



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

**COREY JOHNSON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

June 5, 2013

Dennis Rosen  
Chairman  
New York State Liquor Authority  
80 S. Swan Street, 9<sup>th</sup> Floor  
Albany, New York 12210

**Re: Witchcraft Operating LLC  
d/b/a wichcraft  
Chelsea Piers/Pier 62 (Westside Highway/22<sup>nd</sup> St.)**

Dear Chairman Rosen:

Manhattan Community Board 4 (MCB4) recommends denial of new restaurant license for 'Wichcraft Operating LLC d/b/a 'Wichcraft – Chelsea Piers/Pier 62 (Westside Highway/22<sup>nd</sup> St.) unless the following stipulation, agreed to by the applicant, is part of the method of operation for this establishment with a capacity of 62, with 24 tables, 61 seats, one stand-up bar with no seating, and 14 seats with 7 tables outside within the building property line.

A signed copy of the questionnaire, stipulations and community agreements are enclosed.

Sincerely,

Corey Johnson  
Chair

[signed 06/05/13]  
Paul Seres  
Co-Chair  
Business License &  
Permits Committee

[signed 06/05/13]  
Lisa Daglian  
Co-Chair  
Business License &  
Permits Committee

# Manhattan Community Board 4

(All Fields Must Be Completed)

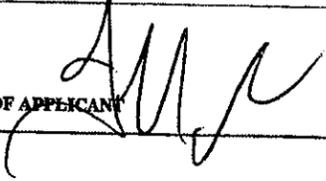
## Liquor License Stipulations Application

<b>APPLICANT</b> 'wichcraft Operating LLC		<b>DOING BUSINESS AS (DBA)</b> 'wichcraft	
<b>STREET ADDRESS</b> Chelsea Piers/Pier 62 New York, NY 10011		<b>CROSS STREETS</b> Westside Highway and 22nd Street	
<b>OWNER</b>	<b>NAME:</b> Jeffrey Zurofsky also see attached list	<b>ATTORNEY</b>	<b>NAME:</b> Donald M. Bernstein, Esq.
	<b>PHONE:</b> 212 780 0577		<b>PHONE:</b> 212 486 6000
	<b>FAX:</b> N/A		<b>FAX:</b> 212 486 8668
<b>MANAGER</b>	<b>NAME:</b> Lawrence Green	<b>LANDLORD</b>	<b>NAME:</b> Waterfront Services I LLC Chelsea Piers - Pier 62 Suite 300 New York, NY 10011
	<b>PHONE:</b> 718 915 1221		<b>PHONE:</b> 212 336 6500
	<b>FAX:</b> N/A		<b>FAX:</b> N/A
<b>DESCRIPTION OF BUSINESS</b>			
<b>Establishment Type:</b>		<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization – Members Only) <input type="radio"/> Other (Explain): _____	
<b>Method of Operation:</b>		<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): _____	
<b>License Type:</b>		<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer	
<b>APPLICATION TYPE</b> (check one)	<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<b>YES</b> <b>NO</b>
		What is/was the name of establishment?	see attached list
		What is/was the address of the establishment?	see attached list
		What were the dates the applicant was involved with this former premise?	see attached list
	<input type="radio"/> <b>Transfer</b>	What is the prior license #?	
		What is the expiration date on the prior license?	
		Are you making any alterations or operational changes?	<b>YES</b> <b>NO</b>
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>	
	<input type="radio"/> <b>Alteration</b>	What is the current license #?	
		What is the expiration date on the current license?	
<i>Please describe the nature of the alterations and attach the plans</i>			

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	
	Music *	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	
	Kitchen	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	8AM-2AM	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	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 Bars	Number of Seats	Number of Tables	
	62	62	24	61	None	One	None	14	7	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	<del>3-4</del> <del>5+</del>	1st floor= 42 and Mezzanine= 20			
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	<del>N/A</del>	No		
Will applicant have bottle service?					YES	NO	<del>N/A</del>	No		
Will you be hosting private parties and promotional events?					YES	NO	<del>N/A</del>	Yes - private parties only		
Will outside promoters be used?					YES	NO	<del>N/A</del>	No		
Will the security plan submitted be implemented?					YES	<del>NO</del>	N/A	NA as Chelsea Piers has their own security personnel		
Will State certified security personnel be used?					YES	<del>NO</del>	N/A	NA as Chelsea Piers has their own security personnel		
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					YES	<del>NO</del>	N/A	N/A		
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	NO	<del>N/A</del>	No		
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	NO	<del>N/A</del>	No		
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	<del>NO</del>	N/A	N/A		
Will applicant provide contact information to neighbors and respond to complaints that arise?					YES	<del>NO</del>	<del>N/A</del>	Yes, the general manager		
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					YES	<del>NO</del>	<del>N/A</del>	Yes see wichcraft webpage and Craig's list		
If you plan to have music, what type(s)?		BACKGROUND *	LIVE MUSIC *	DJ	Background and Live Music*					
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	<del>NO</del>	<del>N/A</del>	Yes		
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	<del>NO</del>	N/A	N/A - there is a sound system already in place.		
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					YES	<del>NO</del>	N/A	N/A as the premises already has a storm enclosure in place.		

