



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

NELLY GONZALEZ
Acting District Manager

October 6, 2014

Ana Reyneso
Assistant Director of Licensing
Department of Consumer Affairs
42 Broadway
New York, NY 10004

**Re: Rana USA LLC
d/b/a Giovanni Rana Restaurant
Sidewalk Café License 1423785-DCA
75 Ninth Avenue (15/16)**

Dear Ms. Reyneso:

Manhattan Community Board 4 (MCB4) recommends denial of the sidewalk café renewal license application for Rana USA LLC d/b/a Giovanni Rana Restaurant. As outlined below, applicable zoning does not presently permit a sidewalk cafe at this location. In addition, the sidewalk café is located directly in front of Chelsea Market on Ninth Avenue, a very crowded and much traveled sidewalk that is particularly unsuitable for a sidewalk cafe.

This establishment is located in Chelsea Market, which occupies the the block encompassed by West 15th and 16th Streets and Ninth and Tenth Avenues (Block 713). In 2012, this block was included in the Special West Chelsea District, a special zoning district under the NYC Zoning Resolution. (See the attached map of the Special West Chelsea District from Zoning Resolution Article IX, Chapter 8, Appendix A.) Zoning Resolution Article I, Chapter 4, Section 14-40 prohibits enclosed and unenclosed sidewalk cafes in special zoning districts unless the district is listed explicitly in Section 14-44 as permitting such sidewalk cafes. The Special West Chelsea District is not listed in Section 14-44 as a district where unenclosed sidewalk cafes are permitted. Accordingly, zoning presently does not permit a sidewalk café at

the Giovanni Rana location, and the sidewalk café renewal license application should be denied.

In addition, this location is particularly unsuitable for a sidewalk café. The sidewalk here is relatively narrow and congested with heavy pedestrian traffic, including neighborhood residents, patrons of the busy Chelsea Market, and tour groups. These crowded conditions make it inadvisable to permit a sidewalk cafe to further crowd and block the sidewalk.

Sincerely,



Christine Berthet
Chair



Paul Seres
Co-Chair
Business License &
Permits Committee



Frank Holozubiec
Co-Chair
Business License &
Permits Committee