



Zohran Mamdani
Mayor

Mike Flynn
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:
Cafe Address:
Application Number:
CB Review Deadline (on date or next business day):
<small>NYCDOT Internal Use Only</small>

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:

<input type="checkbox"/> Community Board recommends approval	<input type="checkbox"/> Community Board recommends denial
---	---

<input type="checkbox"/> Community Board recommends approval w/ modifications
Recommended modifications (only if approved w/ modifications):
<input type="checkbox"/> Applicant acknowledges and agrees to modifications relating to the above referenced application
<input type="checkbox"/> 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#: 50182541

Expiration Date: 03/04/2026

DOHMH Status: PENDING APPLICATION

Business Legal Name: 961 REST LLC

Assumed Name: DEAR MARGO

Business Address: 961 LEXINGTON AVENUE, NEW YORK, NY 10021

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 04/13/2026

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (347) 924-4790

Email Address: deanpash21@yahoo.com

Principal Place of Business Address

Address: 961 LEXINGTON AVENUE, NEW YORK, New York 10021

DOS Information

DOS ID#: 7450700

Process Name: 961 Rest. LLC

DOS Address: 961 Lexington Avenue, New York, New York 10021

NYS Liquor Authority Information

NYSLA Serial No: 6086283

License Type: On-Premises

Name of License: 961 Rest LLC

Title of Representative: Member

Name of Certificate Holder: Constantinos Pashalis

Business hours

Sun:

11:00 AM- 11:00 PM

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:

11:00 AM- 12:00 AM

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.

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

Length of sidewalk cafe: 71' 6" feet

Width of sidewalk cafe: 7' 3" feet



Sidewalk Cafe Site Plan Form

Applicant Name: 961 Rest. LLC
Restaurant Name: Dear Margo
FSEP Number: 50182541

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

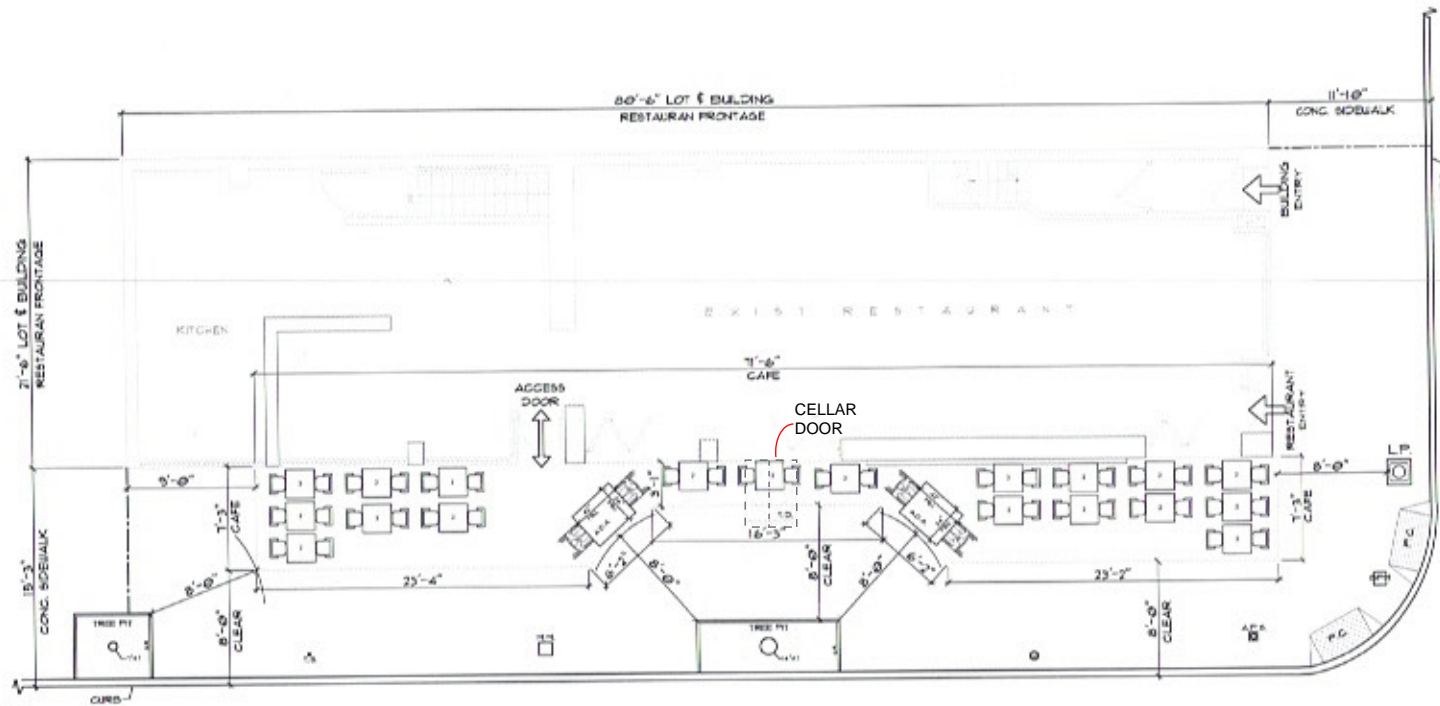
Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- 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



AREA OF UNENCLOSED
SIDEWALK CAFE - 428.04 S.F.

OCCUPANCY:
 NUMBER OF TABLES: 21
 NUMBER OF CHAIRS 2' X 2' = 42 CHAIRS

PLAN
 SCALE 1/8"=1'-0"

EAST 10TH STREET
 8'-0" CLEAR PATH
 (HIGH-RISERHOOD PEDESTRIAN MOBILITY PLAN)

LEGEND:

A.D.A.	2 TABLES, 2 CHAIRS
A.P.S.	ACCESSIBLE PEDESTRIAN SIGNALS
L.P.	LIGHT POLE
M.M.	MUN METER
P.C.	PEDESTRIAN CUT
T.D.	METAL SIDEWALK TRAP DOOR TO CELLAR
T.	TREE
T.S.	TRAFFIC SIGN
W.	WATER VALVE

NOTE:
 TRAP DOOR (T.D.) TO BE REINFORCED &
 TO BE CLOSED DURING THE OPERATION OF
 SIDEWALK CAFE.

PROJECT:
 961 LEXINGTON AVE,
 MANHATTAN, NY

LEXINGTON AVE
 10'-0" CLEAR PATH
 (REGIONAL PEDESTRIAN MOBILITY PLAN)

✓	03.11.26	FINAL
	12.30.24	PRELIMINARY
THETA DESIGNS 213-33 40TH AVE, BAYSIDE NY 11361 (718) 224-6240 EMAIL: INFO@THETADESIGN.NY.COM		
PROJECT: 961 LEXINGTON AVE, MANHATTAN, NY		
OPEN SIDEWALK CAFE "961 REST LLC"		
JOB#:	122418	1 OF 1

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 _____ feet

S03- Exhaust Duct _____ feet S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

S06- Street Tree Bed 8 feet S13- Newsstand _____ feet

S07- Mailbox _____ feet S14- Streetlight 8 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 8 feet S18- Traffic Signal 8 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

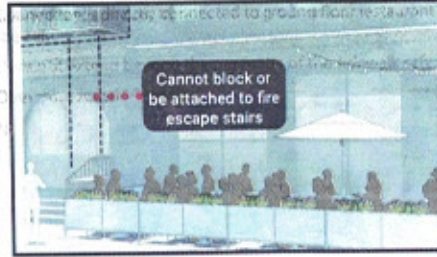
Elements with minimum 3 feet clearance from sidewalk cafe:

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

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

S30- Vent Infrastructure: utility vent poles, vent grates, subway grates _____ inches S31- Manholes _____ inches

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.