

# Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
MERMAID CHELSE, LLC		THE MERMAID INN	
STREET ADDRESS		CROSS STREETS	ZIP CODE
275-227 Tenth Ave		Btw 23 <sup>rd</sup> & 24 <sup>th</sup>	
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Daniel Abrams	ATTORNEY/ REPRESENTATIVE	NAME: Rob Bookman
	PHONE: 917 640 3667		PHONE: 212 513 1988
	EMAIL: danny@twi.nyc.com		EMAIL: rbookman@pb.law
MANAGER	NAME: Jose Isaza	LANDLORD	NAME: Ed Rosner
	PHONE: 907 250 3902		PHONE: edward.rosner@aol.com
	EMAIL: Jose@twi.nyc.com		EMAIL: 212 929 8853
APPLICATION TYPE ( <u>    </u> New York State Liquor License <u>    </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?	Mermaid Inn CV - 36 Melba - Mac Mermaid Inn CVS - 36 Melba -	
	What were the dates applicant was involved with this former premise?	cater permit for 25 years	
<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 checked="" 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 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?		<input checked="" type="radio"/> YES	<input type="radio"/> NO
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 checked="" type="radio"/> 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.		<input type="radio"/> YES	<input checked="" type="radio"/> NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input type="radio"/> YES	<input checked="" type="radio"/> NO

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS of Operation	Indoors	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11
	Outdoors	4:30-10	4:30-10	4:30-10	4:30-10	4:30-10	4:30-10	4:30-9:30
	Kitchen	4:30-10	4:30-10	4:30-10	4:30-10	4:30-10	4:30-10	4:30-9:30
	Music (indoors)	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11	4:30-11

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	+	+	27	90	0	1	14	
OUTSIDE (Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)	0	0	0	0	0	0	0	
DOT Dining Out: Sidewalk Cafe								
DOT Dining Out: Roadway			8	16				

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

Will there be dancing?

YES

NO

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

YES

NO

Will applicant be hosting private promotional or corporate events?

YES

NO

Buyouts twice a year

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

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

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	<input checked="" type="radio"/> NO
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?	Inside Basement	
Where will applicant lay out garbage containers and at what time?	Curbside @ 10:30 - 11:00 PM	

### LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	Chelsea
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?	<input checked="" type="radio"/> YES	NO	
What is the zoning designation for this location?			

### 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	<i>See attached list of all notifications</i>
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	FRONT DOOR OF RESTAURANT	
Where did applicant post the notice that was provided?	3.22.25	
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.	<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?	YES	<input checked="" type="radio"/> NO

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.	THE MERMAID INN - Restaurant		
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	The Mermaid Inn
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	<input checked="" type="radio"/> NO	
Is the entrance ADA Compliant?	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Not sure what this is
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	<input checked="" type="radio"/> 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 checked="" type="radio"/> NO	
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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Mitsubishi located on roof		
When was the air conditioner installed?	20 years ago		

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

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	<input checked="" type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input checked="" type="radio"/> YES	NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	<input checked="" type="radio"/> NO	left doors
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input checked="" type="radio"/> YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	

# DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	YES	<input checked="" type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	<input checked="" type="radio"/> YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	<input checked="" type="radio"/> NO	lets discuss
Will there be no amplified music, as per the law?	YES	<input checked="" type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	<input checked="" type="radio"/> NO	lets discuss
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="radio"/> YES	NO	
Will applicant agree not to use propane heaters?	<input checked="" type="radio"/> YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input checked="" type="radio"/> YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	<input checked="" type="radio"/> NO	Wherever legally mandated to deposit trash
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="radio"/> YES	NO	
Will the sidewalk seating have a platform?	YES	<input checked="" 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	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES		

# 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>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?	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?	YES	<input checked="" type="radio"/> NO	
Will the electric wires be brought over at the roof level?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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?	YES	<input checked="" type="radio"/> NO	let's discuss
Will applicant permit NO wait lines or smoking outside?	YES	<input checked="" type="radio"/> NO	let's discuss
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?	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 checked="" type="radio"/> YES	<input type="radio"/> NO	wherever legally mandated to deposit trash



