

# Manhattan Community Board 4

(All Fields Must Be Completed)

## NYS Liquor License/DOT Dining Out Stipulations Application

<b>CORPORATION NAME</b> THE NITTI GROUP INC		<b>DOING BUSINESS AS (DBA)</b> NITTIS	
<b>STREET ADDRESS</b> 523 9TH AVE		<b>CROSS STREETS</b> CORNER OF W 39TH ST & 9TH AVE	<b>ZIP CODE</b> 10018
<b>Applicant</b> <small>(Attach a list of all individuals that will be listed associated with the license)</small>	<b>NAME:</b> VULLNET DUROLLARI	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> ABC LICENSE - SAM PARK
	<b>PHONE:</b> (212) 517-0939		<b>PHONE:</b> (718) 939-1400
	<b>EMAIL:</b> NITTISNYC@GMAIL.COM		<b>EMAIL:</b> ABCLICENSE@GMAIL.COM
<b>MANAGER</b>	<b>NAME:</b> N/A	<b>LANDLORD</b>	<b>NAME:</b> HELL'S KITCHEN INC
	<b>PHONE:</b>		<b>PHONE:</b> (212) 308-9041
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> New York State Liquor License <input checked="" type="checkbox"/> Dept. of Transportation Dining Out )			
<input 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?		THE NITTI GROUP INC @ 523 9TH AVE
	What were the dates applicant was involved with this former premise?		2018 - PRESENT
<input type="radio"/> Corp <b>Change/Class Change/Method of Operation Change/Removal</b>	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 checked="" type="radio"/> Alteration	What is the current license # and expiration date?		OP 1312915, 0340-22-114725 EXP 09/30/2026
	Please list/describe the nature of all the changes and attach the plans:		ADDITION OF SIDEWALK CAFE / 6 TABLES, 12 SEATS
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<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?	YES	<input checked="" type="radio"/> NO	AFTER THE CB4 MEETING
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.	YES	<input checked="" type="radio"/> NO	PREMISES ALREADY LICENSED
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.	YES	<input checked="" type="radio"/> NO	
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		11AM - 12AM				9AM - 2AM	
	Outdoors		11AM - 10PM			11AM - 11PM		11AM - 10PM
	Kitchen		10:30AM - 11:30PM				8:30AM - 1:30AM	
	Music (indoors)		11AM - 12AM				9AM - 2AM	

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	74	74	26	58	0	1	10	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>								
DOT Dining Out: Sidewalk Cafe			6	12				NO OUTDOOR BARS
DOT Dining Out: Roadway								NO ROADWAY

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

40 HOURS A WEEK AND AS NEEDED

Will there be dancing?

YES

**NO**

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

**YES**

NO

TABLE SERVICE ONLY

Will applicant be hosting private promotional or corporate events?

YES

**NO**

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**

3RD PARTY DELIVERY ONLY

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?	BIKE RACKS LOCATED IN CURB ON 9TH AVE		
Where will applicant store its garbage containers when not in use?	NEAR KITCHEN EXIT DOOR ON W 39TH ST		
Where will applicant lay out garbage containers and at what time?	EDGE OF CURB OF W 39TH ST AFTER CLOSING HOURS		

## LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	CLINTON
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	LETTER OF NO OBJECTION
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	
What is the zoning designation for this location?	C1-7A		

## 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		
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	05/23/2025		
Where did applicant post the notice that was provided?	ON STOREFRONT WALLS, NEARBY LAMP POSTS		
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	<input type="radio"/> NO	(212) 517-0939
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	<input 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
1ST FL	RESTAURANT	74	MON-THUR: 11AM - 12AM  FRI-SUN: 9AM - 2AM	26	58	0	1 BAR 10 SEATS	BACKGROUND
BASEMENT	STORAGE		MON-THUR: 11AM - 12AM  FRI-SUN: 9AM - 2AM	0	0	0	0	NONE
SIDEWALK	RESTAURANT		MON - THUR: 11AM - 10PM  FRI - SAT: 9AM - 11PM  SUN: 9AM - 10PM	6	12	0	0	NONE

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	HELL'S KITCHEN CAFE / HK, 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	523 9TH AVENUE INC DBA HELL'S KITCHEN CAFE / HK
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?	<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 checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	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	<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?	<input checked="" type="radio"/> YES	<input 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?	YES	<input type="radio"/> NO	N/A (ONLY BACKGROUND MUSIC PLAYED)
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?	CENTRAL HVAC LOCATED ON ROOF		
When was the air conditioner installed?	FROM PREVIOUS ESTABLISHMENT		

