

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
T-Bone Hospitality LLC		Avra Estiatorio	
STREET ADDRESS		CROSS STREETS	ZIP CODE
441 8th Avenue a/k/a 372 9th Avenue		W 31st & W 33rd Streets	10001
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME: Marc Packer Nikolaos D Tsoulos Nikolaos Pashalis	ATTORNEY/ REPRESENTATIVE	NAME: Rosa M Ruiz
	PHONE: 212-365-5300		PHONE: 212.484.2290
	EMAIL: al.diblasio@theavragroup.com		EMAIL: rosa@rosamruiz.com
MANAGER	NAME: TBD	LANDLORD	NAME: Farley Retail Master Tenant SPE LLC
	PHONE:		PHONE: 212.894.7000
	EMAIL:		EMAIL:
APPLICATION TYPE ( <input type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out )			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	SEE ATTACHED RIDER	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> 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 checked="" type="radio"/> Lounge <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="checkbox"/> YES	<input type="checkbox"/> NO	License Approved by SLA
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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	License Approved by SLA
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="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

**OPERATIONAL DETAILS** (\*Closing time will be when establishment is vacated of all patrons) Indoor hours previously approved at Manhattan CB4 meeting on 3/12/24

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	11am - 2am	11am - 2am	11am - 2am	11am - 3am	11am - 3am	11am - 3am	11am - 3am
	*Outdoors	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 12am
	Kitchen	11am - 1am	11am - 1am	11am - 1am	11am - 2am	11am - 2am	11am - 2am	11am - 2am
	Music (indoors)	11am - 2am	11am - 2am	11am - 2am	11am - 3am	11am - 3am	11am - 3am	11am - 3am

\*Same hours previously approved for the outdoor patio within the property line at Manhattan CB4 Meeting on 3/12/24.

If yes, what type(s)? (Circle all that apply)	<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/>	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE
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**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	420	420	74	298	2	2	14/4	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	167	167	63	162	0	1	5	
DOT Dining Out: Sidewalk Cafe			30	60				
DOT Dining Out: Roadway								

How frequently will the owner(s) be at the establishment?	Will vary between establishments		
Will there be dancing?	YES	NO	
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	<input checked="" type="checkbox"/> NO	
Will applicant be hosting private promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	occasionally - upon request - no more than 25 events annually
Will outside promoters be used on a regular basis? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a security plan? If yes, please attach.	YES	NO	N/A
Will security plan be implemented?	YES	NO	N/A
Will State certified security personnel be used?	YES	NO	N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="checkbox"/> YES	NO	
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="checkbox"/> 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	only via third party (Grubhub, Uber East, etc.)



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?	Garbage will be stored in the rear of the kitchen when not in use.		
Where will applicant lay out garbage containers and at what time?	Containers will be wheeled to 33rd St for pick up and then wheeled back inside to their designated area. Garbage company will pick up garbage 3x's a day, 7am, 3:30pm and 10:30pm		

## LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="checkbox"/>	NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	Applied for and pending
Is a Public Assembly permit required?	<input checked="" type="checkbox"/>	NO	Applied for and pending
Are your plans filed with DOB?	<input checked="" type="checkbox"/>	NO	
What is the zoning designation for this location?	C64 / HY		

## 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	Please see attached rider		
	# 2			
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?		5/5/2025		
Where did applicant post the notice that was provided?		9th Ave Ent, 33rd & 8th NE, 9th & 31st SW, 33rd & 9th NW, 31st St Door btwn 8th & 9th 31st & 8th SE, 33rd St mid-block ent, left with doorman in 360 W 34th Street residence		
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="checkbox"/>	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="checkbox"/>	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
ground fl outdoor patio (33rd St)	outdoor dining and customer bar	167	11am- 12am	162	63	0	1	N/A
ground fl interior	dining, lounge, kitchen, main bar, lounge bar, service bars	420	Sun-Wed 11am-2am Thurs-Sat 11am-3am	74	298	2	2	background & DJ
DOT sidewalk cafe (9th Ave)	outdoor dining	84	11am- 12am	42	84	0	0	N/A



BUILDING DESIGN			
State the name and type of business previously located in the space.	Brand New		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO <input checked="" type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO <input checked="" type="checkbox"/>	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES <input checked="" type="checkbox"/>	NO	
Is the entrance ADA Compliant?	YES <input checked="" type="checkbox"/>	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO <input checked="" type="checkbox"/>	
Will applicant have a vestibule within the establishment?	YES	NO <input checked="" type="checkbox"/>	
Will applicant use a storm enclosure?	YES	NO <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	NO	
Will applicant comply with the NYC noise code?	YES <input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	NO	yes as already agreed upon previously
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 checked="" type="checkbox"/>	NO	yes as already agreed upon previously
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO	
Will the kitchen exhaust system extend to the roof?	YES <input checked="" type="checkbox"/>	NO	
Will the establishment have an illuminated sign?	YES	NO <input checked="" type="checkbox"/>	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO <input checked="" type="checkbox"/>	
Where will the air conditioner be located? What type is it?	TBD by MEP Engineer		
When was the air conditioner installed?			

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

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	outdoor patio within property line on W 33rd St as already approved.
Are the floorplans for the outdoor space(s) included?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes, please see attached.
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	applicant is approved for 12am closing time daily
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	patrons will be allowed to consume alcohol in approved outdoor seating areas. No consuming alcohol beyond this point.
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/>	NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="checkbox"/>	NO	applied for and pending
<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="checkbox"/>	NO	Please see attached
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	<input checked="" type="checkbox"/>	would like same hours approved for outdoor patio - 11am - 12am daily
Will applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="checkbox"/>	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="checkbox"/>	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	<input checked="" type="checkbox"/>	patrons will be allowed to consume alcohol in approved outdoor seating areas. No consuming alcohol beyond this point.
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="checkbox"/>	NO	
Will there be no amplified music, as per the law?	<input checked="" type="checkbox"/>	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="checkbox"/>	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	<input checked="" type="checkbox"/>	NO	
Will applicant agree not to use propane heaters?	<input checked="" type="checkbox"/>	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<input checked="" type="checkbox"/>	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?	<input checked="" type="checkbox"/>	NO	
Will the sidewalk seating have a platform?	YES	<input checked="" type="checkbox"/>	
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="checkbox"/>	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="checkbox"/>	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	<input checked="" type="checkbox"/>	
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="checkbox"/>		



DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY <span style="color: red;">N/A</span>			
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	
<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	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	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 the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	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 applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	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 the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	

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

- Sidewalk Cafe will not be enclosed in any way
- Sidewalk Cafe will be limited to 10 feet 5 inches from building facade
- New site plan by 5/30/25

***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  
 June 4, 2025 full board meeting, with 44 members voting  
 in favor of the recommendation, 0 members opposed, 0  
 members abstaining and 0 present but not eligible)*

☒ Denial unless all stipulations agreed to by applicant/owner are part  
 of the method of operation


☐ Denial ☐ Approval

#### MCB4 REPRESENTATIVES

 Nelly Gonzalez <i>MCB4 Assistant District Manager</i>	 Frank Holozubiec <i>MCB4 BLP Committee Co-Chair</i>	 Wendy Gonzalez <i>MCB4 BLP Committee Co-Chair</i>
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#### 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.

<b>SIGN HERE</b> →	Marc Packer PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	5/5/25 DATE
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## MARC PACKER

### PremiseName

#### ACTIVE LICENSES

BROADWAY SRU LLC  
57TH RESTAURANT ASSOCIATES LLC  
TGA II, LLC, ONE 29 PARK LLC, TG 29 HOSPITALITY &  
BROADWAY 55TH LLC & STRATEGIC DREAM  
SIXTY HOSPITALITY LLC  
485 ROOFTOP LLC & SEVENTH AVENUE HOSPITALITY LLC  
50TH AND 6TH HOSPITALITY LLC  
TGA II LLC, ONE 29 PARK LLC, HIGHGATE HOTELSMGR  
1626 SRU LLC  
48TH RESTAURANT ASSOCIATES LLC  
SURREY HOTEL ASSO LLC/SERAFINA BWAY 55TH LOUNGE  
ASIA FIVE EIGHT LLC

### LicensePermitID LegacySerial PremiseAddress1

0340-22-105021 1177299 1515 BROADWAY  
0340-21-116824 1026500 60 WEST 57TH ST  
0340-22-103803 1243604 420 PARK AVE SOUTH REST SPACE  
0340-22-103718 1154069 210 W 55TH ST GROUND FL EAST  
0340-22-104687 1291963 14 E 60TH ST  
0340-23-133537 1302821 485 7TH AVE  
0340-22-110103 1343069 1271 AVENUE OF THE AMERICAS  
0343-22-127687 1243657 420 PARK AVE SOUTH  
0340-23-137751 1301405 750 7TH AVE  
0340-22-108854 1026090 145 E 48TH ST  
0343-23-120138 1157832 210 W 55TH ST (ENTIRE BLDG)  
0340-22-105011 1106922 42 44 EAST 58TH STREET

### PremiseAddress2

44TH & 45TH STREETS  
BROADWAY & 7TH AVENUE  
STORE #1 & #2  
FL 17  
BROADWAY & 7TH AVENUE

### PremiseCity

NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK

### Premi: PremiseZIP

NY 10036  
NY 10019  
NY 10016  
NY 10019  
NY 10022  
NY 10018  
NY 10020  
NY 10016  
NY 10019  
NY 10017  
NY 10019  
NY 10022

#### INACTIVE LICENSES

ELECTRIC ROOM 16 LLC STRATEGIC DREAM LOUNGE LLC  
BOWERY HOSPITALITY ASSOCIATES LLC  
BROADWAY RESTAURANT ASSOCIATES LLC  
1032 LEXINGTON ASSOCIATES LLC

0340-22-106655 1264640 355 W 16TH ST  
0340-19-110809 1289521 199 BOWERY  
0340-16-103881 1159031 1515 BROADWAY  
1264798 1032 LEXINGTON AVE

NEW YORK  
NEW YORK  
NEW YORK  
NEW YORK

NY 10011  
NY 10002  
NY 10036  
NY 10021

## NIKOLAOS PASHALIS

### ACTIVE LICENSES

PremiseName	LicensePermitID	LegacySerial	PremiseAddress1	PremiseAddress2	PremiseCity	PremiseState	PremiseZIP
801 2ND AVEUE RESTAURANT CORP	0340-22-104148	1178892	801 SECOND AVENUE	43RD & 42ND ST.	NEW YORK	NY	10017
1043 REST CORP	0340-21-119890	1259552	1043 2ND AVE		NEW YORK	NY	10022
74 W PIZZA CORP	0240-23-139793	1272075	61 W 74TH ST		NEW YORK	NY	10023
26-05 HOSPITALITY LLC	0340-21-118559	1316214	26-05 28TH ST		ASTORIA	NY	11102
SIXTY HOSPITALITY LLC	0340-22-104687	1291963	14 E 60TH ST	STORE #1 & #2	NEW YORK	NY	10022
117 W ENT CORP	0340-22-113999	1261373	117 W 57TH ST		NEW YORK	NY	10019
50TH AND 6TH HOSPITALITY LLC	0340-22-110103	1343069	1271 AVENUE OF THE AMERICAS		NEW YORK	NY	10020
ANEA LLC	0340-23-130719	1333916	102 NORTH END AVE	RESTAURANT A WEST	NEW YORK	NY	10282
48TH RESTAURANT ASSOCIATES LLC	0340-22-108854	1026090	145 E 48TH ST		NEW YORK	NY	10017
YORK RESTAURANT BAR INC, THE	0340-23-131665	1262471	200 E 60TH ST		NEW YORK	NY	10022

### INACTIVE LICENSES

MADISON AVENUE PIZZA BAR LLC	0340-23-131020	1327031	14 E 60TH ST	STORE A	NEW YORK	NY	10022
NNM REST CORP			200 E 60TH ST		NEW YORK	NY	10021
55TH ST RESTAURANT ASSOCIATES INC			1043 2ND AVE		NEW YORK	NY	10017
43RD STREET LLC			800 2ND AVENUE		NEW YORK	NY	10017
636 LEXINGTON AVE REST CORP			636 LEXINGTON AVE		NEW YORK	NY	10022
2350 BROADWAY REST CORP			2350 BROADWAY		NEW YORK	NY	10024
DEANS REST CORP			349 GREENWICH ST		NEW YORK	NY	10013
UNION SQUARE BURGER CORP			870 BROADWAY		NEW YORK	NY	10003
45TH BURGER STREET CORP			23 W 45TH ST		NEW YORK	NY	10036
780 REST ASSOCIATES GROUP			780 3RD AVENUE		NEW YORK	NY	10017
PEARL MAIDEN BURGER INC			101 MAIDEN LANE		NEW YORK	NY	10038
87TH PIZZERIA CORP			67 UNIVERSITY PLACE AKA 23 E 10TH ST		NEW YORK	NY	10003
PASQUALAS COAL OVEN PIZZERIA INC			61 W 74TH STREET		NEW YORK	NY	10023
HOT & TASTY CORP			509 3RD AVENUE		NEW YORK	NY	10016
1032 LEXINGTON ASSOCIATES LLC			1032 LEXINGTON AVE		NEW YORK	NY	10021



## NIKOLAOS TSOULOS

### ACTIVE LICENSES

PremiseName	LicensePermitID	LegacySerial	PremiseAddress1	PremiseAddress2	PremiseCity	PremiseState	PremiseZIP
801 2ND AVEUE RESTAURANT CORP	0340-22-104148	1178892	801 SECOND AVENUE	43RD & 42ND ST.	NEW YORK	NY	10017
1043 REST CORP	0340-21-119890	1259552	1043 2ND AVE		NEW YORK	NY	10022
74 W PIZZA CORP	0240-23-139793	1272075	61 W 74TH ST		NEW YORK	NY	10023
26-05 HOSPITALITY LLC	0340-21-118559	1316214	26-05 28TH ST		ASTORIA	NY	11102
SIXTY HOSPITALITY LLC	0340-22-104687	1291963	14 E 60TH ST	STORE #1 & #2	NEW YORK	NY	10022
117 W ENT CORP	0340-22-113999	1261373	117 W 57TH ST		NEW YORK	NY	10019
50TH AND 6TH HOSPITALITY LLC	0340-22-110103	1343069	1271 AVENUE OF THE AMERICAS		NEW YORK	NY	10020
AREA LLC	0340-23-130719	1333916	102 NORTH END AVE	RESTAURANT A WEST	NEW YORK	NY	10282
48TH RESTAURANT ASSOCIATES LLC	0340-22-108854	1026090	145 E 48TH ST		NEW YORK	NY	10017
YORK RESTAURANT BAR INC, THE	0340-23-131665	1262471	200 E 60TH ST		NEW YORK	NY	10022

### INACTIVE LICENSES

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NNM REST CORP			200 E 60TH ST		NEW YORK	NY	10021
55TH ST RESTAURANT ASSOCIATES INC			1043 2ND AVE		NEW YORK	NY	10017
43RD STREET LLC			800 2ND AVENUE		NEW YORK	NY	10017
636 LEXINGTON AVE REST CORP			636 LEXINGTON AVE		NEW YORK	NY	10022
2350 BROADWAY REST CORP			2350 BROADWAY		NEW YORK	NY	10024
DEANS REST CORP			349 GREENWICH ST		NEW YORK	NY	10013
UNION SQUARE BURGER CORP			870 BROADWAY		NEW YORK	NY	10003
45TH BURGER STREET CORP			23 W 45TH ST		NEW YORK	NY	10036
780 REST ASSOCIATES GROUP			780 3RD AVENUE		NEW YORK	NY	10017
PEARL MAIDEN BURGER INC			101 MAIDEN LANE		NEW YORK	NY	10038
87TH PIZZERIA CORP			67 UNIVERSITY PLACE AKA 23 E 10TH ST		NEW YORK	NY	10003
PASQUALAS COAL OVEN PIZZERIA INC			61 W 74TH STREET		NEW YORK	NY	10023
HOT & TASTY CORP			509 3RD AVENUE		NEW YORK	NY	10016
1032 LEXINGTON ASSOCIATES LLC			1032 LEXINGTON AVE		NEW YORK	NY	10021

AVRA MOYNIHAN  
3350 W 33RD STREET,  
NEW YORK, NY 10001

**SRAA+E**  
Architecture + Engineering, P.C.  
511 Canal Street, 3rd Floor  
New York, NY 10013  
Tel (212) 552-1586  
Fax (212) 552-2794

**rockwellgroup**  
5 Union Square, New York, NY 10003  
(212) 465-0704

Structural Engineer

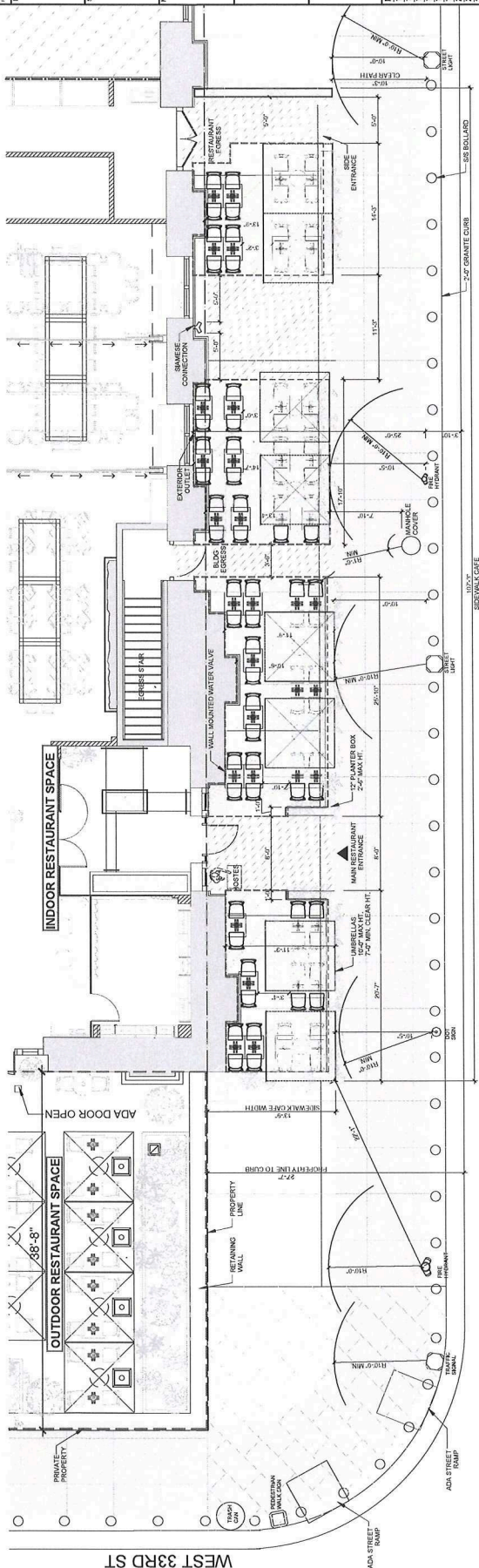
**ME-P Engineer**

	No	Description	Date
	4	ISSUE TO REVIEW	09/11/2024
	5	ISSUE TO REVIEW	10/10/2024
	6	ISSUE TO REVIEW	10/22/2024
	7	ISSUE TO REVIEW	10/28/2024
	8	ISSUE TO REVIEW	11/04/2024
	9	ISSUE TO REVIEW	11/08/2024
	10	ISSUE TO REVIEW	11/11/2024
	11	ISSUE TO REVIEW	11/14/2024
	12	ISSUE TO FILING	11/20/2024
	13	ISSUE TO REVIEW	04/14/2025

## SIDEWALK CAFE PLAN

Scale: AS NOTED  
Date: 04/12/2024 Page 19 of 22

SD-101.00



1 SIDEWALK CAFE PLAN  
SCALE: 3/16" = 1'-0"

## KEY PLAN

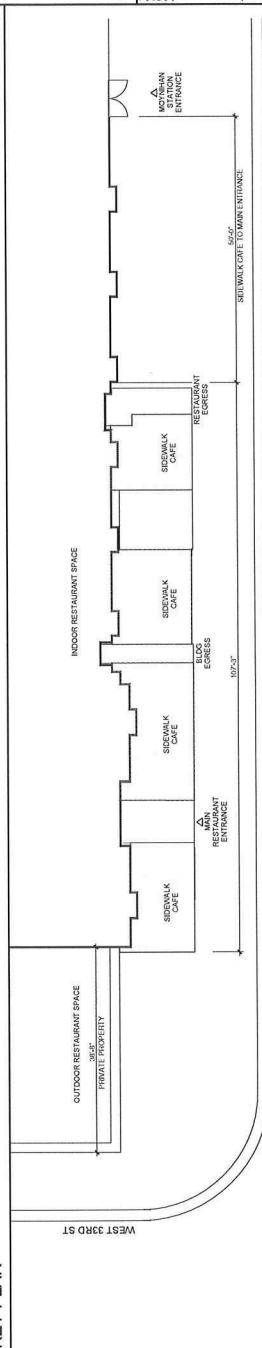
QUANTITIES

TABLES 2'-6" X 2'-0"