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<del>NO</del>	<del>N/A</del>	Yes, there is a patio/deck
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	<del>NO</del>	<del>N/A</del>	Yes
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	<del>NO</del>	<del>N/A</del>	Yes
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	<del>NO</del>	<del>N/A</del>	
Applicant will 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.).	<del>YES</del>	<del>NO</del>	N/A	N/A as there are no residential tenants in the area.
Applicant will 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.	<del>YES</del>	<del>NO</del>	N/A	N/A as there are no residential tenants in the area.
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	<del>NO</del>	<del>N/A</del>	Yes

LOCATION & ZONING				
Primary Zoning District:	Manufacturing*		Overlay (If Applicable):	N/A
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<del>YES</del>	NO	<del>N/A</del>	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<del>NO</del>	<del>N/A</del>	Yes
Is the 500 Foot Rule or 200 Foot Rule Triggerred? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<del>YES</del>	NO	<del>N/A</del>	No
Is a Public Assembly permit required?	<del>YES</del>	NO	<del>N/A</del>	No
Are your plans filed with DOB?	<del>YES</del>	<del>NO</del>	N/A	N/A
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
Adjacent Buildings	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	N/A		
	# 2			
	# 3			

Manhattan Community Board 4 (MCB4) recommends:		<input type="radio"/> Approval <input type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial
<b>CB4 REPRESENTATIVES</b>		
Nelly Gonzalez <i>CB4 Community Associate</i>	Lisa Duglian <i>CB4 BLP Committee Co-Chair</i>	Paul Serec <i>CB4 BLP Committee Co-Chair</i>
<b>APPLICANT AGREEMENT WITH THE COMMUNITY</b>		
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.		
<b>SIGN HERE</b> →	SIGNATURE OF APPLICANT 	DATE 4/24/13

List of establishments owned by applicants

**'wichcraft Operating LLC – 62 Chelsea Piers**  
**List of establishments owned by applicants with wine and beer licenses**  
**and/or liquor licenses**

For all Applicants: Jeffrey Zurofsky, Sisha Ortuzar, Thomas Colicchio, Robert Scott, Jeanne Donovan Fisher and Philip Colicchio

Business Name	Address	Date of Interest	Serial Number
'wichcraft Management LLC	'wichcraft 397 Greenwich Street Greenwich & Beach Streets New York, NY 10013	1/2007	1187801
'wichcraft Operating LLC	'wichcraft 60 E 8th Street Broadway & Mercer St. New York, NY 10003	1/2007	1187669
'wichcraft Operating LLC	'wichcraft 11 East 20th Street Broadway And 5th Avenues New York, NY 10010	2/2007	1189216
'wichcraft Operating LLC	'wichcraft 601 W 26th Street New York, NY 10001	6/2010	1244312
'wichcraft Operating LLC	'wichcraft 641 W 27th St New York , NY 10001	12/2010	1250403
'wichcraft Operating LLC	The South\west Porch 11 W 40th St Bryant Park New York, NY 10018	3/2010	1239419
'wichcraft Operating LLC	'wichcraft 1 Rockefeller Center Space N 5th Ave And 6th Ave New York, NY 10020	7/2009	1228566
'wichcraft Operating LLC	'wichcraft at Lincoln Center 61 W 62nd St New York, NY 10023	7/2009	1228376
Cluster Amenities No. 1, LLC & 'wichcraft Operating, LLC	riverpark and Apella 504 1st Ave aka 450 E 29th St New York, NY 10016	6/2010	1244196
Cluster Amenities No. 1, LLC & 'wichcraft Operating, LLC	'wichcraft 502 1 <sup>st</sup> Ave aka 440 East 29 <sup>th</sup> St New York, New York 10016	6/2010	1258090

Previous held license for above applicants:

'wichcraft Operating LLC	Bryant Park on 6 <sup>th</sup> Avenue New York, NY 10018	6/2009 Expired 11/2009	1227168
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**‘wichcraft Operating LLC – 62 Chelsea Piers**  
**List of establishments owned by applicants with wine and beer licenses**  
**and/or liquor licenses**

For selected Applicants as noted

Business Name	Address	Date of Interest	Serial Number	Applicants Involved
Craft LLC	Craft 43 47 E 19th St New York, NY 10003	4/2000	1105701	Tom Colicchio, Robert Scott, Jeanne Donovan Fisher and Philip Colicchio
Craft LLC	Craftbar Restaurant 900 Broadway 19th & 20th Streets New York, NY 10003	4/2005	1163591	Tom Colicchio, Robert Scott, Jeanne Donovan Fisher and Philip Colicchio
Craftsteak NYC LLC	Del Posto Colicchio & Sons 85 10th Avenue 15th & 16th Streets New York, NY 10011	2006	1173916	Tom Colicchio and Robert Scott
Hearth Restaurant Investors LLC	Hearth 403 E 12th St 1st Avenue & New York, NY 10009	10/2003	1144865	Tom Colicchio, Jeanne Donovan Fisher and Philip Colicchio
Hearth Restaurant Investors LLC	Terroir 413 E 12th St 1st Avenue/Avenue A New York, NY 10009	6/2007	1194898	Tom Colicchio, Jeanne Donovan Fisher and Philip Colicchio
Friends of the High Line Inc. & Hearth Restaurant Investors LLC	Terroir on the Porch 15 <sup>th</sup> Street Porch – The High Line New York, NY 10011	05/2012	1253899	Tom Colicchio, Jeanne Donovan Fisher and Philip Colicchio
TRH Operating Company LLC And Bridgecraft LLC	Topping Rose House 1 Sag Harbor Tpke 1 Bridgehampton Bridgehampton, NY 11932	5/2012	1263276	Tom Colicchio
Calcraft Restaurant Group, LLC	10100 Constellation Blvd Los Angeles, CA 90067	6/2007	451222	Tom Colicchio
CraftSteak Las Vegas	3799 Las Vegas Blvd South Las Vegas, NV 89109	7/2002	Not known	Tom Colicchio

