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May 27, 2026

DELIVERED VIA FEDERAL EXPRESS

872289780340

Manhattan Community Board No. 8
505 Park Avenue – Suite 620
New York, New York 10022
Attention: District Manager

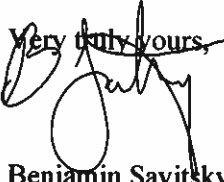
RECEIVED
JUN 11 2026
BY COMMUNITY BOARD 8

Re: 1291 Pub Inc. d/b/a J.G. Melon Restaurant
1291 Third Avenue, New York, New York 10021;
0370-23-115938: 30-Day Advanced Notice for Municipal Expansion

Dear Manhattan Community Board Eight:

We represent Licensee 1291 Pub Inc. (“**J.G. Melon Restaurant**”) which intends to file a application with the New York State Liquor Authority to add municipal roadway seating to the liquor license at 1291 Third Avenue, New York, New York 10021. Enclosed, please find the standardized notice form and a diagram for the roadway seating.

Please consider this letter formal notice of our intention to file the alteration application described above for municipal expansion. Should you have any questions, please contact our office.

Very truly yours,

Benjamin Savitsky

Enclosures: Standardized Notice
Roadway Seating Diagram



Standardized NOTICE FORM for Providing Notice to a Local Municipality for Adding or Removing Contiguous and/or Non-Contiguous Municipal Space

- 1. Date Notice Was Sent: 05/27/2026 1a. Delivered by: Overnight Mail with Tracking
2. This form must be submitted to the clerk or Local Municipality when filing to alter contiguous and/or non-contiguous municipal space

This Notice Is Being Provided to the Clerk of the following Local Municipality

3. Name of Municipality: Manhattan Community Board Eight

Licensee Information

4. License ID Number: 0370-23-115938

6. License name: 1291 Pub Inc.

7. Trade Name (if any): J.G. Melon Restaurant

8. Street Address of Establishment: 1291 Third Avenue

9. City, Town or Village: New York, NY Zip Code: 10021

10. Business Telephone Number of Applicant/Licensee: 212-744-0585

11. Business E-mail of Applicant/Licensee: Jaineoneill@gmail.com

12. Describe municipal space to be added: Roadway Cafe

12a. What date did you apply for a municipal permit? 08/01/2024

Representative or Attorney representing the licensee

13. Representative/Attorney's Full Name: Benjamin Savitsky / Bernstein Redo & Savitsky PC

14. Street Address: 1177 Avenue of the Americas-5th Floor

15. City, Town or Village: New York State: New York Zip Code: 10036

16. Business Telephone Number of Representative/Attorney: 212-651-3100

17. Business Email Address: ben@brpclaw.com

I am the licensee that is applying for the permit and I certify that I know the contents of the above application and the statements and answers therein; that the same are true to my knowledge; that I have been authorized, by order of the Board of Directors of said licensee to make the statements and answers in this application on behalf of said licensee with the same force and effect as if said licensee made such statements and answers itself. By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

18. Printed Name: Jaine O'Neill Title: President/Secretary

Signature: [Handwritten Signature]

The above captioned on-premises licensee is applying for an alteration to their existing license with the State Liquor Authority to sell alcoholic beverages on municipal space. Please forward any concerns regarding the issuance of the alteration to the attention of The New York State Liquor Authority by e-mail: community@sla.ny.gov

SECTION 1- Site Plan

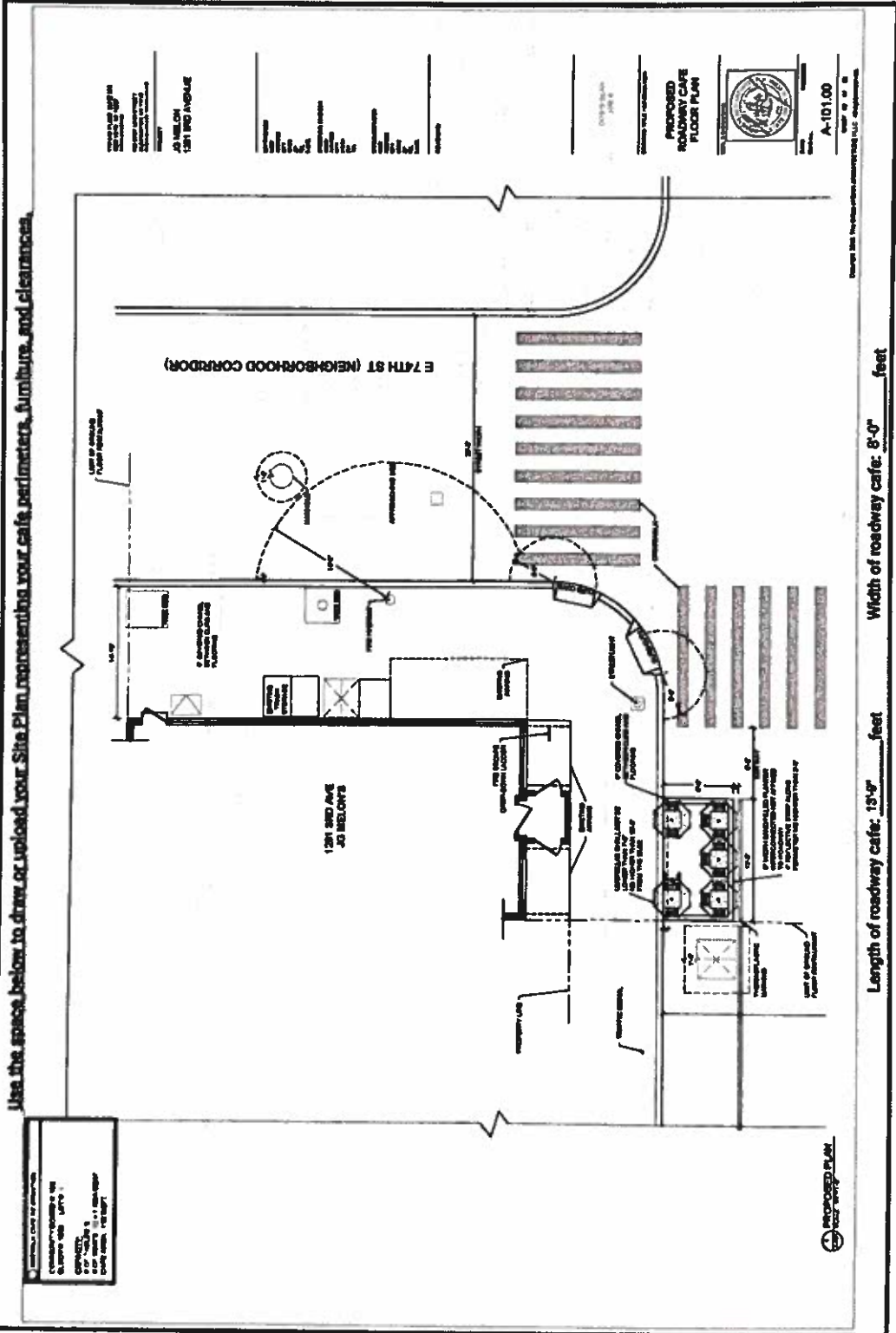
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How To Apply](#) page in the Dining Out NYC website for more information about the application process.

Identify Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
 - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
 - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
 - Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1- Parking Space
- P2- Loading Area
- P3- Floating Parking Lane

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



Roadway Cafe Site Plan Form

Applicant Name: **1291 Pub Inc.**

Restaurant Name: **JG Melon**

FSEP Number: **40367241**

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels
- Length

Street names:

- Labels on each street

Sidewalk shown as:

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

Roadway shown as:

- Lines indicating parking lane
- Width of parking lane

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width of all three sides

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

- Lines or symbols at approximate location within setup

Elements or objects shown as:

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

- MANHOLE COVER
- UTILITY COVERING

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.
- Leave box blank if not applicable.
- Refer to the Setup_Guides in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

- R01- Subway Stair: Open End _____ feet
- R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

- R03- Subway Elevator Entrance _____ feet
- R04- FONY Curb Cut _____ feet
- R05- MTA Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

- R06- Curb Cut 8'-0" _____ feet R11- CitiBike/Bike Share Station _____ feet
- R07- Emergency Exit Hatch _____ feet R12- Bike Corral _____ feet
- R08- Subway Stair: Closed End _____ feet R13- Micromobility Station _____ feet
- R09- Subway Elevator: Non-Entry _____ feet R14- Drainage Infrastructure _____ feet
- R10- Bus Stop Pole
Non-Approaching Side _____ feet

Elements with minimum 3 feet clearance from roadway cafe:

- R15- Elevated Train Infrastructure _____ feet
- R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

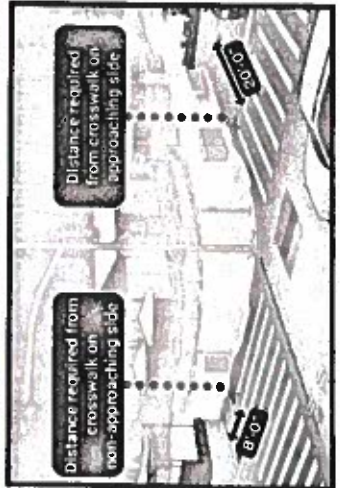
- R17- Vent Infrastructure 1'-6" _____ feet

Elements with minimum 6 inches clearance from roadway cafe:

- R18- Thermoplastic Marking 0'-6" _____ feet

Roadway cafe distance from crosswalk:

- R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) 8'-0" _____ feet
- R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
- R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your roadway cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements. Refer to the Setup_Guides in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Barriers

***Required:**

- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- Not permanently affixed to the roadway.
- 30-42 inches tall (excluding planting), and at least 4 inches in width.
- Barriers are interconnected with each other.
- Any cladding over the barriers is securely fastened or affixed.
- Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- Water-filled with a minimum of 150 pounds per linear foot of barrier length.
- If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

***Optional: Only check the material categories you intend to use in your roadway cafe:**

Flooring

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

Burnishings

- Lightweight and easily movable.

Vertical Screenings

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend the beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Overhead Coverings/ Umbrellas

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Lighting and Electrical Connections

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.