

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Outdoor Dining Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)		
HUMMUS ON 6TH, LLC.		THE HUMMUS & PITA CO.		
STREET ADDRESS		CROSS STREETS	ZIP CODE	
585 6th AVENUE		17TH STREET	10011	
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: JANICE AXELROD	ATTORNEY/ REPRESENTATIVE	NAME:	
	PHONE: 646-246-1119		PHONE:	
	EMAIL: DPRESSO@HUMMUSANDPITAS.COM		EMAIL:	
MANAGER	NAME: DAVE PESSO	LANDLORD	NAME: ABS Partners Real Estate, LLC	
	PHONE: 646-246-1119		PHONE: 212-400-9529	
	EMAIL: DPRESSO@HUMMUSANDPITAS.COM		EMAIL: iweiss@absre.com	
APPLICATION TYPE (<input type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Temporary Permit</i> <input type="checkbox"/> <i>Outdoor Dining Seating</i>)				
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO	YES
	What is/was the name and address of establishment?	815 BRODAWAY		
	What were the dates applicant was involved with this former premise?	2013 - 2017		
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?	YES	NO	
	If alterations or operational changes are being made, please describe/list all changes.			
<input type="radio"/> Alteration	What is the current license # and expiration date?			
	Please list/describe the nature of all the changes and attach the plans:			
METHOD OF OPERATION				
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider			
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)			
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	NO	YES	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.	YES	NO	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.	YES	NO	NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	YES	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 9 PM
	Outdoors	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 10 PM	11 AM - 9 PM
	Kitchen	7 AM - 6 PM	7 AM - 6 PM	7 AM - 6 PM	7 AM - 6 PM	7 AM - 6 PM	7 AM - 6 PM	7 AM - 6 PM
	Music (indoors)	RADIO 11 AM - 10 PM	RADIO 11 AM - 10 PM	RADIO 11 AM - 10 PM	RADIO 11 AM - 10 PM	RADIO 11 AM - 10 PM	RADIO 11 AM - 10 PM	RADIO 11 AM - 9 PM

If yes, what type(s)?
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

OCCUPANCY

	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (Including Employees)	Number of Tables	Number of Seats	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	68	58	13	44	NONE	NONE	NONE
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)</i>	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Outdoor Dining Sidewalk Cafe			3	10			
Outdoor Dining Roadway			0	0			

How frequently will the owner(s) be at the establishment?

Will there be dancing?

YES NO NO

Will applicant have bottle or table service for alcohol beverages other than wine?

YES NO NO

Will applicant be hosting private promotional or corporate events?

YES NO NO

Will outside promoters be used on a regular basis? If yes, please describe.

YES NO NO

Will applicant have a security plan? If yes, please attach.

YES NO NO

Will security plan be implemented?

YES NO NO

Will State certified security personnel be used?

YES NO NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES NO YES

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES NO YES, OUTSIDE

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	NO	YES
Where will applicants' own delivery bicycles be parked when not making deliveries?	OUTSIDE		
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A		
Where will applicant store its garbage containers when not in use?	INSIDE BASEMENT		
Where will applicant lay out garbage containers and at what time?	SIDEWALK 10:15 PM		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	NO
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	YES
Is a Public Assembly permit required?	YES	NO	NO
Are your plans filed with DOB?	YES	NO	NO
What is the zoning designation for this location?	COMMERCIAL/RESIDENTIAL		

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each, please list both the organization and individual you contacted. ALL EMAIL ADDRESS PROVIDED!	# 1	ALL EMAIL ADDRESS PROVIDED!	
	# 2	ALL EMAIL ADDRESS PROVIDED!	
	# 3	ALL EMAIL ADDRESS PROVIDED!	
	# 4	ALL EMAIL ADDRESS PROVIDED!	
	# 5	ALL EMAIL ADDRESS PROVIDED!	
When did applicant post the notice that was provided?	5/30/2024		
Where did applicant post the notice that was provided?	STREET POLE 6TH AVENUE W. 16th & 17th STREET		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	YES
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	NO	YES

MULTIPLE SPACES/FLOORS BREAKDOWN

Space/Floor	Description/ Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service- Only Bars	# of Stand-Up Bars/Seats at Bar	Music

BUILDING DESIGN

State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	YES, SINCE 2012
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	NO
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	YES
Is the entrance ADA Compliant?	YES	NO	YES
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	NO
Will applicant have a vestibule within the establishment?	YES	NO	NO
Will applicant use a storm enclosure?	YES	NO	NO
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	YES
Will applicant comply with the NYC noise code?	YES	NO	YES ,
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
			WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	N/A
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A
Will the kitchen exhaust system extend to the roof?	YES	NO	HAS SINCE 2012
Will the establishment have an illuminated sign?	YES	NO	YES
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	NO
Where will the air conditioner be located? What type is it?	ON ROOF/BEEN SINCE 2011		
When was the air conditioner installed?	2011		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERR

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	NO
Are the floorplans for the outdoor space(s) included?	YES	NO	YES
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	YES
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	YES
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	NO
Will there be no amplified music, as per the law?	YES	NO	YES
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	NO MUSIC OUTSIDE
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	YES
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	YES
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	NO MUSIC OUTSIDE
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A

OUTDOOR DINING: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	YES
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	YES
If you answered no to the question above, jump to the next page			YES
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	YES
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	YES
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	YES
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	YES
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	YES
Will applicant permit NO wait lines or smoking outside?	YES	NO	YES
Will there be no amplified music, as per the law?	YES	NO	NO
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	YES
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	YES
Will applicant agree not to use propane heaters?	YES	NO	YES
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	YES
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	YES
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	YES
Will the sidewalk seating have a platform?	YES	NO	NO
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	YES
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	NO OUTSIDE LIGHTING
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	NO
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8-foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?			YES

OUTDOOR DINING: ROADWAY

Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	N/A
If you answered no to the question above, jump to the next page			N/A
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	N/A
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	N/A
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	N/A
Will the electric wires be brought over at the roof level?	YES	NO	N/A
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	N/A
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	N/A
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	N/A
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	NO	N/A
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	N/A
Will applicant permit NO wait lines or smoking outside?	YES	NO	N/A
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	N/A
Will applicant agree not to use propane heaters?	YES	NO	N/A
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

- All delivery bikes will be kept off sidewalk when not in use and marked with business name

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.


ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*


To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.


Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
July 24, 2024 full board meeting, with 40 members voting
 in favor of the recommendation, 0 members opposed, 0
 members abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part
 of the method of operation
 Denial Approval

MCB4 REPRESENTATIVES



Nelly Gonzalez
 MCB4 Assistant District Manager


Frank Holozubiec
 MCB4 BLP Committee Co-Chair

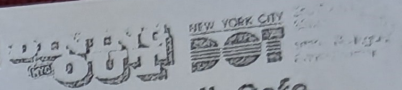

Burt Lazarin
 MCB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p>SIGN HERE →</p>	<p>Janice Axelrod PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>5/30/2024 DATE</p>
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SECTION 1: Site Plan



Sidewalk Cafe Site Plan Form

Applicant Name: Janice Axelrod
 Restaurant Name: Hummus on 6th
 FSEP Number: 50063446

- 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:

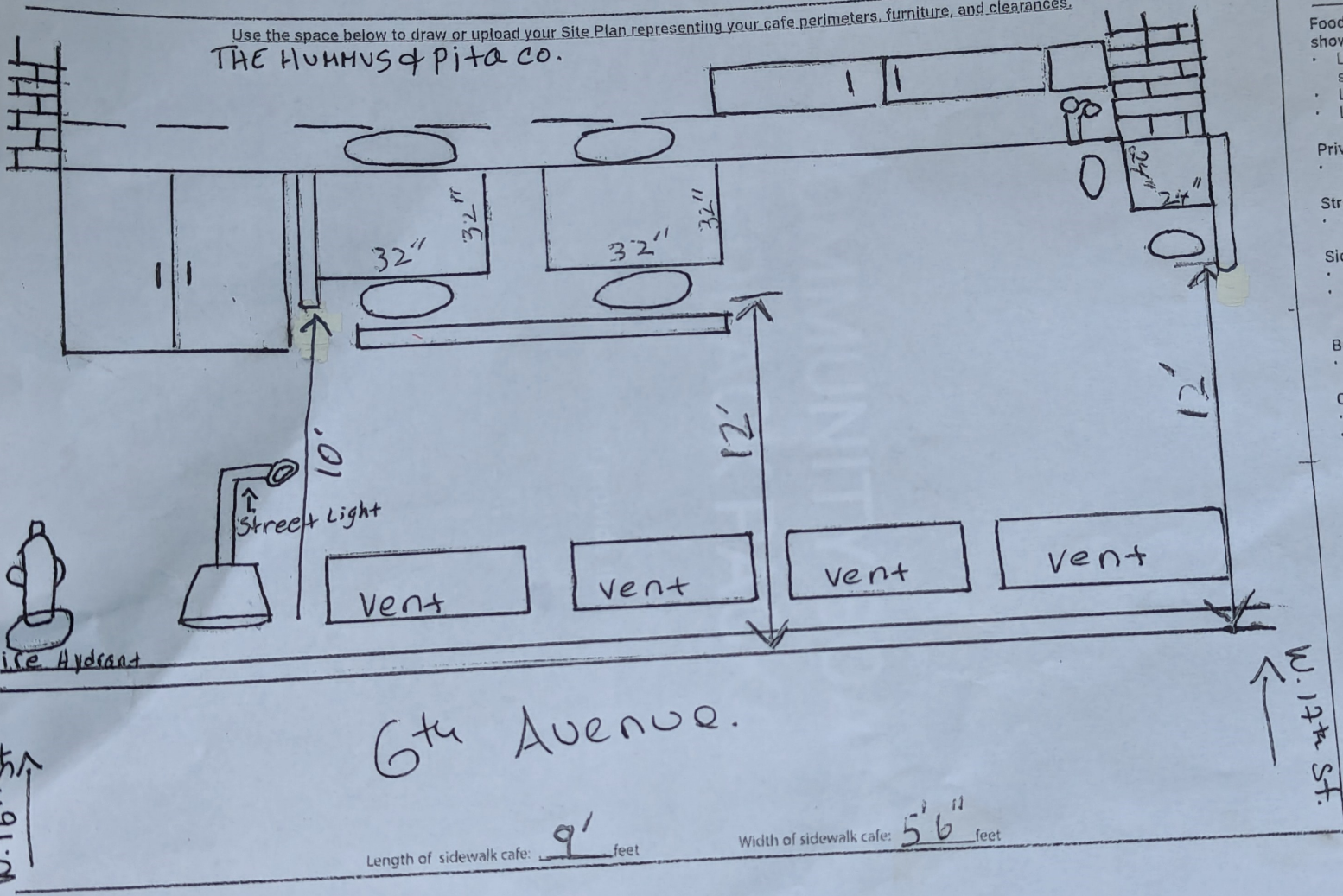
Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan Pedestrian Demand Map.

- 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.

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 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 face to curb line
- Building entrances shown as:**
 - Label
- 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 _____ feet S13- Newsstand _____ feet

S07- Mailbox _____ feet S14- Streetlight 12 feet

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

S09- Wayfinding Kiosk _____ feet S16- Fire Hydrant 12 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

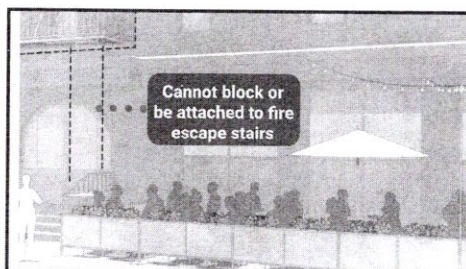
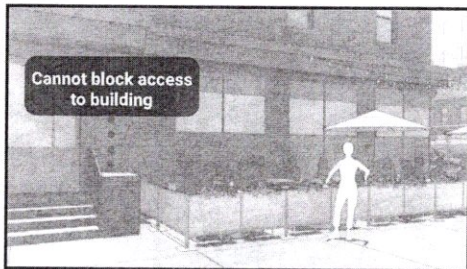
Elements with minimum 3 feet clearance from sidewalk cafe:

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

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

S30- Vent Infrastructure: 120 inches utility vent poles, vent grates, subway grates S31- Manholes _____ inches

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.



THE HUMMUS & PITA CO.

THE HUMMUS & PITA CO.

100-104 W 17th St
PARK

TURNING VEHICLES
TO TO

ONE WAY





THE HUMMUS & PITA CO.



100-104
W 17th St
PARK
←



GENIE
LEASE

GENIE
LEASE

NO STOPPING
Anytime




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