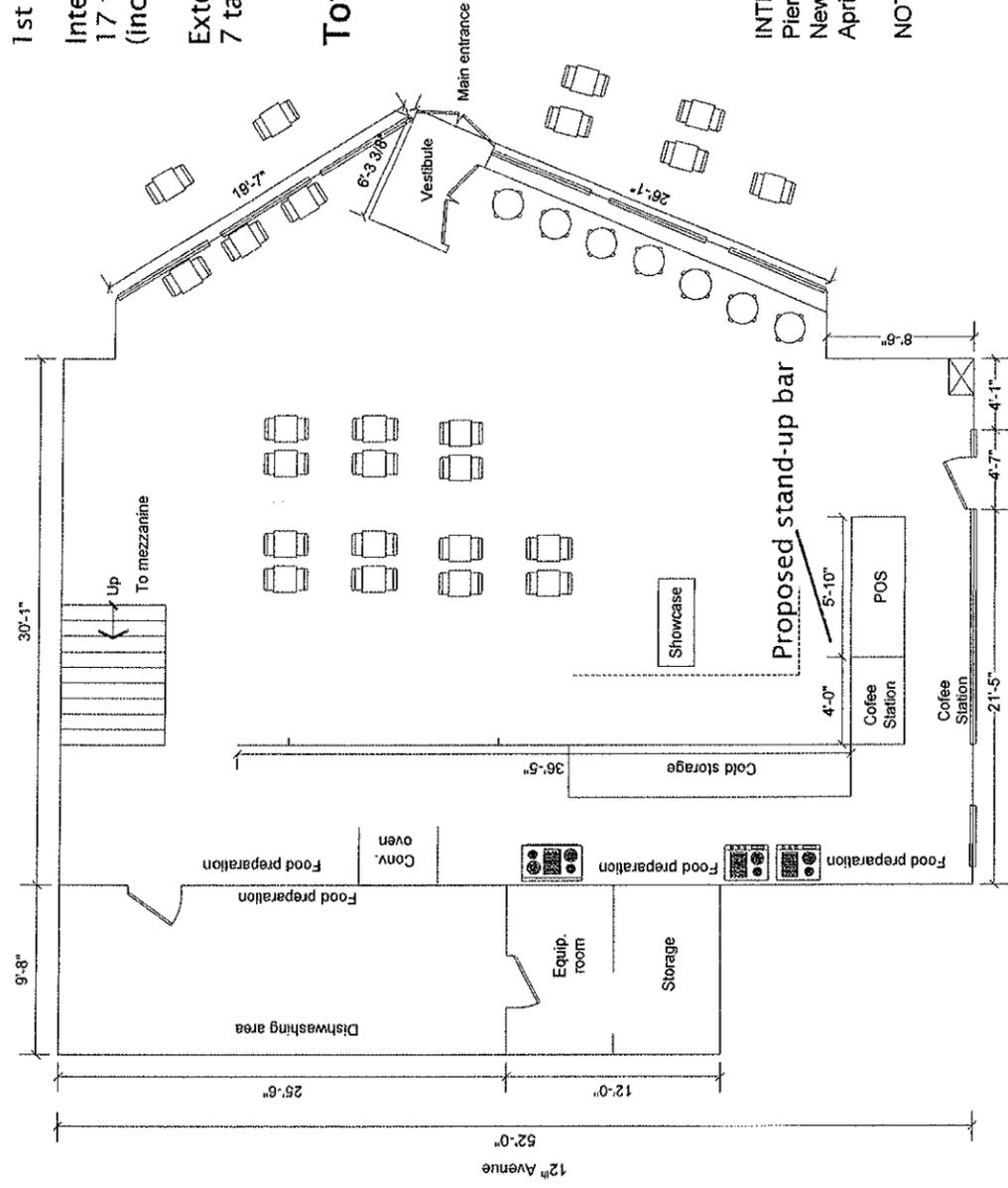
Floor plans – interior and exterior

1st Floor:

Interior  
17 tables and 41 seats  
(includes 7 counter seats)

