge, pigeon peas, herb oil

### STUFFED PEPPER 20

pork, parsley, dill, tomato and sour cream sauce, herb salad

## DESSERT

### PAN CON CAFE ICE CREAM <sup>10</sup>

*like dipping your favorite pastry into a cup of coffee*  
bread ice cream, pumpernickel, dominican coffee



## STRAWBERRY

altamura, dill, strawberry, tomato water, salt

18



## PLUM

plum vermouth, sherry, orange bitters, plum bitters

16



## BREAD

jack daniels, bread, kvas  
*non-alcoholic available*

18



## CARROT

bombay sapphire, carrot eau de vie, empirical cilantro, bitter bianco,  
vermouth blanco

19



## GUAVA

guava, tomato, chilis, salt, beer  
*non-alcoholic available*

15



## ORANGE

grey goose, coffee, sherry, orange foam

19



## MANZANILLA

patron, empirical stonefruit, almond, lemon, milk-washed

18



## CHERRY

fino sherry, dry vermouth, sakura vermouth, cherry bitters

16

## CLASSICS

### MARTINI 18

bombay sapphire or grey goose, olive vermouth

### OLD FASHIONED 18

elijah craig, jack daniels rye, brown syrup, angostura bitter

### ROSITA 18

patron, campari, sweet vermouth, bitter liqueur

### EL PRESIDENTE 18

copalli, santa teresa, miso vermouth, blood orange aperitivo

## HOUSE SHOT 9

frozen vodka, bitter orange, oregano, habanero, salt

## HOUSE COCKTAILS

# A STUDY IN FLAVOURS

### MEDALLA light lager, puerto rico 7

### ROTHAUS PILS pilsner, germany 9

### KOSTRITZER SCHWARZBIER black lager, germany 9

*an exploration of four different upbringings*

## WINE

### ALMACITA BRUT sparkling, argentina 14

### PANNONHALMI TRICOLIS WHITE '24 hungary 14

### CRAMA HISTRIA FLEUR ROYALE orange, romania 16

### PANNONHALMI TRICOLIS RED '23 hungary 16

## NON-ALCOHOLIC

### ATHLETIC pilsner, new york 7

### PRIMA PAVE sparkling wine, italy 14

# ATTENTION RESIDENTS & NEIGHBORS

PORTOMOR LLC DBA: TBD

Company/DBA Name and Contact Number for Questions

Plans to open a  
RESTAURANT

(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 at the  
CB 3 SLA Licensing & Outdoor Dining Committee Meeting on

Monday, May 11, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for meeting details

This is a Hybrid Meeting. Members of the public can attend by Zoom or in-person. Limited seating available to first 15 at Community Board 3 Office at 59 East 4th Street (btwn 2nd Ave and Bowery)

Date/Time/Location

NICK 718 807-8615

Applicant Contact Information

[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**ATTENTION RESIDENTS & NEIGHBORS**

**第 3 社區居民 請注意**

**PORTOMOR LLC DBA: TBD**

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)

**RESTAURANT**

(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)

**NICK 718 807-8615**

**Public meeting for comments**

第 3 社區的居民有權利提出自己的意見和建議。

**(CB 3 SLA Licensing & Outdoor Dining Committee Meeting)**

曼哈頓第 3 社區委員會

酒類執照與戶外用餐委員會

**Monday, May 11, 2026 at 6:30pm**

**Online: <https://www.zoomgov.com/j/1615486314>**

**請參閱 [www.cb3manhattan.org](http://www.cb3manhattan.org) 以了解會議詳情**

這是混合式會議。公眾可通過 Zoom 或親自參加。社區委員會 3 號辦公室（位於東四街 59 號，介於第二大道和鮑威里街之間）提供有限座位，前 15 名到場者可入座。

時間 (Time) 和地點 (Location)

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

PORTOMOR LLC DBA: TBD

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT

(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

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

NICK  
718 807-8615

Reunión público  
para comentarios

Monday, May 11, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

consulta [www.cb3manhattan.org](http://www.cb3manhattan.org) para detalles de la reunión

Esta es una reunión híbrida. El público puede asistir por Zoom o en persona. Hay asientos limitados disponibles para las primeras 15 personas en la Oficina del Consejo Comunitario 3, ubicada en 59 East 4th Street (entre la 2da Ave y Bowery).

