



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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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: Elizabeth McGrath, tinkmcgrath@optonline.net

Name/email of Representative: Michael J. Paleudis, Esq., mjp@kplawyers.com

Applicant/Premises Name: 68 Perry St Corp

DBA Name: Corner Bistro

Address of Premises (include zip code): 331 West 4th Street, New York, NY 10014

Cross Streets of Premises: Greenwich Avenue & West 4th Street

License ID #: 0340-23-129908

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):

3 tables and 6 seats on Jane Street

1 tables and 2 seats on West 4th Street

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

Will open sidewalk café area at 8AM

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

18 tables and 36 seats on Jane Street 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 8AM

**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

**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:
  1. Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
  2. Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
  3. 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

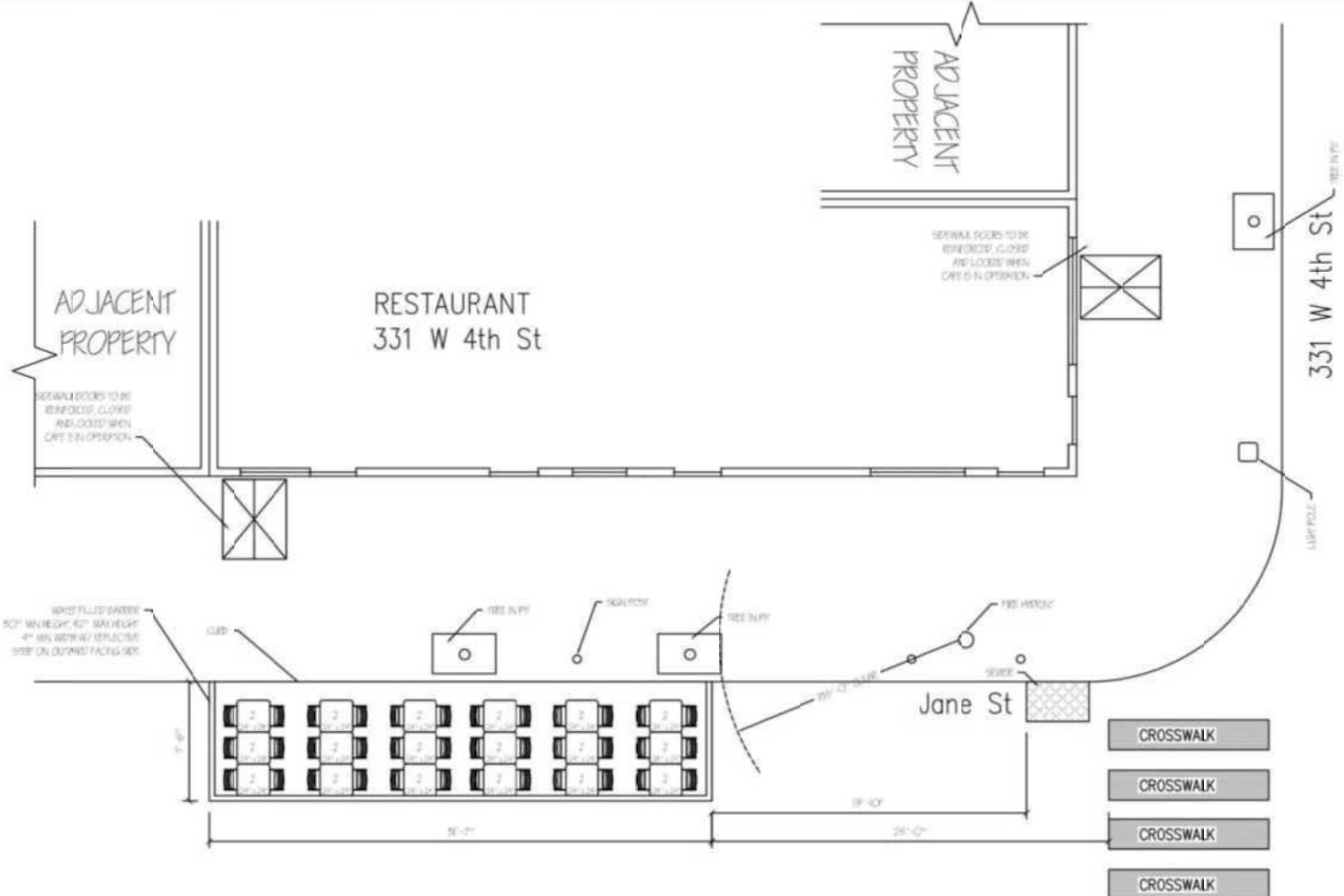
**Roadway Cafe Site Plan Form**

Applicant Name: 68 PERRY ST CORP

Restaurant Name: CORNER BISTRO

FSEP Number: 40365166

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



Length of roadway cafe: 31'-7" feet      Width of roadway cafe: 7'-6" feet

- Drawing Requirements**
- Food service establishment frontage shown as:**
- Line representing the establishment's space facing the sidewalk
  - Length
  - Label
- Street names:**
- Labels on each street
- Sidewalk shown as:**
- Line representing street curb
- Roadway shown as:**
- Width of curbside lane
- 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**

## 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 roadway cafe:

R01- Subway Stair: Open End \_\_\_\_\_ feet       R02- Fire Hydrant 15'-0" feet

### Elements with minimum 10 feet clearance from roadway cafe:

R03- Subway Elevator Entrance \_\_\_\_\_ feet       R05- MTA Curb Cut \_\_\_\_\_ feet  
 R04- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from roadway cafe:

R06- Curb Cut \_\_\_\_\_ 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 19'-10" 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:

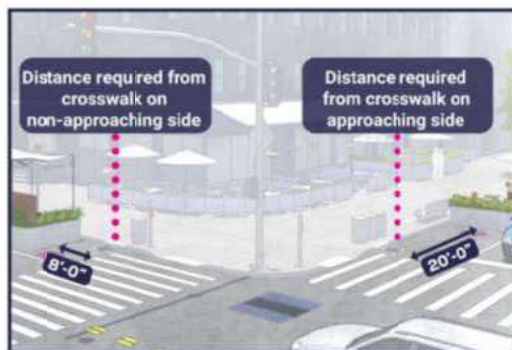
R17- Vent Infrastructure: utility vent poles, vent grates, subway grates \_\_\_\_\_ feet       R18- Manholes \_\_\_\_\_ inches

### Elements with minimum 6 inches clearance from roadway cafe:

R19- Thermoplastic Marking \_\_\_\_\_ feet

### Roadway cafe distance from crosswalks:

R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) \_\_\_\_\_ feet  
 R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) 25'-0" feet  
 R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) \_\_\_\_\_ feet



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 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:

#### \*Required\*

#### Barriers (All of the following must be met)

- 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.

#### \*Optional - Only check the material categories you intend to use in your roadway cafe\*

#### Flooring (if using, all of the following must be met)

- 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.

#### Furnishings (if using, all of the following must be met)

- Lightweight and easily movable.

#### Vertical Screenings (if using, all of the following must be met)

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend 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 (if using, all of the following must be met)

- 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 (if using, all of the following must be met)

- 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 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 Landmark Preservation Commission (LPC) as applicable.

**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.

**Sidewalk Cafe Site Plan Form**

**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](#).

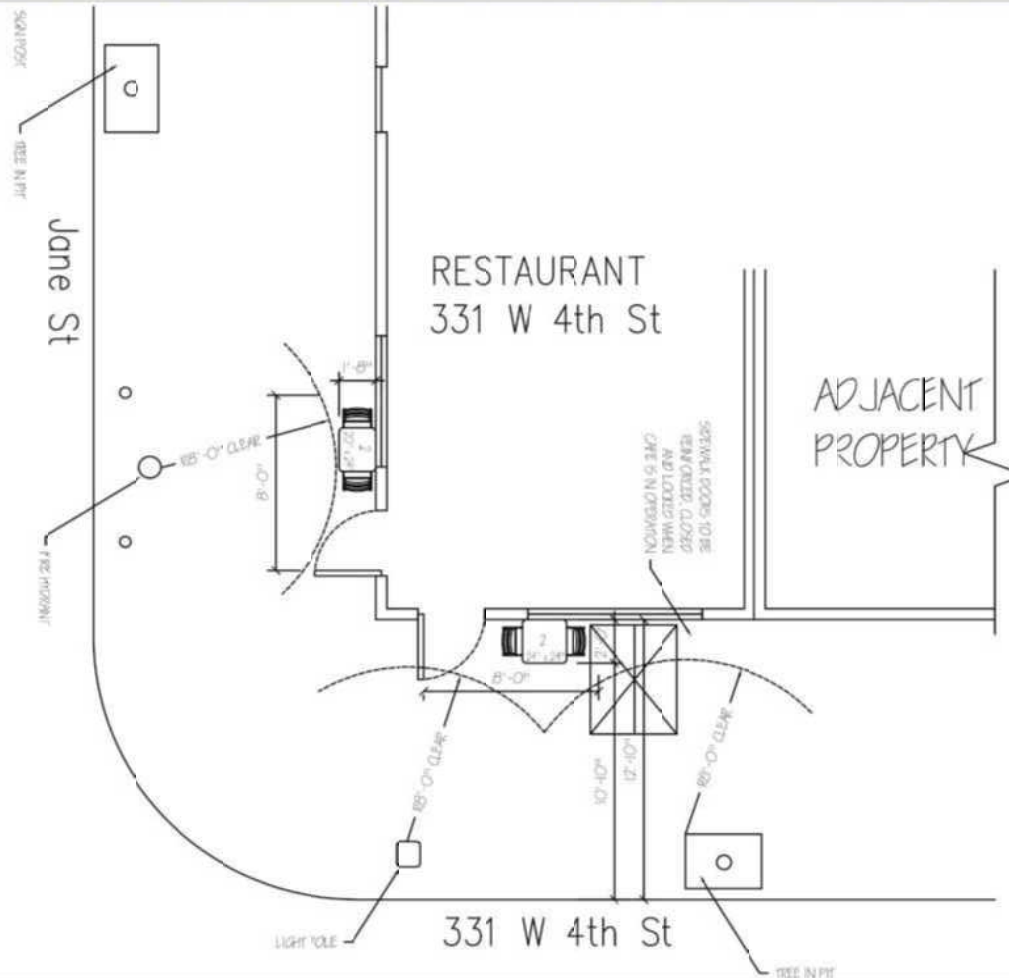
- C1- Global Corridor (12 feet Clear Path)
- C2- Regional Corridor (10 feet Clear Path)
- C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

**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.

Applicant Name: 68 PERRY ST CORP  
 Restaurant Name: CORNER BISTRO  
 FSEP Number: 40365166

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



Length of sidewalk cafe: 8'-2" feet      Width of sidewalk cafe: 2'-0" feet

**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:**
  - Labels
- 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

## 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 8 feet

S10- E-charging Station \_\_\_\_\_ feet       S17- Bus Stop Shelter \_\_\_\_\_ feet

S11- Parking Meter \_\_\_\_\_ feet       S18- Traffic Signal \_\_\_\_\_ 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

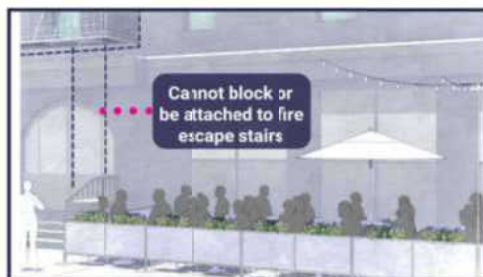
### Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure \_\_\_\_\_ feet       S29- Transformer Vault \_\_\_\_\_ feet

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

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

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.

**SECTION 1: Site Plan**

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**Setup Area Identification :**

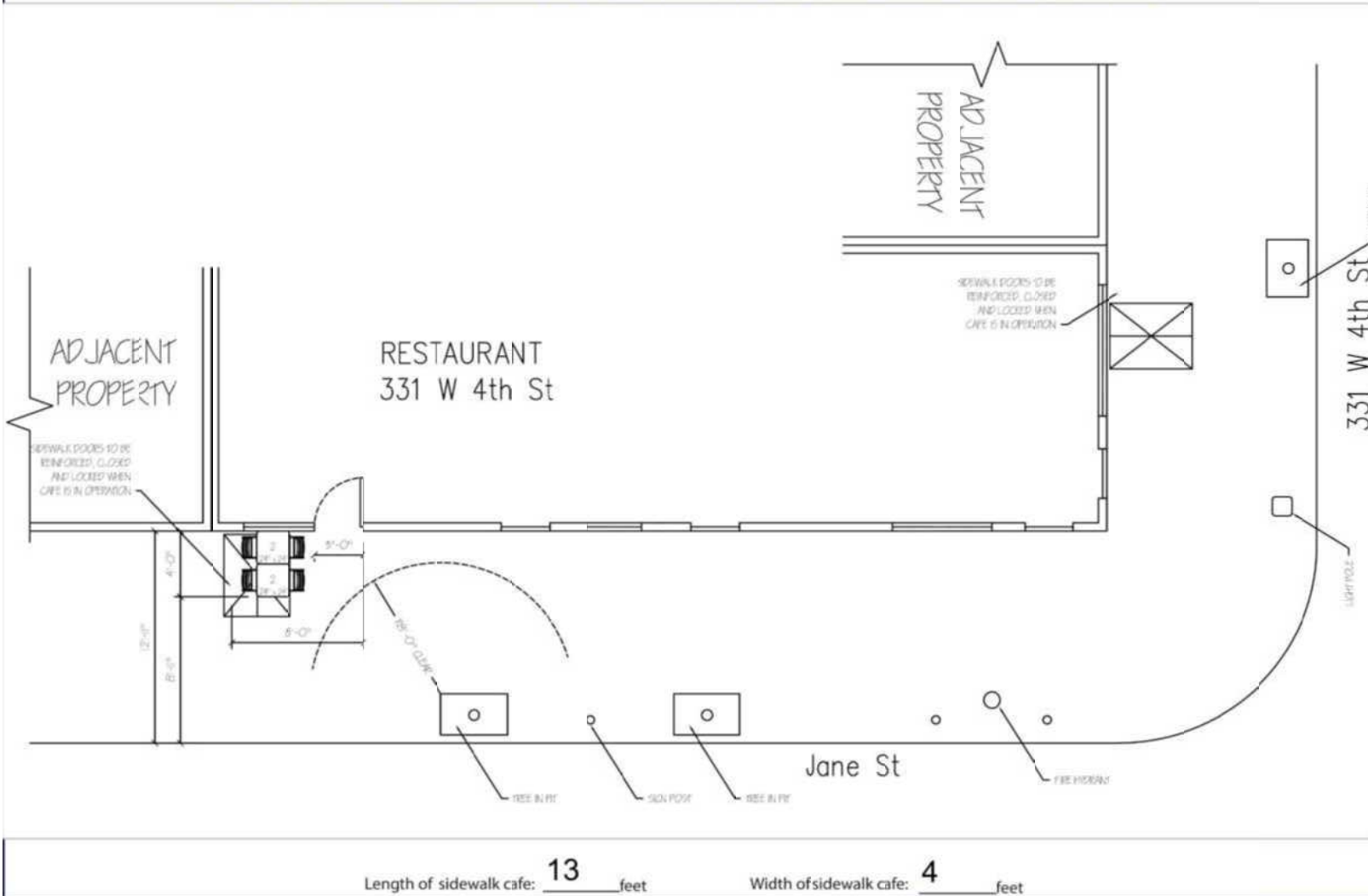
- Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



**Sidewalk Cafe Site Plan Form**

Applicant Name: 68 PERRY ST CORP  
 Restaurant Name: CORNER BISTRO  
 FSEP Number: 40365166

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:**
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  - Lines indicating perimeter
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  - Lines or symbols
  - Distance from cafe perimeter
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  - Symbols representing the location within the setup

North arrow

## 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 \_\_\_\_\_ feet

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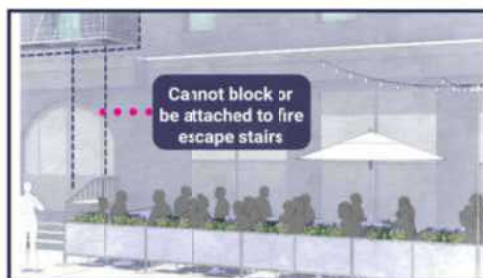
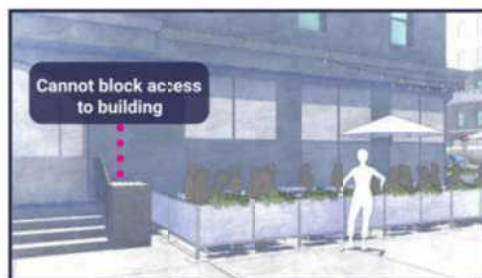
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S28- Elevated Train Infrastructure \_\_\_\_\_ feet       S29- Transformer Vault \_\_\_\_\_ feet

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

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

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.



RESTAURANT...  
31 JANE STREET

The Rowland 31 Jane Street

PA

CORNER BISTRO

331 WEST 4TH STREET