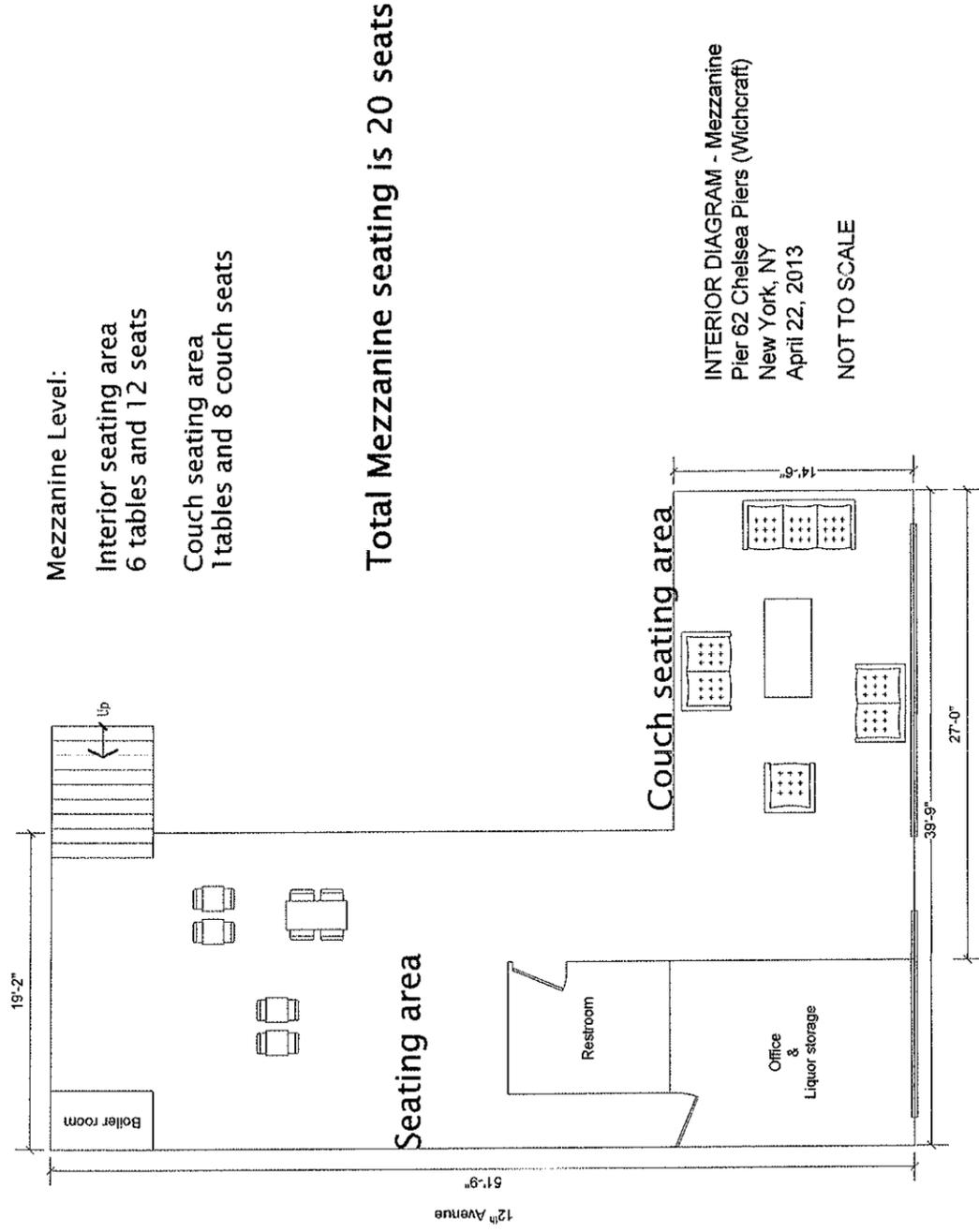
Exterior  
7 tables and 14 seats

**Total 1st floor seating is 55**



INTERIOR DIAGRAM - First Floor  
Pier 62 Chelsea Piers (Wichcraft)  
New York, NY  
April 22, 2013

NOT TO SCALE



Mezzanine Level:

Interior seating area  
6 tables and 12 seats

Couch seating area  
1 tables and 8 couch seats

**Total Mezzanine seating is 20 seats**

INTERIOR DIAGRAM - Mezzanine  
Pier 62 Chelsea Piers (Wichcraft)  
New York, NY  
April 22, 2013  
NOT TO SCALE

Area Survey showing two establishments with full liquor licenses and one restaurant wine license

**The 500' Rule therefore is not applied to this application**

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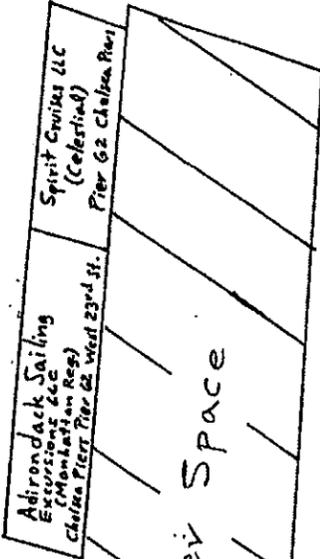
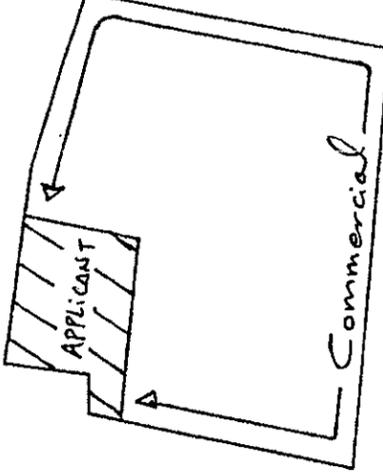
Chelsea Waterside Park

12 Avenue Highway

Bike and Pedestrian Lanes

AREA SURVEY (Michecraft)  
Pier 62 Chelsea Piers  
New York, NY  
April 23, 2013  
NOT TO SCALE

Large  
Public  
Lawn



Water Space

Pier 62

Water Space

Pier 61 (Parking Lot)

Re: Pier 62 Chelsea Piers

1. Adirondack Sailing  
Excursions LLC - Pier 62 Chelsea Piers - ( $\approx 415'$ )  
(Manhattan Reg.)
2. Spirit Cruises LLC - Pier 62 Chelsea Piers - ( $\approx 205'$ )  
(Celestial)

Schools & Churches

1. Guardian Angel School - 193 10<sup>th</sup> Avenue - ( $\approx 1,135'$ )
2. Guardian Angel Church - 193 10<sup>th</sup> Avenue - ( $\approx 1,225'$ )

Menu

CRAFT  
 BREADS

## breakfast

### served all day

<b>fried eggs</b>	bacon, gorgonzola & frisée.....on ciabatta roll	<b>\$7.12</b>	508
<b>pancotta fritata</b>	roasted tomatoes, rosemary & aged cheddar.....on ciabatta roll	<b>\$6.89</b>	835
<b>croissant w/ich</b>	two fried eggs & aged cheddar.....on butter croissant	<b>\$6.89</b>	455
<b>chunky pb&amp;j</b>	with greenmarket fruit preserves.....on triple-decked pullman white	<b>\$4.82</b>	795
<b>w/cherat's own granola</b>	.....with milk	<b>\$3.21</b>	360-422
	.....with oikos 0% fat or classic fage greek-style yogurt	<b>\$4.82</b>	349-509
<b>organic steel-cut oatmeal</b>	.....with cinnamon brown sugar, toasted nuts & dried fruit	<b>\$3.90</b>	270
<b>organic stone-ground grits</b>	.....with smoked ham & cheddar	<b>\$4.13</b>	286
<b>toas</b>	.....two slices of your choice of bread with butter or greenmarket fruit preserves	<b>\$2.30</b>	256-369

## sandwiches

<b>chopped chickpeas</b>	roasted peppers, green olives, lemon & organic mixed greens.....on country bread	<b>\$7.35</b>	563
<b>pole-caught tuna</b>	fennel, green olives, aioli & lemon.....on ciabatta roll	<b>\$8.96</b>	756
<b>goat cheese</b>	avocado, celery, walnut pesto & watercress.....on multigrain bread	<b>\$8.96</b>	797
<b>roasted chicken</b>	tuscan kale, cannellini bean puree & mozzarella.....on grilled country bread	<b>\$9.64</b>	786
<b>roasted turkey</b>	avocado, bacon, onion relish & aioli.....on ciabatta roll	<b>\$9.87</b>	750
<b>slow roasted pork</b>	cured pork shoulder, pepper relish & fontina.....on grilled country bread	<b>\$9.87</b>	689
<b>aged gruyere</b>	roasted onions.....on grilled rye bread	<b>\$6.65</b>	514
<b>meatball</b>	tomato relish, bacon & aged cheddar.....on ciabatta roll	<b>\$9.87</b>	735
<b>heritage smoked ham</b>	poached pears, dijon mustard & aged cheddar.....on grilled cranberry pecan bread	<b>\$8.50</b>	555
<b>sweet potato</b>	black olives, basil, goat cheese & mozzarella.....on grilled country bread	<b>\$7.35</b>	515
<b>chef's special</b>	limited quantity of our chef's sandwich of the day	<b>mp</b>	

## ongreens

<b>chickpeas</b>	roasted peppers, green olives, lemon & organic mixed greens.....with lemon vinaigrette	<b>\$7.35</b>	629
<b>roasted turkey</b>	avocado, bacon & organic mixed greens.....with balsamic vinaigrette	<b>\$9.87</b>	491
<b>roasted chicken</b>	tuscan kale, cannellini bean puree & organic mixed greens.....with balsamic vinaigrette	<b>\$9.64</b>	662
<b>pole-caught tuna</b>	fennel, green olives, lemon & organic mixed greens.....with lemon vinaigrette	<b>\$8.96</b>	558
<b>organic mixed greens</b>	parmesan.....with lemon vinaigrette	<b>\$5.05</b>	387

## grill

<b>cheeseburger</b>	wrighteous organics beef, aged cheddar, pickles & aioli.....on english muffin	<b>\$9.87</b>	816
	.....add bacon	<b>\$2.07</b>	50
<b>veggie burger</b>	brussels sprouts, carrots, dill, fennel seeds, kale, roasted tomatoes & aioli.....on english muffin	<b>\$7.35</b>	667
<b>blackened chicken sandwich</b>	kale, pickles & aioli.....on ciabatta roll	<b>\$9.87</b>	890
<b>hot dog</b>	applegate organic hot dog, sauerkraut, relish & ketchup.....on potato roll	<b>\$6.89</b>	275

