



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:** E.J'S LUNCHEONETTE

**Cafe Address:** 1271 THIRD AVENUE, NEW YORK, NY, 10021

**Application Number:** 20250602010001

**CB Review Deadline (on date or next business day):** 7/26/2025

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#: **40393378**

Expiration Date: **06/30/2026**

DOHMH Status: **CURRENT**

Business Legal Name: **C.S.L.L. REST CORP/EJ'S LUNCHEONETTE**

Assumed Name: **E.J'S LUNCHEONETTE**

Business Address: **1271 THIRD AVENUE, NEW YORK, NY 10021**

Venue Type: **Restaurant (no bar)**

Last updated from DOHMH: **06/16/2025**

### Restaurant Information

Entity Type: **Corporation**

Phone: **(212) 472-0600**

Email Address: **ejsluncheonette@gmail.com**

### DOS Information

DOS ID#: **1574708**

Process Name: **EJ's Luncheonette**

DOS Address: **1271 Third Avenue, New York, New York 10021**

### NYS Liquor Authority Information

NYSLA Serial No: **1284973**

License Type: **On-Premises**

Name of License: **CSLL Restaurant Corp**

Title of Representative: **President**

Name of Certificate Holder: **Robert Eby**

### Business hours

Sun:

**8:00 AM- 10:00 PM**

Mon:

**8:00 PM- 10:00 PM**

Tues:

**8:00 AM- 10:00 PM**

Wed:

**8:00 AM- 10:00 PM**

Thurs:

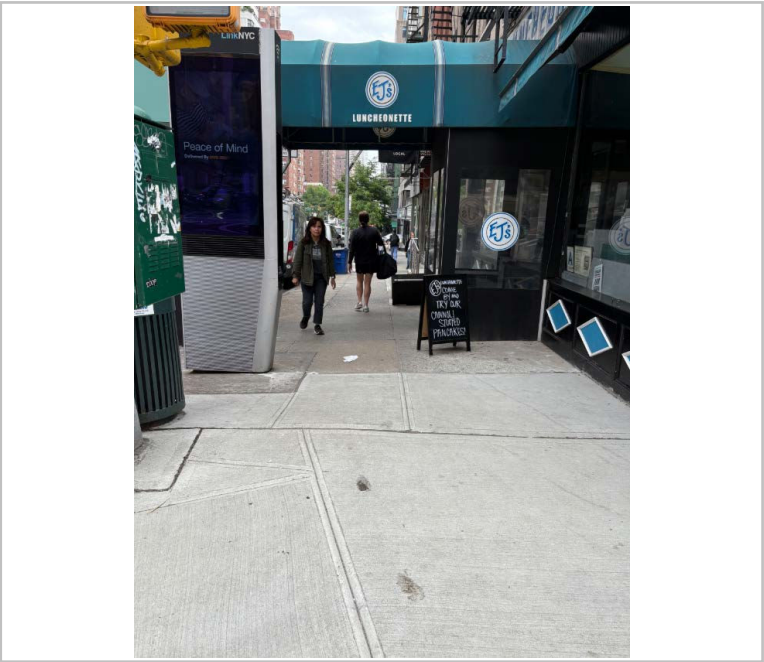
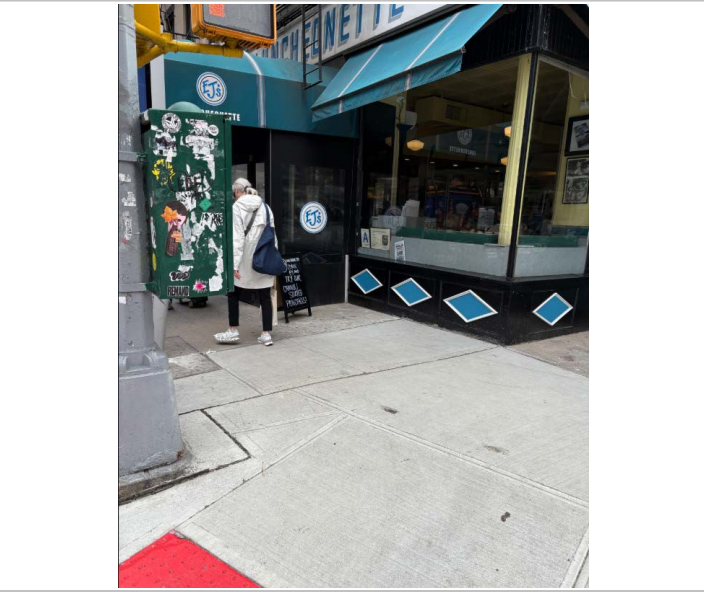
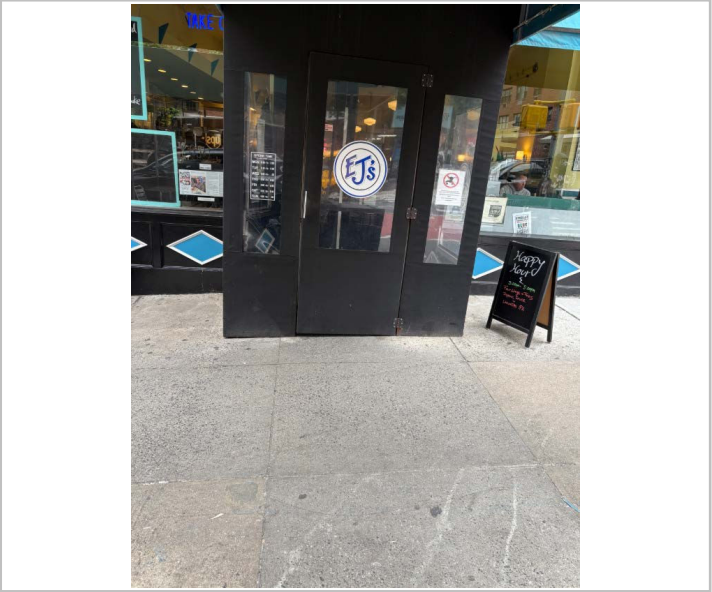
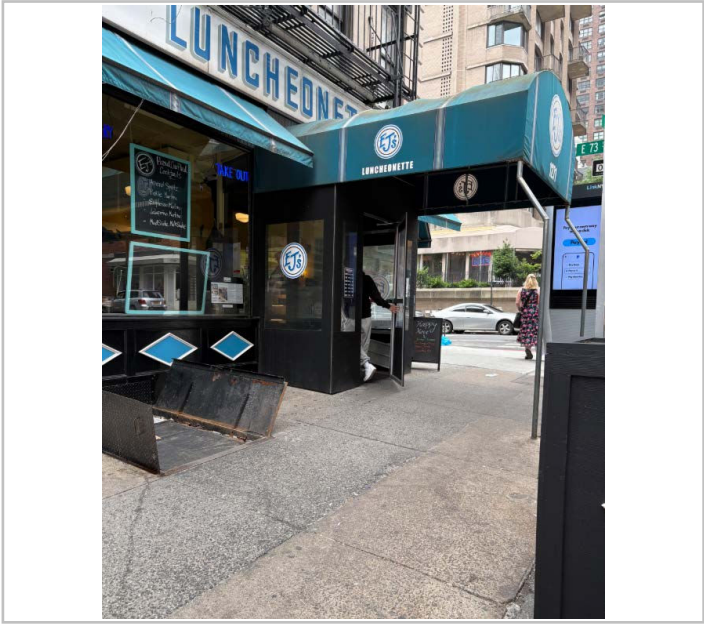
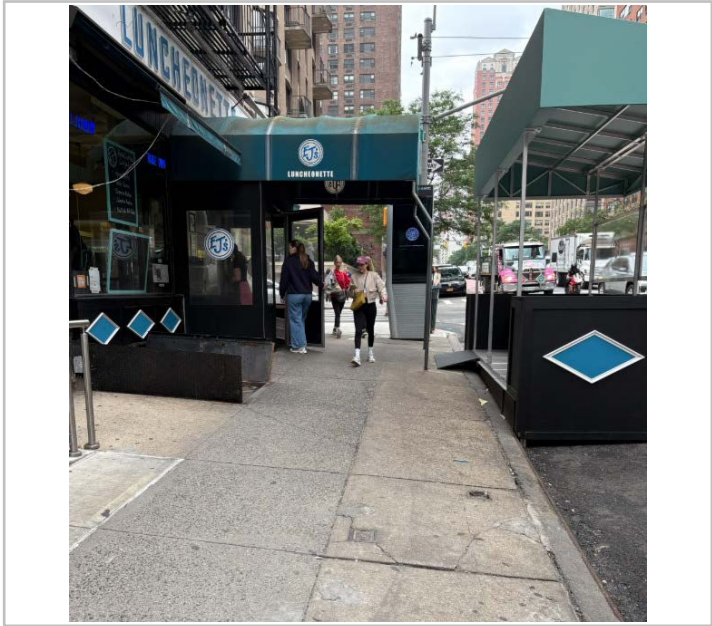
**8:00 AM- 10:00 PM**