At Community Board 3  
SLA Licensing & Outdoor Dining  
Committee Meeting

En la Junta Comunitaria 3  
Reunión del Comité de Licencias  
el SLA y de Comidas al Aire Libre

[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

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.

Proximity Report For:	
Location	<b>40 Clinton St, New York, New York, 10002</b>
Geocode	<b>Latitude: 40.71986 Longitude: -73.98456</b>
Report Generated On	<b>4/22/2026</b>

8 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINE & LIQUOR'S, INC. License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	428 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	699 ft
RAGING SKILLET LLC, THE License ID: 0101-24-111545 Legacy Serial No.: 6019705	335 E Houston St New York, New York 10002	703 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	773 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	840 ft
M&G Foodstuff LLC License ID: 0101-24-122926 Legacy Serial No.: 6031373	26 Avenue B Ground Floor New York, New York 10009	984 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	1,081 ft
SFDW INC License ID: 0100-22-115633 Legacy Serial No.: 1339790	24 AVENUE C NEW YORK, New York 10009	1,190 ft

Schools within 500 feet		
Name	Address	Distance
SCHOOL FOR GLOBAL LEADERS	145 STANTON ST NEW YORK, NY 10002	417 ft
LOWER EAST SIDE PREPARATORY HIGH SCHOOL	145 STANTON ST-4TH FL NEW YORK, NY 10002	417 ft
PS 140 NATHAN STRAUS	123 RIDGE ST NEW YORK, NY 10002	444 ft

**Churches within 500 feet**

Name	Distance
New Life Of Nyc	205 ft
The Stanton Street Shul	248 ft
Congregation Chasam Sopher	431 ft
Iglesia Ev Hispana Acym	472 ft
Christian & Missionary Alliance Church	472 ft

**Pending On Premises Liquor Licenses within 750 feet**

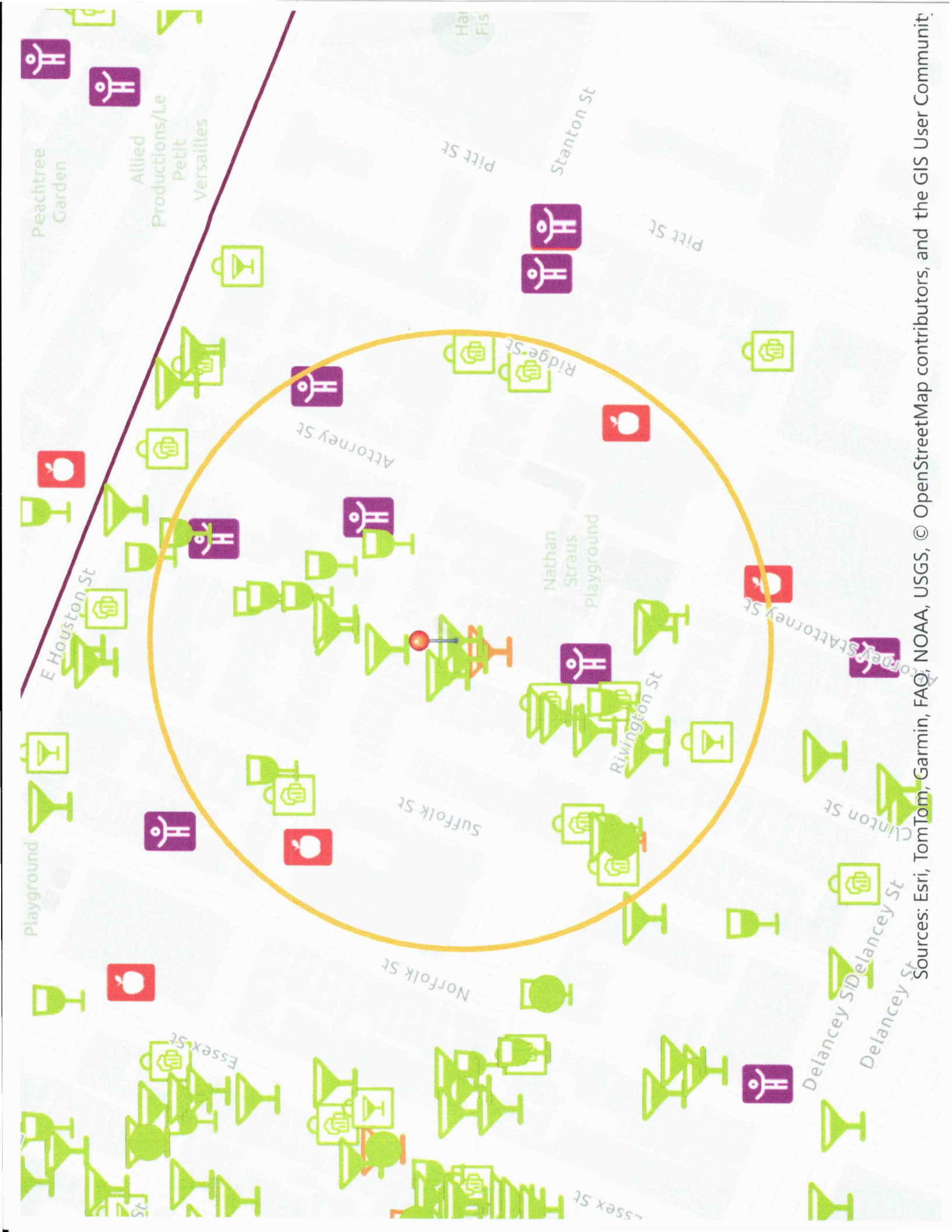
Name	Address	Distance
Stylus NYC Inc Application ID: NA-0349-24-131655	48 Clinton St New York, New York 10002.0	51 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
E3 Hospitality LLC License ID: 0340-26-136295 Legacy Serial No.: 6086737	40 Clinton St New York, New York 10002	0 ft
AZASU INC License ID: 0340-22-106707 Legacy Serial No.: 1275880	49 CLINTON ST NEW YORK, New York 10002	31 ft
CROSSETT GROUP LLC THE License ID: 0370-23-138028 Legacy Serial No.: 1336082	43 CLINTON ST NEW YORK, New York 10002	60 ft
BETA CLINTON CORP License ID: 0370-24-136624 Legacy Serial No.: 6045469	37 39 CLINTON STREET COR OFSTANTON & CLINTON STS NEW YORK, New York 10002	120 ft
GET BACK LLC License ID: 0340-21-120657 Legacy Serial No.: 1335821	63 CLINTON ST NEW YORK, New York 10002	183 ft
CLINTON EAST CORP License ID: 0340-22-113388 Legacy Serial No.: 1323153	29 CLINTON ST NEW YORK, New York 10002	201 ft
67 Prince Inc License ID: 0340-25-128438 Legacy Serial No.: 6078735	67 Clinton St New York, New York 10002	205 ft
AVIR LLC License ID: 0340-23-134557 Legacy Serial No.: 1151561	29 CLINTON ST AKA168STANTON ST STANTON STREET & RIVINGTON ST NEW YORK, New York 10002	205 ft
KLAI KUNGWAN LLC License ID: 0340-22-114448 Legacy Serial No.: 1320056	71 CLINTON ST NEW YORK, New York 10002	260 ft
JOEY ROSES LLC License ID: 0340-21-121582 Legacy Serial No.: 1335988	174 RIVINGTON ST NEW YORK, New York 10002	315 ft
GREY CRESCENT LLC License ID: 0340-21-117951 Legacy Serial No.: 1271941	76 CLINTON ST NEW YORK, New York 10002	334 ft
CASA COLVEN INC. License ID: 0340-25-131506 Legacy Serial No.: 6081839	79 Clinton St New York, New York 10002	347 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
LULLABY DOWNTOWN, LLC License ID: 0370-24-101859 Legacy Serial No.: 6009806	151 RIVINGTON ST LOWER LEVEL NEW YORK, New York 10002	399 ft
SOCIETY OF THE EDUCATIONAL ARTS INC License ID: 0340-23-137879 Legacy Serial No.: 1326289	107 SUFFOLK ST NEW YORK, New York 10002	536 ft
MAPLE VIEW HOLDINGS CORP License ID: 0340-23-132569 Legacy Serial No.: 1138797	2 4 CLINTON ST EAST HOUSTON & STANTON STREETS NEW YORK, New York 10002	578 ft
TTBK INC License ID: 0370-21-116653 Legacy Serial No.: 1305169	188 SUFFOLK ST NEW YORK, New York 10002	588 ft
CAVAN SLIGO NYC INC License ID: 0370-23-138427 Legacy Serial No.: 1322172	269 E HOUSTON ST NEW YORK, New York 10002	608 ft
3 TIMES 90 INC License ID: 0340-25-124438 Legacy Serial No.: 6074676	90 96 Clinton St New York, New York 10002	613 ft
STERLING PARKSIDE CORP License ID: 0370-23-131254 Legacy Serial No.: 1024140	317 E HOUSTON STREET NEW YORK, New York 10002	616 ft
CUTS & SLICES, INC. License ID: 0340-25-115639 Legacy Serial No.: 6065297	321 E Houston St New York, New York 10002	624 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	700 ft
A & P RESTAURANT CORP License ID: 0340-22-114546 Legacy Serial No.: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, New York 10002	716 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	726 ft
KINGS CO IMPERIAL LLC License ID: 0340-22-109453 Legacy Serial No.: 1306825	168 1/2 DELANCEY ST NEW YORK, New York 10002	742 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	744 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community.