## kids' menu

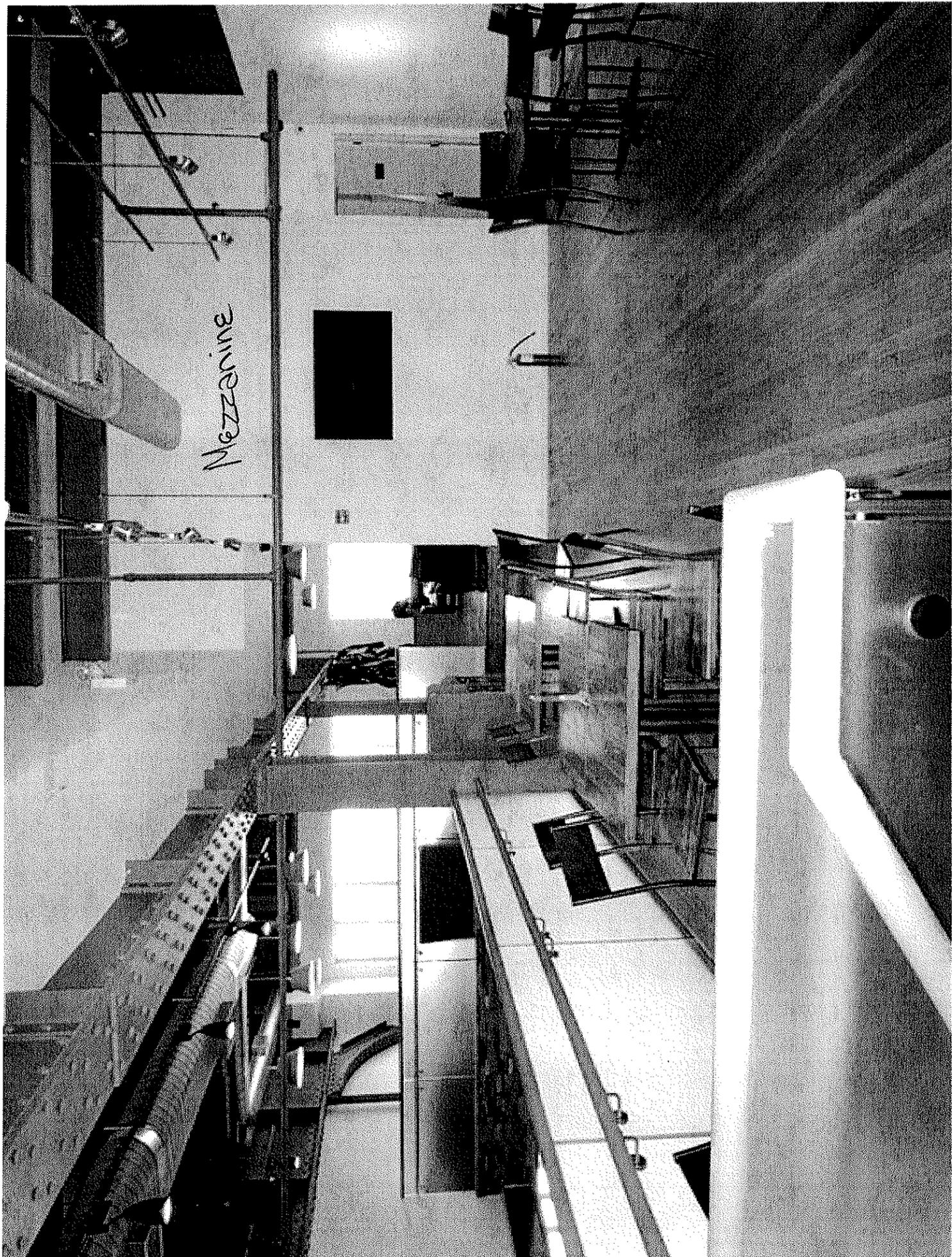
<b>grilled cheese</b>	cheddar cheese on pullman white	<b>\$4.82</b>	490
<b>chunky pb&amp;j</b>	fruit preserves...on pullman white	<b>\$4.82</b>	682
<b>hot dog</b>	.....on potato roll	<b>\$4.82</b>	240
<b>pole-caught tuna</b>	.....on pullman white	<b>\$5.51</b>	502
<b>chicken fingers</b>	.....with french fries	<b>\$5.51</b>	522
<b>cheeseburger</b>	.....on english muffin	<b>\$5.51</b>	570
<b>mac&amp;cheese</b>	.....aged cheddar & fontina	<b>\$7.35</b>	766
<b>rice</b>	.....	<b>\$2.99</b>	320

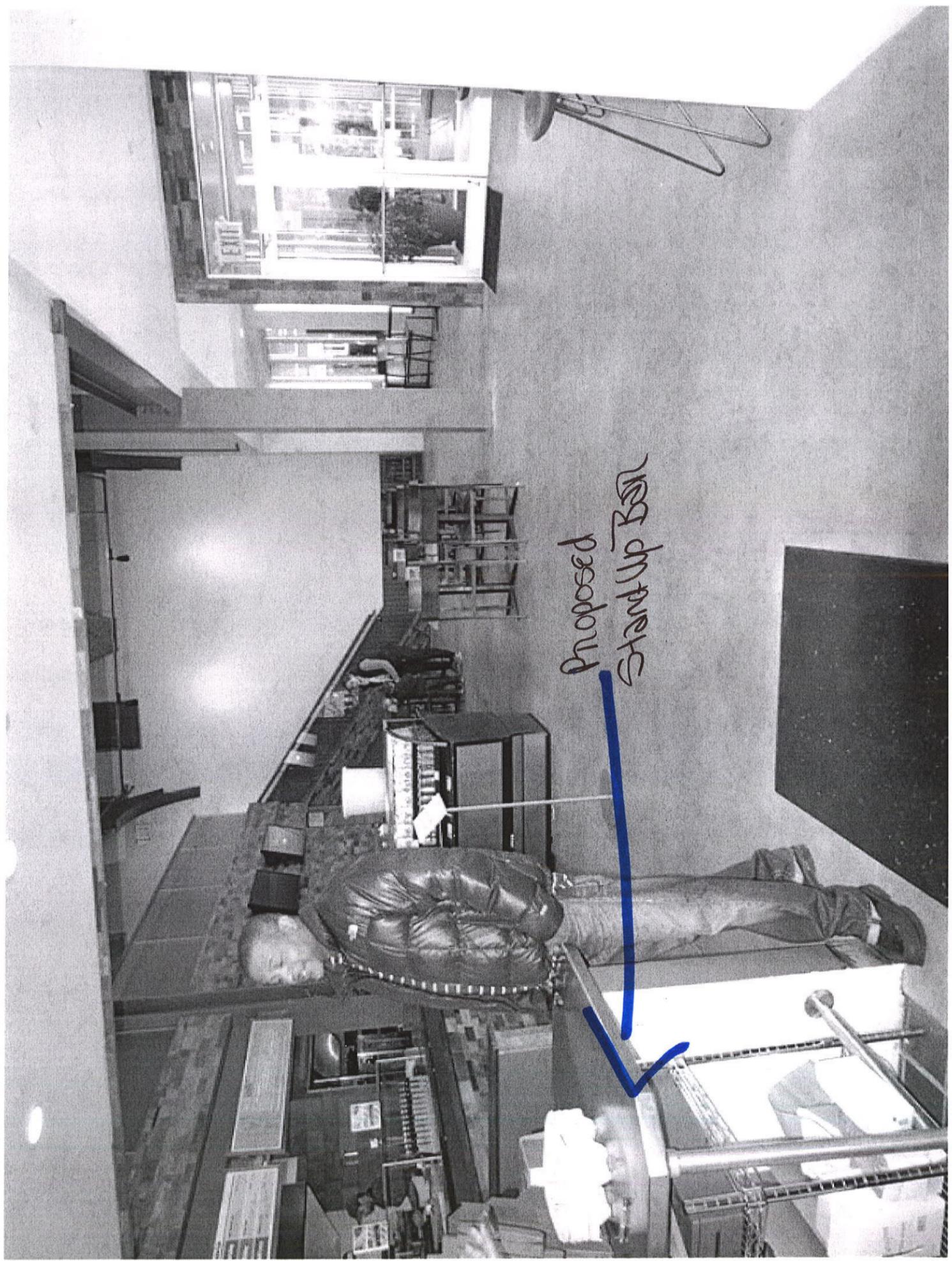
## soups

<b>soup of the day</b>	.....	<b>\$4.59</b>	255-447
<b>tomato soup</b>	with basil, sherry vinegar & parmesan cheese	<b>\$4.59</b>	191
<b>soup &amp; sandwich</b>		<b>\$9.18</b>	469-856
choose	any	+	½ pole-caught tuna
	soup		½ goat cheese
			or grilled cheese
🍷	seasonal items		

