



COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE

For Existing Licensees –

Alteration to add Contiguous or Noncontiguous Municipal Public Space

Instructions

For current licensees applying to add Municipal Public Space to their licensed premises, please supply the following **along with or immediately following submission of the 30-day Notice to Municipalities.**

The 30-day Notice can be found in the [Alteration for Adding or Removing Contiguous and/or Noncontiguous Municipal Public Space Application](#) located on the NYSLA website.

For Sidewalk:

- Submit the attached addendum along with the diagram included with your DOT Dining Out NYC application. The diagram should indicate restaurant frontage (*length*), length and width of set up area(s) inclusive of barriers, location of tables and chairs, service aisle area and sidewalk width.
(Note: Restaurant staff must serve patrons from **within** the sidewalk cafe.)

For Roadway:

- Submit the attached addendum along with the diagram included with your DOT Dining Out NYC application. The diagram should indicate restaurant frontage (*length*), roadbed seating area (*length and width of set up area(s) inclusive of barriers*), location of tables and chairs and service aisle area.
(Note: Restaurant staff must serve patrons from **within** the roadbed dining area.)

For Open Streets:

- Submit the attached addendum along with a diagram of the roadway seating area (*length and width of set up area*) including location of tables and chairs in the roadway. Diagram should include the restaurant frontage. Also include the full roadbed width including the midpoint measurement and the 15' emergency vehicle lane.

For Roadway and Sidewalk:

- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - For sidewalk café and/or roadbed, photos must show complete sidewalk and/or roadway area including views to curb and neighboring properties.

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE

**FOR EXISTING LICENSEES –
ALTERATION TO ADD CONTIGUOUS OR NONCONTIGUOUS MUNICIPAL PUBLIC SPACE**

Form to be Completed and Returned with 30-Day Notice

Name/email of Principal/Contact: Robert Goldman rob@goldman.nyc

Name/email of Representative: Benjamin Savitsky, Bernstein Redo & Savitsky PC; ben@brpclaw.com

Applicant/Premises Name: 340 Bleecker LLC and The Grand Tour Collection LLC

DBA Name: Saint Theo's

Address of Premises (include zip code): 340-342 Bleecker Street, New York, NY 10014

Cross Streets of Premises: Christopher and 10th Streets

License ID #: 0340-23-137102

On Premise Liquor **Restaurant Wine** **Tavern Wine** **Other** _____

Sidewalk Café will have no more than *(If premises is located on a corner please indicate for both streets):*

8 tables and 16 seats on Bleecker Street

_____ tables and _____ seats on _____ Street

Will applicant agree to close sidewalk café area by 10 PM every night? Yes No

Will open sidewalk café area at 11am

Roadbed / Open Streets will have no more than *(If premises is located on a corner please indicate for both streets):*

22 tables and 44 seats on Bleecker Street

_____ tables and _____ seats on _____ Street

Is roadbed in a floating parking lane separated from the curb by a bike path? Yes No

Does DOT Dining Out NYC application include an FDNY waiver? Yes No

Will applicant agree to close roadbed seating by 10 PM every night? Yes No

Will open roadbed seating area at 11am

For all Applicants:

Will agree there will be no host stands, bus or service stations on the sidewalk or in the roadbed? Yes No

Will agree there will be no exterior music, speakers or TVs? Yes No

Will agree that all patrons in any sidewalk café or roadbed will be seated? Yes No

SIDEWALK CAFÉ SITE PLAN FORM FILED WITH DOT

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:

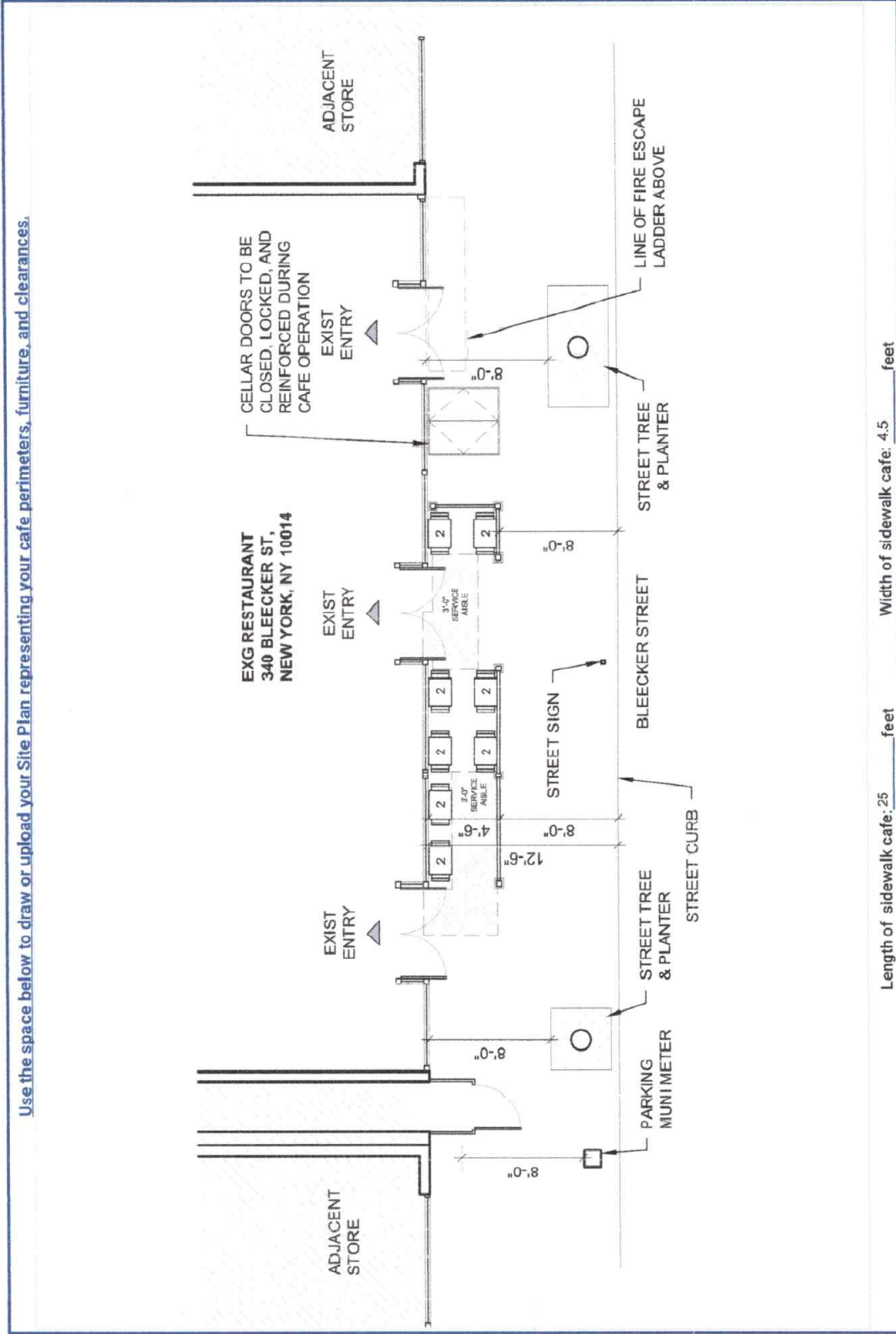
- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.

- C1 - Global Corridor (12 feet Clear Path)
- C2 - Regional Corridor (10 feet Clear Path)
- C3 - Neighborhood Corridor (8 feet Clear Path)
- C4 - Community Connector (8 feet Clear Path)
- C5 - Baseline Street (8 feet Clear Path)

Setup Area Identification :

- Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- 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, perimeter, furniture, and clearances.



Length of sidewalk cafe: 25 feet

Width of sidewalk cafe: 4.5 feet

Sidewalk Cafe Site Plan Form

Applicant Name: 340 Bleecker LLC

Restaurant Name: Saint Theo's

FSEP Number: 501 04547

Drawing Requirements

Food service establishment frontage shown by:

- Line representing space occupied in building
- Labels

Street names:

- Labels on each street

Sidewalk shown as:

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

Primary building entrance shown as:

- Label
- Distance from proposed setup

Cafe perimeter shown as:

- Line
- Length and width
- (Dashed line) representing Private Property Line

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

- Lines or symbols at approximate location within setup

Sidewalk 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

ROADWAY CAFÉ SITE PLAN FORM FILED WITH DOT

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.