42

CHAIRS 84

UMBRELLAS 8



9TH AVENUE





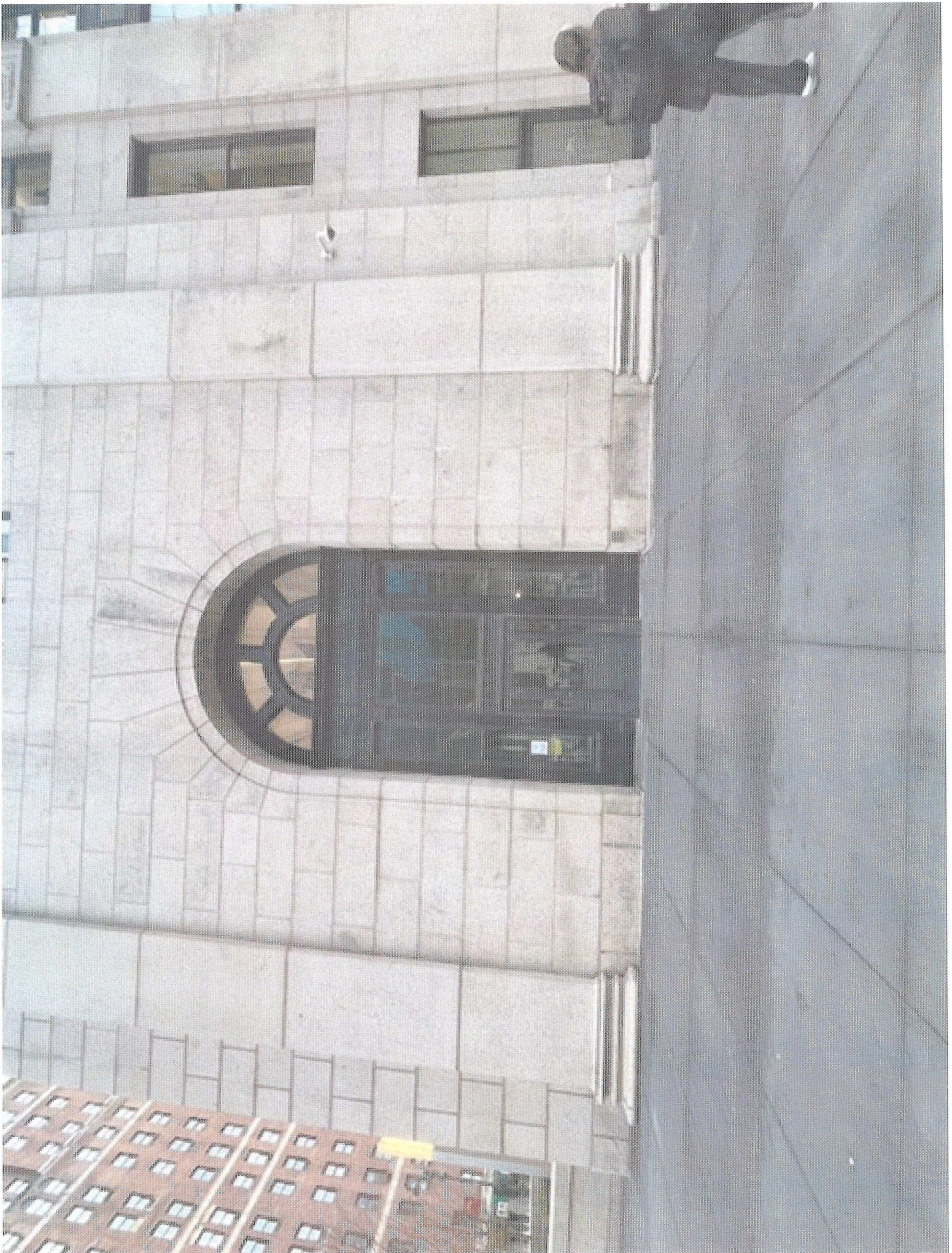




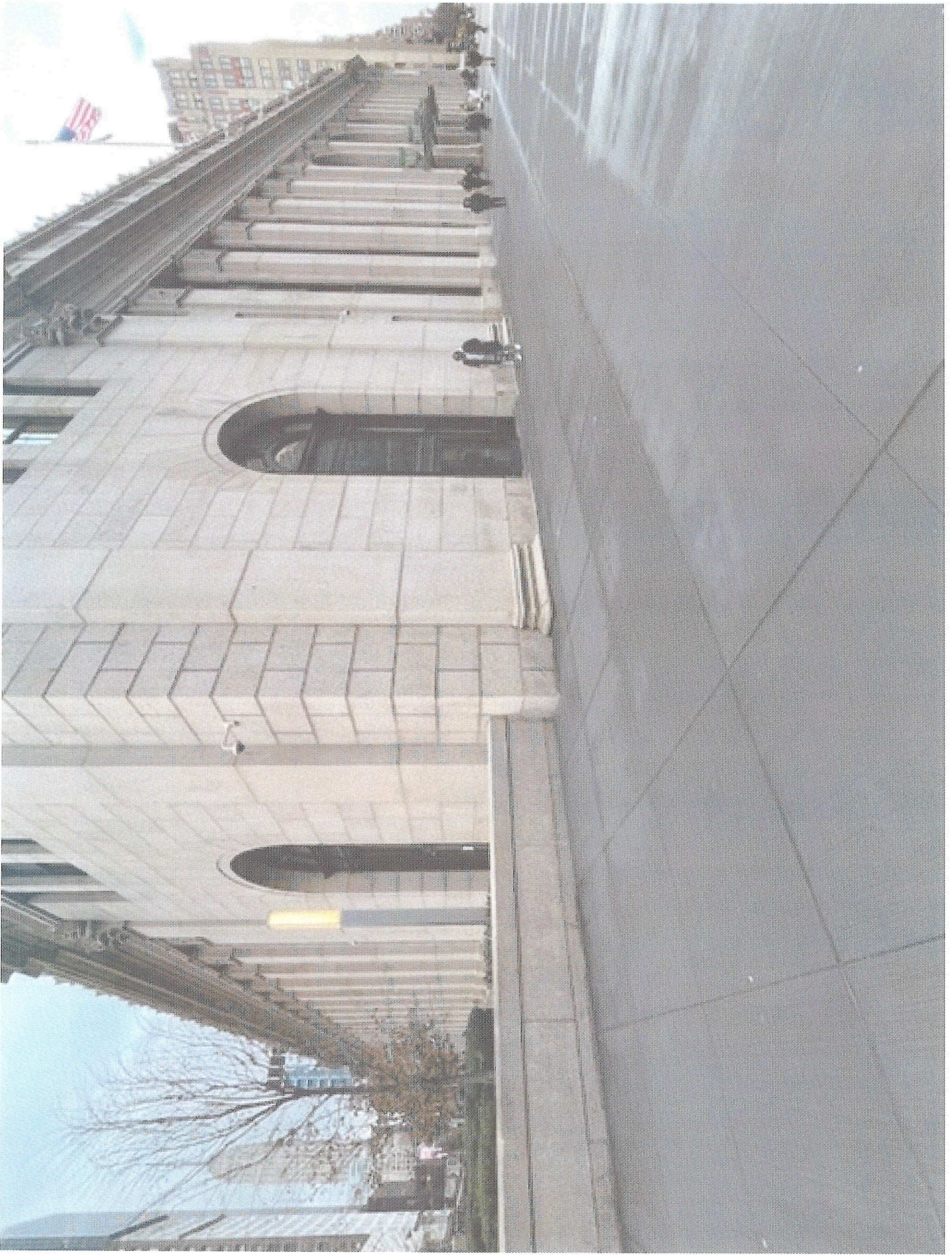






















Block/Tenant Association & Community Groups	First name	Last name	E-MAIL	PHONE
HKNA (incl. Dog Run)	Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street	Frank	Strock	mcgee79@aol.com	
CHDC (incl. Bob's & bird parks)	Joe	Restuccia	info@clintonhousing.org; jrestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Ryan	Marcano	rmarcano@clintonhousing.org	
CHDC (incl. Bob's & bird parks)	Bill	Kelley	bkelley@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance	Bob	Benfatto	rbenfatto@hykhalliance.org	
Hudson Yards Hell's Kitchen Alliance	Patty	Gouris	pgouris@hykhalliance.org	
Hotel Americano			(212) 216-0000	
Highline537	Scott	Hupe	212-888-3700	
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com	
CHEKPEDS	Christine	Berthet	excom@chekebets.com	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues)	Julia	Campanelli	HellsKB@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association ( 8/9 )	Brian	Weber	brianscotweber@gmail.com	
W36th Block Association ( 8/9 )	Cressida	Connelly	cressidac@gmail.com	



Office Administrator <[office@rosamruiz.com](mailto:office@rosamruiz.com)>

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## ATTN: BLOCK ASSOCIATIONS: T-Bone Hospitality LLC - Sidewalk Cafe @ 441 8th Ave a/k/a 372 9th Ave

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Office Administrator <[office@rosamruiz.com](mailto:office@rosamruiz.com)>

Wed, Apr 30, 2025 at 7:14 PM

Cc: Al Diblasio <[al.diblasio@theavragroup.com](mailto:al.diblasio@theavragroup.com)>, "Rosa M. Ruiz" <[rosa@rosamruiz.com](mailto:rosa@rosamruiz.com)>, "Gonzalez, Nelly" <[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov)>

Bcc: Kathleen Treat <[kathleentreat123@gmail.com](mailto:kathleentreat123@gmail.com)>, mcgee79@aol.com, info@clintonhousing.org, Joe Restuccia <[jrestuccia2@clintonhousing.org](mailto:jrestuccia2@clintonhousing.org)>, marcano@clintonhousing.org, bkelley@clintonhousing.org, Robert Benfatto <[rjbenfatto@hyhkalliance.org](mailto:rjbenfatto@hyhkalliance.org)>, Patricia Gouris <[pgouris@hyhkalliance.org](mailto:pgouris@hyhkalliance.org)>, donna@donnalangman.com, excom@chekped.com, Hells Kitchen Block Association <[hellskba@gmail.com](mailto:hellskba@gmail.com)>, WEBER BRIAN <[brianscottweber@gmail.com](mailto:brianscottweber@gmail.com)>, cressidac@gmail.com

Good evening,

Please be advised that Mr. Marc Packer, Mr. Nikolaos Tsoulos and Mr. Nikolaos Pashalis have applied for a sidewalk cafe with NYC DOT located at 441 8th Ave a/k/a 372 9th Ave (The James A Farley Building). The public sidewalk seating will be on the 9th Avenue side of the establishment. The proposed hours of operation for the sidewalk cafe are 11am - 12am daily. These are the same hours that were previously approved for the front outdoor patio within the property line located on W 33rd Street as part of the liquor license application.

The Manhattan Community Board 4 meeting is scheduled for Tuesday, May 13th @ 6:30pm *via video conference*. We will receive the Zoom link prior to the meeting.

The contact on behalf of the applicants is Mr. Al Diblasio (212-365-5300 / [al.diblasio@theavragroup.com](mailto:al.diblasio@theavragroup.com)). Please let us know if you would like to set up a day and time to speak prior to the Community Board 4 meeting.

Thank you,

Danielle

---

**Danielle Scott**

Office of Rosa M. Ruiz

1120 6th Avenue - 4th Fl  
New York, New York 10036

(aka Avenue of the Americas  
in the Hippodrome building)

212.484.2290 (o)  
646.365.8233 (f)  
[office@rosamruiz.com](mailto:office@rosamruiz.com) (e)  
[www.rosamruiz.com](http://www.rosamruiz.com)



Office Administrator <office@rosamruiz.com>

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**ATTN: BLOCK ASSOCIATIONS: T-Bone Hospitality LLC - Sidewalk Cafe @ 441 8th Ave a/k/a 372 9th Ave**

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Mail Delivery Subsystem <mailer-daemon@googlemail.com>  
To: office@rosamruiz.com

Wed, Apr 30, 2025 at 7:14 PM



## Address not found

Your message wasn't delivered to **marcano@clintonhousing.org** because the address couldn't be found, or is unable to receive mail.

### [LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [MWH0EPF000A6735.namprd04.prod.outlook.com 2025-04-30T23:14:34.861Z 08DD87013C39E490]

Final-Recipient: rfc822; [marcano@clintonhousing.org](mailto:marcano@clintonhousing.org)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [clintonhousing-org.mail.protection.outlook.com](https://clintonhousing-org.mail.protection.outlook.com).  
(2a01:111:f403:c91d::, the server for the domain [clintonhousing.org](https://clintonhousing.org).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [MWH0EPF000A6735.namprd04.prod.outlook.com 2025-04-30T23:14:34.861Z 08DD87013C39E490]

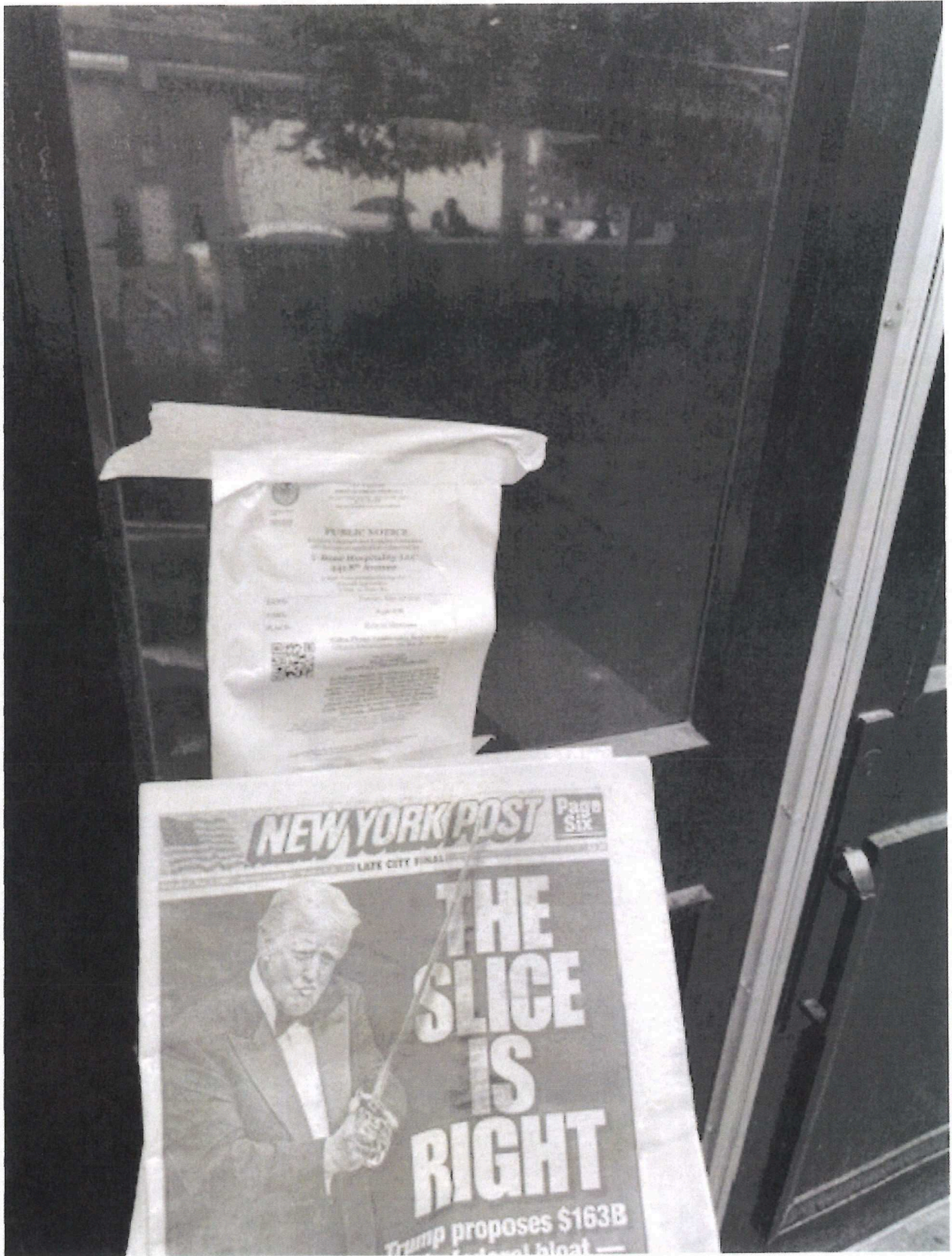
Last-Attempt-Date: Wed, 30 Apr 2025 16:14:34 -0700 (PDT)