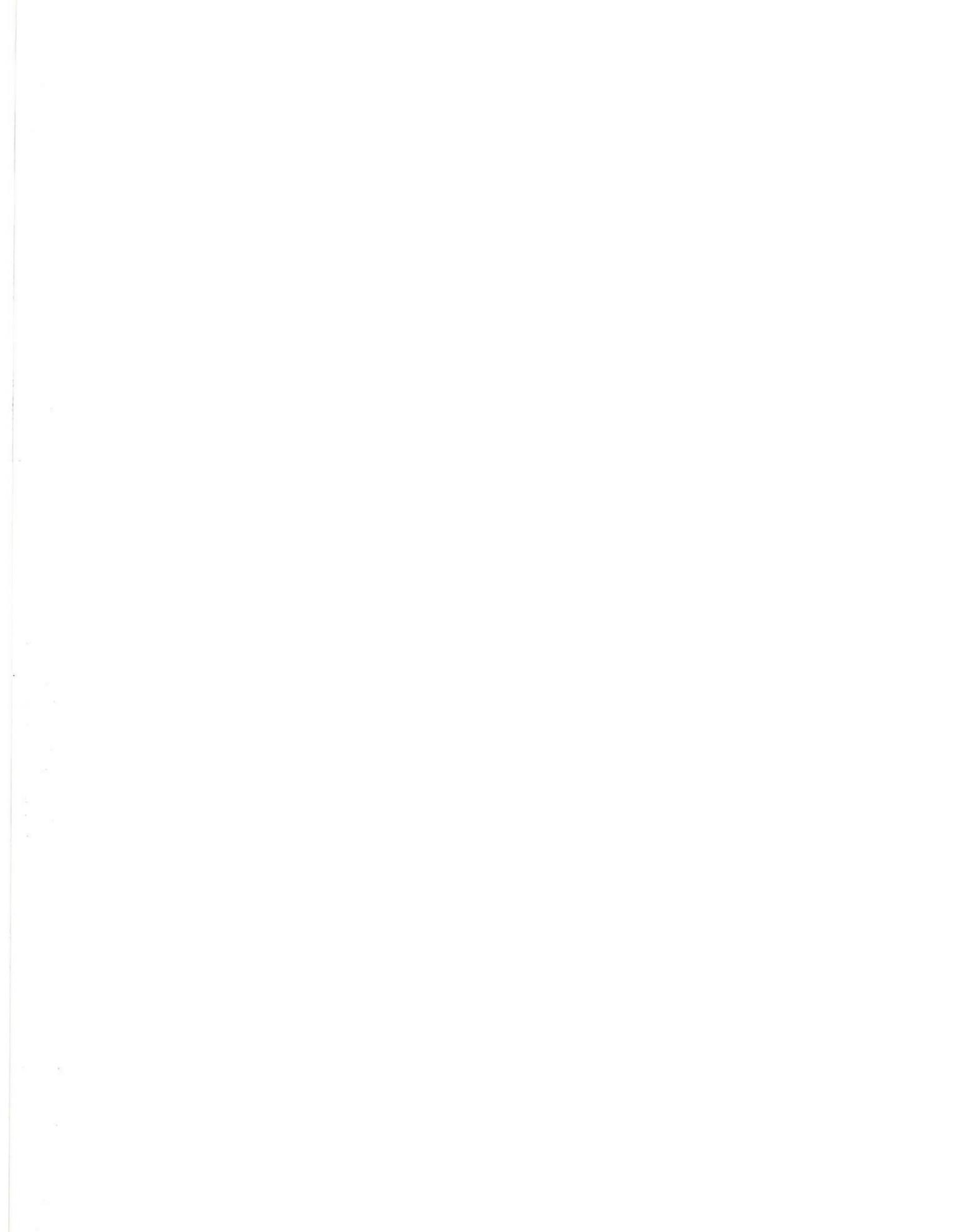
Photographs of interior and exterior







Proposed  
Stand Up Bar



NYC Department of City Planning –  
Webpage disclaimer and Zoning Map

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NEW YORK CITY  
DEPARTMENT OF CITY PLANNING

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**Map Finder** | Map Table | Index Map | Historical Zoning Maps | Historical Sketch Maps

The zoning maps include all amendments approved by the City Council through **April 15, 2013**.

ZONING MAP FOUND: 8b

The location you are looking for is:  
 Address: **Chelsea Piers, Manhattan**  
**WARNING:**  
 INPUT IS A COMPLEX. OUTPUT DATA MAY PERTAIN TO ONLY PART OF THE COMPLEX ✓

View zoning map [8b](#).  
 [View historical zoning maps from 1961 to the present for [8b](#).]

Select a new location

All maps are in [PDF](#) format and require version 8 or higher of the [Acrobat Reader](#).

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**Disclaimer**  
 The Web version of the Zoning Resolution of the City of New York is provided for reference and the convenience of having the Resolution in an online format. Recent amendments to the Zoning Resolution also appear on the Web prior to being incorporated into the print version of the Resolution. See [DCP's subscription page](#) for information on subscribing to the print version of the Zoning Resolution of the City of New York.

Borough

Your Neighborhood

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Certificate of Occupancy



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NYC Department of Buildings  
Property Profile Overview

111A 11 AVENUE

11 AVENUE 111A - 111A  
MARGINAL STREET NO NUMBER  
PIER 59 NO NUMBER

MANHATTAN 10011

Health Area : 5500  
Census Tract : 99  
Community Board : 104  
Buildings on Lot : 1

BIN# 1012256

Tax Block : 662  
Tax Lot : 11  
Condo : NO  
Vacant : NO

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[View Certificates of Occupancy](#)

PARTIAL STOP WORK ORDER EXISTS ON THIS PROPERTY

Cross Street(s): WEST 19 STREET, WEST 20 STREET ✓

DOB Special Place Name: CHELSEA PIER, PIER 59 ✓

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

[Click here for more information](#)

Department of Finance Building Classification: T2-TRANSPORTATION FA

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	
<a href="#">Complaints</a>	9	0	<a href="#">Elevator Records</a>
<a href="#">Violations-DOB</a>	44	2	<a href="#">Electrical Applications</a>
<a href="#">Violations-ECB (DOB)</a>	20	1	<a href="#">Permits In-Process / Issued</a>
<a href="#">Jobs/Filings</a>	271		<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">ARA / LAA Jobs</a>	2		<a href="#">Plumbing Inspections</a>
<a href="#">Total Jobs</a>	273		<a href="#">Open Plumbing Jobs / Work Types</a>
<a href="#">Actions</a>	80		<a href="#">Facades</a>
			<a href="#">Marquee Annual Permits</a>
OR Enter Action Type:			<a href="#">Boiler Records</a>
OR Select from List:			<a href="#">DEP Boiler Information</a>
Select..			<a href="#">Crane Information</a>
AND <input type="text" value="Show Actions"/>			<a href="#">After Hours Variance Permits</a>

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.

**Certificate of Occupancy**

**CO Number: 100619957T043**

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00662	<b>Certificate Type:</b> Temporary
	<b>Address:</b> PIER 59 NORTH RIVER	<b>Lot Number(s):</b> 11	<b>Effective Date:</b> 04/10/2013
	<b>Building Identification Number (BIN):</b> 1012256	<b>Building Type:</b> Altered	<b>Expiration Date:</b> 07/09/2013 ✓
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-E		
	<b>Building Occupancy Group classification:</b> F-3		
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 2	<b>Height in feet:</b> 72	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> Parking spaces (450), Loading berths (17)		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 2 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner