



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:** SILVER STAR

**Cafe Address:** 1236 2 AVENUE, NEW YORK, NY, 10065

**Application Number:** 20251208010002

**CB Review Deadline (on date or next business day):** 03/23/2026

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#: 40736836

Expiration Date: 02/28/2026

DOHMH Status: CURRENT

Business Legal Name: 1236 SECOND AVENUE REST CORP

Assumed Name: SILVER STAR

Business Address: 1236 2 AVENUE, NEW YORK, NY 10065

Venue Type: Diner

Last updated from DOHMH: 02/09/2026

Enclosed Sidewalk Cafe Eligibility

Eligible: Yes

Eligibility as of: 10/15/2025

Restaurant Information

Entity Type: Corporation

Phone: (212) 249-4250

Email Address: KELLYMLK136@GMAIL.COM

Principal Place of Business Address

Address: 1236 2 AVENUE, NEW YORK, New York 10065

DOS Information

DOS ID#: 2453344

Process Name: C/O MICHAEL B. WOLK

DOS Address: 666 FIFTH AVENUE, NEW YORK, New York 10103

NYS Liquor Authority Information

NYSLA Serial No: 034022110084

License Type: On-Premises

Name of License: ELIAS KATSIHTIS

Title of Representative: President

Name of Certificate Holder: 1236 SECOND AVENUE REST CORP

Business hours

Sun:

6:00 AM- 10:45 AM

Mon:

6:00 AM- 10:45 PM

Tues:

6:00 AM- 10:45 PM

Wed:

6:00 AM- 10:45 PM

Thurs:

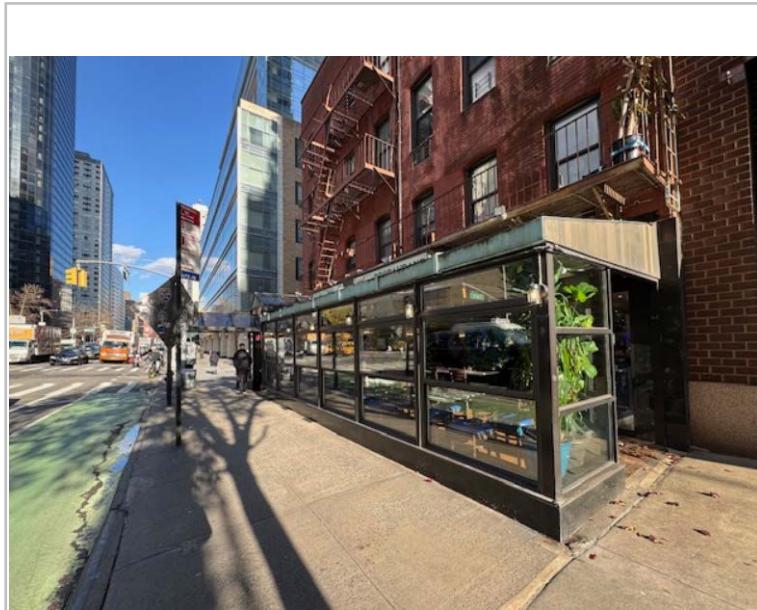
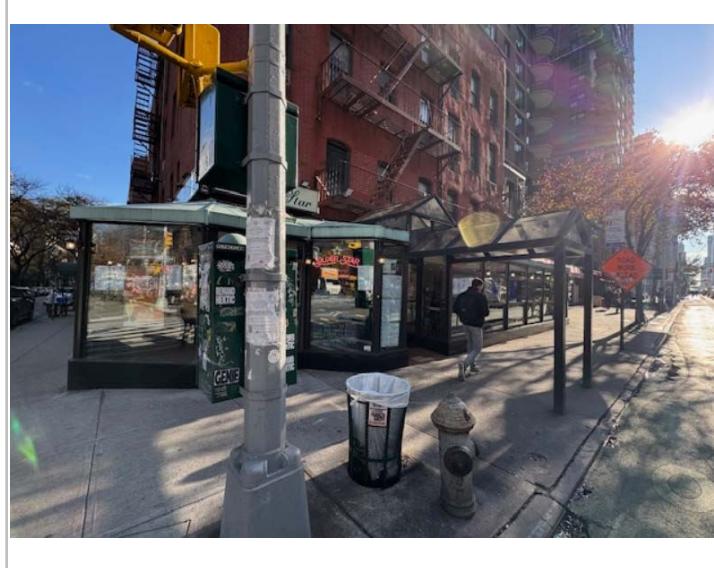
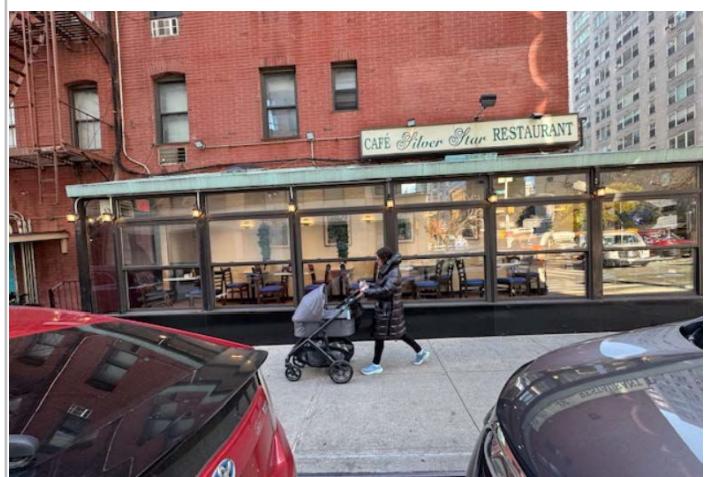
6:00 AM- 10:45 PM

Fri:

6:00 AM- 10:45 PM

Sat:

6:00 AM- 10:45 PM



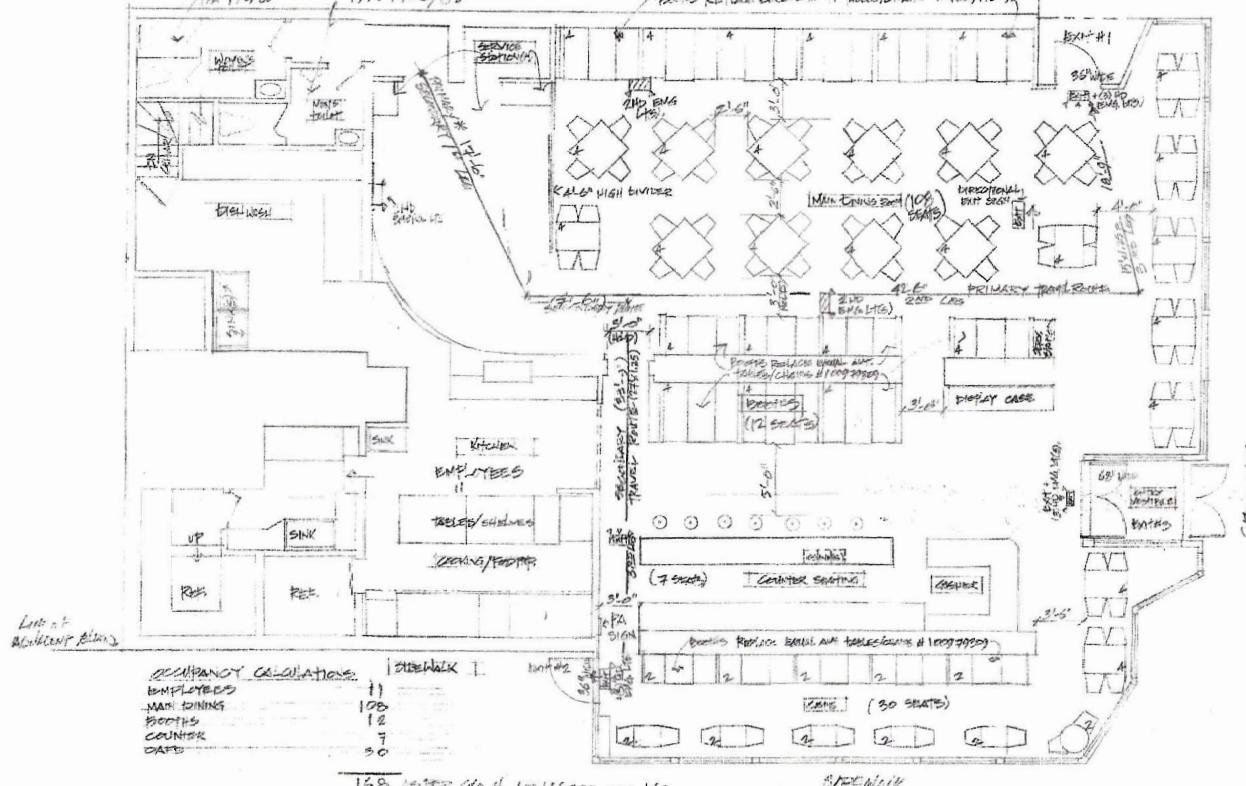
ENCL. TO THIS PER 5/1  
P/A 190/65 : P/A 1400/92

✓ BOATS REPLACE SINKING ANT. TABLES/CHAIRS #100979309

STEAK

## NOTES

1. Existing arrangements shall comply with code 200-8020.
2. It is required to comply with table 94-1 of the RIC Reg. (see below specifically 200-8020.8 & 2021).
3. Areas and rooms where, in order to comply with 200-8020.8, an area of 6000 sq ft or less:
  - a) Exit lighting to comply with 200-8016.6 & provided per table 94.
  - b) Areas with at least 10% of the floor area with storage of at least 300 cu ft per storage building with the requirements of table 200-8020.8-1(b) & section 200-8020.8-1(b) & table 94.
4. A single zone of 1000 sq ft or less, including the maximum number of persons allowed to occupy the space is to be further per 200-8020.8-2.
5. Areas and rooms, and exit ways, shall be internally lighted if the general illumination is less than 5 foot candles of illumination at eye level.
6. Encouraging to comply with 200-8020.9 & Directive 577 of the Dept. of Regs. & more specifically provide 5 foot at the floor level.
7. Provide at least 5 Foot candles of illumination at the floor level of the route. That the route consist of the exit path, exit stairs and a distance of three times the point of egress with a side wall dimension to double the width of the corridor whenever it less. Light measurements should be on the immediate.
8. The intensity of illumination shall not be diminished to less than 70% of foot candles at a point approximately above the floor level.
9. The intensity of general illumination shall not be diminished to less than one 1/3 foot candle at a horizontal distance 100% from the floor plane.
10. The spacing which shall not encourage us to not be less:
  - a) 1000 feet between the point of egress to the point of arrival.
  - b) 1000 feet after the character, the character and quality of illumination.
  - c) presents a hazard to the occupants and be protected and reinforced as necessary.
11. Illumination shall not be disrupted such, the failure of any single lighting unit such as the burning out of an electric circuit, should never give any other in a disturbance.
12. Exit lighting shall be on circuits that are separate from the general lighting and other circuits. Other 200-8020.8-2(d) shall be provided or substituted to provide an additional lighting source which is provided. However, the provision of an additional lighting source shall not reduce the required illumination of the general lighting and other circuits required by 200-8020.8-2(d) to no less than 50% reduced floor area.
13. Interior朝向 of places of assembly to comply with 200-8020.8 in compliance with UL-1681 for the fire class 3-205-2020.
14. Smoke filters shall be serviced and replaced regularly by a qualified employee of the owner or by a cleaning agency. A monthly inspection shall be conducted by the owner or a qualified employee. The filters shall be replaced as required by the manufacturer or as recommended by the manufacturer. The filters shall be cleaned or replaced as frequently as recommended at least once every twelve months.
15. At least once every year the automatic valve operation and the fire extinguishing head systems shall be tested. A report of such tests will be sent to the authority for inspection by the commissioner of building and fire department 200-1702-2020 & 2021.
16. All permits shall be required from the dept. of Regs. for this place of assembly and an annual fee shall be paid to the state fire and rescue or a permit per 200-2024.
17. Certificate of inspection shall be obtained by the Bureau of Gas & Electric, controlled by the legislature of the emergency, testing, etc.



~~NOT FOR ISSUE~~  
PUBLIC ASSEMBLY (SILVERSTAR RESTAURANT) PLAN

### Exercise 29: Calculating the $\Delta E$ (E-1)

1.27 x 2.7000 = 3.3972 / 2 = 1.6986 UNITS x 100 PER UNIT = 329.7 People  
 1.27 x 1.27 = 1.6149 UNITS x 100 PER UNIT = 322.9 People  
 TOTAL 627 > 168 OK  
 CAPACITY (100 PER AMERICAN)

### PROBLEMS CALCULATIONS (TABLE)

\* COMMON PRIMARY & SECONDARY PATHWAYS AVAILABLE TO BS1, (026, 027, 028) 1/25 & 35 % OK  
(121, 122, 123, 124)

NOTES: PUBLIC ASSEMBLY #104340009  
IN CONJUNCTION WITH THE  
CERT. OF OCCUPANCY #100146995, ON 15/

Project: SILVERSTAR RESTAURANT  
1236-1238 BROADWAY  
NEW YORK, NY 10020-1039 Lot 69

REVISIONS	18.10.2016
	2016
	18.10.2016
	2016
	PA-3
	18.10.2016
	18.10.2016

*Enclosed cafe does not require site plan form*