

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
The Red Stache LLC		The Red Stache	
STREET ADDRESS		CROSS STREETS	ZIP CODE
401 West 52nd Street aka 781 Ninth Avenue		Ninth and Tenth Avenue	10019
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME:	Theodore Arenas and Shaun Dunn	ATTORNEY/ REPRESENTATIVE
	PHONE:	917 405 7905 for Mr. Arenas 203 232 6218 for Mr. Dunn	
	EMAIL:	theodorearenas@gmail.com sd.redstache@gmail.com	
MANAGER	NAME:	Shaun Dunn	LANDLORD
	PHONE:	203 232 6218	
	EMAIL:	sd.redstache@gmail.com	
	NAME:	Bernstein Redo & Savitsky PC Donald M. Bernstein, Esq.	
	PHONE:	212 651 3100	
	EMAIL:	donald@brpclaw.com	
	NAME:	Ninth Avenue Holdings LP	
	PHONE:	914 631 6200	
	EMAIL:	info@gibraltamgt.com	
APPLICATION TYPE ( <u>    </u> New York State Liquor License <u>  X  </u> Dept. of Transportation Dining Out )			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		See enclosed list
	What were the dates applicant was involved with this former premise?		See enclosed list
<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?		<input type="radio"/> YES <input type="radio"/> 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 checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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?		<input checked="" type="radio"/> YES <input type="radio"/> NO	DOT application submitted 11/20/2024
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.		<input type="radio"/> YES <input type="radio"/> NO	N/A, DOT application
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.		<input type="radio"/> YES <input type="radio"/> NO	N/A, DOT application
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)								
HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	12pm-1230am	12pm - 1230am	12pm - 1230am	12pm - 1am	12pm-2am	12pm - 2am	12pm - 1am **
	Outdoors	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 11pm	12pm - 11pm	12pm - 10pm
	Kitchen	12pm-1230am	12pm-1230am	12pm-1230am	12pm - 1am	12pm-2am	12pm-2am	12pm - 1am
	Music (indoors)	12pm-1230am	12pm-1230am	12pm-1230am	12pm - 1am	12pm-2am	12pm-2am	12pm - 1am
<div> <div>If yes, what type(s)? (Circle all that apply)</div> <div> <div>BACKGROUND</div> <div>LIVE MUSIC</div> <div>DJ</div> <div>JUKE BOX</div> <div>KARAOKE</div> </div> </div>								
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 as per the LNO	74	10	35	None	One	9	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A							
DOT Dining Out: Sidewalk Cafe	N/A							
DOT Dining Out: Roadway	24	24	4	24	None	None	None	
How frequently will the owner(s) be at the establishment?					Every day.			
Will there be dancing?					YES	(NO)		
Will applicant have bottle or table service for alcohol beverages other than wine?					(YES)	NO	Table service	
Will applicant be hosting private promotional or corporate events?					(YES)	NO	Private events only	
Will outside promoters be used on a regular basis? If yes, please describe.					YES	(NO)		
Will applicant have a security plan? If yes, please attach.					YES	(NO)		
Will security plan be implemented?					YES	NO	N/A	
Will State certified security personnel be used?					YES	(NO)		
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	(NO)		
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					(YES)	NO		
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?					YES	(NO)		

**\*\*A 2am close on Sunday when Monday is a Federal holiday or a holiday like St. Patrick's day.**

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?	N/A		
Where will applicant store its garbage containers when not in use?	Basement		
Where will applicant lay out garbage containers and at what time?	Corner at closing time		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	Hell's Kitchen and the DOB Property Profile Page states: Clinton Preservation Area A
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	NO	N/A
What is the zoning designation for this location?	R8/ C1-5		

Community Notification/Relations

<b>NOTIFICATION:</b> 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	See enclosed list of groups with email to groups
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	2/17/2025	
Where did applicant post the notice that was provided?	At the premises and on lamp posts	
Please provide dates when applicant met with the groups listed above.	N/A. The applicant already met with groups on the proposed roadway cafe in 2023 and 2024.*	
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.	<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	<input checked="" type="radio"/> YES	NO

\*When the applicant met with groups and the CB the proposed roadway cafe diagrams were presented.

Business Licenses & Permits Committee

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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
<b>Ground Floor</b>	<b>Tavern</b>	<b>74</b>	<b>12pm- 1230am Sun-Wed 12pm-1am Thurs 12pm- 2am Fri-Sat **</b>	<b>10</b>	<b>35</b>	<b>None</b>	<b>One with 9 bar stools</b>	<b>Background</b>
<b>Basement</b>	<b>Storage, not for patron use</b>		<b>12pm- 1230am Sun-Wed 12pm-1am Thurs 12pm- 2am Fri-Sat</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None</b>

**\*\*A 2am closing on Sunday when Monday is a Federal holiday or a holiday like St. Patrick's day.**

BUILDING DESIGN			
State the name and type of business previously located in the space.	The Red Stache LLC**		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Casellula from 2007 to 2/2023
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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	<input type="radio"/> 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	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	An acoustical report was submitted to the CB for the beer & wine license application May 2023
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="radio"/> NO	N/A
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	The HVAC is located in between the buildings and is a wall unit.		
When was the air conditioner installed?	Not known		

**\*\*The Red Stache LLC had a beer and wine temporary retail permit from 8/2023 to 4/2024 and then operated with a beer and wine license from 4/2024 to 9/2024. The Red Stache LLC is now operating on a liquor temporary retail permit since 9/2024.**

**OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE**

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	
Are the floorplans for the outdoor space(s) included?	YES	NO	
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	
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)?	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 applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

## DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	
<b>If you answered no to the question above, jump to the next page</b>			
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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<b>See enclosed DOT Site Plan with roadway diagram.</b>
<b>If you answered no to the question above, jump to the next page</b>			
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	<input type="radio"/> YES	<input type="radio"/> NO	<b>N/A</b>
Will the electric wires be brought over at the roof level?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	<input type="radio"/> YES	<input type="radio"/> NO	<b>N/A</b>
Will there be no music or amplifies sound in any outdoor seating, as per law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to use propane heaters?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	



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

***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 April 2, 2025 full board meeting, with 43 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 1 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



Theodore Arenas

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

2/28/2025

DATE



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 April 2, 2025 Full Board Meeting with 42 members in favor of the recommendation, 1 member opposed, 0 members abstaining and 1 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:** THE RED STACHE

**Cafe Location:** 401 W 52ND ST, NEW YORK, NY, 10019

**Application Number:** 20241120010002

**CB Feedback Deadline (on date or next business day):** 03-12-2025

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:

MCB4 recommends approval

Suggested modifications related to the above referenced application:

Nelly Gonzalez

Community Board Authorizing Name



3/12/25

Date

On 3/11/25 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by MCB4 Full Board on Wednesday, April 2, 2025.

## RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50140941

Expiration Date: 08/31/2025

DOHMH Status: CURRENT

Business Legal Name: THE RED STACHE, LLC

Assumed Name: THE RED STACHE

Business Address: 401 W 52ND ST, NEW YORK, NY 10019

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 02/06/2025

### Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (212) 933-4404

Email Address: theodorearenas@gmail.com

Secondary Email Address: sedunn86@yahoo.com

### DOS Information

DOS ID#: 6757893

Process Name: Corporation Service Company

DOS Address: 80 Street, Albany, New York 12207

### NYS Liquor Authority Information

NYSLA Serial No: 2410568802

License Type: On-Premises

Name of License: The Red Stache LLC

Title of Representative: Paralegal

Name of Certificate Holder: Theodore Arenas

### User Information

Created By: Jules Vigh

Created On: 11/20/2024 3:41:50 PM

Modified By: Jules Vigh

Modified On: 11/20/2024 3:41:50 PM

### Business hours

Sun:12:00 PM- 10:00 PM

Mon:12:00 PM- 10:00 PM

Tues:12:00 PM- 10:00 PM

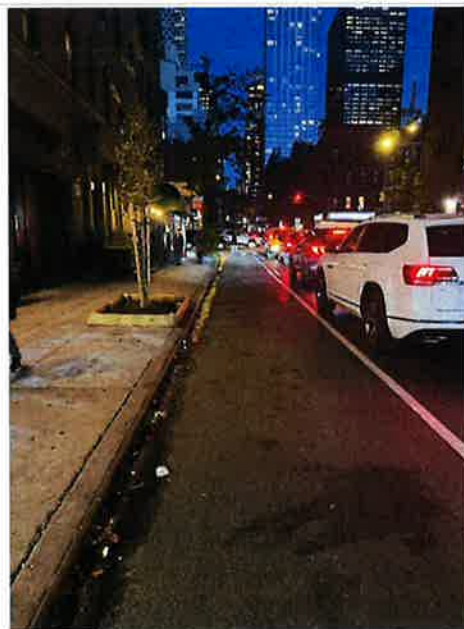
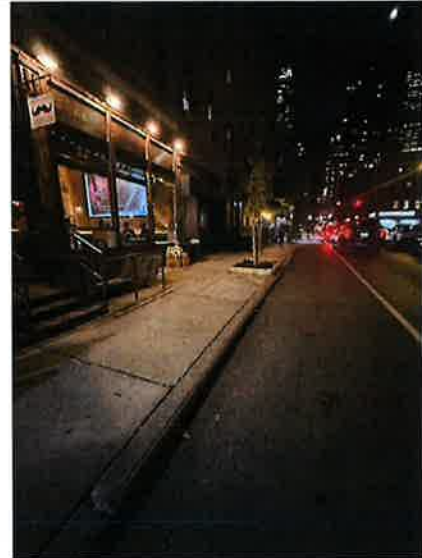
Wed:12:00 PM- 10:00 PM

Thurs:12:00 PM- 10:00 PM

Fri:12:00 PM- 11:00 PM

Sat:12:00 PM- 11:00 PM





## SECTION 1: Site Plan

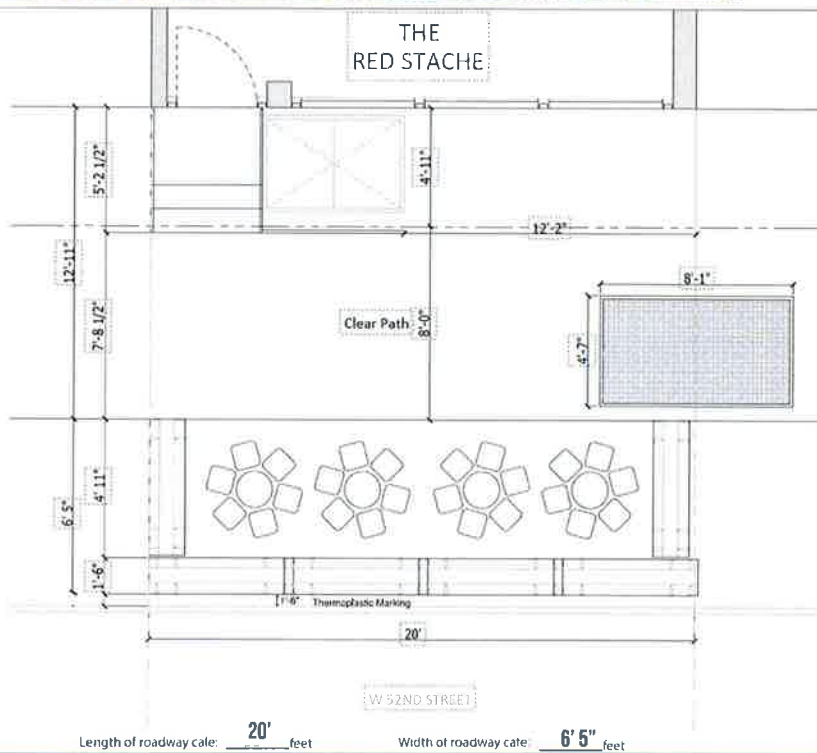
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

### 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: 20' feet Width of roadway cafe: 6' 5" feet



## Roadway Cafe Site Plan Form

Applicant Name: **The Red Stache LLC**

Restaurant Name: **The Red Stache**

FSEP Number: **50140941**

### 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**



## 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:

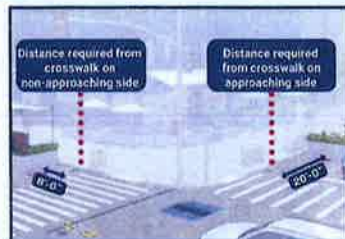
☐ R17 - Vent Infrastructure: \_\_\_\_\_ feet ☐ R18 - Manholes \_\_\_\_\_ inches  
utility vent poles, vent grates, subway grates

### Elements with minimum 6 inches clearance from roadway cafe:

☒ R19 - Thermoplastic Marking 1.5 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) \_\_\_\_\_ 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 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.
- ☒ If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### ☐ 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.

## NY State Liquor Authority License History for Theodore Arenas and Shaun Dunn

### Active Licenses for Theodore Arenas

Rise Bar NYC LLC  
dba Rise Bar & Lounge LLC  
859 Ninth Avenue  
New York, New York 10019  
License ID No. 0340-23-159649  
Legacy Serial No. 1278667  
November 2015 to Present

### Active Licenses for Theodore Arenas and Shaun Dunn

The Red Stache LLC  
401 West 52<sup>nd</sup> Street  
aka 781 Ninth Avenue  
New York, New York 10019  
License ID No. NA-0267-23-111037  
August 2023 to April 2024 Operating on a Beer and Wine Temporary Retail Permit  
April 2024 to September 2024 with a Beer and Wine License

The Red Stache LLC  
401 West 52<sup>nd</sup> Street  
aka 781 Ninth Avenue  
New York, New York 10019  
License ID No. CL-24-105688-02  
September 2024 to Present Operating on a Full Liquor Temporary Retail Permit

### Previous License History for Theodore Arenas

Lux Bar & Lounge LLC  
dba Bar Tini  
642 Tenth Avenue  
New York, New York 10036  
Serial No. 1224178  
September 2009 to 2011

The Spot Bar NYC LLC  
dba The Spot  
599 Tenth Avenue  
New York, New York 10036  
Serial No. 1331174  
July 2021 to October 2024

**From:** Jules Vigh  
**Sent:** Monday, February 17, 2025 10:28 AM  
**To:** Jules Vigh <Jules@brpclaw.com>  
**Cc:** 'Ted Arenas' <theodorearenas@gmail.com>; 'Gonzalez, Nelly (CB)' <negonzalez@cb.nyc.gov>; Donald Bernstein <Donald@brpclaw.com>  
**Subject:** The Red Stache / 401 West 52nd Street

Good morning,

We are contacting your organization to let you know that The Red Stache LLC has submitted a NYC Department of Transportation (DOT) application for a 154 square foot roadway café with 4 tables and 24 seats. The casual wine bar is located at 401 West 52<sup>nd</sup> Street between West 52<sup>nd</sup> and West 53<sup>rd</sup> Streets at the corner of Eighth Avenue in Hell's Kitchen.

The roadway café hours of operation are 12pm to 10pm Sunday to Thursday and 12pm to 11pm Friday to Saturday.

The Red Stache first opened with a beer and wine temporary retail permit August 2023 and the CB approved the application including proposed plans for a roadway café May 2023. As of September 2024, The Red Stache is operating on a liquor temporary retail permit and the CB also approved the class change application including proposed plans for a roadway café July 2024.

The interior first floor has 10 tables with 35 seats and a 9 seat 12' x 6' customer bar. There is only background music on the first floor and the cellar is not for patron use.

The approved hours of operation for the first floor are 12pm to 1230am Sunday to Wednesday, 12pm to 1am Thursday and 12pm to 2am Friday and Saturday. When Monday is a holiday (either Federal or a holiday like St. Patrick's Day) a 2am close is approved for Sunday.

The bar features a menu with a variety of small plates including but not limited to a charcuterie board, a cheese board, a pork sandwich and French Dip together with flatbreads and desserts.

The two owners Theodore Arenas and Shaun Dunn have extensive experience in the hospitality industry. Mr. Arenas owns and operates Rise Bar NYC LLC as of November 2015 with a full liquor license and he owned

and operated The Spot Bar NYC LLC from July 2021 to October 2024 with a full liquor license.

Shaun Dunn graduated from the Culinary Institute with a Bachelors of Professional Studies in 2008. He worked as bar supervisor at Eleven Madison Park from 2008 to 2019. He was the general manager at Rise Bar from 2019 to 2022.

The Department of Transportation application will be heard at the Community Board on March 11, 2025.

If you would like any additional information on this matter please contact Theodore Arenas at [theodorearenas@gmail.com](mailto:theodorearenas@gmail.com) or counsel's office at [donald@brpclaw.com](mailto:donald@brpclaw.com) and [jules@brpclaw.com](mailto:jules@brpclaw.com)

Thank you,

Jules

**Jules Vigh|Paralegal**

**BERNSTEIN REDO & SAVITSKY PC**

1177 Avenue of the Americas, 5<sup>th</sup> floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

[jules@brpclaw.com](mailto:jules@brpclaw.com) \ [www.brpclaw.com](http://www.brpclaw.com)

<b>Block/Tenant Association &amp; Community Groups</b>	<b>First name</b>	<b>Last name</b>	<b>E-MAIL</b>	<b>Meeting</b>
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	<a href="mailto:rjbenfatto@hyhkalliance.org">rjbenfatto@hyhkalliance.org</a>	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	<a href="mailto:pgouris@hyhkalliance.org">pgouris@hyhkalliance.org</a>	
HKNA (incl. Dog Run)	Kathleen	Treat	<a href="mailto:kathleentreat123@gmail.com">kathleentreat123@gmail.com</a>	
West 36th Street	Frank	Strock	<a href="mailto:mcgee79@aol.com">mcgee79@aol.com</a>	
<a href="#">Chekpeds</a>	Christine	Berthet	<a href="mailto:excom@chekpeds.com">excom@chekpeds.com</a>	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	<a href="mailto:info@clintonhousing.org">info@clintonhousing.org</a> ; <a href="mailto:jrestuccia2@clintonhousing.org">jrestuccia2@clintonhousing.org</a>	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	<a href="mailto:rmarcano@clintonhousing.org">rmarcano@clintonhousing.org</a>	
CHDC (incl. Bob's & bird parks)	Bill	Kelley	<a href="mailto:bkelly@clintonhousing.org">bkelly@clintonhousing.org</a>	
West 43rd Street Block Association	Natalie	Frazier	<a href="mailto:West43rdStreetNYC@gmail.com">West43rdStreetNYC@gmail.com</a>	
Manhattan Plaza T.A. (400 W. 43rd St.)			<a href="mailto:mptenants@gmail.com">mptenants@gmail.com</a>	
Manhattan Plaza Resident	Marisa	Redanty	<a href="mailto:marisared22@aol.com">marisared22@aol.com</a>	
West 44 Street Better Block Association			<a href="mailto:west44thnyc@gmail.com">west44thnyc@gmail.com</a>	Fourth Tuesday of the Month
West 44th Street (b. 9th/10th)	Renee & Gordon	Stanley	<a href="mailto:twocatsltd@worldnet.att.net">twocatsltd@worldnet.att.net</a>	Fourth Tuesday of the Month
West 45th & 46th Street BA (HK4546BA)			<a href="mailto:hk4546ba@gmail.com">hk4546ba@gmail.com</a>	Fourth Tuesday of the Month
West 47th/48th Streets Block Association	Elke	Fears	<a href="mailto:w47th48thblock@gmail.com">w47th48thblock@gmail.com</a>	First Tuesday of the month @ 730pm
West 47th/48th Streets Bock Association	Larry	Roberts	<a href="mailto:w47th48thblock@gmail.com">w47th48thblock@gmail.com</a>	First Tuesday of the month @ 730pm
West 47th/48th Streets Block Association	Jim	Bogues	<a href="mailto:w47th48thblock@gmail.com">w47th48thblock@gmail.com</a>	First Tuesday of the month @ 730pm
11th Ave. Tenants Assoc. (HFDC)	Elaine	Marlovitch	<b>no email</b>	First Tuesday of the month @ 730pm
Harborview Terrace T.A. (525 W. 55th St.)	Maria	Guzman	<a href="mailto:mariagnys@aol.com">mariagnys@aol.com</a>	
The Aurora	Richard	Pimentel	<a href="mailto:rpimentel@commonground.org">rpimentel@commonground.org</a>	
The Aurora	Derrick	Sage	<a href="mailto:dsage@commonground.org">dsage@commonground.org</a>	
Oasis Gardens I <b>10th Ave., b. 51/52</b>	Nancy	Kyriacou	<a href="mailto:nkyriacou@yahoo.com">nkyriacou@yahoo.com</a>	
Oasis Gardens II <b>52nd St/10th Ave.</b>	Gary	Dipasquale	<a href="mailto:gdclay@att.net">gdclay@att.net</a>	
Midtown North Pct. Council	Delores	Rubin	<a href="mailto:delores.rubin@att.net">delores.rubin@att.net</a>	Third Tuesday of the month
Midtown South Pct. Council	Brian	Weber	<a href="mailto:brianscottweber@gmail.com">brianscottweber@gmail.com</a>	
Midtown South Community Council	John	Mudd	<a href="mailto:john.mudd@usa.net">john.mudd@usa.net</a>	
Housing Conservation Coordinators <b>[10th Ave., b.52/53]</b>			<a href="mailto:info@hcc-nyc.org">info@hcc-nyc.org</a>	
300 W 55th St	Paul	Loeb	<a href="mailto:ploeb315@aol.com">ploeb315@aol.com</a>	
West 55th Block Association	Christine	Gorman	<a href="mailto:west55ba@gmail.com">west55ba@gmail.com</a>	the second Monday of the month.
HK49-53 Block Alliance			<a href="mailto:hk5051@gmail.com">hk5051@gmail.com</a>	Third Wednesday of the month @ 630pm
350 W 51st Street Tenant Association			<a href="mailto:tenants350west51st@gmail.com">tenants350west51st@gmail.com</a>	
Hudson Hotel Residents				
Westmore 333 W 57	Amanda	Cernitz	<a href="mailto:acernitz@gmail.com">acernitz@gmail.com</a>	
Parc Vendome 340 W 57th Street	Anita	McDonagh	<a href="mailto:awm3333@me.com">awm3333@me.com</a>	
Colonnade 347 W 57th Street	Jesse	Bondy	<a href="mailto:jessbondy@aol.com">jessbondy@aol.com</a>	
American Red Cross Greater New York Region	John	Waldman	<a href="mailto:john.waldman@redcross.org">john.waldman@redcross.org</a>	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th A	Julia	Campanelli	<a href="mailto:HellsKBA@gmail.com">HellsKBA@gmail.com</a>	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Brian	Weber	<a href="mailto:brianscottweber@gmail.com">brianscottweber@gmail.com</a>	
W36th Block Association ( 8/9 )	Cressida	Connelly	<a href="mailto:cressidac@gmail.com">cressidac@gmail.com</a>	
Hudson Tenants Association (HTA)	Peggy	Chane	<a href="mailto:peggychane@gmail.com">peggychane@gmail.com</a>	

West Side Neighborhood Alliance	Leah	James	<a href="mailto:ljames@hcc-nyc.org">ljames@hcc-nyc.org</a>	Third Thursday of the month

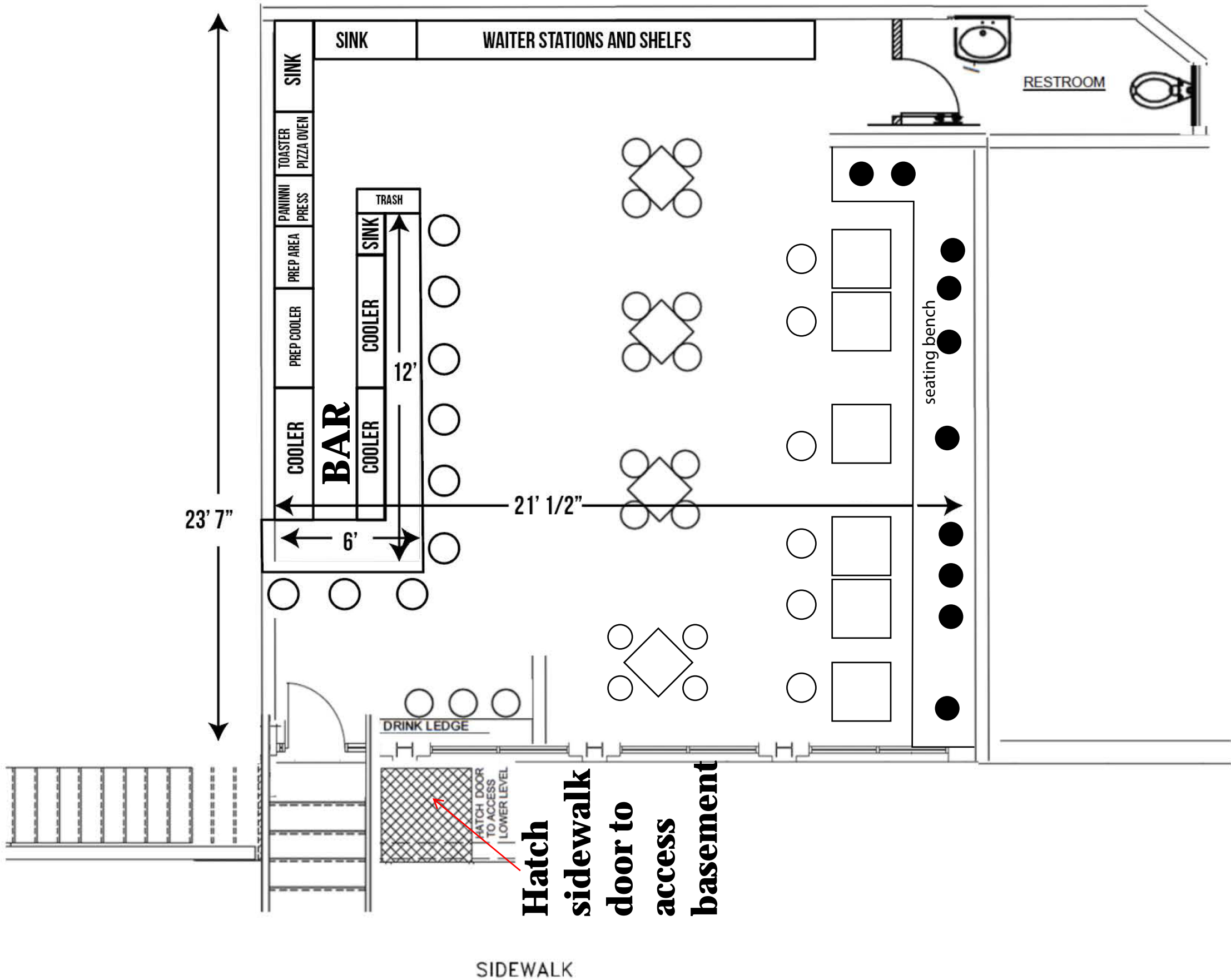


## Interior Diagrams

The Red Stache LLC dba The Red Stache /401 West 52nd Street aka 781 Ninth Avenue, New York, New York 10019  
License ID No. CL-24-105688

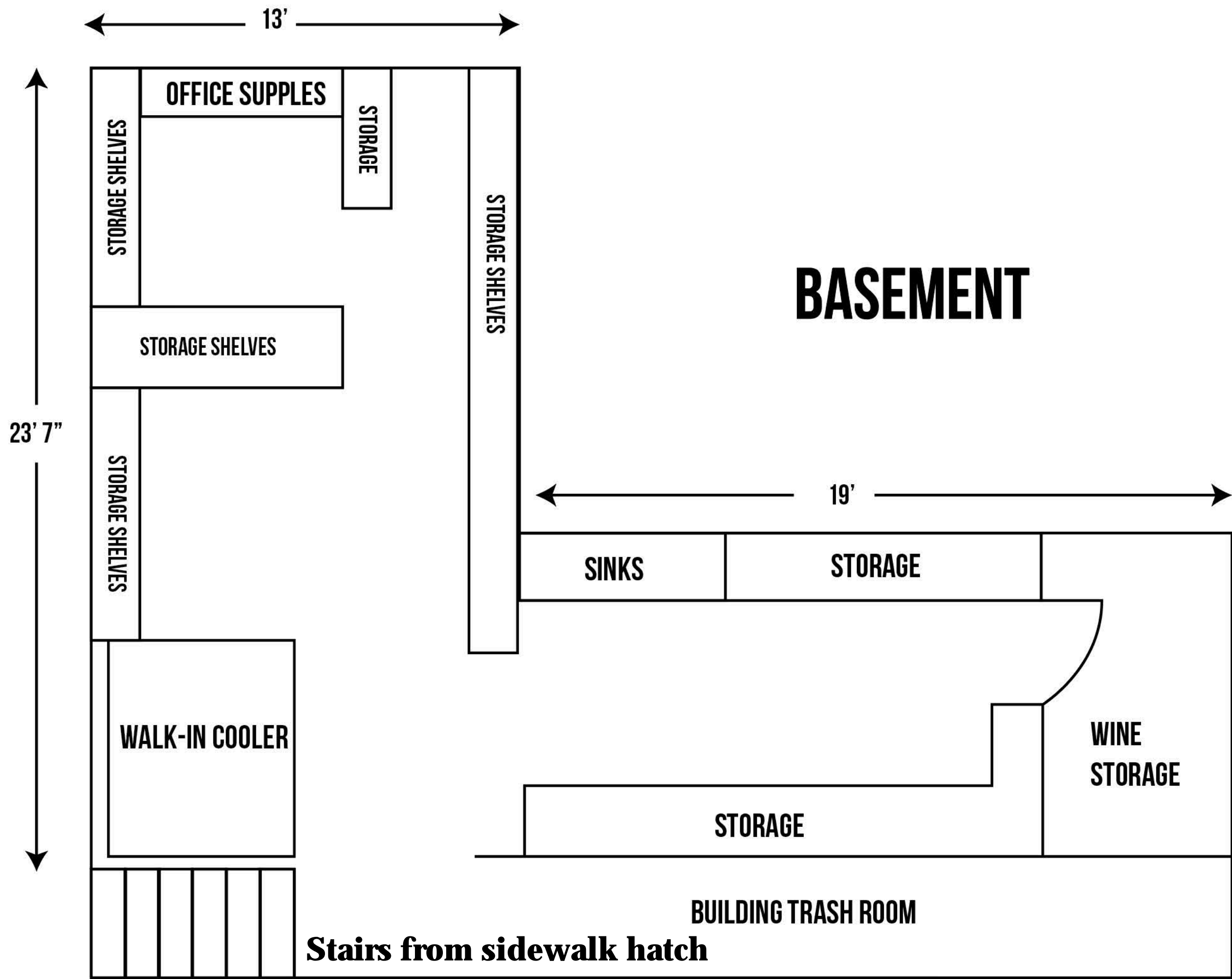
Ground floor 10 tables with 35 seats together with a 12' x 6' customer bar with 9 bar stools.  
Total seating is 44 with 800 square feet

MAIN ROOM





**The Red Stache LLC dba The Red Stache /401 West 52nd Street aka 781 Ninth Avenue, New York, New York 10019**  
**Basement / Not for patron use with 800 square feet.**





## Department of Transportation Roadway Café Diagram together with Site Plan

## SECTION 1: Site Plan

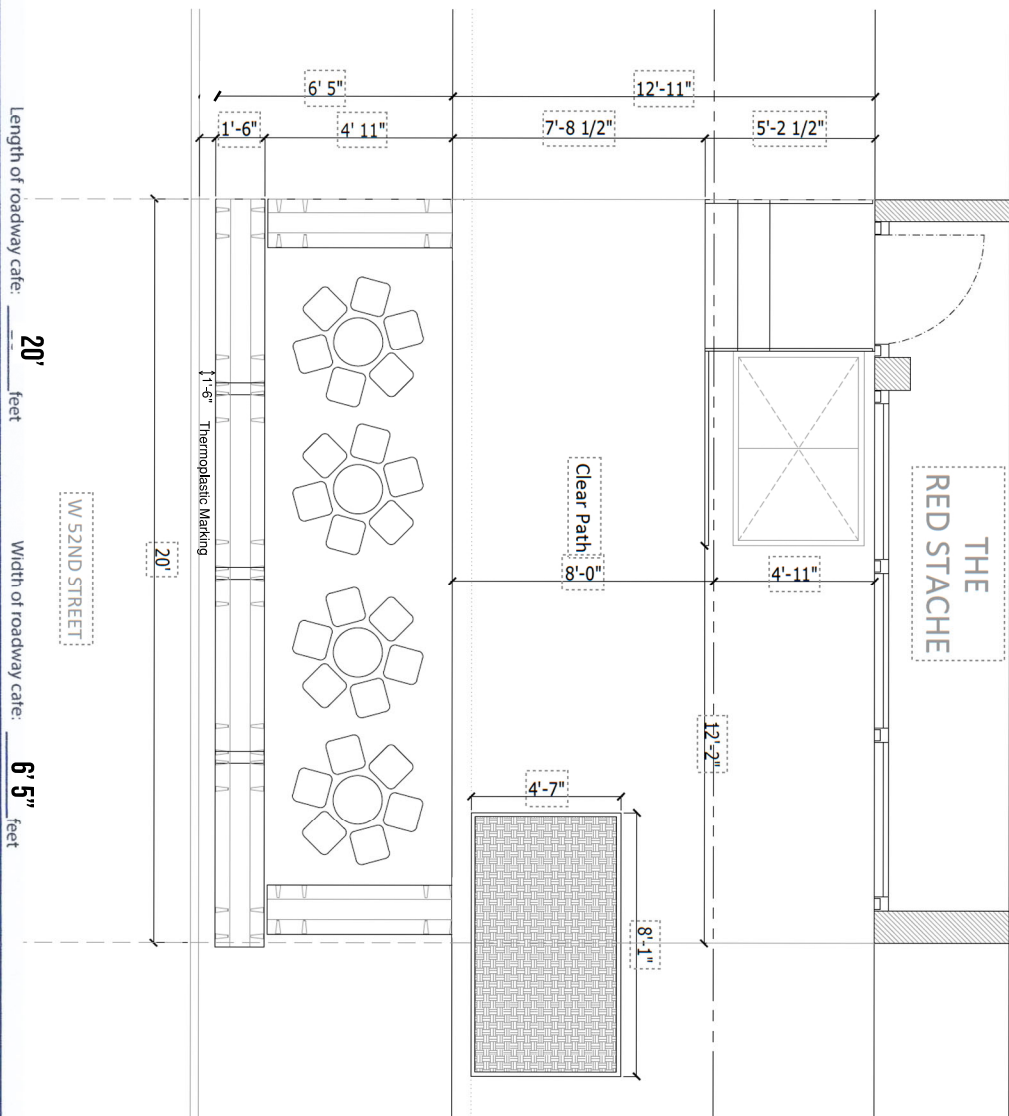
- This Site Plan form is required to be uploaded in the "Roadway Site Plan" field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

### 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.



## Roadway Cafe Site Plan Form



Applicant Name: **The Red Stache LLC**

Restaurant Name: **The Red Stache**

FSEP Number: **50140941**

### 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

Length of roadway cafe: **20'** feet

Width of roadway cafe: **6' 5"** feet

W 52ND STREET

20'

1'-6" Thermoplastic Marking

Clear Path 8'-0"

THE RED STACHE

4'-7"

8'-1"

12'-11"

7'-8 1/2"

5'-2 1/2"

6'-5"

4'-11"

1'-6"



## 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- FDNV 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:

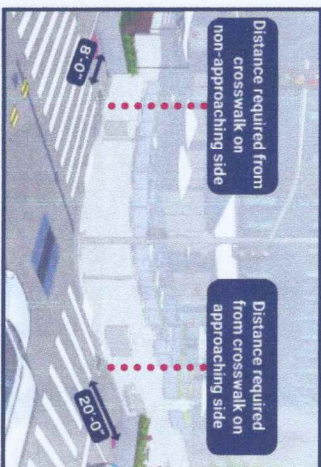
☐ R17- Vent Infrastructure: \_\_\_\_\_ feet ☐ R18- Manholes \_\_\_\_\_ inches  
utility vent poles, vent  
grates, subway grates

### Elements with minimum 6 inches clearance from roadway cafe:

☐ R19- Thermoplastic Marking \_\_\_\_\_ 1.5 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) \_\_\_\_\_ 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.
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- ☒ If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

#### ☐ 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 FDNV, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.



Photographs of Exterior



**The Red Stache LLC**  
**dba The Red Stache**  
**401 West 52nd Street aka 781 Ninth Avenue**  
**New York, New York 10019**  
**License ID No. CL-24-105688**



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