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

- No music or amplified sound in any outdoor space
- Any indoor music will not be heard on 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.***

***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  
May 7, 2025 full board meeting, with 38 members voting  
in favor of the recommendation, 0 members opposed, 1  
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



~~Frank Holozubiec~~ Wendy Gonzalez  
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

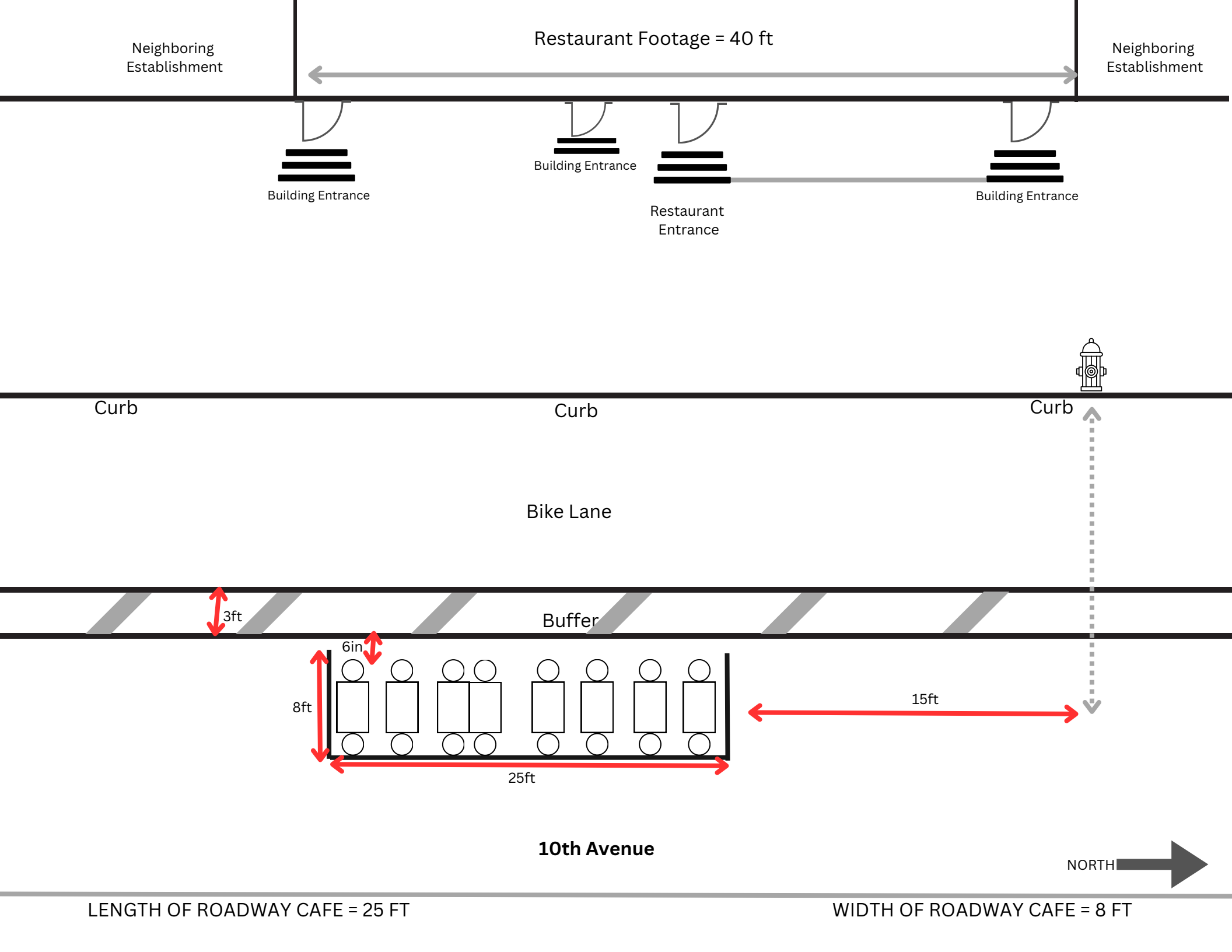


Daniel Abrams

PRINT NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

3/18/25  
DATE









**PUBLIC NOTICE**  
Business License and Permit Committee  
will discuss an application submitted by  
**Mermaid Inn**  
227 30th Avenue  
A-100 Transportation During the  
Business Application  
Public Hearing on

**DATE:** Tuesday, April 8, 2020  
**TIME:** 4:00 PM  
**PLACE:** Hybrid Meeting:  
Video/Phone Conference Registration:  
<https://zoom.us/j/8644111111>  
In Person:  
MCHA Office  
444 W 34th Street, Suite 200  
In follow public health best practices,  
building protocols and due to limited  
space, we encourage all members of the  
public to participate remotely via Zoom. If  
you would like to attend in person, please  
email Assistant District Manager Nelly  
Santander at [n.santander@nyc.gov](mailto:n.santander@nyc.gov) by  
Monday, April 6th.

**SANITARY INSPECTION GRADE**

**A**

1625

**NYC**  
Health

AM  
EX

VISA

DISCOVER

UnionPay  
eVEX

We love  
good eats

AM  
EX

Consistent with the goal of the City's Open Restaurants program, Mermaid  
Inn (227 30th Avenue) is authorized to sell, deliver, and serve food and  
beverages for consumption on the premises of the restaurant with all applicable  
health and safety requirements.

Supplier Name: Mermaid Inn  
Business Address: 227 30th Avenue, Brooklyn, NY  
Phone: (718) 778-7401

Approved for "Outdoor Seating": yes  
"Indoor Seating": yes  
"Takeout Service": yes  
You will receive additional emails with materials needed for safe and  
successful participation in the Open Restaurants program.

For questions about the program, requirements and resources please visit the  
"NYC 2020 Open Restaurants Program" website:  
<https://www1.nyc.gov/site/health/openrestaurants/index.html>

Thank you,  
NYC Department of Transportation

Daniel Abrams  
Chair  
The Mermaid Inn  
Plasma Synthesis  
227 30th Avenue  
718-778-7401  
[www.mermaidinn.com](http://www.mermaidinn.com)

COLLECTION PROVIDED BY

APPROVED FOR

DATE: 04/08/2020

TIME: 04:00 PM

LOCATION: 227 30th Avenue

AMOUNT: \$100.00

REMARKS: OPEN RESTAURANTS PROGRAM



225

**PUBLIC NOTICE**  
Business Lockdown and Personal Restriction  
will be enforced on April 8, 2020, at 6:00 PM  
Mermaid Inn  
227 10th Avenue  
A New York City Health Department Order  
Effective April 8, 2020

DATE: Tuesday, April 8, 2020  
TIME: 6:00 PM  
PLACE: Mermaid Inn

Video/Photo Confirmation Restrictions:  
<https://www.mermaidinn.com/health-compliance>  
To: Person  
At: Mermaid Inn  
At: 227 10th Avenue, New York City

To follow public health best practices,  
building protocols and due to limited  
space, we encourage all members of the  
public to participate remotely in the  
public in person in person, please  
contact us at [info@mermaidinn.com](mailto:info@mermaidinn.com)  
Health, Mermaid Inn, New York City

We hereby state to all persons visiting and using this space that the application  
of the above restrictions is a condition of use of this space. Any person who  
violates these restrictions will be subject to removal from the premises and  
may be subject to legal action.





A close-up photograph of the door number '227' mounted on a wooden door. The numbers are made of polished brass and are affixed with small screws. The wood grain of the door is visible around the numbers.

[illegible]





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BRAD H. USING C  
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NYCHA GROU  
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BIRBATH

Public Notice  
Business License and Permit Committee  
will discuss an application submitted by  
Mermaid Inn  
227 10th Avenue  
A Dept. Transportation District Out  
Building Application  
Tuesday, April 8, 2025  
6:30 PM  
Hybrid Meeting  
Video/Phone Conference Registration:  
<https://tinyurl.com/mshc-biz-committee>  
In Person:  
MPCA Office  
484 W. 33rd Street, Suite 280  
To follow public health best practices,  
building materials and due to limited  
space, we encourage all members of the  
public to participate remotely via Zoom. If  
you would like to attend in person, please  
contact the District Manager, Nelly  
Gonzalez at [nelly.gonzalez@nyc.gov](mailto:nelly.gonzalez@nyc.gov) for  
more information.  
We invite you to attend the meeting in person or via  
video conference. A separate District Manager's Office  
115, Place de la Liberté, 1st floor, New York, NY 10013

NY HATES TRUMP

noyo





CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
Tel: 212-736-4336  
<https://communityboard4.nyc.gov/>

JESSICA DINT  
Chair

JESSIE BOONE  
District Manager

### PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Mermaid Inn**  
**227 10<sup>th</sup> Avenue**

A Dept. Transportation Dining Out  
Roadway Application:  
Tables: 8/Seats: 16

DATE: Tuesday, April 8, 2025

TIME: 6:30 PM

PLACE: Hybrid Meeting:



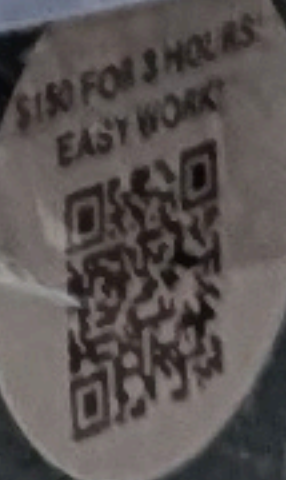
Video/Phone Conference Registration:  
<https://tinyurl.com/mcb4-blp-committee>

In-Person:  
MCB4 Office  
424 W 33<sup>rd</sup> Street, Suite 580

To follow public health best practices,  
building protocols and due to limited  
space, we encourage all members of the  
public to participate remotely via Zoom. If  
you would like to attend in person, please  
email Assistant District Manager Nelly  
Gonzalez at [nelgonzalez@cb.nyc.gov](mailto:nelgonzalez@cb.nyc.gov) by  
10am, Monday, April 7th.

We invite you to attend this meeting and learn more about this application.  
Alternatively, you should email your comments by 12 p.m. Monday, April 7th or for  
more information, to Assistant District Manager Nelly Gonzalez  
[nelgonzalez@cb.nyc.gov](mailto:nelgonzalez@cb.nyc.gov)

Posted according to the Administrative Code of the City of New York section 24-111.  
Please do not remove until after the above meeting date.







2016



CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
tel: 212-736-4536  
<https://chinmanhattan.cityofnewyork.us/mcb4/>

JESSICA CHANT  
Chair  
JESSE BOONE  
District Manager

**PUBLIC NOTICE**  
Business Licenses and Permits Committee  
will discuss an application submitted by

**Mermaid Inn**  
**227 10<sup>th</sup> Avenue**

A Dept. Transportation Dining Out  
Roadway Application:  
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DATE: Tuesday, April 8, 2025

TIME: 6:30 PM

PLACE: Hybrid Meeting:



**Video/Phone Conference Registration:**  
<https://tinyurl.com/mcb4-blp-committee>

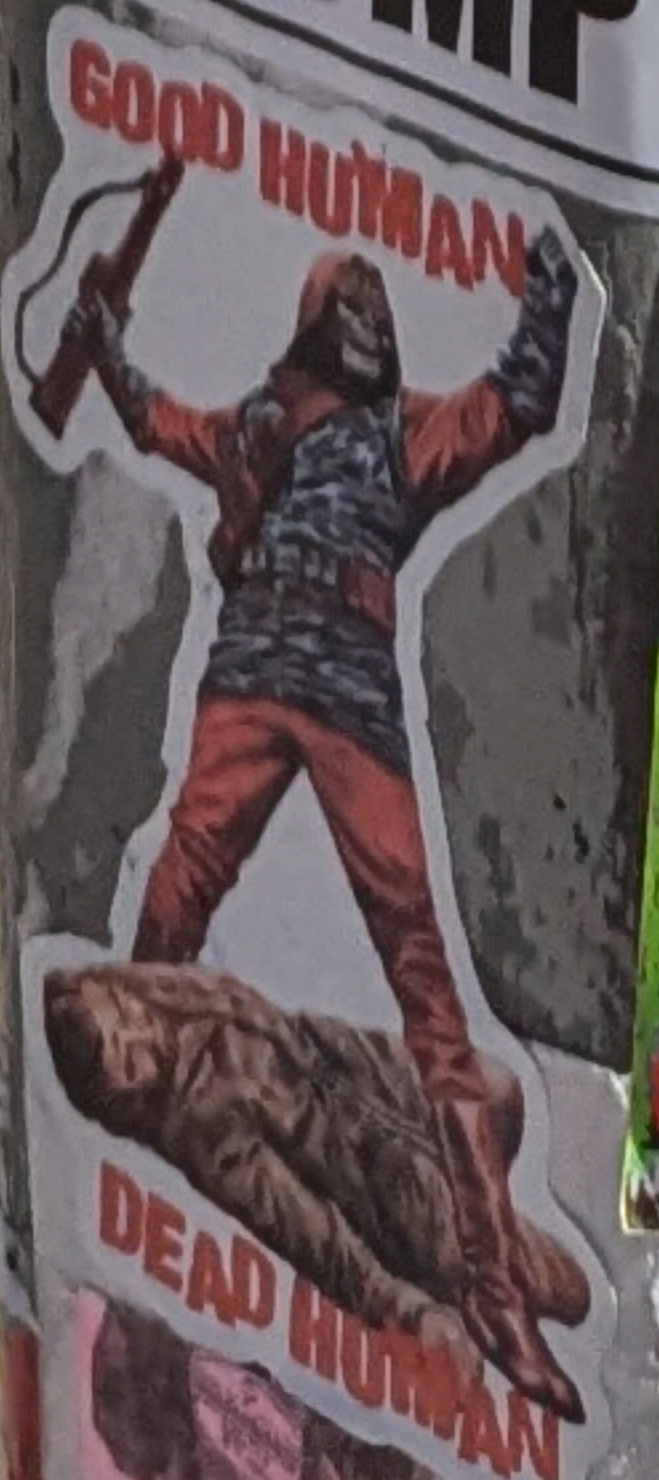
**In-Person:**  
**MCB4 Office**  
**424 W 33<sup>rd</sup> Street, Suite 580**

**To follow public health best practices, building protocols and due to limited space, we encourage all members of the public to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) by 10am, Monday, April 7th.**

We invite you to attend this meeting and learn more about this application. Alternately, you should email your comments by 12 p.m. Monday, April 7th or for more information, to Assistant District Manager Nelly Gonzalez [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.

**NY  
HATES  
TRUMP**



home!



Zone#  
107113 P







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 May 7, 2025 Full Board Meeting with 38 members in favor of the recommendation, 0 member opposed, 1 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: Mermaid Inn

Cafe Location: 227 10 AVENUE, NEW YORK, NY, 10011

Application Number: 20240802010088

CB Feedback Deadline (on date or next business day): 4/16/2025

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:

Suggested modifications related to the above referenced application:

Nelly Gonzalez



4/16/25

Community Board Authorizing Name

Date

On 4/8/25 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by MCB4 Full Board on Wednesday, May 7, 2025.

## RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50096675

Expiration Date: 08/31/2025

DOHMH Status: CURRENT

Business Legal Name: MERMAID CHELSEA LLC

Assumed Name: MERMAID INN

Business Address: 227 10 AVENUE, NEW YORK, NY 10011

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 03/17/2025

### Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (212) 999-5939

Email Address: amanda@tminyc.com

### DOS Information

DOS ID#: 5296392

Process Name: Mermaid Chelsea LLC

DOS Address: 227 10th , New York, New York 10011

### NYS Liquor Authority Information

NYSLA Serial No: 034021116830

License Type: On-Premises

Name of License: Mermaid Chelsea LLC

Title of Representative: Managing Partner

Name of Certificate Holder: Daniel Abrams

### Business hours

Sun: 11:00 AM- 11:00 PM

Mon: 4:30 PM- 11:00 PM

Tues: 4:30 PM- 11:00 PM

Wed: 4:30 PM- 11:00 PM

Thurs: 4:30 PM- 11:00 PM

Fri: 4:30 PM- 11:00 PM

Sat: 11:00 AM- 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 [Live to App's 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



## Roadway Cafe Site Plan Form

Applicant Name: Charles Abrams

Restaurant Name: Joe's Man and Horse

FSEP Number: 50096675

### 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

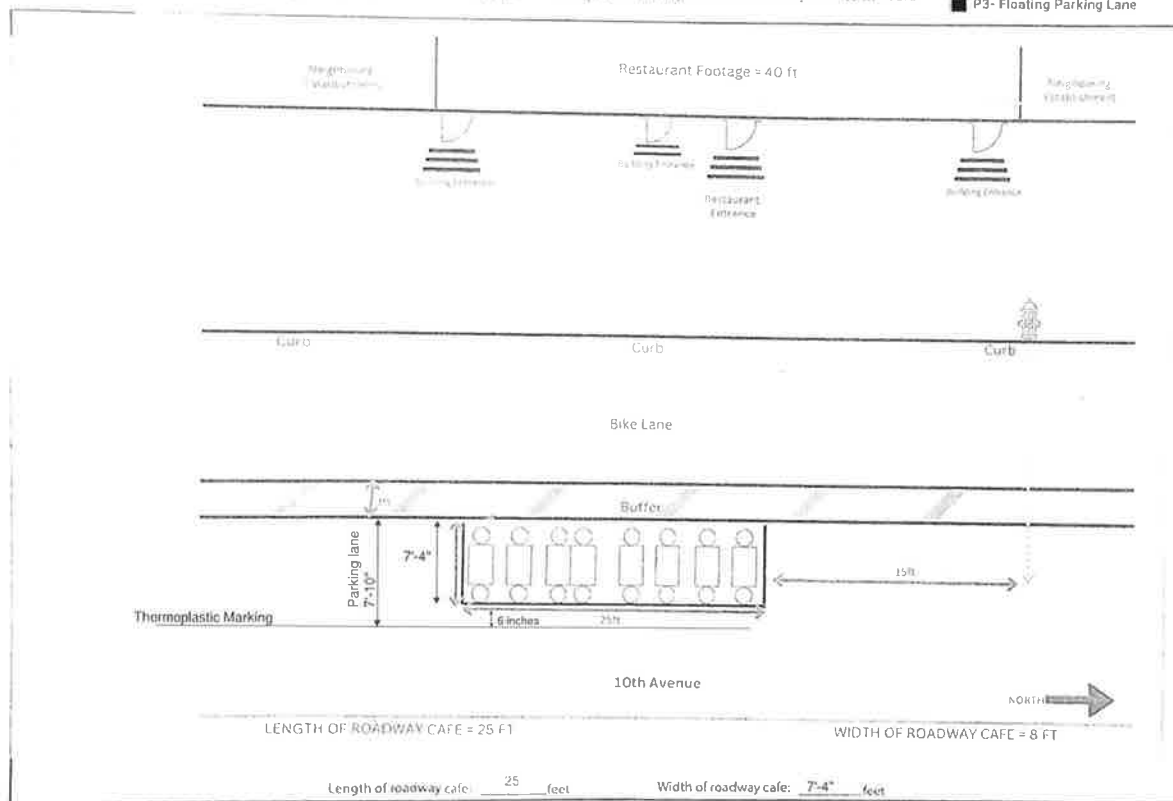
Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- 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 \_\_\_\_\_ 15 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:

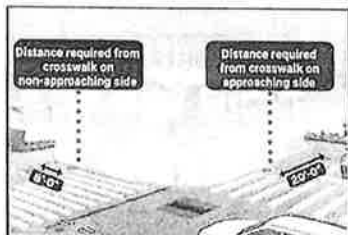
- ☐ R17- Vent Infrastructure: utility vent poles, vent grates, subway grates \_\_\_\_\_ feet ☐ R18- Manholes \_\_\_\_\_ inches

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

- ☒ R19- Thermoplastic Marking \_\_\_\_\_ 0.5 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 FONY and/or approval from the Landmarks Preservation Commission (LPC) as applicable.