Fri:

**8:00 AM- 10:00 PM**

Sat:

**8:00 AM- 10:00 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:

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](#).

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☐ C2- Regional Corridor (10 feet Clear Path)
- ☒ C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

Setup Area Identification :

- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ 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.

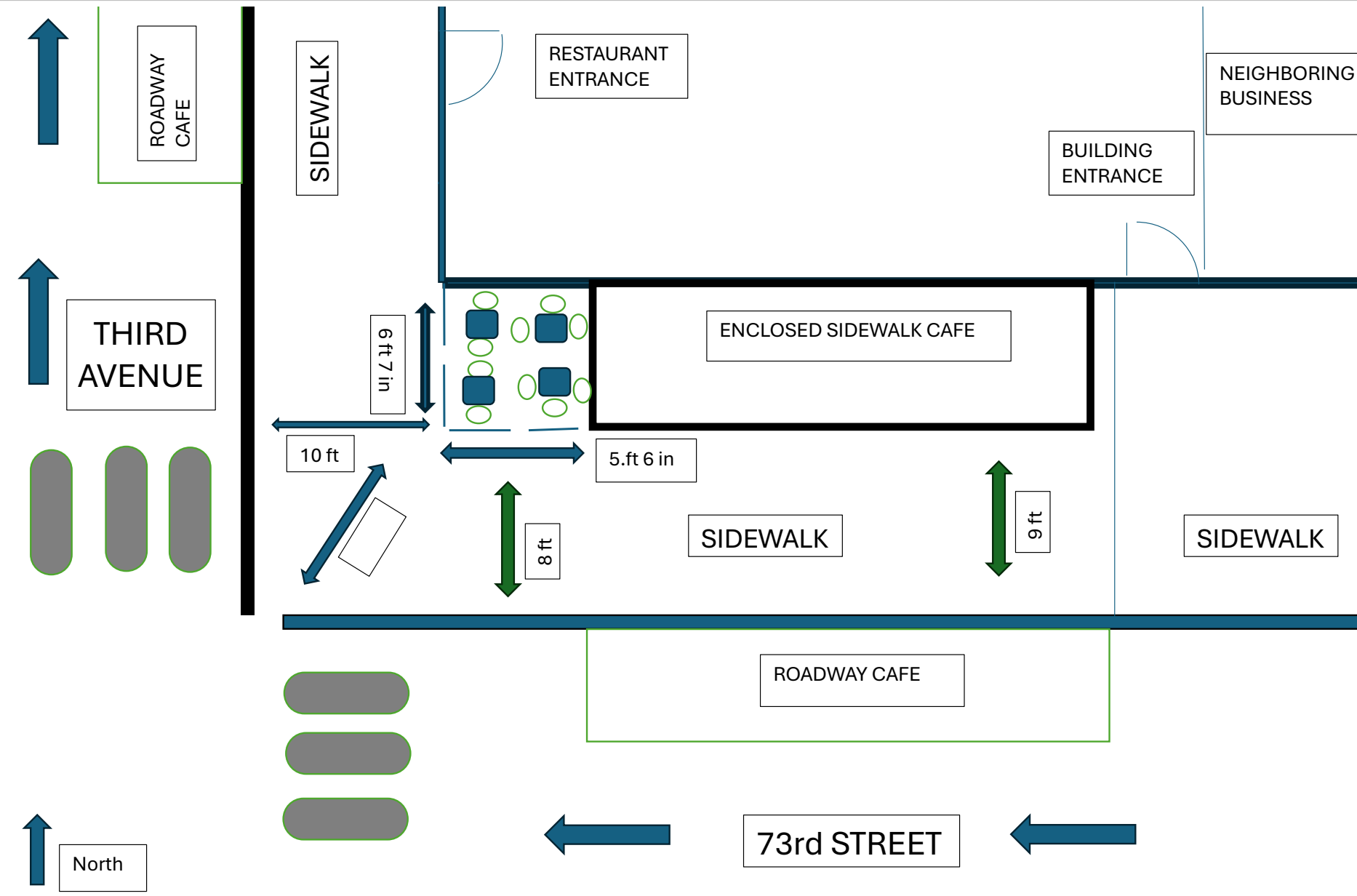
Sidewalk Cafe  
Site Plan Form

Applicant Name: C.S.L.L Rest Corp

Restaurant Name: EJ's Luncheonette

FSEP Number: 40393378

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



Length of sidewalk cafe: 5'-6" feet

Width of sidewalk cafe: 6'-7" feet

Drawing Requirements

Food service establishment frontage shown by:

- Line representing the establishment’s space facing the sidewalk
- Length
- Labels

Private Property shown as:

- Dashed line

Street names:

- Labels on each street

Sidewalk shown as:

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

Building entrances shown as:

- Label

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

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

- Lines or symbols at approximate location within setup

Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

North arrow



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.
- 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  10  feet

S03- Exhaust Duct  feet  S05- FDNY Curb Cut  feet

Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed  feet  S13- Newsstand  feet

S07- Mailbox  feet ☒ S14- Streetlight  10  feet

S08- LinkNYC Kiosk  feet  S15- Bus Stop Pole  feet

S09- Wayfinding Kiosk  feet  S16- Fire Hydrant  feet

S10- E-charging Station  feet  S17- Bus Stop Shelter  feet

S11- Parking Meter  feet  S18- Traffic Signal  feet

S12- SBS Fare Machine  feet

Elements with minimum 5 feet clearance from sidewalk cafe:

S19- CitiBike/Bike Share Station  feet  S24- Emergency Exit Hatch  feet

S20- Bike Corral  feet  S25- Subway Stair: Closed End  feet

S21- Micromobility Station  feet  S26- Subway Elevator: Non-Entry  feet

S22- Primary Building Entrance  feet  S27- Siamese Connection  feet

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  S31- Manholes  inches  
utility vent poles, vent  
grates, subway grates

☐ Check this box if none of the objects listed above are within 15 feet of the proposed setup.



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 (All of the following must be met)**

- ☒ 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 (if using, the first two below must be met)**

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.
- ☐ Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the [Cellar or Basement Door Certification](#)

☐ **Awnings Physically Attached to the Building (if using, all of the following must be met)**

- ☐ 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. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

☒ **Overhead Coverings/ Umbrellas (if using, all of the following must be met)**

- ☒ 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 (if using, all of the following must be met)**

- ☐ 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 DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.