



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

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: HEX AND CO.

Cafe Address: 1462 1 AVENUE, NEW YORK, NY, 10075

Application Number: 20251204010001

CB Review Deadline (on date or next business day): 02/23/2026

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#: 50097034

Expiration Date: 08/31/2026

DOHMH Status: CURRENT

Business Legal Name: HEX EAST LLC

Assumed Name: HEX AND CO.

Business Address: 1462 1 AVENUE, NEW YORK, NY 10075

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 01/12/2026

Enclosed Sidewalk Cafe Eligibility

Eligible: Yes

Eligibility as of: 10/15/2025

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (917) 838-2274

Email Address: jon@brooklynstrategist.com

Principal Place of Business Address

Address: 1462 1 AVENUE, NEW YORK, New York 10075

DOS Information

DOS ID#: 5468462

Process Name: HEX EAST LLC

DOS Address: 1462 1st Ave 76st, New York, New York 10041

NYS Liquor Authority Information

NYSLA Serial No: 0340231366666

License Type: On-Premises

Name of License: Jon Freedman

Title of Representative: owner

Name of Certificate Holder: Jon Freeman

Business hours

Sun:

10:00 AM- 12:00 AM

Mon:

11:00 AM- 11:00 PM

Tues:

11:00 AM- 11:00 PM

Wed:

11:00 AM- 11:00 PM

Thurs:

11:00 AM- 11:00 PM

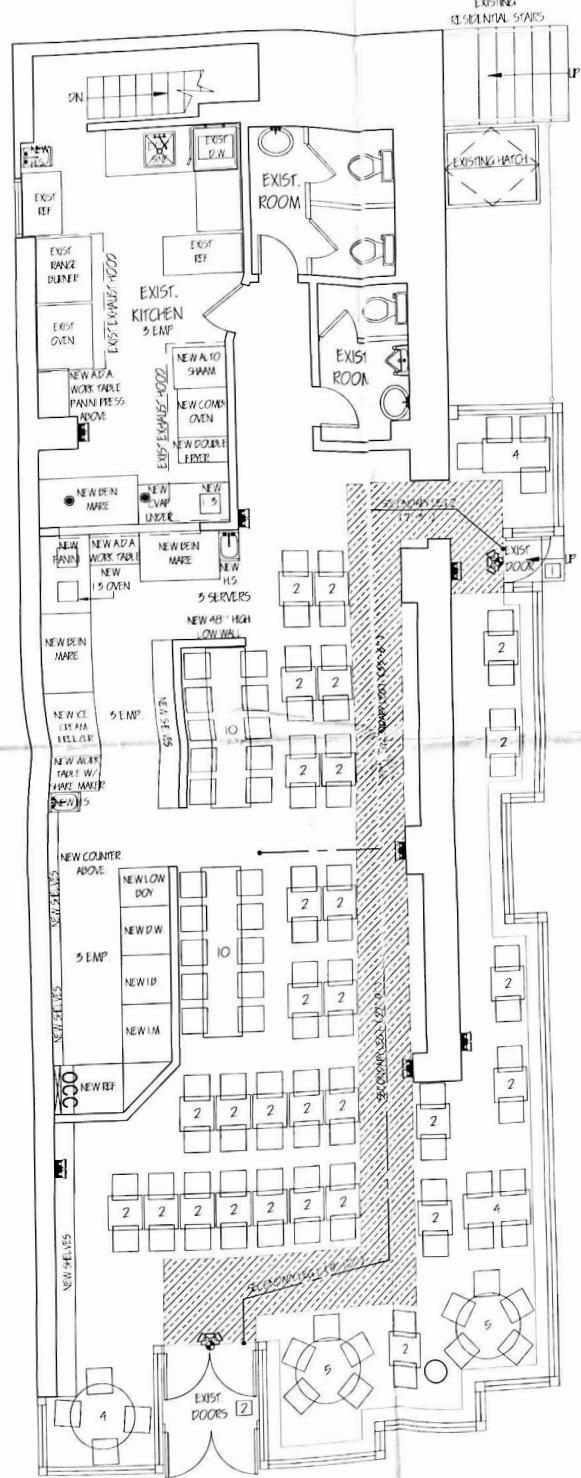
Fri:

11:00 AM- 12:00 AM

Sat:

10:00 AM- 12:00 AM





OCCUPANCY CHART

LOCATION	50 FT x 12	PATRONS	EMPLOYEES	TOTAL
FIRST FLOOR	1200	100	12	112
TOTAL		100	12	112

DOOR EGRESS CHART (TABLE 6-1) 1ST.FLR.

TAG COUNT	SIZE	LOCATION	FIRE RATED	W/ 40' H	PER UNIT	ALLOW	ACTUAL
[1] 1	36"	FIRST	-----	5	50	75	56
[2] 2	36"	FIRST	-----	5	50	150	56

TRAVEL EGRESS CHART (TABLE 6-1)

LOCATION	NAME	LLG-1	LLG-2	TOTAL
FIRST FLOOR	PRIMARY	21'-2"	9'-0"	31'-0" x 127'-6"
AREA "A"	SECONDARY	55'-6"	7'-3"	40'-9" x 187'-6"

PLUMBING FIXTURE COUNT (TABLE 16-5)

LOCATION	ENDER	PICTURE	QUANTITY	ALLOW	ACTUAL
FIRST FLOOR	MENS	LAVATORY	1	200	112
FIRST FLOOR	WOMENS	WATER CLOSET	15	200	112

EGRESS ANALYSIS CHART (FIRST FLOOR)

THE FIRST FLOOR CONSISTS OF 112 PERSONS (100 PATRONS + 12 EMP.)
THE FIRST 56 PERSONS WILL USE DOOR 1 (ALLOWING 75) TO LEAVE DIRECTLY OUT ON EAST 76 STREET. THE REMAINING 56 PERSONS AT THE FIRST FLOOR WILL USE DOORS 2 TO 10 TO EXIT THE BUILDING. THE REMAINING 56 PERSONS AT THE FIRST FLOOR WILL USE DOORS 2 TO EAST 76 STREET. THE REMAINING 56 PERSONS AT THE FIRST FLOOR WILL USE DOORS 2 TO 10 TO EXIT THE BUILDING.

EAST 76 STREET

APPROVED

01-04-10

DOB

DISCLAIMER NOTE

1. THE ENTIRE CONTENTS OF THIS DOCUMENT, INCLUDING ALL SKETCHES, PLANS, STUDIES, DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AND COPYRIGHTS THEREIN, ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF R.I.P. CONSTRUCTION CONSULTANTS, INC. THE DOCUMENTS AND THEIR CONTENTS MAY NOT BE USED, PHOTOCOPIED, OR REPRODUCED DIGITALLY, ELECTRONICALLY, OR IN ANY OTHER MANNER, WITHOUT THE EXPRESS WRITTEN CONSENT OF R.I.P. CONSTRUCTION CONSULTANTS, INC.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF WORK.
3. IT IS A VIOLATION OF NYS EDUCATION DEPT. LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS PLAN IN ANY WAY.
4. THIS LAYOUT COMPLIES WITH THE 2010 E.C.C. NYS LOCAL LAW 4B/2010 & LOCAL LAW 1/2011.

REVISIONS

▲ REVISED TO CHANGE ESTABLISHMENT NAME 10-29-19
▲ REVISED TO CHANGE DRAWING/TAL NUMBER 10-29-19

LANDLORD'S / OWNER'S INFORMATION:

NEW YORK CITY EXPEDITOR:

R.I.P. C.C. INC.
325 BROADWAY SUITE 304
NEW YORK, NY 10007
TEL: 212-334-7400 / FAX: 212-334-7447

ARCHITECT / ENGINEER OF RECORD

EDWARD GUTERMAN P.E. #061893-1
325 BROADWAY SUITE 304
NEW YORK, NY 10007
212-334-4114

PROJECT ADDRESS

HEX EAST LLC D/B/A HEX & COMPANY
1462 1ST AVENUE
NEW YORK, NEW YORK

SHEET TITLE:

FIRST FLOOR PUBLIC ASSEMBLY PLAN

SEAL

DATE

10-29-19

PROJECT #

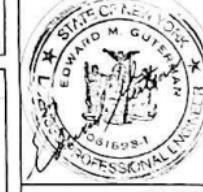
19-127

DRAWN BY

JAGG

SCALE

AS SHOWN



NYC DOB BSCAN

DEPT. BLOGS Job No. 101536973

Scan Code ESH5158053

DRAWING NUMBER

PA-001.01 ▲

SHEET 02 OF 03

PUBLIC ASSEMBLY PLAN

NYC DOB STAMPS & SIGNATURES

EXAMINED FOR ZONING, EGRESS AND FIRE
PREVENTION ONLY AS PER DIR. NO. 275

FEB 02 2020

EDWARD M. GUTERMAN, P.E.

AMENDED
PLAN