<b>OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE</b>			<b>OUTDOOR PRIVATE PROPERTY NOT USED</b>
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<b>YES</b>	<b>NO</b>	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<b>YES</b>	<b>NO</b>	
Are the floorplans for the outdoor space(s) included?	<b>YES</b>	<b>NO</b>	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<b>YES</b>	<b>NO</b>	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<b>YES</b>	<b>NO</b>	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<b>YES</b>	<b>NO</b>	
Will there be no amplified music, as per the law?	<b>YES</b>	<b>NO</b>	
If amplified sound is played inside the establishment, will windows and doors be closed?	<b>YES</b>	<b>NO</b>	
Will applicant agree to post signs outside asking customers to respect the neighbors?	<b>YES</b>	<b>NO</b>	
Will applicant agree to train staff to encourage a peaceful environment?	<b>YES</b>	<b>NO</b>	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<b>YES</b>	<b>NO</b>	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<b>YES</b>	<b>NO</b>	

# DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for sidewalk seating now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<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 applicant respect trees and tree pits and insure the health of the tree?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space 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	
Will applicant permit NO wait lines or smoking outside?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<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 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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	<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	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating have a platform?	<input type="radio"/> 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	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	<input type="radio"/> 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		NO ROADWAY DINING
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	<input checked="" 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	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)**

- Any storm enclosure shall extend no further than 18" from building facade
- Sidewalk Cafe will not be enclosed in any way

***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  
 July 23, 2025 full board meeting, with 40 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

 <b>Nelly Gonzalez</b> <i>MCB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>MCB4 BLP Committee Co-Chair</i>	 <b>Wendy Gonzalez</b> <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> →	VULLNET DUOLLARI PRINT NAME OF APPLICANT	/s/ Vullnet Duollari SIGNATURE OF APPLICANT	06/02/2025 DATE
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# Appetizers

**Braised Meatballs \$19.00** D.O.P Pomodoro & Parmigiano cheese

**Fried Calamari Pomodoro \$20.00**

**Arancini \$18.00** Cacio e pepe arancini With Spicy Vodka Sauce

**Brussel Sprouts \$17.00** Cranberry, honey & walnuts

**Mussels \$25.00** Sautéed zucchini & tomato with prosecco sauce

**Tortellini Embrodo Soup \$15.00**

**Baked Clams Oreganata \$24.00**

**Mozzarella Sticks \$15.00**

**Burrata with Heirloom Tomato & Aged Balsamic \$22.00**

**Roasted Pear, Prosciutto, Gorgonzola & Truffle Honey \$19.00**

# Salad

**Nana's Salad \$17.00** Bibb lettuce, tomato, cucumber, red onion, fennel, lemon, basil & olive oil dressing

**Caesar Alla Nittis \$19.00**

**Kale Salad \$20.00** Green pears, apples, roasted almonds, grape tomatoes, Gorgonzola & Homemade sage & orange dressing

# Pizza

**Margherita Pizza \$24.00** Fresh mozzarella, tomato, basil & olive oil

**Porcini Pizza \$30.00** Mozzarella, prosciutto, porcini mushroom, burrata cheese & truffle oil

**Spicy Salami Pizza \$28.00** Tomato, mozzarella, spicy salami

# Pasta

**Paccheri Pomodoro Pasta \$24.00** Sautéed garlic, fresh grape tomatoes & basil  
**Spicy Paccheri Vodka \$25.00** Classic vodka sauce with a bit of Calabrian chili paste  
**Truffle Rigatoni Bolognese \$28.00**  
**Fagottini al Porcini Pasta \$30.00** Sautéed porcini mushroom, cognac cream sauce & truffle oil  
**Linguini Vongole \$30.00** Sautéed manila clams garlic & white wine sauce  
**Risotto Ai Funghi \$26.00** Carnaroli Italian rice served with mushroom and parmesan  
**Lasagna \$28.00** Layers of light Béchamel, ground beef ragu & melted fresh mozzarella  
**Gigli Cacio é Pepe \$26.00** Aged Pecorino Romano cheese & fresh black pepper  
**Ricotta Ravioli \$28.00** Brown butter sage sauce  
**Gnocchi Pesto (Ricotta Salata) \$26.00** Fresh basil pesto  
**Spaghetti & Braised Meatballs \$28.00** D.O.P. Pomodoro & parmigiana  
**Pappardale Ragú with Burrata \$30.00** Bolognese sauce with a touch of cream, topped with burrata  
**Frutta di mare \$32.00** Shrimps, clams, mussels & calamari, sautéed with garlic, olive oil, fresh basil & D.O.P. pomodoro sauce, served over a generous bed of black squid linguini  
**Lobster ravioli \$29.00** In a pink champagne sauce

## Main Dishes

**Chicken Parmigiana \$32.00** Organic cutlet breaded with homemade breadcrumbs, infused with anise seeds & oregano, pomodoro & melted mozzarella cheese served with penne  
**Eggplant Parmigiana \$28.00** Breaded eggplant, D.O.P. pomodoro sauce & melted mozzarella cheese served with penne  
**Chicken Francese \$30.00** Chicken breast, egg battered & lemon white wine sage sauce served with spinach  
**Steak & Frites \$44.00** 100% Prime Angus New York Strip, Hand Cut Frites, Herb Butter Sauce  
**Salmon Oreganata \$36.00** Served with Apsaragus  
**Roasted Branzino \$42.00** Lemon Caper Butter with lemon wedge potatoes  
**Mac Nittis Double Smash Burger \$24.00** Sesame Bun, USDA ground beef, confit onions, our special sauce, mustard & pickles. Served with Hand Cut Frites  
**Veal Marsala \$36.00** Porcini Mushroom Brown Gravy with Julienne Vegetables and Potatoe  
**Veal Saltimbocca \$36.00** Veal cutlet topped with sage & scamorza cheese served with potatoes au gratin

## Side Dishes

**Sautéed Spinach \$14.00**  
**Lemon Wedge Potatoes \$14.00**

Potato Au Gratin **\$14.00**  
Pecorino Asparagus **\$16.00**

## Dessert

The Original Tiramisu **\$14.00**  
Pistachio Gelato **\$9.00**  
Biscoff Cookie Cheesecake **\$14.00** Homemade Cheesecake with Biscoff cookie crust and crumble  
Orange Zest Crembrule **\$14.00**  
Raspberry Sorbet **\$9.00**  
Flourless Chocolate Cake **\$14.00**  
Canoli **\$11.00**

## NYC Department of Buildings

### Actions

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: [Safety](#). Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: [Safety](#). Search the [DOB NOW public portal](#) for these records.

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Premises: 523 9 AVENUE MANHATTAN		BIN: <b>1012994</b> Block: 737 Lot: 31
NUMBER	TYPE	FILE DATE
<b>LNO 859</b>	<b>LETTER OF NO OBJECTION</b>	<b>03/20/2008</b>
<b>LNO Use: APPROVED EATING &amp; DRINKING ESTABLISH</b>		
<b>LNO Floor: FIRST FLOOR</b>		
<b>Comments: USE GROUP 6</b>		
P 432-37	PLUMBING	00/00/1937
P 151-39	PLUMBING	02/04/1939
PER 1504-39CPLT	PERMIT	02/04/1939
PER 1928-39G	PERMIT	02/04/1939
PRS 1422-39	PLUMBING REPAIR SLIP	02/04/1939
PRS 562-40	PLUMBING REPAIR SLIP	02/04/1940
PRS 2519-59	PLUMBING REPAIR SLIP	02/04/1959
PRS 404-72	PLUMBING REPAIR SLIP	02/04/1972
SA 363-01		00/00/1901
SR 19832-03	SPECIAL REPORT	00/00/0000
SR 19382-03	SPECIAL REPORT	00/00/1903
SR 11945-14	SPECIAL REPORT	00/00/1914
SR 2382-39	SPECIAL REPORT	02/04/1939
SR 1155-40	SPECIAL REPORT	02/04/1940
UB* 3212-01*		00/00/1901
V* 4281-51	DOB VIOLATION - DISMISSED	02/04/1951
V* 7506-71	DOB VIOLATION - DISMISSED	02/04/1971
V* 7587-72	DOB VIOLATION - DISMISSED	02/04/1972
V* 7759-72	DOB VIOLATION - DISMISSED	02/04/1972
V* 4632-73	DOB VIOLATION - DISMISSED	02/04/1973
V* 42178ES13B3	DOB VIOLATION - DISMISSED	04/21/1978
V* 120986ESSTC9L	DOB VIOLATION - DISMISSED	00/00/1986
DISMISSAL DATE: 03/04/2008		<b>BADGE NO.: 2176</b>
V* 053188ESSTC07W	DOB VIOLATION - DISMISSED	00/00/1988
DISMISSAL DATE: 03/04/2008		<b>BADGE NO.: 2176</b>
V* <u>103096CMTF5RI</u>	DOB VIOLATION - DISMISSED	10/30/1996

Next

Select Violation Type: Show All Violations

▼ Refresh

## SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the "Sidewalk 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 Clear Path Requirements:

Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#).

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☐ C2- Regional Corridor (10 feet Clear Path)
- ☒ C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

### Setup Area Identification:

- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



## Sidewalk Cafe Site Plan Form

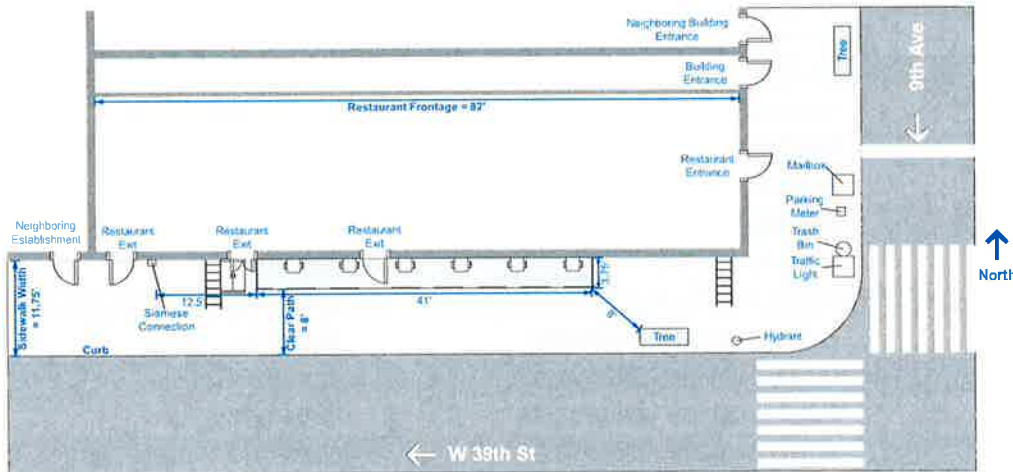
Applicant Name: The Nitti Group Inc  
 Restaurant Name: Nittis  
 FSEP Number: 50082681

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

## The Nitti Group Inc DBA Nittis

Sidewalk + Roadway

523 9th Ave, New York, NY 10018



Length of sidewalk cafe: 41 feet      Width of sidewalk cafe: 3.75 feet

### Drawing Requirements

#### Food service establishment frontage shown by:

- Line representing the establishment's space facing the sidewalk
- Length
- Labels

#### Private Property shown as:

- Dashed line

#### Street names:

- Labels on each street

#### Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

#### Building entrances shown as:

- Label

#### 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 sidewalk cafe:

☐ S01- Subway Stair: Open End \_\_\_\_\_ feet

### Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance \_\_\_\_\_ feet ☐ S04- MTA Curb Cut \_\_\_\_\_ feet  
☐ S03- Exhaust Duct \_\_\_\_\_ feet ☐ S05- FDNY Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8 feet clearance from sidewalk cafe:

☒ S06- Street Tree Bed 8 \_\_\_\_\_ feet ☐ S13- Newsstand \_\_\_\_\_ feet  
☐ S07- Mailbox \_\_\_\_\_ feet ☐ S14- Streetlight \_\_\_\_\_ feet  
☐ S08- LinkNYC Kiosk \_\_\_\_\_ feet ☐ S15- Bus Stop Pole \_\_\_\_\_ feet  
☐ S09- Wayfinding Kiosk \_\_\_\_\_ feet ☐ S16- Fire Hydrant \_\_\_\_\_ feet  
☐ S10- E-charging Station \_\_\_\_\_ feet ☐ S17- Bus Stop Shelter \_\_\_\_\_ feet  
☐ S11- Parking Meter \_\_\_\_\_ feet ☐ S18- Traffic Signal \_\_\_\_\_ feet  
☐ S12- SBS Fare Machine \_\_\_\_\_ feet

### Elements with minimum 5 feet clearance from sidewalk cafe:

☐ S19- CitiBike/Bike Share Station \_\_\_\_\_ feet ☐ S24- Emergency Exit Hatch \_\_\_\_\_ feet  
☐ S20- Bike Corral \_\_\_\_\_ feet ☐ S25- Subway Stair: Closed End \_\_\_\_\_ feet  
☐ S21- Micromobility Station \_\_\_\_\_ feet ☐ S26- Subway Elevator: Non-Entry \_\_\_\_\_ feet  
☐ S22- Primary Building Entrance \_\_\_\_\_ feet ☒ S27- Siamese Connection 12.5 \_\_\_\_\_ feet  
☐ S23- Curb Cut \_\_\_\_\_ feet

### Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure \_\_\_\_\_ feet ☐ S29- Transformer Vault \_\_\_\_\_ feet

### Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure: \_\_\_\_\_ inches ☐ S31- Manholes \_\_\_\_\_ inches  
 utility vent poles, vent  
 grates, subway grates

☐ 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 sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

### Materials Checklist:

#### \*Required\*

#### ☒ Perimeter Demarcation (All of the following must be met)

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

#### \*Optional- Only check the material categories you intend to use in your sidewalk cafe\*

#### ☐ Furnishings (if using, the first two below must be met)

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.
- ☐ Check here if you plan to place tables/chairs on top of a cellar or basement door. If so, please complete the [Cellar or Basement Door Certification](#)

#### ☐ Awnings Physically Attached to the Building (if using, all of the following must be met)

- ☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Complies with the New York City Building Code. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

#### ☐ Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

#### ☐ Lighting and Electrical Connections (if using, all of the following must be met)

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ 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.