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**noname**  
3K



RESTAURANT 94 Ave  
Entrance





Rest of the AOC Entrance





Rest 9th Ave Entrance



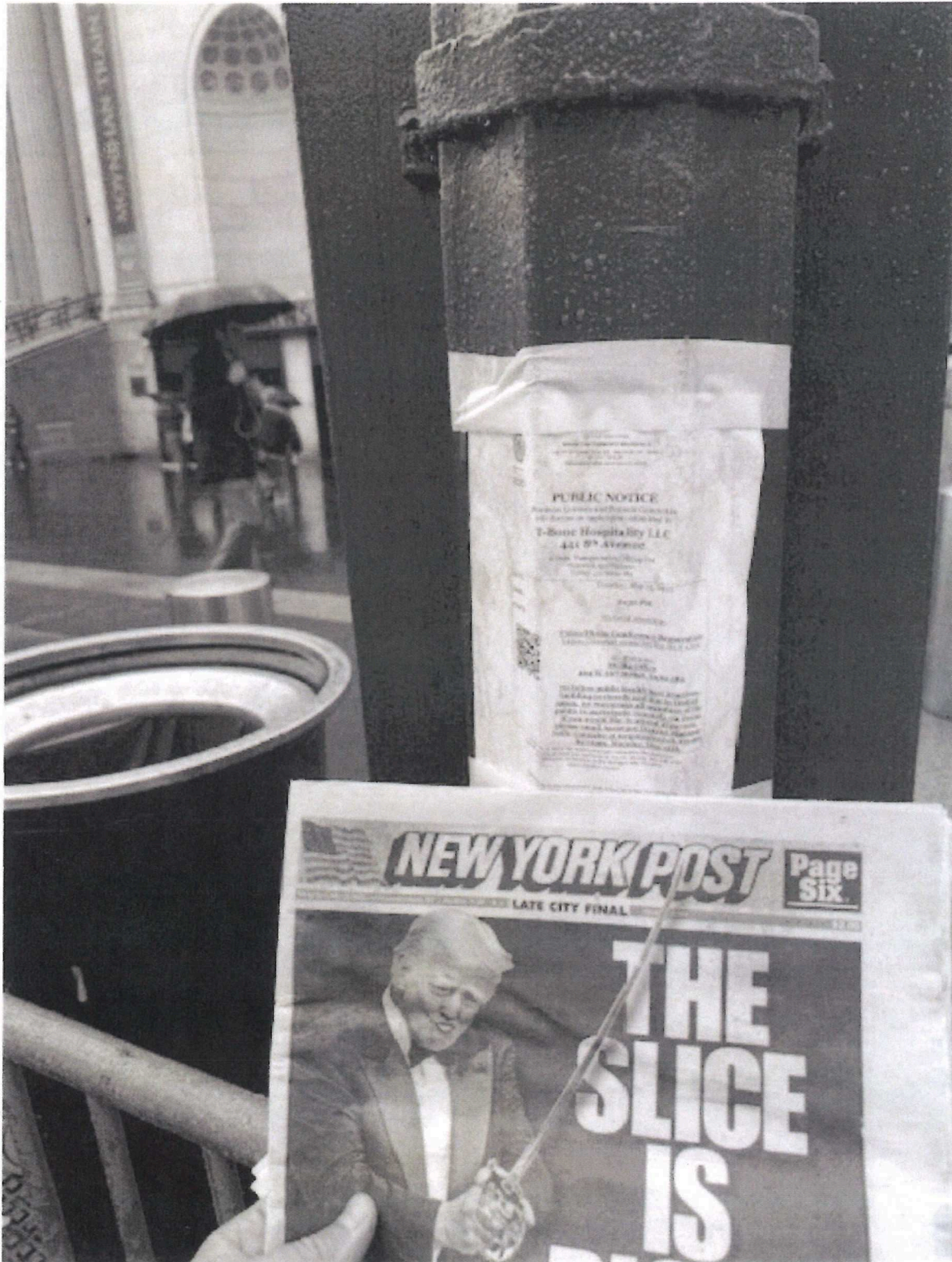






33<sup>RD</sup> NE CORNER

33 + 8<sup>th</sup>



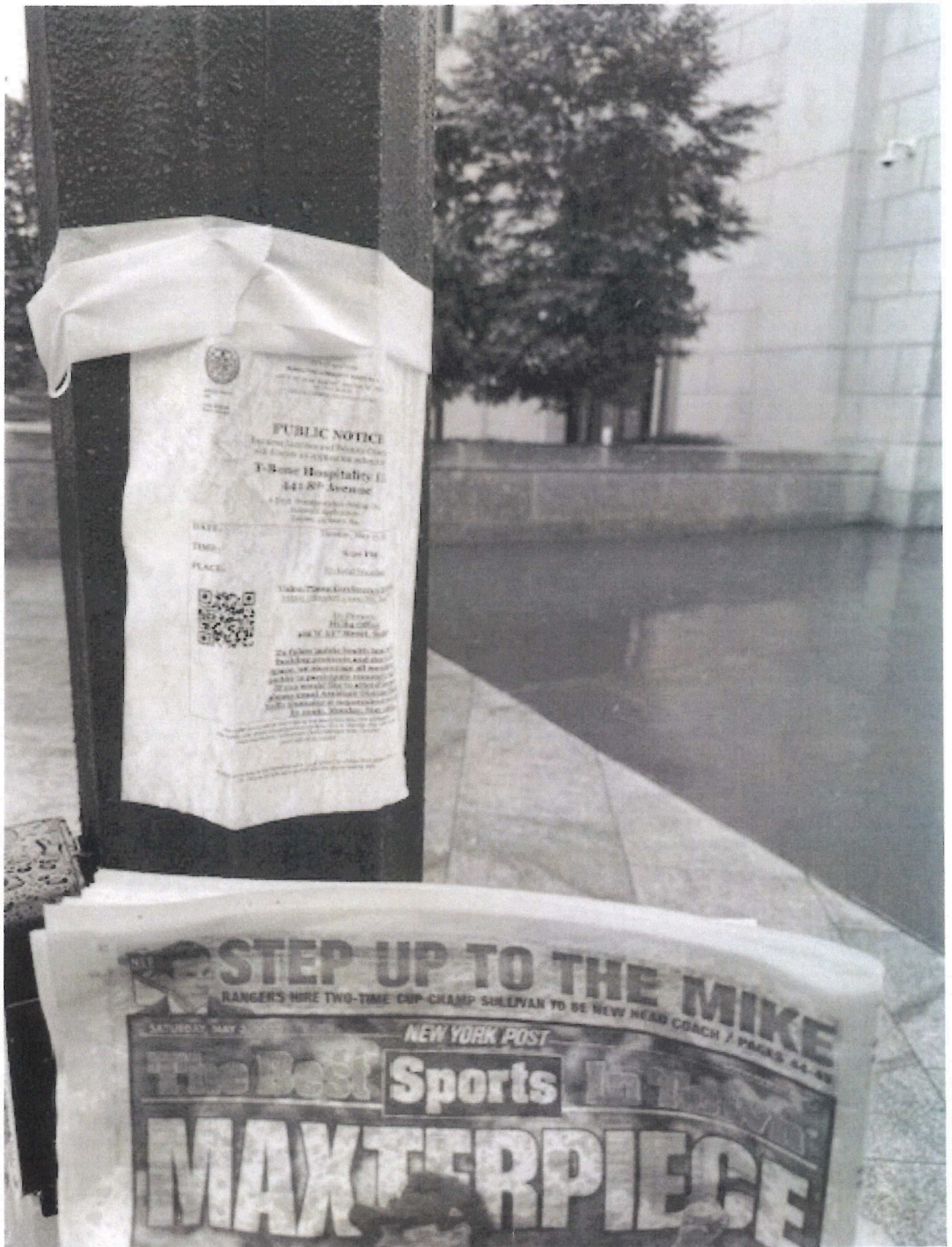


SW. corner of 9th + 31st





Now corner 33rd & 9th



# **PUBLIC NOTICE**

For more information and details, please visit our website at [www.nyc.gov](http://www.nyc.gov) or call 311.

**T-Base Hospitality II**  
441 8th Avenue

A Public Hearing will be held on the proposed application for a license to operate a T-Base Hospitality II at 441 8th Avenue, New York, NY 10014.

DATE: Thursday, May 15, 2014

TIME: 4:00 PM

PLACE: 441 8th Avenue



Yakov T. Berezin, Esq.  
1101 Broadway, New York, NY 10019

In Person  
Public Hearing  
at 441 8th Avenue, 4th Floor

The public hearing is open to all interested parties and the public. All interested parties are invited to attend the hearing and provide comments on the proposed application. The hearing will be held in the 4th floor of the building at 441 8th Avenue, New York, NY 10014.

In order to ensure the hearing is held in a safe and orderly manner, all attendees must follow the rules and regulations of the hearing. The hearing will be held in the 4th floor of the building at 441 8th Avenue, New York, NY 10014.

For more information and details, please visit our website at [www.nyc.gov](http://www.nyc.gov) or call 311.



# **STEP UP TO THE MIKE**

RANGERS HIRE TWO-TIME CUP-CHAMP SULLIVAN TO BE NEW HEAD COACH / PAGES 44-45

SAVEDAY MAY 3 2014

NEW YORK POST

# **The Best Sports In Town**

# **MAXTERPIECE**

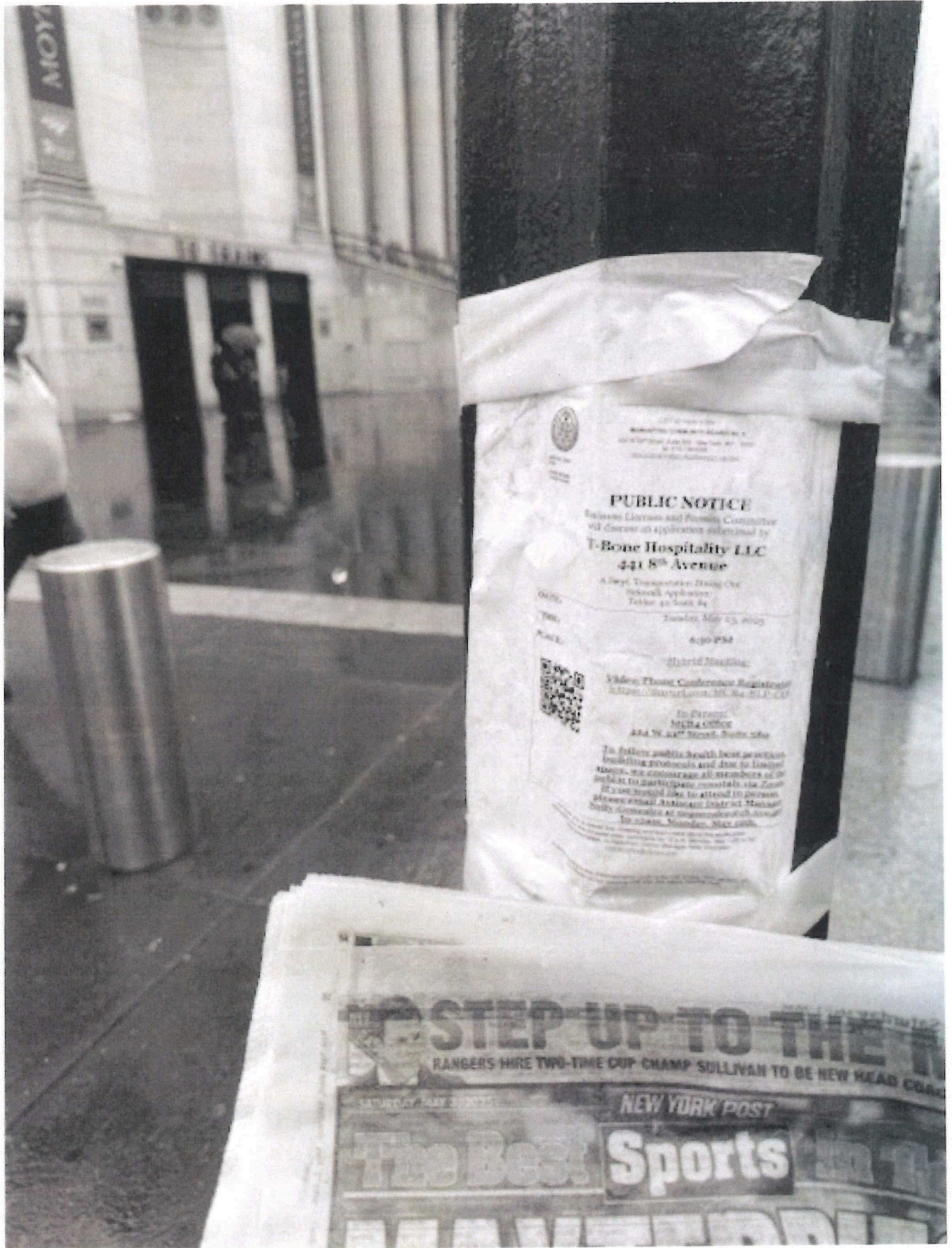


31<sup>ST</sup> DOOR BTWN 8<sup>TH</sup> & 9<sup>TH</sup>





SE 31<sup>ST</sup> + 8<sup>th</sup>



**PUBLIC NOTICE**

Business Licenses and Permitting Committee  
via Council on application submitted by  
**T-Bone Hospitality LLC**  
441 8<sup>th</sup> Avenue

A Dept. Transportation Hearing Cmt  
Special Application  
Tribunal 40 South St.

Tuesday, May 13, 2020

6:00 PM

Virtual Meeting

Video: Zoom Conference Registration  
Link: <https://zoom.us/j/9111111111>

In Person  
MIDTOWN OFFICE  
444 W. 34<sup>th</sup> Street, Suite 200

To follow public health best practices  
building protocols and due to limited  
space, we encourage all members of the  
public to participate virtually via Zoom  
if you would like to attend in person  
please email [AMERICAN.LIST@NYC.GOV](mailto:AMERICAN.LIST@NYC.GOV)  
Daily comments at [www.nyc.gov](https://www.nyc.gov)  
for more information.

**STEP UP TO THE PLATE**  
RANGERS HIRE TWO-TIME CUP CHAMP SULLIVAN TO BE NEW HEAD COACH

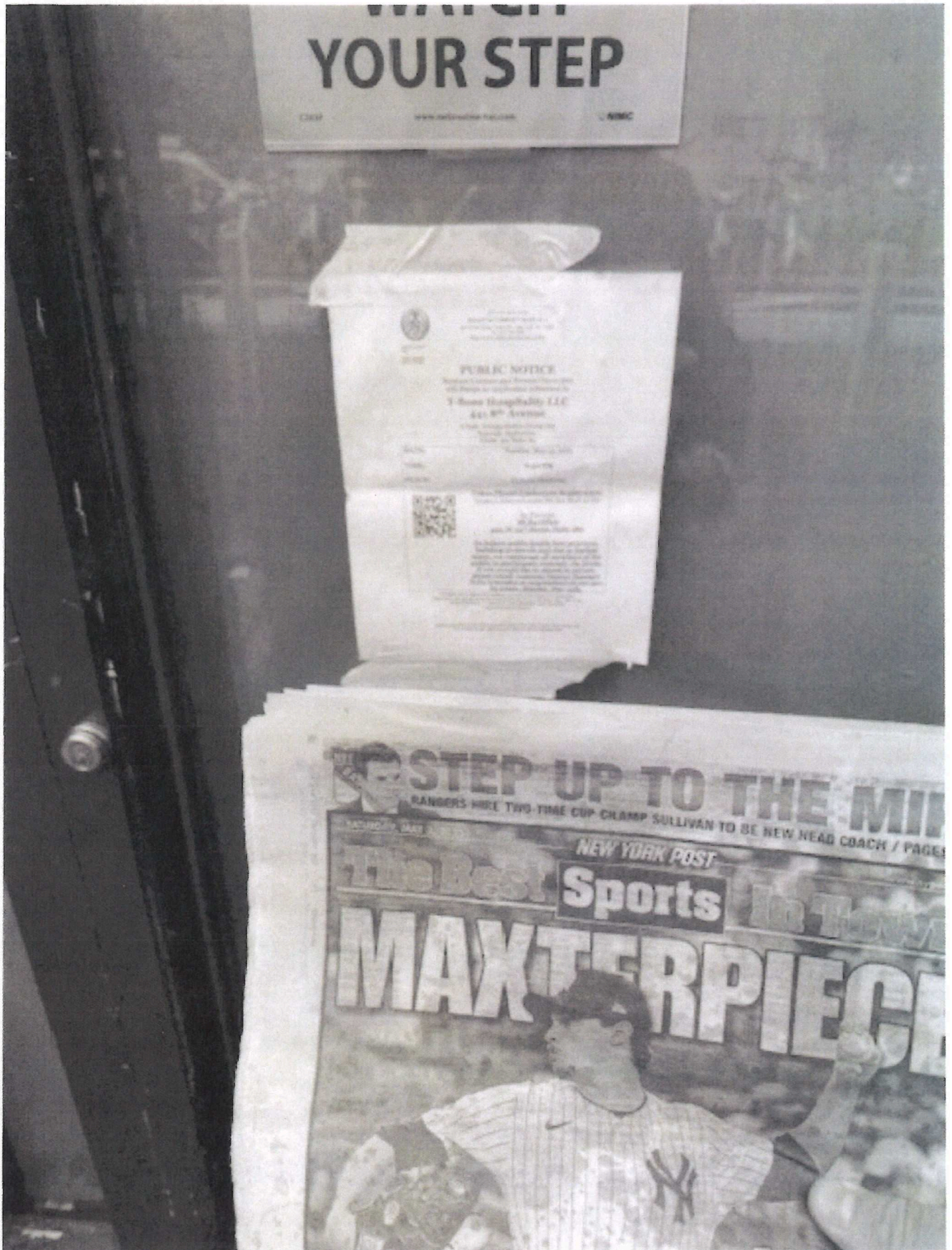
SATURDAY, MAY 2, 2020

NEW YORK POST

**The Best Sports**



Rest Entrance 33<sup>rd</sup> Mid Block





REST ENTRANCE  
33RD AND BLOCK





360 w 34<sup>th</sup> Lobby-  
Door man will post.

