



Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

DINING OUT NYC

COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

Business Name: 1226 SECOND AVE REALTY CORP.

Cafe Address: 1226 SECOND AVENUE, NEW YORK, NY, 10065

Application Number: 20241119010001

CB Review Deadline (on date or next business day): 6/7/2025

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

☐ Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety , potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☐ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Community Board Authorizing Name

Community Board Authorizing Signature

Date

Restaurant Details

Food Service Establishment Permit (FSEP)

FSEP#: **40386001**

Expiration Date: **06/30/2025**

DOHMH Status: **CURRENT**

Business Legal Name: **1226 SECOND AVE REALTY CORP.**

Assumed Name: **PRIMOLA RESTAURANT**

Business Address: **1226 SECOND AVENUE, NEW YORK, NY 10065**

Venue Type: **Restaurant (with bar)**

Last updated from DOHMH: **04/28/2025**

Restaurant Information

Entity Type: **Corporation**

Phone: **(212) 932-7566**

Email Address: [**gescalante@swaarchitecture.com**](mailto:gescalante@swaarchitecture.com)

DOS Information

DOS ID#: **1000534**

Process Name: **THE CORPORATION**

DOS Address: **1226 2nd avenue, New York, New York 10065**

NYS Liquor Authority Information

NYSLA Serial No: **105432169**

License Type: **On-Premises**

Name of License: **1226 Second Ave Realty Corp**

Title of Representative: **Corporation**

Name of Certificate Holder: **1226 Second Ave Realty Corp**

Business hours

Sun: **5:00 PM- 11:00 PM**

Mon: **12:00 PM- 11:00 PM**

Tues: **12:00 PM- 11:00 PM**

Wed: **12:00 PM- 11:00 PM**

Thurs: **12:00 PM- 11:00 PM**

Fri: **12:00 PM- 11:00 PM**

Sat: **5:00 PM- 11:00 PM**

SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the “**Sidewalk Site Plan**” field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Clear Path Requirements:

-
- C1- Global Corridor (12 feet Clear Path)

C2- Regional Corridor (10 feet Clear Path)

C3- Neighborhood Corridor (8 feet Clear Path)

C4- Community Connector (8 feet Clear Path)

C5- Baseline Street (8 feet Clear Path)
-
- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT’s Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.

Setup Area Identification :

-
- Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.

Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.

Sidewalk Cafe Site Plan Form

Applicant Name:

Samuel Morocho

Restaurant Name:

1226 second avenue realty corp

FSEP Number:

40386001

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

SIDEWALK CAFE INFORMATION

COMMUNITY BOARD #: 108

BLOCK #: 1439 LOT #: 3

CAPACITY:

OF TABLES: 12

OF SEATS: 24

CAFE AREA: 137 SQFT

swa

architecture

11 PARK PLACE, SUITE 816

NEW YORK, NY 10007

PHONE: 212-675-7566

190 EAST MAIN STREET

HUNTINGTON, NY 11743

PHONE: 631-424-8480 FAX: 631-547-4193

PROJECT

PRIMOLA

1226 2ND AVE

MEP ENGINEER

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

TEL:

E-MAIL:

STRUCTURAL ENGINEER

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

TEL:

E-MAIL:

SPECIAL INSPECTOR:

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

TEL:

E-MAIL:

REVISIONS:

DOB B-SCAN

JOB #

DRAWING TITLE / INFORMATION:

PROPOSED

SIDEWALK CAFE

FLOOR PLAN

SEAL & SIGNATURE:

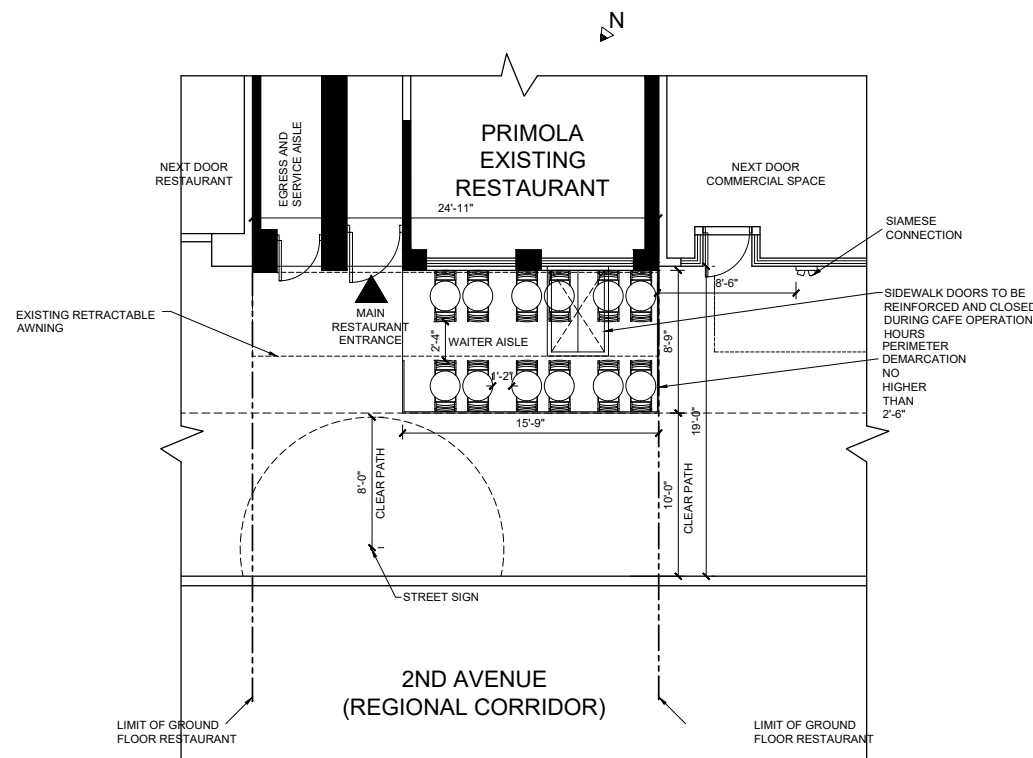


DATE: 10-04-2024

DWG No.:

A-100.00

SHEET 01 OF 01



1 PROPOSED PLAN
A-100 SCALE: 1/4"=1'-0"

Length of sidewalk cafe: 15'-9" feet Width of sidewalk cafe: 8'-9" feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- (Dashed line) representing Private Property Line

Set-up furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

Sidewalk elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup
 - MANHOLE COVER
 - UTILITY COVERING

SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End _____ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance _____ feet ☐ S04- MTA Curb Cut _____ feet
☐ S03- Exhaust Duct _____ feet ☐ S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

<input type="checkbox"/> S06- Street Tree Bed _____ feet	<input type="checkbox"/> S13- Newsstand _____ feet
<input type="checkbox"/> S07- Mailbox _____ feet	<input type="checkbox"/> S14- Streetlight _____ feet
<input type="checkbox"/> S08- LinkNYC Kiosk _____ feet	<input type="checkbox"/> S15- Bus Stop Pole _____ feet
<input type="checkbox"/> S09- Wayfinding Kiosk _____ feet	<input type="checkbox"/> S16- Fire Hydrant _____ feet
<input type="checkbox"/> S10- E-charging Station _____ feet	<input type="checkbox"/> S17- Bus Stop Shelter _____ feet
<input type="checkbox"/> S11- Parking Meter _____ feet	<input checked="" type="checkbox"/> S18- Traffic Signal 8 _____ feet
<input type="checkbox"/> S12- Select Bus Service Fare Machine _____ feet	

Elements with minimum 5 feet clearance from sidewalk cafe:

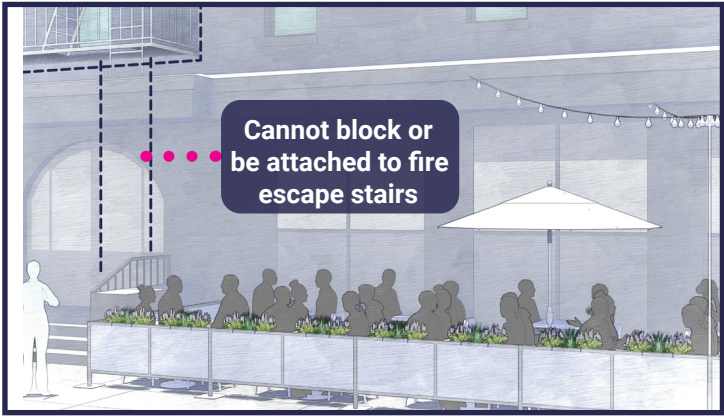
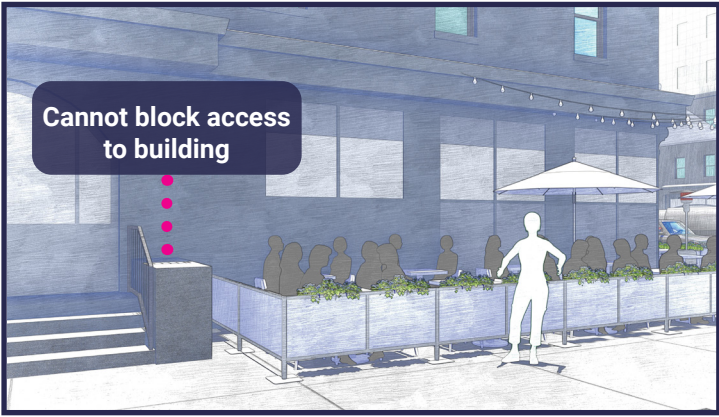
<input type="checkbox"/> S19- CitiBike/Bike Share Station _____ feet	<input type="checkbox"/> S24- Emergency Exit Hatch _____ feet
<input type="checkbox"/> S20- Bike Corral _____ feet	<input type="checkbox"/> S25- Subway Stair: Closed End _____ feet
<input type="checkbox"/> S21- Micromobility Station _____ feet	<input type="checkbox"/> S26- Subway Elevator: Non-Entry _____ feet
<input type="checkbox"/> S22- Primary Building Entrance _____ feet	<input checked="" type="checkbox"/> S27- Siamese Connection 8'-6" _____ feet
<input type="checkbox"/> S23- Curb Cut _____ feet	

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet
☐ S29- Transformer Vault _____ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure _____ inches



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Required

☒ **Perimeter Demarcation**

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

Optional- Only check the material categories you intend to use in your sidewalk cafe

☒ **Furnishings**

- ☒ Lightweight and easily movable.
- ☒ Not affixed to the sidewalk.

☒ **Awnings (Physically attached to the building)**

- ☒ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☒ Easily removable, comprised of fire-grade and wind resistant materials.
- ☒ Does not extend beyond the perimeter of the sidewalk cafe.
- ☒ Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

☐ **Overhead Coverings/ Umbrellas**

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☒ **Lighting and Electrical Connections**

- ☒ Any lighting is outdoor rated, properly secured, and lightweight.
- ☒ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☒ Does not extend beyond the perimeter of the sidewalk cafe.
- ☒ Does not exceed 10 feet in height.
- ☒ Not attached to any City property, including street trees.
- ☒ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.