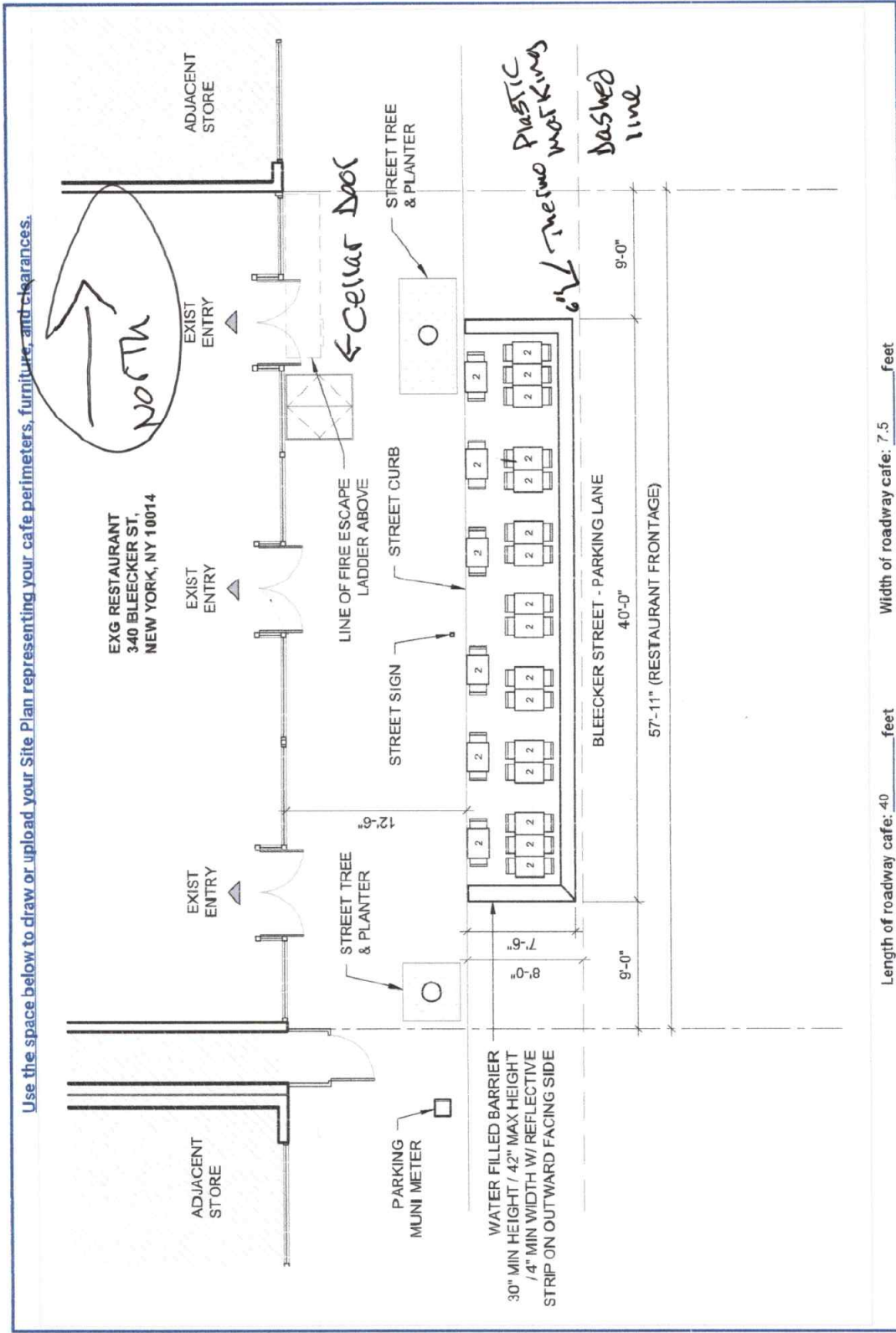
Identify Permitted Parking Location:

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

**Roadway Cafe
 Site Plan Form**

Applicant Name: 340 Bleecker LLC
 Restaurant Name: Saint Theo's
 FSEP Number: 501 04547

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



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

Length of roadway cafe: 40 feet Width of roadway cafe: 7.5 feet

PHOTOS TAKEN 4/16/2025 - ROADWAY CAFÉ AND SIDEWALK CAFÉ





