



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 voted at its March 5, 2025 Full Board Meeting with 41 members in favor of the recommendation, 2 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:** MOM'S MIDTOWN

**Cafe Location:** 701 9TH AVE, NEW YORK, NY, 10019

**Application Number:** 20240730010063

**CB Feedback Deadline (on date or next business day):** 02-12-2025

NYCDOT Internal Use Only

### Roadway Cafe Setup Comments:

Comments related to the cafe's **physical footprint and dimensions**:

The number of tables and chairs on the proposed Site Plan (9 tables with 2 chairs each) cannot fit in the proposed footprint of the roadway cafe. Applicant has agreed to remove 3 tables with 2 chairs each from the north end of the cafe, reducing the cafe to 6 tables with 2 chairs each.

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:

Community board recommends approval with modifications:

To fit within the proposed footprint of the roadway cafe, MCB4 requests modifications to the cafe. Applicant has agreed to these modifications and has removed 3 tables with 2 chairs each. A Revised Site Plan, reducing the cafe to 6 tables with 2 chairs each -- to which applicant has agreed -- is attached.

Suggested modifications related to the above referenced application:

Community board recommends approval with modifications:

To fit within the proposed footprint of the roadway cafe, MCB4 requests modifications to the cafe. Applicant has agreed to these modifications and has removed 3 tables with 2 chairs each. A Revised Site Plan, reducing the cafe to 6 tables with 2 chairs each -- to which applicant has agreed -- is attached.

Nelly Gonzalez

Community Board Authorizing Name



2/12/25

Date

On 2/11/25 the Business Licenses & Permits Committee voted to recommend approval with modifications. This application is subject to ratification by MCB4 Full Board on Wednesday, March 5, 2025.

## RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50010991

Expiration Date: 05/31/2025

DOHMH Status: CURRENT

Business Legal Name: 701 RESTAURANT LLC

Assumed Name: MOM'S MIDTOWN

Business Address: 701 9TH AVE, NEW YORK, NY 10019

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 01/08/2025

### Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (646) 657-0080

Email Address: brian@hkh.nyc

Secondary Email Address: contact@hkh.nyc

### DOS Information

DOS ID#: 4540242

Process Name: 701 Restaurant C/O PALEUDIS LAW FIRM

DOS Address: 100 CANAL POINTE BLVD., SUITE 125, , PRINCETON,, New Jersey 08540

### NYS Liquor Authority Information

NYSLA Serial No: 037024114974

License Type: On-Premises

Name of License: 701 Restaurant LLC

Title of Representative: Member

Name of Certificate Holder: 701 Restaurant LLC

### User Information

Created By: Brian Connell

Created On: 7/30/2024 12:34:10 PM

Modified By: Brian Connell

Modified On: 8/2/2024 12:27:10 PM

### Business hours

Sun:8:00 AM- 12:00 AM

Mon:8:00 AM- 12:00 AM

Tues:8:00 AM- 12:00 AM

Wed:8:00 AM- 12:00 AM

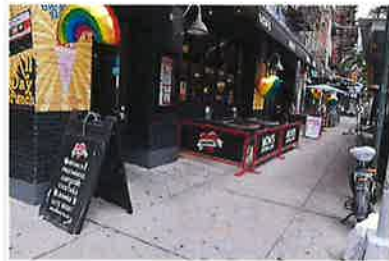
Thurs:8:00 AM- 12:00 AM

Fri:7:30 AM- 12:00 AM

Sat:7:30 AM- 12:00 AM







## 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

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

Length of roadway cafe: 15'-3" feet      Width of roadway cafe: 8 feet



## Roadway Cafe Site Plan Form

Applicant Name: 701 Restaurant LLC

Restaurant Name: Mom's Kitchen and Bar

FSEP Number: 50010991

### 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:**

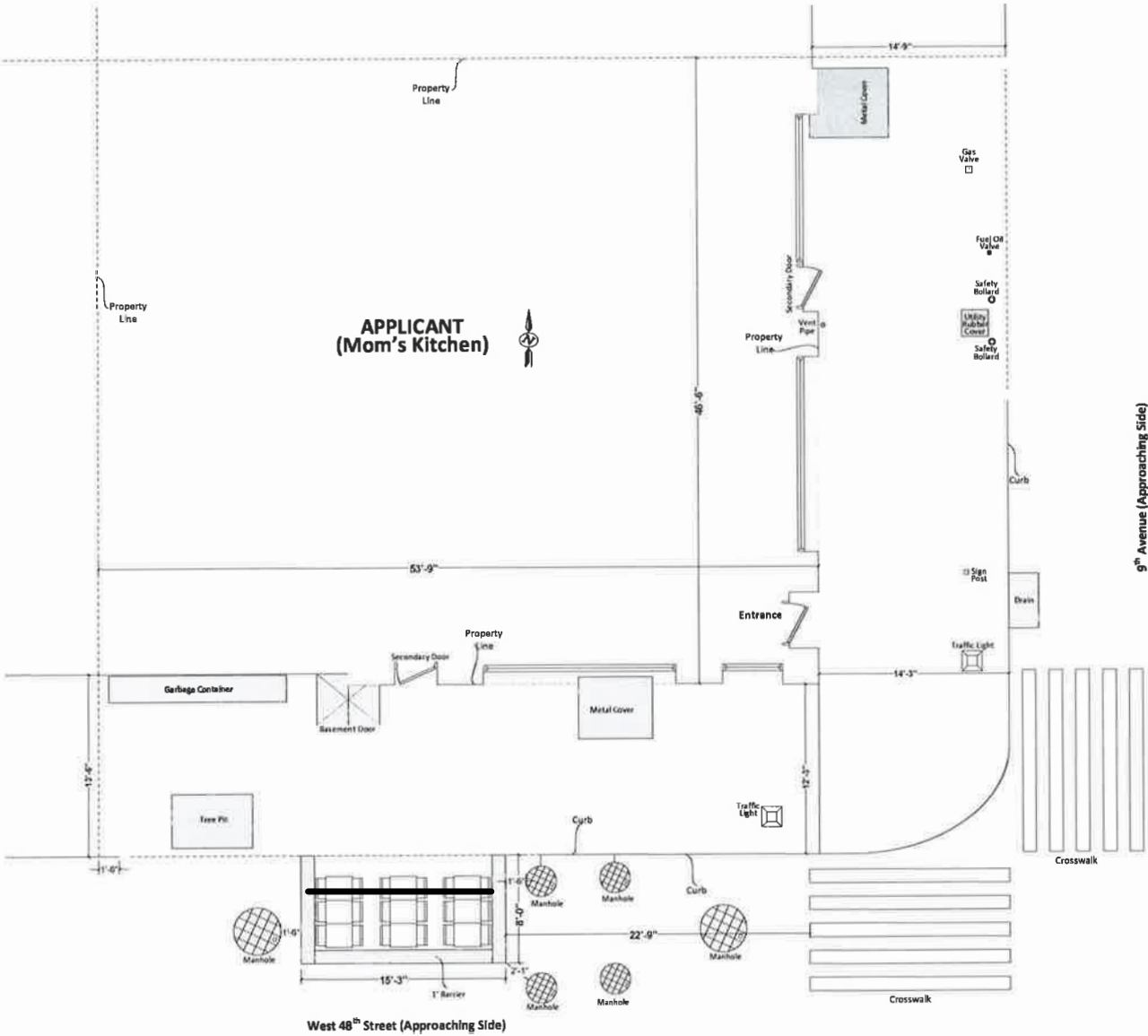
- Lines or symbols
- Distance from cafe perimeter
- Labels

**Utility coverings (water/gas valves, and pull boxes) shown as:**

- Symbols representing the location within the setup

**North arrow**

REVISED SITE PLAN



Landess-Simon, Inc.  
Civil & Environmental Engineers  
1111 1st Avenue  
New York, NY 10001  
Phone: (212) 697-1111  
Fax: (212) 697-1111  
www.landess-simon.com

PROPOSED NEW  
ROADWAY CAFE AT  
701 9th Avenue  
New York, NY

PLAN VIEW  
Scale: 1/4" = 1'-0"

July 1, 2024



## 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 \_\_\_\_\_ 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 \_\_\_\_\_ feet  
☐ R10- Bus Stop Pole: \_\_\_\_\_ feet  
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:

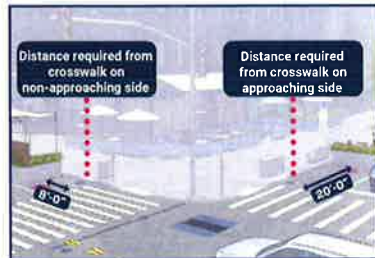
☐ R17- Vent Infrastructure: \_\_\_\_\_ feet ☐ R18- Manholes 18 inches  
utility vent poles, vent  
grates, subway grates

### 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) 22.75 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 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 (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.
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#### ☐ 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 Landmarks Preservation Commission (LPC) as applicable.



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#### North arrow



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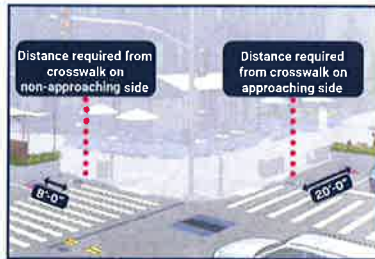
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