

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
230 Ninth Avenue Restaurant LLC		Shukette	
STREET ADDRESS		CROSS STREETS	ZIP CODE
230 Ninth Avenue		24th Street / Ninth Ave	10001
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Chris Paraskevaides	ATTORNEY/ REPRESENTATIVE	NAME: Alex Amber Victor
	PHONE: 646.239.3439		PHONE: 212.557.7200
	EMAIL: chris@bawerygroupnyc.com		EMAIL: abv@dhclegal.com
MANAGER	NAME: Chris Paraskevaides	LANDLORD	NAME: Mutual Redevelopment Houses
	PHONE: 646.239.3439		PHONE: 212.675.3200
	EMAIL: chris@bawerygroupnyc.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<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	<input checked="" type="radio"/> NO	ASAP
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	<input type="radio"/> 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	<input type="radio"/> NO	NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	<input type="radio"/> 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	10-12	10-12	10-12	10-12	10-12	10-12	10-12
	Outdoors	10-12	10-12	10-12	10-12	10-12	10-12	10-12
	Kitchen	10-12	10-12	10-12	10-12	10-12	10-12	10-12
	Music (indoors)	10-12	10-12	10-12	10-12	10-12	10-12	10-12

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	74	74	13	45	0	1	23	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	620 350	620 350	14	42	0	0	0	
DOT Dining Out: Sidewalk Cafe								
DOT Dining Out: Roadway			21	42				

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

Every Day.

Will there be dancing?

YES

NO

NO

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

YES

NO

NO, other than wine/beer BTL

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

N/A

Will security plan be implemented?

YES

NO

N/A

Will State certified security personnel be used?

YES

NO

NO

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

YES

NO

N/A

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

No

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	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Driveway Parking Area		
Where will applicant store its garbage containers when not in use?	Driveway Dumpsters		
Where will applicant lay out garbage containers and at what time?	N/A		

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?			

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.	# 1	Manhattan Community Board 4	
	# 2	MetLife Redevelopment Houses, Inc	
	# 3	London Terrace Towers	
	# 4	List of Individuals/Associations Provided	
	# 5	by CB4	
When did applicant post the notice that was provided?	December 2 2024		
Where did applicant post the notice that was provided?	Highly visible window of our establishment + 3 closely corners		
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 646.239.3439
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.	Sullivan Restaurant LLC DBA Company		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes see Above
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	NO
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	Yes
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 BUT The existing roof Extends OUT
Where will the air conditioner be located? What type is it?	Existing		
When was the air conditioner installed?	Existing		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	yes private property next to premises
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	N/A
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	Yes if have a T side
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	IF REASONABLY NEC.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	Yes

DEPARTMENT OF TRANSPORTATION DINING OUT: 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	Perhaps in the Future
If you answered no to the question above, jump to the next page			
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	
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	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	YES	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	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	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?			

DEPARTMENT OF TRANSPORTATION DINING OUT: 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	Yes
If you answered no to the question above, jump to the next page			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	NO
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	Yes
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	NO
Will the electric wires be brought over at the roof level?	YES	NO	NO
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	Yes
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	Yes
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	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 the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	Yes
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway 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
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	Yes IF HEARD OUTSIDE
Will applicant permit NO wait lines or smoking outside?	YES	NO	Yes
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 respect trees and tree pits and insure the health of the tree?	YES	NO	Yes
Will applicant permit NO wait lines or smoking outside?	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 the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	NO

ADDITIONAL STIPULATIONS: (Office Use Only)

- Other than Roadway Seating, all outdoor seating will be within private property line
- Applicant will place nothing on public sidewalk

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
January 6, 2025 full board meeting, with 39 members voting
in favor of the recommendation, 1 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.

SIGN HERE →

CHARIS PARASKEVIDES

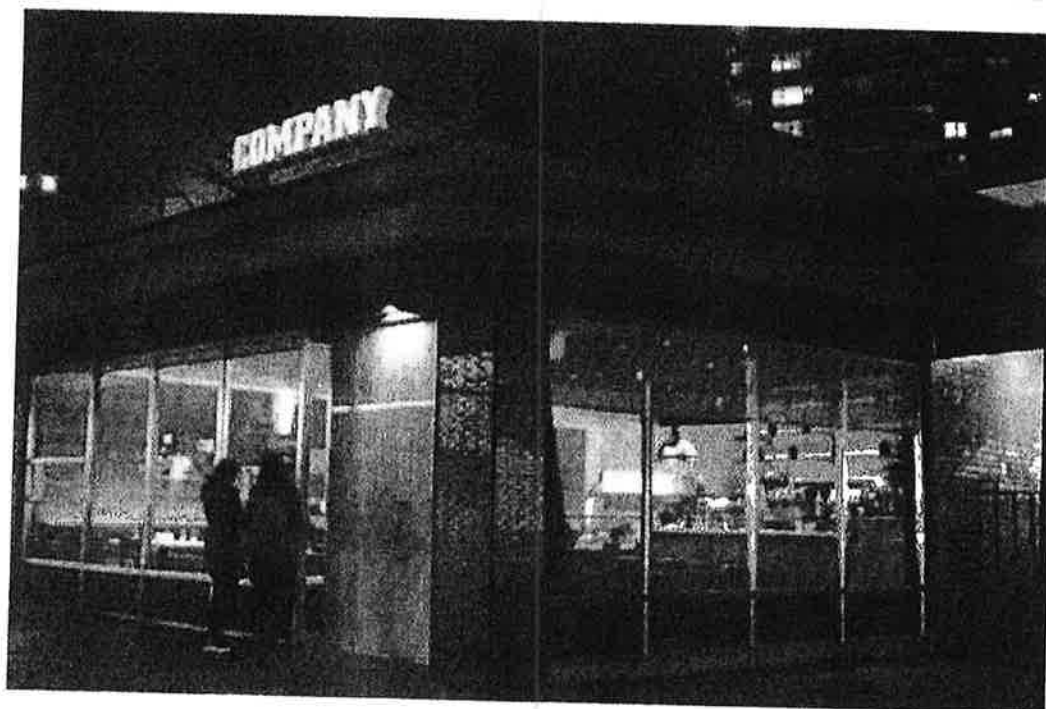
PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE

12/2/24

Premises Photographs/Images (EXISTING -- CURRENT/PRIOR BUSINESS)



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:
 - 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.

- ☒ P1- Parking Space
- ☐ P2- Loading Area
- ☐ P3- Floating Parking Lane

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

Length of roadway cafe: 40'-0" feet

Width of roadway cafe: 8'-0" feet



Roadway Cafe Site Plan Form

Applicant Name: Chris Paraskevaldes

Restaurant Name: Shukette

FSEP Number: 50102347

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

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 [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 _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

- ☐ R03- Subway Elevator Entrance _____ feet
- ☐ R04- FDNY Curb Cut _____ feet
- ☐ R05- MTA Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

- ☒ R06- Curb Cut _____ 15 _____ feet
- ☐ R07- Emergency Exit Hatch _____ feet
- ☐ R08- Subway Stair: Closed End _____ feet
- ☐ R09- Subway Elevator: Non-Entry _____ feet
- ☐ R10- Bus Stop Pole: _____ feet
- Non- Approaching Side _____ feet
- ☐ R11- CitiBike/Bike Share Station _____ feet
- ☐ R12- Bike Corral _____ feet
- ☐ R13- Micromobility Station _____ feet
- ☒ R14- Drainage Infrastructure _____ 11 _____ 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:

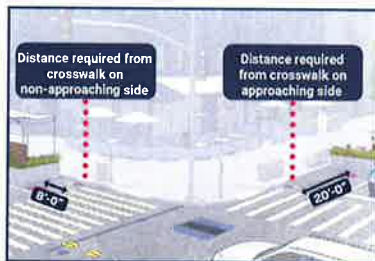
- ☐ R17- Vent Infrastructure _____ feet

Elements with minimum 6 inches clearance from roadway cafe:

- ☒ R18- Thermoplastic Marking _____ 7 _____ feet

Roadway cafe distance from crosswalks:

- ☒ R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ 8 _____ feet
- ☐ R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
- ☐ R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



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:

☒ Barriers

Required

- ☒ 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.
- ☐ If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

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

☐ Flooring

- ☐ 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

- ☐ Lightweight and easily movable.

☐ Vertical Screenings

- ☐ Located between the barrier and 6 feet above the cafe base or floor.
- ☐ Located on the roadway facing side, does not extend the 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

- ☐ 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

- ☐ 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 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.



DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN

, THE CITY OF NEW YORK

Date November 20, 1964

No. 60513

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 42072

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

248-254 Ninth Avenue

Block 748

Lot part of 1

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the ~~district~~ southeast ~~street~~ ~~from the corner formed by the intersection of~~
~~district~~ ~~feet~~ ~~and~~ ~~West 25th Street~~
 running thence east 65'-0" feet; thence south 225'-0" feet;
 thence west 93'-0" feet; thence north 191'-5 1/8" feet;
 running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. Alt. No. 677-1964

Occupancy classification—Commercial Building

Construction classification—Class 1, Fireproof

Date of completion November 2, 1964

Height one stories, 12.5 feet.

at time of issuance of permit. 3521-1964

Located in C 2-6 Zoning District.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
 and The City Planning Commission:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On ground	4	Boiler room, lounge, work space, book vault, mechanical room, locker room, pump room and storage.
1st story	100	350	Bank and retail stores.

Prior to 1964

New York City Code

After January

PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lbs per Sq Ft	PERSONS ACCOMMODATED	USE



Eric Adams
Mayor

Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

Manhattan Community Board 4's (MCB4) recommendation is based on a vote at its January 6, 2025 Full Board Meeting with 39 members in favor of the recommendation, 1 member opposed, 0 members abstaining and 0 present but not eligible.

DINING OUT NYC

COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

Business Name: SHUKETTE

Cafe Location: 230 9TH AVE, NEW YORK, NY, 10001

Application Number: 20240719010012

CB Review Period: 30 days from receipt of application - due on business days

NYCDOT Internal Use Only

Roadway Cafe Setup Comments:

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):

Overall recommendation for the cafe setup:

Suggested modifications related to the above referenced application:

Nelly Gonzalez

Community Board Authorizing Name



12/24/24

Date

On 12/10/24 the Business Licenses & Permits Committee voted to recommend approval of this application. This application is subject to ratification by the Full Board on Monday, January 6, 2025.

RESTAURANT DETAILS

Restaurant Details

Food Service Establishment Permit(FSEP)

FSEP#: 50102347

Expiration Date: 01/31/2025

DOHMH Status: CURRENT

Business Legal Name: 230 NINTH AVENUE RESTAURANT LLC

Assumed Name: SHUKETTE

Business Address: 230 9TH AVE, NEW YORK, NY 10001

Venue Type: Restaurant (no bar)

Last updated from DOHMH: 11/21/2024

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (646) 239-3439

Email Address: chrisp@bowerygroupnyc.com

Secondary Email Address: anna-marie@bowerygroupnyc.com

DOS Information

DOS ID#: 5420341

Process Name: 230 NINTH AVENUE RESTAURANT LLC

DOS Address: 230 NINTH AVENUE , New York , New York 10001

NYS Liquor Authority Information

NYSLA Serial No: 024021121801

License Type: On-Premises

Name of License: 230 NINTH AVENUE RESTAURANT LLC SHUKETTE

Title of Representative: CHAIR

Name of Certificate Holder: LILI M FAN

User Information

Created By: Chris Paraskevaides

Created On: 7/18/2024 7:56:50 PM

Modified By: Katrina Gustafson

Modified On: 11/20/2024 5:31:22 PM

Business hours

Sun: 5:00 PM- 10:00 PM

Mon: 5:00 PM- 11:00 PM

Tues: 5:00 PM- 11:00 PM

Wed: 5:00 PM- 11:00 PM

Thurs: 5:00 PM- 11:00 PM

Fri: 5:00 PM- 11:00 PM

Sat: 5:00 PM- 11:00 PM



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:
 - 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.

- ☒ P1- Parking Space
- ☐ P2- Loading Area
- ☐ P3- Floating Parking Lane

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

Length of roadway cafe: 31'-5" feet

Width of roadway cafe: 8'-0" feet



Roadway Cafe Site Plan Form

Applicant Name: Chris Paraskevaides

Restaurant Name: Shukette

FSEP Number: 50102347

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

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 [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 _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

- ☐ R03- Subway Elevator Entrance _____ feet
- ☐ R04- FDNY Curb Cut _____ feet
- ☐ R05- MTA Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

- ☒ R06- Curb Cut _____ 13'3" feet
- ☐ R07- Emergency Exit Hatch _____ feet
- ☐ R08- Subway Stair: Closed End _____ feet
- ☐ R09- Subway Elevator: Non-Entry _____ feet
- ☐ R10- Bus Stop Pole: _____ feet
- Non- Approaching Side _____ feet
- ☐ R11- CitiBike/Bike Share Station _____ feet
- ☐ R12- Bike Corral _____ feet
- ☐ R13- Micromobility Station _____ feet
- ☒ R14- Drainage Infrastructure _____ 11 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:

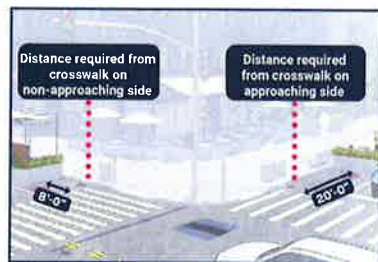
- ☒ R17- Vent Infrastructure _____ 1'-6" feet

Elements with minimum 6 inches clearance from roadway cafe:

- ☒ R18- Thermoplastic Marking _____ 7 feet

Roadway cafe distance from crosswalks:

- ☒ R19- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ 8 feet
- ☐ R20- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet
- ☐ R21- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



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

- ☒ 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.
- ☐ If your proposed barriers will utilize fill materials other than water please check this box. This may require additional information from the applicant and further review by the Dining Out NYC team, as well as supporting DOT units and City agencies.

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

Flooring

- ☒ 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

- ☒ Lightweight and easily movable.

Vertical Screenings

- ☒ 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

- ☒ 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

- ☒ 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 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.