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 FLOORS PERMITTED	ZONING DWELLING OR ROOMING LIMIT	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0.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.

*George Cabrona*

BOROUGH SUPERINTENDENT

*[Signature]*

COMMISSIONER

ORIGINAL     OFFICE COPY - DEPARTMENT OF BUILDINGS     COPY

**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

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

[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  
Date Filed: 06/30/2020  
**Fee Structure:** STANDARD  
Review is requested under **Building Code:** 1968

**Estimated Total Cost:** \$65,000.00  
**Electronically Filed:** Yes

**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:**

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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Tidal Wetlands  
Coastal Erosion Hazard Area  
Fire District  
Freshwater Wetlands  
Urban Renewal  
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 Phone:  
Business Address: Business Fax:  
E-Mail: Owner Type: CORPORATION  
Non Profit:  Yes  No

Yes No

- 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 OCCUPANCY 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
<b>Proposed Totals:</b>	9,965	--	3.98
<b>Existing Total:</b>	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?
<b>Occupancy Classification: Existing:</b>	J2: RESIDENTIAL	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Proposed:</b>	R-2 - RESIDENTIAL: APARTMENT HOUSES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Construction Classification: Existing:</b>	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Proposed:</b>	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Multiple Dwelling Classification: Existing:</b>	OL	
<b>Proposed:</b>	OL	
<b>Building Height (ft.): Existing:</b>	57	
<b>Proposed:</b>	57	
<b>Building Stories: Existing:</b>	5	
<b>Proposed:</b>	5	
<b>Dwelling Units: Existing:</b>	22	
<b>Proposed:</b>	22	

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

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"
  - Alteration Type 2
  - Alteration Type 3
  - Sign
  - New Building
  - Full Demolition
  - Subdivision: Improved
  - Subdivision: Condo
- Directive 14 acceptance requested?  Yes  No

6 Work Types

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

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  | Yes                                 | No  |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Alt. required to meet New Building req's (28-101.4.5) | <input checked="" type="checkbox"/> | <input type="checkbox"/> Alteration is a major change to exits                        |
| <input type="checkbox"/> |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> Change in number of dwelling units                |
| <input type="checkbox"/> |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> Change in Occupancy / Use                                    |
| <input type="checkbox"/> |   | <input checked="" type="checkbox"/> | <input type="checkbox"/> Change is inconsistent with current certificate of occupancy |
| <input type="checkbox"/> |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> 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)

- 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.