



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JESSICA CHAIT**  
Chair

**JESSE BODINE**  
District Manager

May 30, 2025

Lily Fan  
Chair  
New York State Liquor Authority  
80 S. Swan Street, Suite 900  
Albany, New York 12210

**Re: 628 9th Avenue - Nizza – Serial# 1184275**

Dear Chair Fan:

Manhattan Community Board 4 (MCB4) recommends **denial**<sup>1</sup> of an Alteration Application to add the sidewalk café to their liquor license for **628 9th Avenue - Nizza – Serial# 1184275**. MCB4 has recommended denial to the NYC Department Transportation for the site plan in connection with Dining Out NYC Sidewalk Café because we believe it does not conform to the regulations.

Sincerely,

Jessica Chait  
Chair

Frank Holozubiec  
Co-Chair  
Business License & Permits  
Committee

Wendy Gonzalez  
Co-Chair  
Business License & Permits  
Committee

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<sup>1</sup> Manhattan Community Board 4's recommendation is based on a vote taken at its May 7, 2025 full board meeting with 39 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible.