

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: ADELE GALLO, [REDACTED]

Name/email of Representative: MICHAEL KELLY, KELLYMLK136@GMAIL.COM

Applicant/Premises Name: IL COMMENDATORE RESTAURANT INC

DBA Name: CASA BELLA

Address of Premises (include zip code): 127A MULBERRY STREET, NEW YORK, NY 10013

Cross Streets of Premises: HESTER STREET, CANAL STREET

License ID #: 0340-23-131563

RECEIVED BY
COMMUNITY BOARD 2, MANHATTAN

SEP 10 2025

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):

13 tables and 26 seats on HESTER & MULBERRY STREET 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 11:30AM

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

_____ tables and _____ seats on _____ 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 _____

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

Site Plan Form

Applicant Name IL Commendatore Restaurant LLC

Restaurant Name CASA BELLA

Phone Number 403 748 34

SECTION 1: Site Plan

This Site Plan Form is required to be provided in the "Sidewalk Site Plan" field of your online application. Refer to the "How to Use" page on the Dining Out NYC website for more information about the application process.

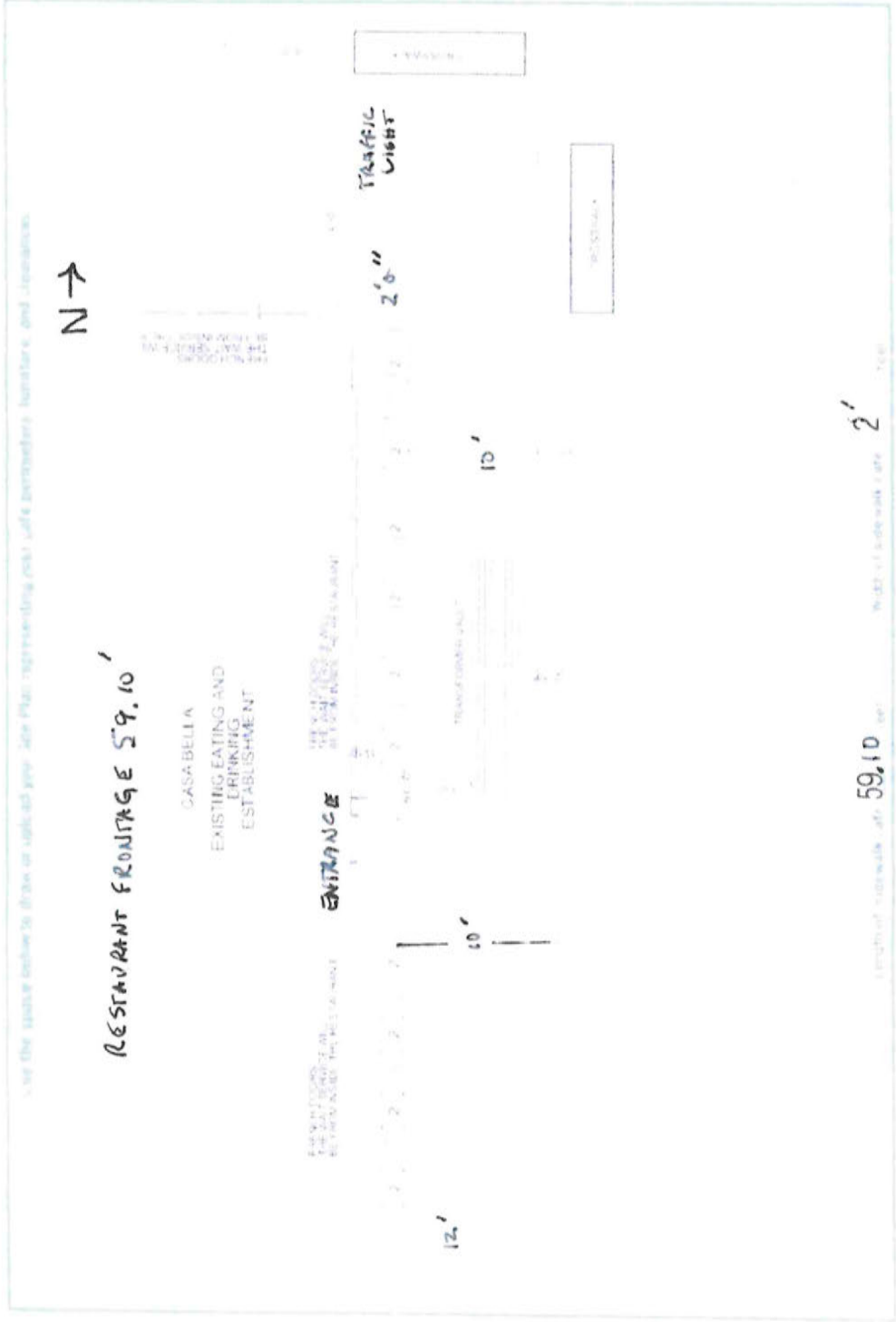
Identify Clear Path Requirements

- Clear path requirements for your sidewalk cafe can be found by identifying your primary type on the Dining Out NYC website:
- 1. Global Corridor (11-foot Clear Path)
- 2. Regional Corridor (10-foot Clear Path)
- 3. Neighborhood Corridor (8-foot Clear Path)
- 4. Community Connector (8-foot Clear Path)
- 5. Baseline Street (8-foot 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. Resealed pay dirt to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



Existing Requirements

Food service establishment frontage shown by:

1. Street name

Street name: 11th Street

Sidewalk shown as:

1. 11th Street

Primary building entrance shown as:

1. Entrance

Cafe perimeter shown as:

1. 11th Street

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

1. 11th Street

Sidewalk elements or objects shown as:

1. 11th Street

Utility coverings shown as:

1. 11th Street

- 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 _____ 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	_____ feet
S13- Newsstand	_____ feet
S07- Mailbox	_____ feet
S14- Streetlight	_____ feet
S08- Link NYC Ciosk	_____ feet
S15- Bus Stop Pole	_____ feet
S09- Wayfinding Kiosk	_____ feet
S16- Fire Hydrant	_____ feet
S10- Charging Station	_____ feet
S17- Bus Stop Shelter	_____ feet
S11- Parking Meter	_____ feet
S18- Traffic Signal	_____ feet

S12- Select Bus Service Fare Machine _____ feet

Elements with minimum 5 feet clearance from sidewalk cafe:

S19- Curbike/Bike Share Station	_____ feet
S24- Emergency Exit Hatch	_____ feet
S20- Bike Corral	_____ feet
S25- Subway Stair Closed End	_____ feet
S21- Micro-mobility Station	_____ feet
S26- Subway Elevator Non-Entry	_____ feet
S22- Primary Building Entrance	_____ feet
S27- Signage Connection	_____ feet
S23- Curb Cut	_____ feet

Elements with minimum 3 feet clearance from sidewalk cafe:

S28- Elevated Train Infrastructure	_____ feet
S29- Transformer Vault	3 feet

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

S30- Vent Infrastructure	_____ inches
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- 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 _____ in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

- Perimeter Demarcation**
- Perimeter demarcation must be clear and visible by using a lightsight and removable zinc-zinc painting base wall, railing, planter, fence, or stanchion and rope.
 - Maximum height is 2 feet 6 inches (excluding plantings).
 - Not affixed to the sidewalk.

Question: Can above the material categories you listed point to your sidewalk only?

Furnishings

- Lightweight and easily movable.
- Not affixed to the sidewalk.

Awnings (Physically attached to the building)

- Minimum 8 feet height from the ground and does not exceed 13 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 and the requirements of the Landmarks Preservation Commission, as applicable.

Overhead Coverings/ Umbrellas

- Minimum 7 feet height from the ground and does not exceed 13 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 obstacles.

Lighting and Electrical Connections

- Any lighting is outdoor rated, properly sealed, 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 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.

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 [https://www1.nyc.gov/assets/dot/downloads/pdf/mobility-plan.pdf](#)

- 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)

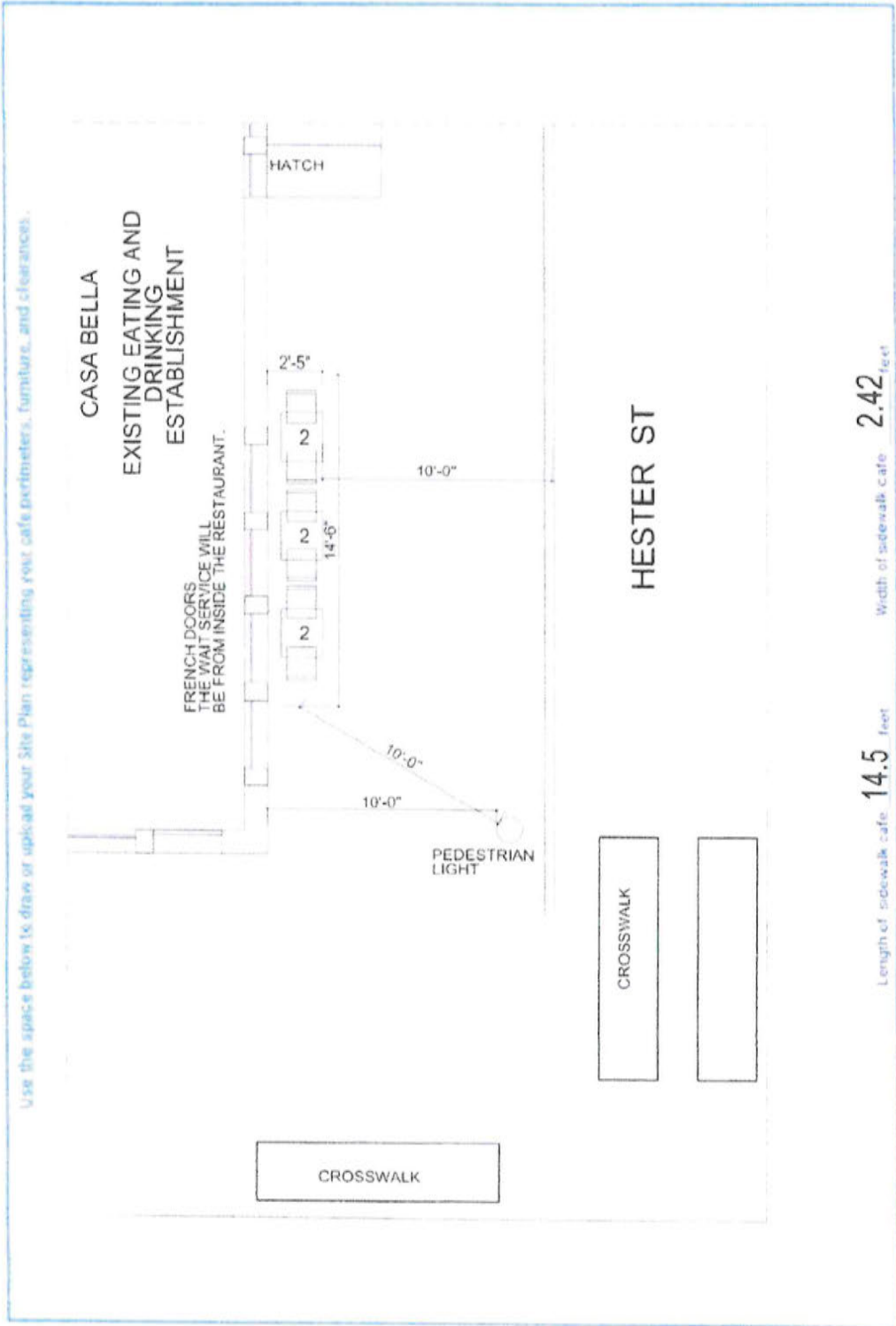
Setup Area Identification:

- 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.

IL Com mendatore Restaurant inc

Applicant Name: **CASA BELLA**
 Restaurant Name: **CASA BELLA**
 FSEP Number: **403 74834**

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



Drawing Requirements

Food service establishment frontage shown by

- Line representing space occupied by 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 approachable 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
 - 1. MANHOLE COVER
 - 2. UTILITY COVERING

Length of sidewalk cafe: **14.5** feet Width of sidewalk cafe: **2.42** feet

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 [Sidewalk Rules](#) 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 _____ feet S13- Newsstand _____ feet

S07- Mailbox _____ feet S14- Streetlight _____ feet

S08- LinkNYC Kiosk _____ feet S15- Bus Stop Pole _____ feet

S09- Weyfnding Kiosk _____ feet S16- Fire Hydrant _____ feet

S10- E-charging Station _____ feet S17- Bus Stop Shelter _____ feet

S11- Parking Meter _____ feet S18- Traffic Signal _____ feet

S12- Select Bus Service 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

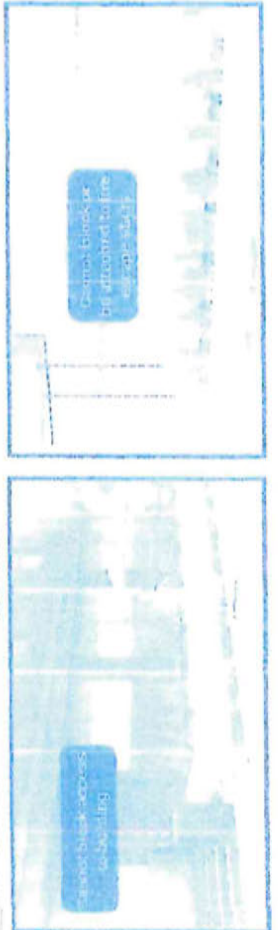
Elements with minimum 3 feet clearance from sidewalk cafe:

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



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 [Sidewalk Rules](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

Perimeter

Perimeter Demarcation

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

Lightweight and easily movable.

Not affixed to the sidewalk.

Awnings (Physically attached to the building)

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 and the requirements of the Landmarks Preservation Commission, as applicable.

Overhead Coverings/ Umbrellas

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

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 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.







