

Business Name: TEC NY LL LLC **Doing Business As:** TOBY'S ESTATE**Cafe Location:** 409 BROOME STREET, NEW YORK, NY 10013**Application Number:** 20260716010002**License Type:** Sidewalk**Filing Date:** 8/17/2026**Response Deadline:** 9/28/2026**DOH Food Service Establishment Permit (FSEP) Information****FSEP#:** 50186356**Expiration Date:** 05/14/2026**DOHMH Status:** PENDING APPLICATION**Business Address:** 409 BROOME STREET, NEW YORK, NY 10013**Venue Type:** Restaurant (no bar)**Last Update from DOH:** 08/15/2026**Restaurant Contact Information****Phone:** [REDACTED]**Email Address:** [REDACTED]**DOS Information****DOS ID#:** 7389497**Process Name:** TEC NY II LLC**DOS Address:** [REDACTED]**NYS Liquor Authority Information****NYSLA Serial No:** N/A**License Type:** N/A**Name of Licensee:** N/A**Title of Representative:** N/A**Name of Certificate Holder:** N/A**Business Hours***These are the operating hours of the restaurant, not necessarily the hours the cafe will be open.*

Sunday	08:00 AM	-	06:00 PM
Monday	07:00 AM	-	06:00 PM
Tuesday	07:00 AM	-	06:00 PM
Wednesday	07:00 AM	-	06:00 PM
Thursday	07:00 PM	-	06:00 PM
Friday	07:00 AM	-	06:00 PM
Saturday	08:00 AM	-	06:00 PM

This form is to be used by community boards during the cafe review process. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

☐ Community Board chooses to WAIVE review

Sidewalk Cafe Setup Feedback for TEC NY LL LLC:

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:

☐ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ 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

Frontage 1 Site Photos: On LAFAYETTE STREET From BROOME STREET To GRAND STREET



DINING OUT
NEW YORK CITY
Eric Adams
Mayor
Yvonne Rodriguez
Commissioner

- Setup Area Identification :**

 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)

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.

Restaurant Name: _____

FSEP Number: _____

Drawing Requirements

- Line representing the establishment's space facing the sidewalk
- Length
- Labels

- Dashed line

- Labels on each street

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

- Label

- Lines indicating perimeter
- Length and width

- Lines or symbols at approximate location within setup

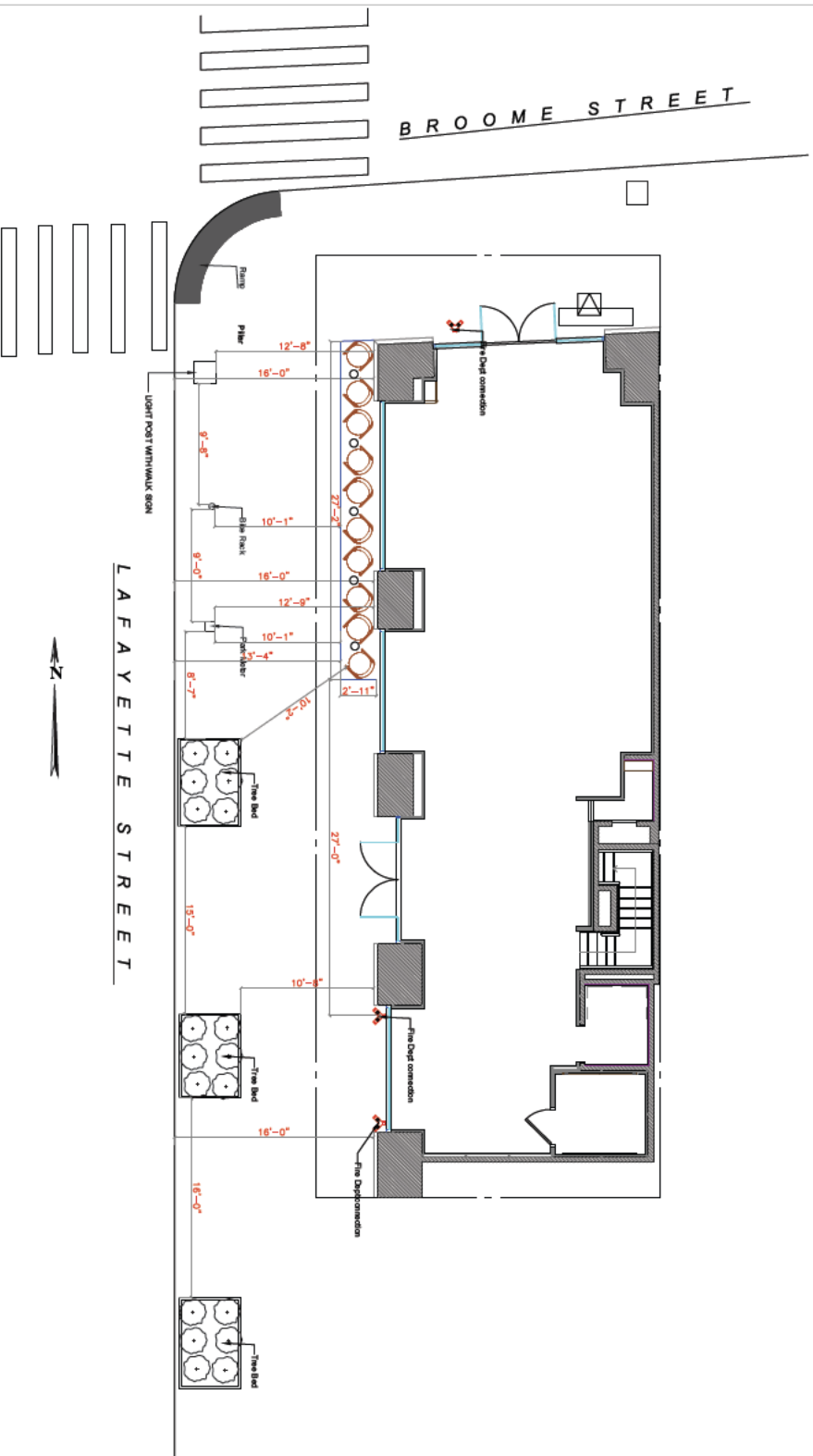
as:

- 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



Length of sidewalk cafe: _____feet

Width of sidewalk cafe: _____ 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.
- 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 _____ 9' 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 _____ 9.8' 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 _____ 10' 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.