

Valerie S. Mason  
Chair

Ian McKnight  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

**The City of New York  
Community Board 8 Manhattan**

January 22, 2026

Danielle Zuckerman  
Borough Commissioner  
Department of Transportation  
59 Maiden Lane, 37th Floor  
New York, NY 10038

**RE: LX Avenue Bagels, dba Tal Bagels, 1228 Lexington Avenue (Between East 83rd and East 84th Streets) New Outdoor Dining Application for a Sidewalk Café – Unenclosed – 5 Tables and 10 Chairs**

Dear Borough Commissioner Zuckerman,

**Applications will only be approved based upon the applicant's agreement to the following stipulations:**

- 1. Abide by the NYC bicycle laws and guidelines and shall make all reasonable efforts to ensure that any third-party delivery service you contract with abides by the laws and guidelines.**
- 2. Will only use lawful vehicles and/or means of transportation for deliveries and make all reasonable efforts to ensure any third-party delivery services do the same.**
- 3. Have my delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and make all reasonable efforts to ensure that any third-party delivery service I contract with shall wear proper attire such as helmets, identifiable clothing, etc.**
- 4. Not to participate in bar or pub crawls.**
- 5. Will comply and remain in compliance with all DOT rules and regulations for outdoor cafés, including the removal of any unlawful existing structures.**
- 6. If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.**
- 7. If you have the right to lawfully use any outdoor rear yard space (enclosed or unenclosed), cease use of such space no later than 10 PM.**
- 8. Remove the Street Life Committee meeting notices you posted following the next applicable Full Board meeting on the date indicated on the notice.**

At the Full Board meeting of Community Board 8 Manhattan held on January 21, 2026, the Board approved the following resolution by a vote of 38 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** this is a New Application to the Department of Transportation for a Sidewalk Café – 5 Tables and 10 Chairs; and

**WHEREAS** a member from the public objected because it is a grab-and-go establishment; and

**WHEREAS** the applicant has agreed to a stipulation that they will not obstruct access to any fire safety regulation necessities; and

**WHEREAS** the applicant has agreed to Community Board 8’s stipulations above; therefore

**BE IT RESOLVED** that the application is **APPROVED, subject to the stipulations above.**

Please advise this office of any action taken regarding this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Lindsey Cormack and Abraham Salcedo*

Lindsey Cormack and Abraham Salcedo  
Co-Chairs, Street Life Committee

cc: Honorable Kathy Hochul, Governor of New York State  
Honorable Zohran Mamdani, Mayor of the City of New York  
Honorable Brad Hoylman-Sigal, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member, 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District  
Honorable Julie Menin, Speaker, NYC Council, 5th Council District  
Honorable Virginia Maloney, NYC Council Member, 4th Council District  
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District